

**CITY OF LOGAN, UTAH  
ORDINANCE NO. 26-01**

**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 Traditional Neighborhood Residential (NR-6) to Neighborhood Commercial (NC).

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

ADOPTED BY THE LOGAN MUNICIPAL COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

Dahle, Melissa	<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
Koven, Katie-Lee	<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

\_\_\_\_\_  
Mike Johnson, 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 \_\_\_\_\_, 2026.

\_\_\_\_\_  
Mike Johnson, Chair

**MAYOR'S APPROVAL OR DISAPPROVAL**

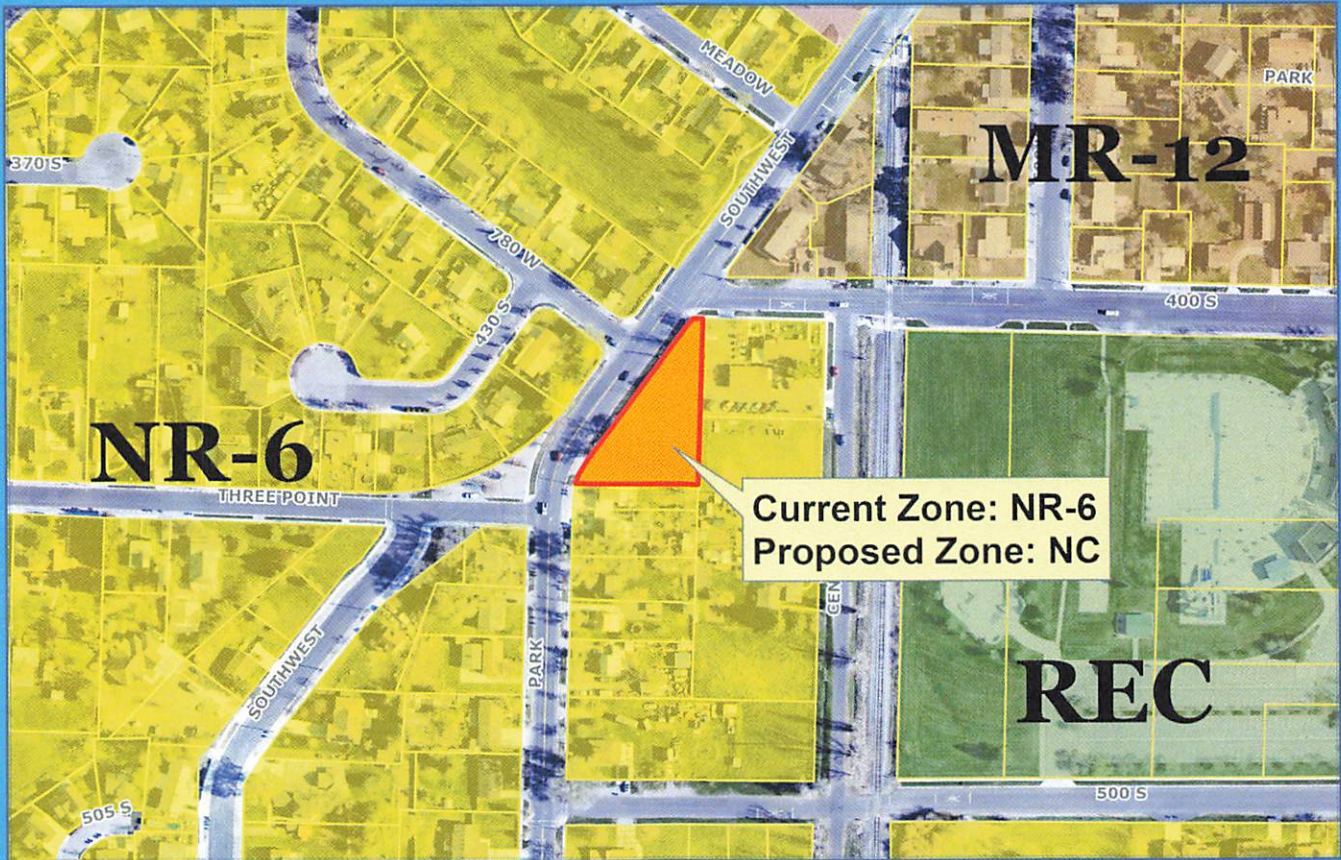
The foregoing ordinance is hereby \_\_\_\_\_ this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Mark Anderson, Mayor

