

**CITY OF LOGAN, UTAH
ORDINANCE NO. 26-11**

**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 Adams Neighborhood and as specifically identified in Exhibit A, as attached, are hereby zoned from Commercial (COM) to Mixed Use (MU).

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

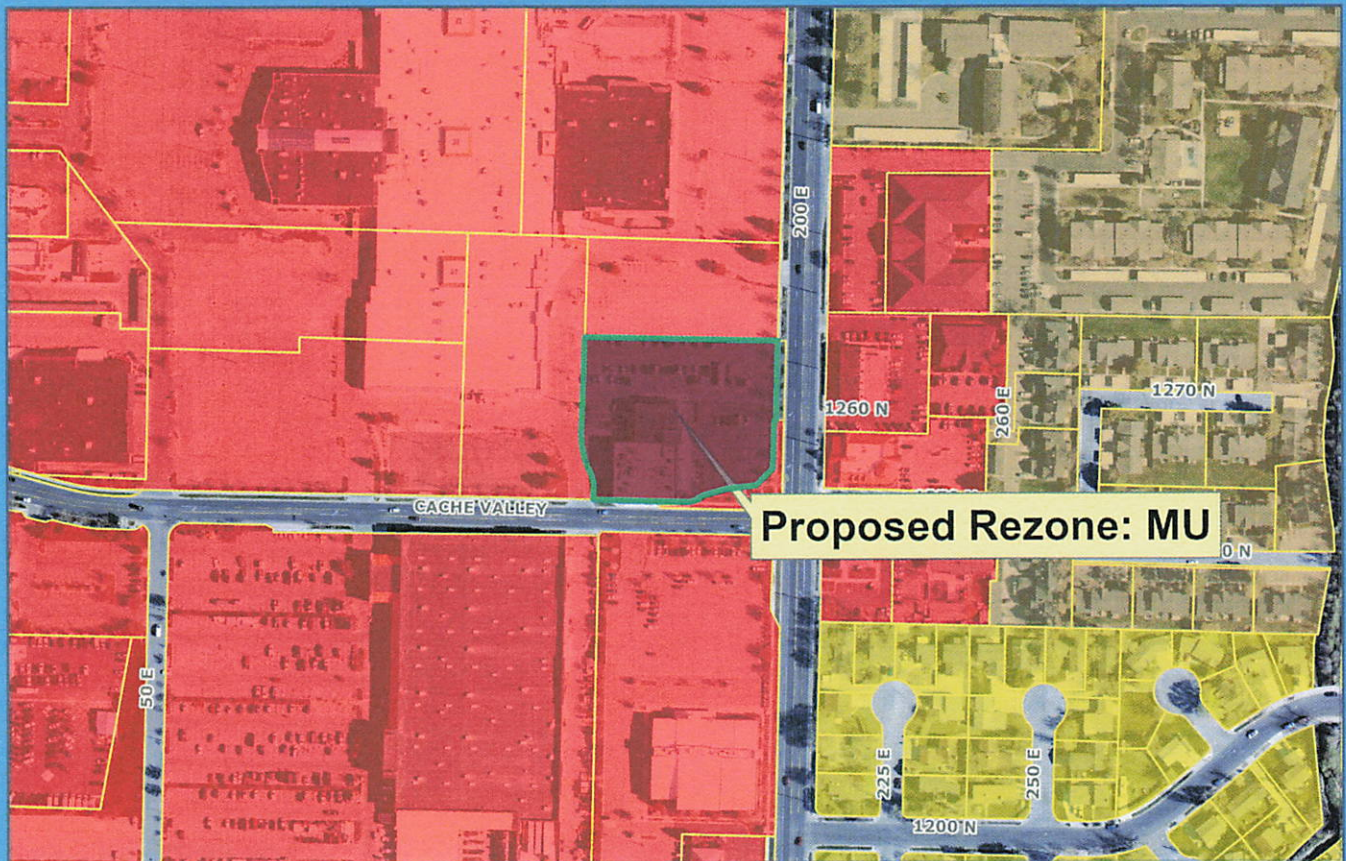
The foregoing ordinance is hereby _____ this ____ day of _____, 2026.

