

**CITY OF LOGAN, UTAH
ORDINANCE NO. 26-10**

**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 Ellis Neighborhood and as specifically identified in Exhibit A, as attached, are hereby zoned from Traditional Neighborhood Residential (NR-6) to Mixed Residential Low (MR-12).

SECTION 2: This ordinance shall become effective upon publication.

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

Dahle, Melissa	() Aye	() Nay	() Abstained	() Excused
Johnson, Mike	() Aye	() Nay	() Abstained	() Excused
Koven, Katie-Lee	() Aye	() Nay	() Abstained	() Excused
López, Ernesto	() Aye	() Nay	() Abstained	() Excused
Simmonds, Jeannie F.	() Aye	() Nay	() Abstained	() 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

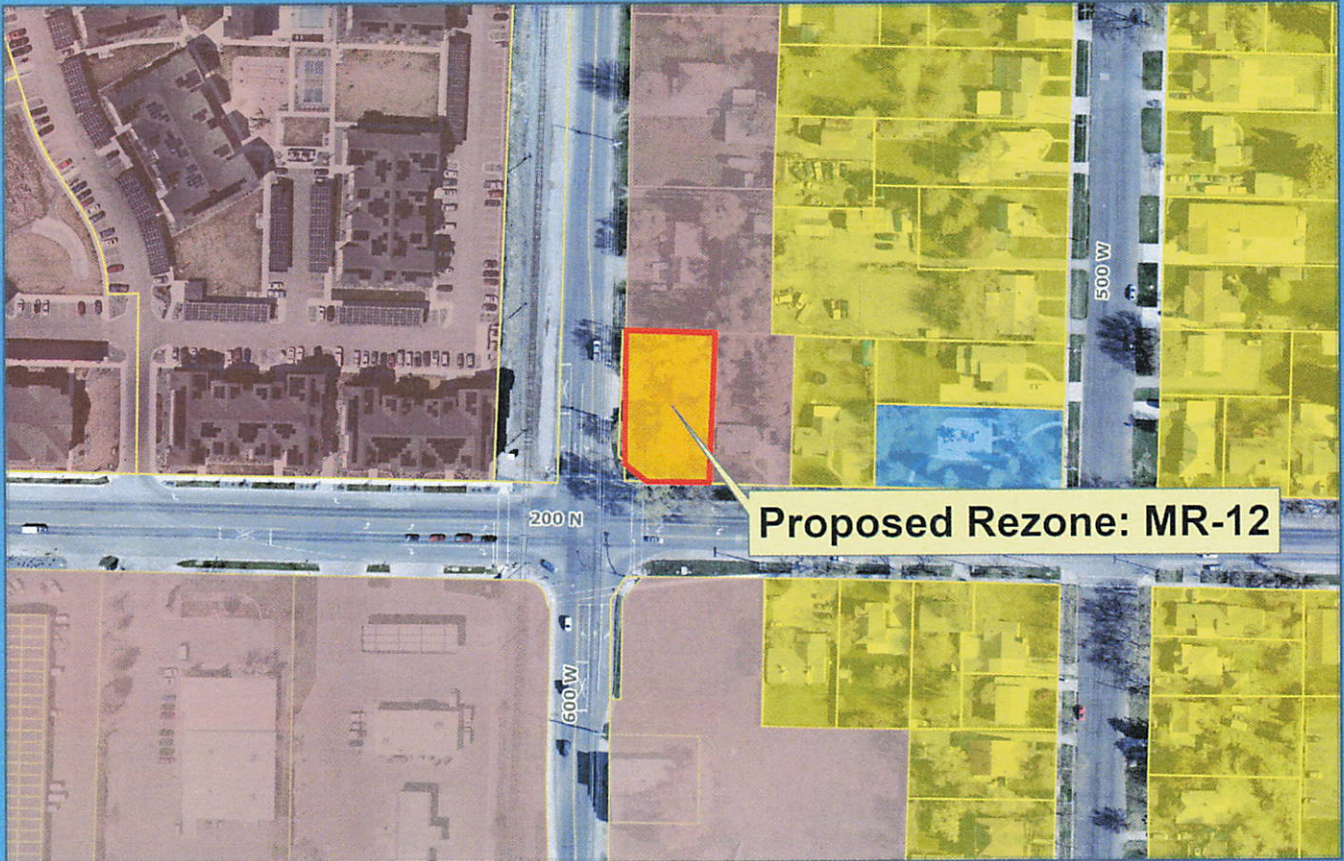
The foregoing ordinance is hereby _____ this ____ day of _____, 2026.

