

**CITY OF LOGAN, UTAH**  
**ORDINANCE NO. 26-02**

**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 property in the Woodruff Neighborhood and as identified in Exhibit A, as attached, are hereby rezoned from Mixed Residential Low (MR-12) to Neighborhood Center (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
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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

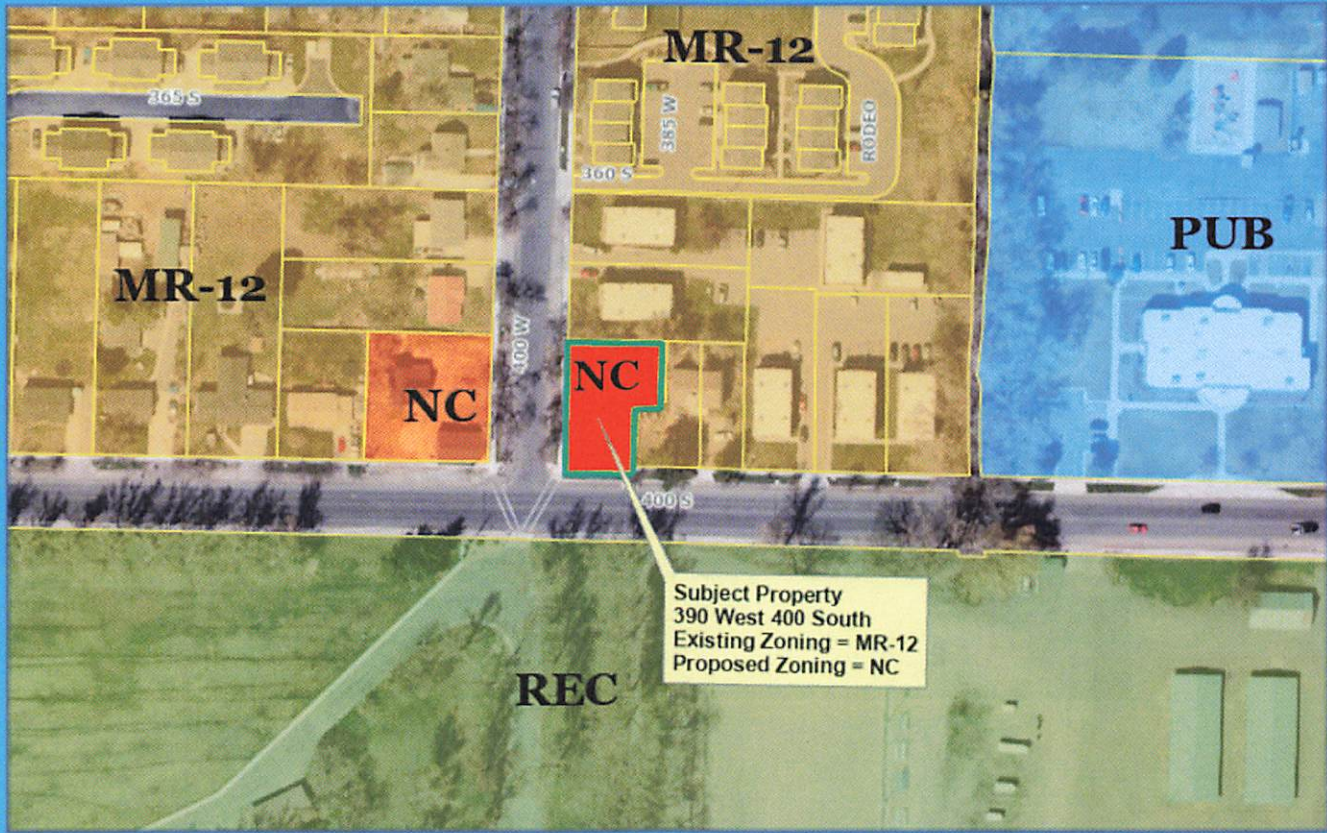
**MAYOR'S APPROVAL OR DISAPPROVAL**

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

\_\_\_\_\_  
Mark A. Anderson, Mayor

# EXHIBIT A

## Fairgrounds North Rezone





## MEMORANDUM TO MUNICIPAL COUNCIL

DATE: December 29, 2025  
FROM: Russ Holley, Senior Planner  
SUBJECT: Ordinance #26-02 Fairgrounds North Rezone

