

**Project #21-038**  
**Thornley Dental Rezone**  
**Located at approx. 195 South 100 East**

**REPORT SUMMARY...**

*Project Name:* Thornley Dental Rezone  
*Proponent/Owner:* Mark Thornley / Corp. Presiding Bishopric LDS  
*Project Address:* 195 South 100 East  
*Request:* Rezone from NR-6 to TC-1  
*Current Zoning:* Neighborhood Residential - 6  
*Date of Hearing:* August 12, 2021  
*Type of Action:* Legislative  
*Submitted By:* Russ Holley, Senior Planner

**RECOMMENDATION**

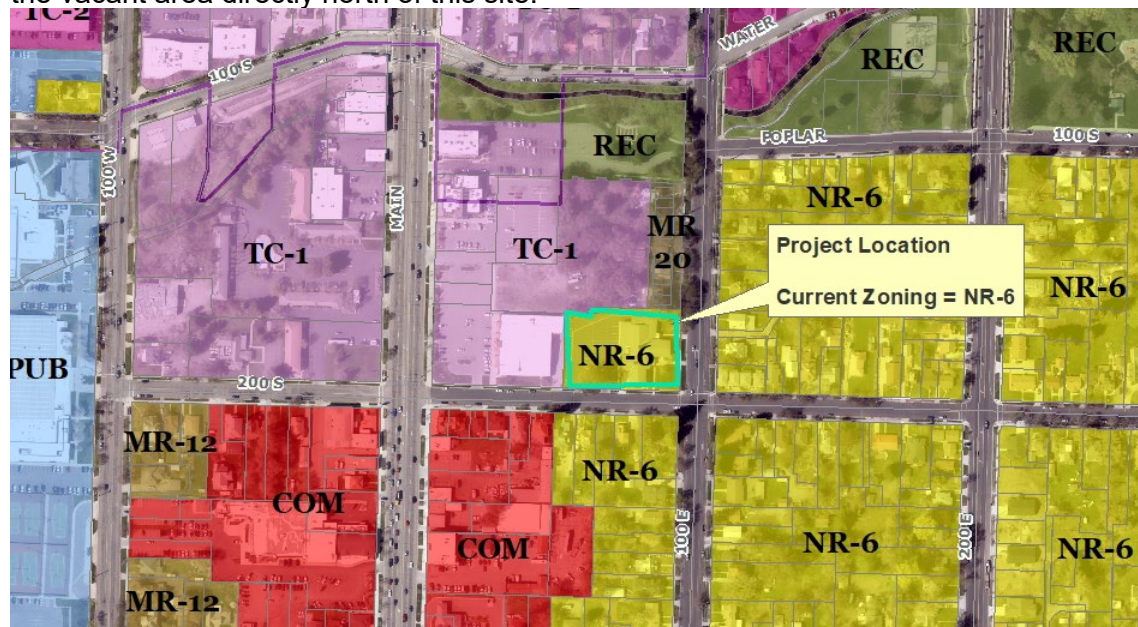
Staff recommends that the Planning Commission recommend **approval** to the Municipal Council for a Rezone of approximately 1.2 acres of property located at 195 South 100 East (TIN# 02-047-0022) from Neighborhood Residential 6 (NR-6) to Town Center (TC-1)

*Land use adjoining the subject property*

<i>North:</i>	MR-20/TC-1: Vacant	<i>East:</i>	NR-6: Residential Uses
<i>South:</i>	NR-6: Residential Uses	<i>West:</i>	TC-1: Commercial Uses

**PROJECT**

The proponent is requesting to rezone one (1) parcel that is approximately 1.2 acres located at the northwest corner of the intersection of 100 East 200 South. The rectangular-shaped lot currently contains a red-brick church that was built in 1945. An asphalt parking lot is located west of the church building and landscaping currently exists east and south of the building. In this part of the Wilson Neighborhood, 100 East generally acts as the border between older residential homes to the east and downtown commercial to the west. This block currently contains several commercial buildings fronting on Main Street and Garff Wayside Gardens on the northern portion of the block. The L59 multi-family housing project was recently approved on the vacant area directly north of this site.



