



MEMORANDUM TO MUNICIPAL COUNCIL

DATE: October 7, 2025
FROM: Mike DeSimone, Director
SUBJECT: Ordinance #25-17 (LDC Amendments – Misc. LDC Updates)

Summary of Planning Commission Proceedings

Project Name: Miscellaneous LDC Updates
Request: Code Amendment
Project Address: Citywide
Recommendation of the Planning Commission: Approval

On September 11, 2025, the Planning Commission recommended **approval** to the Municipal Council of the following Land Development Code (LDC) Amendments:

Amend LDC Chapters 17.08 "Neighborhood Residential Zone Uses" and 17.37 "Additional Development Standards" to eliminate the Conditional Use Permit process for Short Term Rentals;

Amend LDC Chapters 17.37 "Additional Development Standards" to update the City's beekeeping requirements to make consistent with changes to the Utah Bee Inspection Act;

Amend LDC Chapters 17.40 "Subdivisions" and 17.62 "Definitions". to adjust minor subdivisions from three (3) to six (6) lots.

Amend LDC Chapters 17.51 "Expirations and Extensions of Time" to adjust permit & subdivision expiration deadlines from 12 to 24 months and reduce the number of permit/approval extensions to one.

Deny amendments to LDC 17.10 "Specific Development Standards: District and Corridors" modifying the Town Center (TC-1) Development Standards.

Regarding the proposed amendments to the TC-1 Development Standards, the Planning Commission recommended deferring this specific review until the new General Plan was adopted and any changes to the TC development standards should be evaluated during the subsequent zoning update process. As a result, we have withdrawn the proposed changes to LDC 17.10 from this package of amendments.

Planning Commissioners vote (5-0):

Motion: Doutre

Second: Lucero

Yea: S. Doutre, S. McNamara, E. Peterson, J. Duncan, J. Lucero

Nay: none **Abstain:** none

Attachments

Ordinance #25-17

Staff Report

PC Minutes

**CITY OF LOGAN, UTAH
ORDINANCE NO. 25-17**

**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 code entitled "Land Development Code, City of Logan, Utah" Chapter 17.08 "Neighborhood Residential Zone Uses" are amended as attached hereto as Exhibit A.

SECTION 2: That certain code entitled "Land Development Code, City of Logan, Utah" Chapter 17.37 "Additional Development Standards" are amended as attached hereto as Exhibit B.

SECTION 3: That certain code entitled "Land Development Code, City of Logan, Utah" Chapter 17.40 "Subdivisions" are amended as attached hereto as Exhibit C.

SECTION 4: That certain code entitled "Land Development Code, City of Logan, Utah" Chapter 17.62 "Definitions" are amended as attached hereto as Exhibit D.

SECTION 5: That certain code entitled "Land Development Code, City of Logan, Utah" Chapter 17.51 "Expiration and Extensions of Time" are amended as attached hereto as Exhibit E.

SECTION 6: 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

Jeannie F. Simmonds, Chair

ATTEST:

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.

Jeannie F. Simmonds, Chair

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby _____ this _____ day of _____, 2025.

Holly H. Daines, Mayor

EXHIBIT A

Table 17.08.040: Allowed Uses in Neighborhood Residential Zones

Proposed Short Term Rental Use Changes from a Conditional Use to a Permitted Use.

LAND USE	Neighborhood Zones									
	NR-2	NR-4	NR-6	MR-9	MR-12	MR-20	MR-30	CR-40	NC	RC
Residential Uses										
Accessory Dwelling Units (Internal) (See Ch.17.37 for Areas of Exclusion)	P	P	P	P	P	P	P	P	P	P
Short Term Rentals	<u>PG</u>	<u>PG</u>	<u>PG</u>	<u>PG</u>	<u>PG</u>	<u>PG</u>	<u>PG</u>	<u>PG</u>	<u>PG</u>	<u>PG</u>

