

GENERAL PLAN

The property is currently designated as Commercial in the Future Land Use Plan (FLUP). The General Plan, a nonregulatory visioning plan, describes Commercial areas as being intended for retail, service and hospitality businesses that provide employment centers and serve city-wide and regional populations. Residential development is encouraged when it is an integral part of the project whole.

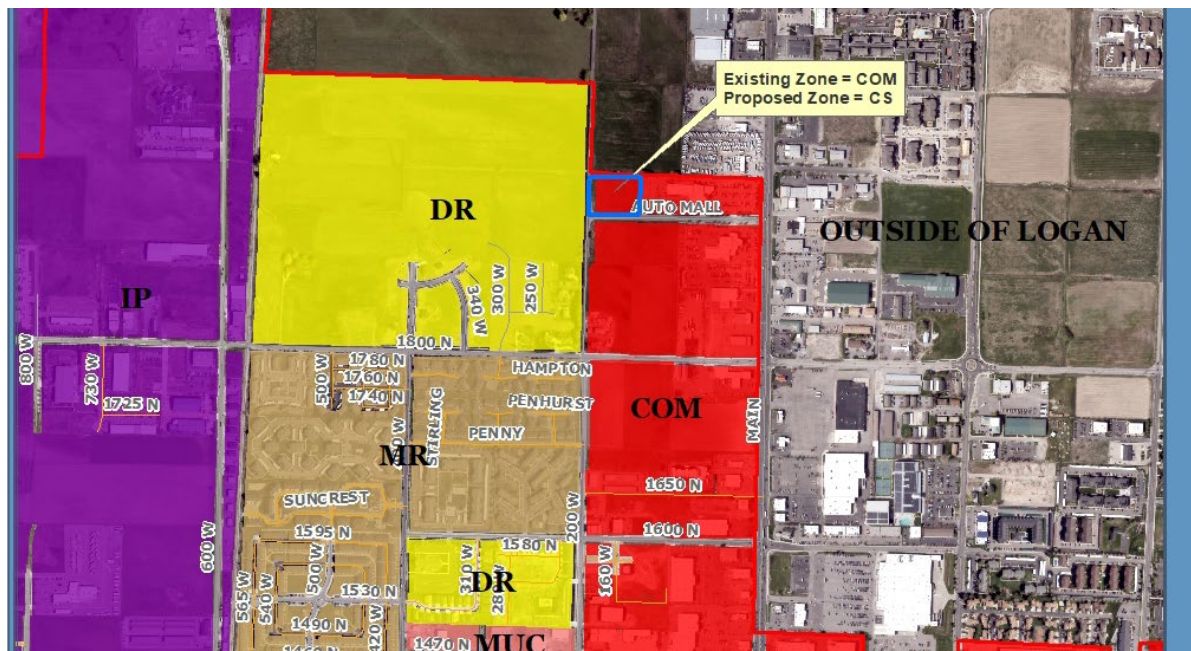


Figure 2 - Future Land Use Map

LAND DEVELOPMENT CODE - ZONING

The Land Development Code (LDC) regulates land uses and entitles properties with specific development allowances.

COM – Current Zone: The COM zone is intended for retail, service, and hospitality businesses that serve city-wide or regional populations. The COM zone is typically located along major collector and arterial streets with nearby large capacity utilities and served by mass transit. Residential development is allowed in the zone. The COM zone limits land uses that are industrial in nature.

Commercial Services (CS) – Proposed Zone: The CS zone fills a need between industrial and commercial land uses. CS areas provide alternative locations for light manufacturing, warehousing, wholesaling, or other uses that support construction and manufacturing trades that are typically service oriented. The CS zone does not allow for residential uses. Generally, the CS zone is less restrictive than the COM zone regarding the range of permitted uses as it does include a variety of lighter industrial uses.

Generally, the development standards for each zone are nearly identical with the exception of the maximum building height would change from 40' – 55' in the COM zone to 38' in the CS zone. Otherwise, requirements for lot coverage, building and parking setbacks, transparency/fenestration, and open space are the same.

