



**Project #21-006
1200 West 1400 North Rezone
Located at approx. 1200 West 1400 North**

REPORT SUMMARY...

Project Name: 1200 West 1400 North Rezone
Proponent/Owner: Craig Winder / Conley & Diane Krebs
Project Address: 1200 West 1400 North
Request: Rezone from IP to MR-20
Current Zoning: Industrial Park (IP)
Date of Hearing: February 25, 2021
Type of Action: Legislative
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission recommend **denial** to the Municipal Council for a Rezone of approximately 10 acres of property located at 1200 West 1400 North (TIN# 04-078-0005) from Industrial Park (IP) to Mixed Residential Medium (MR-20)

Land use adjoining the subject property

<i>North:</i>	IP: Vacant	<i>East:</i>	IP: Commercial Uses
<i>South:</i>	Outside of City Boundary	<i>West:</i>	Outside of City Boundary

PROJECT

The proponent is requesting to rezone one (1) parcel that totals approximately 10 acres at the northeast corner of the intersection of 1200 West and 1400 North. The square-shaped vacant parcel has historically been used for agricultural purposes. This flat lower-elevation area of town appears to have some sensitive lands that may include wetlands, low water tables and unique soil compositions. Although 1000 West is a highly developed, high traffic corridor in the City, the area immediately surrounding this parcel is rural and undeveloped in nature.



Figure 1 shows the project request area

GENERAL PLAN

The Future Land Use Plan (FLUP), adopted in 2008, identifies this property as Industrial Park (IP). The General Plan, a nonregulatory visioning plan, describes IP areas as being intended for large employment, industrial, storage, shipping, and production uses. Typical development will be larger in scale and may include heavy equipment usage and noisy operations. IP areas are not intended for residential use.



Figure 2 shows the Logan City FLUP

LAND DEVELOPMENT CODE

The Land Development Code (LDC) regulates land uses and entitles properties with specific development allowances. The IP zone (current zoning designation) allows a wide range of commercial and industrial uses. The IP zone is well-suited for large manufacturing, shipping & receiving, office, research & development and construction businesses. Standard building heights are limited to 48' and with a Conditional Use Permit height can reach 80'. Large setbacks and landscaping requirements shape projects into campus-style development patterns. Parking requirements are based on each commercial and industrial land use.

The Mixed Residential Medium (MR-20) zoning district (*requested zoning designation*) is a multi-family zone permitting a maximum density of 20 dwelling units per acre. Building heights are limited to 45 feet and lot coverage is capped at 60%. A total of 30% of the site is required to be set aside for open space and outdoor amenity space. New residential buildings are required to provide 2 off-street parking stalls per each dwelling unit.



Figure 3 shows the proposed zoning with the surrounding existing zoning

NEIGHBORHOOD COMPATIBILITY

This Bridger Neighborhood area in the northwest quadrant of the city is predominately industrial in nature and character. Current land uses range from a concrete batch plant to professional office buildings. North of 600 North and west of 600 West, no residential land uses exist. The nearest existing residential land use is approximately 3,600 feet away. Historically used as agricultural lands surrounding the City, over the past 50 years the northwest quadrant has become the industrial hub for the entire valley.

SUMMARY

The IP zoning district should be considered incompatible with residential uses because of the heavy, noisy, dusty and impactful land uses permitted. Placing residential uses adjacent to industrial uses can result in poor living conditions. It's unfair to residents to allow substandard and undesirable living situations, especially when planning efforts have been made to accommodate multi-family growth in areas in and around downtown. These areas are better suited and more compatible for multi-family residential uses. Staff recommends that this property remain IP zoning.

AGENCY AND CITY DEPARTMENT COMMENTS

No comments have been received.

PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, five (5) written comments have been received. All five (5) comments express opposition to the rezone proposal and are attached for review.

