

**CITY OF LOGAN, UTAH  
ORDINANCE NO. 25-14**

**AN ORDINANCE AMENDING TITLE 17 THE LAND DEVELOPMENT CODE OF  
LOGAN CITY, UTAH**

BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF LOGAN, UTAH AS  
FOLLOWS:

SECTION 1: That certain map or maps entitled "Official Zoning Map of Logan City, Utah" is hereby amended and the following properties in the Woodruff Neighborhood and as specifically identified in Exhibit A, as attached, are hereby zoned from Suburban Neighborhood Residential (NR-4) to Traditional Neighborhood Residential (NR-6).

SECTION 2: This ordinance shall become effective upon publication.

ADOPTED BY THE LOGAN MUNICIPAL COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

Anderson, Amy Z.	( ) Aye	( ) Nay	( ) Abstained	( ) Excused
Anderson, Mark A.	( ) Aye	( ) Nay	( ) Abstained	( ) Excused
Johnson, Mike	( ) Aye	( ) Nay	( ) Abstained	( ) Excused
López, Ernesto	( ) Aye	( ) Nay	( ) Abstained	( ) Excused
Simmonds, Jeannie F.	( ) Aye	( ) Nay	( ) Abstained	( ) Excused

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Jeannie F. Simmonds, Chair

ATTEST:

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Teresa Harris, City Recorder

**PRESENTATION TO MAYOR**

The foregoing ordinance was presented by the Logan Municipal Council to the Mayor for approval or disapproval on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Jeannie F. Simmonds, Chair

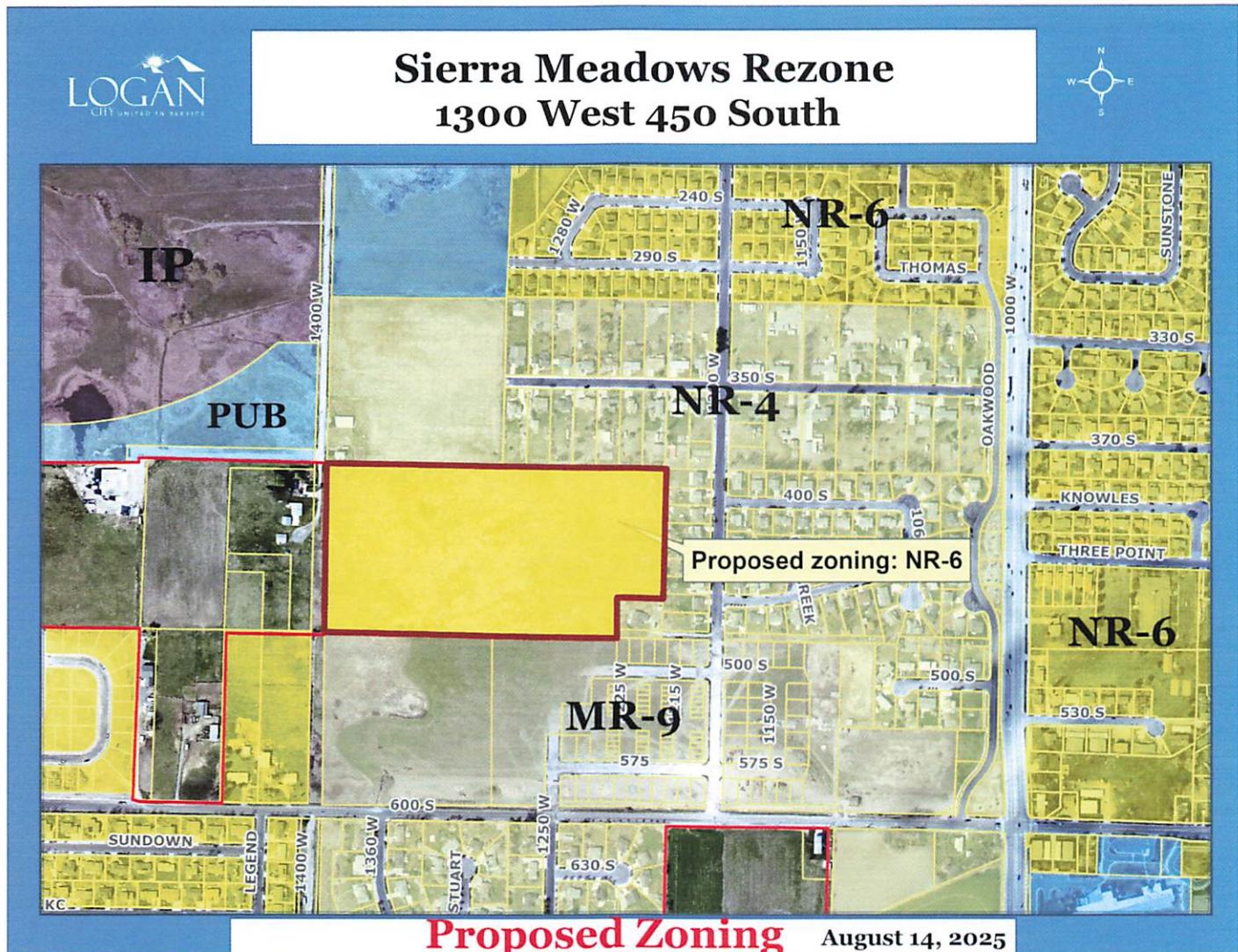
**MAYOR'S APPROVAL OR DISAPPROVAL**

The foregoing ordinance is hereby \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Holly H. Daines, Mayor

# EXHIBIT A





## MEMORANDUM TO MUNICIPAL COUNCIL

DATE: August 20, 2025  
FROM: Aimee Egbert, Planner I  
SUBJECT: Ordinance #25-14 Sierra Meadows Rezone

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### **Summary of Planning Commission Proceedings**

*Project Name:* Sierra Meadows Rezone  
*Request:* Zoning Map Amendment  
*Project Address:* 1300 West 450 South  
*Recommendation of the Planning Commission:* **Denial**

On August 14<sup>th</sup>, 2025, the Planning Commission **recommended denial** to the Municipal Council for the Sierra Meadows Rezone Amendment as proposed by the applicant.

### **Planning Commissioners vote (4-0):**

**Motion:** Heare  
**Second:** Lewis  
**Recommend Denial:** Heare, Lewis, McNamara, Peterson  
**Nay:** none  
**Abstain:** none

### **Attachments**

*Meeting Minutes*  
*Ordinance #25-14*  
*Staff Report*  
*Slides*

## **PLANNING COMMISSION MINUTES**

**Meeting of August 14, 2025**

**Logan City Council Chambers (290 N 100 W Logan, UT 84321) [www.loganutah.org](http://www.loganutah.org)**

*Minutes of the meeting for the Logan City Planning Commission convened in regular session on Thursday, August 14, 2025. Commissioner Peterson called the meeting to order at 5:30 p.m.*

**Commissioners Present:** Eldon Peterson, David Lewis, Ken Heare, Sarah McNamara

**Commissioners Excused:** Jennifer Duncan, Jessica Lucero, Sara Doutre

**Staff Present:** Russ Holley, Aimee Egbert, Mike DeSimone, Mohamed Abdullahi, Amanda Pearce, Derek Kimball, Jeannie Simmonds, Mike Johnson (City Council)

### **PUBLIC HEARING:**

**PC 25-040 Sierra Meadows Rezone** [Zone Change] Blaine Hamblin/J&C Properties Group LLC, authorized agent/owner is requesting a zone change of 20.06 acres located at approximately 1300 West 450 South from Suburban Neighborhood Residential (NR-4) to Traditional Neighborhood Residential (NR-6); TIN 02-066-0026 (Woodruff Neighborhood).