**Figure 1 shows current zoning**

## GENERAL PLAN

The Future Land Use Plan (FLUP), adopted in 2008, identifies this property as Town Center (TC). The General Plan, a nonregulatory visioning plan, describes TC as the designation for Logan's downtown. As the central hub for both Logan and the entire valley, downtown will have a mix of retail, residential, civic, cultural and entertainment uses. TC areas will contain quality civic spaces and gathering areas.

## LAND DEVELOPMENT CODE

The Land Development Code (LDC) regulates land uses and entitles properties with specific development allowances. The NR-6 zone (current zoning) allows single family homes on 6,000 SF lots at a maximum density of six (6) homes per acre. Community buildings such as churches, libraries, museums, schools and other similar uses are either permitted or conditional permitted in the NR-6 zone. Relatively large setbacks and landscaping requirements in the NR-6 zone result in suburban development patterns.

The Town Center One (TC-1) zoning district (requested zoning) is the City's most urban zone with building heights allowed up to 80 feet and 0-foot front yard setbacks. Many different commercial land uses are allowed in the TC-1 zone and residential densities are limited to 70 Units per acre (additional density bonuses available). When adjacent to single family zoning, development in the TC-1 zone must step-back building heights and transition front setbacks to better blend contrasting urban and suburban development patterns. Open space is not required in the TC-1 zone and parking stall requirements are based on each commercial use proposed. All buildings proposed in the TC-1 zone are held to high design standards to ensure lasting and quality developments.

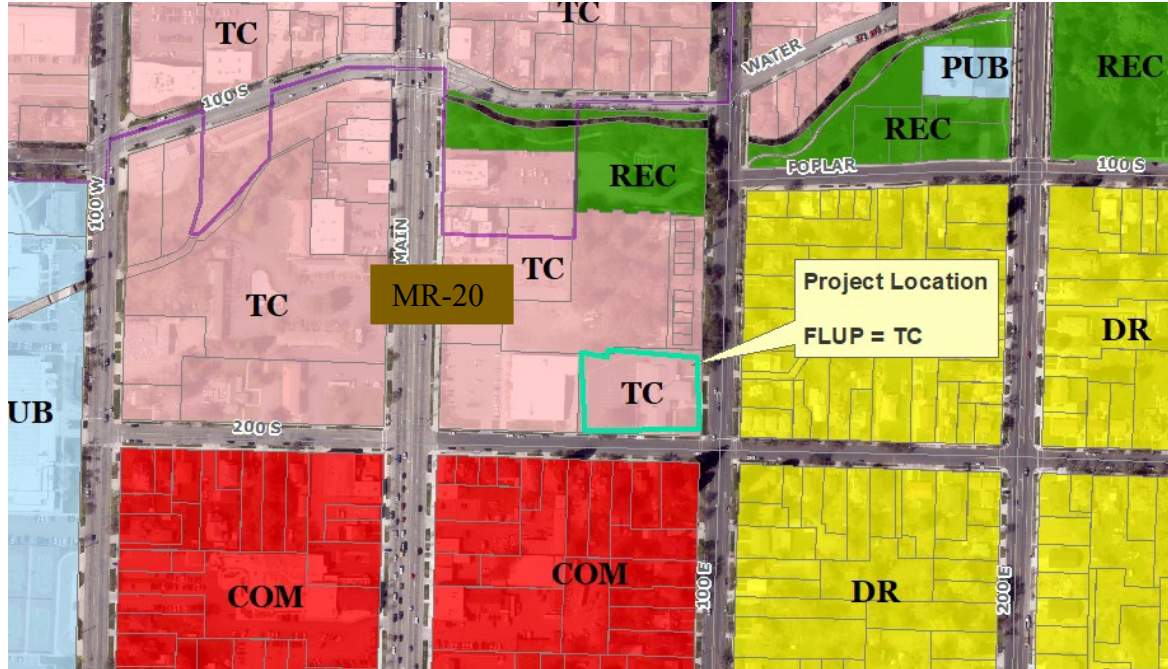


Figure 2 shows the current Future Land Use Plan (FLUP)

## NEIGHBORHOOD COMPATIBILITY

As stated above, 100 East acts as a boundary between downtown and residential areas and has a somewhat unbalanced character. This situation is not unique in Logan City as several areas, including around USU campus, have streets acting as boundaries between higher and lower intensity land uses. The Land Development Code attempts to strike a balance between preserving existing neighborhood character and accommodating future growth and development

by establishing transitional development requirements for new projects. With height and setback transitions in place, the portions of this parcel closest to the adjacent homes will be lower in height and setback farther away to ensure better compatibility.