Mark A. Anderson, Mayor

EXHIBIT A



Old Mann Rezone 185 E Cache Valley Blvd.



Proposed Zoning

May 28, 2026



MEMORANDUM TO MUNICIPAL COUNCIL

DATE: June 4, 2026
FROM: Aimee Egbert, Planner II
SUBJECT: Ordinance #26-11 Old Mann Rezone

Summary of Planning Commission Proceedings

Project Name: Old Mann Rezone
Request: Zoning Map Amendment
Project Address: 185 East Cache Valley Blvd.
Recommendation of the Planning Commission: **Approval**

On May 28th, 2026, the Planning Commission **recommended approval** to the Municipal Council for the Old Mann rezone to Mixed Use (MU) as proposed by the applicant.

Motion to Recommend Approval: K. Heare

Second: J. Lucero

Planning Commissioners vote to recommend approval (5-0): Lewis, Lucero, Heare, Doutre, Maughan

Nay: none

Abstain: none

Attachments

Meeting Minutes
Ordinance #26-11
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 Peterson 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 26-021 Old Mann Project Rezone [Zone Change & Conditional Use] Tony Johnson/Alliance Acquisitions LLC, authorized agent/owner, is requesting a zone change for a 1.76-acre property located at 185 East Cache Valley Blvd. from Commercial (COM) to Mixed Use (MU) and a Conditional Use Permit to allow a full-service bar. (TIN 05-014-0077), within the Adams Neighborhood.

Staff: Aimee Egbert, Planner, reviewed the request for a zone change and Conditional Use Permit (CUP) to allow a full-service bar. A. Egbert explained that full-service bars, which are restricted to patrons 21 and older, are currently permitted only in the Town Center One (TC-1) Zone and are conditionally permitted in the Town Center Two (TC-2) and Mixed Use (MU) zones. The applicant is requesting MU zoning to support a live-work-play environment and noted that there are currently no bars located in this area of the city.

A. Egbert explained that the applicant received a Design Review approval in 2023 for an addition to the building. That approval, as well as a prior permit, required landscaping to be installed and maintained on the site. Since that time, a substantial portion of the required landscaping has been removed and converted to additional parking. As part of the current application, the site must provide at least 10 percent landscaping and 10 percent usable outdoor space in accordance with the Land Development Code (LDC). Interior parking lot landscaping is also required because the LDC does not permit more than 20 parking stalls in a continuous row without a landscaped planter break. Park strips do not count toward the landscaping requirement. All landscaping required under previous approvals and shown on the approved site plans must be restored and maintained in compliance with current LDC standards.

A. Egbert noted that Condition number five could be amended to remove the required 10-foot front parking setback and associated landscaping requirement due to the existing retaining wall along the south property line.

A. Egbert further explained that the east property line is required to provide a minimum five-foot landscaped border with plant materials covering at least 50 percent of the border area.

If the rezone is approved, the Commission must also determine whether the proposed full-service bar can operate in a manner that is compatible with surrounding uses. The site meets the required separation distances and is located within a predominantly commercial area; however, nearby approved residential development may be affected by outdoor patios, amplified music, and late-night operating hours. The Commission should consider whether conditions addressing these issues are necessary as part of the CUP.

Commissioner Doutre commented that a mixed-use project generally includes housing, which this proposal does not. Russ Holley, Community Development Director, explained that new mixed-use developments are required to provide a minimum density of five dwelling units. However, because the existing building predates the zoning change, it would become a legally existing nonconforming structure if rezoned to MU. Mohamed Abdullahi, Logan City Attorney, clarified that a nonconforming structure could not be expanded unless it was brought into compliance with all applicable Mixed Use zone requirements.

Proponent: Tony Johnson addressed the Commission and stated that the proposal aligns with the adjacent mixed-use development to the north. He also discussed the shared parking agreement with the University Stadium Theater property to the south and noted that a portion of the site's landscaping had been removed as part of the City's 1200 North realignment project.

Commissioner Maughan asked whether the Land Development Code distinguishes between a restaurant with a bar and a full-service bar.

Aaron Smith, Planner, explained that restaurants with full-service alcohol licenses are permitted in all zones where restaurants are allowed. A full-service bar, however, is a conditional use in the Mixed-Use zone. He noted that state regulations require restaurants with alcohol licenses to derive at least 70 percent of their sales from food and that restaurants are not subject to age restrictions. In contrast, bars are restricted to patrons age 21 and older and are not required to meet any minimum food sales threshold.

Dan Hansen discussed planned renovations to the building, the food service that would be offered, and a transportation service intended to provide rides to and from the establishment.

Mario Trejo stated that the business would not be able to meet the 70 percent food sales requirement necessary for a restaurant alcohol license. He also noted that the proposed operating hours would help distribute parking demand to evening hours when additional parking is available.

Public: No public comments were made.

Commission: Commissioner Lucero stated that she supports the requested zone change because it is consistent with the adjacent mixed-use development.

Commissioner Doutre stated that a zone change should not be used solely as a means to obtain a Conditional Use Permit. Commissioner Maughan stated that the area is transitioning toward mixed-use development and that, if the existing building were demolished, he would be comfortable with the type of development allowed under the Mixed-Use zone. Commissioner Heare agreed and stated that a variety of mixed-use developments would be appropriate at this corner location.

The Commission discussed continuing the Conditional Use Permit request to allow the applicant additional time to submit an alternative parking plan and proposed hours of operation.

R. Holley explained that staff may administratively approve an alternative parking plan with up to a 15 percent reduction in required parking. Any reduction exceeding 15 percent would require review and approval by the Planning Commission.

MOTION: Commissioner Heare made a motion to **approve a conditional use permit** and forward a **recommendation of approval** to the Municipal Council on a zone change for **PC 26-021** with the conditions of approval and findings for approval as listed below. Commissioner Lucero seconded the motion. The motion was approved unanimously.

AMENDED CONDITIONS OF APPROVAL (Conditional Use Permit)

1. All standard conditions of approval will be recorded with the Conditional Use Permit and are available in the Community Development Department.
2. This Conditional Use Permit authorizes one (1) Bar to operate at 185 E Cache Valley Blvd. subject to approval and compliance with Utah DABS and Logan City Business License regulations and requirements.
3. Business shall observe Logan City's noise ordinance.
4. Prior to the issuance of a Business License, the applicant shall construct landscape and usable outdoor space as per LDC square footage, setbacks, and buffers along with the required amount of parking stalls.
5. ~~Front parking lot setbacks (south side) shall be 10 feet from property line and shall meet LDC 17.32.080.B requirements for either Type C or D separation.~~ Side setbacks shall be 5 feet from property line and landscaped with plant material covering a minimum of 50% of the border surface.
6. Interior parking lot landscaping shall be provided so that no more than 20 parking stalls are located in a continuous row without a landscaped planter area.
7. An alternative parking plan shall be submitted to the Community Development Director for approval.

FINDINGS FOR APPROVAL

1. The subject property is located in an area that includes both Commercial (COM) and Mixed Use (MU) zoning designations. Rezoning the property to MU would extend the existing MU zoning pattern and would be consistent with the mixed-use character of nearby development.
2. The MU zoning designation is appropriate for the site due to its proximity to alternative transportation modes, infrastructure, commercial services, and employment opportunities.
3. Existing land uses in the surrounding area are predominantly commercial in nature.
4. The proposed rezoning is not anticipated to result in adverse impacts to adjacent properties, as any future development will be required to comply with applicable zoning regulations and undergo Design Review.
5. The proposed rezoning is consistent with the goals and policies of the Logan City General Plan, which encourage mixed-use development in areas with access to services, employment, and transportation options.
6. The requested rezoning supports orderly growth and represents a logical continuation of existing MU zoning within the area.

Moved: K. Heare

Second: J. Lucero

Approved: 5-0

Yea: Lucero, Maughan, Doutre, Lewis, Heare

Nay:

Abstain:

**Project #26-021
Old Mann Project Rezone
Located at 185 East Cache Valley Blvd.**

REPORT SUMMARY...

