

**CITY OF LOGAN, UTAH
ORDINANCE NO. 26-07**

**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 Neighborhood Residential (NR-4) to Mixed Residential Transitional (MR-9).

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

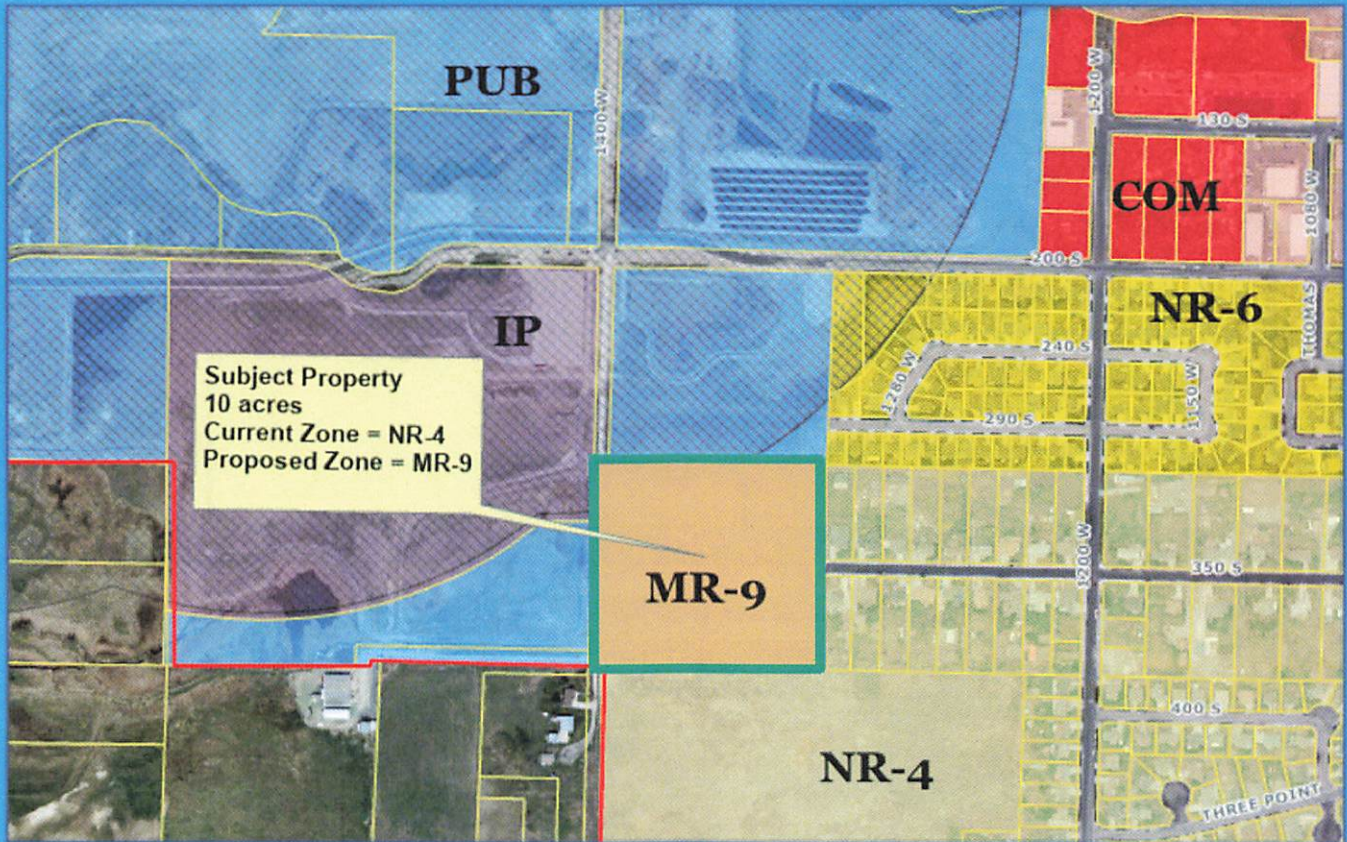
MAYOR'S APPROVAL OR DISAPPROVAL

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

Mark A. Anderson, Mayor

EXHIBIT A

Maple View Subdivision Rezone 350 South 1400 West



Planning Commission

Proposed Zoning

Feb 12, 2026



MEMORANDUM TO MUNICIPAL COUNCIL

DATE: February 24, 2026
FROM: Russ Holley, Director
SUBJECT: Ordinance #26-07 Maple View Subdivision Rezone

Summary of Planning Commission Proceedings

Project Name: Maple View Subdivision Rezone
Request: Zoning Map Amendment
Project Address: 350 South 1400 West
Recommendation of the Planning Commission: **Deny**

On February 12, 2026, the Planning Commission **recommended denial** to the Municipal Council for the Maple View Subdivision Rezone.

Planning Commissioners vote (6-0):

Motion: Lucero

Second: Duncan

Recommend Denial of Rezone: Doutre, Heare, Duncan, Lewis, McNamara, Peterson

Nay: none

Abstain: none

Attachments

Meeting Minutes

Ordinance #26-07

Staff Report

Slides

PLANNING COMMISSION MINUTES
February 12, 2026

PC 26-007 Maple View Subdivision Rezone [Zone Change] Brad Brown/V Dean Adams & Joyce Y Adams Family Trust, authorized agent/owner are requesting the rezone of a 10-acre parcel located at approximately 350 South 1400 West from Suburban Neighborhood Residential (NR-4) to traditional Mixed Residential Transitional (MR-9); TIN 02-066-0013, in the Woodruff Neighborhood.

Staff: Russ Holley, Community Development Director, reviewed the request to rezone a 10-acre property located at 350 South 1400 West from Suburban Neighborhood Residential (NR-4) to Mixed Residential Transitional (MR-9). The site is adjacent to public zones to the north and west, and NR-4 to the east and south.

Under the current NR-4 zone, the site would permit up to 40 single-family homes, with a maximum density of 4 units per acre and a minimum lot size of 10,000 square feet.

Under the proposed MR-9 zone, the site would permit a mix of housing types including multi-family attached units, duplexes, and townhomes, with a maximum density of 9 units per acre and a minimum lot size of 4,000 square feet.

R. Holley also noted a small portion of the northwest corner is within the Landfill Overlay Zone, which prohibits new residential construction due to possible ground contaminants.

Proponent: Brad Brown presented a concept plan for a mixed-use development and explained the applicant's intent to create a development agreement that would cap the number and types of units, require a mix of densities, and provide additional outdoor space.

Commissioner Lucero asked whether a Planned Development (PD) Overlay had been discussed with city staff. Mr. Brown stated they had considered this option but preferred a development agreement.

Public: Jeannie Simmonds noted that the City Council previously denied a nearby NR-4 rezone request and stated that NR-4 zoning is limited citywide. She suggested pursuing a PD Overlay.

Lisa Bowen expressed concerns regarding wetlands, Woodruff Elementary capacity, traffic impacts, and maintaining larger lots in this area that allow animals.

LeAnn Wilkins raised concerns about the number of existing apartments and stated that developers typically build to the maximum density allowed.

Paul Beecher spoke in favor of larger homes and larger lots for growing families.

Grant Potter stated that 90 units on 10 acres is too dense.

Kae Lynn Beecher expressed concern that the developer would build only to the minimum requirements of the zone.

Commission: Commissioner Peterson spoke about the Woodruff Neighborhood Plan calling out this area as NR-4, and the property further to the south that is zoned MR-9 having a deed restriction for the property to match the density of NR-6 zoning.

Commissioner Lucero spoke about the amount of development in this area and the importance of making sure there is a diversity in lot sizes.

Commissioner Heare addressed some of the public comments, stating wetlands must be delineated before development can be approved, and the School District is who determines when new schools are needed.

Commissioner Heare said that it is difficult to approve such a large increase in density without a development plan.

Commissioner Lucero said that the PD Overlay is the correct route to take for this specific of an idea for development.

MOTION: Commissioner Lucero made a motion to forward a recommendation of **denial** to the Municipal Council on a zone change for **PC 26-007** with the findings for denial as listed below. Commissioner Duncan seconded the motion. The motion was approved unanimously.

FINDINGS FOR DENIAL

1. The Logan City FLUP identifies the area as DR. The surrounding areas are primarily zoned NR-4 and NR-6.
2. The MR-9 zone is not consistent with the FLUP.
3. The MR-9 zone would permit densities and multi-family structures that are inconsistent with the surrounding neighborhoods.

Moved: J. Lucero

Second: J. Duncan

Approved: 6-0

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

Nay:

Abstain:



**Project #26-007
Maple View Subdivision Rezone
Located at 350 South 1400 West**

REPORT SUMMARY...

Project Name: Maple View Subdivision Rezone
Proponent/Owner: Brad Brown / V. Dean Adams & Joyce Adams Family Trust
Project Address: 350 South 1400 West
Request: Rezone from NR-4 to MR-9
Current Zoning: Suburban Neighborhood Residential (NR-4)
Date of Hearing: February 12, 2026
Type of Action: Legislative
Submitted By: Russ Holley, Director

RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation of **Denial** to the Municipal Council for a rezone of approximately 10 acres of property located at 350 South 1400 West (TIN# 02-066-0013) from Suburban Neighborhood Residential (NR-4) to Mixed Residential Transitional (MR-9).

Land use adjoining the subject property

<i>North:</i>	PUB: Public Uses	<i>East:</i>	NR-4: Residential Uses
<i>South:</i>	NR-4: Residential Uses	<i>West:</i>	PUB: Public Uses

PROJECT

The proponent is requesting to rezone the 10-acre vacant parcel from NR-4 to MR-9 for the purpose of future residential development. The site is located east of 1400 West and west of the Equestrian Estates Subdivision. The rezone request does not include a formal subdivision or design review permit. The current NR-4 zone would permit up to 40 new single-family homes on individual building lots.

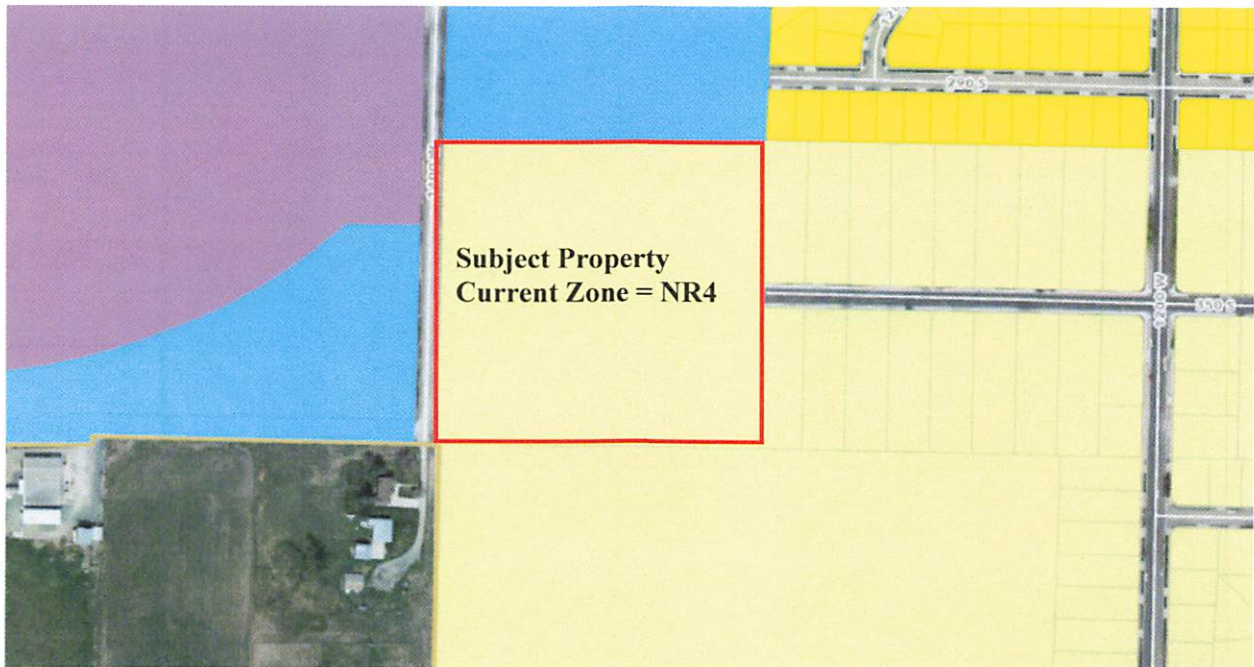


Figure 1: Subject property with current zoning of NR-4

GENERAL PLAN

The Future Land Use Plan (FLUP), updated and adopted in 2020, in the Logan City General Plan identifies this property as Detached Residential (DR). The Logan City General Plan states that in areas designated DR, all new development, whether infill between existing homes, replacement of existing homes or new development on vacant land, will be detached single family structures. When considering the zoning map and rezoning, the DR designation typically translates to NR-4 and NR-6 zoning districts, as both are primary single family detached housing zones with the only differences being lot size, lot width, and overall density.

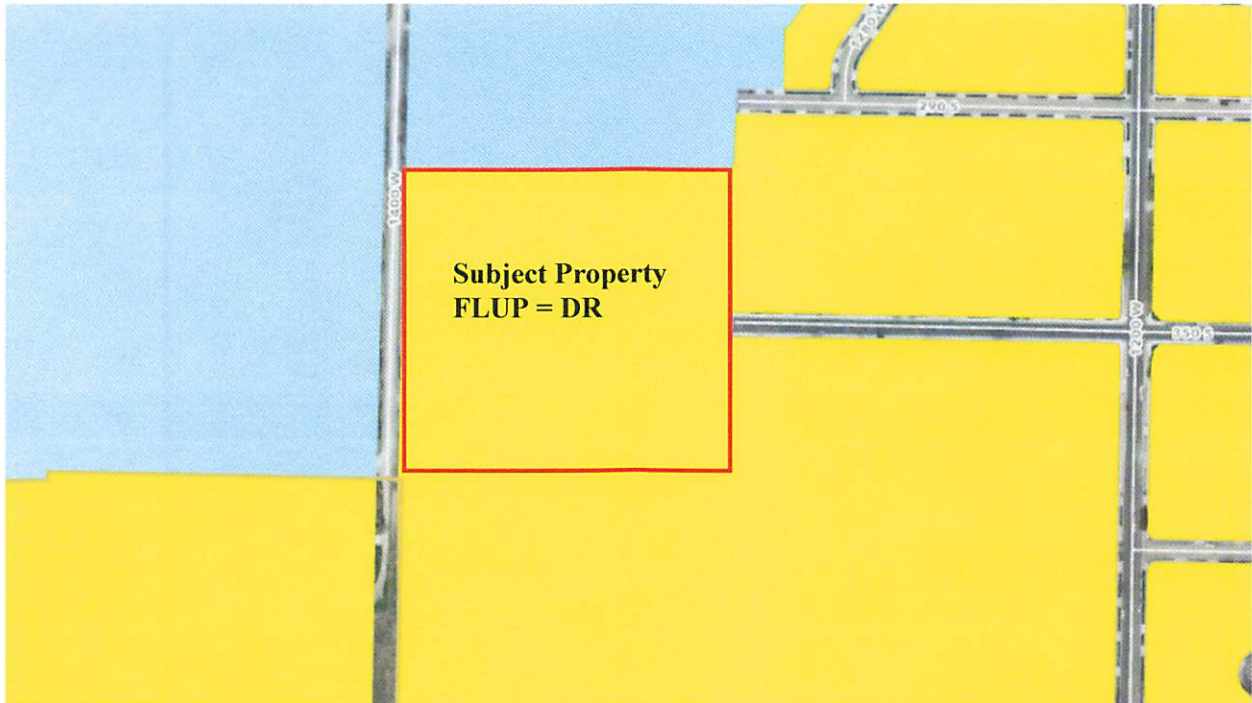


Figure 2: Future Land Use Plan Map

LAND DEVELOPMENT CODE

The Land Development Code (LDC) regulates land use and establishes specific development entitlements for properties. The existing NR-4 zoning district permits single-family residential development with a minimum lot size of 10,000 SF and a maximum gross density of four (4) units per acre. NR-4 lot width minimums are set at 90 feet wide. MR-9 zones are described as being a mix of housing types and include multi-family attached, duplexes, and townhomes. Density maximum is 9 units per acre and lot size minimums are set at 4,000 SF. Lot width minimum in the MR-9 zone is set at 40 feet.

LANDFILL OVERLAY

Given the proximity of the property to the landfill, this site has a small portion in the northwest corner under the landfill overlay zone. This overlay zone prohibits new residential homes because of possible ground contaminants. Given the topography and the subdivision requirements for stormwater retention ponds, the future layout design could accommodate stormwater ponds inside the overlay area. If done this way, the overall impact to the number of building lots would be minimal. The overlay area could also be backyard areas, just not a home footprint. The overlay does not impact commercial or industrial developments.

STAFF SUMMARY

Given the FLUP designation and the recent upzone denial in September of 2025 for the 20 acres immediately south of this subject property, staff considers the MR-9 zoning designation inappropriate. 90 total units and the likelihood of large amounts of attached housing, would not be consistent with the FLUP or the adjacent existing development patterns and neighborhood

character. Adjacent parcels to the east are zoned NR-4 and generally feature lot sizes over 10,000 square feet. However, properties located northeast are zoned NR-6 and developed at or near the minimum 6,000 SF lot size. Farther south near 600 South, there is a pocket of MR-9 with some townhome and single family detached mixed into the subdivision. The broader area is primarily single family detached residential. Staff would consider and support a rezone to NR-6 compatible with the FLUP and the surrounding character.



Figure 3. Shows the landfill overlay on the northwest corner of the subject property.

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 DENIAL

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

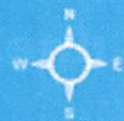
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2. The MR-9 zone is not consistent with the FLUP.
3. The MR-9 zone would permit densities and multi-family structures that are inconsistent with the surrounding neighborhoods.

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.

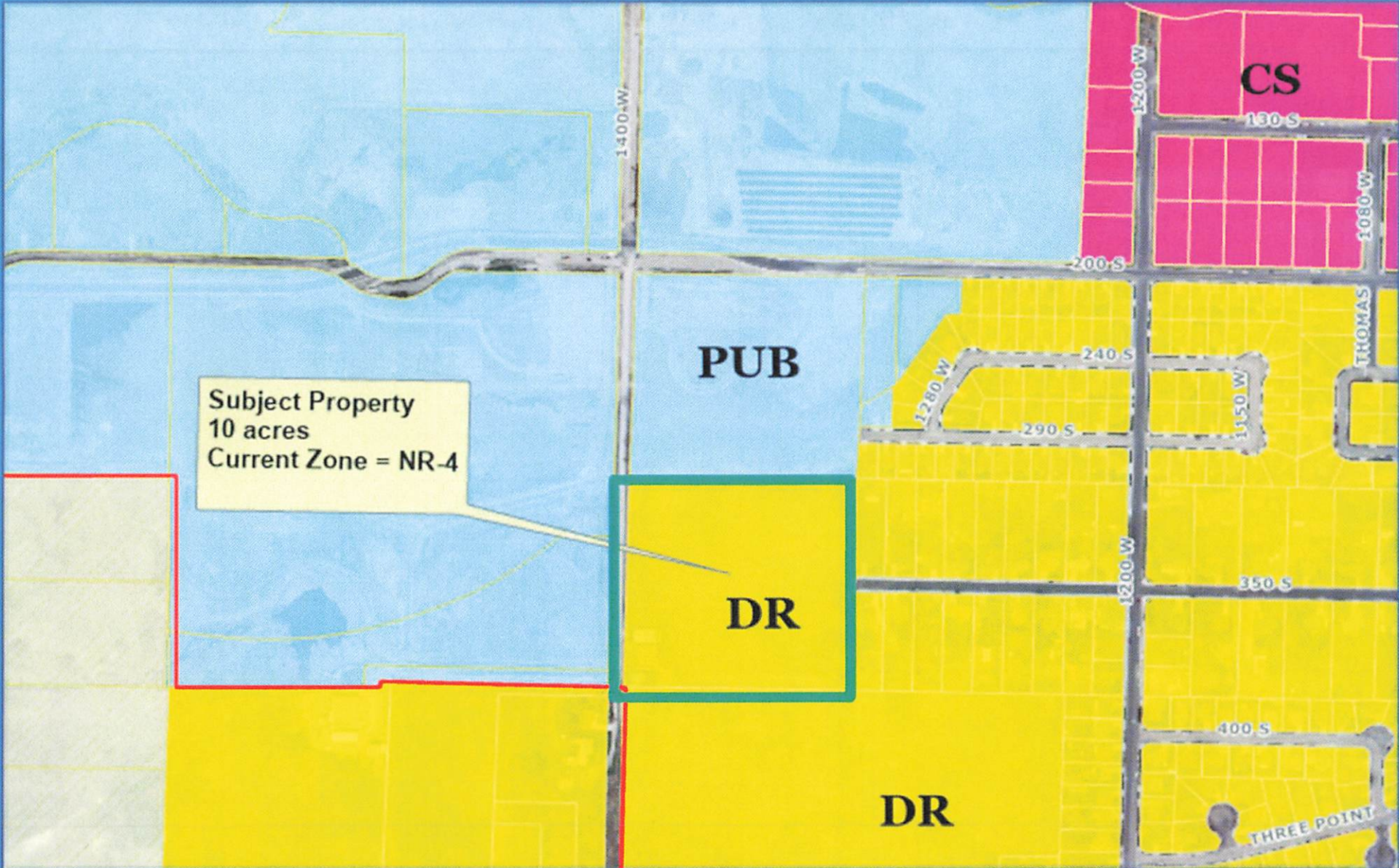
Maple View Subdivision Rezone 350 South 1400 West