Mark A. Anderson, Mayor

EXHIBIT A



Residential Improvement Rezone 595 West 200 North



Proposed Zoning

May 28, 2026



MEMORANDUM TO MUNICIPAL COUNCIL

DATE: June 4, 2026
FROM: Aimee Egbert, Planner II
SUBJECT: Ordinance #26-10 Residential Improvement Rezone

Summary of Planning Commission Proceedings

<i>Project Name:</i>	Residential Improvement Rezone
<i>Request:</i>	Zoning Map Amendment
<i>Project Address:</i>	595 West 200 North
<i>Recommendation of the Planning Commission:</i>	Approval

On May 28th, 2026, the Planning Commission **recommended approval** to the Municipal Council for the Residential Improvement rezone to Mixed Residential Low (MR-12) as proposed by the applicant.

Motion to Recommend Approval: S. Doutre

Second: J. Lucero

Planning Commissioners vote to recommend approval (3-2): Lewis, Lucero, Heare, Doutre, Maughan

Nay: Heare, Lewis

Abstain: none

Attachments

Meeting Minutes
Ordinance #26-10
Staff Report
Slides

PLANNING COMMISSION MINUTES

Meeting of May 28, 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, May 28, 2026. Commissioner Lewis called the meeting to order at 5:30 p.m.

Commissioners Present: David Lewis, Jessica Lucero, Sara Doutre, Ken Heare, Craig Maughan

Commissioners Excused: Sarah McNamara, Jennifer Duncan

Staff Present: Russ Holley, Aimee Egbert, Aaron Smith, Mohamed Abdullahi, Amanda Pearce, Darek Kimball, Jeannie Simmonds (City Council)

PUBLIC HEARING:

PC 26-020 Residential Improvement Rezone [Zone Change] Stetson Anderson/Stetson & Kamilah Anderson, authorized agent/owner, is requesting a zone change for a .31-acre property located at 595 West 200 North from Traditional Neighborhood Residential (NR-6) to Mixed Residential Low (MR-12) to allow a total of three residential units. (TIN 05-073-0005), within the Ellis Neighborhood.

Staff: Aimee Egbert, Planner, reviewed the request to rezone the .31-acre parcel from NR-6 to MR-12. The proposed rezone would allow the existing single-family home to be converted into a duplex and the detached garage to be converted into a third dwelling unit, which represents the maximum residential density permitted on a parcel of this size within the MR-12 zone.

A. Egbert explained that the recently adopted Future Land Use Plan (FLUP) designates the area for Mixed Use (MU) development. Surrounding land uses include single-family homes to the north and east, the Homestead mixed-use development to the west, and commercially zoned property and an existing four-plex to the south.

Because the MU zone requires commercial use on the ground floor with residential units above, and the applicant is not proposing any commercial component, the applicant is requesting a rezone to MR-12 rather than MU. The applicant stated that the MR-12 zone would provide an appropriate transition between the Commercial Services (CS) zone to the south, the MU zone to the west, and the surrounding NR-6 properties.

Proponent: Stetson Anderson addressed the Commission and discussed his plans to renovate the detached garage into an additional dwelling unit and improve the overall appearance of the property.

Public: No public comments were made.

Commission: Commissioner Lucero expressed concerns about the feasibility of creating a mixed-use development on a parcel this size. Commissioner Doutre discussed the City's Accessory Dwelling Unit (ADU) regulations and commented that transitional areas such as this may be appropriate locations to allow more than one ADU.

Russ Holley, Community Development Director, explained that the FLUP is a long-range planning document intended to guide development over the next 20 to 30 years and accommodate future growth through more compact development patterns. R. Holley also noted that staff anticipates revisiting and refining the Mixed-Use zoning regulations during the next version of Land Development Code, which will start within the next couple of months.

Commissioner Lucero stated that the proposal advances the City's goal of increasing housing affordability while remaining compatible with the surrounding neighborhood.

MOTION: Commissioner Doutre made a motion to forward a **recommendation of approval** to the Municipal Council on a zone change for **PC 26-020** with the findings for approval as listed below. Commissioner Lucero seconded the motion. The motion was approved by a vote of 3-2.

