

**CITY OF LOGAN  
RESOLUTION NO. 26-09**

**A RESOLUTION APPROVING THE LOGAN 2045 GENERAL PLAN**

**WHEREAS**, the Municipal Council finds that the Logan 2045 General Plan is of significant importance to the vitality of the City of Logan and Cache Valley; and

**WHEREAS**, the City of Logan is experiencing substantial population growth, economic growth, transportation pressures, and shifting demographics which will contribute to new ordinance and policy decisions in the coming years; and

**WHEREAS**, the City of Logan enjoys a variety of amenities such as access to schools, parks, community amenities, emergency services, recreational options, all of which contribute to its overall well-being and which this Plan serves to protect and promote; and

**WHEREAS**, the Logan 2045 General Plan recognizes the importance of the historic downtown, economic growth, obtainable housing, efficient transportation options, and other unique cultural and natural resources, and identifies important goals and objectives and recommended implementation strategies; and

**WHEREAS**, a lengthy public engagement process was utilized, including workshops, stakeholder meetings, steering committee meetings, coordination with elected and appointed City officials, community leaders, open house meetings, surveys, and public hearings to develop and prepare this Plan to ensure residents had a chance to actively participate; and

**NOW THEREFORE, BE IT RESOLVED THAT THE LOGAN MUNICIPAL COUNCIL**, hereby adopts the Logan 2045 General Plan.

THIS RESOLUTION duly adopted upon this \_\_\_\_\_ day of \_\_\_\_\_, 2026 by the following vote:

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

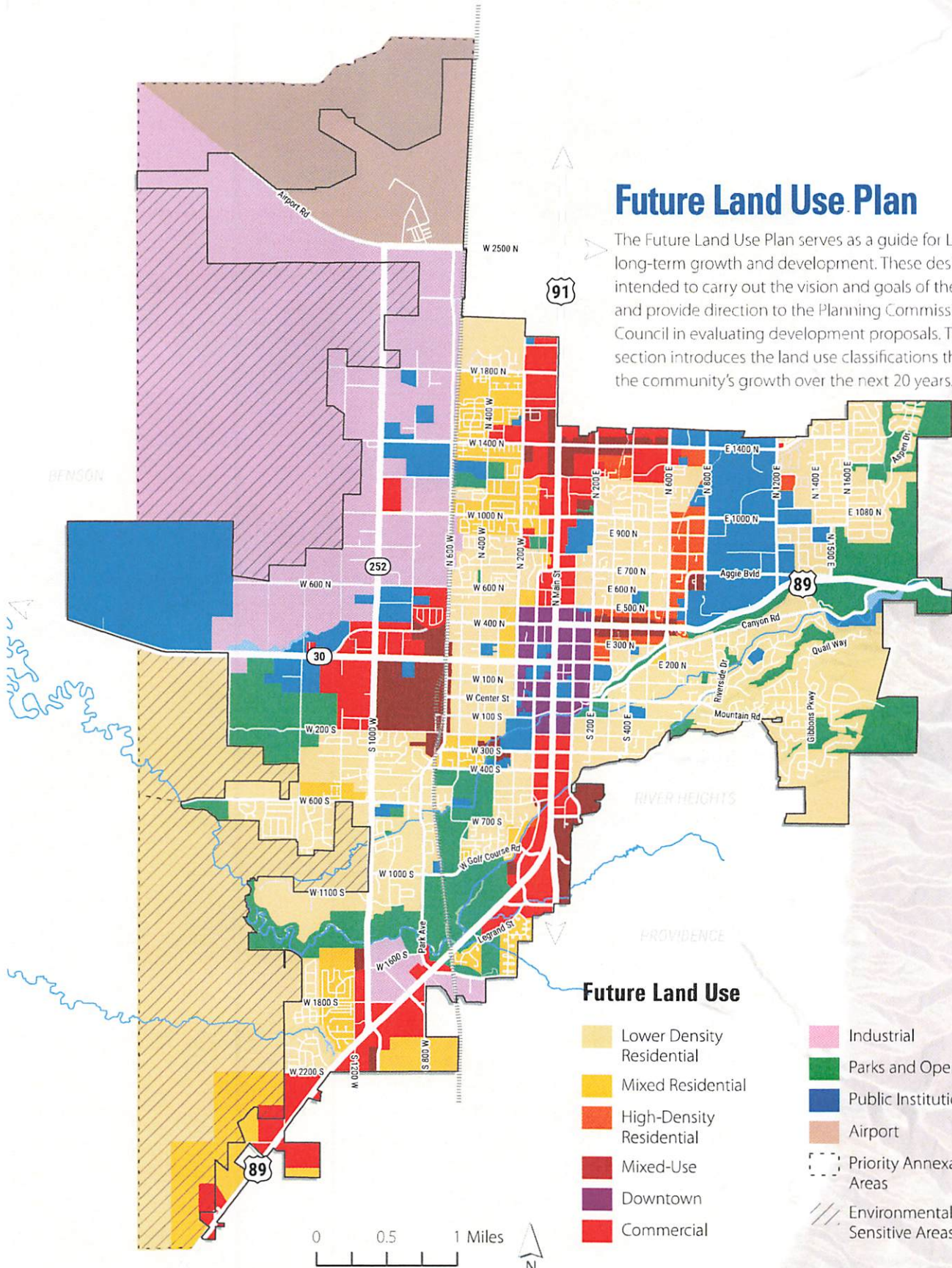
ATTEST:

