

**CITY OF LOGAN, UTAH
ORDINANCE NO. 26-13**

**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 Traditional Neighborhood Residential (NR-6) to Town Center 2 (TC-2).

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

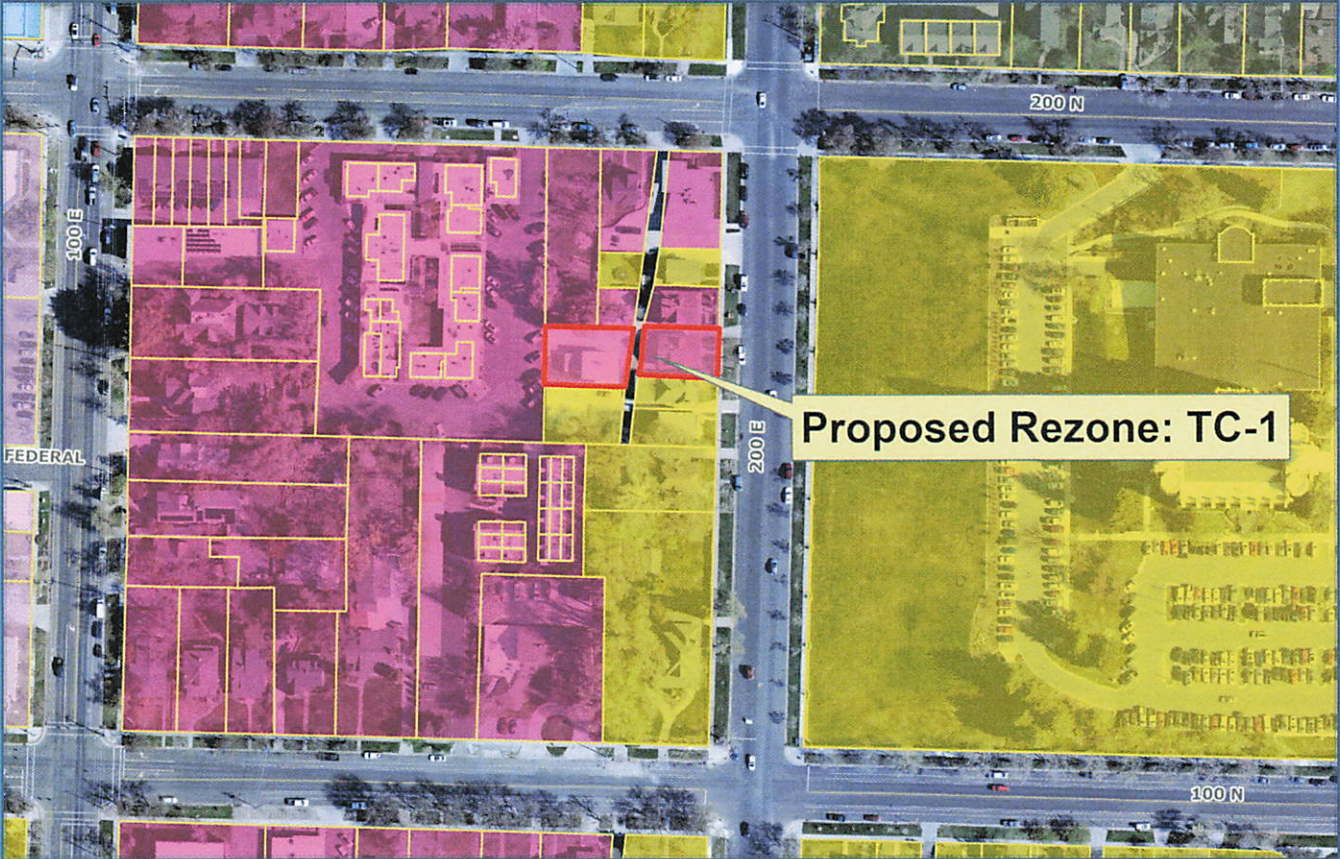
The foregoing ordinance is hereby _____ this ____ day of _____, 2026.

