



**Project #20-003
FLUP Amendment
Citywide**

REPORT SUMMARY...

| | |
|-------------------------|-----------------------------|
| <i>Project Name:</i> | FLUP Amendment |
| <i>Proponent/Owner:</i> | Logan City / Logan City |
| <i>Project Address:</i> | Citywide |
| <i>Request:</i> | Map Amendment |
| <i>Current Zoning:</i> | NA |
| <i>Date of Hearing:</i> | Jan. 23, 2020 |
| <i>Type of Action:</i> | Legislative |
| <i>Submitted By:</i> | Russ Holley, Senior Planner |

RECOMMENDATION

Staff recommends that the Planning Commission recommend **approval** to the Municipal Council for a Future Land Use Plan (FLUP) Map Amendment for multiple properties located in and around the city.

REQUEST

The proponent is requesting a Map Amendment to the current Future Land Use Plan (FLUP) for several areas in and around the city. Some of the proposed changes anticipate future residential, commercial and industrial growth areas that are currently located in unincorporated areas outside the perimeter of the city and other changes represent boundary changes with North Logan City. This proposal also amends areas that have recently been rezoned to conflicting zoning districts and changes the designation on properties that have been purchased by Utah State University near campus.

GENERAL PLAN

Chapter three in the General Plan describes the reasons why a Future Land Use Plan is key to future growth and development in the City. A FLUP shows the needed areas to accommodate long range growth. The FLUP is accompanied with conceptual descriptions of each land use category. Sample pictures and graphics help to visualize the goals and objectives of each land use. Commercial, Industrial, Mixed Use Center, Gateway and Residential areas are all described.

AGENCY AND CITY DEPARTMENT COMMENTS

No comments.

PUBLIC COMMENTS

As of the time of this report, no comment has been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 1/11/20, posted on the City's website and the Utah Public Meeting website on 1/16/20, and noticed in a quarter page ad on 1/7/20.

RECOMMENDED FINDINGS FOR APPROVAL

The Planning Commission bases its decision on the following findings supported in the administrative record for this project:

1. Utah State Law authorizes local Planning Commission to recommend ordinance changes to the legislative body (Municipal Council).

2. The Map Amendment is done in conformance with the requirements of Title 17.51 of the Logan Municipal Code.
3. The proposed Map Amendment resolves issues created by city boundary adjustments.
4. The proposed Map Amendments will facilitate future growth in a manner consistent with the General Plan.
5. No public comment has been received regarding the proposed amendments.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.



APPLICATION FOR PROJECT REVIEW

☒ **Planning Commission** ☐ **Land Use Appeal Board** ☐ **Administrative Review**

| | | | | |
|----------------------------------|--------------------|--|--------------------|--|
| Date Received 12/18/19 | Received By | Scheduled Meeting Date Jan. 23, 2020 | Zone N/A | Application Number PC 20-003 |
|----------------------------------|--------------------|--|--------------------|--|

Type of Application (Check all that apply):

- | | | | |
|--|--|--------------------------------------|---|
| <input type="checkbox"/> Design Review | <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Zone Change |
| <input checked="" type="checkbox"/> Code Amendment | <input type="checkbox"/> Appeal | <input type="checkbox"/> Other | <input type="checkbox"/> Administrative Design Review |

PROJECT NAME Logan City FLUP Amendment

| | |
|------------------------------------|-----------------------------------|
| PROJECT ADDRESS Citywide | COUNTY PLAT TAX ID # NA |
|------------------------------------|-----------------------------------|

| | |
|---|-------------------------------------|
| AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) RUSS HOLLEY | MAIN PHONE # 435-716-9023 |
|---|-------------------------------------|

| | | | |
|--|----------------------|--------------------|---------------------|
| MAILING ADDRESS 290 North 100 West | CITY Logan | STATE UT | ZIP 84321 |
|--|----------------------|--------------------|---------------------|

EMAIL ADDRESS
Russ.holley@loganutah.org

| | |
|--|---------------------|
| PROPERTY OWNER OF RECORD (Must be listed) NA | MAIN PHONE # |
|--|---------------------|

| | | | |
|------------------------------|-------------|--------------|------------|
| MAILING ADDRESS NA | CITY | STATE | ZIP |
|------------------------------|-------------|--------------|------------|