FINDINGS FOR APPROVAL

1. The Logan 2045 General Plan and FLUP designate the property as Mixed Use Transitional. While the proposed MR-12 zoning differs from the zoning designation anticipated by the FLUP, the proposed zone would support residential development at a scale that is generally consistent with the areas transition objectives.
2. The property is located adjacent to a mix of residential, commercial, and mixed use uses. The proposed MR-12 zoning would allow moderate –density residential development that is compatible with the surrounding area, provide an appropriate transition between neighborhood uses, and can be adequately served by existing public infrastructure and services.
3. The proposed MR-12 zone would provide additional housing opportunities within the City and support efficient use of land in an area where urban services are already available.
4. Although the FLUP anticipates future mixed-use development in this area, the proposed MR-12 zoning represents a reasonable land use alternative that advances General Plan goals related to housing availability, orderly growth, and neighborhood compatibility.

Moved: S. Doutre

Second: J. Lucero

Approved: 3-2

Yea: Lucero, Maughan, Doutre

Nay: Lewis, Heare

Abstain:

**Project #26-020
Residential Improvement Rezone
Located at 595 W 200 N**

REPORT SUMMARY...

<i>Project Name:</i>	Residential Improvement Rezone
<i>Proponent/Owner:</i>	Stetson Anderson / Stetson & Kamilah Anderson
<i>Project Address:</i>	595 W 200 N
<i>Request:</i>	Rezone from NR-6 to MR-12
<i>Current Zoning:</i>	NR-6
<i>Date of Hearing:</i>	May 28, 2026
<i>Type of Action:</i>	Legislative
<i>Submitted By:</i>	Aimee Egbert, Planner II

RECOMMENDATION

Staff recommends that the Planning Commission recommend **denial** to the Municipal Council for a rezone of one (1) parcel totaling approximately 0.31 acres located at 595 West 200 North, (TIN# 05-073-0005) from Traditional Neighborhood Residential (NR-6) to Mixed Residential Low (MR-12).

Land use adjoining the subject property

<i>North:</i>	NR-6: Residential Uses	<i>East:</i>	NR-6: Residential Uses
<i>South:</i>	CS: Commercial Uses	<i>West:</i>	MU: Mixed Use

PROJECT INTRODUCTION

The applicant is requesting a rezone of the 0.31-acre property located at the northwest corner of 200 North and 600 West from NR-6 to MR-12. The property is currently developed with a single-family home and detached garage. The requested rezone would allow the existing home to be converted into a duplex and the detached garage to be converted into a third dwelling unit, which is the maximum density permitted on a 0.31-acre parcel in the MR-12 zone. The parcels on this block of 600 West have been designated as Mixed Use (MU) zone in the recently adopted Future Land Use Plan (FLUP). Current surrounding land uses include single-family homes to the north and east, the Logan Homestead mixed-use development to the west, and commercially zoned property and an existing four-plex to the south.



Figure 1 shows basemap of proposed rezone

GENERAL PLAN

During the 2026 General Plan update, the City solicited public comments, held workshops, and discussed the FLUP. Through that process, it was determined that the west side of this block along 600 West should be designated MU because it is located along a busier roadway and is surrounded by MU and Commercial Services (CS) designations to the south and west. The FLUP, adopted in 2026, designates the subject property as MU. The primary goal of this designation is to create a vibrant, pedestrian-friendly environment that prioritizes walking while still accommodating bicycles and vehicles. This designation is intended to include ground-floor commercial uses with a mix of office and residential uses on upper floors.

Because the MU zone requires commercial uses on the ground floor with residential units above, and the applicant does not propose any commercial component, the applicant is requesting a rezone to MR-12 rather than MU. The applicant states that the MR-12 zone would provide an appropriate transition between the CS zone to the south, the MU zone to the west, and the surrounding NR-6 properties.

