

**CITY OF LOGAN, UTAH
ORDINANCE NO. 26-06**

**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 Bridger Neighborhood and as identified in Exhibit A, as attached, are hereby rezoned from Mixed Residential Medium (MR-20) to Mixed Residential Low (MR-12).

SECTION 2: This ordinance shall become effective upon publication.

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

ADOPTED BY THE LOGAN MUNICIPAL COUNCIL THIS ____ DAY OF _____, 2026.

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

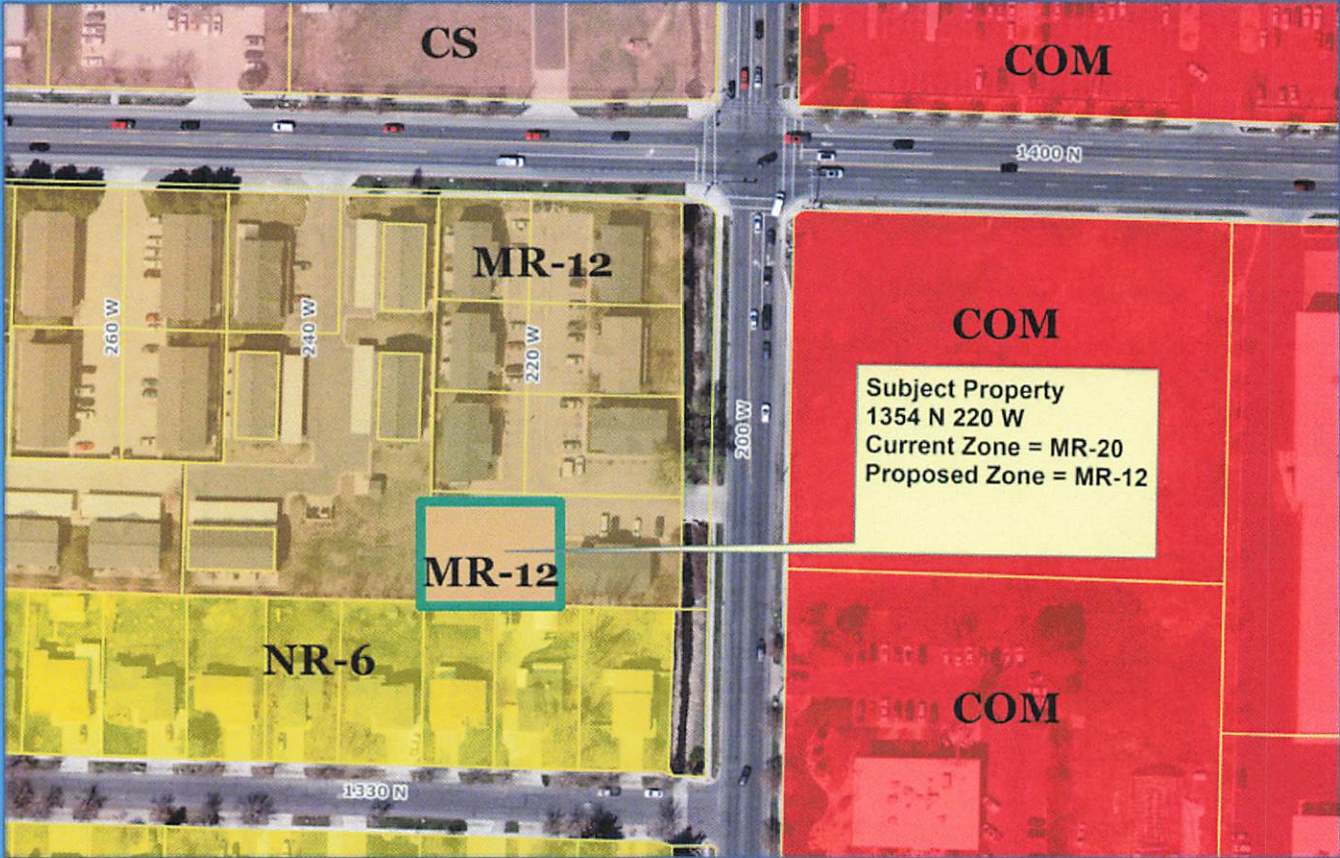
MAYOR'S APPROVAL OR DISAPPROVAL

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

Mark A. Anderson, Mayor

EXHIBIT A

Jed Willets Downzone
1354 North 220 West



Planning Commission

Proposed Zoning

Feb 12, 2026



MEMORANDUM TO MUNICIPAL COUNCIL

DATE: February 24, 2026
FROM: Russ Holley, Director
SUBJECT: Ordinance #26-06 Jed Willets Downzone

Summary of Planning Commission Proceedings

Project Name: Jed Willets Downzone
Request: Zoning Map Amendment
Project Address: 1354 North 220 West
Recommendation of the Planning Commission: **Approval of Downzone**

On February 12, 2026, the Planning Commission **recommended approval** to the Municipal Council for the Jed Willets Downzone.