# EXHIBIT A



## Future Bookshop Rezone 404 Park Avenue



**Proposed Zoning** December 11, 2025



## MEMORANDUM TO MUNICIPAL COUNCIL

DATE: December 17, 2025  
FROM: Aimee Egbert, Planner I  
SUBJECT: Ordinance #26-01 Future Bookshop Rezone

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

*Project Name:* Future Bookshop Rezone  
*Request:* Zoning Map Amendment  
*Project Address:* 404 Park Avenue  
*Recommendation of the Planning Commission:* **Approval**

On December 11<sup>th</sup>, 2025, the Planning Commission **recommended approval** to the Municipal Council for the Future Bookshop rezone to Commercial as proposed by the applicant.

**Motion to Recommend Approval:** J. Lucero

**Second:** S. McNamara

**Planning Commissioners vote to recommend approval (5-0):** Peterson, Lucero, Duncan, Doutre, McNamara

**Nay:** none

**Abstain:** none

### **Attachments**

*Meeting Minutes*  
*Ordinance #26-01*  
*Staff Report*  
*Slides*





**Project #25-062  
Future Bookshop Rezone  
Located at approximately 404 Park Ave**

**REPORT SUMMARY...**

<i>Project Name:</i>	Future Bookshop Rezone
<i>Proponent / Owner:</i>	Annie & Greg Waddoups / Jeffrey L. Petersen Estate
<i>Project Address:</i>	404 Park Ave
<i>Request:</i>	Rezone
<i>Current Zoning:</i>	Traditional Neighborhood Residential (NR-6)
<i>Type of Action:</i>	Legislative
<i>Hearing Date</i>	December 11, 2025
<i>Submitted By:</i>	Aimee Egbert, Planner I

**RECOMMENDATION**

Staff recommends that the Planning Commission **recommend approval** for a Rezone from Traditional Neighborhood Residential (NR-6) to Neighborhood Center (NC) for project #25-062, Future Bookshop, in the Traditional Neighborhood Residential (NR-6) zone located at 404 Park Ave, TIN #002-041-0008.

*Current Land use adjoining the subject property*

<i>North:</i>	NR-6: Residential Uses	<i>East:</i>	NR-6: Bear River Head Start & Agriculture
<i>South:</i>	NR-6: Residential Uses	<i>West:</i>	NR-6: Residential Uses

**PROJECT PROPOSAL**

This proposal is for a rezone from NR-6 to NC, to convert an existing home into a neighborhood, independent general bookstore and small coffee shop. The lot is a 0.52-acre corner lot near the intersection of Three Point Ave and Park Ave. Before being turned into a single-family home, the structure was originally built as a schoolhouse and then converted into a church building. Historically, this property is rooted in being a neighborhood hub. The applicants are, in the future, planning to revive this gathering spot legacy and create a space for the community to gather and interact, while boosting literacy. The existing primary structure will remain the same, the detached garage located in front of the dwelling will be removed with that space converted into a patio for gathering, and a parking lot will be added to the north of the house. The site is located a block west of the Aquatic Center.