PUBLIC NOTIFICATION

Legal notices were posted on the City's website and the Utah Public Meeting website on 2/18/21, and noticed in a quarter page ad on 2/6/21, and a Public Notice mailed to property owners within 300' were sent on 2/2/21.

RECOMMENDED FINDINGS FOR DENIAL

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

1. The Logan City FLUP identifies the area as IP and not intended for residential uses.

2. The nearest existing residential land use is over 3,600 feet away.
3. The IP Zoning district allows land uses and businesses that would be considered a nuisance and incompatible to residential land uses.
4. This land is better suited for industrial uses as it is located in close proximity to 1000 West and other industrial businesses.

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 1-20-21	Received By RH	Scheduled Meeting Date Feb. 25, 2021	Zone IP	Application Number PC 21-006
Type of Application (Check all that apply): <input type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Zone Change <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Other <input type="checkbox"/> Administrative Design Review				
PROJECT NAME 1200 W. 1400 N. Rezone				
PROJECT ADDRESS ~ 1400 North 1200 West			COUNTY PLAT TAX ID # 04-078-0005	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) Craig Winder			MAIN PHONE # (801) 349-8135	
MAILING ADDRESS 1332 E 3100 N		CITY North Logan	STATE UT	ZIP 84341
EMAIL ADDRESS winderc2@gmail.com				
PROPERTY OWNER OF RECORD (Must be listed) Conley and Diana Krebs			MAIN PHONE # (435) 764-8839	
MAILING ADDRESS 2935 North 1400 East		CITY North Logan	STATE UT	ZIP 84341
EMAIL ADDRESS				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) Seeking Rezone to MR20			Total Lot Size (acres) 10 acres	
			Size of Proposed New Building (square feet)	
			Number of Proposed New Units/Lots	
- 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 permit 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
 Conley Krebs Diana Krebs