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

*Project Name:* Fairgrounds North Rezone  
*Request:* Rezone  
*Project Address:* 390 North 400 West  
*Recommendation of the Planning Commission:* **approval**

On Dec. 11, 2025, the Planning Commission **recommended approval** of a rezone to the Municipal Council for the Fairgrounds North Rezone.

### **Planning Commissioners vote (5-0):**

**Recommend Approval:** Doutre, McNamara, Peterson, Duncan, Lucero

**Nay:** none

**Abstain:** none

### **Attachments**

*Meeting Minutes*  
*Ordinance #26-02*  
*Staff Report*  
*Slides*

*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)

**PC 25-059 Fairgrounds North Rezone** [Zone Change] Tony Johnson/Alliance Acquisitions LLC, authorized agent/owner, is requesting the zone change of a .26-acre property located at 390 South 400 West from Mixed Residential Low (MR-12) to Neighborhood Center (NC); TIN 02-039-0003, in the Woodruff Neighborhood.

**Staff:** Russ Holley, Logan City Planner reviewed the request to rezone a .26-acre property located at 390 South 400 West from MR-12 to NC. The site contains a single-family residence constructed in 1920. If the proposed rezone is approved, the applicant plans to remodel and convert the existing home into a small-scale commercial food service establishment.

The property across the street to the west was recently rezoned to Neighborhood Center (NC) and is in the process of being converted into a small bagel shop. The proposed rezone would expand the NC zoning across the street and contribute to the formation of a small-scale commercial center.

The NC zone is identified in Land Development Code as a floating zone intended for locations that provide direct benefit to surrounding neighborhoods. Existing NC zoned areas in the City include The Island Market, a tri-plex and a single-family home (three parcels), Tandoori Oven and Golden West Credit Union (two parcels), and Herm's Inn (one parcel). The NC zone allows a limited range of small scale uses, including beauty shops, corner markets, and small restaurants.

Commissioner Lucero asked about the difference between the Neighborhood Center (NC) and Community Commercial (CC) Zones. R. Holley explained that the CC zone has a higher intensity and larger scale commercial designation compared to the NC zone.

Commissioner Peterson inquired about permitted uses within the NC zone. R. Holley stated that permitted uses include group homes, short-term rentals, food services, offices, and sales and service uses up to 3,000 square feet, with conditional approval required for uses up to 5,000 square feet.

**Proponent:** Tony Johnson said the intent of the project is to clean up the area and create a small destination node that compliments the bagel shop across the street.

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

**Commission:** Commissioner Lucero expressed support for the proposal, noting it would bring vitality to the area.

**MOTION:** Commissioner Doutre made a motion to forward a recommendation of **approval** to the Municipal Council on a Zone Change for **PC 25-059** with the findings for approval as listed below. Commissioner Duncan 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. The proposed project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of NC limitations, site layout, and setback requirements.
3. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
4. 400 South and 400 West provide access and are adequate in size and design to sufficiently handle all traffic modes and infrastructure related to small scale commercial land use.

Moved: S. Doutre

Second: J. Duncan

Approved: 5-0

Yea: Peterson, Lucero, Doutre, Duncan, McNamara

Nay:

Abstain:



**Project #25-059  
Fairgrounds North  
Located at approximately 390 South 400 West**

**REPORT SUMMARY...**

<i>Project Name:</i>	Fairgrounds North
<i>Proponent / Owner:</i>	Tony Johnson / Alliance Acquisitions LLC
<i>Project Address:</i>	390 South 400 West
<i>Request:</i>	Rezone to Neighborhood Center (NC)
<i>Current Zoning:</i>	Mixed Residential Low (MR-12)
<i>Type of Action:</i>	Legislative
<i>Hearing Date</i>	December 11, 2025
<i>Submitted By:</i>	Russ Holley, Senior Planner

**RECOMMENDATION**

Staff recommends that the Planning Commission forward a **recommendation of approval** for a Rezone from Mixed Residential Low (MR-12) to Neighborhood Center (NC) for project #25-059, Fairgrounds North, located at approximately 390 South 400 West, TIN #002-039-0003.

*Current Land use adjoining the subject property*

<i>North:</i>	MR-12: Residential Uses	<i>East:</i>	MR-12: Residential Uses
<i>South:</i>	REC: County Fairgrounds	<i>West:</i>	NC: Commercial Uses

***Project Proposal***

This proposal is for a rezone from MR-12 to NC for a 0.26-acre parcel located at 390 South 400 West. The property currently contains a single-family home built in 1920. The single-story brick bungalow style home faces west towards 400 West and sits near the back corner of the irregularly shaped property. The proposal, if the rezone is successful, is to convert the home into a small-scale commercial food service business. The site is located directly north of the Cache County Fairgrounds, a block from the Logan Aquatic Center and approximately two blocks from Logan High School. In 2022, the property across the street to the west was rezoned to NC and is currently being converted into a small bagel shop. This property would act as an addition to the NC zone across the street forming a small-scale commercial center. The different NC centers must be located at least a quarter mile from one another according to the LDC, and if the pending Bookstore Rezone (PC 25-062) on 600 West is rezoned, it would still be more than 0.36 miles away and compliant with proximity regulations. The NC zone is described as a floating zone and should be located in areas that benefit the neighborhood.



**Figure 1 shows the 1920 brick bungalow home.**



### **Rezone**

The MR-12 zone (existing zoning designation) allows for medium density multi-family residential developments at 12 units per acre. Building heights are set at 35 feet tall and front setbacks are 10 feet. The NC zone (proposed zone) is both a commercial and residential zone intended to serve neighborhood populations. Commercial square footages are limited to 5,000 SF per parcel and land uses are limited to minimize commercial impacts to surrounding residents. Residential units are limited to 9 units per acre and building height is set at 35 feet tall.

The Future Land Use Plan (FLUP) shows this property as Mixed Residential (MR) and does not distinguish between the different MR zoning districts. The FLUP shows only four areas as Neighborhood Commercial (NC), all of which are on the east side of the city. The NC zone is intended, as per Logan City General Plan, to be implemented in areas for modest levels of convenience-oriented commercial services. The NC zone could be considered a small-scale floating zone. The NC zone should be pedestrian oriented and scaled so that they do not compromise neighborhood character.

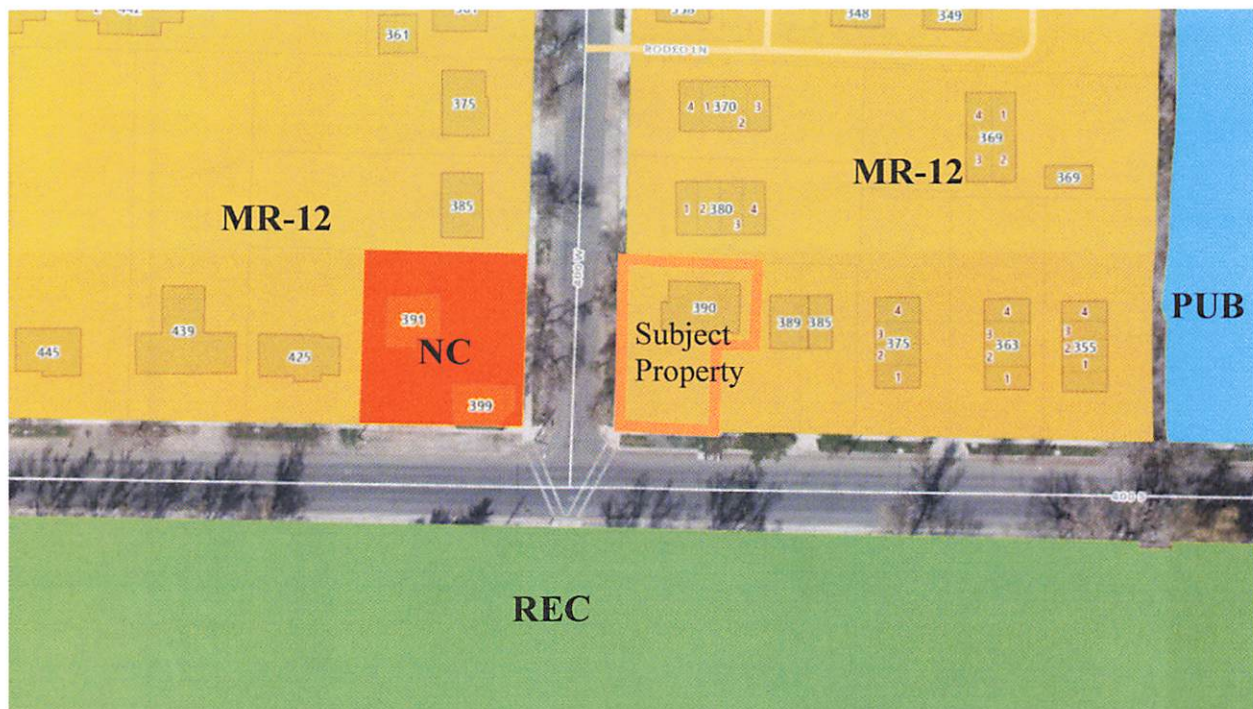


Figure 2 shows existing zone in the area.

### **Land Use**

The Land Development Code (LDC) Table 17.08.040 permits residential uses, food service, retail sales and office land use in the NC zone. With a conditional use permit (CUP) larger commercial and unique commercial uses may be established through the review and approval process. The CUP process provides a system for discretionary consideration for applications that are not typically associated with zoning district uses. CUP approvals should preserve and enhance neighborhood character and provide conditions to mitigate any potential impacts. LDC Section 17.42.050 lists the approval criteria for a Conditional Use.

### **Setbacks**

The Land Development Code (LDC) requirements for setbacks in the NC zone are as follows (as measured from property lines):

Building Front:	10-25'
Building Corner:	10-25'
Building Side:	8'
Building Rear:	10'

Parking Front: 10' (parking must be located to side of rear of building)  
Parking Side/Rear: 5'

Setbacks will be reviewed and approved during the Conditional Use or Building Permit process by Planning Commission and City Staff.

### ***Lot Coverage and Building Design***

The LDC 17.10.060 establishes a maximum lot coverage of 60% (building(s) footprint) in the NC zone. The LDC 17.12.020 requires new buildings to be high-quality and aesthetically pleasing. Four-sided architecture is required, and blank walls should be minimized. The building height is limited to 35' and minimum transparencies on the ground floors for commercial buildings are set at 50%. The existing building is a grandfathered structure from a design standpoint, but if modifications are proposed, those areas will be reviewed for compliance. Lot coverage and building design will be reviewed if the rezone is successful and future proposals are submitted.

### ***Parking Requirements***

The LDC requires two stalls per residential dwelling unit. Commercial parking is based on the type of business, with one stall per every 250 SF of retail sales space being typical for small retail. Alternative parking reductions are possible on a case-by-case basis and dependent on proximity to transit or alternative transportation modes. Any proposed parking for a future project will be reviewed for compliance at that time.

### ***Summary***

Given the proximity to the fairgrounds, aquatic center and High School, this could be considered a good location to expand the existing NC zoning to include this parcel. With two parcels zoned NC, this now could be considered a center rather than a single commercial use. The west side of the city is under-served from a small-scale neighborhood center commercial services standpoint compared with the east side which has the Island Market, Fredrico's Area, Tandoori Oven, etc. The LDC and General Plan both describe NC areas as being pedestrian oriented and preserving neighborhood character. The existing neighborhood character and surrounding uses would benefit from a small-scale commercial use while still retaining its character.

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

No Comments were solicited from the city departments or agencies.

### **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 FOR APPROVAL**

*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. The proposed project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of NC limitations, site layout, and setback requirements.
3. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
4. 400 South and 400 West provide access and are adequate in size and design to sufficiently handle all traffic modes and infrastructure related to small scale commercial 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.

**PC #25-059**

# **Fairgrounds North Rezone**

**Rezone**



# Fairgrounds North Rezone





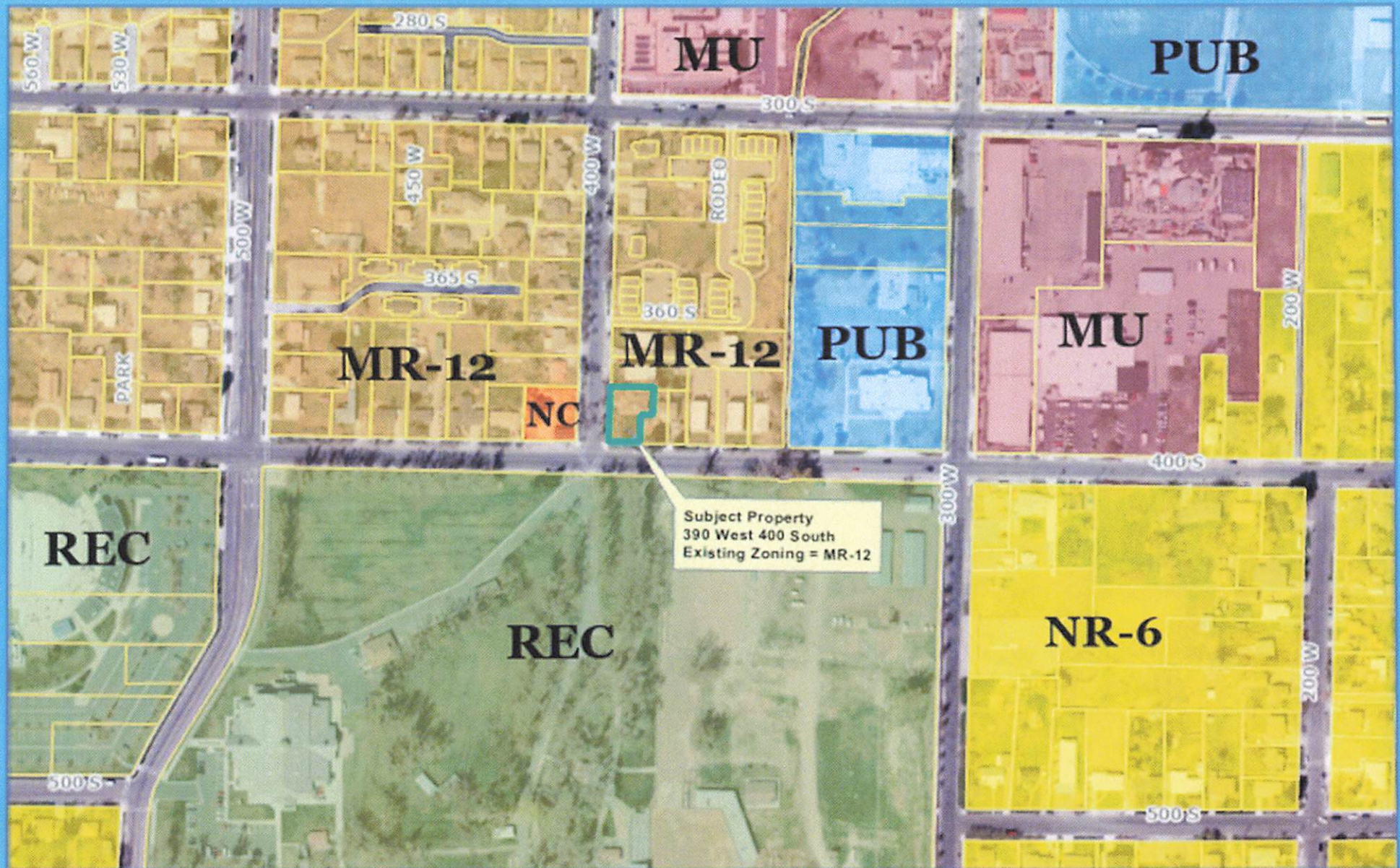
# Fairgrounds North Rezone



Subject Property  
390 West 400 South

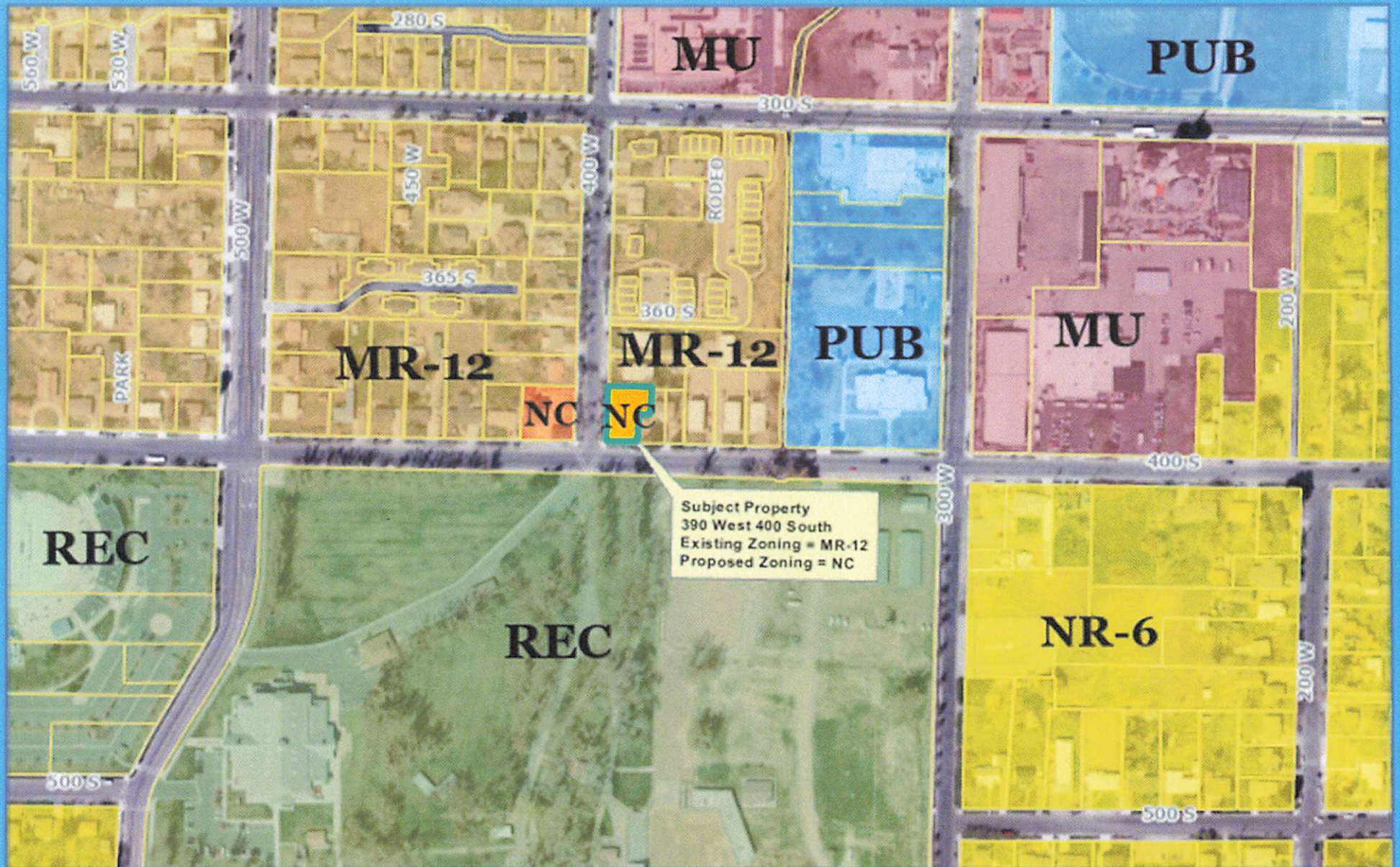


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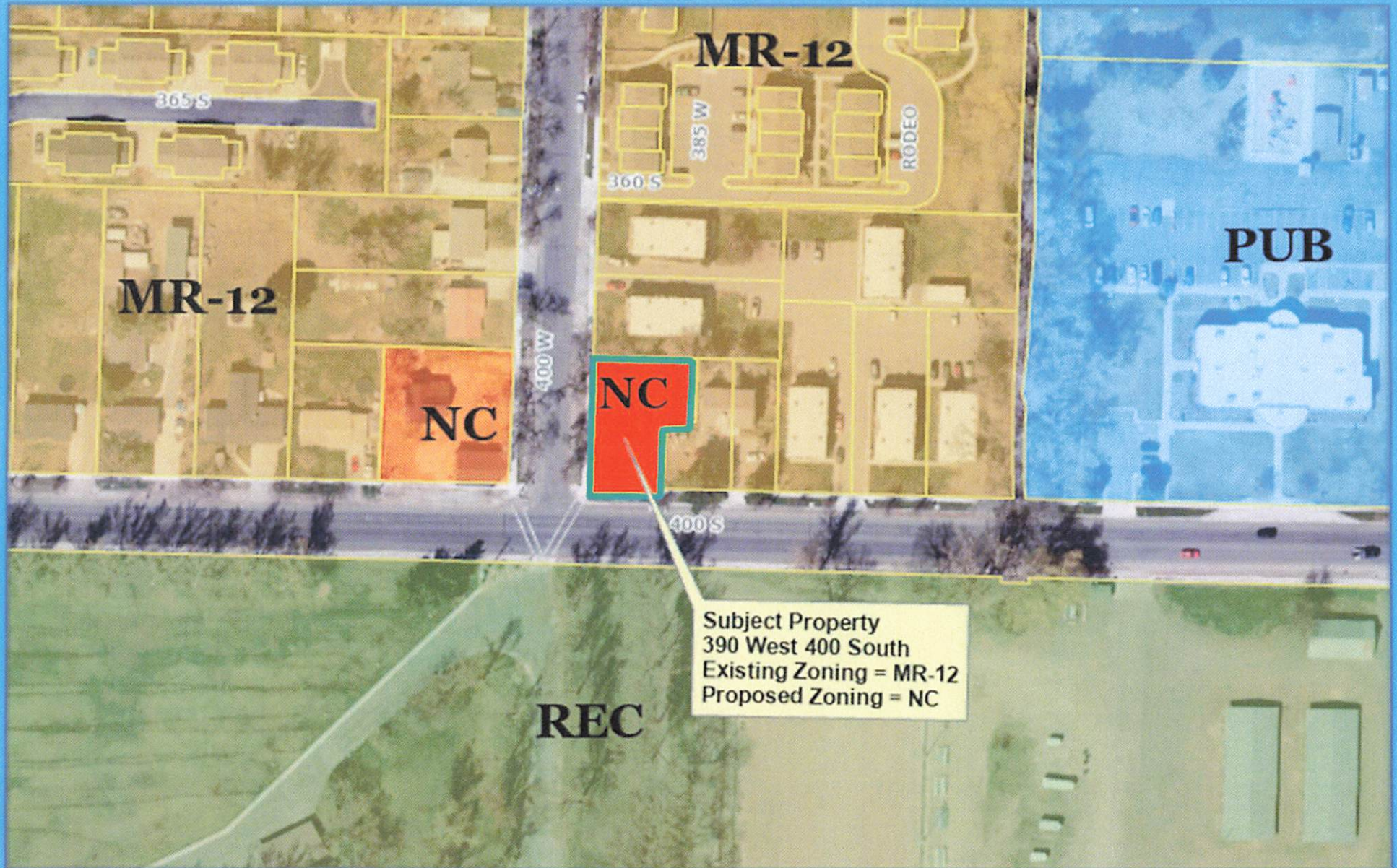


# Fairgrounds North Rezone





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## Fairgrounds North Rezone

















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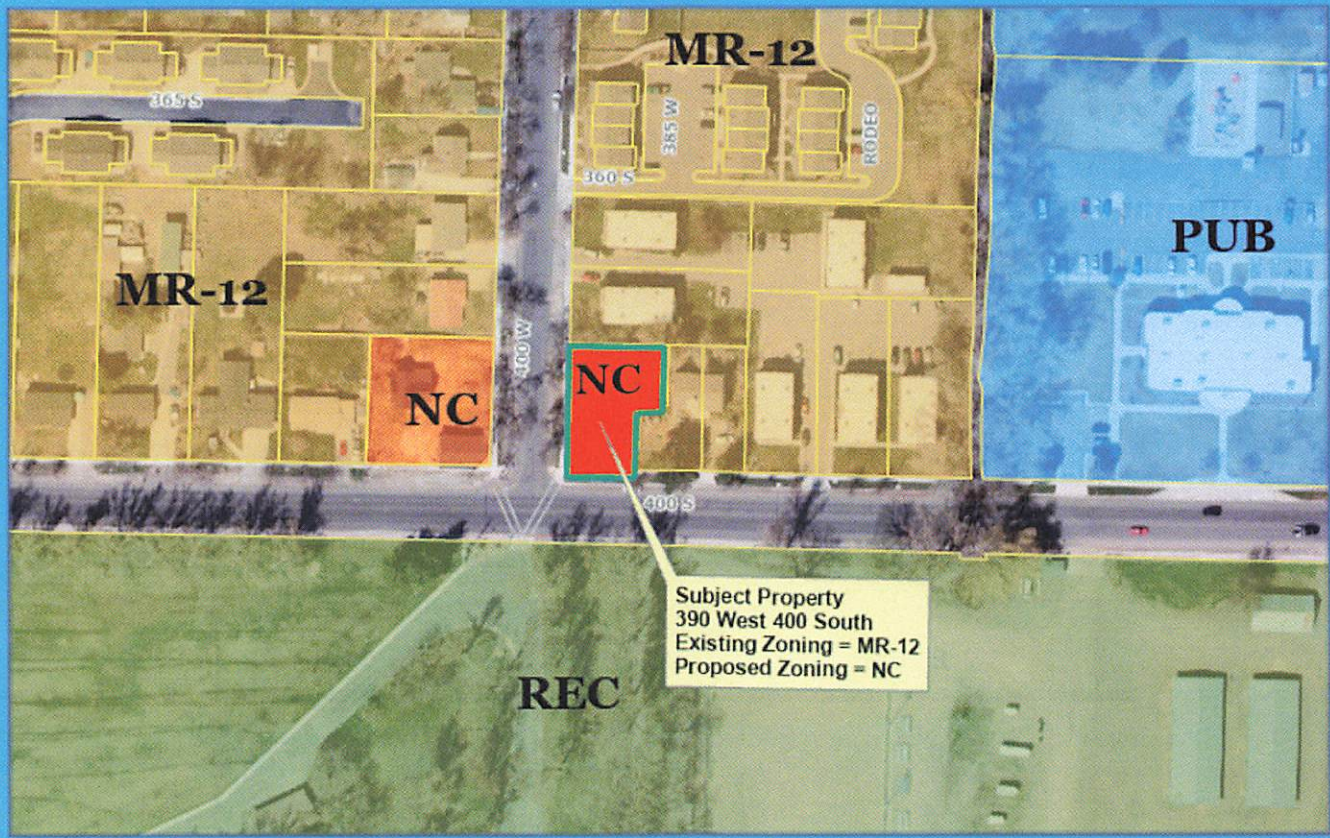
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Mark A. Anderson, Mayor

# EXHIBIT A

## Fairgrounds North Rezone



Planning Commission

**PROPOSED ZONING**

Dec 11, 2025