EMAIL ADDRESS
NA

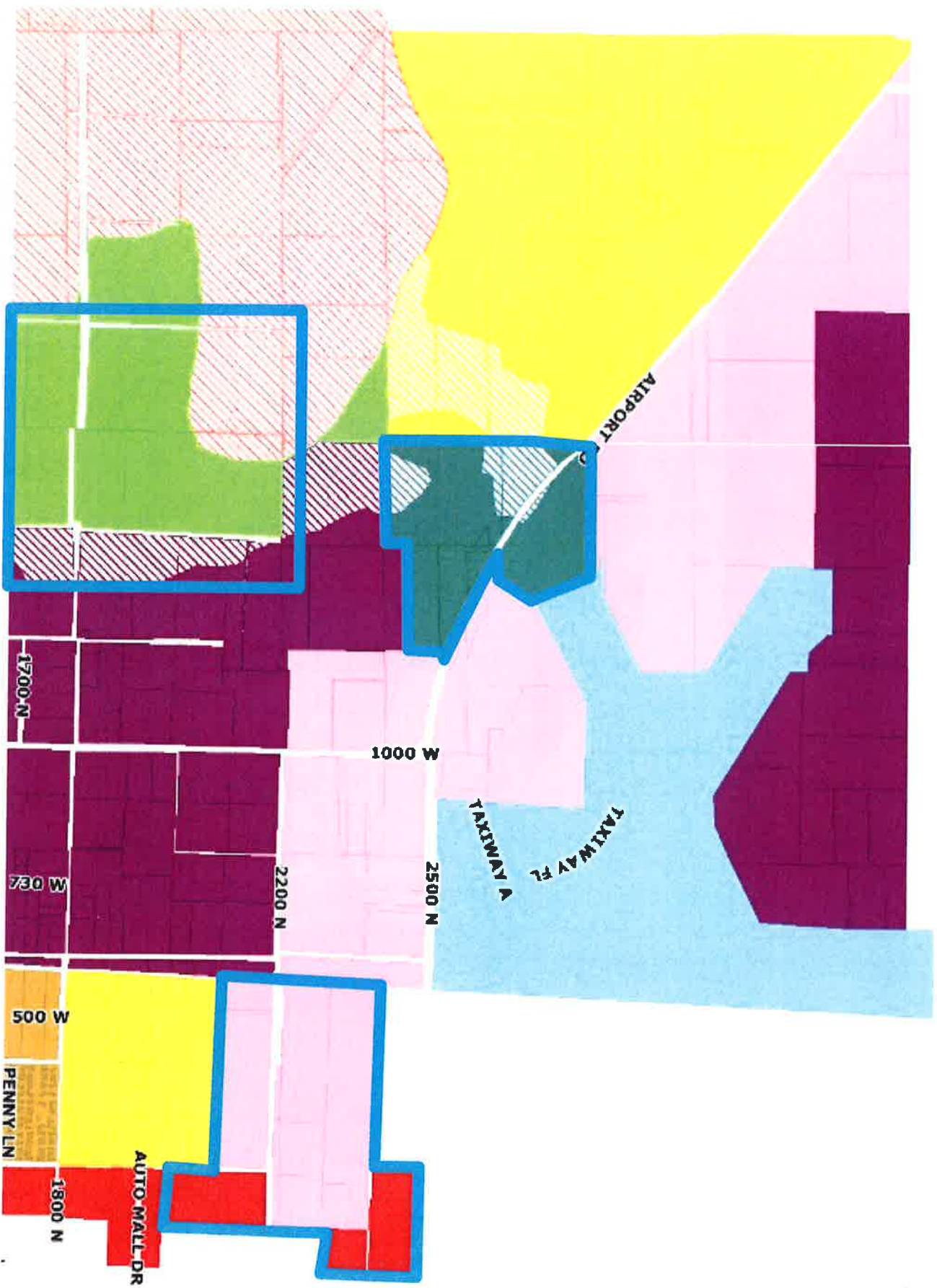
| | |
|---|--|
| DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) Propose amendments to the Logan City Future Land Use Plan. Some of the proposed changes are based on long range planning and others are because of city jurisdictional boundary changes, street alignment changes and public ownership changes. | Total Lot Size (acres) NA |
| | Size of Proposed New Building (square feet) NA |
| | Number of Proposed New Units/Lots NA |

- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -

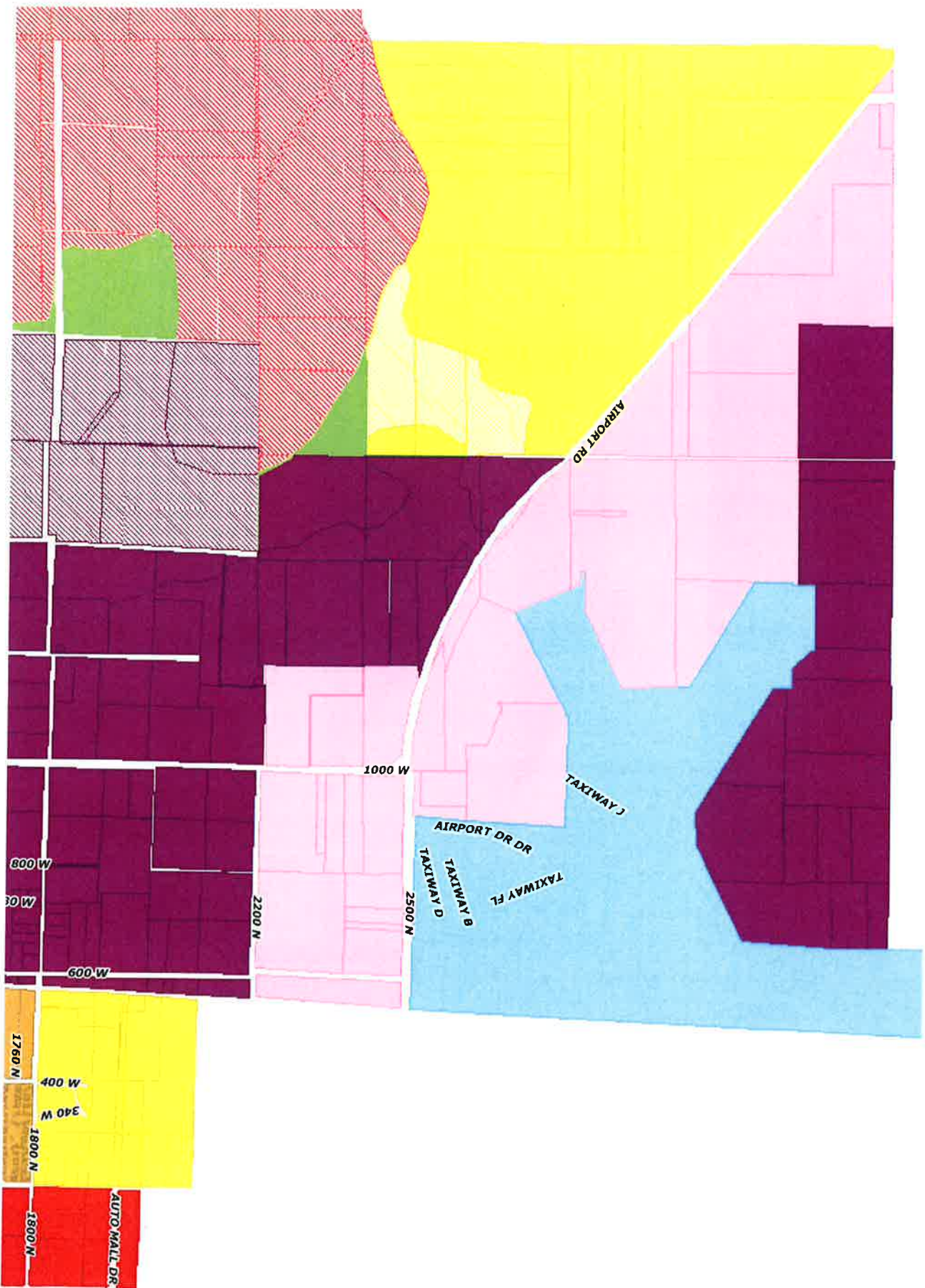
| | |
|---|--|
| I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permits on behalf of the property owner. | Signature of Property Owner's Authorized Agent |
| I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above. | Signature of Property Owner |