EXHIBIT B

Chapter 17.37: Additional Development Standards

§17.37.110. Beekeeping in Residential Areas

- A. **Purpose.** The purpose of these requirements is to enable beekeeping on residential lots consistent with the Utah Bee Inspection Act in Title 4 of the Utah Code while minimizing potential nuisances to neighboring property owners.
- B. **General Provisions:**
 1. **Residential Zones.** Beekeeping may only be conducted on residential lots containing a detached single-family residential dwelling and is not permitted on properties containing multiple dwelling units.
 2. **Registration.** Each beekeeper shall be registered with the Utah Department of Agriculture and Food as provided in the Utah Bee Inspection Act set forth in Utah Code.
 3. **Numbers.** An apiary consisting of individual hives shall be permitted as follows:
 - a. A maximum of two (2) hives are permitted for every 5,445 square feet of lot area.
 - b. There may be unique property or site features that are supportive of a site safely exceeding the maximum number of hives on one site. Such features include where a site is adjacent to large, undeveloped, open areas, hillsides, pastures, riparian areas, or similar areas, and where potential nuisances or hazards to neighbor property owners are minimal.

Lot-Size	Maximum Hives Permitted**
Less than 6,000 square feet	One (1)
6,001—10,000 square feet	Two (2)
10,001—20,000 square feet	Four (4)
20,001—30,000 Square feet	Six (6)
30,001 square feet and greater	Eight (8)

**Note: There may be unique property or site features that are supportive of a site safely exceeding the maximum number of hives on one site. Such features include where a site is adjacent to large, undeveloped, open areas, hillsides, pastures, riparian areas, or similar areas, and where potential nuisances or hazards to neighbor property owners are minimal.

- 4. **Location.** Beehives are permitted in a fenced side or rear yard and are prohibited in the front yard. The fence requirement may be waived if beehives are located at least 50' from any dwelling on adjacent lots.
- 5. **Setbacks from Adjacent Dwellings.** Beehives shall be setback at least twenty-five (25) feet from any dwelling on adjacent lots.
- 6. **Setbacks from Property Lines.** Beehives shall be setback at least ten (10) feet from any property line unless the property owner erects or maintains a sight-obscuring flyaway barrier.
- 67. **Condition & Sanitation.** Beehives shall be kept in sound, sanitary, and usable condition with adequate space and management techniques to minimize overcrowding and swarming. All beehives shall be operated and maintained as provided in the Utah Bee Inspection Act.
- 78. **Water.** There must be a convenient source of water continuously available to the bees during the months of March through October.
- 8. **Flyaway Barrier.** A hive shall be located on the property so the general flight pattern of bees is in a direction that will deter bee contact with humans and domesticated animals.

17.37: Additional Development Standards

- a. If any portion of a hive is located ~~within less than 10 feet~~ ~~15 feet~~ of an area providing public access or from a property line, a flyway barrier at least ~~five~~ ~~(5)six-(6)~~ feet in height may be required to be established and maintained in front of the hive except as is necessary for access.

Chapter 17.37: Additional Development Standards

§17.37.130. Short Term Rentals (Vacation Rental)