**Staff:** Aimee Egbert reviewed the request for the rezone of 20 acres located at approximately 1300 West 450 South from Suburban Neighborhood Residential (NR-4) to Traditional Neighborhood Residential (NR-6) to construct single-family dwelling units. The NR-4 zone would permit 80 new single-family homes, while the proposed NR-6 zone would permit up to 120 new single-family homes. The Future Land Use Plan (FLUP) identifies this property and the surrounding properties as Detached Residential (DR). The Logan City General Plan states that in areas designated Detached Residential (DR), all new development, whether infill between existing homes, replacement of existing homes or new development on vacant land, will be detached single-family structures.

A. Egbert reviewed some zoning history for the area, which included a zone change in 2016 from NR-6 to NR-4, the Woodruff Neighborhood Plan, adopted in 2021, recommending more land in this area be zoned NR-4, and a zone change in 2023 from NR-4 to Mixed Residential Traditional (MR-9) for the Sugar Creek Development to the South.

**Proponent:** Blaine Hamblin with Heritage Land Development said they are looking for options to get more housing in the area.

**Public:** Dean Adams, who owns the property to the north, brought up concerns with the additional need for infrastructure, parking, and schools with the development of this property.

Paul Beacher, who owns property to the West, said the proposed property has had a lot of standing water over the years.

**Commission:** Commissioner Peterson summarized an email he received from a concerned neighbor stating that the Woodruff Neighborhood plan is not being followed with the previous rezoning of the property to the south and the approval of this proposed rezone.

Commissioner Heare stated that it would be concerning to recommend approval for the proposed rezone, which would go against the existing Woodruff plan. Commissioner Heare also stated that the General Plan is still being developed, and it is unclear what the plan is for the area.

The Commission discussed recommending approval on a zone change without knowing what is planned for development.

Mike DeSimone, Community Development Director, reminded the Commission that they cannot base a zoning decision on a proposed development. Zoning decisions have to be based on what the intensity is going to be and if it is consistent with the current plan.

**MOTION:** Commissioner Heare made a motion to forward a recommendation of denial to the Municipal Council on a Zone Change for PC 25-040 with the findings for denial listed below. Commissioner Lewis seconded the motion. The motion was approved unanimously.

## FINDINGS FOR DENIAL

**1. The proposed zone is not consistent with the Woodruff Neighborhood Plan.**



**Project #25-040  
Sierra Meadows Rezone  
Located at 1300 West 450 South**

**REPORT SUMMARY...**

*Project Name:* Sierra Meadows Rezone  
*Proponent/Owner:* Blaine Hamblin / J & C Properties Group, LLC  
*Project Address:* 1300 West 450 South  
*Request:* Rezone from NR-4 to NR-6  
*Current Zoning:* Suburban Neighborhood Residential (NR-4)  
*Date of Hearing:* August 14, 2025  
*Type of Action:* Legislative  
*Submitted By:* Aimee Egbert, Planner I

**RECOMMENDATION**

Staff recommends that the Planning Commission forward a recommendation of **Approval** to the Municipal Council for a rezone of approximately 20.06 acres of property located at 1300 West 450 South (TIN# 02-066-0026) from Suburban Neighborhood Residential (NR-4) to Traditional Neighborhood Residential (NR-6).

*Land use adjoining the subject property*

<i>North:</i>	NR-4: Residential Uses	<i>East:</i>	NR-4: Residential Uses
<i>South:</i>	MR-9: Residential Uses	<i>West:</i>	Outside City Boundary

**PROJECT**

The proponent is requesting to rezone a 20.06 acre vacant parcel from NR-4 to NR-6 for the purpose of constructing new single family residential dwelling units. The site is located north of 600 South and adjacent to the Visionary Homes development. The rezone request does not include any formal development plans. The NR-4 zone would permit 80 new SFR's while the proposed NR-6 zone would permit up to 120 new SFR's on the 20.06-acre site.



Figure 1: Subject property at 1300 West 450 South.

## GENERAL PLAN

The Future Land Use Plan (FLUP), adopted in 2008, identifies this property as Detached Residential. The Logan City General Plan states that in areas designated Detached Residential (DR), all new development, whether infill between existing homes, replacement of existing homes or new development on vacant land, will be detached single family structures. The site is surrounded by DR.



Figure 2: Future Land Use Plan Map

## LAND DEVELOPMENT CODE

The Land Development Code (LDC) regulates land use and establishes specific development entitlements for properties. The existing NR-4 zoning district permits single-family residential development with a minimum lot size of 10,000 square feet and a maximum gross density of four (4) units per acre. Under the current NR-4 zoning, the subject property could accommodate approximately 80 single-family residences. The proposed rezoning to NR-6 would allow for up to 120 units, with a reduced minimum lot size of 6,000 square feet.

Immediately south of the subject property is the MR-9 zoning district, which permits higher residential densities of up to 180 units and allows a minimum lot size of 4,000 square feet. This area is the Sugar Creek Subdivision, a similarly sized parcel that served as the catalyst for the creation of the Planned Development Overlay (PDO) within the LDC. The PDO was established in response to the developer's desire to incorporate a variety of housing types and lot sizes while maintaining an overall density of 5.3 dwelling units per acre.

Adjacent parcels to the north and east are zoned NR-4 and generally feature lot sizes over 10,000 square feet. However, properties located just one block further east range between 6,000 and 14,000 square feet, with a significant number falling below the 10,000 square foot benchmark. This pattern indicates that, despite the NR-4 zoning designation, the broader area is not uniformly developed with large-lot residential character, and instead reflects a more varied lot size composition.

Given the existing lot patterns in the broader area and the proximity of the recently rezoned MR-9 Sugar Creek Subdivision to the south, the proposed NR-6 zoning would be compatible with the evolving development context and not out of character for the neighborhood.

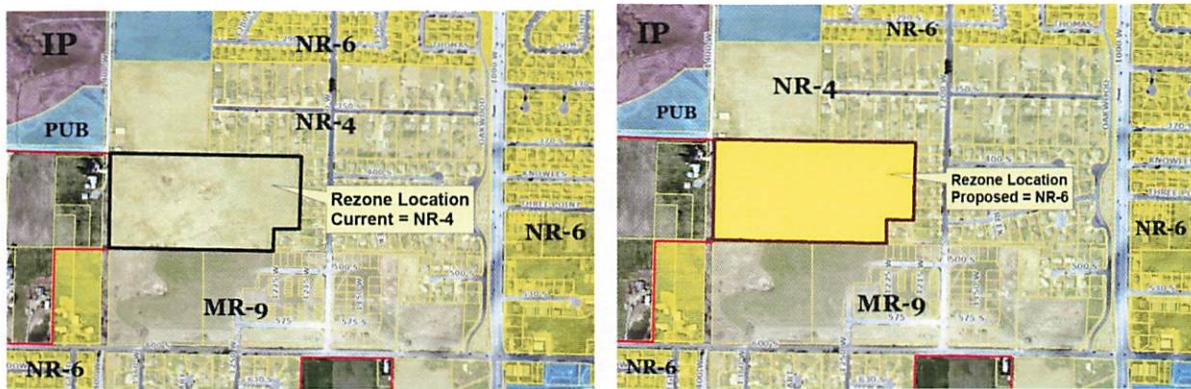


Figure 3: Current & Proposed Zoning

## STAFF SUMMARY

The subject property is a vacant parcel located north of the Sugar Creek Subdivision. The surrounding area is primarily composed of single-family residential uses, with some scattered multi-family developments. The Rivergate Subdivision includes conditions that require road stubs connecting to this parcel. The nearest multi-family zoning (MR-9) is directly south of the property. Based on staff's analysis, the proposed NR-6 zoning serves as an appropriate transitional zone between the higher-density MR-9 to the south and the lower-density NR-4 to the north.

## AGENCY AND CITY DEPARTMENT COMMENTS

No comments have been received.

## PUBLIC COMMENTS

As of the time of this report, no comments have been received.

## PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 8/2/25, posted on the City's website and the Utah Public Meeting website on 8/4/25, and noticed in a quarter page ad on 7/28/25.