### **STAFF SUMMARY**

Designated as TC in the FLUP with the anticipation that as the City continues to grow so will the downtown and TC footprint. The Downtown Specific Plan, a more detailed planning effort for Logan City downtown, also indicates this area to remain TC. In the downtown vision plan (long range redevelopment plan), it shows the church remaining in this location, but I don't think anyone involved in this planning effort anticipated this property being sold with the condition that it must also be demolished within 120 days of closing. The request is consistent with the FLUP and the future use of a dental clinic is permitted in the TC-1 zone. With the real estate contract requiring the church to be demolished within 120 days of closing, this decision should be based on a vacant parcel. A vacant parcel at this location is unlikely to be considered a desirable new single-family home area given the existing and proposed land uses on this block. Based on consistency, predictability and the reasons stated above, staff is recommending approval of the rezone request.

### **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, one comment in opposition has been received and is attached for review.

### **PUBLIC NOTIFICATION**

Legal notices were posted on the City's website and the Utah Public Meeting website on 8/2/21, and noticed in a quarter page ad on 7/24/21, and a Public Notice mailed to property owners within 300' were sent on 7/26/21.

### **RECOMMENDED FINDINGS FOR APPROVAL**

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

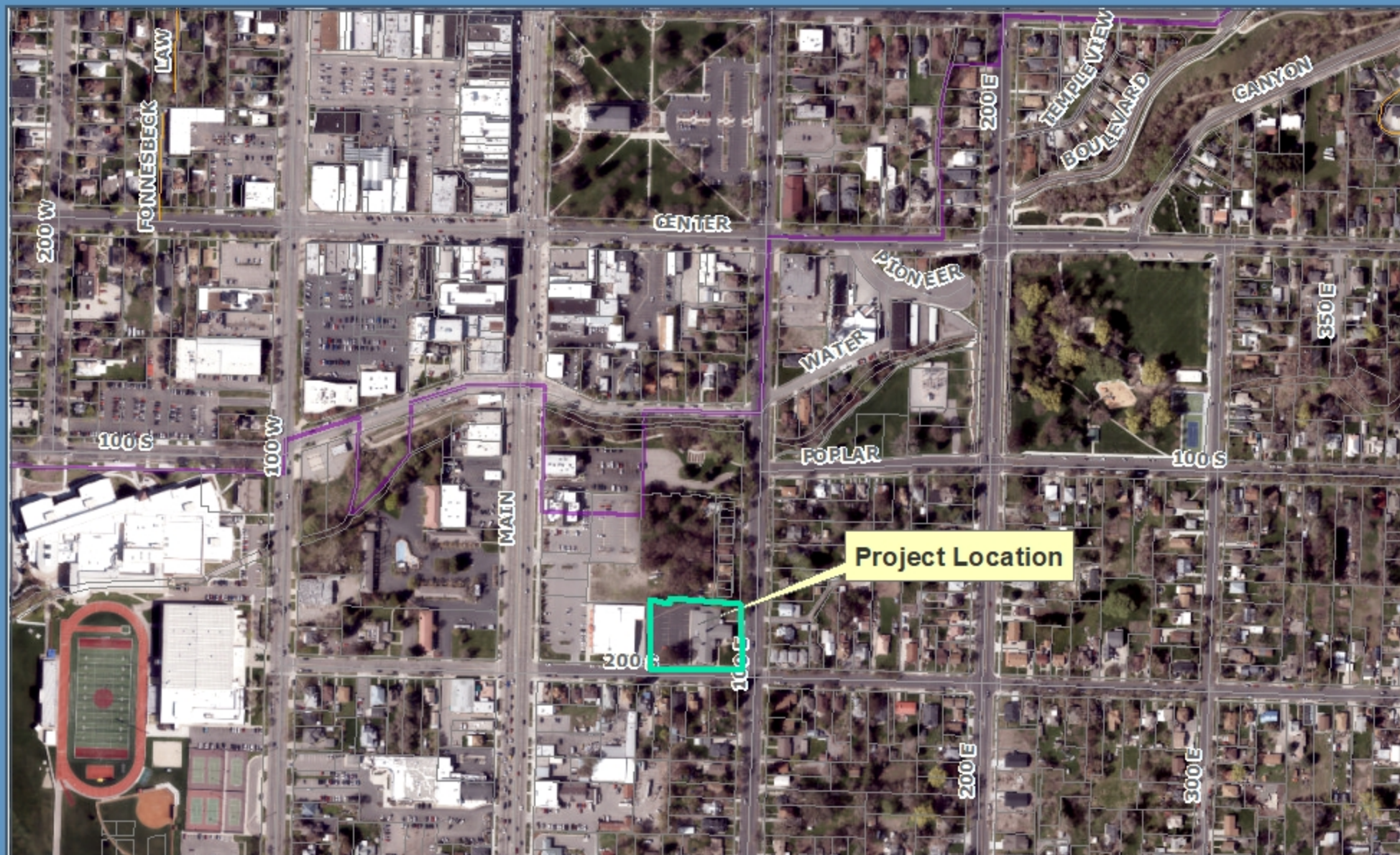
1. The Logan City FLUP identifies the area as TC to accommodate future downtown growth.
2. The Downtown Specific Plan does not contradict this proposal.
3. The property will be demolished based on the owner's conditions and thus should be considered a vacant parcel when considering future land use.
4. This land and location are well suited for downtown commercial uses rather than single-family uses.