<i>Project Name:</i>	Old Mann Project Rezone
<i>Proponent/Owner:</i>	Tony Johnson / Alliance Acquisitions, LLC
<i>Project Address:</i>	185 East Cache Valley Blvd.
<i>Request:</i>	Rezone from COM to MU; Conditional Use Permit (CUP)
<i>Current Zoning:</i>	Commercial (COM)
<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 forward a recommendation of **approval** to the Municipal Council for a rezone of the approximately 1.76 acre property and a **conditional approval** for a CUP at the property located at 185 East Cache Valley Blvd. (TIN# 05-014-0077) from Commercial (COM) to Mixed Use (MU).

Land use adjoining the subject property

<i>North:</i>	COM: Commercial/Residential Uses; under development	<i>East:</i>	COM: Commercial Uses
<i>South:</i>	COM: Commercial Uses	<i>West:</i>	COM: Commercial/Residential Uses; under development

PROJECT

The applicant has requested this rezone to allow a bar. Full-service bars are currently permitted only in the Town Center-1 (TC-1) and conditionally permitted in Town Center-2 (TC-2) and Mixed Use (MU) zones, with most such establishments located in the downtown area. The applicant has stated that the request is also intended to align with the ongoing redevelopment of the Cache Valley Marketplace area. The MU zone is intended to accommodate a combination of residential, commercial, and entertainment uses in a “live, work, play” setting.

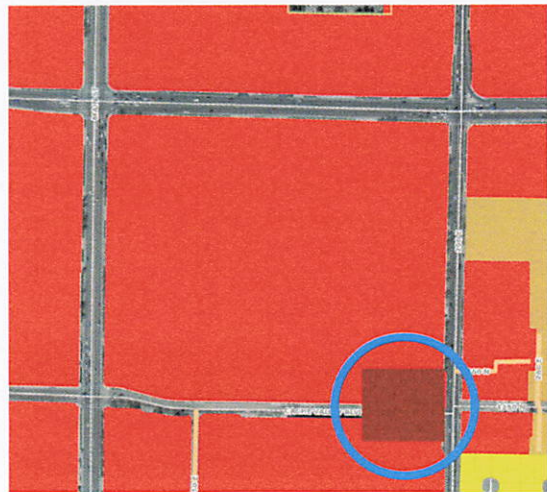


Figure 1: Subject property at 790 & 796 South Main

GENERAL PLAN

The Future Land Use Plan (FLUP), adopted in 2026, identifies this property as Commercial (COM) in a block that is COM with MU along Main Street and 1400 North. The General Plan, a nonregulatory visioning plan, describes COM zones as being intended for retail, service and hospitality businesses that provide employment centers and serve city-wide and regional populations. Most COM zone designations inside Logan City are located near the Main Street/Highway corridor north and south of downtown.

The MU designation in the General Plan is described as having high concentrations of commercial and residential uses. Structures would typically be multi-story with projects laid out in a compact urban fashion that allows residents to work, play and live all within a walkable center. The MU designation can be applied to encourage redevelopment with more residential opportunities.

CONDITIONAL USE PERMIT

The applicant is requesting a Conditional Use Permit (CUP) to allow a full-service bar, which is conditionally permitted in the MU zone but is not permitted in the current COM zone. The purpose of the CUP is to allow the Planning Commission to impose conditions to mitigate potential impacts such as noise, late-night activity, and compatibility with surrounding land uses. The CUP process for full-service bars in MU zones is also intended to provide flexibility in more urbanized, higher-density environments, where proximity to residential uses is expected and can be appropriate when carefully managed to balance neighborhood livability with active ground-floor uses. The proposed location is surrounded by commercial development and meets the required separation distances of 350 feet from other bars and 600 feet from community locations such as churches, schools, and parks. Staff has identified potential concerns related to outdoor patios, amplified music, and operating hours, particularly given nearby approved residential development. The Planning Commission should consider whether conditions addressing these issues, along with any other appropriate conditions, are necessary to minimize potential conflicts with adjacent uses.

Landscaping & Parking Setbacks

In 2023, the applicant obtained a Design Review Permit for an addition to the building. That approval, along with a prior permit, required installation and maintenance of landscaping on the site. Since then, a substantial portion of the required landscaping has been removed and converted to additional parking. The site plan submitted with this application includes a revised layout for parking, landscaping, and usable outdoor space. As part of this approval, the applicant is required to provide at least 10% landscaping and 10% usable outdoor space, consistent with the requirements of the Land Development Code (LDC). Interior parking lot landscaping is also required, as the LDC does not allow more than 20 parking stalls in a continuous row without a landscaped planter break. Note that park strips are not counted towards the landscaping totals. All landscaping required under previous approvals and shown on the approved site plan shall be restored and maintained in compliance with current LDC standards.

The LDC also requires a minimum five-foot setback between parking areas and property lines, with the setback area used for perimeter landscaping. Along the south (front) property line, the landscaped setback shall comply with the Type C or Type D landscaping border standards in LDC Section 17.32.080.B. Along the east side property line, a minimum five-foot landscaped border shall be provided, with plant materials covering at least 50 percent of the border surface area.

SUMMARY

The Planning Commission is being asked to consider both a rezone from COM to MU and a CUP for a full-service bar. The primary policy question is whether the MU zone is appropriate for this property, given that the FLUP designates the site as Commercial. The adjacent Cache Valley Marketplace property is zoned Commercial but is governed by a Planned

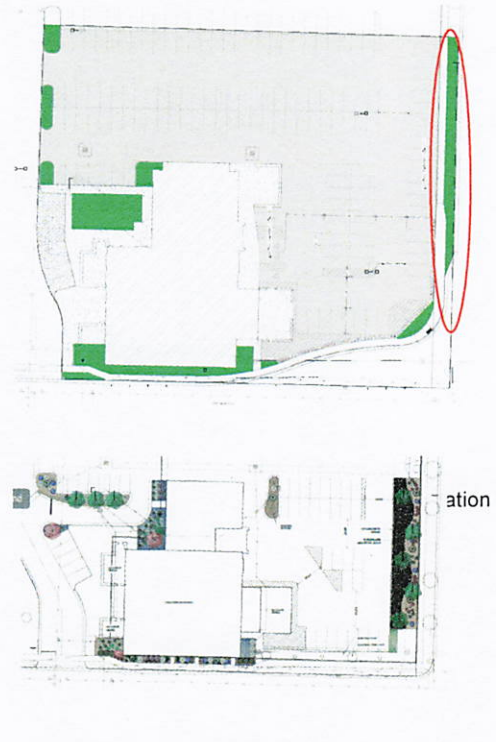


Figure 3 shows the 2019 submitted landscape plan



Figure 4 shows the 2023 submitted concept plan.

Development Overlay that allows a development pattern and mix of uses more characteristic of the MU zone. As a result, rezoning this property to MU would be generally consistent with the intent of the approved development on the adjacent properties. The MU zone is also intended to create a more walkable, mixed-use environment where commercial, office, and residential uses are integrated, which can support establishments such as restaurants and bars by encouraging pedestrian access and reducing reliance on vehicle trips, including the potential for reduced impaired driving impacts in a more urban, walkable setting.

If the rezone is approved, the Commission must also determine whether the proposed full-service bar can operate in a manner that is compatible with surrounding uses. The site meets the required separation distances and is located within a predominantly commercial area; however, nearby approved residential development may be affected by outdoor patios, amplified music, and late-night operating hours. The Commission should consider whether conditions addressing these issues are necessary as part of the CUP.

Logan's Municipal Code Noise Ordinance (Title 8.16) regulates both general noise disturbances and measurable sound levels by receiving land use zone. It prohibits unreasonable noise disturbances and establishes maximum permissible decibel levels by zoning district, with stricter standards during nighttime hours (10:00 P.M. to 7:00 A.M.). The ordinance also specifically regulates amplified devices, including music and sound systems, when they create noise disturbances across property lines or within noise-sensitive areas. These standards would apply to the proposed use and may inform appropriate CUP conditions related to outdoor activity, amplified sound, and hours of operation.

In addition, the applicant will be required to bring the site into compliance with current LDC standards for landscaping, usable outdoor space, and parking lot setbacks and landscaping. This includes restoring previously required landscaping, providing at least 10% landscaping and 10% usable outdoor space, incorporating interior landscape islands so that no more than 20 parking stalls occur in a continuous row without a landscaped break, and adhering to parking lot setbacks and buffers.

AGENCY AND CITY DEPARTMENT COMMENTS

No comments have been received.

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 5/16/26, posted on the City's website and the Utah Public Meeting website on 5/18/26 and mailed out to adjacent property owners within 300' on 5/11/26.

RECOMMENDED CONDITIONS OF APPROVAL

1. All standard conditions of approval will be recorded with the Conditional Use Permit and are available in the Community Development Department.
2. This Conditional Use Permit authorizes one (1) Bar to operate at 185 E Cache Valley Blvd. and subject to approval and compliance with any requirements by Utah DABS and Logan City Business License regulations and requirements.
3. Business shall observe Logan City's noise ordinance.
4. Prior to the issuance of a Business License, the applicant shall construct landscape and usable outdoor space as per LDC square footage, setbacks, and buffers along with the required amount of parking stalls.

5. Front parking lot setbacks (south side) shall be 10 feet from property line and shall meet LDC 17.32.080.B requirements for either Type C or D separation. Side setbacks shall be 5 feet from property line and landscaped with plant material covering a minimum of 50% of the border surface.
6. Interior parking lot landscaping shall be provided so that no more than 20 parking stalls are located in a continuous row without a landscaped planter area.

RECOMMENDED FINDINGS OF APPROVAL

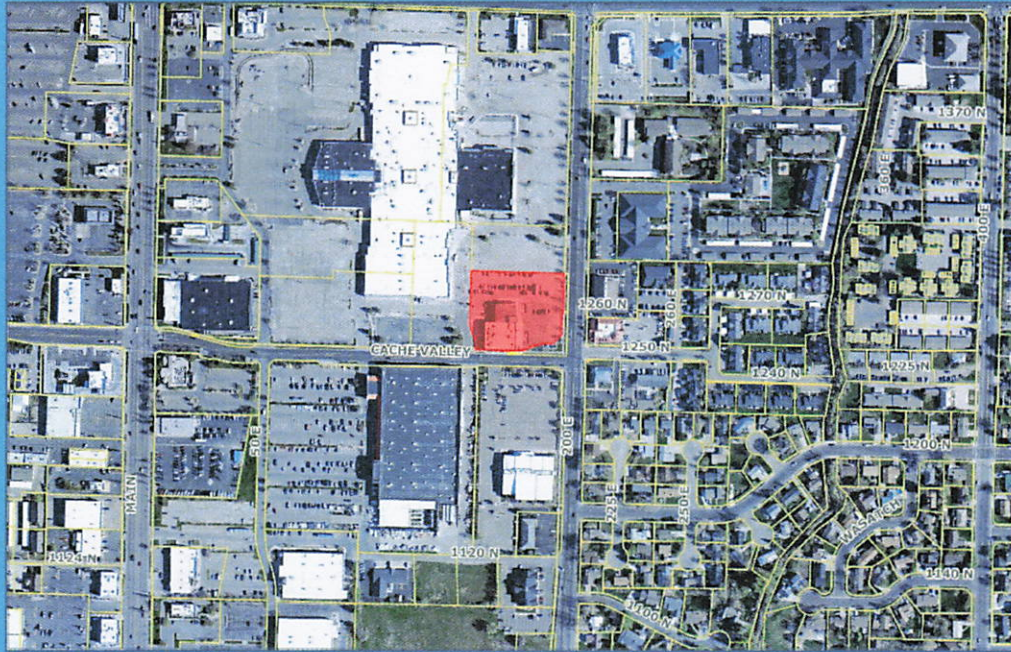
The Planning Commission bases its decision on the following findings supported in the administrative record for this project:

1. The subject property is located in an area that includes both Commercial (COM) and Mixed Use (MU) zoning designations. Rezoning the property to MU would extend the existing MU zoning pattern and would be consistent with the mixed-use character of nearby development.
2. The MU zoning designation is appropriate for the site due to its proximity to alternative transportation modes, infrastructure, commercial services, and employment opportunities.
3. Existing land uses in the surrounding area are predominantly commercial in nature.
4. The proposed rezoning is not anticipated to result in adverse impacts to adjacent properties, as any future development will be required to comply with applicable zoning regulations and undergo Design Review.
5. The proposed rezoning is consistent with the goals and policies of the Logan City General Plan, which encourage mixed-use development in areas with access to services, employment, and transportation options.
6. The requested rezoning supports orderly growth and represents a logical continuation of existing MU zoning within the area.

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.



Old Mann Rezone 185 E Cache Valley Blvd.

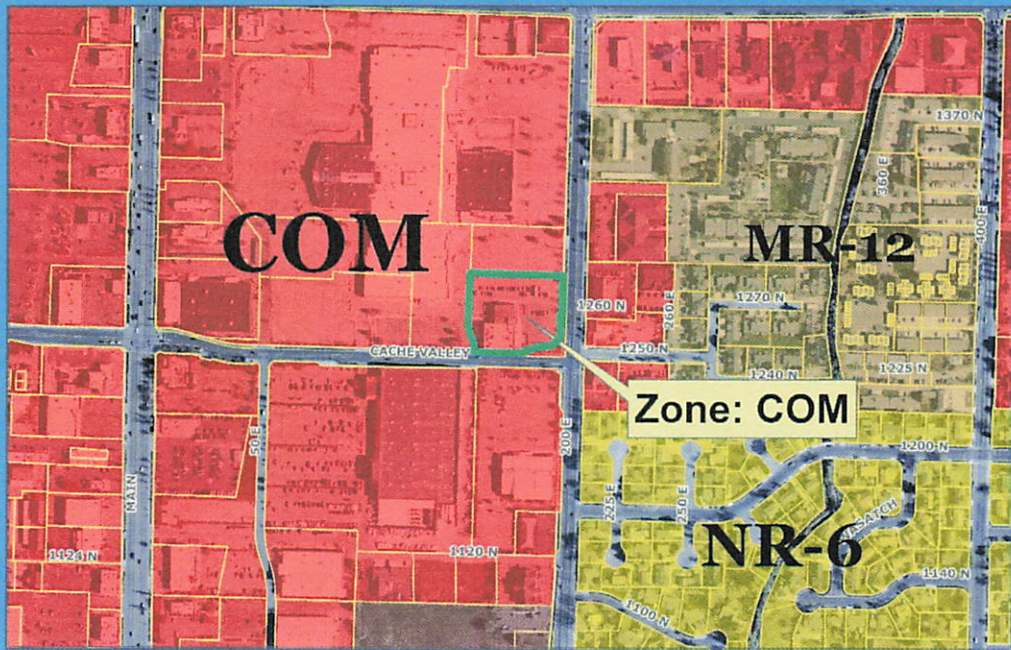


Planning Commission

May 28, 2026



Old Mann Rezone 185 E Cache Valley Blvd.