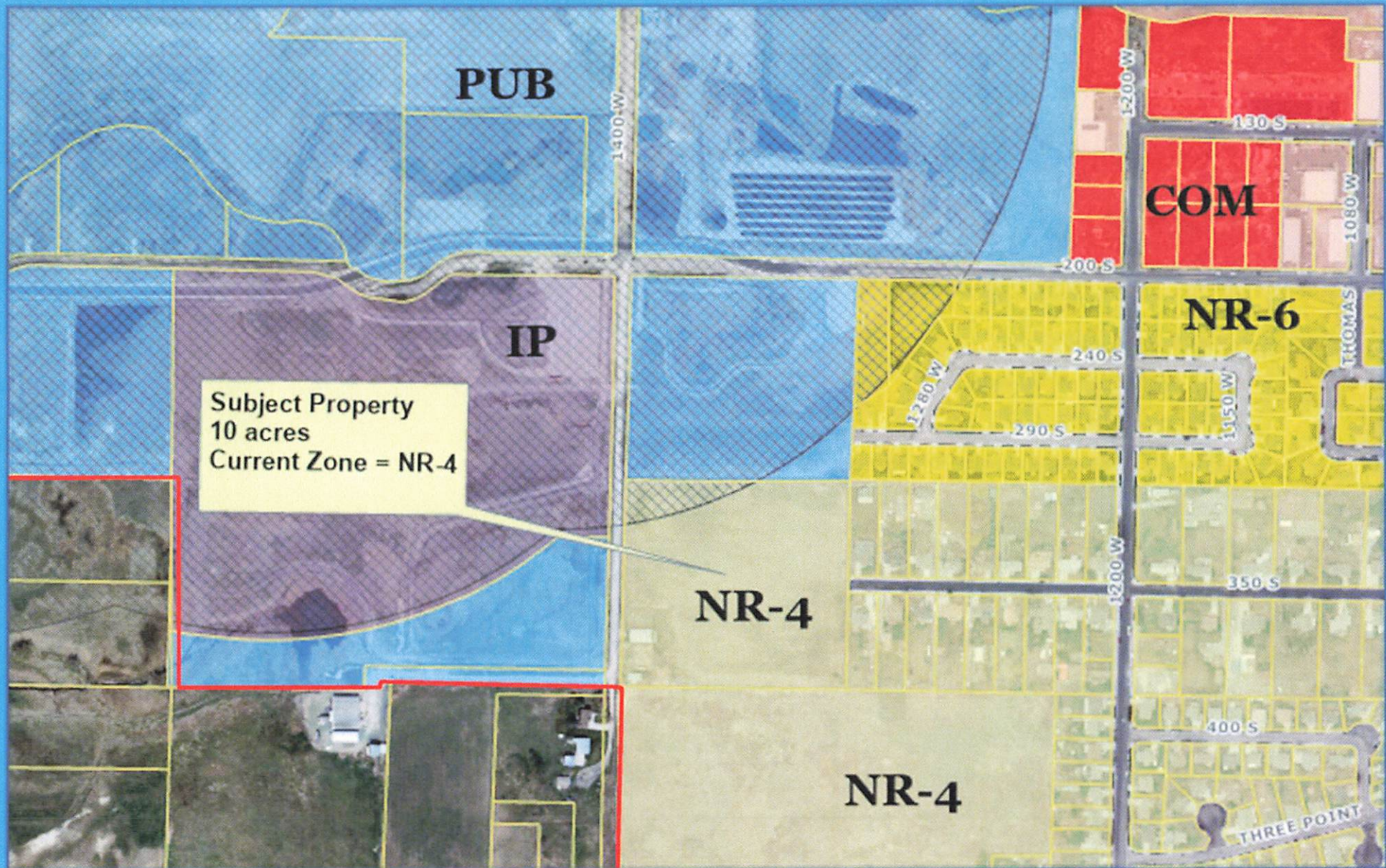
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