Planning Commissioners vote (6-0):

Motion: Heare

Second: Lucero

Recommend Downzone: Doutre, Heare, Duncan, Lewis, McNamara, Peterson

Nay: none

Abstain: none

Attachments

Meeting Minutes

Ordinance #26-06

Staff Report

Slides

PLANNING COMMISSION MINUTES
February 12, 2026

PC 26-006 Jed Willets Downzone [Zone Change] Russ Holley/Logan City are requesting the downzone of a .22-acre parcel located at 1354 North 220 West from Mixed Residential Medium (MR-20) back to Mixed Residential Low (MR-12); TIN 05-041-0056, in the Bridger Neighborhood.

Staff/ Proponent: Russ Holley, Community Development Director, reviewed the request to rezone the property at 1354 North 220 from Mixed Residential Medium (MR-20) to Mixed Residential Low (MR-12).

R. Holley explained that the parcel was illegally subdivided in the late 1990s and has subsequently been upzoned twice to allow development of the site. On both occasions, development permits expired and the property was downzoned.

In 2025, the City Council approved a third upzone to allow the applicant additional time to complete the project. A building permit was submitted in December, and staff anticipates the site will be developed.

The current request is to downzone the property so that the zoning is consistent with the surrounding neighborhood. When the new structure is constructed, it would be considered a legal nonconforming (grandfathered) use.

Public: LeAnn Wilkins, who resides south of the property, expressed concerns regarding the lack of maintenance on the site over the years.

MOTION: Commissioner Heare made a motion to **forward a recommendation of approval** to the Municipal Council on the zone change request for **PC 26-006**, with the findings for approval as listed below. Commissioner Lucero seconded the motion. The motion was approved unanimously.

FINDINGS FOR APPROVAL

1. The Logan City FLUP identifies the area as MR. The surrounding areas are zoned MR-12, and this property should also be zoned MR-12 for consistency
2. The Bridger Neighborhood was specifically downzoned to reduce the number of new multi-family developments.
3. The MR-12 zone would eliminate the option for additional dwelling units to be developed on this property.

Moved: K. Heare

Second: J. Lucero

Approved: 6-0

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

Nay:

Abstain:



**Project #26-006
Jed Willets Downzone
Located at approx. 1360 North 200 West**

REPORT SUMMARY...

Project Name: Jed Willets Downzone
Proponent/Owner: Community Development / Jed F. Willets
Project Address: 1360 North 200 West
Request: Downzone to MR-12
Current Zoning: MR-20
Type of Action: Legislative
Hearing Date: February 12th 2026
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission recommend **approval** to the Municipal Council for a rezone of approximately 1.80 acres of property located at approximately 1360 North 200 West (TIN# 05-041-0056) from Mixed Residential Medium (MR-20) to Mixed Residential Low (MR-12).

Land use adjoining the subject property

<i>North:</i>	CS: Commercial Uses	<i>East:</i>	COM: Commercial Uses
<i>South:</i>	NR-6: Residential Uses	<i>West:</i>	MR-12: Residential Uses

REQUEST

The proponent is requesting a downzone of the recently up-zoned Lot #6 from Mixed Residential Medium (MR-20) to Mixed Residential Low (MR-12).



Figure 1 shows the aerial photo of the site

GENERAL PLAN

The Future Land Use Plan (FLUP) identifies this area as Mixed Residential. It does not distinguish between medium and high. In Chapter 5 “Growth vs. Land Availability” it states the problem being that the per capita land consumption is increasing while available quality

developable land is decreasing. The solutions identified are compact growth, infill and redevelopment. As part of the revised Land Development Code (LDC) and Zoning Map update in February of 2011, the area was zoned Mixed Residential Medium (MRM) rather than Mixed Residential High (MRH) because this area was over saturated with multi-family structures exceeding the balance of diverse housing options outlined in the General Plan, and the allowable densities in the Mixed Use, Town Center, and Campus Residential zones were substantially increased to promote increased density in those parts of the City.

