

**CITY OF LOGAN, UTAH  
ORDINANCE NO. 25-23**

**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 Adams Neighborhood and as specifically identified in Exhibit A, as attached, are hereby zoned from Mixed Residential Low (MR-12) to Commercial (COM).

**SECTION 2:** This ordinance shall become effective upon publication.

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

Anderson, Amy Z.	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstained	<input type="checkbox"/> Excused
Johnson, Mike	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstained	<input type="checkbox"/> Excused
López, Ernesto	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstained	<input type="checkbox"/> Excused
Simmonds, Jeannie F.	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstained	<input type="checkbox"/> Excused
<b>VACANT</b>	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstained	<input type="checkbox"/> 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**

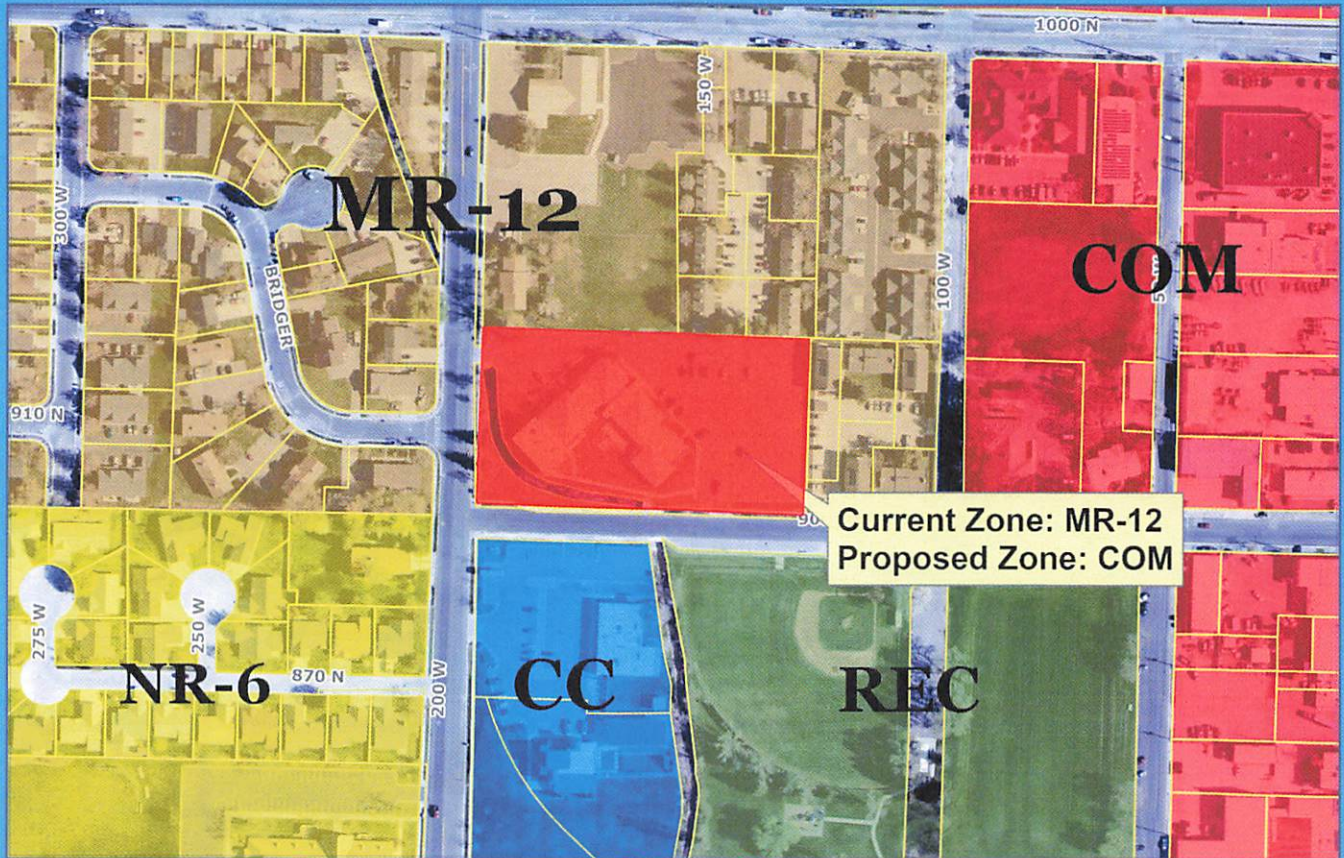
The foregoing ordinance is hereby \_\_\_\_\_ this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Holly H. Daines, Mayor