NEIGHBORHOOD COMPATIBILITY

The subject site is 2.0 acre in size and is located between a single-family residential zone separated by 200 West and an auto dealership. Vacant commercial land is south of the property and North Logan City commercial zoning is adjacent to the north. Many of the

properties surrounding the site are vacant parcels zoned for single-family homes and commercial development. Existing buildings and structures within a 600-foot radius are single family homes to the west and automobile related commercial uses built around 2000.

STAFF REVIEW

The primary concern with this proposed rezone from the COM zone to the CS zone is whether or not the range of permitted and conditionally permitted uses in the CS zone are compatible or incompatible with the adjoining (existing & planned) residential areas to the west. The range of uses in the COM zone are oriented towards retail, service, hospitality & office, while the range of uses in the CS zone include a wider range of industrial types of uses including contractor outdoor storage, storage of petroleum products, welding operations, impoundment/tow lots, and manufacturing/processing/fabrication operations. A comparison of the list of industrial uses for each of the two zones is below, and complete comparison of all land use categories in Table 17.11.030 of the LDC is provided as an attachment to this report.

Industrial Uses			
	COM	CS	
Contractor supply store	C	P	
Contractor supply store with outdoor storage	N	P	
Contractors outdoor storage	N	C	
Crematorium	N	P	
Impound and Tow Lot	N	P	
Industrial Services	N	P	
Industrial Machinery and equipment sales and service	N	C	
Lumberyard	N	P	
Manufacturing, processing, fabrication, packaging, or assembly of goods	N	C	
Manufacturing, light	C	P	
Petroleum products storage	N	C	
Truck Stop	N	P	
Warehouse, Freight Movement	N	P	
Waste Related Uses	N	C	
Welding or machine shop	N	P	
Wholesale Sales and Service	C	P	
Wrecking or Salvage Facilities, Enclosed	N	C	
Wrecking or Salvage Facilities, Open	N	N	

On the west side of the subject property are existing auto dealerships that conduct similar work as that allowed in the CS zone, namely the auto repair element. The difference is that these existing sites primary focus is on the retail trade of automobiles, are oriented to Main Street, and are not immediately adjacent to residential zoning. The large size of the existing dealerships allows for separation of on-site activities to adjacent properties where the 2-acre project parcel is subject to conducting business closer to property lines because of its smaller size.

Landscaping and buffering codes in Section 17.32 of the LDC are intended to promote space and compatibility between differing land uses. However, landscape standards for COM and CS are the same and are not enhanced based on a specific use. Customizing landscape plans to buffer on-site activities from a residential area is typical but may not mitigate potential visual, noise, and lighting impacts from CS zone activities.

SUMMARY

The subject property is zoned Commercial and designated on the FLUP as Commercial. The COM and CS zones are similar in nature and design and development standards with the primary exception being that the CS zone permits a wider range of light industrial uses. The COM zone is intended for retail, service, office, and hospitality businesses and encourages residential development when integrated into a broader project. CS permits businesses that support construction and manufacturing trades that are typically service oriented. The site is located adjacent to existing and future residential areas on the west, commercial zoning to the south, and existing automobile dealerships to the east. There could be land use incompatibility issues such as visual, noise, and lighting impacts with a CS development. Staff recommends that this property remain COM 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, one comment had been received.

PUBLIC NOTIFICATION

Legal notices were posted on the City's website and the Utah Public Meeting website on 11/8/2021, published in Herald Journal in a quarter page ad on 11/4/2021, Legal Notice published in the Herald Journal on 11/6/21, and a Public Notice mailed to property owners within 300' were sent on 11/1/2021.

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 COM and is not intended for industrial uses.
2. The CS Zoning district allows a wide range land uses that could be considered incompatible with residential land uses.
3. This land is better suited for commercial uses as it is adjacent to commercial and residential zones.
4. There is no other CS zoning in the area.
5. Changing the zone from COM to CS is inconsistent with previous planning commission decisions in this area.

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.