Jan. 23, 2020



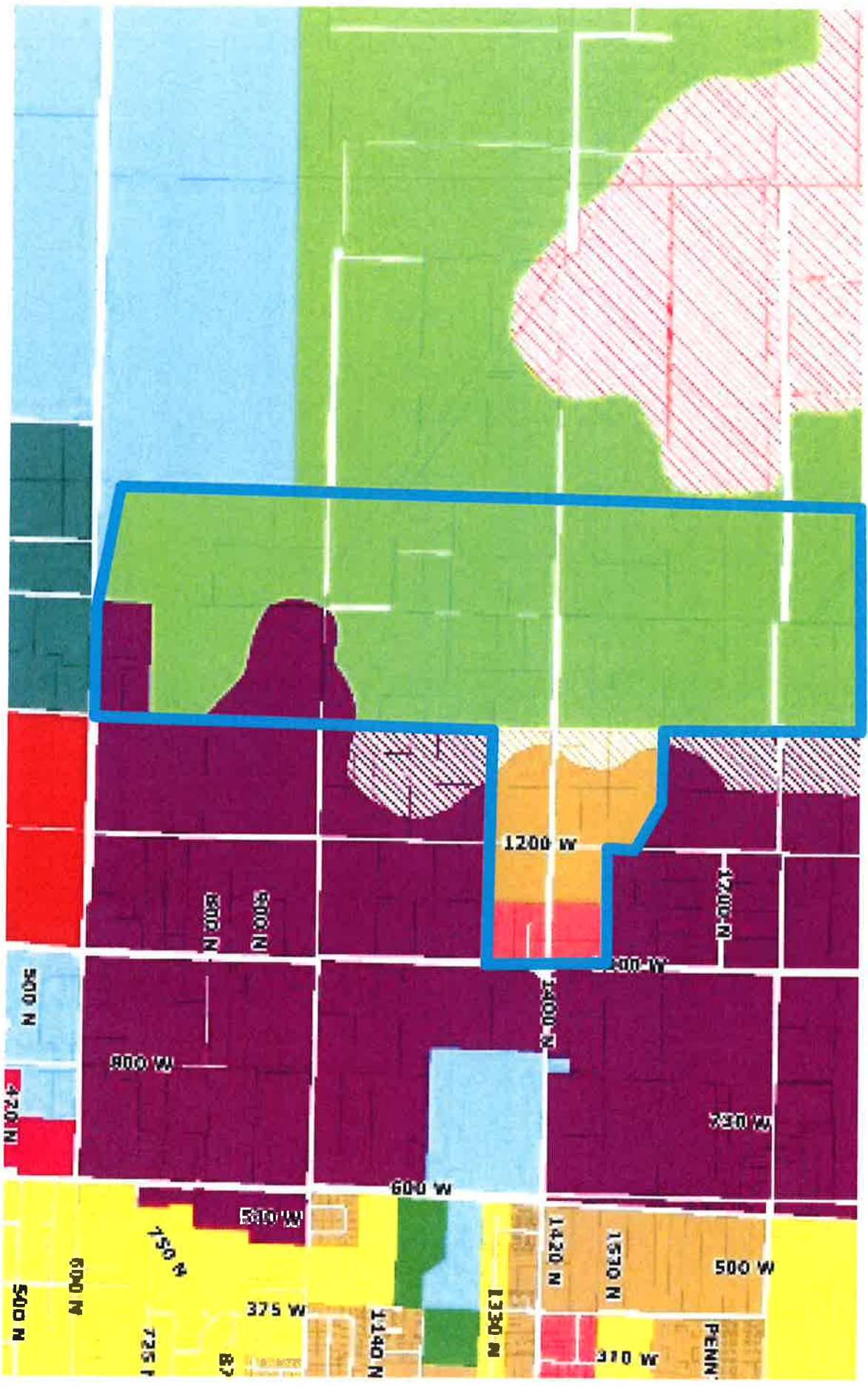
Adopted 2017 FLUP

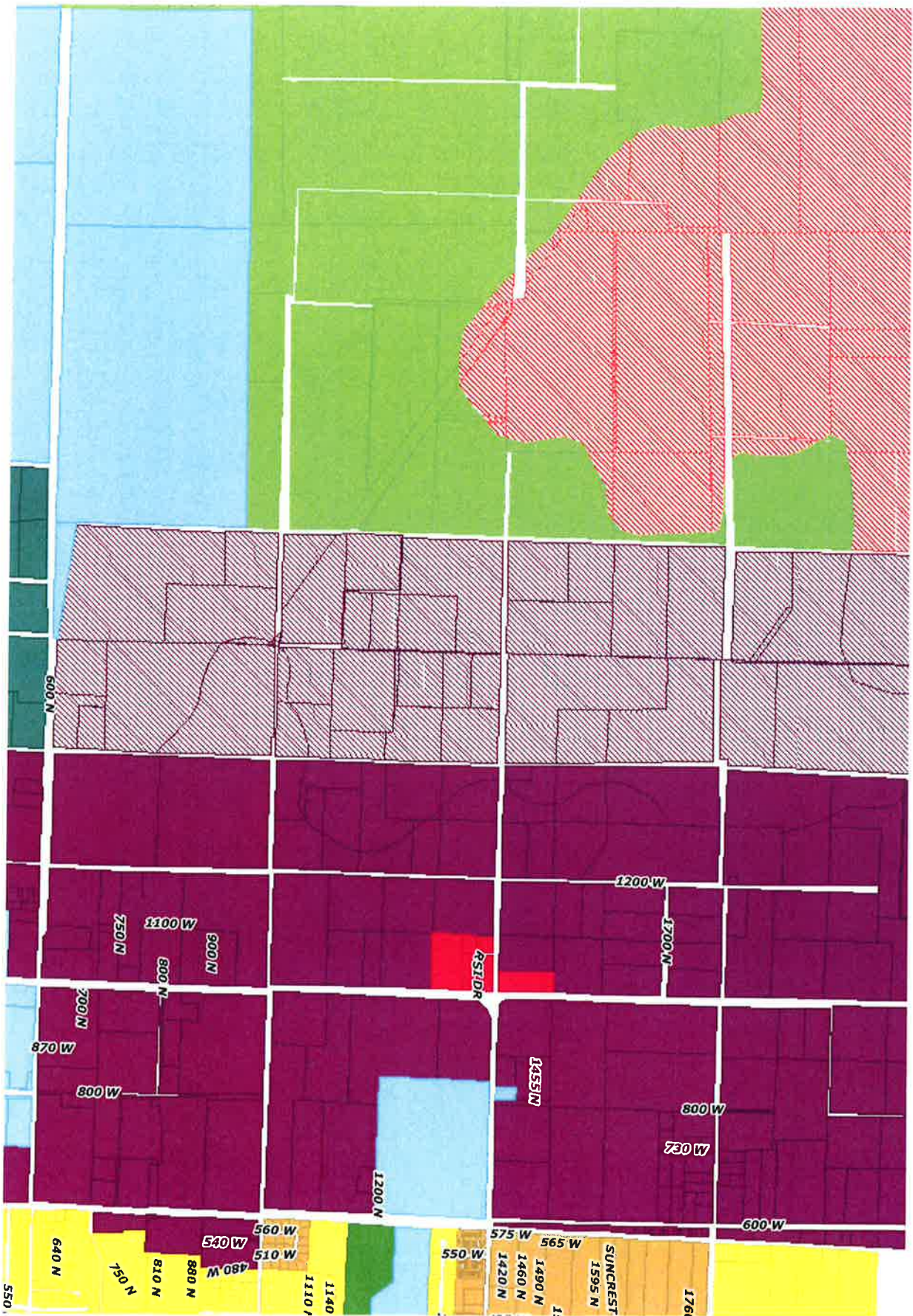


Proposed 2020 FLUP

FLUP Amendments Citywide