- A. The purpose of this Section is to regulate short term rentals to ensure compatibility within residential neighborhoods and to ensure they won't unreasonably reduce housing opportunities. These regulations do not apply to hotels, motels, or bed and breakfasts.
- B. General Requirements.
 1. A short term rental is temporary lodging or accommodations typically located in a residential dwelling for a fee and for a rental period of less than 30 continuous days ~~and, A short term rental~~ excludes hotels, motels, or bed & breakfast establishments.
 2. Business License Required. No person, firm or corporation shall operate or otherwise make available a short term rental without first obtaining a Logan City business license pursuant to Chapter 5.15 of the Logan Municipal Code.
 3. ~~Conditional Use Permit Required. All short term rentals in all residential zones shall obtain a Conditional Use Permit prior to securing a business license.~~
 43. Short Term Rental Density ~~in Residential Zones. In all residential zones, a~~ proposed short term rental ~~in a residential zone~~ shall be located at least 750 feet from another short term rental ~~located in a residential zone~~ -as measured from property line to property line, excepting the following:
 - a. Owner occupied short term rentals. A short term rental that is continuously owner occupied is exempt from meeting the minimum distancing requirement listed above, provided all of the following are met:
 - i. The residence shall be the property owner's primary place of residence;
 - ii. If the short term rental is approved and permitted as an owner occupied short term rental, any change to the owner's primary place of residence will void the ~~CUP and~~ business license;
 - iii. The property owner shall submit an affidavit of ownership with the business license application;
 - iv. The owner shall maintain a current business license for the short term rental; ~~and, Failure to maintain a current license will result in revocation of the CUP and license; and~~
 - v. A ~~Conditional Use Permit &~~ Business License issued for an owner occupied short term rental is non-transferable. Change of ownership requires new ~~permitting and~~ licensing.
 54. Limit on Total Number of Short Term Rentals in all Residential Zones. Pursuant to Chapter 5.15 of the Logan Municipal Code, the total number of short term rentals in all residential zones citywide shall be proportionate to the total population of the City and is limited to two (2) short term rentals per 1,000 of total population.
- C. Standards.
 1. Occupancy. The maximum occupancy of a short term rental is two (2) occupants per bedroom plus two (2) additional occupants.
 2. Parking Requirements. Off street parking requirements for a short term rental are as follows:
 - a. All parking needs for a short term rental shall be located on the same lot as the unit licensed as a short term rental.
 - b. Off street parking shall be provided at one (1) space per two bedrooms.
 - c. All guest parking shall be contained on site. No on-street parking is permitted with a licensed short term rental.

17.37: Additional Development Standards

- d. The location of all parking areas on the property shall comply with the parking and setback requirements of the Land Development Code. The Land Use Authority may authorize minimum parking stalls to be located within an existing driveway if it found that the site is compliant with parking requirements for the underlying residential use, and there is sufficient space in the existing driveway to safely accommodate the additional vehicles.
- e. Parking of recreational vehicles, trailers, boats, ATVs, or similar vehicles associated with the guest use of a short term rental shall be provided for on-site and shall not be parked in the public right of way.
3. The use of a residential dwelling as a short term rental shall not change the residential appearance or character of the dwelling or property.
4. There shall be no more than one (1) short term rental per residential structure. For example, if the residential structure is a duplex, only one (1) unit may be permitted and licensed as a short term rental.
5. The short term rental is subject to the City's nuisance ordinances regarding noise, garbage, parking, occupancy, etc., and more than three (3) violations within a calendar year may result in the revocation of the short term rental's conditional use permit and business license.
6. The number of household pets is limited to the number allowed for a single-family home.
7. A short term rental may not be the subject of multiple rental contracts by separate individuals, groups or parties for the same night or nights.
8. A short term rental shall not be rented to the same individual, group or party for more than two consecutive rental contracts in a six (6) month period.
9. A short term rental shall comply with all applicable local and state Building, Health, Fire, Safety, Maintenance and Nuisance Codes.
10. Signs are limited to a single sign, no larger than two (2) square feet, and shall only be mounted on the building. No signs shall be illuminated. No banners, window signs, posters, flags, exterior lighting or other attention getting devices shall be permitted. Signs shall not be painted in or on windows and shall not be mounted in a window.
11. Short term rentals may be permitted in residential communities or neighborhoods built specifically as a vacation or secondary home community with homes designed for vacation, seasonal, transient or multiple family use provided the residential community and short term rental usage are reviewed and approved through the Planned Development Overlay process in Chapter 17.27. During the PD Overlay review and approval process, the City may waive or alter the stated limitations on total numbers, distance requirements, and maximum occupancies of short term rentals.

EXHIBIT C

Chapter 17.40: Subdivisions

§17.40.020 General

C. Expiration of Preliminary Plat Approval.

A final plat shall be recorded within 2412 months of preliminary plat approval or the preliminary plat approval become null and void unless a time extension is granted pursuant to Chapter 17.51.