Mark Anderson, Mayor

EXHIBIT A

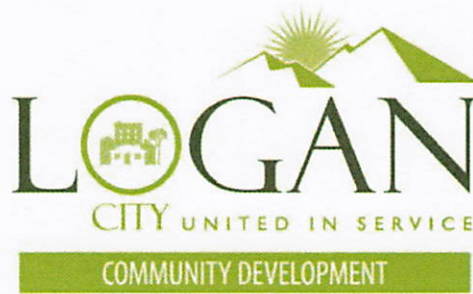


Honey Rezone 165 North 200 East



Proposed Zoning

June 11, 2026



MEMORANDUM TO MUNICIPAL COUNCIL

DATE: July 9, 2026
FROM: Aimee Egbert, Planner II
SUBJECT: Ordinance #26-13 Honey Rezone

Summary of Planning Commission Proceedings

<i>Project Name:</i>	Honey Rezone
<i>Request:</i>	Zoning Map Amendment
<i>Project Address:</i>	165 North 200 East
<i>Recommendation of the Planning Commission:</i>	Approval

On June 11th, 2026, the Planning Commission **recommended approval** to the Municipal Council for the Honey Rezone Amendment as proposed by the applicant.

Planning Commissioners vote (4-1):

Motion: Lucero

Second: Duncan

Recommend Approval: Heare, Lucero, Doutre, Duncan

Nay: Lewis

Abstain: none

Attachments

Meeting Minutes

Ordinance #26-13

Staff Report

Slides

PLANNING COMMISSION MINUTES

Meeting of June 11, 2026

Logan City Council Chambers (290 N 100 W Logan, UT 84321) www.loganutah.gov

Minutes of the meeting for the Logan City Planning Commission convened in regular session on Thursday, June 11, 2026. Commissioner Lewis called the meeting to order at 5:30 p.m.

Commissioners Present: David Lewis, Ken Heare, Jessica Lucero, Sara Doutre, Jennifer Duncan

Commissioners Excused: Sarah McNamara, Craig Maughan

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

PUBLIC HEARING:

PC 26-022 Honey Rezone [Zone Change] George Honey, authorized agent/owner is requesting the rezone of a 0.21-acre property located at 165 North 200 East from Traditional Neighborhood Residential (NR-6) to Town Center Two (TC-2); TIN 06-066-0024, in the Adams Neighborhood.

Staff: Planner, Aimee Egbert presented a request to rezone a 0.21-acre property located at 165 North 200 East from Traditional Neighborhood Residential (NR-6) to Town Center Two (TC-2). The property contains a single-family dwelling in the front and an apartment above the detached garage in the rear. A studio apartment was constructed on the ground floor of the garage without a building permit. A previous owner sought recognition of the property as containing three legal dwelling units; however, the request was denied due to insufficient evidence that the third unit had been legally established. The property is currently recognized as containing two legal units.

A. Egbert explained that the TC-2 zone permits residential density of up to 30 units per acre, which could allow up to six dwelling units on the site, subject to compliance with building permits and applicable development standards. A previous rezone request for the property was denied by the City Council in September 2025 due to uncertainty surrounding updates to the Future Land Use Plan (FLUP). The recently adopted FLUP designates the area Downtown, which is generally consistent with the proposed TC-2 zoning designation.

Proponent: George Honey, property owner, stated that the request is intended to legalize the existing residential units on the property. He also discussed the need for affordable housing and stated that the proposed units would be compatible with the surrounding area.

Public: No public comments were made.

Commission: Commission Doutre stated that the proposed zoning is consistent with the recently adopted FLUP. Commissioner Lewis expressed concern that the TC-2 zone could allow up to six dwelling units on this property. Community Development Director, Russ Holley explained that any redevelopment would be required to comply with applicable height limits, setbacks, open space requirements, parking standards, and other development regulations.

Commissioner Lewis asked about the maximum building height permitted in the TC-2 zone. R. Holley stated that the maximum height is 45 feet; however, because the property is adjacent to a neighborhood residential zone across 200 East, building height would be limited to 35 feet along the street frontage and could increase to 45 feet at a ratio of two feet horizontal for every one foot of additional vertical height.

MOTION: Commissioner Lucero made a motion to forward a recommendation of approval to the Municipal Council on a zone change for **PC 26-022** with the findings for approval as listed below. Commissioner Duncan seconded the motion. The motion was approved 4 to 1.