\_\_\_\_\_  
Teresa Harris, City Recorder

# **EXHIBIT A**

## Future Land Use Plan

The Future Land Use Plan serves as a guide for Logan's long-term growth and development. These designations are intended to carry out the vision and goals of the General Plan and provide direction to the Planning Commission and City Council in evaluating development proposals. The following section introduces the land use classifications that will shape the community's growth over the next 20 years.



### Future Land Use

- Lower Density Residential
- Mixed Residential
- High-Density Residential
- Mixed-Use
- Downtown
- Commercial
- Industrial
- Parks and Open Space
- Public Institution
- Airport
- Priority Annexation Areas
- Environmentally Sensitive Areas



**CHICAGO**  
188 W Randolph St Suite 200  
Chicago IL 60601  
312-372-1008

# MEMORANDIUM

**Date:** March 19, 2026

**To:** Russ Holley, AICP  
Community Development Director

**From:** Houseal Lavigne  
Cody Ferguson, AICP, Market Lead  
Andrea Barnes, Planner II

**Re:** **Logan General Plan – Zoning Audit Memo**

SENT VIA EMAIL

The Zoning Audit Memo is an internal, standalone deliverable prepared to support City staff, the Planning Commission, and City Council as they begin zoning updates following the adoption of the Logan General Plan. Its primary purpose is to evaluate Logan's existing Land Development Code for its consistency, support, and overall alignment with the Plan's policies, recommendations, and actions.

The Memo identifies where zoning updates may be needed to better implement the General Plan's goals. These recommendations are intended as guidance and reference material for the City as it considers zoning revisions. This Memo is not a formal, adopted policy document; rather, it serves as an internal resource to inform and assist the City throughout the zoning update process.

## Introduction

The General Plan is a policy guide that outlines actions that Logan can take to achieve the community's vision for its future. It serves as a foundation for decision-making by staff, elected and appointed officials, developers, residents, and other stakeholders. While the Plan expresses the community's vision and outlines goals, objectives, and recommendations for future development, it is not regulatory. It does not have the "regulatory teeth" to require new development or redevelopment to align with the Plan. That authority lies within the Land Development Code (LDC), which includes the legally binding regulations that dictate how properties can be used and implements the land use policies of the General Plan.

Land development regulations are the rules that new development and redevelopment must follow, making them an essential tool in Plan implementation. Often, communities will adopt a plan with a clear vision, only to "pull the reins back" on the land development regulations needed to achieve their objectives. The common rationale for this is that stakeholders often feel that such regulations will drive development elsewhere. However, properly drafted land development regulations that align with the vision and goals of the General Plan can remove unnecessary barriers to investment by providing flexibility for potential developments and offsetting the requirements related to design. In this way, land development regulations offer an opportunity to implement the Plan by making preferred development easy.