## RECOMMENDED FINDINGS

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 Detached Residential (DR).
2. The surrounding zoning is NR-4 to the north and east and MR-9 to the south with NR-6 approximately 650' away.
3. The predominate land use pattern in the area is detached single family residential uses.
4. Adjacent development will provide street and utility stubs to the parcel.

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.



**Project #25-040  
Sierra Meadows Rezone  
Located at 1300 West 450 South**

**REPORT SUMMARY...**

*Project Name:* Sierra Meadows Rezone  
*Proponent/Owner:* Blaine Hamblin / J & C Properties Group, LLC  
*Project Address:* 1300 West 450 South  
*Request:* Rezone from NR-4 to NR-6  
*Current Zoning:* Suburban Neighborhood Residential (NR-4)  
*Date of Hearing:* August 14, 2025  
*Type of Action:* Legislative  
*Submitted By:* Aimee Egbert, Planner I

**RECOMMENDATION**

Staff recommends that the Planning Commission forward a recommendation of **Approval** to the Municipal Council for a rezone of approximately 20.06 acres of property located at 1300 West 450 South (TIN# 02-066-0026) from Suburban Neighborhood Residential (NR-4) to Traditional Neighborhood Residential (NR-6).

*Land use adjoining the subject property*

North:	NR-4: Residential Uses	East:	NR-4: Residential Uses
South:	MR-9: Residential Uses	West:	Outside City Boundary

**PROJECT**

The proponent is requesting to rezone a 20.06 acre vacant parcel from NR-4 to NR-6 for the purpose of constructing new single family residential dwelling units. The site is located north of 600 South and adjacent to the Visionary Homes development. The rezone request does not include any formal development plans. The NR-4 zone would permit 80 new SFR's while the proposed NR-6 zone would permit up to 120 new SFR's on the 20.06-acre site.



Figure 1: Subject property at 1300 West 450 South.

## GENERAL PLAN

The Future Land Use Plan (FLUP), adopted in 2008, identifies this property as Detached Residential. The Logan City General Plan states that in areas designated Detached Residential (DR), all new development, whether infill between existing homes, replacement of existing homes or new development on vacant land, will be detached single family structures. The site is surrounded by DR.

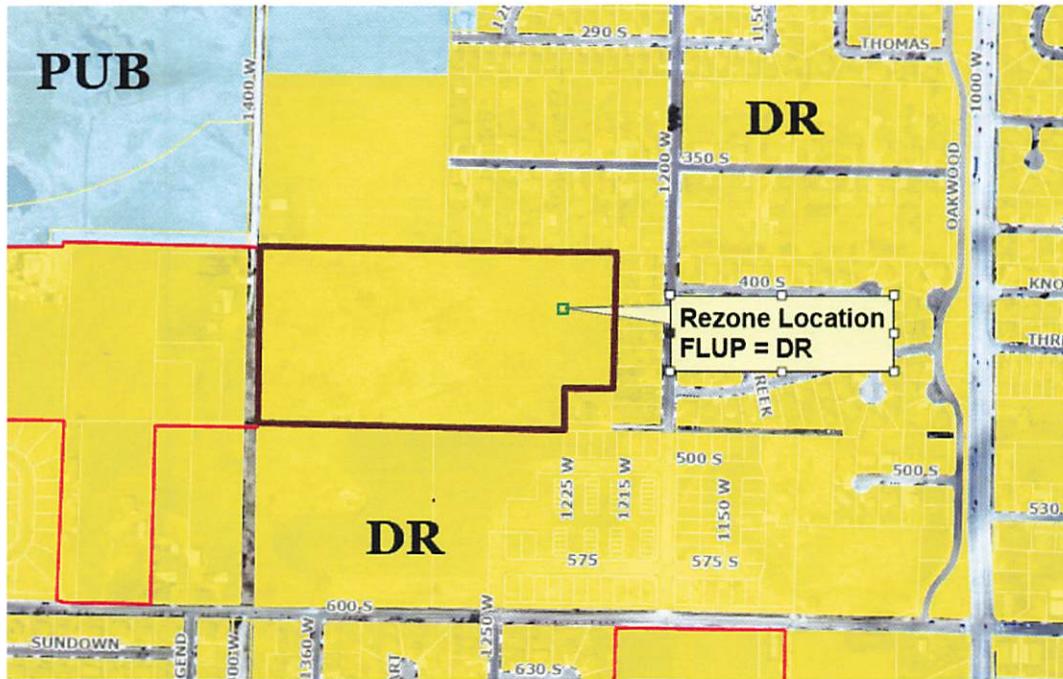


Figure 2: Future Land Use Plan Map

## LAND DEVELOPMENT CODE

The Land Development Code (LDC) regulates land use and establishes specific development entitlements for properties. The existing NR-4 zoning district permits single-family residential development with a minimum lot size of 10,000 square feet and a maximum gross density of four (4) units per acre. Under the current NR-4 zoning, the subject property could accommodate approximately 80 single-family residences. The proposed rezoning to NR-6 would allow for up to 120 units, with a reduced minimum lot size of 6,000 square feet.

Immediately south of the subject property is the MR-9 zoning district, which permits higher residential densities of up to 180 units and allows a minimum lot size of 4,000 square feet. This area is the Sugar Creek Subdivision, a similarly sized parcel that served as the catalyst for the creation of the Planned Development Overlay (PDO) within the LDC. The PDO was established in response to the developer's desire to incorporate a variety of housing types and lot sizes while maintaining an overall density of 5.3 dwelling units per acre.

Adjacent parcels to the north and east are zoned NR-4 and generally feature lot sizes over 10,000 square feet. However, properties located just one block further east range between 6,000 and 14,000 square feet, with a significant number falling below the 10,000 square foot benchmark. This pattern indicates that, despite the NR-4 zoning designation, the broader area is not uniformly developed with large-lot residential character, and instead reflects a more varied lot size composition.

Given the existing lot patterns in the broader area and the proximity of the recently rezoned MR-9 Sugar Creek Subdivision to the south, the proposed NR-6 zoning would be compatible with the evolving development context and not out of character for the neighborhood.

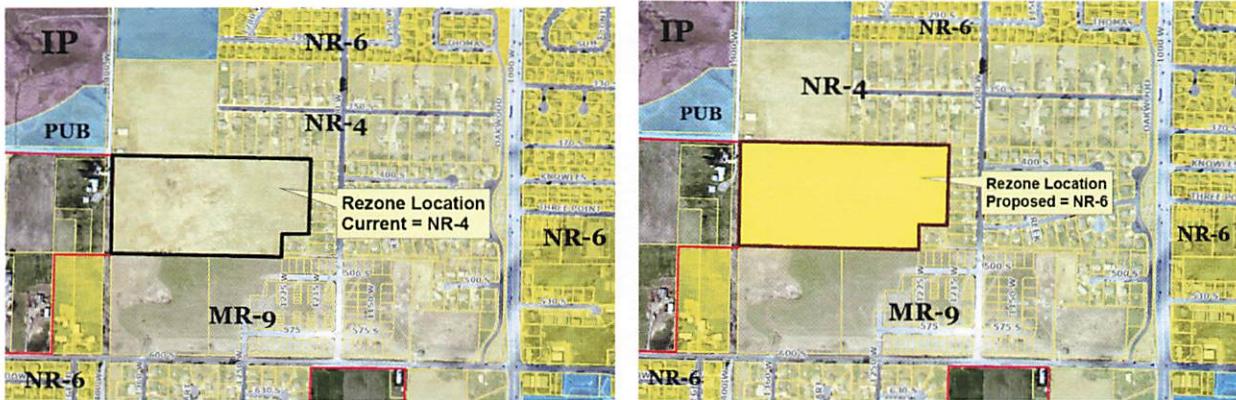


Figure 3: Current & Proposed Zoning

## STAFF SUMMARY

The subject property is a vacant parcel located north of the Sugar Creek Subdivision. The surrounding area is primarily composed of single-family residential uses, with some scattered multi-family developments. The Rivergate Subdivision includes conditions that require road stubs connecting to this parcel. The nearest multi-family zoning (MR-9) is directly south of the property. Based on staff's analysis, the proposed NR-6 zoning serves as an appropriate transitional zone between the higher-density MR-9 to the south and the lower-density NR-4 to the north.