*Figure 1 shows the proposed property for rezone.*

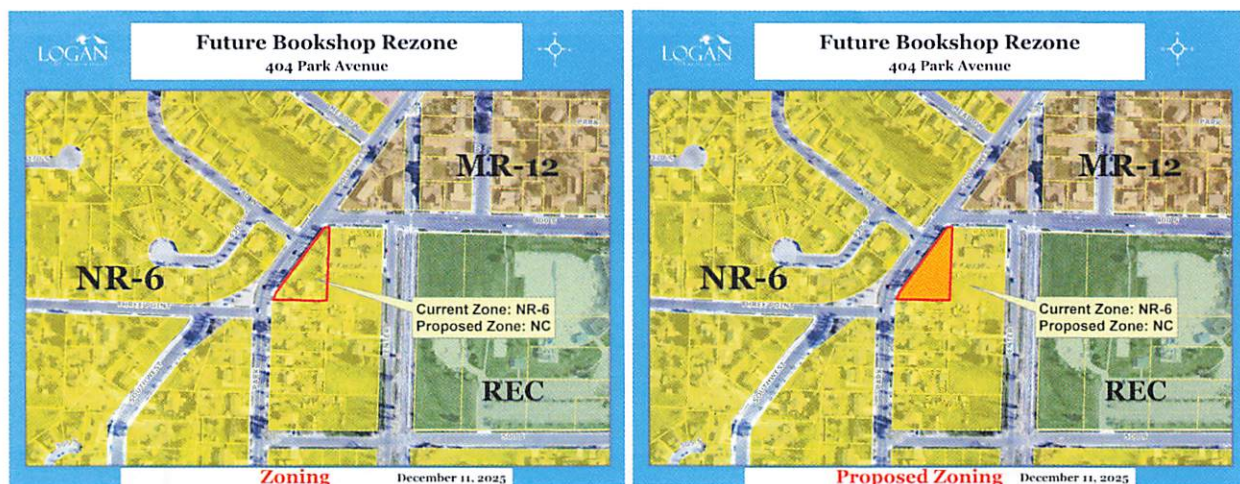


## REZONE

The subject property is currently zoned NR-6, which permits single-family residential development at six (6) dwelling units per acre, with maximum building heights of 35 feet and a 25-foot front setback. The Future Land Use Plan (FLUP) designates the site as Detached Residential (DR).

The applicant is requesting a rezone from NR-6 to Neighborhood Commercial (NC) to allow a mix of small-scale commercial and residential uses intended to serve the surrounding neighborhood. The NC zone, as outlined in LDC §17.07.120, allows residential densities of up to 9 units per acre, although stand-alone residential projects are not permitted. Commercial establishments are limited to 5,000 square feet with the range of permitted uses limited to uses with minimal impacts on adjacent residential properties. Development standards further prohibit drive-through lanes/windows, outdoor storage, limit parking to the side and/or rear areas, and require 20% landscaping and usable outdoor space to enhance site aesthetics and buffering.

The Logan City General Plan identifies the NC zone as appropriate for modest, neighborhood-serving commercial services that are pedestrian-oriented and compatible with nearby residential areas. NC zones are typically applied in small, discrete locations and may function similarly to a small “floating” or “spot” zone rather than as larger mapped districts. Only five areas in the city are currently zoned NC, four sites on the east side of Logan and a recent addition located north of the fairgrounds. Development within the NC zone is expected to maintain neighborhood character and support walkability while providing limited, low-impact commercial opportunities.



## LAND USE

The Land Development Code (LDC) Table 17.08.040 permits a range of uses including offices, food services, sales and service, and community and urban agriculture in the NC zone. The applicant is proposing the rezone for a bookstore (sales and service) and a coffee shop (food service), all of which comply with permitted code allowances.

## SUMMARY

Staff recommends that the Planning Commission forward a recommendation of approval for the proposed rezone from NR-6 to Neighborhood Center (NC). The request aligns with the NC zone’s purpose of supporting small-scale, neighborhood-serving uses and is consistent with the site’s long-standing history as a community gathering place. The proposed bookstore and coffee shop concept fits within the types of uses permitted in the NC zone.

While the applicant has provided an illustrative description of how the property might be used, the current request is solely for a zoning map amendment. Approval of the rezone does not grant approval of any specific site layout, building modifications, or operational details. Once rezoned, any future development or use of the property must comply with the standards and allowed uses of the NC zone and will be subject to all applicable permitting and review

processes. Conditional Use Permits are required for larger commercial uses. For these reasons, staff finds the rezone compatible with the Logan City General Plan and advises approval.

#### **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, no comments have been received.

#### **PUBLIC NOTIFICATION**

Legal notices were published in the Herald Journal on 11/29/25, posted on the City's website and the Utah Public Meeting website on 12/1/25, and mailed to property owners within 300 feet on 11/24/25.