This memo outlines how the City's existing regulations relate to the General Plan and why targeted updates are needed to translate the Plan's goals into clear, actionable standards. It summarizes relevant recommendations from the Plan and organizes zoning- and subdivision-focused implementation strategies in a way that makes it easy to see how each regulatory change supports the larger community vision.

## What do Land Development Regulations Do?

Land development regulations dictate how land can be divided, assembled, built upon, and used and include subdivision, zoning, and sign ordinances.

### Zoning Ordinances

Zoning Ordinances are how local governments regulate land use. Local governments receive the authority to establish and adopt zoning ordinances by the state zoning enabling act to manage how land is developed and used to protect public health, safety, and welfare. There are several approaches to zoning, including but not limited to:

- **Euclidean Zoning.** Euclidean zoning is the traditional approach to zoning that divides a community into zoning districts based on the types of uses that are desirable in different areas and establishes rules for how land in each district can be developed and used. Euclidean zoning districts keep high intensity uses that may impact surrounding properties, like manufacturing, away from less intense uses, like homes and schools. Each district establishes different rules that limit development activity, including which use types are allowed and how they are permitted as well as building size, where on a lot a building can be located, how much open space must be left over, and how much parking had to be provided.
- **Incentive Based Zoning.** Incentive-based zoning is a type of Euclidean zoning that offers flexibility in standards and requirements in exchange for items that help a community reach its goal, such as the provisions of affordable housing and preservation of open space and environmental features. Increased density, height, or lot coverage are some of the most common types of incentives offered along with relief from requirements for parking and other development standards as detailed below.

- **Overlay Zoning.** Overlay zoning is used in concert with Euclidean zoning to establish unique standards for specific areas that are otherwise governed by multiple zoning districts such as downtowns, commercial corridors, areas surrounding transit stops, and historic neighborhoods. In some circumstances, the overlay zoning applies additional standards on top of the standards of the base zoning district, while in other circumstances the overlay zoning district standards supersede or replace the standards of the base zoning district. The standards established in overlay zoning district often control building architecture and design, allowed density and development patterns, and other topics that make the area governed by the overlay district unique.
- **Development Standards.** Development standards, often called standards of general applicability, are an integral component of Euclidean zoning. They include regulations that are relevant for all uses throughout zoning districts, such as off-street parking and loading, landscaping, fences, and buffer yards.
- **Use Specific Provisions.** Use-specific standards are another integral component of Euclidean zoning. They include detailed regulations applicable to specific uses such as accessory dwellings, home occupations, food trucks, drive throughs, or outdoor storage, regardless of the district in which they are located.
- **Planned Unit Development.** Planned Unit Development (PUD) is a development review and approval procedure that uses site development allowances for greater flexibility from underlying regulations in siting and design. Through the planned unit development process, a developer can request deviations from standards such as lot area, building height, mix of uses, and any other requirement of a base or overlay zoning district in exchange for tangible benefits to the development and community such as the preservation of open space, activation of public gathering spaces, higher quality architecture and design, and enhances landscaping.

## Sign Ordinances

Sign ordinances manage the type, size, and location of permanent and temporary signs in a community. Where a sign ordinance is located within a municipal code varies community to community, but can often be found in the zoning ordinance, building ordinance, business ordinance, or as a standalone title. In 2016, the Supreme Court of the United States decided in the *Reed v Town of Gilbert* case that impacted the majority of sign ordinances throughout the country, Logan included. This decision clarified that sign copy is protected speech under the first amendment and held signs cannot be treated differently based on their communicative content. If a sign regulation can only be enforced by reading what the sign says, then that regulation is a violation of the first amendment. For example, signs that communities traditionally have established specific regulations for, such as real estate signs or political campaign signs, are no longer valid.

## Unified Development Ordinances

Unified development ordinances (UDO) bring together all land development regulations into one section of a municipal code including subdivision, zoning, and sign ordinances. Unified development ordinances help to streamline regulations and review and approval processes, making them easier to use, administer, and enforce.