1. For approved phasing plans, the first phase shall be recorded within 2412 months of the original approval date or the entire preliminary plat becomes null and void.
2. Subsequent phases shall be recorded within 12 months of the recording date of the prior phase. If more than 12 months separates the recording of any one unit or phase from another, reapplication for a new subdivision is required.

D. Administrative Land Use Authority.

1. Preliminary Plat Applications. The Planning Commission is designated as the administrative land use authority for all preliminary plat applications involving seven (7) or more lots, excluding minor subdivisions.
2. Minor Subdivisions. The Director is designated as the administrative land use authority for all preliminary plat applications involving seven (7) or fewer lots (Minor Subdivision) for preliminary minor subdivisions.
3. Final Plats. The City Engineer is designated as the administrative land use authority for all final plat applications, including minor subdivisions.

§17.40.050 Minor Subdivisions

The Director shall be the Administrative Land Use Authority for Minor Subdivisions and shall review applications according to Section 17.47.

- A. Minor Subdivisions are subdivisions consisting of six (6) three (3) or fewer lots.

- D. The Director may approve a Minor Subdivision Plat that:

1. Consists of a preliminary plat with six (6) three or fewer lots in one phase.
Proposed preliminary plats that involve phasing will not be considered a Minor Subdivision and are subject to review and approval by the Planning Commission;

§17.40.060 Final Plat Subdivision Approval Procedures

The City Engineer shall be the Administrative Land Use Authority for Final Plats and shall review applications according to this Section.

- A. Final Plat Application. Application for Final Plat Approval shall be made within 2412 months after approval of the preliminary plat by the Land Use Authority~~the Planning Commission approval of the preliminary plat or Director's approval of a Minor Subdivision application.~~ The application for final plat approval shall be made with the City Engineer and shall include the following:

1. Final Plat Application, including an accurate & complete application checklist;
2. Copy of the signed, notarized preliminary plat permit;
3. Final plat review fees as set forth in the current fee schedule as adopted by the Logan City Council;
4. Final Plat prepared in compliance with this Title, Utah Law, and with the approved preliminary plat, including any conditions of approval, changes or additions as required by the Land Use Authority Planning Commission;

C. Final Plat Certificates.

The final plat shall be prepared using the City of Logan's Title and Signature block format, and shall include the following information as required by the City of Logan and Utah law:

4. The following dedications, certificates and acknowledgments shall be shown on the plat and shall empower the person responsible for signing the certificate to require the subdivider to submit any records, calculations, title reports, deeds, property tax records, or other documentation necessary to verify conformance with subdivision requirements:

- a. Licensed land surveyor's certificate of survey;
- b. Owner's dedication certificate signed by each owner;
- c. Owner / operator of existing non-City underground or utility facilities affected by the plat
- d. Notary public's acknowledgment for each owner's signature and the signature of any affected non-City facility owner;
- e. City Attorney's certificate of approval;
- f. City Engineer's certificate of approval;
- g. Director's certificate of approval that states the following:

- i. For Plats approved by the Planning Commission: "This subdivision entered into City Records as Planning Commission Docket # _____ was heard before the Commission in a public hearing on the <meeting date> and was approved in substantial conformance with the requirements and design shown upon this plat."; or
- ii. For Plats approved by the Director: "This subdivision entered into City Records as Administration Decision Permit # _____ was approved by the Director on < decision date > in substantial conformance with the requirements and design shown upon this plat.;"

- h. The Mayor's certificate of approval;
- i. Logan City Departments of Water, Wastewater (collection & treatment), Solid Waste, and Light & Power certificates of approval; and
- j. Certificate of the County Recorder.

D. Phasing the Recordation or Completion of a Subdivision.

1. If a proposed phasing plan has been approved by the Planning Commission as part of the preliminary plat, the first phase of the final plat shall be filed and recorded within 2412 months of the original Planning Commission approval, and each subsequent unit or phase shall be recorded within 12 months of the filing date of the prior unit or phase. If more than 12 months separates the recording of any one unit or phase from another, re-application for a new subdivision is required.
2. If the preliminary plat does not identify phases or units for the subdivision, each subsequent phase or unit shall be reviewed by the Planning Commission.