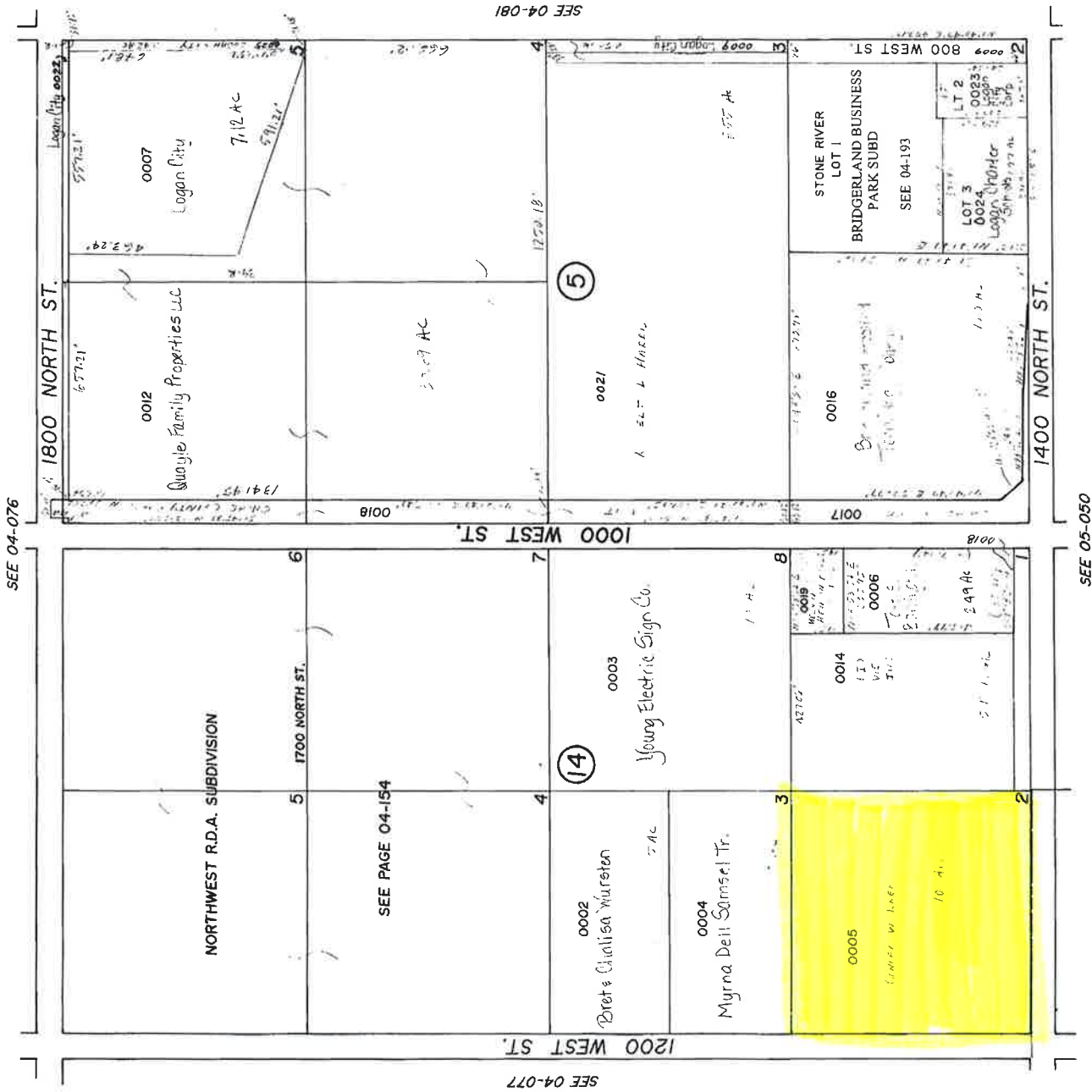

Council workshop: Mar. 2
 Council hearing: Mar. 16

04-078

SE⁴ Section 20 Township 12 North Range 1 East

T.U. 27

Scale 1 Inch = 200 Feet
pt. BLOCK 5, PLAT "D" LOGAN FARM SURVEY
BLOCK 14 PLAT "C" LOGAN HAYLAND SURVEY



SEE 04-076

SEE 04-081

SEE 04-077

SEE 05-050

PUBLIC COMMENTS

PC 21-006
1200 W. 1400 N. REZONE

TO: The Logan Planning Commission
FROM: Glen Cobia
SUBJECT: PC. 21- 006 1200 W 1400 N Rezone [Zone Change] from Industrial
Park to Mixed Residential Parcel]TIN 04-078-0005]

Gentlepersons:

I am against the proposed rezoning change of Parcel TIN 04-078-0005 for the following reasons:

1. AUTOMOBILE AND PEOPLE TRAFFIC INCREASE:

Many safety hazards and accidents increase quickly at major traffic intersections (1000 W 1400 N) during and after construction. Not only associate with cars, but children going to and from school daily.

The 1400 W highway going West from 1000 W will also have many safety problems, as there are currently 30 vehicles per day traveling it which could easily increase to several hundred.

2. Proposed rezoning property has many EPA problems:

Some of the properties West of 1000 W, including the rezoning parcel, have wetlands, springs, poor drainage, Mosquitos and Ticks. The Mosquitos and Ticks carry many viruses, e.i, as Flaviviridae family especially genus Flavivirus a single-stranded RNA viruses transmitted especially by the mosquitos and ticks and including the causative agents of dengue, West Nile disease, Hepatitis C, Hog Cholera, Yellow Fever, etc.

I appreciate your review of my reasons for not wanting the proposed rezoning change on the subject parcel.



Glen Cobia, Professional Safety Engineer



Debbie Zilles <debbie.zilles@loganutah.org>

Project PC 21-006

1 message

Bret Wursten <bretw@cvm-inc.com>
To: planning.commission@loganutah.org

Mon, Feb 15, 2021 at 1:14 PM

To whom it may concern:

This letter is in response to project number PC 21-006 Zone Change at approx. 1200 w 1400 n.