17.11: District and Corridor Zones Uses

Table 17.11.030: Allowed Uses in District and Corridor Zones

Land Use	Districts & Corridors								
	TC-1	TC-2	COM	MU	CC	GW	CS	IP	AP
Residential Uses									
Assisted Living Center	N	C	C	C	C	N	N	N	N
Dormitories, Fraternities, Sororities	N	N	N	N	N	N	N	N	N
Nursing Home, Convalescent Home	N	C	C	C	C	N	N	N	N
One caretaker or security guard may be permitted to live on-site as an accessory use with a Conditional Use Permit.	N	N	N	N	N	N	C	C	N
Residential Group Homes (communal living exceeding occupancy limits).	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹
Residential Group Homes for individuals with disabilities.	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹
Residential occupancy of a dwelling unit by a family, or no more than three unrelated individuals.	P	P	P	P	P	N	N	N	N
Residential Treatment Programs where care, training, or treatment is provided on site.	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹
Public/Institutional Uses									
Clubs, Lodges, similar uses	C	C	C	C	C	C	N	N	N
Day Care/Preschool, Commercial (17 or more clients)	P	P	C	C	C	C	C	N	N
Day Care/Preschool (1-8 Clients) or (9-16 Clients)	P	P	P	P	P	N	N	N	N
Hospitals	N	N	P	P	N	P	N	N	N
Libraries, Museums, Community Centers	P	P	C	C	C	C	N	N	N
Parks and Open Space	P	P	P	P	C	P	P	P	P
Public Safety Services (Police, Fire)	C	C	P	P	C	P	P	P	P
Religious Institutions	C	C	C	C	C	C	C	N	N
Schools, Colleges, University, Technical College	C	C	C	C	N	C	N	C	C
Schools, Private (K-12)	N	N	C	C	C	C	N	N	N
Schools, Trade, vocational, commercial	C	C	C	C	N	C	N	C	C
Uses of a public, nonprofit, or charitable nature generally providing a local service to people of the community	C	C	P	P	C	P	C	C	C
Utility Uses									
Amateur radio towers	C	C	C	C	N	C	C	C	C
Municipal water well, reservoir, or storage tank	C	C	C	C	N	C	C	C	C
Radio, television, or microwave towers	C	C	C	C	N	C	C	C	C
Utilities, basic service delivery and laterals	P	P	P	P	P	P	P	P	P
Utilities, distribution network	P	P	P	P	P	P	P	P	P
Utilities, structures, physical facilities (Regional Facilities)	C	C	P	C	C	P	P	P	P
Wireless Telecommunication Facilities	C	C	P	P	N	P	P	P	P
Other Uses									
Bank, savings and loans, or credit union	P	P	P	P	C	P	P	C	N
Bed and breakfast	P	P	P	P	C	N	P	N	N
Campground, RV or Tent	N	N	N	N	N	N	C	C	N
Clinic, medical, dental, or optical	P	P	P	P	C	P	P	C	C
Entertainment Event, Major	C	C	C	C	N	C	C	C	C
Entertainment Event, Minor	P	C	P	P	N	C	C	N	N
Golf course	N	N	N	N	N	P	N	N	C