## AGENCY AND CITY DEPARTMENT COMMENTS

No comments have been received.

## PUBLIC COMMENTS

As of the time of this report, no comments have been received.

## PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 8/2/25, posted on the City's website and the Utah Public Meeting website on 8/4/25, and noticed in a quarter page ad on 7/28/25.

## RECOMMENDED FINDINGS

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

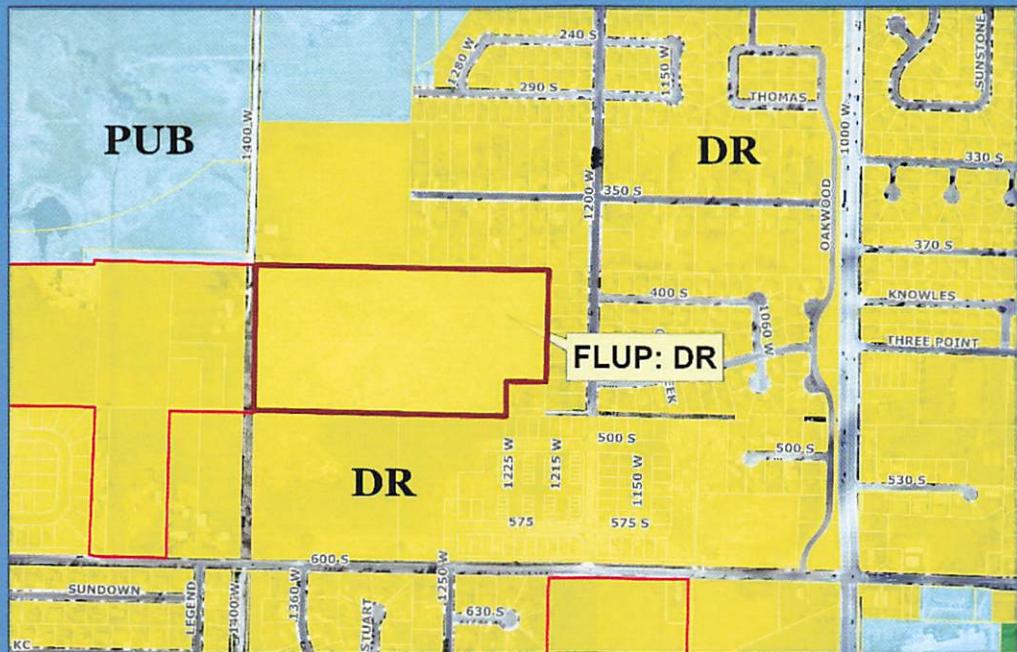
1. The Logan City FLUP identifies the area as Detached Residential (DR).
2. The surrounding zoning is NR-4 to the north and east and MR-9 to the south with NR-6 approximately 650' away.
3. The predominate land use pattern in the area is detached single family residential uses.
4. Adjacent development will provide street and utility stubs to the parcel.

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.



## Sierra Meadows Rezone

1300 West 450 South



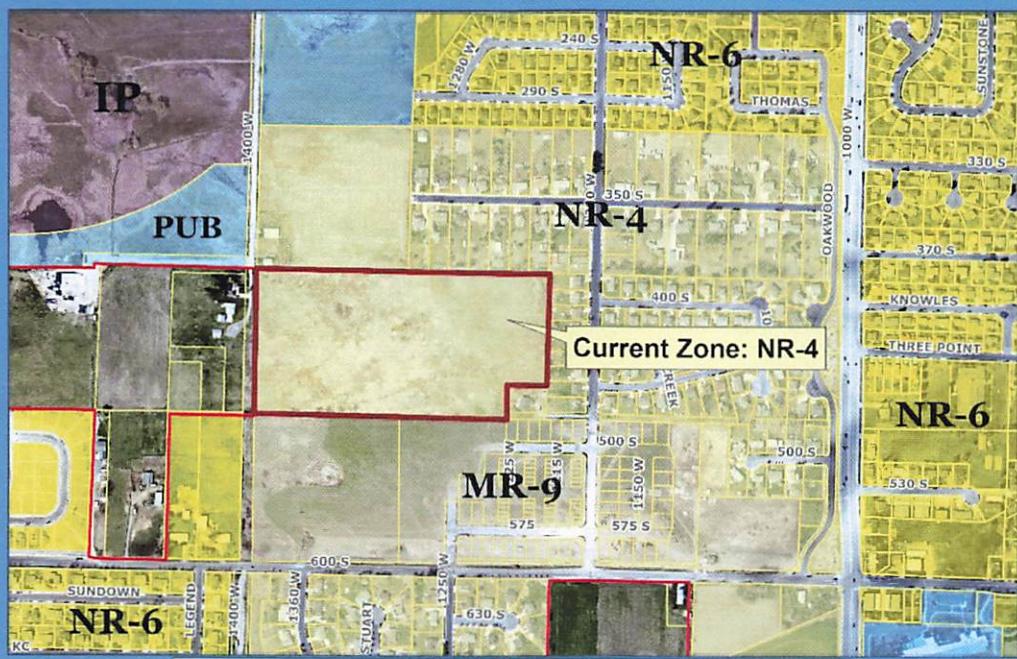
FLUP

August 14, 2025



## Sierra Meadows Rezone

1300 West 450 South



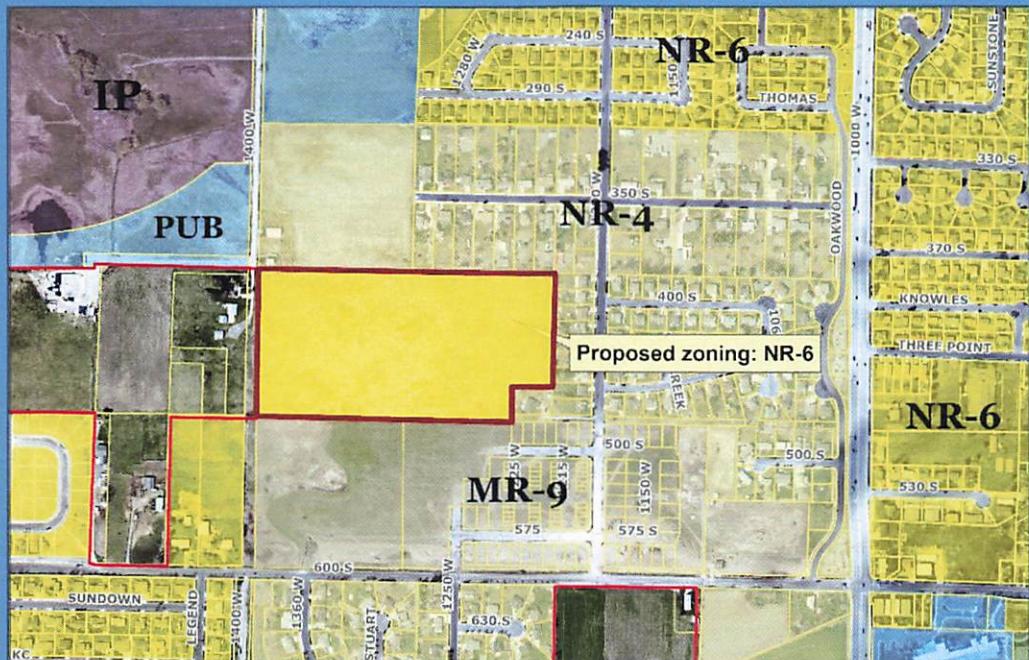
Zoning

August 14, 2025



## Sierra Meadows Rezone

165 North 200 East



Proposed Zoning August 14, 2025



## PLANNING COMMISSION MINUTES

### Meeting of August 14, 2025

Logan City Council Chambers (290 N 100 W Logan, UT 84321) [www.loganutah.gov](http://www.loganutah.gov)

Minutes of the meeting for the Logan City Planning Commission convened in regular session on Thursday, August 14, 2025. Commissioner Peterson called the meeting to order at 5:30 p.m.