EXHIBIT D

Chapter 17.62: Definitions

“Subdivision” means any land that is divided, re-subdivided, or proposed to be divided into two or more lots, parcels, sites, units, plots, or other division of land for the purposes, whether immediately or future, for offer, sale, ground lease, or development either on the installment plan or upon any and all other plans, terms, and conditions, including for purposes of securing financing:

- A. Subdivision Includes:
 - 1. The division or development of land whether by deed, metes and bounds description, devise and testacy, lease, map, plat, or similar recorded instrument; or
 - 2. Divisions of land for all residential and nonresidential uses, including land used or to be used for commercial, agricultural, and industrial purposes, or
 - 3. The creation of condominiums, townhomes, planned developments, and any other project that results in individual ownership in fee title, airspace, or cooperatively; or
 - 4. Stock cooperatives.
- B. **“Simple Subdivision”** means “subdivision”.
- C. **“Major Subdivision”** means the division of land into seven (7) or more lots. “subdivision”.
- D. **“Minor Subdivision”** means the division of land into six (6) three (3) or fewer lots, not requiring the construction of a new roadway necessary to serve the proposed lots or development.
- E. **“Lot Split”** means subdivision.
- F. When counting lots in a subdivision, the lot that exists prior to subdivision counts as one lot.

“Subdivision Ordinance” is incorporated within the Logan Land Development Code in the Logan Municipal Code.

EXHIBIT E

Chapter 17.51: Expiration and Extensions of Time

§17.51.010 Expiration of Permits

The original approvals shall be valid for the time specified in this section.

A. Subdivisions.

The final plat map shall be recorded within ~~twenty four (24)~~~~twelve (12)~~ months of the date of ~~the Land Use Authority Planning Commission~~ approval. If a proposed phasing plan has been approved as part of the preliminary plat, the first phase of the final plat shall be filed and recorded within ~~1224~~ months of the original Planning Commission approval, and each subsequent unit or phase shall be recorded within 12 months of the filing date of the prior unit or phase. If more than 12 months separates the recording of any one unit or phase from another, re-application for a new subdivision is required.

B. Conditional Use Permits.

1. The Conditional Use Permit is valid for ~~12-24~~ months from the Planning Commission approval. If a building permit is required, it shall be obtained within ~~12-24~~ months of Planning Commission approval.
2. If no building permit is required, the use or occupancy of the project for which the permit has been issued shall be initiated and business licenses obtained within ~~24 months one year~~ from the date of Planning Commission approval.

C. Design Review Permits.

1. The Design Review Permit is valid for ~~12-24~~ months from the date of ~~the Land Use Authority Planning Commission~~ approval. If a building permit is required, it shall be obtained within ~~12-24~~ months of ~~the Land Use Authority Planning Commission~~ approval.
2. If no building permit is required, the use or occupancy of the project for which the permit has been issued shall be initiated and business licenses obtained within ~~24 months one year~~ from the date of ~~the Land Use Authority Planning Commission~~ approval.

D. All Other Permits.

1. If no building permit has been obtained, the permit issued pursuant to this Title shall expire ~~24 months one year~~ from the date of approval.
2. If no building permit is required, the use or occupancy of the project for which the permit has been issued shall be initiated and business licenses obtained within ~~24 months one year~~ from the date of approval.

§17.51.020 Extensions of Time

A. Subdivisions.

One extension~~Extensions~~ of time may be approved by the Director as follows:

1. A written request for an extension of time, including payment of all extension fees, shall be received by the Director prior to the expiration date of the subdivision.
2. The request for extension of time shall specify what conditions have been completed and the reasons for the extension request.
3. If the subdivider is delayed in completing the project due to circumstances beyond the subdivider's control, except for failure to obtain financing, the Director may grant an extension of time as follows:
 - a. Subdivision approvals may be extended for a maximum of one year from the date of original expiration. The maximum length of time from the date of ~~the original Land Use Authority Planning Commission~~ approval to date of recordation of a subdivision shall not exceed ~~three (3)~~~~two (2)~~ years.