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Land Use	Districts & Corridors								
	TC-1	TC-2	COM	MU	CC	GW	CS	IP	AP
Hotel, Motel	P	C	P	P	N	N	P	P	P
Indoor Commercial Shooting Range	N	N	C	N	N	N	C	C	N
Office, General business, government, professional, medical, or financial	P	P	P	P	C	P	P	P	P
Office, Laboratory, scientific or research	P	C	P	C	N	P	P	P	P
Parking, Commercial	C	C	P	C	N	N	P	P	P
Recreation and Entertainment (Outdoor Facility)	N	N	P	N	N	N	P	P	P
Recreational vehicle, vehicle storage (long term)	N	N	N	N	N	N	P	P	P
Adult oriented business	N	N	N	N	N	N	N	C	N
Amusement, commercial indoor	N	N	P	C	N	N	P	P	N
Animal clinic or pet hospital, No outdoor pens	N	N	P	C	C	N	P	N	N
Animal clinic or pet hospital, with outdoor pens	N	N	N	N	N	N	C	C	N
ATVs, Motorcycle, and Snowmobile sales, service and rental	N	N	C	N	N	N	C	P	C
Automobile Sales & Rental	N	N	C	N	N	N	P	P	N
Automobile Sales, Small Dealership	C	N	P	N	N	N	P	P	N
Automobile Repair	N	N	N	N	N	N	P	P	N
Automobile Service	N	N	P	N	N	N	P	P	N
Bar/Tavern	P	C	P	C	N	N	P	P	N
Carwash	N	N	P	N	N	N	P	P	N
Dancehall or nightclub	P	C	P	P	N	N	N	N	N
Fitness Center	P	P	P	P	C	N	P	P	N
Garden shop, plant sales, nursery	P	P	P	P	C	C	P	C	N
Gasoline station/convenience store	N	N	P	N	N	N	P	P	N
General Sales/Service. Firms involved in the sale, lease or rent of new or used products to the general public. These firms may also provide personal services or entertainment, or provide product repair or services for consumer and business goods.	P	P	P	P	C	C	C	C	N
Grocery store	P	P	P	P	C	N	N	N	N
Heavy truck & equipment sales, service, and rental	N	N	N	N	N	N	P	P	C
Kennel	N	N	N	N	N	N	C	C	N
Kennel, daily boarding	C	C	C	C	C	C	C	C	C
Mobile Home & RV sales	N	N	N	N	N	N	C	P	N
Mortuary, funeral home	N	N	P	N	N	N	P	N	N
Package liquor store	State law supersedes local zoning regulations								
Pawn shop	N	N	P	N	N	N	P	N	N
Pet services	C	C	P	P	C	N	N	N	N
Radio or television transmitting stations, commercial	N	N	P	N	N	C	P	P	N
Railroad or bus passenger station	P	P	P	P	N	P	P	P	P
Recreation Club, racquet, swim, or other	N	N	P	N	N	N	P	P	N
Restaurant, Brew	P	C	N	N	N	N	N	N	N

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Land Use	Districts & Corridors								
	TC-1	TC-2	COM	MU	CC	GW	CS	IP	AP
Restaurant, Fast Food	P	C	P	P	C	P	P	P	P
Restaurant, General	P	C	P	P	C	P	P	P	P
Sales and service, footprint greater than 100,000 sq. ft. (Big Box)	N	N	P	N	N	N	C	C	N
Storage, Commercial (Self Storage)	N	N	N	N	N	N	C	C	C
Studio, photographer, artist, music, dance, and drama	P	P	P	P	C	N	P	N	N
Theaters	P	C	P	P	N	N	P	N	N
Contractor supply store	N	N	C	N	N	N	P	P	N
Contractor supply store with outdoor storage	N	N	N	N	N	N	P	P	N
Contractors outdoor storage	N	N	N	N	N	N	C	P	C
Crematorium	N	N	N	N	N	N	P	P	N
Impound and Tow Lot	N	N	N	N	N	N	P	P	N
Industrial Services	N	N	N	N	N	N	P	P	C
Industrial Machinery and equipment sales and service	N	N	N	N	N	N	C	P	C
Lumberyard	N	N	N	N	N	N	P	P	N
Manufacturing, processing, fabrication, packaging, or assembly of goods	N	N	N	N	N	N	C	P	N
Manufacturing, light	N	N	C	N	N	N	P	P	C
Petroleum products storage	N	N	N	N	N	N	C	C	N
Truck Stop	N	N	N	N	N	N	P	P	N
Warehouse, Freight Movement	N	N	N	N	N	N	P	P	P
Waste Related Uses	N	N	N	N	N	N	C	P	N
Welding or machine shop	N	N	N	N	N	N	P	P	P
Wholesale Sales and Service	N	N	C	N	N	N	P	P	N
Wrecking or Salvage Facilities, Enclosed	N	N	N	N	N	N	C	C	N
Wrecking or Salvage Facilities, Open	N	N	N	N	N	N	N	N	N
Other Uses									
Agriculture	N	N	N	N	N	P	P	P	P
Air Passenger Terminals or Hangers	N	N	N	N	N	N	N	N	P
Alternative or Post Incarceration Facilities	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹
Detention Facilities	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹
Mining or extraction of mineral or aggregate resources from the ground for off-site use	N	N	N	N	N	N	N	N	N

¹ Indicates use may be allowed where State or Federal law preempts local zoning.