**Commissioners Present:** Eldon Peterson, David Lewis, Ken Heare, Sarah McNamara

**Commissioners Excused:** Jennifer Duncan, Jessica Lucero, Sara Doutre

**Staff Present:** Russ Holley, Aimee Egbert, Mike DeSimone, Mohamed Abdullahi, Amanda Pearce, Derek Kimball, Jeannie Simmonds, Mike Johnson (City Council)

**Approval of the Minutes:** Commissioner Heare made a motion to approve the minutes from the July 10, 2025, meeting. Commissioner Lewis seconded the motion. The motion was approved unanimously.

#### **PUBLIC HEARING:**

**PC 25-039 Honey Rezone [Zone Change]** George Honey, property owner, is requesting a zone change of a .21-acre parcel located at 165 North 200 East from Traditional Neighborhood Residential (NR-6) to Town Center Two (TC-2); TIN 06-066-0024 (Adams Neighborhood).

**Staff:** Aimee Egbert, Logan City Planner, reviewed the request for the rezone of a .21-acre property located at 165 North 200 East from Traditional Neighborhood Residential (NR-6) to Town Center Two (TC-2). The Future Land Use Plan (FLUP) identifies this area as Town Center (TC). The property is split in half by a canal and currently contains a single-family dwelling on the front section adjacent to 200 East, and a detached garage with an apartment above on the rear portion. The property was Grandfathered as a legally existing two-unit property in 2009.

The applicant is requesting to rezone the property from NR-6 to TC-2 to allow the legal establishment of a third residential unit in the detached garage. The TC-2 zone permits higher residential density (30 dwelling units per acre) and would allow for three units on the site, provided the applicant obtains a building permit and meets minimum building code requirements.

**Proponent:** George Honey, owner of the property, asked the Commission if they had any questions.

**Public:** No public comments were made.

**Commission:** Commissioner Heare stated that the homes to the south are also multi-unit structures.

**MOTION:** Commissioner Heare made a motion to forward a recommendation of approval to the Municipal Council on a Zone Change for PC 25-039 with the findings for approval as listed below. Commissioner McNamara seconded the motion. The motion was approved unanimously.

#### **FINDINGS FOR APPROVAL**

1. The surrounding zoning to the west is TC-2 and a rezone of this property will result in a contiguous zoning pattern on the block.

2. The TC-2 zone is appropriate because it aligns with the adopted FLUP and fits into the existing land use patterns of the block.
3. TC-2 zoning, and land uses are in close proximity to transportation choices, downtown commercial goods and services, and employment centers.
4. The majority of the surrounding existing land uses to the west are commercial in nature.
5. The LDC development standards will ensure a quality project that will be compatible with the surrounding neighborhood.

Moved: K. Heare

Second: S. McNamara

Approved: 4-0

Yea: Heare, Peterson, Lewis, McNamara

Nay:

Abstain:

**PC 25-040 Sierra Meadows Rezone [Zone Change]** Blaine Hamblin/J&C Properties Group LLC, authorized agent/owner is requesting a zone change of 20.06 acres located at approximately 1300 West 450 South from Suburban Neighborhood Residential (NR-4) to Traditional Neighborhood Residential (NR-6); TIN 02-066-0026 (Woodruff Neighborhood).

**Staff:** Aimee Egbert reviewed the request for the rezone of 20 acres located at approximately 1300 West 450 South from Suburban Neighborhood Residential (NR-4) to Traditional Neighborhood Residential (NR-6) to construct single-family dwelling units. The NR-4 zone would permit 80 new single-family homes, while the proposed NR-6 zone would permit up to 120 new single-family homes. The Future Land Use Plan (FLUP) identifies this property and the surrounding properties as Detached Residential (DR). The Logan City General Plan states that in areas designated Detached Residential (DR), all new development, whether infill between existing homes, replacement of existing homes or new development on vacant land, will be detached single-family structures.

A. Egbert reviewed some zoning history for the area, which included a zone change in 2016 from NR-6 to NR-4, the Woodruff Neighborhood Plan, adopted in 2021, recommending more land in this area be zoned NR-4, and a zone change in 2023 from NR-4 to Mixed Residential Traditional (MR-9) for the Sugar Creek Development to the South.

**Proponent:** Blaine Hamblin with Heritage Land Development said they are looking for options to get more housing in the area.

**Public:** Dean Adams, who owns the property to the north, brought up concerns with the additional need for infrastructure, parking, and schools with the development of this property.

Paul Beacher, who owns property to the West, said the proposed property has had a lot of standing water over the years and expressed concerns about the impacts of future development on drainage in the area.

**Commission:** Commissioner Peterson summarized an email he received from a concerned neighbor stating that the Woodruff Neighborhood plan is not being followed with the previous rezoning of the property to the south and the approval of this proposed rezone.

Commissioner Heare stated that it would be concerning to recommend approval for the proposed rezone, which would go against the existing Woodruff plan. Commissioner Heare also stated that the General Plan is still being developed, and it is unclear what the plan is for the area.

The Commission discussed recommending approval of a zone change without knowing what is planned for development.

Mike DeSimone, Community Development Director, reminded the Commission that they cannot base a zoning decision on a specific development. Zoning decisions have to be based on consistency with the current plan, an acceptance of the range of uses permitted in that zone, and acceptance of the range of intensities in the potential zone.

**MOTION:** Commissioner Heare made a motion to forward a recommendation of denial to the Municipal Council on a Zone Change for **PC 25-040** with the findings for denial listed below. Commissioner Lewis seconded the motion. The motion was approved unanimously.

**FINDINGS FOR DENIAL**

1. The proposed zone is inconsistent with the Woodruff Neighborhood Plan.

Moved: K. Heare

Second: D. Lewis

Approved: 4-0

Yea: Heare, Peterson, Lewis, McNamara

Nay:

Abstain:

**PC 25-041 Willow Lakes Phase 5 PDO** [Planned Development Overlay] Brett Jensen/Willow Lakes Holdings LLC, authorized agent/owner is requesting a planned development overlay zone for the 12-acre Phase Five area of the Willow Lakes development to include a 40,000 square foot Fitness/Boat Club commercial building, five beachfront short term rental homes, eleven single family lots, five multi-family mansion style homes, and a 60-bed assisted living facility located at approximately 1100 South 1400 West in the Traditional Neighborhood Residential (NR-6) zone; TIN 02-245-9003; -9004; -9005, 02-314-9001 (Woodruff Neighborhood).

**Staff:** Russ Holley, Logan City Planner, reviewed the history of the Willow Lakes project, stating the project was originally approved five years ago. Since then, the project has undergone environmental reviews, and phases one through four have been platted for single-family development, with homes, public infrastructure, and artificial lakes now under construction.

The initial concept plan review was conducted at the Commission, Council, and Neighborhood level a year ago. Since then, the applicant has made some changes to the condominium portion of the original PDO concept review. Originally, there were 160 condominiums in 4-story structures, which have now been replaced with 11 single-family lots and 5 mansion-style structures with 4 units per structure.

The PDO proposal includes a new 40,000 square foot fitness/boat club Commercial Building, 5 beachfront homes intended for short-term rental, 11 single-family home building lots, 5 mansion-style multi-family structures, and a 60-bed assisted living two-story building. The applicant has not submitted any design materials and will need to return to the Planning Commission for design review permits for the commercial building, short-term rentals, mansion-style multi-family structures, and assisted living building.

R. Holley reviewed an email received concerning the water being used to fill the lakes, and stated the lakes are being filled with groundwater, using water rights.

**Proponent:** Brett Jensen spoke about the commercial area being designed to provide public access. and asked the Commission if they had any questions.

**Public:** Gary Eskelson said he is concerned about the water that used to be located in this area, and asked if any of the wetlands will be brought back.

Josh Molitor said that 1000 West is not a safe location for an assisted living center and spoke about how this project is dangerous to the environment and should never have been built.

Dean Adams asked about the required parking of 1 stall for every two bedrooms and spoke about the groundwater lakes that were installed by the fairgrounds, which resulted in algae, odor, and mosquitoes.

Lance Parker, who owns property to the north, said he does not have a problem with the Willow Lakes development and what is being proposed.

Grant Potter, who owns land to the west, spoke about the traffic problem in this area and asked if 600 South would be widened and if there will be a traffic light installed. Mr. Potter also mentioned concerns with Willow Lakes pumping out all the groundwater and drying up his existing well.

**Commission:** Commissioner Peterson asked about adding more details to Conditions 7 and 8 regarding trail connections and traffic calming measures along 1400 West. Mike DeSimone stated that these conditions should be tied to a section of the phase 5 permitting.

Commissioner Heare stated that additional traffic lights on 1000 West need to be lobbied with the State Legislature and UDOT.

Commissioner Lewis stated that 600 South is planned to be widened. R. Holley confirmed this and said that 600 South is a planned Collector Street.

The Commission discussed and determined that Conditions 2, 5, and 6 need to be amended to require that those specific items return to the Planning Commission for a Design Review Permit.

Brett Jensen asked that the short-term rentals not have to come back for design review because they will not be building them, and the buildings will have to follow the design guidelines they have set for the entire development.

R. Holley stated that single-family homes would not have to get a design review permit. The PDO can clarify the short-term rental regulations and they would still be required to obtain a business license and the necessary inspections. Mike DeSimone stated that if the use of the five STR buildings change from short term rentals, they would have to come back to the Planning Commission for a code amendment.

The Commission added to Condition number 3 that any changes in use are required to return to the Planning Commission.

Brett Nelson asked for a 5-foot side setback for the five short-term rentals. And a 20-foot front setback as the front faces a parking lot

The Commission added a 5-foot side setback and a minimum 20-foot front setback to Condition number 3.

The Commission added to condition number 7 that trail connectivity is required to be shown with the commercial design review permit.

The Commission added to condition number 8 that traffic calming measures are required to be shown with the commercial design review permit.

**MOTION:** Commissioner Heare made a motion to forward a recommendation of approval to the Municipal Council for a code amendment on PC 25-041 with the amended conditions of approval as discussed and the findings for approval as listed below. Commissioner McNamara seconded the motion. The motion was approved unanimously.

**AMENDED CONDITIONS OF APPROVAL**

1. All standard conditions of approval will be recorded with the Design Review and are available in the Community Development Department.
2. This PDO Code Amendment will include a new 40,000 SF clubhouse and fitness center building shown on the west side of phase 5. The building will be 43 feet tall maximum and contain minimum commercial building articulations and ground floor transparency of 30% of the façade and upper floor transparency of 20%. Open space and landscaping in this area shall total 20% of the site with a minimum of 20 trees per acre. Parking lot setbacks will default to COM zoning at 10 feet along the street frontages and 5 feet along the sides and rear. Pedestrian connections from the street to the fitness center building and throughout the parking lot are required for safe and easy walking access. 80 parking stalls shall be provided on-site for this building. **The Commercial building must return to the Planning Commission for a Design Review Permit.**
3. The 5 beach homes will be in the same location as shown on the site plan and capped at 6,000 SF total per home, **with 5-foot side setbacks and a minimum 20-foot front setbacks.** Short Term Rental regulations shall **follow** Logan City's STR requirements for terms, business licensing, occupancy, parking, and inspections. 1 parking stall shall be provided per every two bedrooms, **any change in use would be required to come back to the Planning Commission for a code amendment.**
4. The 11 single family home sites shall follow standard NR-6 setbacks, heights, driveway and parking requirements.
5. The Mansion Style building shall be four units maximum per building with a total of 5 buildings. A Design Review Permit will be required for these buildings and based on the MR-9 zone (or closest similar) for compliance with parking, open space, setbacks, and heights when the applicant is ready to develop this section. 2 parking stalls per each dwelling unit shall be provided on-site. **The multi-family mansion-style buildings must return to the Planning Commission for a Design Review Permit.**
6. The assisted living building can be up to 43 feet tall and contain up to 60 beds. The building shall provide at least 15 parking spaces, and building design shall be compliant with MR-12 zoning. Pedestrian circulation shall be provided into and around this section of the project. **The assisted living building must return to Planning Commission for a Design Review Permit.**
7. Phase 5 areas shall have trail connections made to area trail networks along the river to the south and points beyond. **Trail connections will need to be provided with the commercial building Design Review Permit.**
8. 1400 West Street shall be developed as per city specifications and extended north to intersect with 600 South with a cross section matching the city's neighborhood street classification. **1400 West Street traffic calming measures will need to be shown with the commercial building Design Review Permit.**
9. Street trees and park strip landscaping shall be provided every 30 linear feet along all city streets within phase 5 and along 1400 West.
10. No open pit storm-water detention basins shall be placed in the yard between the building and the adjoining streets. If designed as landscaping with maximum 4-to-1 cross slopes, undulating shapes, and ground cover containing 75% grass and a combination of trees and

shrubbery so that it does not appear to be a storm water collection area, then it may be located in the front yard area.

11. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping if placed near street edge.
12. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
13. Exterior lighting, including gas canopy lighting, shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
14. No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
15. No fences are approved with this Design Review Permit. All fences shall be approved and permitted by staff in accordance with the Land Development Code.
16. Prior to issuance of a Building Permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:

**a. Environmental—contact 716-9760**

1. Minimum 60 ft. straight on clear access required. The approach must be level, no down or uphill slopes and no parking spaces or curb blocking 60 ft. access.
2. Any collection point further than 150 feet from the public right of way must provide an on-site turn around. A minimum of 20-foot overhead clearance from building eves, parking awnings, trees, poles, overhead power, or cable wires, etc. is required.
3. Minimum inside measurement for a double enclosure is 24 ft. wide by 10 ft. deep.  
Minimum inside measurement for a single enclosure is 12 ft. wide by 10 ft. deep.
4. Place bollards in the back of the enclosure to protect walls.
5. Gates are not required, however if desired, they must be designed to stay open during the collection process.
6. Barrel hinges are suggested for the gates. We need a full 12 ft. clearance so the gates must be designed to open completely.

**b. Water—contact 716-9622**

1. The buildings water service line/s needs to have a RP (ASSE1013) installed and tested on the water service line/s after the water meter, as it/they enter the building before any branch offs or possible connections inside or outside of building. [For best individual business's protection, the following is suggested- Each unit's water main would have its own RP (ASSE1013) installed and tested on the water main as it enters each unit/building before any branch offs or possible connections inside or outside of building. So, each unit is independently controlled and protected.] Properly sized drain required to serve dump port of the RP's backflow assemblies. All backflow assemblies must be tested within 10 days of turning water into them and annually thereafter. Refer to current IPC Utah State Amendment # 608.1.1,608.1.2,608.1.2.1 for installation criteria. No open-ended water lines allowed, all future lines must be plugged or capped watertight.
2. All landscape irrigation system's fed from Logan City water must have a high hazard rated backflow assembly installed and tested within 10 days of turning in water to it.
3. Fire suppression systems that connect to Logan City water (with no added unapproved chemicals) must have a minimum DC (ASSE1015) installed and tested. Fire risers and all B/F assemblies must be installed and tested as per Logan City standards.
4. Project shall comply with all currently adopted plumbing codes and their amendments and Utah Admin. code R 309-105-12-(1) rules and regulations including, but not limited to, those pertaining to backflow prevention and cross connection protection, during and after construction, for the safety of the water source and its consumption.
5. Contact [joseph.hawkes@loganutah.gov](mailto:joseph.hawkes@loganutah.gov) for a fire flow analysis in this area.