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.



# Thornley Dental Rezone

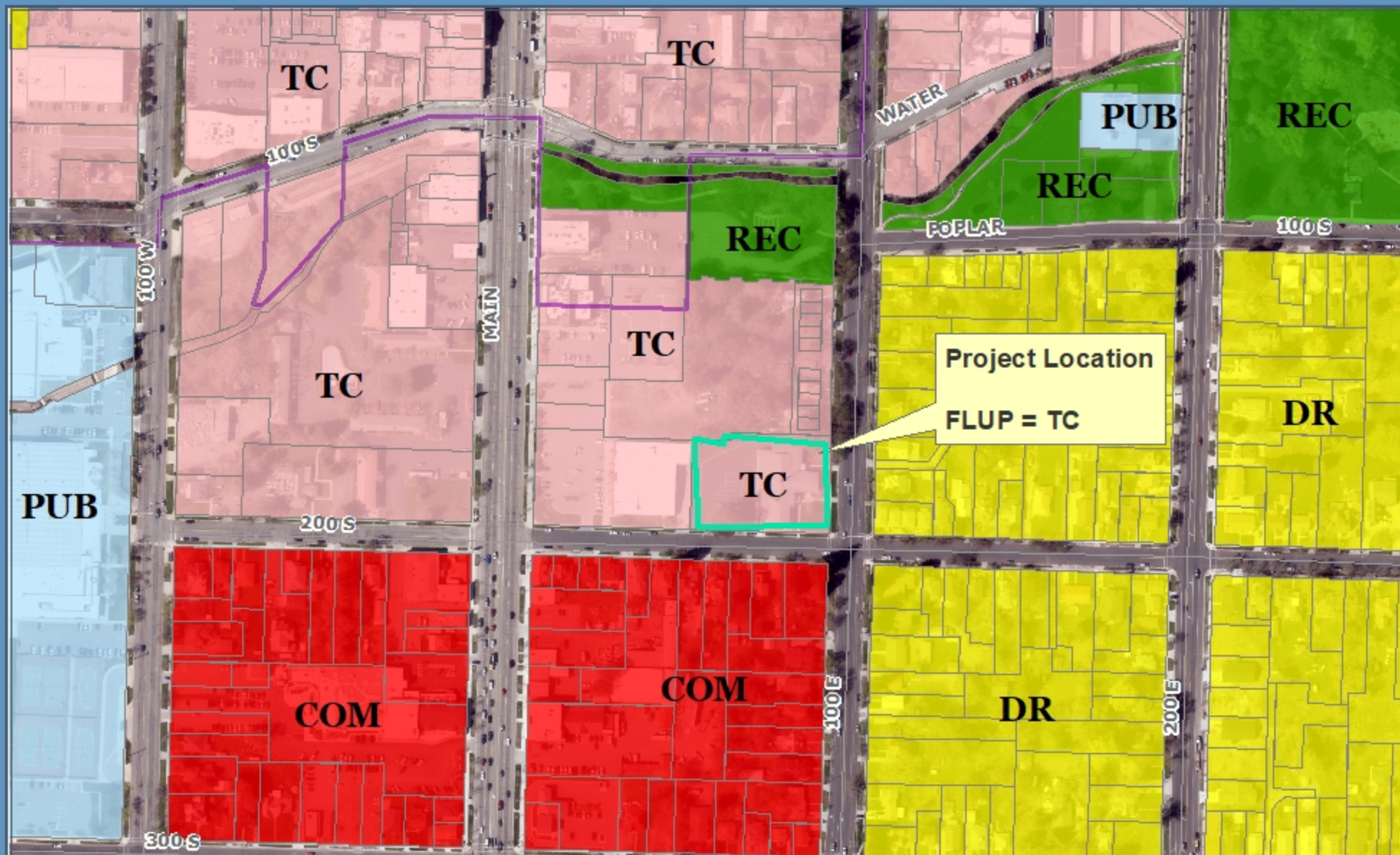