APPLICATION FOR PROJECT REVIEW

☐ Planning Commission ☐ Land Use Appeal Board ☐ Administrative Review

Date Received	Received By	Receipt Number	Zone	Application Number
10/11/21		NOV. 18	COM	PC 21-0066
Type of Application (Check all that apply): BURGER <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal </div> <div> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Zone Change <input type="checkbox"/> Variance <input type="checkbox"/> 4950' Design Review </div> <div> <input type="checkbox"/> Administrative Design Review <input type="checkbox"/> Other _____ </div> </div>				
PROJECT NAME Ethan's Honest Automotive Service and Repair				
PROJECT ADDRESS 200 West 1950 North, Logan, Utah			COUNTY PLAT TAX ID # 04 - 080 - 0044	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) Jason Thompson			MAIN PHONE # 435-232-4275	
MAILING ADDRESS		CITY	STATE	ZIP
674 West 1800 North #2 Logan, Utah				84321
EMAIL ADDRESS jasonedwardthompson@gmail.com				
PROPERTY OWNER OF RECORD (Must be listed) Miller Real Estate Enterprises, LLC			MAIN PHONE #	
MAILING ADDRESS		CITY	STATE	ZIP
50 East 1000 North, Logan, Utah				84321-2310
EMAIL ADDRESS				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) <div style="text-align: center; font-size: 1.2em;">See Attached.</div>				Total Lot Size (acres) 2.00
				Size of Proposed New Building (square feet) 8,000 - 11,000
				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 permits on behalf of the property owner.		Signature of Property Owner's Authorized Agent 		
		Signature of Property Owner 		
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.				

CITY COUNCIL WORKSHOP : 12/7/21
HEARING : 12/21/21

Ethan's
HONEST
AUTOMOTIVE
Service & Repair

October 18, 2021

Logan City Planning and Zoning Commission and Logan City Council:
290 North 100 West
Logan, Utah 84321

Members of the Planning and Zoning Commission and City Council:

We would like to start this letter by thanking each of you for your time and consideration of our request to change the current zoning status for County Plat Tax ID# 04-080-0044 (200 West 1980 North, Logan, Utah) from a Commercial Zone to a Commercial Service Zone to accommodate our business. We are currently under contract (within our due diligence) to purchase this 2 acre parcel. Our current business location is approximately 1 mile to the southwest off of 1800 North (679 West 1800 North, Logan, Utah).

When Ethan and I opened our doors in July of 2017, we could have never imagined the demand and rapid growth we have seen. This growth has been fueled by the overwhelming needs of the citizens of Logan and the trust they have placed in us to provide industry-leading service. In the process, we have developed a reputation for integrity and quality. The growth of our business and the needs of the citizens of Logan necessitate our move and expansion. We are a business that Logan can be proud to call one of their own.

As this parcel is currently zoned, a business such as Jiffy Lube or another in-and-out service company could build and occupy this space. However, some of the services we offer cannot guarantee an in-and-out turnaround. Additionally, the parcel we are seeking a zoning change for directly abuts another parcel occupied by Murdock Chevrolet, Buick, GMC of Logan. Murdock has a servicing department and offers the very same services we provide to our customers.

We feel that a zoning change to accommodate our request will have little-to-no-impact on the surrounding area. In fact, we believe that a move of our business to this parcel will be advantageous to our customers and the citizens of Logan.

Again, thank you for your time and consideration of this request. I can be reached via phone, email, or mail for any questions or concerns you may have.

Sincerely,



Jason Thompson
Co-Owner, Honest Automotive Group
jasonedwardthompson@gmail.com
435-232-4275 cell

679 West 1800 North #2, Logan, Utah 84321