LAND DEVELOPMENT CODE

The Land Development Code (LDC) allows for up to 20 residential units per acre of land in the MR-20 zone. The MR-20 zoning district permits a range of residential structures, including duplexes, triplexes, townhomes, etc. The current zoning designation of MR-12 is similar but less dense.

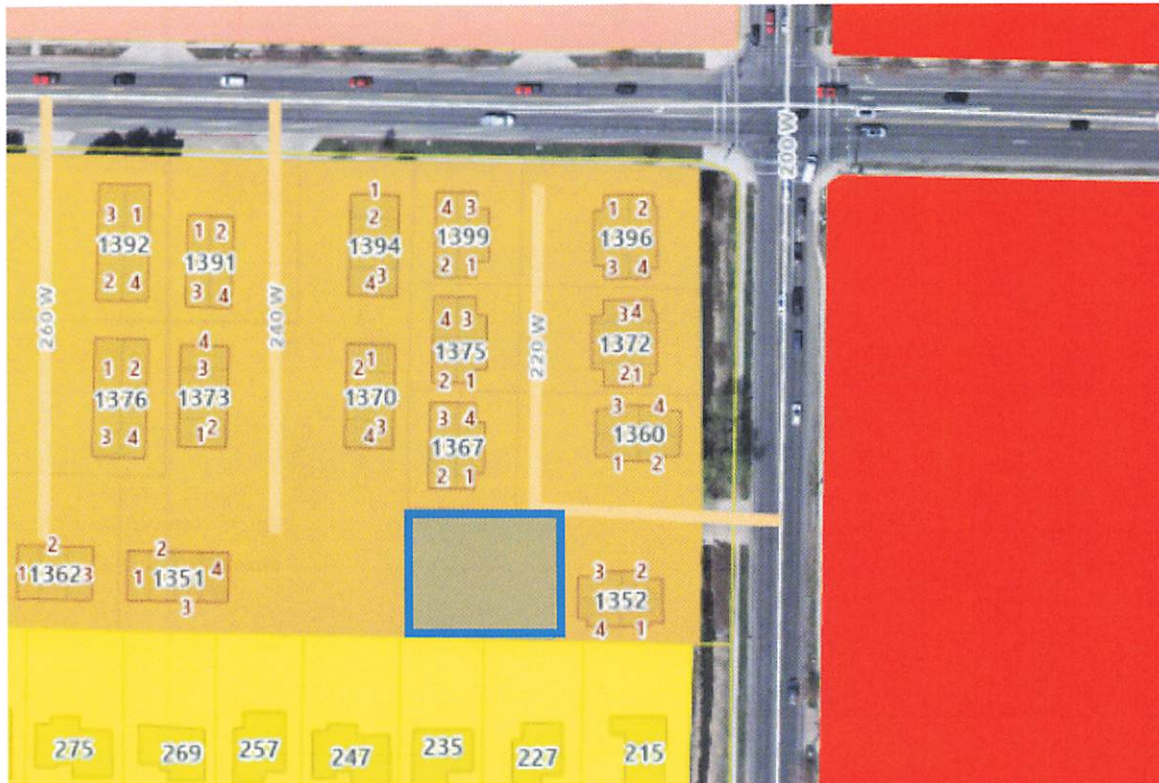


Figure 3 shows the existing MR-20 zoning designation

SUMMARY

Jed Willets originally purchased the property in 2011 with the desire to build a duplex. An application for design review was submitted and the illegal subdivision was then discovered thus rendering this property worthless as all density had already been accounted for on lot #6. Property trades were pursued between 2011 and 2016 to no avail. In 2023 and then again in 2025, the City Council up-zoned it for this applicant to finish his project. This application proposes to downzone the property back so that it is consistent with the surrounding areas.

AGENCY AND CITY DEPARTMENT COMMENTS

No comments.

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 1/31/26, posted on the City's website and the Utah Public Meeting website on 2/2/26, and mailed to property owners within 300 feet on 1/26/26.