# EXHIBIT A



**YABC, LLC**  
**920 North 200 West**



**Proposed Zoning** November 13, 2025



## MEMORANDUM TO MUNICIPAL COUNCIL

DATE: November 17, 2025  
FROM: Aimee Egbert, Planner I  
SUBJECT: Ordinance #25-23 YABC, LLC Rezone

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### Summary of Planning Commission Proceedings

*Project Name:* YABC, LLC Rezone  
*Request:* Zoning Map Amendment  
*Project Address:* 920 North 200 West  
*Recommendation of the Planning Commission:* **Denial**

On November 13<sup>th</sup>, 2025, the Planning Commission **recommended denial** to the Municipal Council for the YABC, LLC rezone to Commercial as proposed by the applicant.

**Motion to Recommend Denial:** Heare

**Second:** Duncan

**Planning Commissioners vote to recommend denial (6-0):** Heare, Lewis, Duncan, Peterson, Lucero, Doutre

**Nay:** none

**Abstain:** none

### Attachments

*Meeting Minutes*

*Ordinance #25-23*

*Staff Report*

*Slides*

## **PLANNING COMMISSION MINUTES**

Meeting of November 13, 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, November 13, 2025. Commissioner Peterson called the meeting to order at 5:30 p.m.

**Commissioners Present:** Eldon Peterson, Jessica Lucero, Sara Doutre, David Lewis, Ken Heare, Jennifer Duncan

**Commissioners Excused:** Sarah McNamara

**Staff Present:** Russ Holley, Aimee Egbert, Mohamed Abdullahi, Amanda Pearce, Ben Anderson, Darren Farar, Jeannie Simmonds (City Council)

### **PUBLIC HEARING:**

**PC 25-055 YABC LLC Rezone** [Zone Change] Jonathan Shill/YABC LLC, authorized agent/owner, is requesting the zone change of a 2.52-acre property located at 920 North 200 West from Mixed Residential Low (MR-12) to Commercial (COM); TIN 05-047-0036 (Bridger Neighborhood).

**Staff:** Aimee Egbert, Logan City Planner, reviewed the request to rezone a 2.52-acre property located at 920 North 200 West from Mixed Residential Low (MR-12) to Commercial (COM). The applicant is requesting the rezone to allow the installation of an 8-foot fence around the perimeter of the property and future expansion of the existing building. Currently, the MR-12 zone permits a maximum fence height of 6-feet.

The property has supported a variety of commercial uses since the building was constructed in the 1960s. In 1997 the property was issued a Conditional Use Permit (CUP) that legally established the commercial use within a residential zone. Since the building has continued to be used as commercial to today, the CUP is still valid.

Zoning this property to Commercial would allow for a broad range of commercial activities, including office, retail, and service-oriented uses that are intended for businesses that serve city-wide or regional populations in areas along high-capacity roads. Commercial zoning has approximately 45 permitted uses including gas stations, pawn shops, drive-throughs, and automobile sales and service, which would be incompatible with the surrounding multi-family residential.

Staff is recommending denial of a rezone to commercial and suggesting a rezone to Community Commercial (CC) instead. The CC zone would be more consistent with the surrounding land use and would accurately reflect the intended character of the subject property. The CC zone also requires CUPs for many higher impact uses, providing the Planning Commission greater discretion to review and condition commercial uses to ensure they are compatible with the area.

Commissioner Doutre asked if the Community Commercial Zone allows 8-foot fence height. A. Egbert said that any commercial zoning allows 8-feet fence height.

Commissioner Peterson asked what the existing CUP allows at the property. A. Egbert said that, historically, the existing CUP has allowed for a sports and fitness club, medical office, day spa, restaurant, and daycare.

**Proponent:** The proponent was not present at the meeting.

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

**Commission:** Commissioner Heare said he recommends denial. Commercial zoning seems too intense for this property and the proponent is not present to ask for Community Commercial zoning instead of commercial.

**MOTION:** Commissioner Heare made a motion to forward a recommendation of denial to the Municipal Council for the zone change requested on **PC 25-055** with the findings for approval as listed below. Commissioner Duncan seconded the motion. The motion was approved unanimously.

**FINDINGS FOR DENIAL**

The Planning Commission bases its decision on the following findings:

1. LDC 17.10.080 states that the COM zone is intended for retail, service, and hospitality uses that serve citywide or regional populations and located on high-capacity roads.
2. LDC 17.11.030 for the COM zone allows a wide range of high-intensity commercial uses that are incompatible with adjacent multifamily and institutional uses.
3. The surrounding collector streets are not designed to accommodate the traffic volumes or access demands associated with higher-intensity commercial uses.
4. The current FLUP calls this property out as Mixed Residential (MR).

Moved: K. Heare

Second: J. Duncan

Approved: 6-0

Yea: Peterson, Heare, Lucero, Dautre, Lewis, Duncan

Nay:

Abstain:





**Project #25-055**  
**YABC, LLC Rezone**  
**Located at 920 North 200 West**

**REPORT SUMMARY...**

*Project Name:* YABC, LLC Rezone  
*Proponent/Owner:* Jonathan Shill / YABC, LLC  
*Project Address:* 920 North 200 West  
*Request:* Rezone from MR-12 to COM  
*Current Zoning:* Mixed Residential Low (MR-12)  
*Date of Hearing:* November 13, 2025  
*Type of Action:* Legislative  
*Submitted By:* Aimee Egbert, Planner I

**RECOMMENDATION**

Staff recommends that the Planning Commission forward a recommendation of **denial** to the Municipal Council for a rezone of approximately 2.52 acres of property located at 920 North 200 West (TIN# 05-047-0036) from Mixed Residential Low MR-12 to Commercial (COM) and forward a recommendation of **approval** for a rezone to Community Commercial (CC).

*Land use adjoining the subject property*

<i>North:</i>	MR-12: Religious & Residential Uses	<i>East:</i>	MR-12: Residential Uses
<i>South:</i>	CC & REC: Social Club & City Park	<i>West:</i>	MR-12: Residential Uses

**PROJECT**

The applicant is requesting to rezone a 2.52-acre parcel from Mixed Residential Low (MR-12) to Commercial (COM). The applicant states that the purpose of the rezone is to allow the installation of an 8-foot perimeter fence, which exceeds the 6-foot height limit permitted in the MR-12 zoning district. The applicant has also indicated that the rezone would support potential future expansion of the existing building footprint consistent with commercial development standards.



Figure 1: Shows the subject property

## BACKGROUND

The City of Logan adopted Zoning regulations in August of 1950. The property's zoning history shows that the property was designated either residential or a type of community commercial throughout the years:

Year	Zone	Use/Structure Permitted
1950	R2-A	1-4 Family dwellings/ Private Education facilities/ Nurseries or Greenhouses
1968	R3	1-4 Family, Group, Multiple dwellings/ Home occupations/ Art museum/ Social Clubs
2000	MFM	Multi-Family Medium (1-11 units/acre)
2012	NC	Neighborhood Center (low-intensity retail business and mixed use near residential neighborhoods)
2014	MR-12	Mixed Residential Low (1-12 units/acre)

The subject property is approximately 2.52 acres in size and contains an existing commercial building originally constructed in the early 1960s, with additions completed in 1983. The building previously housed Kubex Fitness beginning in 2020 and was recently purchased by YABC, LLC for use as office space.

Over the years, the property has supported a variety of commercial uses, including a sports and fitness club, medical offices, day spa, electronic service company, and restaurant, among others. In 1997, a Conditional Use Permit (CUP) was approved to legally establish the commercial use within the residential zoning district, and because the commercial use was not abandoned, is still valid. At present, there are no residential uses on the property.

## LAND DEVELOPMENT CODE

The subject property is currently zoned Mixed Residential Low (MR-12), which does not permit commercial office uses without a CUP or fence heights exceeding six feet. Both of these uses are, however, allowed within a commercially zoned district. The COM zone provides for a broad range of commercial activities, including office, retail, and service-oriented uses that are intended for businesses that serve city-wide or regional populations in areas along high-capacity roads.

The following uses are either permitted (P), conditionally allowed (C), or not permitted (N) in the COM, MU, and CC zones for comparison:

Land Use	COM	MU	CC
<b>Residential Uses:</b>			
Assisted Living Center	C	C	C
Nursing Home, Convalescent Home	C	C	C
Residential Occupancy of a dwelling unit	P	P	P
Short Term Rental	P	P	P
Micro Living Units	P	P	N
<b>Public/Institutional Uses:</b>			
Clubs, Lodges, similar uses	C	C	C
Day Care/ Preschool, Commercial (17+ clients)	C	C	C
Day Care/ Preschool (1-16 clients)	P	P	P
Hospitals	P	P	N
Libraries, Museums, Community Centers	C	C	C
Parks and Open Space	P	P	C
Public Safety Services (Police & Fire)	P	P	C
Religious Institutions	C	C	C

Schools, Colleges, University, Technical College	C	C	N
School, Private (K-12)	C	C	C
Schools, Trade, Vocational, or Commercial	C	C	N
Uses of public, nonprofit, or charitable nature generally providing a local service to the people of the community	P	P	C
<b>Utility Uses:</b>			
Amateur radio towers	C	C	N
Municipal water well, reservoir, or storage tanks	C	C	N
Radio, television, or microwave towers	C	C	N
Utilities, basic service delivery and laterals	P	P	P
Utilities, distribution network	P	P	P
Utilities, structures, physical facilities (Regional Facilities)	P	C	C
Wireless Telecommunication Facilities	P	P	N
<b>Commercial Uses:</b>			
Bank, savings and loans, or credit union	P	P	C
Bed and Breakfast	P	P	C
Clinic, medical, dental, or optical	P	P	C
Entertainment Event, Major	C	C	N
Entertainment Event, Minor	P	P	N
Hotel, Motel	P	P	N
Indoor Commercial Shooting Range	C	N	N
Office, General business, government, professional, medical, or financial	P	P	C
Office, Laboratory, scientific or research	P	C	N
Parking, Commercial	P	C	N
Recreation and Entertainment (Outdoor Facility)	P	N	N
<b>Sales and Service:</b>			
Alcohol, Bar	N	C	N
Alcohol, Bar in hotel	P	P	N
Alcohol, Brew Restaurant	P	P	C
Alcohol, Taproom	N	C	N
Alcohol, Tavern	N	C	N
Amusement, commercial indoor	P	C	N
Animal clinic or pet hospital, No outdoor pens	P	C	C
ATVs, Motorcycle, and Snowmobile sales, service and rental	C	N	N
Automobile Sales and Rental	C	N	N
Automobile Sales, Small Dealership	P	N	N
Automobile Service	P	N	N
Carwash	P	N	N
Dancehall or nightclub	P	P	N
Fitness Center	P	P	C
Garden shop, plant sales, nursery	P	P	C
Gasoline Station/convenient store	P	N	N
General Sales/Service	P	P	C
Grocery store	P	P	C
Kennel, daily boarding	C	C	C
Mortuary, Funeral Home	P	N	N
Pawn Shop	P	N	N
Radio or television transmitting stations, commercial	P	N	N
Railroad or bus passenger station	P	P	N
Recreation Club, racquet, swim, or other	P	N	N
Restaurant, fast food	P	P	C
Restaurant, general	P	P	C



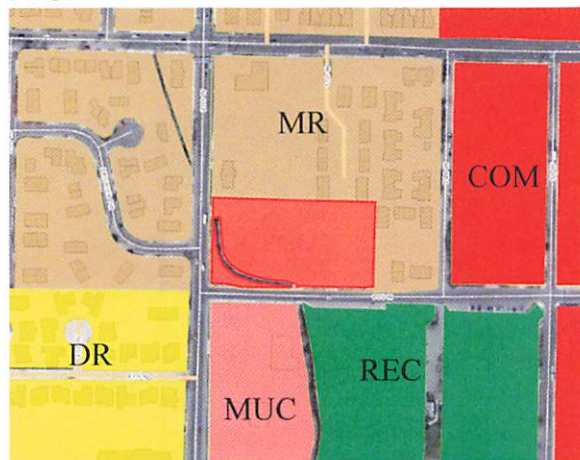
Sales and Service, footprint greater than 100,000 SF (Big Box)	P	N	N
Studio, photographer, artist, music, dance, and drama	P	P	C
Theaters	P	P	N
<b>Industrial Uses:</b>			
Contractor Supply store	C	N	N
Manufacturing, light	C	N	N
Wholesale Sales and Service	C	N	N
<b>Other Uses:</b>			
Agriculture, Community	P	P	P
Agriculture, Urban	P	P	P
	<b>COM</b>	<b>MU</b>	<b>CC</b>
Permitted	45	31	7
Conditional Use	20	22	24
Not Permitted	3	15	37

The subject property is located along collector roads with lower traffic volumes and speeds, and which are not intended to accommodate high-intensity commercial activity. According to the LDC Land Use Table, the COM zone allows approximately 45 permitted uses, including gas stations, pawn shops, and commercial parking lots, which may be incompatible with the surrounding multifamily residential development. In contrast, the CC zone requires CUPs for many higher-impact uses, providing the Planning Commission with greater discretion to review and condition specific commercial activities to ensure they are compatible with the area.

## GENERAL PLAN

The Future Land Use Plan (FLUP) designates the subject area as Mixed Residential, with the adjacent property to the south identified as Mixed Use Commercial (MUC). Staff finds that the CC designation more accurately reflects the existing and intended character of the subject property and would be more consistent with the surrounding land use pattern.

### FLUP



### Current Zone

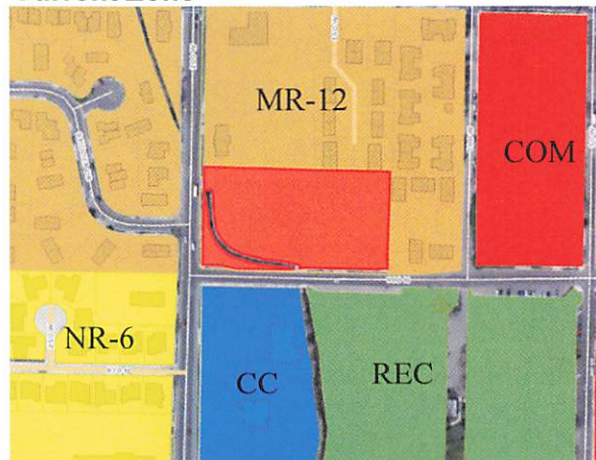


Figure 2: Zoning Maps

## SUMMARY

The subject parcel was originally zoned R-3, which permitted both commercial and residential uses when Logan City first adopted zoning regulations, and has been used for commercial purposes since the mid-1960s. Surrounding uses include a church to the north; a social club, realty office, and ball fields to the south; and apartment developments to the east and west, with a commercial zone located approximately half a block to the east. While rezoning the property to COM would bring the existing use into conformance, it would also allow a range of higher-intensity commercial uses that may be incompatible with the surrounding residential area.

Therefore, staff recommends forwarding a denial of the proposed Commercial (COM) zoning designation and approval of rezoning to Community Commercial (CC). The CC zone, consistent with adjacent properties to the south, would better align with the established land use pattern and neighborhood context, and the existing CUP would bring compliance to the CC zoning designation.

#### **AGENCY AND CITY DEPARTMENT COMMENTS**

No comments have been received.

#### **PUBLIC COMMENTS**

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, one comment has been received in approval of the rezone.

#### **PUBLIC NOTIFICATION**

Legal notices were published in the Herald Journal on 11/1/25, posted on the City's website and the Utah Public Meeting website on 11/3/25, and noticed in a quarter page ad on 10/27/25.

#### **RECOMMENDED FINDINGS FOR COM DENIAL**

The Planning Commission bases its decision on the following findings:

1. LDC 17.10.080 states that the COM zone is intended for retail, service, and hospitality uses that serve citywide or regional populations and located on high-capacity roads.
2. LDC 17.11.030 for the COM zone allows a wide range of high-intensity commercial uses that are incompatible with adjacent multifamily and institutional uses.
3. The surrounding collector streets are not designed to accommodate the traffic volumes or access demands associated with higher-intensity commercial uses.
4. The current FLUP calls this property out as Mixed Residential (MR).

#### **RECOMMENDED FINDINGS FOR CC APPROVAL**

The Planning Commission bases its decision on the following findings:

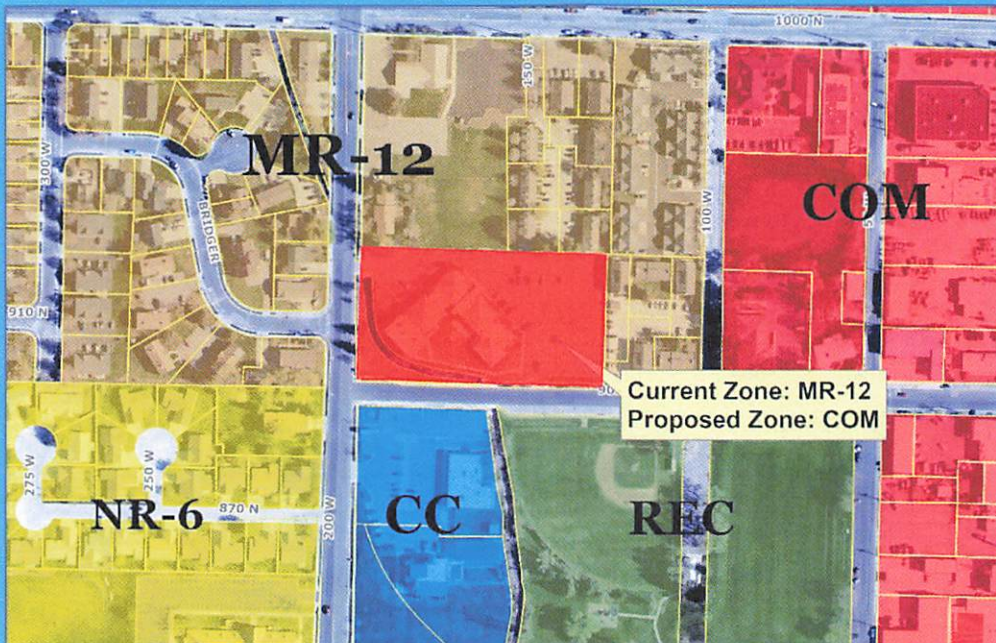
1. The property has operated for community-scale commercial purposes since the mid-1960s, and rezoning to CC would maintain compatibility with the neighborhood and still allow for smaller scale commercial uses.
2. The CC zone provides a more appropriate transition between surrounding residential and commercial uses and is consistent with adjacent zoning to the south.
3. The rezone supports continued use of the site without adverse impacts to public health, safety, or welfare, and the property is adequately served by existing infrastructure and access.

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.