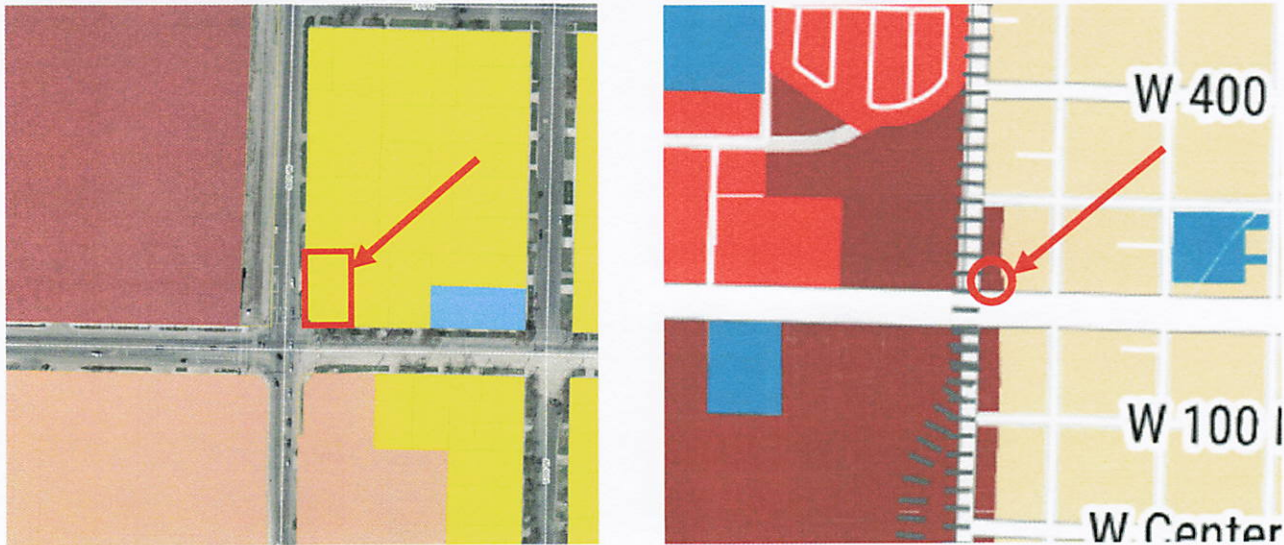


Figure 2 shows current zone and newly adopted FLUP

LAND DEVELOPMENT CODE

The following development standards are provided for comparison. NR-6 standards are included because they apply to the property's current zoning, MR-12 standards are included because this is the zoning requested by the applicant, and MU standards are included because the 2026 Future Land Use Plan designates the property for potential Mixed Use development.

Zone	Max Density	Min Lot Size	Front Setbacks	Side/Rear Setbacks	Bldg. Height
NR-6	6 du/acre	6,000 SF	25'	8'/10'	35'
MR-12	12 du/acre	4,000 SF	10'	8-25'/10-25'	35'
MU	20 du/acre		0-10' com 0-20' res	8'/10'	70'

This comparison highlights that MR-12 represents a modest increase in density and scale over NR-6, while the MU zone allows substantially greater density and building heights. Although transitional standards are required where MU abuts NR-6, the small size of the MU-designated area provides limited space to accommodate those requirements, which is the basis for the applicant's request to rezone the property to MR-12 rather than the MU designation shown on the FLUP. In considering the request, the Planning Commission and City Council may weigh whether MR-12 is an appropriate transition for the property at this time, or whether rezoning to MU may be more appropriate in the future if additional properties are assembled to create a larger, more cohesive mixed-use development area.

SUMMARY

The proposed rezone from NR-6 to MR-12 would allow up to three dwelling units on this 0.31-acre parcel, compared to the single dwelling unit currently permitted. The applicant proposes converting the existing single-family home and detached garage rather than constructing a new building, which would allow additional housing with limited changes to the exterior appearance of the property. As part of any conversion from one dwelling unit to three dwelling units, the applicant

would be required to demonstrate compliance with current LDC requirements, including off-street parking, landscaping, and usable outdoor space.

The FLUP designates the property as MU, which envisions a more intensive development pattern that may include commercial uses, higher residential densities, and taller buildings. The applicant contends that MR-12 would provide a more moderate transition between the surrounding NR-6, CS, and MU zones. Because of the parcel's small size and proximity to single-family homes, the applicant argues that MR-12 is a more appropriate zoning designation at this time.

An alternative approach is to retain the current zoning until a future proposal is brought forward that is more consistent with the MU designation shown on the FLUP. This could allow the property to be considered as part of a larger redevelopment area where the transitional standards and design objectives associated with the MU zone could be more effectively accommodated. The Planning Commission and City Council must determine whether rezoning the property to MR-12 is an appropriate interim transition, or whether it is preferable to reserve the site for future redevelopment consistent with the MU designation.