RECOMMENDED FINDINGS FOR REZONE APPROVAL

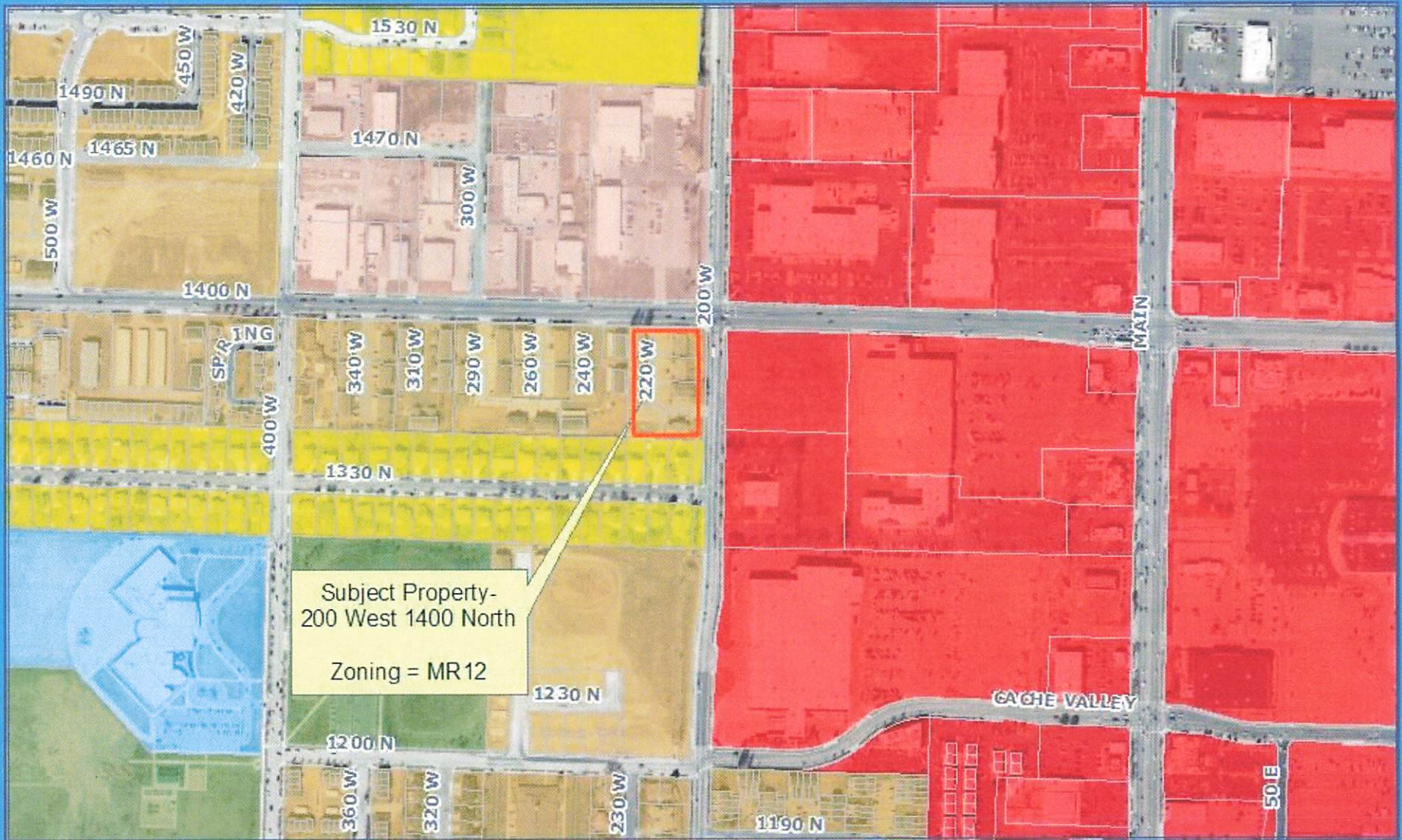
The Planning Commission bases its decision on the following findings supported in the administrative record for this project:

1. The Logan City FLUP identifies the area as MR. The surrounding areas are zoned MR-12 and this property should also be zoned MR-12 for consistency
2. The Bridger Neighborhood was specifically downzoned to reduce the number new multi-family developments.
3. The MR-12 would eliminate the option for additional dwelling units to be developed on this property.

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.

Willets Rezone

1360 North 200 West



Willets Rezone

1360 North 200 West



Planning Commission

FLUP

Jed Willets Downzone

1354 North 220 West