~ 195 South 100 East





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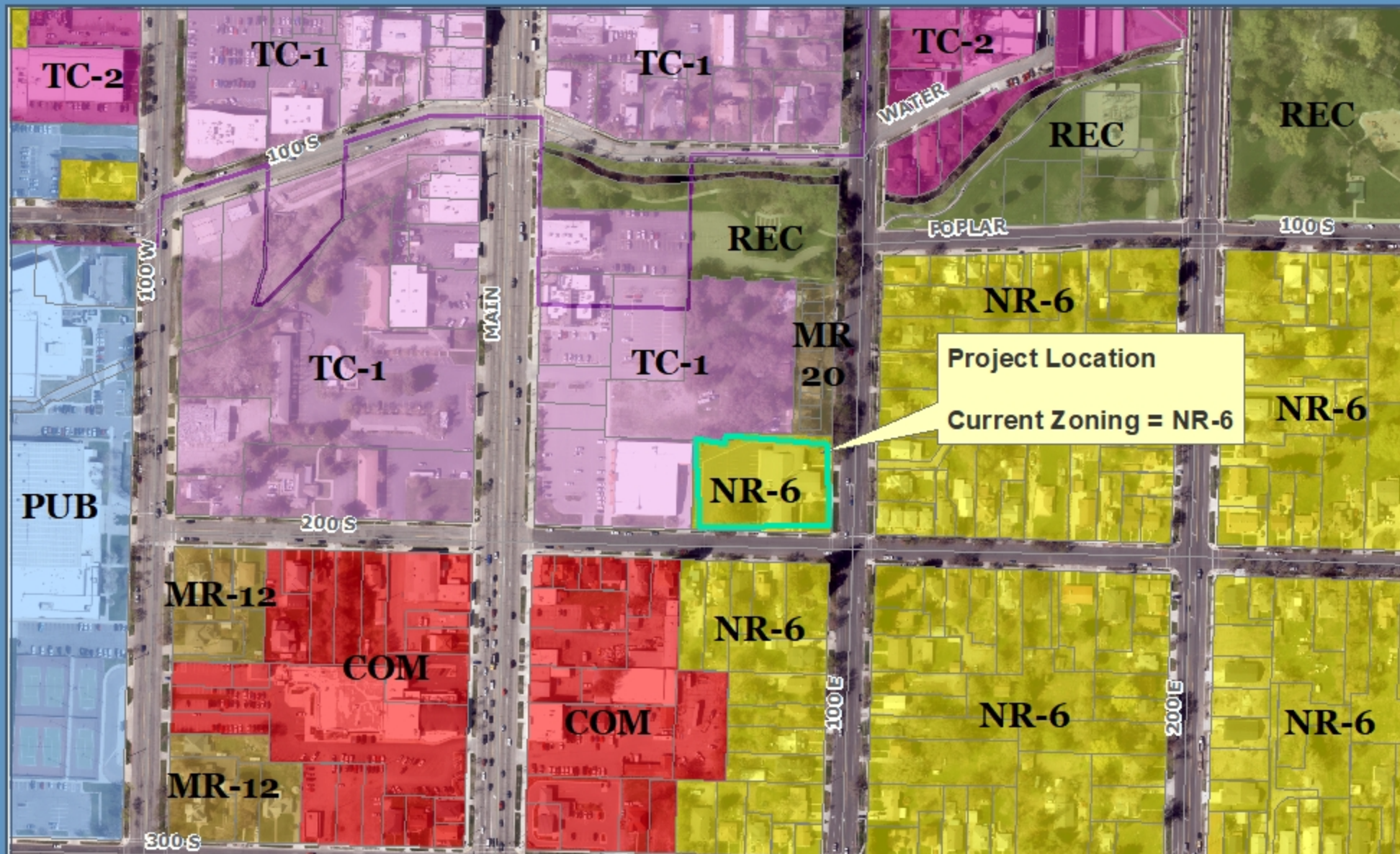
~ 195 South 100 East