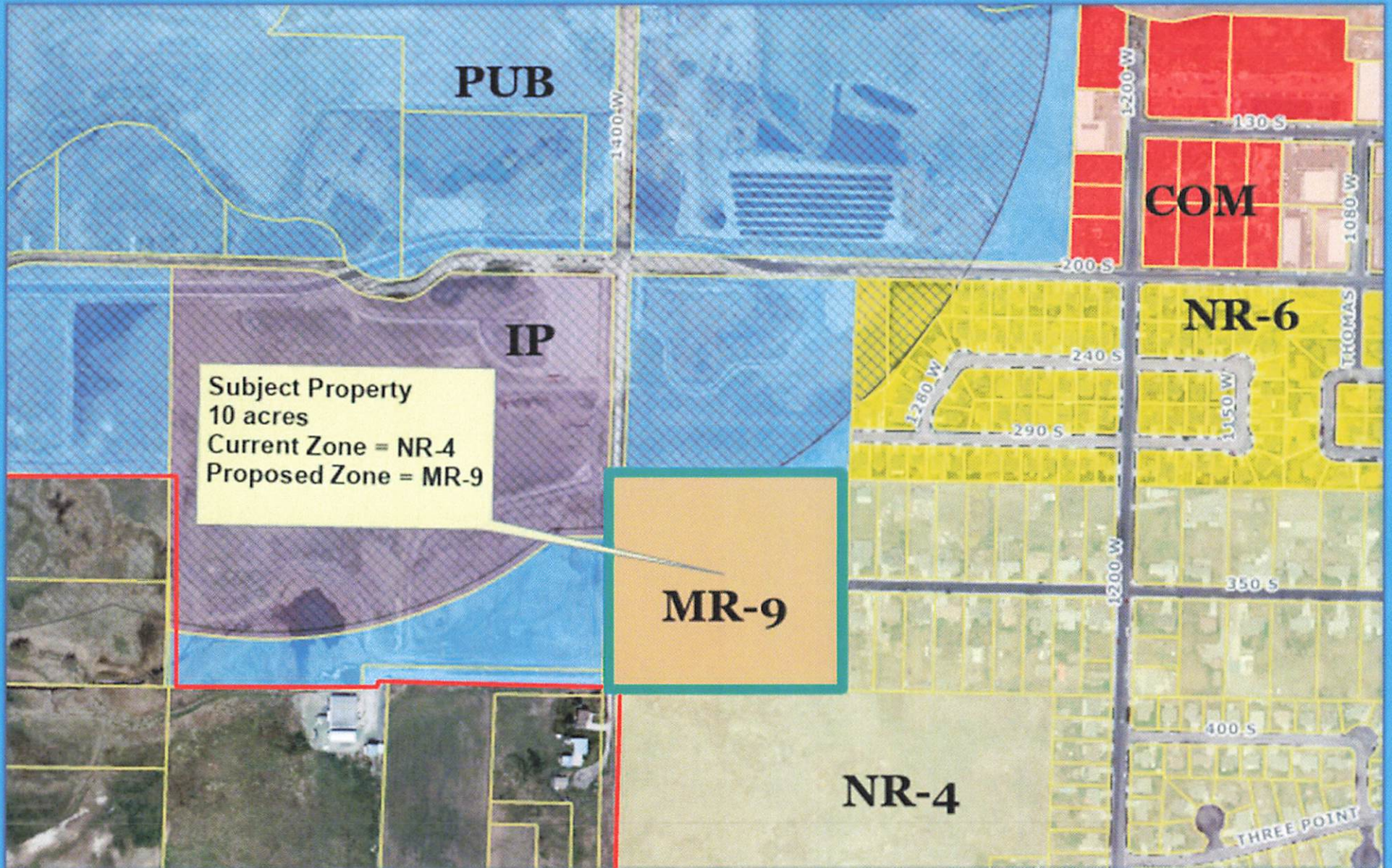
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