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 05/16/26, posted on the City's website and the Utah Public Meeting website on 05/18/26, and mailed to property owners within 300 feet on 05/11/26.

RECOMMENDED FINDINGS FOR APPROVAL OF THE REZONE

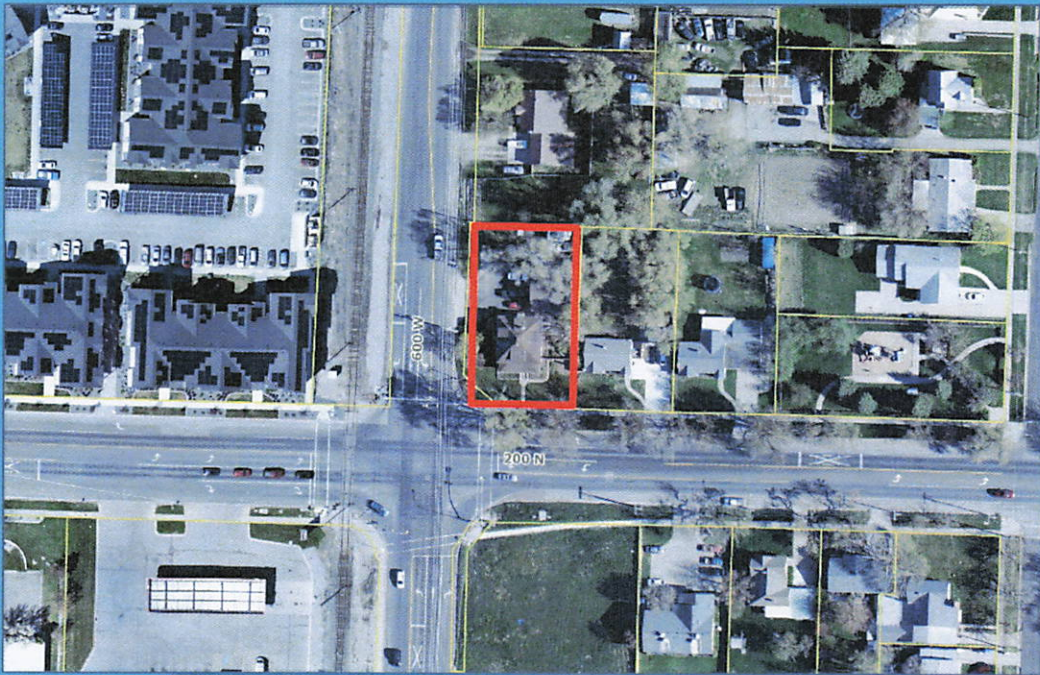
The Planning Commission bases its decision on the following findings supported in the administrative record for this project:

1. The Logan 2045 General Plan and FLUP designate the property as Mixed Use Transitional, which anticipates future development under the MU zoning designation rather than MR-12.
2. Although the proposed MR-12 zone would allow a moderate increase in residential density, it would not implement the land use pattern and development intensity envisioned for this property in the FLUP.
3. Given the property's location adjacent to commercial and mixed-use designated properties, the site may be more appropriately considered as part of a larger redevelopment area where the design and transition objectives of the MU designation can be more effectively achieved.
4. Because the proposed MR-12 zoning is not consistent with the FLUP designation for the property, the request does not best implement the long-term land use vision established by the General Plan.

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.