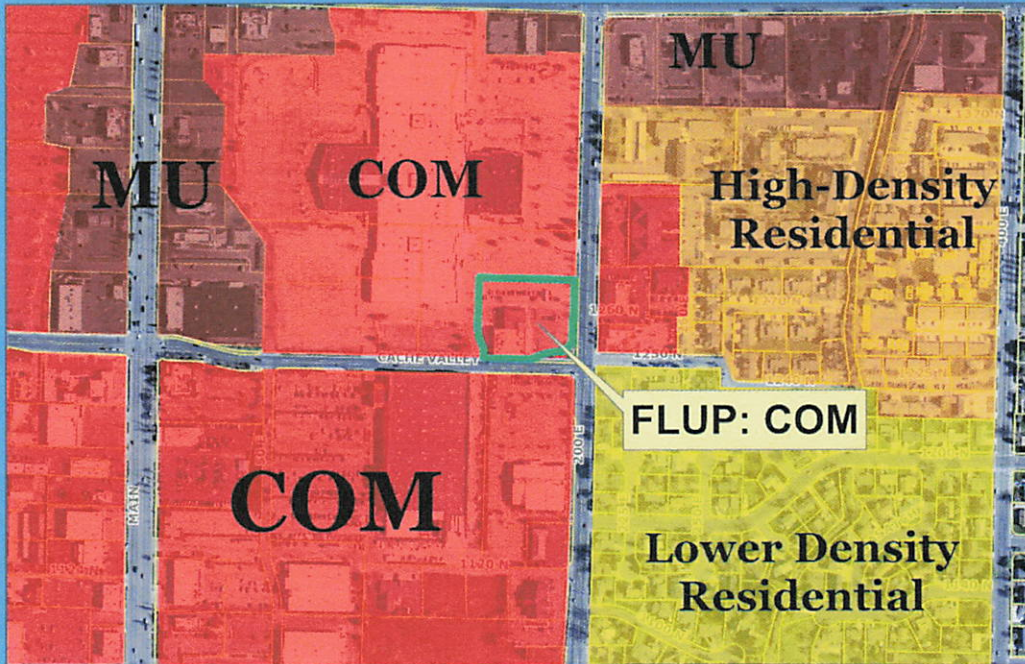


Zoning

May 28, 2026



Old Mann Rezone 185 E Cache Valley Blvd.

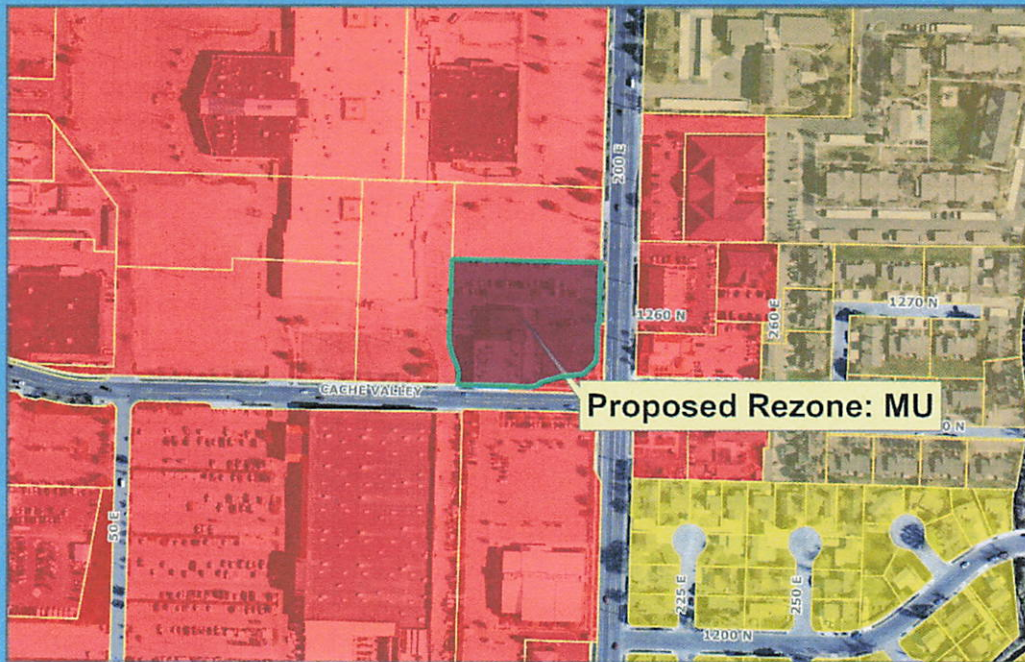


FLUP

May 28, 2026



Old Mann Rezone 185 E Cache Valley Blvd.



Proposed Zoning

May 28, 2026