#### **RECOMMENDED FINDINGS OF APPROVAL FOR REZONE**

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

1. The NC zoning district is intended to be neighborhood serving, pedestrian oriented and in locations that do not compromise neighborhood character.
2. While the FLUP and General Plan designate this area for single-family residential use, the NC zone is a floating zone that may be applied where neighborhood-serving uses are appropriate. Given the historic use of the building and the site's proximity to Bear River Head Start, the Logan Aquatic Center, the Cache County Fairgrounds, and Park Avenue, the property is well-suited for a small-scale Neighborhood Center.
3. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
4. Park Avenue provides access and is adequate in size and design to sufficiently handle all traffic modes and infrastructure related to the change in land use.

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.





## Future Bookshop Rezone 404 Park Avenue



**Zoning**

December 11, 2025



## Future Bookshop Rezone 404 Park Avenue



**FLUP**

December 11, 2025





# Future Bookshop Rezone 404 Park Avenue



**Proposed Zoning** December 11, 2025





## **PLANNING COMMISSION MINUTES**

Meeting of December 11, 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, December 11, 2025. Commissioner Peterson called the meeting to order at 5:30 p.m.

**Commissioners Present:** Eldon Peterson, Jessica Lucero, Sara Doutre, Jennifer Duncan, Sarah McNamara

**Commissioners Excused:** David Lewis, Ken Heare

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

### **PUBLIC HEARING:**

**PC 25-062 Future Bookshop Rezone** [Zone Change] Annie & Greg Waddoups/Jeffrey L Peterson Estate, authorized agent/owner, is requesting the zone change of a .52-acre property located at 404 Park Avenue from Traditional Neighborhood Residential (NR-6) to Neighborhood Center (NC); TIN 02-041-0008, in the Woodruff Neighborhood.

**Staff:** Aimee Egbert, Logan City Planner, reviewed the request to rezone a .52-acre property located at 404 Park Avenue from Traditional Neighborhood Residential (NR-6) to Neighborhood Center (NC). The purpose of the rezone is to allow the applicant to convert the existing single-family home into a neighborhood-scale bookstore and small coffee shop. The existing home was originally constructed as a schoolhouse, then later converted to a church building, and subsequently adapted for residential use. Due to its historic function, the property has long served as a neighborhood gathering place.

**Proponent:** Annie Waddoups described the proposed bookshop and outlined plans to remodel the site to accommodate on-site parking.

**Public:** Ashley Wilson, a nearby resident, expressed concerns regarding commercial use in the residential area, citing commercial creep, and increased traffic impacts.

**Commission:** The Commission discussed surrounding land uses and adjacent commercial uses, including the adjacent Bear River Head Start school, which is a permitted use in the residential zone. Mike DeSimone, Community Development Director, stated that concerns related to commercial creep can be evaluated on case by case basis if additional requests for commercial use are submitted in the future.

Darren Farar, Logan City Engineer, stated that Park Avenue has adequate capacity to accommodate the anticipated traffic generated by the proposed use. He also noted that the applicant will be required to complete a traffic study as part of the approval process.

**MOTION:** Commissioner Lucero made a motion to forward a recommendation of **approval** to the Municipal Council on a zone change for **PC 25-062** with the findings for approval as listed below. Commissioner McNamara seconded the motion. The motion was approved unanimously.

### **FINDINGS FOR APPROVAL**

1. The NC zoning district is intended to be neighborhood serving, pedestrian oriented and in locations that do not compromise neighborhood character.

2. While the FLUP and General Plan designate this area for single-family residential use, the NC zone is a floating zone that may be applied where neighborhood-serving uses are appropriate. Given the historic use of the building and the site's proximity to Bear River Head Start, the Logan Aquatic Center, the Cache County Fairgrounds, and Park Avenue, the property is well-suited for a small-scale Neighborhood Center.
3. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
4. Park Avenue provides access and is adequate in size and design to sufficiently handle all traffic modes and infrastructure related to the change in land use.

Moved: J. Lucero

Second: S. McNamara

Approved: 5-0

Yea: Peterson, Lucero, Doutre, Duncan, McNamara

Nay:

Abstain: