

**CITY OF LOGAN, UTAH
ORDINANCE NO. 26-05**

**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 Commercial (COM) to Mixed Use (MU).

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

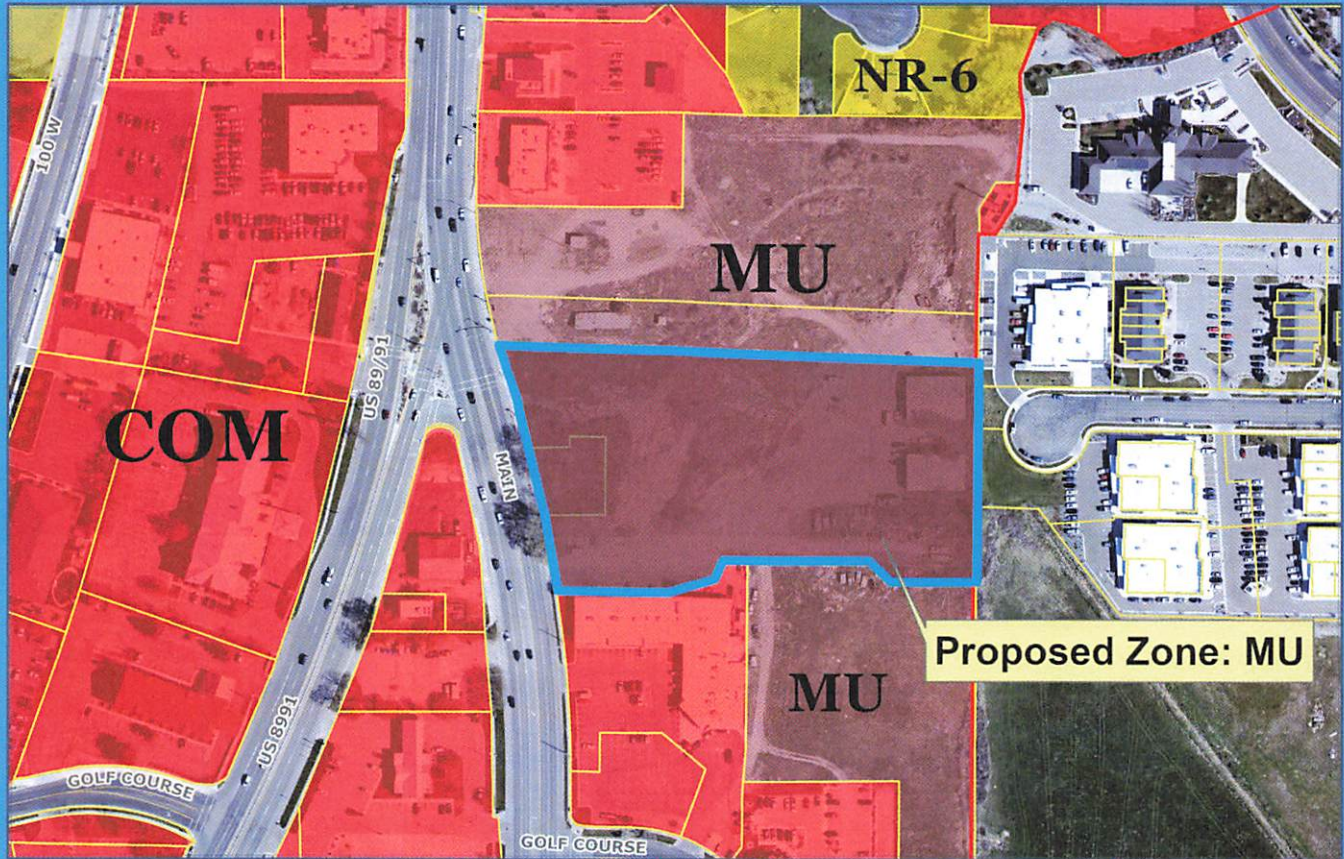
The foregoing ordinance is hereby _____ this ____ day of _____, 2026.

Mark A. Anderson, Mayor

EXHIBIT A



Logan Crossroads Rezone 790 & 796 S Main



Proposed Zoning January 22, 2026



MEMORANDUM TO MUNICIPAL COUNCIL

DATE: January 26, 2026
FROM: Aimee Egbert, Planner I
SUBJECT: Ordinance #26-05 Logan Crossroads Rezone

Summary of Planning Commission Proceedings

Project Name: Logan Crossroads Rezone
Request: Zoning Map Amendment
Project Address: 790 & 796 South Main Street
Recommendation of the Planning Commission: **Approval**

On January 22nd, 2026, the Planning Commission **recommended approval** to the Municipal Council for the Logan Crossroads rezone to Mixed Use as proposed by the applicant.

Motion to Recommend Approval: S. Doutre

Second: J. Lucero

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

Nay: none

Abstain: none

Attachments

Meeting Minutes
Ordinance #26-05
Staff Report
Slides

PLANNING COMMISSION MINUTES

Meeting of January 26, 2026

Logan City Council Chambers (290 N 100 W Logan, UT 84321) www.loganutah.org

Minutes of the meeting for the Logan City Planning Commission convened in regular session on Thursday, January 22, 2026. Commissioner Peterson called the meeting to order at 5:30 p.m.

Commissioners Present: Eldon Peterson, Jessica Lucero, Sara Doutre, Ken Heare, Sarah McNamara

Commissioners Excused: David Lewis, Jennifer Duncan

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

PUBLIC HEARING:

PC 26-003 Logan Crossroads Rezone [Zone Change] Josh Barnes/KLJB LLC, authorized agent/owner is requesting a zone change of 4.54 acres located at 790 & 796 South Main from Commercial (COM) to Mixed Use (MU); TIN 02-065-0016; -0027, in the Woodruff Neighborhood.

Staff: Aimee Egbert reviewed the request to rezone two parcels totaling 4.54 acres located at approximately 796 South Main Street from Commercial (COM) to Mixed Use (MU). The two parcels are adjacent to MU zoning to the north, COM and MU to the south, and COM to the west. The Future Land Use Plan (FLUP) designates this area as COM.

A. Egbert reviewed the differences between the COM and MU zoning districts. She noted potential advantages of rezoning to MU include compatibility with surrounding zoning, proximity to transportation, commercial uses, and employment opportunities, and consistency with the General Plan, which encourages mixed-use development. Potential disadvantages include a reduction in commercial square footage, possible building height impacts, and limited access to Main Street due to Utah Department of Transportation (UDOT) access restrictions.

Proponent: Josh Barnes Stated that KLJB also owns the MU zoned property to the south and intends to design a larger mixed-use development incorporating both properties.

Public: No public comment was made.

Commission: The Commission discussed preliminary UDOT plans to construct a roadway north of the subject property to connect Main Street with 100 East and the potential implications for the site. Russ Holley, Logan City Planner, stated that 80 East is planned to extend south and connect with Golf Course Road. R. Holley further noted that Main Street represents a prime location for commercial development and the generation of higher sales tax revenue for the City.

Commissioner Doutre asked whether UDOT would allow direct access to the property from Main Street. R. Holley responded that UDOT may permit right-in/right-out access at the southwest corner of the property.

Commissioner Heare asked whether UDOT has acquired the property to the north of the subject site. R. Holley stated that UDOT is in the process, but acquisition has not yet been finalized.

Darren Farar, Logan City Engineer, stated that UDOT may assist with extending 80 East through the property to the north to provide access to the subject site.

MOTION: Commissioner Doutre made a motion to **forward a recommendation of approval** on a zone change for **PC 26-003** with the findings for approval as listed below. Commissioner Lucero seconded the motion. The motion was approved unanimously.

FINDINGS FOR APPROVAL

1. The subject property is located within an area zoned Commercial (COM) and Mixed Use (MU) and rezoning the property to MU would align the site's zoning designation with the surrounding zoning pattern.
2. The MU zoning designation is appropriate for the site due to its proximity to transportation infrastructure, commercial services, and employment opportunities.
3. The subject property is a vacant parcel that is suitable for development under the MU zoning designation.
4. Existing land uses in the surrounding area are predominantly commercial in nature.
5. The proposed rezoning is not anticipated to result in adverse impacts to adjacent properties, as any future development will be required to comply with applicable zoning regulations and undergo Design Review.
6. The proposed rezoning is consistent with the goals and policies of the Logan City General Plan, which encourage mixed-use development in areas with access to services, employment, and transportation options.
7. The requested rezoning supports orderly growth and represents a logical continuation of existing MU zoning within the area.
8. The proposed rezoning promotes the public health, safety, and general welfare by allowing development that is consistent with adopted plans and surrounding land use patterns.

Moved: S. Doutre

Second: J. Lucero

Approved: 5-0

Yea: Peterson, Doutre, Heare, Lucero, McNamara

Nay:

Abstain:



Project #26-003
Logan Crossroads Rezone
Located at 790 & 796 South Main Street

REPORT SUMMARY...

Project Name: Logan Crossroads Rezone
Proponent/Owner: Josh Barnes / KLJB, LLC
Project Address: 790 & 796 South Main Street
Request: Rezone from COM to MU
Current Zoning: Commercial (COM)
Date of Hearing: January 22, 2026
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 4.54 acres of property located at approximately 790 & 796 South Main Street (TIN# 02-065-0016, -0027) from Commercial (COM) to Mixed Use (MU).

Land use adjoining the subject property

<i>North:</i>	MU: Vacant Lot	<i>East:</i>	Outside of City Boundary (Providence)
<i>South:</i>	COM: Commercial Uses & MU: Vacant Lot	<i>West:</i>	COM: Commercial Uses

PROJECT

The proponent is requesting to rezone two lots totaling approximately 4.54 acres from COM to MU. The smaller parcel is vacant (there was a house that was demolished a few years ago) while the larger parcel has two (2) structures located at the eastern end of the property and has been used for different types of construction businesses throughout the years. The two parcels front onto Main Street near the "Y" intersection of HWY 89/91. Access to the properties from Main Street will be challenging as the Utah Department of Transportation (UDOT) has very limited driveway access along state highways. An 80 East (frontage road) street is planned to provide access to this and other properties in the area from the east side via 700 South and East Golf Course Road. The property borders Providence City along the east edge. The Logan City Future Land Use Plan (FLUP) designates the property as COM. The rezone request does not include any formal development plans.

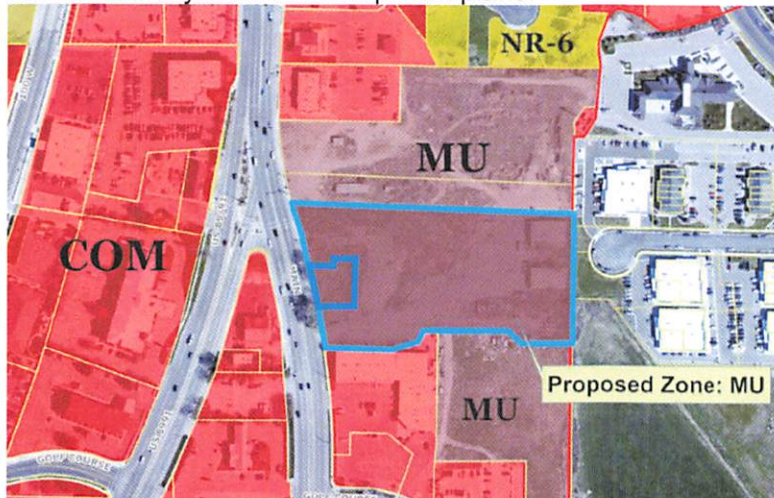


Figure 1: Subject property at 790 & 796 South Main

GENERAL PLAN

The Future Land Use Plan (FLUP), adopted in 2008, identifies this property as Commercial (COM). The General Plan, a nonregulatory visioning plan, describes COM areas as being intended for retail, service and hospitality businesses that provide employment centers and serve city-wide and regional populations. Most COM designations inside Logan City are located near the Main Street/Highway corridor north and south of downtown.

The MU designation in the General Plan is described as having high concentrations of commercial and residential uses. Structures would typically be multi-story with projects laid out in a compact urban fashion that allows residents to work, play and live all within a walkable center. The MU designation can be applied to encourage redevelopment with more residential opportunities.

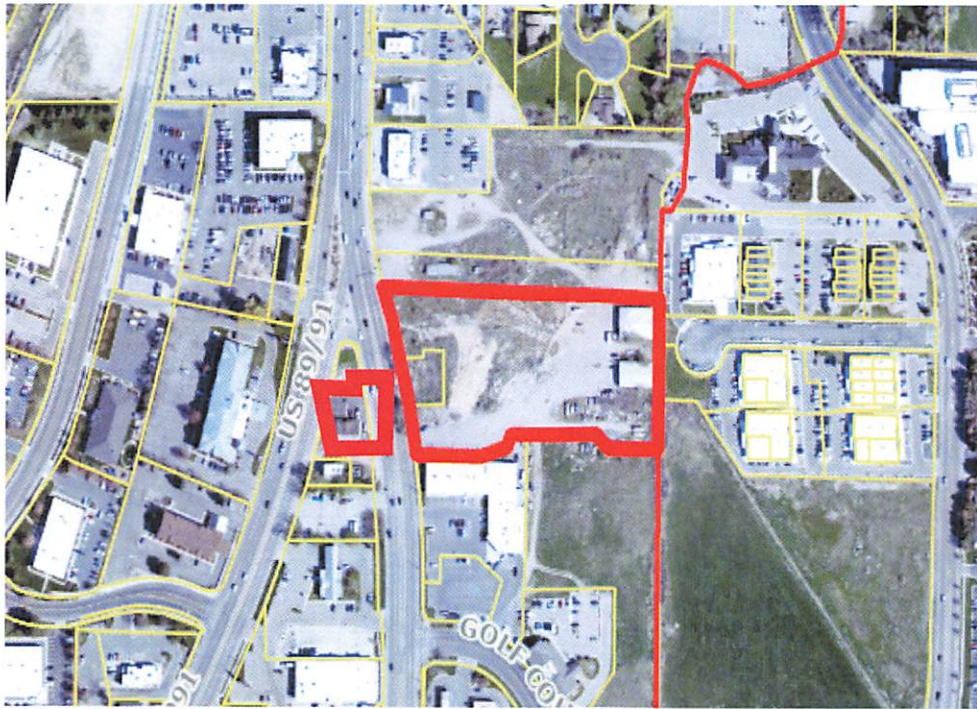


Figure 2: Shows the existing site and the surrounding areas

Mixed Use Zone

The intent of the Mixed Use (MU) Zone is to promote integrated “live, work, and play” environments by combining residential and commercial uses in a pedestrian-oriented, compact, and human-scaled development. Projects are expected to support walkability, complete streets, shared parking, public gathering spaces, and high-quality architectural and site design that is compatible with surrounding neighborhoods.

Applicability to the Proposed Rezoning

- Total project area: 4.54 acres
- Applicable MU standards: 3–5 acre category (unless further subdivision occurs)
- Rezoning approval does not vest development rights; all future development must comply with MU standards at the time of site plan and building permit review.

Development Requirements Applicable to the Applicant

1. Residential Density

- Minimum residential density:
 - 5 dwelling units (du) per acre (minimum required) = 22 du
- Base density:

- 20 du/acre = 90 du
 - Maximum density with bonuses:
 - Up to 30 du/acre with approved density bonuses = 136 du
- 2. Required Commercial Building Area
 - Based on a 3–5-acre project size: 6500 Square Feet (SF) minimum
 - Outdoor Space Substitution Option
 - Up to 50% of the required commercial area may be substituted with useable outdoor space (1:1 ratio), subject to:
 - Planning Commission approval;
 - Integration into overall project design;
 - Functional, publicly accessible gathering areas.
- 3. Ground Floor Commercial Requirements
 - Buildings fronting an arterial or collector street must have at least 50% of the ground floor designed for commercial use. Main Street is an arterial street.
 - Enclosed parking does not count toward required commercial area.
 - Residential uses may be located on the ground floor outside the minimum required commercial area.
- 4. Building Type Limitations
 - Freestanding commercial buildings are permitted along all street frontages.
 - Freestanding residential buildings are not permitted along existing or planned arterial or collector streets.
- 5. Phasing Requirements (If Applicable)
 - Each development phase must include a proportional amount of commercial space relative to residential construction.
 - No phase may consist solely of residential development unless at least 50% of required commercial space has already been constructed.
 - No more than 50% of residential units may be constructed without starting commercial construction, unless a deviation is approved.
- 6. Required Mix of Residential Structure Types

For a 3–10-acre project:

 - Minimum of two (2) different residential structure types
 - No single structure type may be less than 10% or exceed 60% of total dwelling units.
- 7. Density Bonus Opportunities (Discretionary)

The Planning Commission may approve density bonuses (cumulative, up to 30 units/acre and subject to LDC Chapter 17.34) for:

 - Structured parking
 - Additional useable outdoor space
 - Vertical mixed-use buildings
 - Complete streets design
 - Additional commercial area
 - Affordable housing units
- 8. Site Development Standards
 - Maximum lot coverage: 60%
 - Minimum building frontage at front setback: 60%

Setbacks

 - Commercial front: 0'–10'
 - Residential front: 0'–20'
 - Side: 8' minimum
 - Side (common wall): 0'
 - Rear: 10' minimum
- 9. Building Height & Design
 - Maximum building height: 58'–70'
 - Height/setback transitions required when adjacent to Neighborhood Residential (NR) zones

- Minimum ground-floor height (commercial/mixed-use): 12'
10. Transparency (Fenestration)
 - Ground floor frontage: 50%
 - Ground floor exposed sides: 20%
 - Upper floors (frontage): 20%
 11. Parking Standards
 - Parking location is side or rear only
 - Setbacks:
 - Front: 10'
 - Side/rear: 5'
 - Residential parking:
 - Studio / 1-bedroom: 1.5 spaces per unit
 - 2-bedroom or larger: 2 spaces per unit
 - Commercial parking is based on use type
 - Parking reductions: Up to 25% may be approved for vertical mixed-use projects with an alternative parking plan
 12. Pedestrian Infrastructure
 - Sidewalks in front of commercial area shall be a minimum 15 feet wide.
 13. Landscaping & Outdoor Space
 - Minimum landscaping: 10% of site
 - Minimum useable outdoor space: 10% of site
 - Public gathering areas must comprise at least 40% of required useable outdoor space

Key Differences Between COM and MU Zones

1. Purpose & Residential Use Allowances

Topic	COM	MU
Primary intent	Citywide and regional retail, service, hospitality	Integrated "live, work, play" neighborhoods
Residential allowed	Only in vertical mixed-use buildings	Required component of development
Freestanding residential buildings	Not permitted	Permitted (except on arterials/collectors)
Residential on ground floor	Prohibited	Permitted outside required commercial area
Residential density	Max 30 du/ac	Min 5 du/ac, base 20 du/ac, up to max 50 du/ac w/ bonuses

Key distinction: MU requires residential development; COM merely allows it under strict conditions.

2. Ground Floor Commercial Requirements

Topic	COM	MU
Required ground floor commercial	80% (if residential included)	50% on arterials/collectors
Minimum commercial square footage	None	Required based on site acreage
Outdoor space substitution	Not allowed	Up to 50% w/ PC approval

3. Phasing Requirements & Residential Building Variety

Topic	COM	MU
Commercial/residential phasing	No requirement	Required proportional phasing
Residential-only phase allowed	N/A	Only if ≥50% commercial already built
Multiple housing types required	No	Yes (2 types for 3–10 acres)

4. Building Placement, Form, & Height

Topic	COM	MU
Maximum lot coverage	60%	60%
Minimum building frontage	50%	60%
Front setbacks	10'	0–10'
Base max height	40'	58'–70'

5. Transparency (Fenestration)

Topic	COM	MU
Ground floor frontage	30%	50%
Ground floor exposed sides	30%	20%
Upper floors	20%	20%

6. Parking Design

Topic	COM	MU
Parking location	Side/rear (front by CUP)	Side/rear only
Parking reductions	Up to 25% w/ alternative parking plan	Up to 25% w/ alternative parking plan

7. Landscaping & Outdoor Space

Topic	COM	MU
Landscaping minimum	10%	10%
Useable outdoor space	10%	10% (40% of which is required public gathering space)

SUMMARY

Rezoning the subject property from Commercial (COM) to Mixed Use (MU) would introduce additional development standards, including minimum residential density, required commercial floor area, enhanced pedestrian-oriented design, public gathering space requirements, and phased construction of commercial uses. The MU zone continues to support commercial activity while providing a framework for integrating residential uses in a manner intended to improve site design and walkability. The MU zone also permits greater building height, with maximum heights ranging from 58 to 70 feet, compared to the 40-foot maximum height allowed in the COM zone, which may influence overall site design and development intensity. Given the site's proximity to existing commercial development, a mixed-use project could place residential units closer to employment opportunities and goods and services and may function as a transitional area between the Main Street corridor and lower-density commercial and residential uses to the east. A coordinated mixed-use development may allow for more efficient site planning, improved internal circulation, and better integration of open space compared to incremental standalone commercial development. The site's infill location supports more efficient use of existing infrastructure and transportation networks and may reduce pressure for development on rural and agricultural lands at the edge of the valley.

Staff further notes that potential UDOT modifications to the existing “Y” intersection to a four-way intersection could result in additional corner arterial street frontage for this property, increasing its long-term suitability for high-visibility commercial uses. Prime commercial frontage typically supports a higher sales tax and development under the MU zone may result in a reduction of overall commercial square footage due to the inclusion of residential uses. In coordination with UDOT, the City may wish to consider how future intersection configuration and access changes could influence optimal land use patterns and long-term fiscal outcomes for the property.

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 1/10/26, posted on the City’s website and the Utah Public Meeting website on 1/12/26 and mailed out to adjacent property owners within 300’ on 1/5/26.

RECOMMENDED FINDINGS OF APPROVAL

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

1. The subject property is located within an area zoned Commercial (COM) and Mixed Use (MU) and rezoning the property to MU would align the site’s zoning designation with the surrounding zoning pattern.
2. The MU zoning designation is appropriate for the site due to its proximity to transportation infrastructure, commercial services, and employment opportunities.
3. The subject property is a vacant parcel that is suitable for development under the MU zoning designation.
4. Existing land uses in the surrounding area are predominantly commercial in nature.
5. The proposed rezoning is not anticipated to result in adverse impacts to adjacent properties, as any future development will be required to comply with applicable zoning regulations and undergo Design Review.
6. The proposed rezoning is consistent with the goals and policies of the Logan City General Plan, which encourage mixed-use development in areas with access to services, employment, and transportation options.
7. The requested rezoning supports orderly growth and represents a logical continuation of existing MU zoning within the area.
8. The proposed rezoning promotes the public health, safety, and general welfare by allowing development that is consistent with adopted plans and surrounding land use patterns.

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.



Logan Crossroads Rezone

790 & 796 S Main

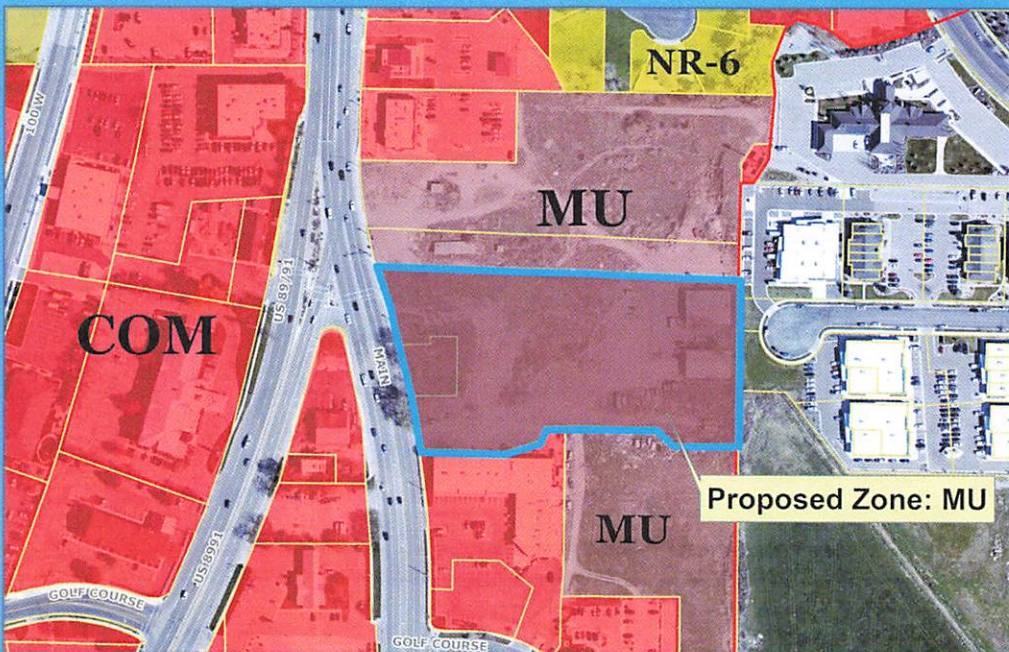


Planning Commission January 22, 2026



Logan Crossroads Rezone

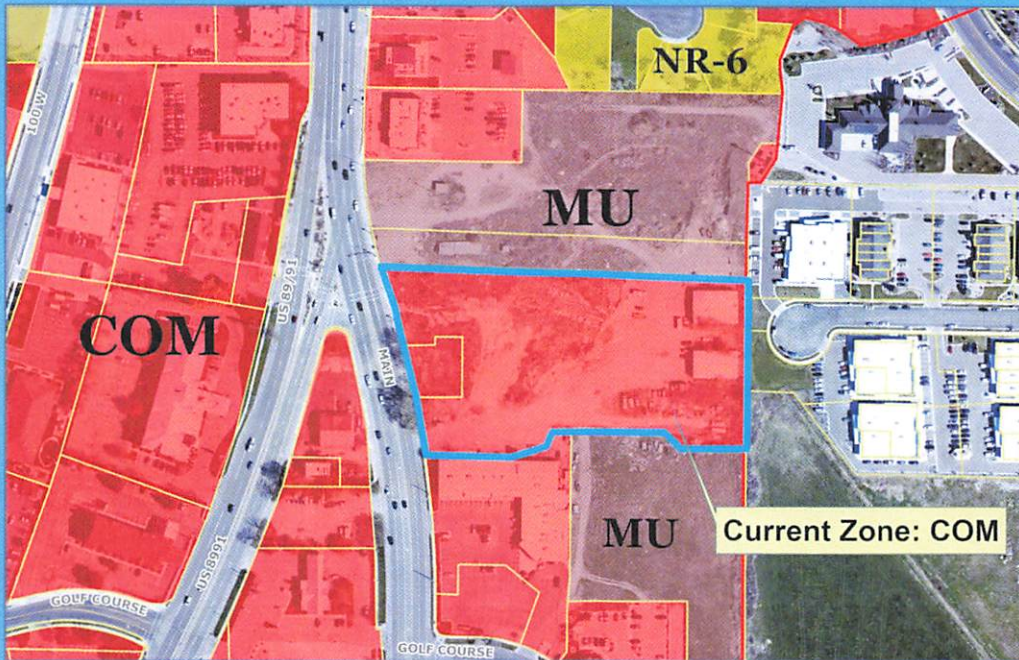
790 & 796 S Main



Proposed Zoning January 22, 2026



Logan Crossroads Rezone 790 & 796 S Main

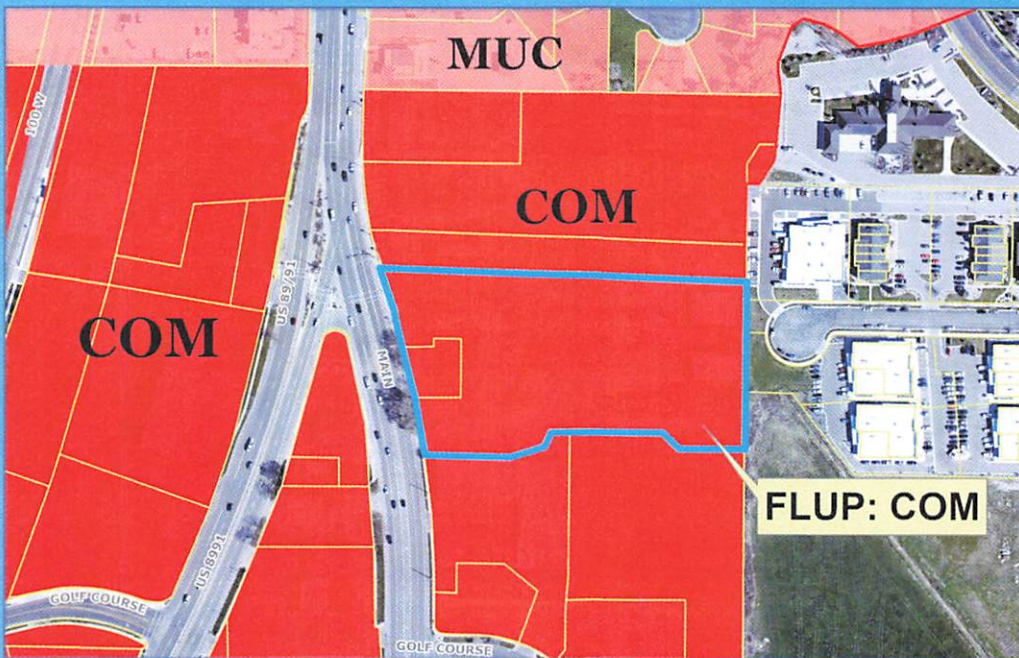


Zoning

January 22, 2026



Logan Crossroads Rezone 790 & 796 S Main



FLUP

January 22, 2026



Logan Crossroads Rezone

790 & 796 S Main

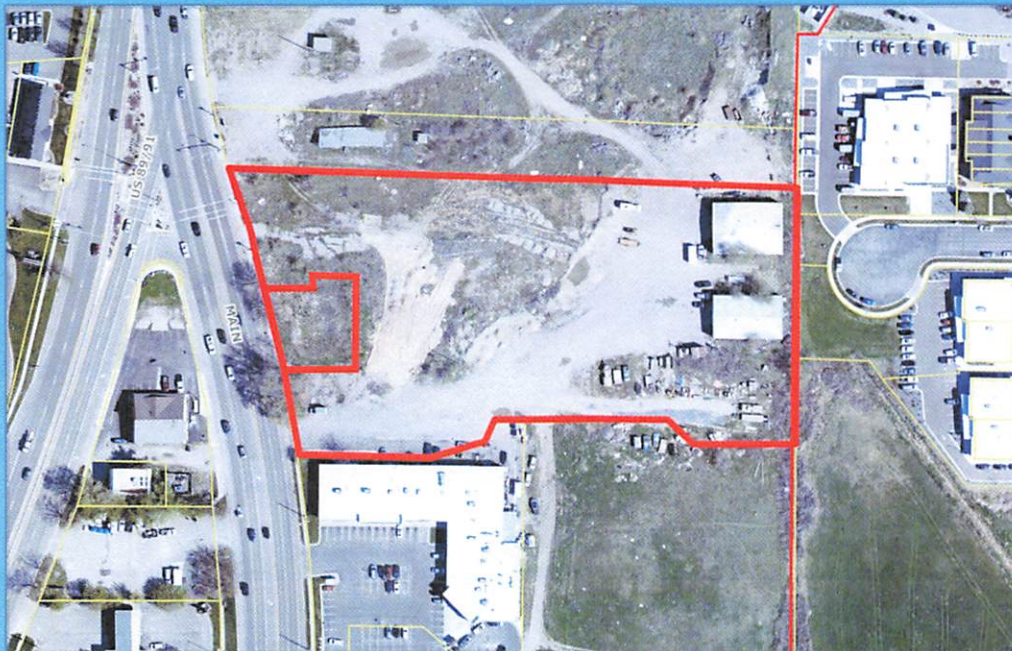


Planning Commission January 22, 2026



Logan Crossroads Rezone

790 & 796 S Main



January 22, 2026

Feature	COM	MU
Primary Goal	Retail, service, and hospitality centers	Integrated "live, work, play" environments
Residential Status	Allowed only in vertical mixed-use buildings	Required component of development
Freestanding Housing	Not Permitted	Permitted (except on arterial/collector streets)
Ground Floor Living	Prohibited	Permitted (outside required commercial areas)
Residential Density	Max 30 units/acre	Min. 5 du/ac; Base 20 du/ac; Max 50 du/ac (with bonuses)

Feature	COM	MU
Ground Floor Commercial	80% (if residential included)	50% (on arterial/collector streets)
Phasing Rules	No requirement	Required proportional phasing
Res-Only Phases	N/A	Only if >50% of commercial already built.
Parking Location	Side or rear (Front w/CUP)	Side or rear only
Outdoor Space	10% required	10% required (40% of which must be public gathering space)
Max Building Height	40 feet	58–70 feet
Front Setback	10 feet	0–10 feet
Building Frontage	50% minimum	60% minimum
Transparency	30% on ground floor frontage	50% on ground floor frontage