As a current land owner near this project, I am STRONGLY OPPOSED to the Rezone of TIN 04-078-0005 for several reasons.

1. Traffic - it is my understanding that a (MR-20) code would allow up to 20 units per acre. If that is the case there could possibly be several vehicles traveling in the area at any given time. This would put many vehicles traveling on roads that will be partially built for traffic in the area. The other half of the road will not be built until the land is developed I assume. This means that the 12th west improved road would only go one block north of 1400 n. then turn back into a one lane farm road as it is currently. The road going south from 1400 n. on 12th west is a one lane gravel county road that cannot support the extra traffic. The road continuing west on 1400 n. is a dead end road that is only used to access farm land.

2. Agriculture, currently this area and the surrounding area is used for pasture lands. If a 200 unit development were to be built next to our operation, this would have a great negative impact on how we are able to continue our operation. The negative impacts would be extra trash and litter in the area, also this would bring off leash dog walking on the county roads surrounding the development and potential death to our horses if one of said dogs attacks a horse.

3. This project would also have a direct effect on wetlands and wildlife in the area. This property spends more than 6 months a year under water and has severe drainage issues.

I would also challenge every member of the Commission to please drive by the property and look for themselves at the wetlands and drainage issues this property has. The landowners downstream will not accept any storm water from a new development like the one potentially proposed.

Thanks,

Bret Wursten



Debbie Zilles <debbie.zilles@loganutah.org>

Fwd:

2 messages

Sidney Bodrero <sid.bodrero@rrd.com>
To: planning.commission@loganutah.org

Sun, Feb 14, 2021 at 11:08 AM

These photos show the extreme wetlands issues that parcel 04-078-0005 has at certain times of the year. This is in response to Project Number PC 21-006. These wetlands are just one of the reasons to Oppose the rezone of said property.

Sid Bodrero

----- Forwarded message -----

From: **Sidney Bodrero** <sid.bodrero@rrd.com>

Date: Sat, Feb 13, 2021 at 3:41 PM

Subject:

To: <sid.bodrero@rrd.com>

6 attachments



IMG-0245.jpg
2833K



IMG-0246.jpg
3014K



IMG-0247.jpg
2773K

IMG-0248.jpg
2927K



IMG-0249.jpg
1684K



IMG-0250.jpg
2614K



Debbie Zilles <debbie.zilles@loganutah.org>

Tue, Feb 16, 2021 at 7:51 AM

To: Mike Desimone <mike.desimone@loganutah.org>, Russ Holley <russ.holley@loganutah.org>

[Quoted text hidden]

6 attachments

IMG-0245.jpg
2833K



IMG-0246.jpg
3014K

11 February 2021

Subject: PC 21-008 - 1200 W 1400 N Rezone

To: Logan City Planning Commission

It is with some reservation that I oppose this rezone. I am a strong supporter of a property owner's right to do what he wishes to do with his property. But, on the other hand, I cannot support more high-density housing in the Northwest area of Logan. The area is the most densely populated portion of Logan. With the development of major high density projects on 2200 north and about 100 West in North Logan and on 200 North (old slaughter house area), the west part of the Logan does not need more high density housing.

There is a goal of Logan City to reduce urban sprawl and certainly moving housing west of 10th West is contrary to this goal. This is an industrial area and should remain such. Extending city utilities into the area could be expensive.

Our family ranched/farmed in the area for many years and it is an area of high water table and some of the ground has standing water on it throughout the year. Mosquitos are abundant in season.

Please deny this proposed rezone and keep the property west of 10th West an industrial/agriculture zone.

Respectfully Submitted,

Dean Quayle



Debbie Zilles <debbie.zilles@loganutah.org>

1200 W 1400 N Rezpning

2 messages

Rachelle Bodrero <justbodrero@hotmail.com>

Mon, Feb 8, 2021 at 6:04 PM

To: "planning.commission@loganutah.org" <planning.commission@loganutah.org>

Joddy S. Bodrero

This letter is in response to project number PC 21-006 Zone Change at aprox 1200 w 1400 n.