# Thornley Dental Rezone

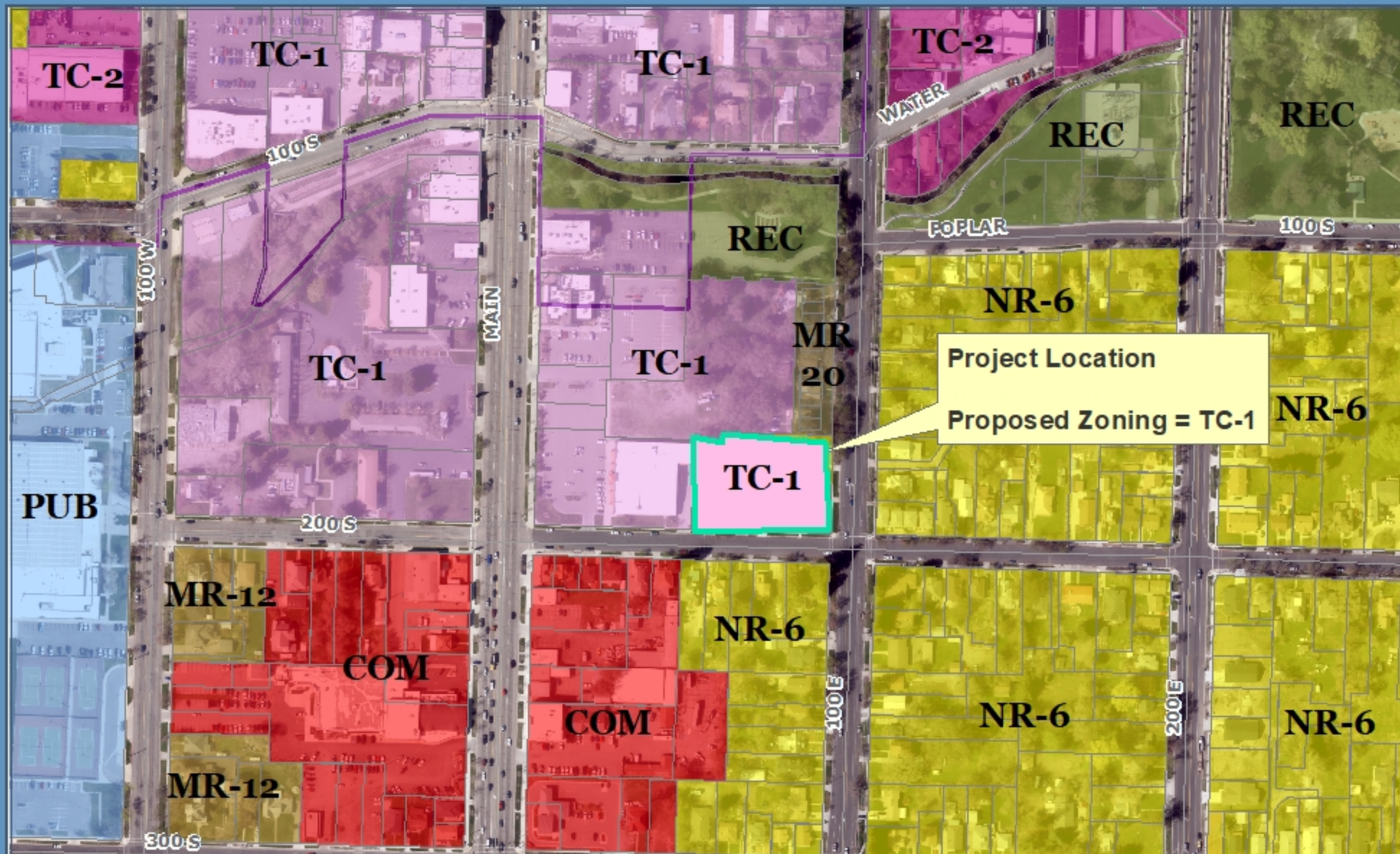
~ 195 South 100 East





# Thornley Dental Rezone

~ 195 South 100 East





Planning Commission &lt;planning.commission@loganutah.org&gt;

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## Questions about PC 21-038 rezone application

1 message

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**Mary Ellen Robertson** <maryellen.robertson@gmail.com>  
To: planning.commission@loganutah.org

Sat, Jul 31, 2021 at 2:24 PM

Hi Logan Planning Commission,

My family has owned a home on 100 East in Logan for more than 100 years. We received a notice about an upcoming public hearing on Project No PC 21-038 Thornley Dental. We are opposed to the proposed change in zoning, since we believe it would have a negative impact on the surrounding neighborhood.

I have been unable to find any specific information about this rezone request on the city's website. I need more information! From what I can tell initially, there's no transition to the NR-6 residential areas to the east.

During the debates on past zoning changes on 100 East, neighbors believed that the zoning for the LDS Church would remain unchanged. It's disappointing to see the Corporation of the Presiding Bishop is willing to sacrifice an established ward building for commercial purposes.

There are MANY other options for a dental office near--and in--downtown. My family and I are opposed to this proposed zoning change.