FINDINGS FOR APPROVAL

1. The surrounding zoning to the west is TC-2 and a rezone of this property will result in a contiguous zoning pattern on the block.
2. The TC-2 zone is appropriate because it aligns with the adopted FLUP and fits into the existing land use patterns of the block.
3. TC-2 zoning and land uses are in close proximity to transportation choices, downtown commercial goods and services, and employment centers.
4. The majority of the surrounding existing land uses to the west are commercial in nature.
5. The LDC development standards will ensure a quality project that will be compatible with the surrounding neighborhood.

Moved: J. Lucero

Second: J. Duncan

Approved: 4-1

Yea: Heare, Lucero, Doutre, Duncan

Nay: Lewis

Abstain:



**Project #26-022
Honey Rezone
Located at 165 North 200 East**

REPORT SUMMARY...

Project Name: Honey Rezone
Proponent/Owner: George Honey / George Honey
Project Address: 165 North 200 East
Request: Rezone from NR-6 to TC-2
Current Zoning: Traditional Neighborhood Residential (NR-6)
Date of Hearing: June 11, 2026
Type of Action: Legislative
Submitted By: Aimee Egbert, Planner II

RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation of **approval** to the Municipal Council for a rezone of approximately 0.21 acres of property located at 165 North 200 East (TIN# 06-066-0024) from Traditional Neighborhood Residential (NR-6) to Town Center 2 (TC-2).

Land use adjoining the subject property

<i>North:</i>	TC-2: Commercial Uses	<i>East:</i>	NR-6: Religious Uses
<i>South:</i>	NR-6: Residential Uses	<i>West:</i>	TC-2: Commercial Uses

PROJECT

The proponent is requesting to rezone the 0.21-acre property at 165 North 200 East from NR-6 to TC-2. The property contains a single-family dwelling in the front and one apartment above the detached garage in the rear. The house was built in 1909 and the detached garage was built in 1979 with 1 legal apartment above the garage. A little later, a studio apartment was constructed, without a building permit, on the ground floor of the garage. An open-ditch irrigation canal traverses the property, separating the house from the garage/apartment area.

In 2009, a previous owner applied to grandfather the property as a three-unit configuration consisting of the house, the apartment above the garage, and the studio apartment below. The request was denied based on insufficient evidence for a third unit and was grandfathered as two units.

Last year, a code enforcement case was opened stating that a third unit was being rented in a grandfathered 2-unit home. In order to bring the property into compliance, the applicant is requesting the rezone to allow the legal establishment of a third residential unit within the detached garage. The TC-2 zone permits higher residential density (30 du/ac) and would allow up to 6 units on the site subject to new building permits and code compliance.

A previous rezone request was denied by the City Council on September 16, 2025, in part due to uncertainty regarding the future land use designation while the General Plan and FLUP update was underway. The recently adopted FLUP now designates this block as Downtown, which is generally consistent with the TC zoning framework. Additional concerns raised previously included the historic establishment of the third unit and the deck spanning the irrigation canal. The current owner purchased the property in 2020, and available aerial imagery appears to show the deck existing since at least the late 1990s. Staff is not aware of any documented objections or enforcement actions by the canal company related to the deck. Additionally, staff has not identified documentation establishing whether the deck was originally permitted or when it may have been constructed.



Figure 1 shows the FLUP Downtown designation for the property at 165 North 200 East.

GENERAL PLAN

The Future Land Use Plan (FLUP), recently adopted in May 2026, designates this property as Downtown. The General Plan describes Downtown accommodating a broad mix of residential, commercial, hospitality, and entertainment options. The Downtown designation is centrally located, covering areas east and west of Main Street, between 500 N and 200 S.