B. Conditional Use Permits and Design Review Permits—~~Commercial and Industrial Projects~~.

One extension ~~Extensions~~ of time may be approved as follows:

1. A written request for an extension of time, including payment of all extension fees, shall be received by the Director prior to the expiration date.
2. The request for extension of time shall specify what conditions have been completed and the reasons for the extension request.
3. If the proponent is delayed in completing the project due to circumstances beyond the proponent's control, the Director may grant an extension of time for an additional 12 months from the date of original permit expiration if the findings in §17.51.030 are substantiated. ~~A second extension of time not exceeding 12 months, may be authorized by the Director if the findings in §17.51.030 are substantiated.~~
4. If the proponent is delayed in completing the project beyond the ~~second~~-extension, the ~~original permit and approval are null and void, and the proponent will need to submit a new, complete application, may request an additional extension of time, not exceeding 12 months, from the Planning Commission if a written request and payment of all extension fees are received by the Director prior to the expiration date, and the Planning Commission can substantiate the findings in §17.51.030.~~

C. Conditional Use Permits and Design Review Permits—All Other Projects (residential, public, non-commercial or non-industrial), Except Building Permits.

~~Extensions of time may be approved as follows:~~

1. ~~A written request for an extension of time, including payment of all extension fees, shall be received by the Director prior to the expiration date.~~
2. ~~The request for extension of time shall specify what conditions have been completed and the reasons for the extension request.~~
3. ~~If the proponent is delayed in completing the project due to circumstances beyond the proponent's control, the Director may grant an extension of time for an additional 12 months from the date of original permit expiration if the findings in §17.51.030 are substantiated. A second extension of time, not exceeding 12 months, may be authorized by the Director if the findings in §17.51.030 are substantiated.~~
4. ~~If the proponent is delayed in completing the project beyond the second extension granted, the proponent may request an additional extension of time, not exceeding 12 months, from the Planning Commission if a written request and payment of all extension fees are received by the Director prior to the expiration date, and the Planning Commission can substantiate the findings in §17.51.030.~~

§17.51.030 Standards for Approving Extensions of Time

A. Extensions of Time Reviewed by the Director.

The Director may approve ~~one~~an extension of time for approvals and permits specified in Section 17.51.020 provided the following findings can be substantiated:

1. The proponent's initiation of development activities is based on an action by the City or other public agency which has not taken place or was delayed, resulting in a time delay beyond the permit holder's control;
2. The proponent has made a good faith effort to initiate the project by systematically completing pre-development conditions to the satisfaction of the responsible agency or department; and
3. Circumstances beyond the control of the permit holder have prevented initiation of the project. A delay in the approval of project financing shall not constitute a finding warranting an extension of time.

B. Extensions of Time Reviewed by the Planning Commission:

— The Planning Commission may approve an extension of time for either a Conditional Use Permit or Design Review Permit as specified in Section 17.51.020 provided the following findings can be substantiated:

1. The proponent's initiation of development activities is based on an action by the City or other public agency which has not taken place or was delayed, resulting in a time delay beyond the permit holder's control;
2. The proponent has made a good-faith effort to initiate the project by systematically completing pre-development conditions to the satisfaction of the responsible agency or department;
3. Circumstances beyond the control of the permit holder have prevented initiation of the project. A delay in the approval of project financing shall not constitute a finding warranting an extension of time;
4. The Planning Commission has modified the project's conditions to ensure that development standards in effect at the time of the extension of time are required for compliance; and
5. The extension of time is not detrimental to the public's interest.



**Project #25-046
Misc. LDC Amendments
Land Development Code Amendment**

REPORT SUMMARY...