6. There is an additional 1" waterline stubbed to this property. If the line is not used it needs to be plugged at the main. Water Division recommends utilizing it as an irrigation meter to avoid having to dig in 1000 N and to reduce sewer collection and treatment costs on metered water.

**c. Engineering – contact 716-9160**

**GENERAL**

1. Water shares or in-lieu fee for indoor and outdoor increased water demands shall be provided to the City in accordance with City Code 17.29.210 and Utah Administrative Rule R309-510-7.
2. All adjacent and internal rights of way and easements shall be shown on the final plat and construction plans. Improvements of this project shall not infringe upon the rights of an existing easement / right of way / property owned by others without their written permission.
3. Documentation of existing and/or new easements or agreements for the proposed shared access condition and any other conditions such as shared access, parking, utilities, stormwater facilities (inside or outside of the project boundary) shall be provided with the construction plan / final plat submittal.
4. A Public Works Development Agreement and Financial Surety of at least 110% of the cost to construct all improvements in the City right-of-way and for all new storm water improvements shall be executed prior to approval of construction plans.
5. Provide a Geotechnical Report that includes but is not limited to: 1) Historical high ground water elevation, and 2) Percolation rate of soils at bottom of all unlined storm water holding facilities. Groundwater has been a problem for adjacent development and has caused significant delays. Making sure this is correct will ensure a smooth development process.
6. A "Preconstruction meeting" shall be held with the City's Engineering Division prior to starting construction activities and a "Work in the Right of Way" permit shall be obtained for all work in the City's right-of-way and PUE or for any tie-in to City utilities.
7. City right-of-way shall not be used for storage of construction materials or parking of construction equipment or related vehicles during construction.

**UTILITIES**

8. All utilities outside of the public right-of-way way shall be private lines and shall be owned, maintained, repaired/replaced by the property owner. All infrastructure shall be installed, maintained, and repaired/replaced in accordance with Logan City Standards.
9. A private Water Utility agreement shall be provided for all private water and sewer lines (including fire lines) not located within a Public Right of Way. The agreement shall be executed prior to approval of construction plans and shall be recorded with the County Recorder.
10. Each individual building shall have separate water service and sewer service connection to the City's water and sewer systems.
11. Fire hydrants locations shall meet the Fire Code requirements as determined by the City's Fire Marshall.
12. All existing water and sewer service lines extending to the site that are not proposed to be used with the new development shall be capped at the City main line. Currently the plan shows one water service not being used. If it is not used it will need to be abandoned at the main.

**STORMWATER / IRRIGATION**

13. Storm water detention/retention shall be designed and constructed according to Logan City standards. This includes the retention of stormwater from any adjacent street that currently discharges to the property. Retention of the 90% storm event is required and shall be provided using Low Impact design methods.
14. Stormwater can be discharged to the City's stormwater system after the 90th percentile storm has been collected for infiltration onsite and the remainder released at design rates.

If development encounters ground water and intends to install a footing/structural drainage system, this system will not be permitted to discharge to the City's stormwater system and will need to be managed separately. Canal permission will be required to discharge this flow into a canal.

15. An executed Public Works Stormwater Maintenance Agreement shall be provided to the City prior to construction plan approval. The agreement shall be recorded at the Cache County Recorder's Office.
16. Property is greater than 1 acre so compliance with the State Storm Water Permit is required. Development shall also provide a sediment and erosion control plan for all construction activities.
17. This development is located in an area of moderate water table elevation (25 to 48 inches) and classified as having moderate liquefaction potential; given the potential groundwater elevation in the area, more than normal stormwater pond area may be required to maintain the pond elevation sufficiently above the historic high groundwater elevation.
18. Above ground and below ground stormwater facilities shall be designed to be a minimum 1 foot above the historic high groundwater elevation as determined by the geotechnical engineer. Regardless of the design, stormwater facilities that are found to be constantly wet by groundwater will be required to complete a design revision that revises the facility to meet the City's standard.

**d. Light and Power – contact 716-9722**

1. A 1-Line Diagram
2. A Logan City Load Data Sheet Found on Logan Light & Power Website and email to angie.pacheco@loganutah.gov
3. A Digital Site Plan in AutoCAD (DWG) Format
4. PUE's Public Utility: 10' Easement on all property lines that face a roadway and 5' Easement on all other property lines.

**FINDINGS FOR APPROVAL**

1. The proposed project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the setbacks, building design, site layout, materials, landscaping, and open space.
2. The Code Amendment and Rezone conform to the requirements of Title 17 of the Logan Municipal Code.
3. The proposed project provides adequate open space and useable outdoor space in conformance with Title 17.
4. The proposed project provides code compliant off-street parking.
5. The project meets the goals and objectives of the Logan General Plan by providing high-quality developments designed for easy circulation of both pedestrian and vehicles.
6. The proposed project complies with maximum height, density and building design standards and is in conformance with Title 17.
7. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
8. 1000 West and 1400 West provides access and are adequate in size and design to sufficiently handle all traffic modes and infrastructure related to the land use.

Moved: K. Heare

Second: S. McNamara

Approved: 4-0

Yea: Heare, Peterson, Lewis, McNamara

Nay:

Abstain:

**PC 25-042 Larsen Davis Retail Building** [Design Review Permit] Jason Larsen/Larsen Davis 973 LLC, authorized agent/owner is requesting a design review permit for a new 6,700 square foot retail building with five units for lease located at 973 West 1000 North in the Industrial Park (IP) zone; TIN 05-123-0003 (Bridger Neighborhood).

**Staff:** Russ Holley, Logan City Planner, reviewed the request for a new multi-tenant retail building located at 973 West 1000 North just south of Costco. The building is proposed with a drive-thru lane that wraps around the south side of the building. The applicant is proposing a number of trellises and metal awnings to the south façade in lieu of the fenestration requirements and as a way to achieve the four-sided architectural requirements.

R. Holley also mentioned that one parking stall does not meet the required 15-foot side setback. The one stall in the northwest corner is proposed at a 10-foot side setback.

**Proponent:** Jason Larsen asked for a side setback reduction for the one parking stall and explained that the blank section of wall on the south side is where electrical meters will be installed.

**Public:** No public comments were made.

**Commission:** The Commission discussed the side setback for parking and decided to allow a 10% reduction and approve the parking as proposed.

**MOTION:** Commissioner Heare made a motion to **conditionally approve** a Design Review permit for **PC 25-042** as designed with the conditions of approval and findings for approval as listed below. Commissioner McNamara seconded the motion. The motion was approved unanimously.

#### CONDITIONS OF APPROVAL

1. All standard conditions of approval will be recorded with the Design Review and are available in the Community Development Department.
2. This Design Review Permit authorizes a new 6,700 SF multi-tenant commercial building.
3. The side yard parking stall setbacks shall be 15 feet, **with a 10% reduction for one stall to be at a 10-foot setback. The one stall not meeting this requirement shall be adjusted.**
4. At a minimum, the south façade shall add architectural features on the blank section of building second from the east tenant and as additional determined by the Planning Commission in order to meet four-sided requirements.
5. A minimum of 27 parking stalls, bike rack and eight-car stacking for drive-thru lanes shall be provided on-site.
6. A crosswalk shall be added across the driveway approach near the northeast corner and in at least one area connecting the north parking areas to the building for delineated and safer pedestrian travel.
7. A performance landscaping plan, prepared in accordance with §17.32 of the LDC, shall be submitted for approval to the Community Development Department prior to the issuance of the building permit. The plan shall include the following:
  - a) Open Space and Useable Outdoor areas shall total a minimum of 8,973 SF.
  - b) A total of 20 trees and 50 shrubs, perennials and ornamental grasses shall be provided.
  - c) Street trees shall be provided every 30 linear feet along 1000 North Street and outside of sight distance triangles near intersections and driveways.
8. No open pit storm-water detention basins shall be placed in the yard between the building and the adjoining streets. If designed as landscaping with maximum 4-to-1 cross slopes, undulating shapes, and ground cover containing 75% grass and a combination of trees and

shrubbery so that it does not appear to be a storm water collection area, then it may be located in the front yard area.

9. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping if placed near street edge.
10. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
11. Exterior lighting, including gas canopy lighting, shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
12. Standard streetscape improvements will be required along Main Street with driveway access being limited to the joint access agreements located to the north of this site.
13. No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
14. No fences are approved with this Design Review Permit. All fences shall be approved and permitted by staff in accordance with the Land Development Code.
15. Prior to issuance of a Building Permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
  - a. **Environmental—contact 716-9760**
    1. Minimum 60 ft. straight on clear access required. The approach must be level, no down or uphill slopes and no parking spaces or curb blocking 60 ft. access.
    2. Any collection point further than 150 feet from the public right of way must provide an on-site turn around. A minimum of 20-foot overhead clearance from building eves, parking awnings, trees, poles, overhead power, or cable wires, etc. is required.
    3. Minimum inside measurement for a double enclosure is 24 ft. wide by 10 ft. deep. Minimum inside measurement for a single enclosure is 12 ft. wide by 10 ft. deep.
    4. Place bollards in the back of the enclosure to protect walls.
    5. Gates are not required, however if desired, they must be designed to stay open during the collection process.
    6. Barrel hinges are suggested for the gates. We need a full 12 ft. clearance so the gates must be designed to open completely.
  - b. **Water—contact 716-9622**
    1. The buildings water service line/s needs to have a RP (ASSE1013) installed and tested on the water service line/s after the water meter, as it/they enter the building before any branch offs or possible connections inside or outside of building. [For best individual business's protection, the following is suggested- Each unit's water main would have its own RP (ASSE1013) installed and tested on the water main as it enters each unit/building before any branch offs or possible connections inside or outside of building. So, each unit is independently controlled and protected.] Properly sized drain required to serve dump port of the RP's backflow assemblies. All backflow assemblies must be tested within 10 days of turning water into them and annually thereafter. Refer to current IPC Utah State Amendment # 608.1.1,608.1.2,608.1.2.1 for installation criteria. No open-ended water lines allowed, all future lines must be plugged or capped watertight.
    2. All landscape irrigation system's fed from Logan City water must have a high hazard rated backflow assembly installed and tested within 10 days of turning in water to it.
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    4. Project shall comply with all currently adopted plumbing codes and their amendments and Utah Admin. code R 309-105-12-(1) rules and regulations including, but not limited to,

those pertaining to backflow prevention and cross connection protection, during and after construction, for the safety of the water source and its consumption.

5. Contact [joseph.hawkes@loganutah.gov](mailto:joseph.hawkes@loganutah.gov) for a fire flow analysis in this area.
6. There is an additional 1" waterline stubbed to this property. If the line is not used it needs to be plugged at the main. Water Division recommends utilizing it as an irrigation meter to avoid having to dig in 1000 N and to reduce sewer collection and treatment costs on metered water.

**c. Engineering – contact 716-9160**

**GENERAL**

1. Water shares or in-lieu fee for indoor and outdoor increased water demands shall be provided to the City in accordance with City Code 17.29.210 and Utah Administrative Rule R309-510-7.
2. All adjacent and internal rights of way and easements shall be shown on the final plat and construction plans. Improvements of this project shall not infringe upon the rights of an existing easement / right of way / property owned by others without their written permission.
3. Documentation of existing and/or new easements or agreements for the proposed shared access condition and any other conditions such as shared access, parking, utilities, stormwater facilities (inside or outside of the project boundary) shall be provided with the construction plan / final plat submittal.
4. A Public Works Development Agreement and Financial Surety of at least 110% of the cost to construct all improvements in the City right-of-way and for all new storm water improvements shall be executed prior to approval of construction plans.
5. Provide a Geotechnical Report that includes but is not limited to: 1) Historical high ground water elevation, and 2) Percolation rate of soils at bottom of all unlined storm water holding facilities. Groundwater has been a problem for adjacent development and has caused significant delays. Making sure this is correct will ensure a smooth development process.
6. A "Preconstruction meeting" shall be held with the City's Engineering Division prior to starting construction activities and a "Work in the Right of Way" permit shall be obtained for all work in the City's right-of-way and PUE or for any tie-in to City utilities.
7. City right-of-way shall not be used for storage of construction materials or parking of construction equipment or related vehicles during construction.

**UTILITIES**

8. All utilities outside of the public right-of-way way shall be private lines and shall be owned, maintained, repaired/replaced by the property owner. All infrastructure shall be installed, maintained, and repaired/replaced in accordance with Logan City Standards.
9. A private Water Utility agreement shall be provided for all private water and sewer lines (including fire lines) not located within a Public Right of Way. The agreement shall be executed prior to approval of construction plans and shall be recorded with the County Recorder.
10. Each individual building shall have separate water service and sewer service connection to the City's water and sewer systems.
11. Fire hydrants locations shall meet the Fire Code requirements as determined by the City's Fire Marshall.

12. All existing water and sewer service lines extending to the site that are not proposed to be used with the new development shall be capped at the City main line. Currently the plan shows one water service not being used. If it is not used it will need to be abandoned at the main.

**STORMWATER / IRRIGATION**

13. Storm water detention/retention shall be designed and constructed according to Logan City standards. This includes the retention of stormwater from any adjacent street that currently

discharges to the property. Retention of the 90% storm event is required and shall be provided using Low Impact design methods.

14. Stormwater can be discharged to the City's stormwater system after the 90th percentile storm has been collected for infiltration onsite and the remainder released at design rates. If development encounters ground water and intends to install a footing/structural drainage system, this system will not be permitted to discharge to the City's stormwater system and will need to be managed separately. Canal permission will be required to discharge this flow into a canal.
15. An executed Public Works Stormwater Maintenance Agreement shall be provided to the City prior to construction plan approval. The agreement shall be recorded at the Cache County Recorder's Office.
16. Property is greater than 1 acre so compliance with the State Storm Water Permit is required. Development shall also provide a sediment and erosion control plan for all construction activities.
17. This development is located in an area of moderate water table elevation (25 to 48 inches) and classified as having moderate liquefaction potential; given the potential groundwater elevation in the area, more than normal stormwater pond area may be required to maintain the pond elevation sufficiently above the historic high groundwater elevation.
18. Above ground and below ground stormwater facilities shall be designed to be a minimum 1 foot above the historic high groundwater elevation as determined by the geotechnical engineer. Regardless of the design, stormwater facilities that are found to be constantly wet by groundwater will be required to complete a design revision that revises the facility to meet the City's standard.

**d. Light and Power – contact 716-9722**

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**FINDINGS FOR APPROVAL**

1. The proposed project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the building design, site layout, materials, landscaping, and setbacks.
2. The Design Review Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The proposed project provides adequate open space and useable outdoor space in conformance with Title 17.
4. The proposed project provides code compliant off-street parking.
5. The project meets the goals and objectives of the IP designation within the Logan General Plan by providing services near high-capacity roadways and is designed in a way for easy circulation of both pedestrian and vehicles.
6. The proposed project complies with maximum height, density and building design standards and is in conformance with Title 17.
7. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
8. 1000 North provides access and are adequate in size and design to sufficiently handle all traffic modes and infrastructure related to the land use.

Meeting adjourned at 7:06 p.m.

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Minutes approved as written and digitally recorded for the Logan City Planning Commission meeting on August 14, 2025.

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**Michael A. DeSimone**  
Community Development Director

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**Eldon Peterson**  
Planning Commission Chair

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**Amanda Pearce**  
Administrative Assistant