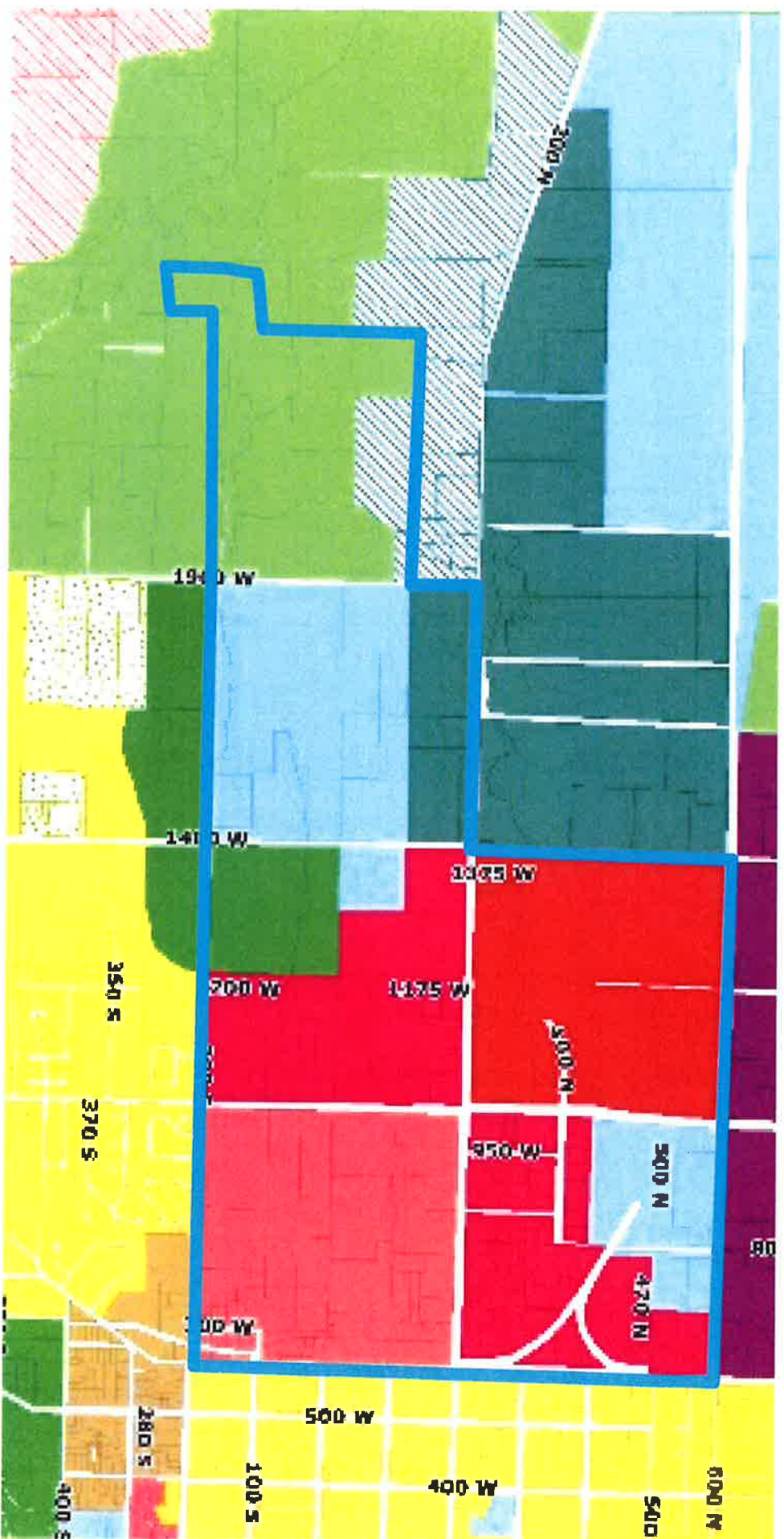




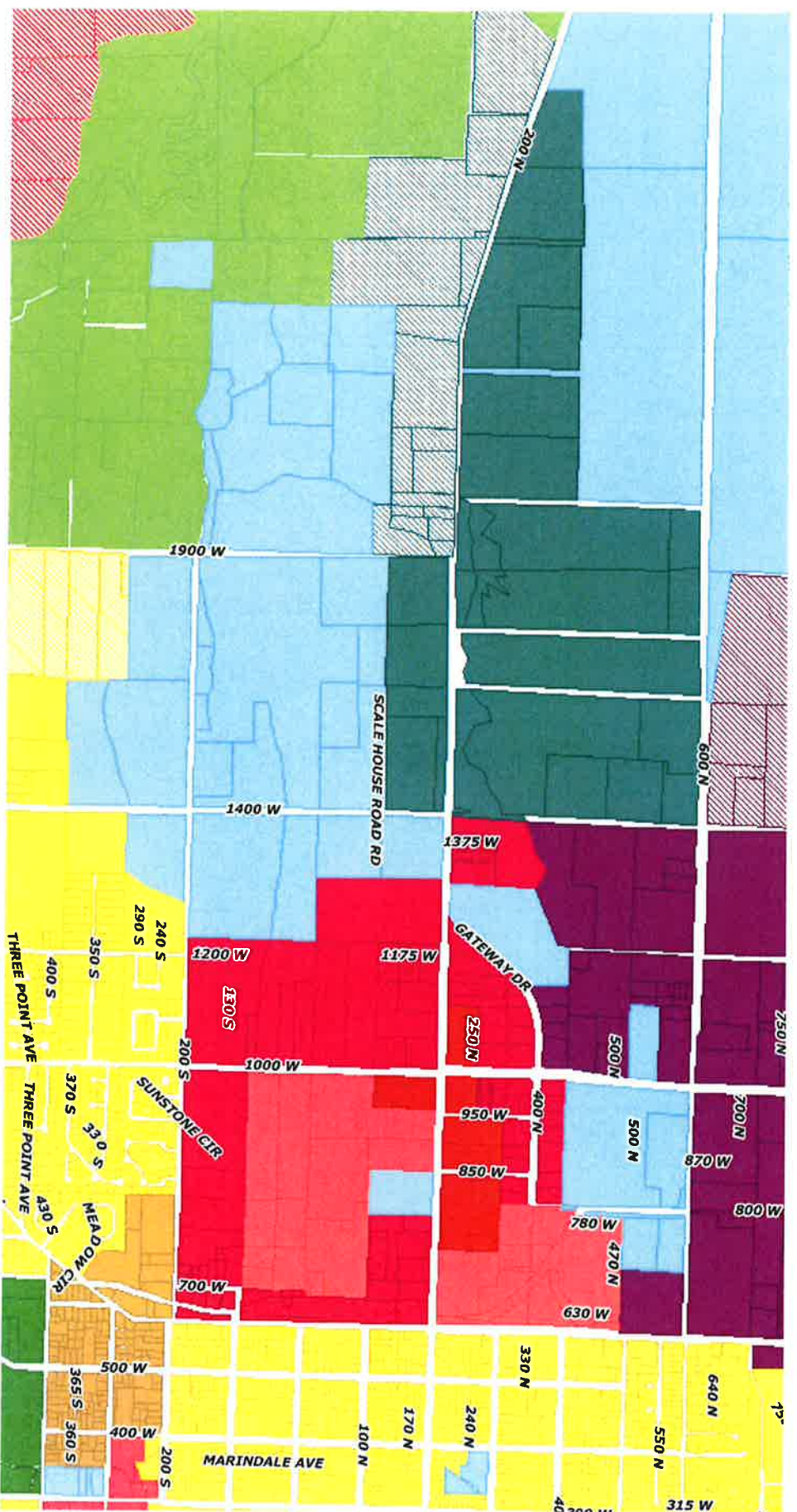
Proposed 2020 FLUP

FLUP Amendments Citywide





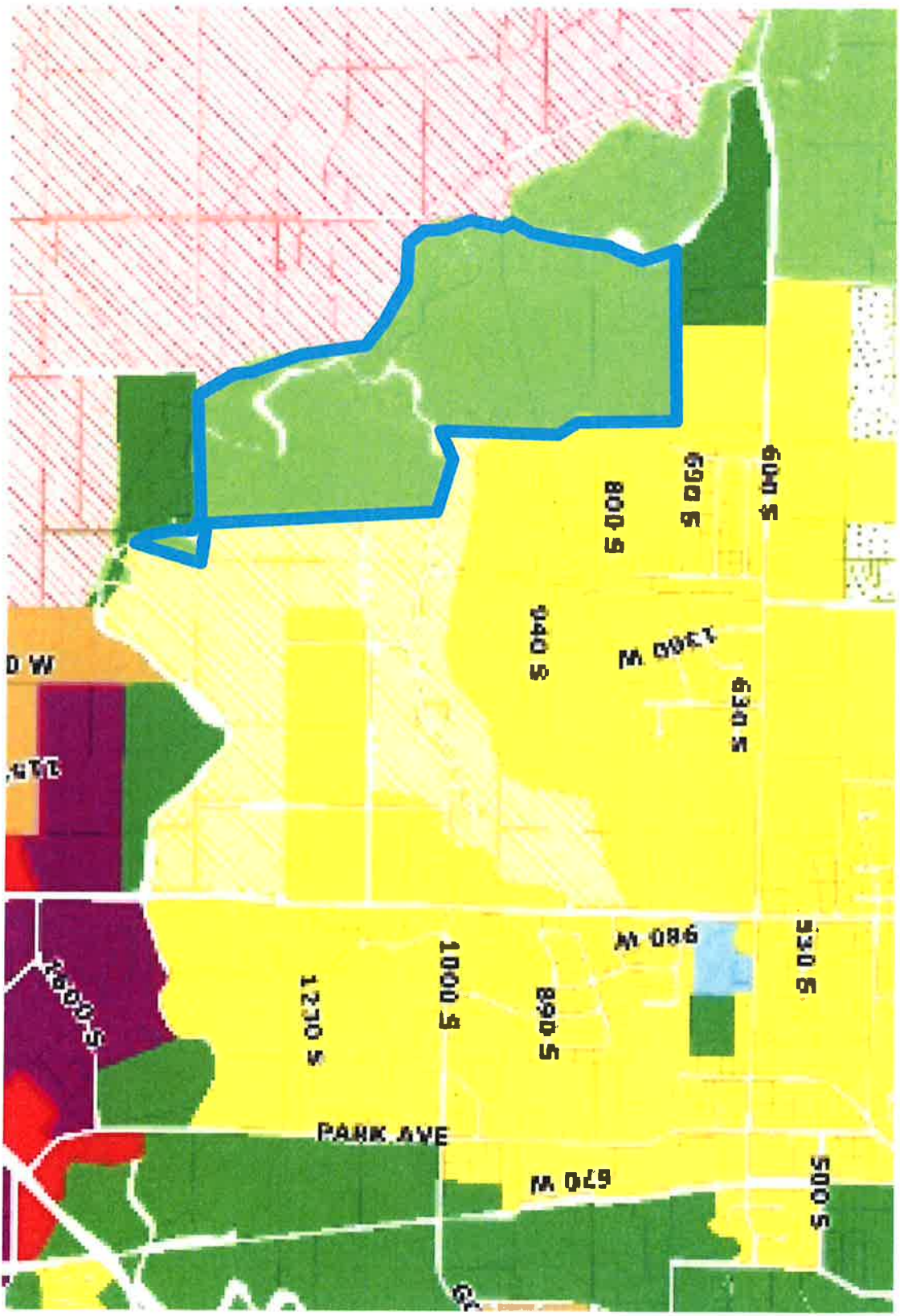
Adopted 2017 FLUP



Proposed 2020 FLUP

FLUP Amendments Citywide

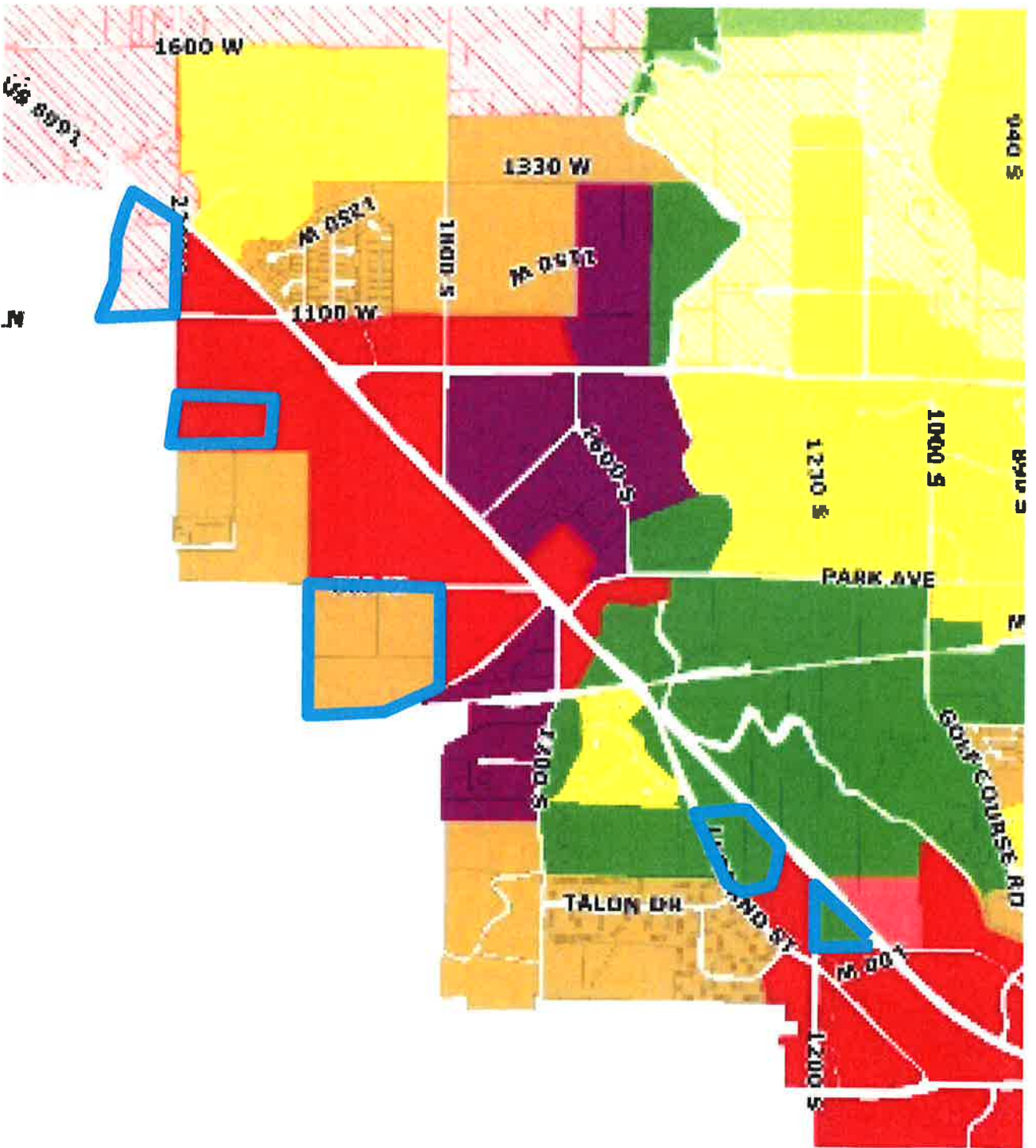




Adopted 2017 FLUP



JAN. 23, 2020

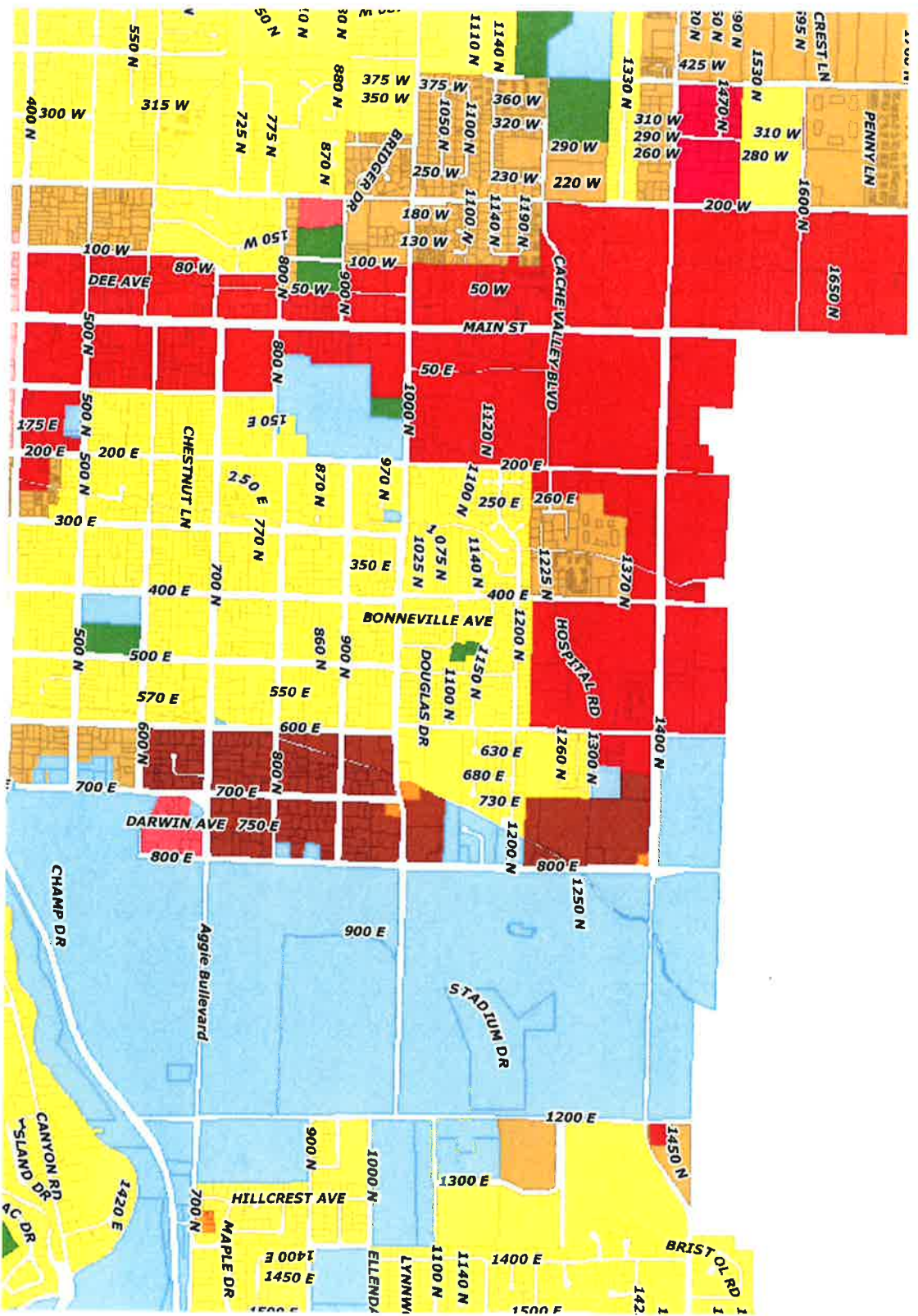


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FLUP Amendments Citywide

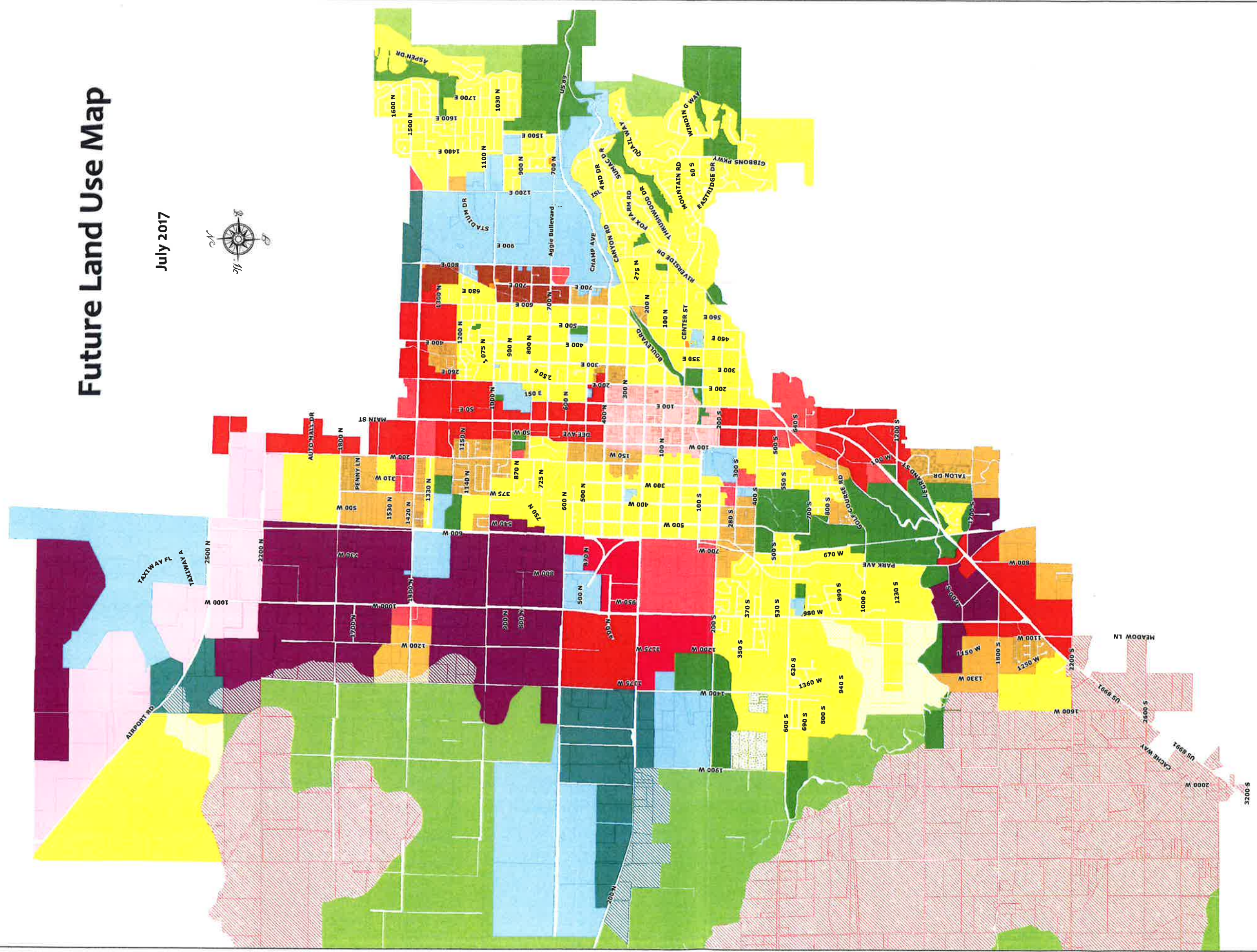




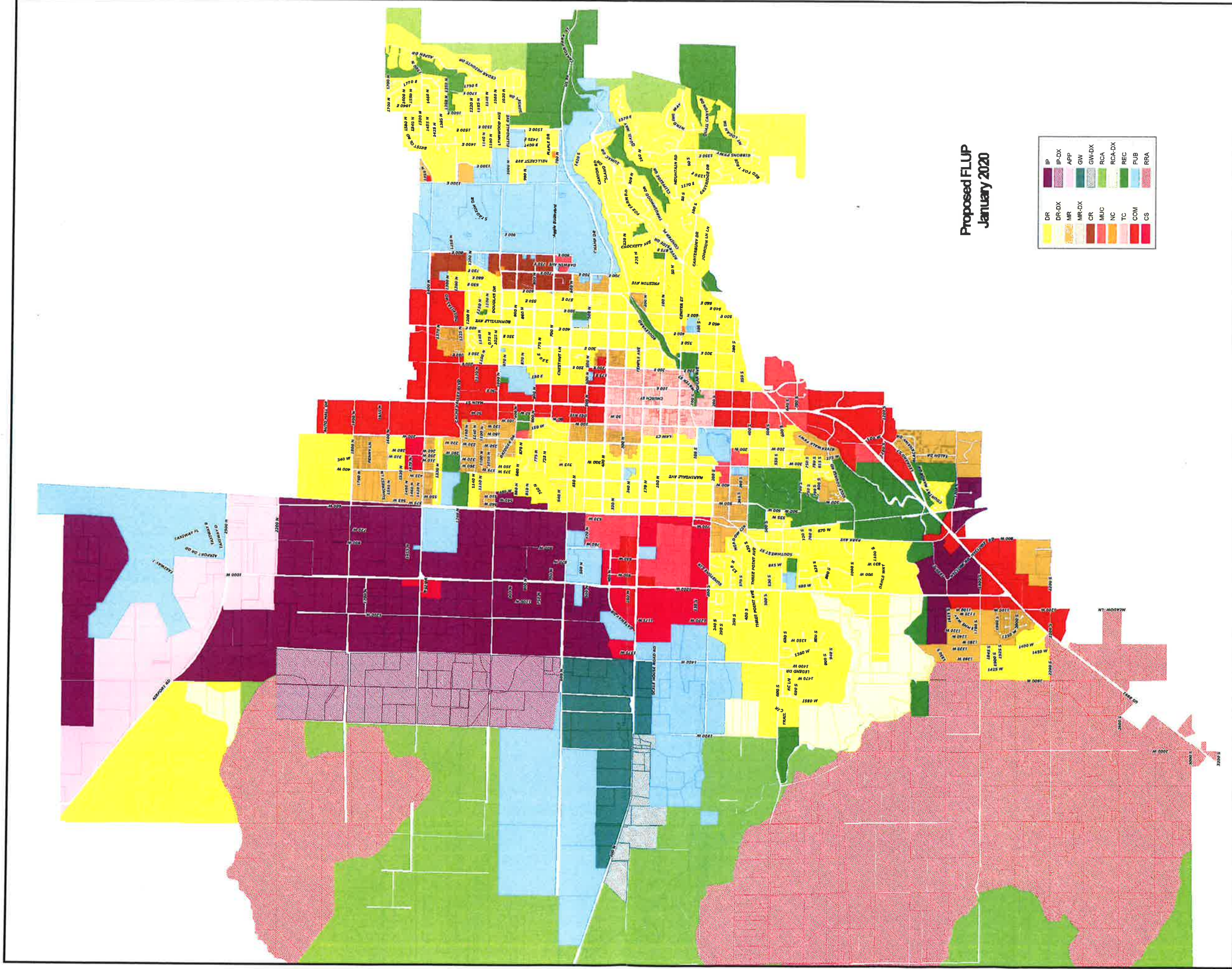
Proposed 2020 FLUP

Future Land Use Map

July 2017



- | | | | | |
|-------|-----|-------|-------|--------|
| DR | CR | COM | APP | RCA-DX |
| DR-DX | MUC | CS | GW | REC |
| MR | NC | IP | GW-DX | PUB |
| MR-DX | TC | IP-DX | RCA | RRA |



Proposed FLUP
January 2020

| | |
|-------|-------|
| DR | IP |
| DR-DX | P-DX |
| MR | APP |
| MR-DX | GW |
| CR | GW-DX |
| MUC | RCA |
| NC | REC |
| TC | PUB |
| COM | RRA |
| CS | |