Mary Ellen Robertson

Mary Ellen Robertson  
801.791.4766

- CNA, Elder Care
- Recruitment & Training
- Communications & Marketing





# APPLICATION FOR PROJECT REVIEW

☒ Planning Commission    ☐ Land Use Appeal Board    ☐ Administrative Review

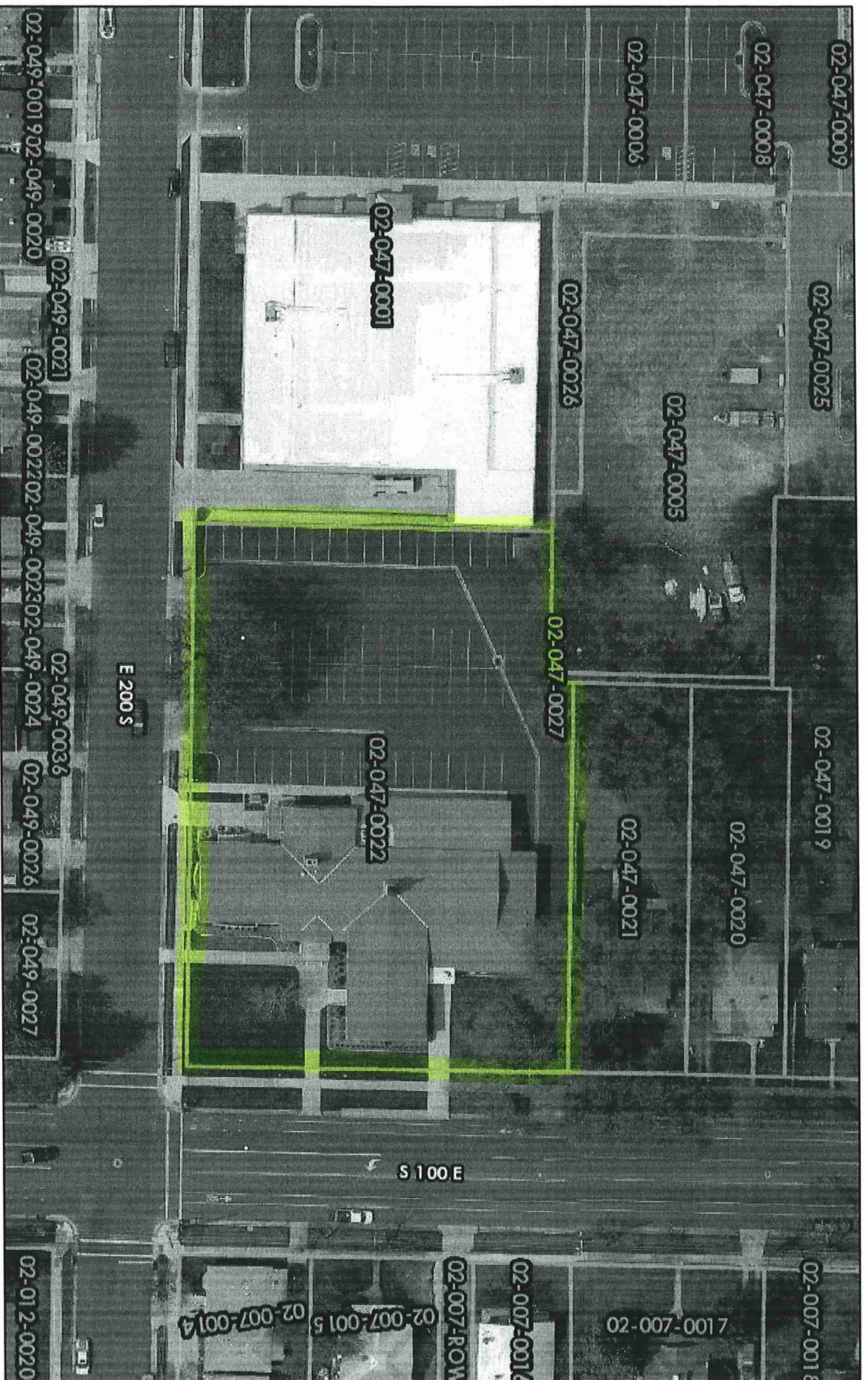
Date Received <i>9/16/21</i>	Received By	Scheduled Meeting Date <i>Aug. 12</i>	Zone <i>NR-6</i>	Application Number <i>PC 21-38</i>
Type of Application (Check all that apply): <i>Wilson</i> <input type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Zone Change <i>from NR-6 to TC-1</i> <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Other <input type="checkbox"/> Administrative Design Review				
PROJECT NAME <i>Thornley Dental</i>				
PROJECT ADDRESS <i>195 S. 100 E., Logan, UT 84321</i>				COUNTY PLAT TAX ID # <i>02-047-0022</i>
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) <i>Mark Thornley</i>				MAIN PHONE # <i>(435) 752-9662</i>
MAILING ADDRESS <i>104 E. 200 N.</i>	CITY <i>Logan</i>	STATE <i>UT</i>	ZIP <i>84321</i>	
EMAIL ADDRESS <i>thornleydental@yahoo.com</i>				
PROPERTY OWNER OF RECORD (Must be listed) <i>Corp. Presiding Bishop LDS Real Estate Services</i>				MAIN PHONE # <i>(801) 240-3363</i>
MAILING ADDRESS <i>50 E. North Temple, 12th floor SLC UT</i>	CITY <i>SLC</i>	STATE <i>UT</i>	ZIP <i>84150-0022</i>	
EMAIL ADDRESS <i>Kyle.hamblin@churchofjesuschrist.org</i>				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) <i>I am in the process of purchasing this lot from the church of Jesus Christ of Latter Day Saints. Upon closing I will have 120 days to demolish the church building. I'm seeking a zone change because I would like to build my new dental office and possibly a medical office on this lot. Everything else on this block is designated TC-1 and I am applying for the change from NR-6 to TC-1. With church requesting the building to be demolished it makes sense to make the change now to avoid an unsightly vacant lot for a longer period of time. Thanks for your consideration!</i>				Total Lot Size (acres) <i>1.2</i> 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>Mark Thornley</i>		
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 <i>see copy of contract.</i>		

City Council: WORKSHOP - 9/7/21  
HEARING - 9/21/21





# Parcel Map



6/9/2021, 10:26:15 AM

Class B Surface Type — DIRT

— ASPHALT ☐ Municipal Boundaries ☐ County Boundary

— GRAVEL ☐ Cache Parcels

1:1,128



Maxar, Microsoft