## Updating Logan's current Land Development Regulations

### Development Standards and Use-Specific Regulations

Several elements within Logan's zoning districts, development standards and overlay districts may limit alignment with the General Plan's goals related to housing diversity, neighborhood commercial activity, corridor revitalization, and mixed-use development. Key gaps include:

- Logan’s Neighborhood Residential districts are largely limited to detached single-family homes. If the City wishes to expand housing variety and infill opportunities, modest adjustments to allowable housing types in select NR districts could be considered. Given the City’s goal to encourage infill and a range of housing types at varying price points, the current structure may limit price point diversity, aging-in-place options, and opportunities for incremental affordability.
- Logan allows ADUs by right on lots with an owner-occupied detached single-family home and permits both internal and detached configurations. The code requires one additional off-street parking stall beyond the two stalls required for the primary dwelling. In contrast, many cities have adopted more flexible ADU by reducing or eliminating off-street parking requirements, with some allowing parking reductions or waivers when on-street parking is available or when units are located near transit or in walkable areas.
- A key theme in the General Plan is to encourage neighborhood-serving commercial nodes within residential areas. However, neighborhood commercial uses are prohibited in most residential districts (NR-2, NR-4, and NR-6). Although Logan has a Neighborhood Commercial (NC) district, neighborhood-serving commercial uses are only permitted on properties currently zoned Neighborhood Commercial (NC).
- Logan allows parking reductions through shared parking agreements and alternative parking plans. Minimum parking requirements for some commercial uses along key corridors, such as 400 North, could be updated to better align with current industry standards and best practices, helping support small-scale retail, mixed-use redevelopment, and more walkable commercial environments.

## Future Land Use and Zoning Alignment

The Plan’s Future Land Use Map identifies the preferred land uses in the City and illustrates how the community envisions development transitioning in the coming decades. Although the Future Land Use map is not regulatory, it should be used as a guide for the City when considering development proposals or rezoning requests. To ensure that new development and redevelopment is consistent with the Future Land Use Map and vision and goals of this Plan, the City should consider proactively rezoning areas across the City to align with land use patterns illustrated in the General Plan.

- Land surrounding the Logan-Cache Airport is currently zoned Resource Conservation (RC), Traditional Neighborhood Residential (NR-6), and Gateway (GW). Each of these districts permits residential use, while the Future Land Use Plan designates this area as a future employment hub intended to support industrial and manufacturing activities, compatible office uses, and the infrastructure necessary for airport operations.
- The intersection of 1000 W and 200 N is currently zoned Commercial Service (CS), Commercial (COM), and Mixed Use (MU). However, the Economic Framework and Future Land Use Plan envision this area evolving into “West Town,” a walkable, mixed-use destination that would function as a town center for the Ellis and Woodruff neighborhoods.
- The southern edge of the City along US 89/91 is currently zoned Resource Conservation (RC), while the Future Land Use Plan envisions this area developing as a commercial corridor supported by a mix of surrounding residential uses.
- 400 N is a key corridor and one of the main entrances to the Utah State University campus. Although it is currently zoned NR-6, both the Future Land Use Plan and the *400 N Corridor Plan* envision the area transitioning to a mixed-use area with surrounding high-density residential development.
- Along the southern end of US 89/91 portions of the “X” Overlay Zone are currently zoned as Resource Conservation (RC), but the Future Land Use Map envisions that changing to Commercial

and Mixed Residential. The “X” Overlay Zone limits subdivision or development intensity on the parcel. This restricts the ability to achieve the General Plan’s intended mixed residential and commercial intensity without future zoning amendments or overlay modifications.

### Land Development Regulation Action Table

The Land Development Regulation Action Table offers specific recommended zoning updates related to recommendations outlined in the *Logan 2045 General Plan*. The Plan recommendations in the first column of the following action table are zoning specific and are highlighted in the Action Matrix. Relative to other types of implementation tasks, zoning and regulatory-related items are relatively low cost, can often be undertaken by City staff working with the Zoning Board of Appeals and/or consultants, and can be completed in a relatively short timeframe.