Residential Improvement Rezone 595 W 200 N

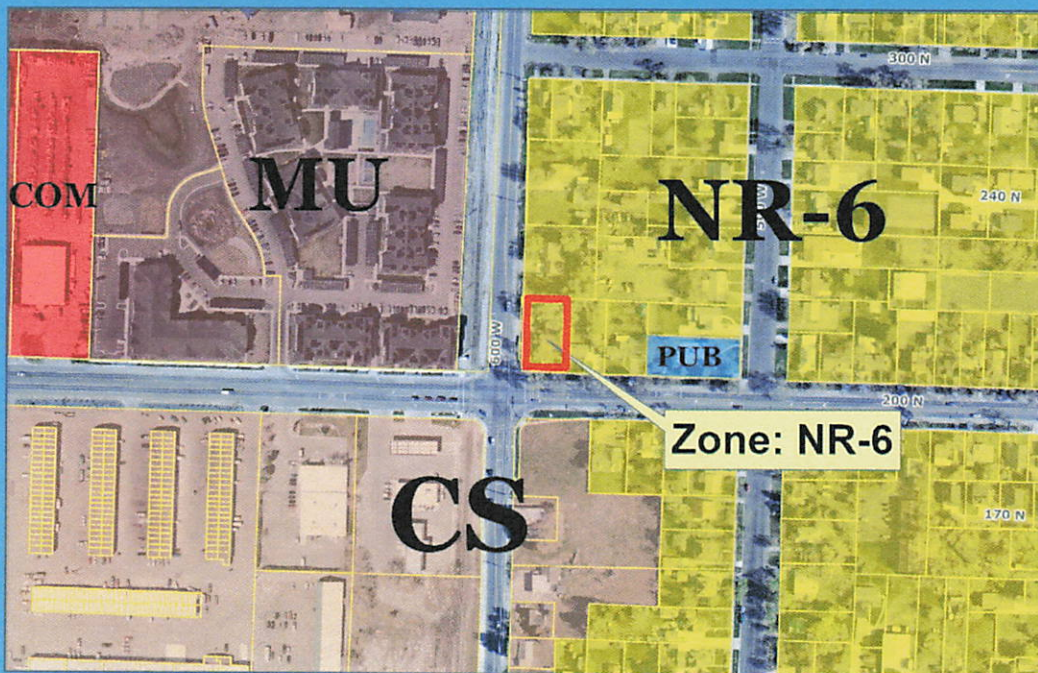


Planning Commission

May 28, 2026



Residential Improvement Rezone 595 W 200 N

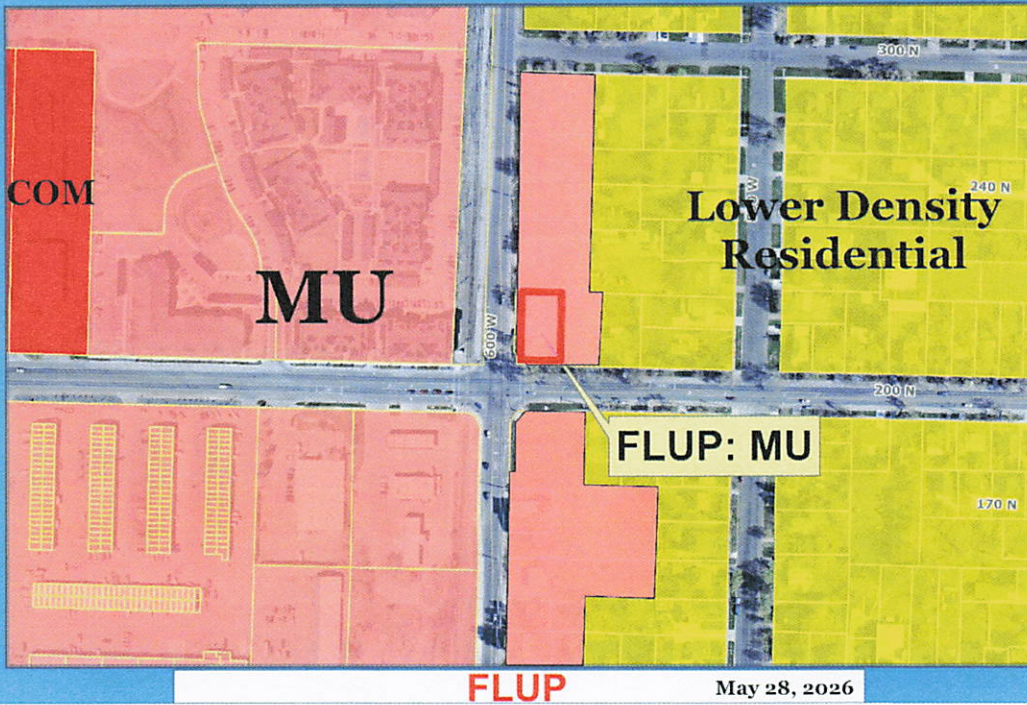


Zoning

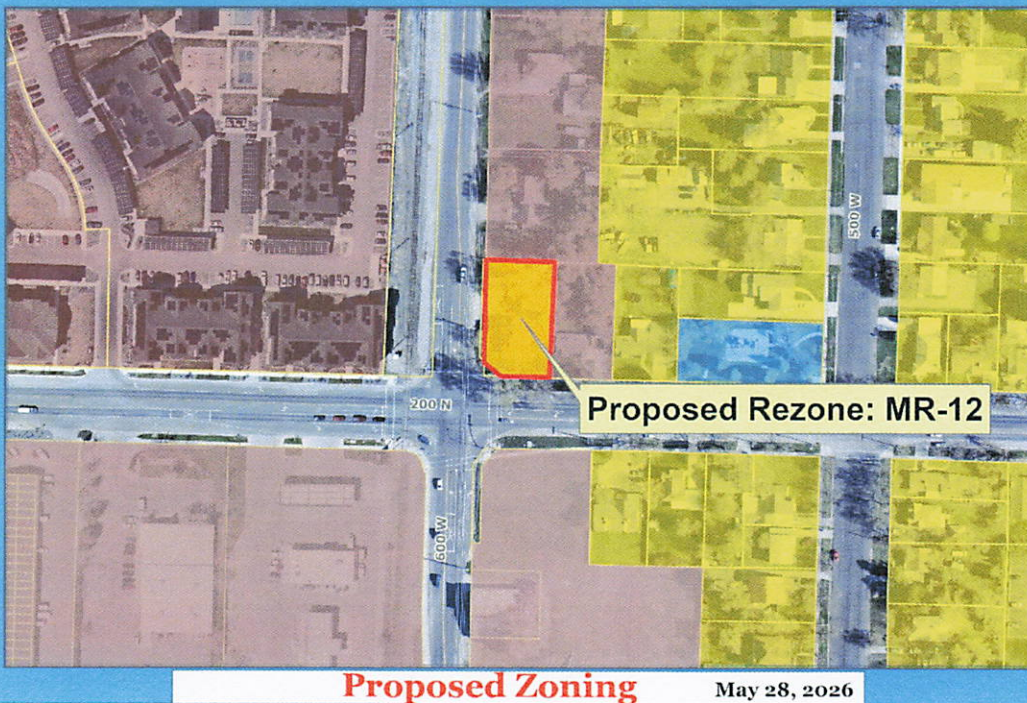
May 28, 2026



Residential Improvement Rezone 595 W 200 N



Residential Improvement Rezone 595 West 200 North

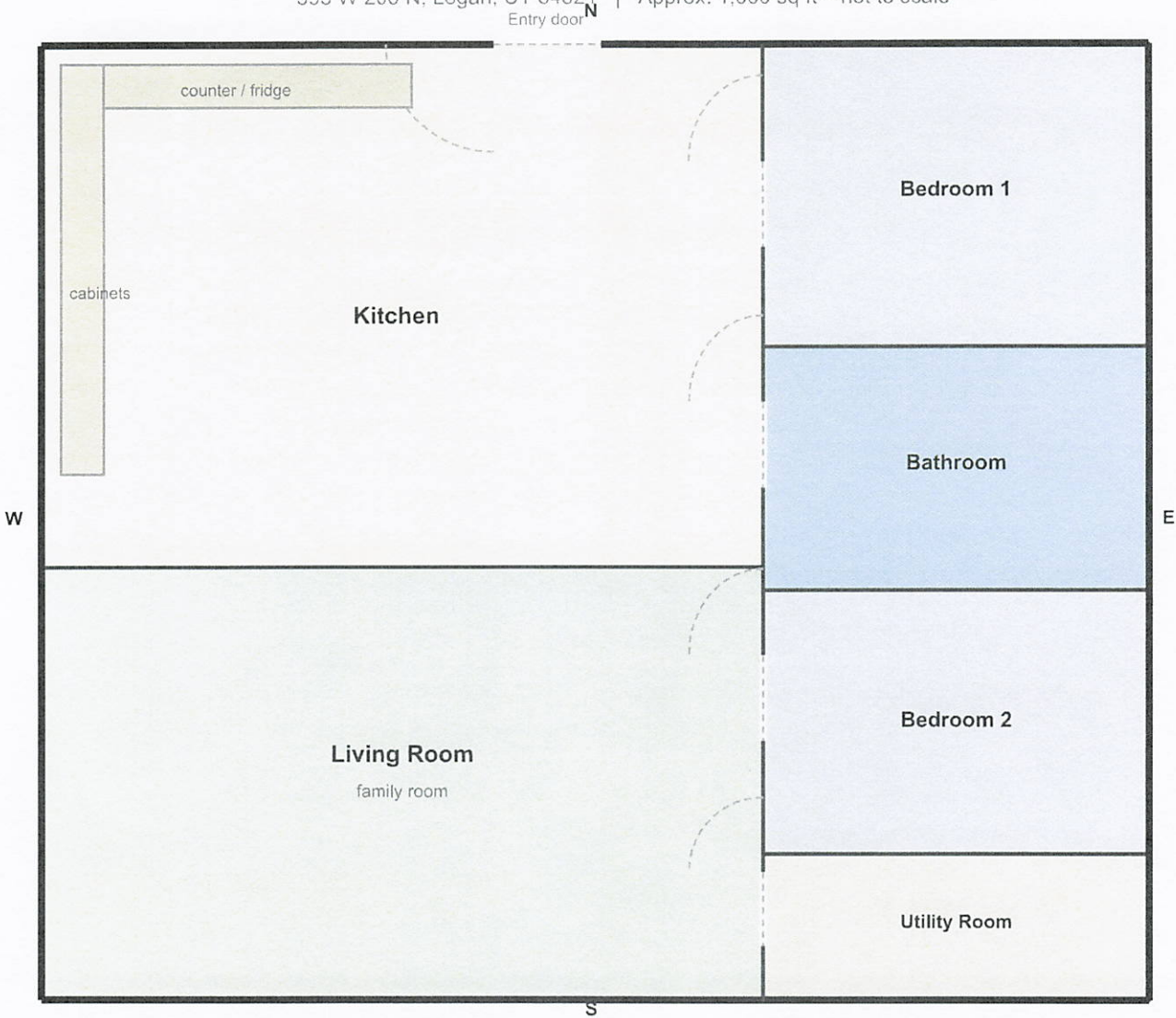






Proposed Layout for the Shop That Will Convert Into a Dwelling Unit

595 W 200 N, Logan, UT 84321 | Approx. 1,000 sq ft – not to scale



Floor plan is conceptual and not to scale. Final layout subject to building department approval.

ADDENDUM TO REZONE APPLICATION — Project #26-020
595 W 200 N, Logan, UT 84321

To the Logan City Council,

Following the May 28th Planning Commission meeting, I'd like to offer an additional consideration as you review the proposed rezone of my property.