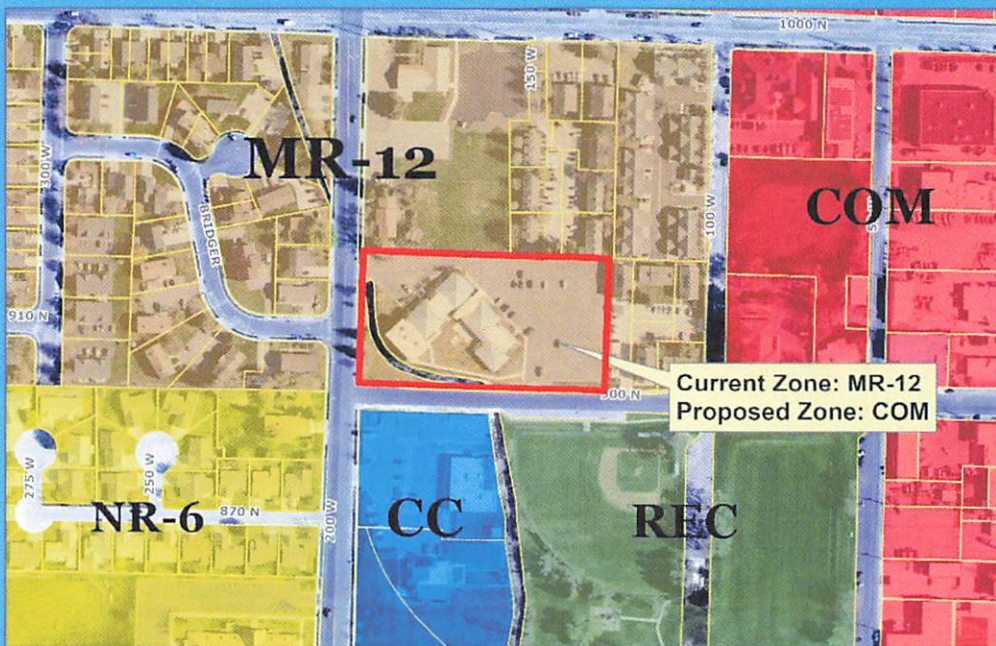
**YABC, LLC**  
920 North 200 West



**Proposed Zoning** November 13, 2025



**YABC, LLC**  
920 North 200 West



**Zoning** November 13, 2025





0 50 100 Feet 10/28/2025



# **YABC, LLC** **920 North 200 West**



**Proposed Location**

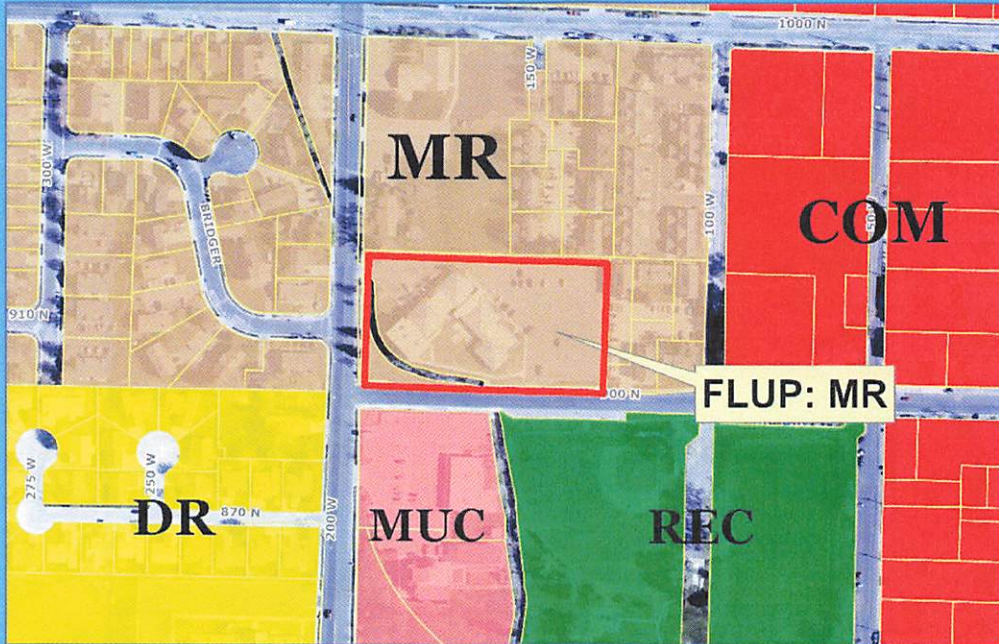
**Planning Commission**

**October 23, 2025**





**YABC, LLC**  
**920 North 200 West**



**FLUP**

October 23, 2025