General Plan Recommendation	Zoning Implementation Recommendations
<b>Chapter 06: Housing and Neighborhoods</b>	
<b>Housing Affordability and Availability</b>	
Encourage lot consolidation across the City to facilitate infill development on larger lots.	Adopt formal lot and parcel consolidation standards in the Land Development Code that allow administrative approval for conforming lots and clarify eligibility, review process, and approval procedures.
Consider establishing a vacant and underutilized site transformation program that partners with local builders, churches, and other large property owners to convert vacant properties into context-sensitive infill housing.	Amend the Land Development Code to allow residential infill development on vacant and underutilized parcels subject to specific setback, height, building material, landscaping, and parking standards, with administrative approval for projects that meet all applicable requirements.
Review the external ADU location requirements, in older neighborhoods with shallow lots or irregular configurations, to increase the number of eligible lots across the City.	Amend ADU standards to permit detached ADUs on legally established lots that do not meet current minimum lot size or width requirements, and revise setback and lot coverage standards where needed to improve feasibility.
<b>Moderate Income Housing Strategies</b>	
Rezone for densities necessary to facilitate the production of moderate-income housing.	Zoning Action Item
Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit corridors, commercial centers, or employment centers.	Zoning Action Item

General Plan Recommendation	Zoning Implementation Recommendations
Amend land use regulations to allow for higher density or new moderate-income residential development in commercial or mixed-use zones near major transit corridors.	Zoning Action Item
Amend land use regulations to eliminate or reduce parking requirements for residential development where residents are less likely to rely on personal vehicles, such as near major transit corridors or senior living facilities.	Zoning Action Item
Create or allow for, and reduce regulations related to, multifamily residential dwellings that are compatible in scale and form with detached single-family dwellings in walkable communities within residential or mixed-use zones.	Zoning Action Item
Adopt or approve a qualifying affordable home ownership density bonus for single-family residential units, as described in Utah Code Section 10-9a-403.2.	Zoning Action Item
Adopt or approve a qualifying affordable home ownership density bonus for multi-family residential units, as described in Utah Code Section 10-9a-403.3.	Zoning Action Item
<b>Planning for New Growth</b>	
Consider establishing a vacant lot transformation program that partners with local builders to turn underutilized land into infill housing.	Establish clear infill development standards within the Land Development Code that provide predictable, objective criteria for redevelopment of vacant and underutilized sites.

General Plan Recommendation	Zoning Implementation Recommendations
Encourage developers to use low-impact development (LID) practices such as rain gardens, permeable pavements, and natural drainage systems in new residential developments.	Create a Low Impact Development (LID) incentive framework within the Land Development Code that allows flexibility in density or design standards when projects incorporate stormwater practices such as rain gardens, permeable pavement, and natural drainage features.
Support established residential neighborhoods by encouraging neighborhood commercial areas, parks, and community gathering spaces that build on local identity.	Amend the Land Development Code to permit neighborhood-serving commercial uses in designated residential nodes, update park dedication standards to support small neighborhood parks, and establish design standards for community gathering spaces within new development.
<b>Chapter 07: Economic Development</b>	
<b>Business Attraction and Retention</b>	
Review zoning to ensure it is aligned with community goals and can effectively promote and support the development of mixed-use walkable areas to attract foot traffic and encourage exploration of local shops.	Amend the Zoning Map and Mixed Use (MU), Town Center (TC), and Commercial (COM) district standards to ensure consistency with the Future Land Use Map and to support mixed-use development.
<b>Destinations</b>	
Work with local businesses to facilitate temporary pop-up shops and maker fairs in vacant storefronts to test new experiential retail concepts and highlight local makers.	Amend temporary use provisions to establish a clear, administrative approval process for short-term retail and market activities in vacant storefronts and private lots within Commercial, Mixed Use, and Town Center districts.
Expand mixed-use development and residential options Downtown to increase foot traffic and support businesses.	Amend Town Center (TC-1 and TC-2) district standards to allow smaller ground-floor commercial spaces and greater residential flexibility in mixed-use buildings Downtown.
<b>Economic Framework</b>	
Adopt corridor design standards that encourage consistent landscaping, signage and facade treatments, creating a distinct gateway identity.	Amend the Gateway Overlay Zone and the Zoning Map to expand Gateway Overlay boundaries to include the northern portion of Main Street.
<b>Chapter 08: Transportation and Mobility</b>	
<b>Roadway Network</b>	
Ensure future development supports a connected street system.	Amend subdivision and site development standards to require block connectivity, street stub-outs, and pedestrian connections to adjacent developable parcels.