As a current land owner on two sides of this project, I am STRONGLY OPPOSED to the Rezone of TIN 04-078-0005 for several reasons.

1. Traffic, it is my understanding that a (MR-20) code would allow up to 20 units per acre. If that is the case there could possibly be 400 vehicles traveling in the area at any given time. This would put that many vehicles traveling on roads that will be partially built for traffic in the area. The other half of the road will not be built until the land is developed I assume. This means that the 12th west improved road would only go one block north of 1400 n. then turn back into a one lane farm road as it is currently. The road going south from 1400 n. on 12th west is a one lane gravel county road that can not support the extra traffic. The road continuing west on 1400 n. is a dead end road that is only used to access farm land.
2. Schools, with that many new residents to an area, comes a concern for schooling and how these kids will get to school safely. Bridger is the closest elementary school, and in order to access that school by foot, one would have to cross the very busy 10th west intersection at 1400 n and again cross 6th west at 1400 n. Traffic along 10th west is traveling at 50 MPH at the intersection and several of these vehicles are very large trucks.
3. Agriculture, currently this area and the surrounding area is used for the production of Beef Cattle and the life sustaining crops that make it possible to raise these cattle. If a 200 unit development were to be built next to our cattle operation, this would have a great negative impact on how we are able to continue our cattle operation. The negative impacts would be extra trash and litter in the area, also this would bring off leash dog walking on the county roads surrounding the development and potential death to out cattle if one of said dogs attacks a small calf. Farm equipment is not small and at times the expanded traffic in the are would not allow the equipment to move up and down the roads freely.

I would also challenge every member of the Commission to please drive by the property and look for themselves at the wetlands and drainage issues this property has. The landowners downstream will not accept any stormwater from a new development like the one potentially proposed

Debbie Zilles <debbie.zilles@loganutah.org>

Tue, Feb 9, 2021 at 7:57 AM

To: Mike Desimone <mike.desimone@loganutah.org>, Russ Holley <russ.holley@loganutah.org>, Tanya Rice <tanya.rice@loganutah.org>

[Quoted text hidden]

February 9, 2021

This letter is in response to project number PC 21-006 Zone Change at approx. 1200 w 1400 n.

As a current land owner surrounding this project, I am STRONGLY OPPOSED to the Rezone of TIN 04-078-0005 for several reasons.

1. Traffic, it is my understanding that a (MR-20) code would allow up to 20 units per acre. If that is the case there could possibly be 400 vehicles traveling in the area at any given time. This would put that many vehicles traveling on roads that will be partially built for traffic in the area. The other half of the road will not be built until the land is developed I assume. This means that the 12th west improved road would only go one block north of 1400 n. then turn back into a one lane farm road as it is currently. The road going south from 1400 n. on 12th west is a one lane gravel county road that cannot support the extra traffic. The road continuing west on 1400 n. is a dead end road that is only used to access farm land.
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I would also challenge every member of the Commission to please drive by the property and look for themselves at the wetlands and drainage issues this property has. The landowners downstream will not accept any storm water from a new development like the one potentially proposed.

MaryLou Bodrero



February 9, 2021

This letter is in response to project number PC 21-006 Zone Change at approx. 1200 w 1400 n.

As a current land owner surrounding this project, I am STRONGLY OPPOSED to the Rezone of TIN 04-078-0005 for several reasons.

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4. Wetlands, this parcel also include several square feet of Wetlands that are home to several species of wildlife. A development of any kind will displace all the current wildlife that calls this land home.

I would also challenge every member of the Commission to please drive by the property and look for themselves at the wetlands and drainage issues this property has. The landowners downstream will not accept any storm water from a new development like the one potentially proposed.

Sidney D. Bodrero

