

**ORDINANCE 26- 04**

**AN ORDINANCE AMENDING THE NORTH LOGAN CITY ZONING MAP TO  
REZONE 26 FULL PARCELS AND A PORTION OF PARCEL 04-058-0010 FROM  
COMMERCIAL GENERAL (CG) TO MAIN STREET COMMERCIAL GATEWAY (MSCG)**

1           WHEREAS, the North Logan City Council is authorized under Utah Code Title 10, Chapter 9a  
2 (Municipal Land Use, Development, and Management Act) to enact and amend zoning regulations and  
3 zoning maps; and

4           WHEREAS, the City initiated Zoning Map Amendment file number ZMA-2026-01 to rezone  
5 twenty-six (26) full parcels and one (1) partial parcel, totaling approximately 127.72 acres, from the  
6 Commercial General (CG) zone to the Main Street Commercial Gateway (MSCG) zone; and

7           WHEREAS, the subject properties are located approximately between 200 West and 100 East and  
8 between 2500 North and 3100 North in North Logan City, as more specifically described in Section 1  
9 below; and

10           WHEREAS, the Planning Commission held a duly noticed public hearing on March 5, 2026; and

11           WHEREAS, the City Council finds the proposed amendment consistent with the 2025 General Plan  
12 and in furtherance of the public health, safety, and welfare.

13           **FINDINGS**

- 14           1. The subject properties are designated within the Highway 91 Future Land Use District of the 2025  
15 General Plan.  
16           2. The Main Street Commercial Gateway (MSCG) zone was created to implement the policies and  
17 vision for this district.  
18           3. The rezoning promotes economic vitality, corridor aesthetics, and long-term community welfare.  
19           4. The amendment complies with Utah Code Title 10, Chapter 9a and North Logan Municipal Code.

20           **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF NORTH LOGAN CITY,  
21 UTAH, AS FOLLOWS:**

22           **SECTION I: Zoning Map Amendment.**

23           The following full parcels are hereby rezoned from CG to MSCG:

- 24           1. 04-062-0025  
25           2. 04-062-0010  
26           3. 04-062-0076  
27           4. 04-062-0077  
28           5. 04-062-0078  
29           6. 04-062-0054  
30           7. 04-285-0001  
31           8. 04-285-0002  
32           9. 04-286-7001  
33           10. 04-286-0001  
34           11. 04-058-0023  
35           12. 04-058-0024  
36           13. 04-058-0001  
37           14. 04-058-0021  
38           15. 04-058-0002

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- 39 16. 04-058-0003
- 40 17. 04-058-0030
- 41 18. 04-058-0037
- 42 19. 04-058-0022
- 43 20. 04-058-0029
- 44 21. 04-058-0012
- 45 22. 04-060-0061
- 46 23. 04-060-0034
- 47 24. 04-060-0062
- 48 25. 04-060-0064
- 49 26. 04-060-0040

50 The following partial parcel is hereby rezoned from CG to MSCG:

- 51 1. 04-058-0010 - The area rezoned consists of approximately 0.62 acres fronting Highway 91. The
- 52 rezoned area is legally described as follows:

53  
54 BEG AT A PT ON THE E R/W LNE HIGHWY91 N 694.71 FT & W 541.90 FT FROM APT  
55 BEING N 1\*06'28"E 760.84 FT E 558.10 FT FROM NW COR LOT 4 BLK 18 PLAT D  
56 LOGAN FARM SVY N 01\*08'E 88.98 FT TO THE SOUTH BOUNDARY OF THE CL  
57 MILLER REAL ESTATE LLC PARCEL (04-058-0037), THENCE S 89\*28' 32"E 319.63 FT  
58 ALONG THE SOUTH LINE OF SAID MILLER PARCEL, THENCE SOUTH 86.04 FT TO  
59 THE NE CORNER OF THE HARRIS FAMILY TRUST PARCEL (04-058-0022), THENCE  
60 WEST ALONG THE NORTH LINE OF SAID HARRIS FAMILY TRUST PARCEL 321.38 FT  
61 TO THE PT OF BEG.

62 **SECTION II: MAP UPDATE.**

63 The City Recorder and Community Development Department are directed to update the Official Zoning  
64 Map accordingly.

65 **SECTION III: CONFLICT.** To the extent of any conflict between this ordinance and any other North  
66 Logan City ordinance(s) or regulation(s), the provisions of this Ordinance shall be controlling.

67 **SECTION IV: SEVERABILITY.** The sections, paragraphs, sentences, clauses, and phrases of this  
68 Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared  
69 invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such  
70 invalidity or unconstitutionality shall not affect the validity or constitutionality of any of the remaining  
71 sections, paragraphs, sentences, clauses, or phrases of this Ordinance.

72 **SECTION V: EFFECTIVE DATE.** In the opinion of the City Council of North Logan, it is necessary  
73 that this ordinance take effect immediately; therefore, this Ordinance shall take effect immediately upon  
74 its passage and first posting as provided by law.

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77 ADOPTED AND PASSED by the City Council of the City of North Logan, Utah, this 18th day of March,  
78 2026.

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NORTH LOGAN CITY, A Utah Municipal Corporation

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84 ATTEST:

By \_\_\_\_\_  
Lyndsay Peterson, Mayor

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88 \_\_\_\_\_  
Scott Bennett, City Recorder

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**CERTIFICATE OF DUE POSTING**

I, SCOTT BENNETT, City Recorder of North Logan, Utah, hereby certify that I, on the 19th day of March, 2026, in the City of North Logan, Cache County, State of Utah, posted the foregoing Ordinance No. 26-04 in a likely manner, a copy of which is hereto attached, in each of three public places in the said City of North Logan, to-wit:

1. North Logan City Offices, 2525 North 600 East
2. Hansen Sports Complex, 220 East 2850 North
3. North Park Police Department, 2575 North 600 East

WITNESS my hand this 19th day of March, 2026.

\_\_\_\_\_  
Scott Bennett, City Recorder