<i>Project Name:</i>	Code Amendment – Misc. LDC Amendments
<i>Proponent/Owner:</i>	Community Development Department
<i>Project Address:</i>	Citywide
<i>Request:</i>	Code Amendment
<i>Type of Action:</i>	Legislative
<i>Date of Hearing:</i>	September 11, 2025
<i>Submitted By:</i>	Mike DeSimone, Director

RECOMMENDATION

Staff recommends that the Planning Commission recommend **approval** to the Municipal Council of the proposed amendments to Chapters 17.08, 17.10, 17.37, 17.40, 17.51 and 17.62 of the Land Development Code.

REQUEST

This is a proposal to amend several different sections within the Land Development Code that are relatively minor and could be lumped together under one application and one eventual adoption Ordinance.

SUMMARY OF CHANGES

The proposed amendments will not necessarily be discussed in numerical LDC order, but will be reviewed by subject matter with specific code references.

Short Term Rentals – Remove CUP Requirement

The proposed changes in LDC 17.08.040 and 17.37.130 removes the Conditional use Permit requirement for establishing an STR and shifts the review entirely to the administrative process (business licensing) for permitting & licensing. Since the last code updates for STR's, our practice with permitting short term rentals has demonstrated that most STR's are being approved under the consent agenda and are relatively easy to permit administratively. The most consistently heard issue is that people are generally unaware of the original rules establishing STR's throughout Logan, and while the Planning Commission's public hearing gives people a forum to voice their opinions, the CUP process is not the process to legislate a change in rules. This procedural change does not alter any of the other STR requirements, i.e., notification of surrounding residents, parking, safety upgrades, etc., and would save time and money for both a STR proponent and the City.

Beekeeping – Update to Match State Law Updates

The proposed changes in LDC 17.37.110 updates the City's beekeeping standards to make them consistent with recent changes made to the Utah Bee Inspection Act in Title 4 of Utah Code (March 17, 2025). Generally, the rule change the minimum land area per two hives (6,000 sf to 5,445 sf) and includes a 10' setback from property lines.

Subdivisions – Increase Minor Subdivisions

The proposed changes in LDC 17.40 & 17.62 would increase the minimum threshold of Minor Subdivisions from three lots to ten lots and moves the review of subdivisions containing up to ten lots into the administrative process. Since 2013, the Commission has reviewed an average of ten subdivisions per year while staff reviews an average of six minor subdivisions per year.

This change will probably have a minimal impact on the actual distribution of subdivision review (staff vs Commission), it just provides additional flexibility and some cost savings for smaller projects.

Permit Expiration and Extensions

The proposed changes in LDC 17.51 would increase the length of time a permit (Design Review, Conditional Use, or Subdivision) is valid from 12 months to 24 months, reduce the number of permit extensions to one, and require a project or subdivision reapply after 36 months.

The language in LDC 17.51.010.A should also include increasing the recording requirements for the first phase of a subdivision from 12 to 24 months, while still retaining the 12 month increment for subsequent phases.

Town Center 1 (TC-1) Development Standards – Frontage, Bld. Stories, Drive-thru Lane

The proposed changes in LDC 17.10.060 adds some differences to the frontage requirements based on location in the TC-1 zone, eliminates the requirement for a second floor within a building without eliminating the minimum building height, and includes an allowance for limited drive-thru lanes in the TC-1 zone. These proposed changes would provide additional flexibility for new development in the TC-1 zone without compromising the characteristics unique to the historic downtown. These proposed changes are the result of the recent bank project proposal at the corner of Main Street and Fourth North.

The TC-1 zone runs from 200 South to 500 North, and within that seven blocks, the architectural & historical character along Main Street and elsewhere varies. The inner blocks around the historic core are generally lined with a mixture of historic one, two & three story buildings built out to the sidewalk while in the outlying blocks, the development pattern is a mixture of less historic development in a variety of shapes & sizes. The latest new projects along Main, including the City Library and the hotel, are both built out to the sidewalk on Main Street. The hotel wraps the corner with building mass along both Main Street and Second North while the library is oriented towards Main Street.