General Plan Recommendation	Zoning Implementation Recommendations
Ensure that new development along gridded street corridors fully connects with existing and planned roadway networks.	Amend site development and subdivision regulations to require alignment with adopted street grids and prohibit dead-end commercial drive aisles where through-connections are feasible.
<b>Roadway Improvements</b>	
Review code requirements to ensure parking is correctly scaled to the actual need.	Review and revise minimum parking requirements in the Land Development Code to better align with actual demand, transit access, and shared parking opportunities.
<b>Chapter 10: Community Facilities and Infrastructure</b>	
<b>Water Use and Preservation</b>	
Incorporate Low Impact Design (LID) and Conservation Design concepts in future development and redevelopment to reduce the demand for water and promote overall water quality enhancement in the region.	Update subdivision and landscaping standards to require drought-tolerant landscaping, limit turf in landscaped areas, and incorporate Low Impact Development (LID) stormwater practices in new development and redevelopment.
<b>Chapter 11: Community Design</b>	
<b>Placemaking and Identity</b>	
Utilize local materials, design elements, and landscaping to enhance gateways and third places.	Amend Gateway Overlay and sign standards to incorporate placemaking elements, landscaping, and gateway signage that reinforce local identity.
Incorporate outdoor seating and/or small public gathering spaces into streetscapes within the City's commercial areas.	Add a Public Art and Streetscape option to the Code that allows minor incentives such as reduced parking minimums, a small increase in façade coverage flexibility, or administrative approval of minor site plan deviations when developments include publicly accessible art installations, murals, sculptural elements, or enhanced streetscape features.



CHICAGO  
188 W Randolph St Suite 200  
Chicago IL 60601  
312-372-1008

# MEMORANDIUM

**Date:** March 19, 2026

SENT VIA EMAIL

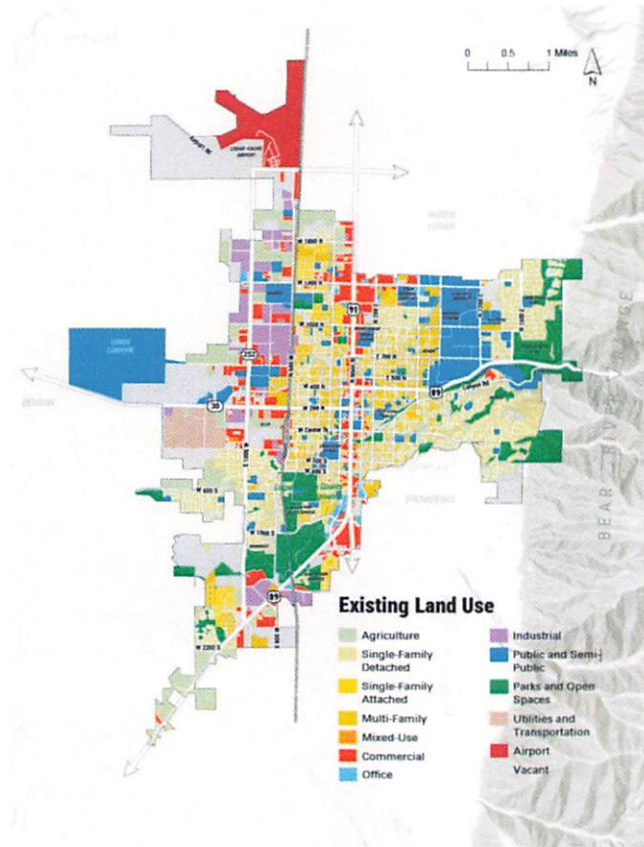
**To:** Russ Holley, AICP  
Community Development Director