The MR-12 zoning I originally requested was presented as a viable option that fits the appropriate unit density for this 0.31-acre parcel. After further consideration and discussion with planning staff, I'd be equally happy to pursue the MU designation if the Council is open to approving that instead. MU is the designation already shown for this property in the recently adopted Future Land Use Plan, so going that direction would keep the rezone fully consistent with the FLUP and avoid the need to deviate from the long-term land use vision the City has already adopted.

The reason I originally requested MR-12 was that it more closely matched what I can realistically accomplish on this parcel as a single property owner. I'm not planning to tear down any of the existing structures, and a large-scale MU-style development isn't feasible on a lot this size without combining parcels with adjacent property owners. MR-12 simply reflected what's actually achievable on the ground today.

If the Council is open to approving the MU designation, I'd plan to move forward with the same proposal — converting the existing home into a duplex and the detached shop into a third residential unit — which falls well within MU's allowable density. Down the road, if a larger group of property owners is ever approached with a reasonable offer to assemble this block for a more cohesive mixed-use development, the zoning would already be in place to support that. In the meantime, I'd be able to put the property to productive use now rather than waiting indefinitely for a large-scale developer to come through.

For context on the surrounding area: directly south of my property, across 200 North, is Commercial Services zoning with an existing fourplex immediately adjacent. Diagonally across the intersection is a gas station, also zoned Commercial Services. Directly to the west, across 600 West, is high-density housing. Given the commercial and high-density uses already surrounding the parcel on multiple sides, a modest three-unit conversion would have minimal impact on neighboring residential properties.

I appreciate the Council's time and consideration, and I'm happy to discuss further or answer any questions.

Respectfully,
Stetson Anderson