A primary design goal of the TC-1 zone is to have the bulk of a new building located along the street frontage, whether it is Main Street or one of the cross streets, which is consistent with the historic development pattern common in downtown.

The first proposed change to TC-1 modifies the amount of building mass required at the front setback based on location in or near historic downtown. The closer to the historic core, the



greater the percentage of building mass is required to be located on the street frontage while further away, the amount of minimum building mass located at the street frontage is reduced.

The proposed building frontage requirements are based on location in the TC-1 zone:

Min. % of Building Frontage at Front Setback:

- Main Street (200 North – 200 South) - 90%
- Center Street - 80%
- Main Street - 70%
- 100 North & 100 South - 70%
- Fourth North - 60%
- Other Streets - 50%

The second proposed change is to permit a reduction in the second street frontage for projects on a corner lot. This proposed modification provides some design flexibility on a corner property to account for limitations on street access, internal circulation and parking. The streets are listed in priority order, so the project would be required to meet the frontage requirement for the higher priority street with the ability to reduce the secondary street by 50%.

The third proposed change is to require ground floor commercial on all buildings on Center Street. The current language only requires ground floor commercial on Main Street and Fourth North.

The fourth proposed change is to eliminate the requirement for an internal second floor while requiring that a proposed building be designed to look like a two story building on the exterior. This offers a designer the flexibility to design and build a building based on their functional needs and the limitations of the site, whether it is size, access, or parking, but still gets to a taller building mass located adjacent to the street.

The fifth proposed change is to permit a small, detached drive-thru that is subordinate to the primary structure and on the site. The goal is not to permit a wrap-around drive-thru in the TC-1 zone, but permit a small, freestanding type of drive-thru similar to what is currently used at Zion's Bank located approximately one block north.

STAFF RECOMMENDATION AND SUMMARY

The purpose of these changes is to simplify a number of different areas of the Land Development Code. Most of these are relatively minor and are more procedural in nature. Moving STR's out of the CUP process makes their review simpler, quicker and cheaper. Increasing the review threshold of a minor Subdivision from three to ten lots shortens the review timeline for approximately 10% of the total subdivisions the City reviews annually. The changes



to the permit expiration dates and numbers of extensions should reduce the number of permit extensions the City grants annually. The proposed TC-1 changes are a little more in depth and need some broader discussion; however, the proposed changes don't diminish the overall intent and applicability of the TC-1 zone, it just tries to recognize the balance between protecting the character of historic downtown with the need to accommodate new development near downtown. The last project proposal at Main & Fourth is what triggered these changes and discussion.

Procedurally, all of the proposed LDC amendments included in PC 25-046 are bundled together under a single application and would need to be acted upon as a single item.

GENERAL PLAN

The Land Development Code was prepared and adopted to implement the vision expressed in the General Plan. The purpose of most of these code changes are generally procedural in nature, and clarify provisions in the Land Development Code involving the review processes for STR's and certain sizes of subdivisions, the design standards in the TC-1 Zoning District, permit expiration and extensions, and beekeeping standards. The proposed updates are consistent with the General Plan.

PUBLIC COMMENTS

As of the time the staff report was prepared, no comments were received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 8/30/25 and posted on the City's website and the Utah Public Meeting website on 9/01/25.

AGENCY AND CITY DEPARTMENT COMMENTS

As of the time the staff report was prepared, no comments were received.

RECOMMENDED FINDINGS FOR APPROVAL

The Planning Commission bases its decisions on the following findings:

1. Utah State Law authorizes local Planning Commissions to recommend ordinance changes to the legislative body (Municipal Council).
2. The Code Amendments are done in conformance with the requirements of Title 17.51 of the Logan Municipal Code.
3. The proposed Code Amendments are consistent with the Logan City General Plan.
4. The proposed Code Amendments are consistent with UCA Title 10, Chapter 9a, Part 5 & Part 6.
5. No public comment has been received regarding the proposed amendments.

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