**From:** Houseal Lavigne  
Cody Ferguson, AICP, Market Lead  
Andrea Barnes, Planner II

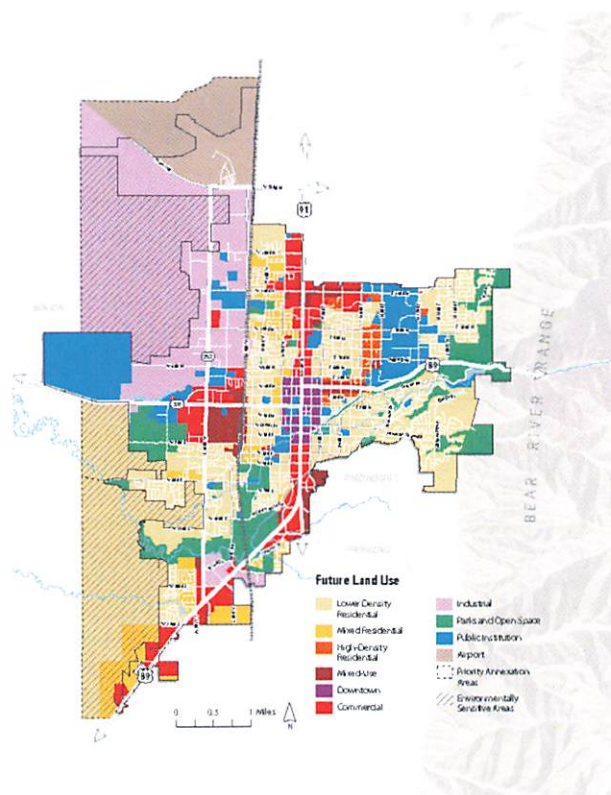
**Re:** **Logan General Plan – Existing Land Use/Future Land Use Land Acreage Comparison**

At the request of the Planning Commission at its meeting on March 12, 2026, we have compiled the acreages of existing land uses (ExLU) in Logan and land uses proposed in the future land use (FLUP) as proposed in the *Logan 2015 General Plan*. While such a comparison can be instructive, it should be done with careful consideration as the existing land uses do not exactly fit those proposed in the FLUP. For example, the FLUP envisions Logan as fully built out, without any significant land in production agricultural uses. Much of this land that will remain undeveloped and may support some agricultural uses was included in the new “Parks and Open Space” land use in the FLUP. An “Agricultural” land use category does not exist in the FLUP. Likewise, when comparing residential acreage in the ExLU and the FLUP, it should be noted that the FLUP expands the amount of land designated for mixed-use compared to the ExLU. This designation includes a mix of residential and commercial uses that complicates comparing residential uses easily between the ExLU and FLUP. In addition, most of the residential categories in the FLUP step up overall density for new development or redevelopment compared to the ExLU so a clean comparison is difficult. There are similar incongruities in the commercial and industrial land uses between the ExLU and FLUP. To conduct an accurate comparison, the reader must take into account permitted uses, densities, etc. in each land use category as described in the City’s current zoning code (for ExLU) and the FLUP in the *Logan 2045 General Plan*.

With those disclaimers, below is a summary of the acreage for the ExLU and FLUP and copies of the ExLU and FLUP maps for reference.



Existing Land Use Acreage	
Land Use Category	Acres
AG - Agriculture	692.06
AIRPORT	436.24
COM - Commercial	981.79
IND - Industrial	503.51
MF - Multi-Family	725.70
MU - Mixed-Use	6.97
OF - Office	124.38
POS - Parks and Open Space	1024.35
PSP - Public and Semi-Public	1616.52
SFA - Single-Family Attached	236.88
SFD - Single-Family Detached	2660.26
UT - Utilities and Transportation	251.23
VAC - Vacant	1659.43
<b>Total</b>	<b>10919.30</b>



Future Land Use Acreage	
Land Use Category	Acres
Agricultural	0.00
Airport	1324.69
Commercial	1054.71
Industrial	4036.37
Downtown	179.63
Mixed-Use	512.04
High Density Residential	162.81
Lower Density Residential	5161.18
Mixed Residential	919.94
Parks and Open Space	1569.99
Public Institution	1547.87
Total*	16469.23

\*Includes annexations