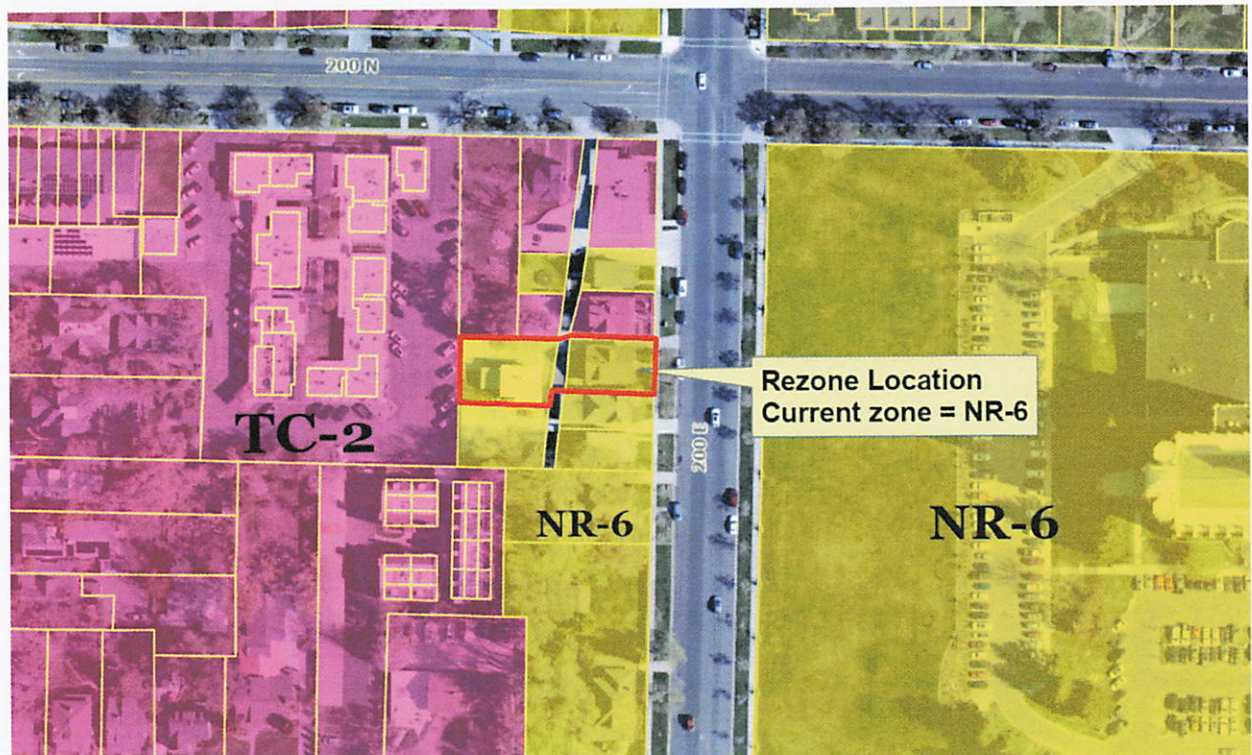


Figure 2 shows the current NR-6 zoning of the subject property 165 North 200 East.

Town Center 2 Zone

The intent of the TC-2 zone is to encourage dense, walkable commercial and residential development in the downtown area with unique and interesting building designs. This zone allows a density of up to 30 units per acre along with a mixture of commercial uses. The City went through a deliberate and robust process in 2018 to redefine the Town Center zoning districts which culminated in the adoption of Ordinance Number 18-07. This year-long zoning process established TC-2 in the outer-ring areas of downtown as a way to buffer or transition the residential neighborhoods further east and west of Downtown. The goal of the zoning strategy adopted in 2018 was to further implement the visions expressed in the General Plan through a methodical transition of uses and structure.

SUMMARY

The current land uses on the block are a mixture of commercial and residential uses. The property immediately north was rezoned to TC-2 on March 5, 2024, and the subject property is designated Downtown in the recently adopted 2026 FLUP. Because the property falls within the Downtown designation and is adjacent to existing TC-2 zoning and commercial land uses, rezoning this parcel to TC-2 would be a foreseeable and consistent zoning transition. The TC-2 zone was specifically established through the City's 2018 Town Center zoning update to serve as a transition area between the downtown core and surrounding residential neighborhoods.

The applicant is seeking the rezone primarily to allow the legal establishment of a third residential unit within the detached garage. While the third unit was not previously recognized as legally established, documentation submitted during the 2009 grandfathering process indicated the studio apartment was originally constructed around 1980, without permits, for the owner's son. The site can accommodate the required parking for 3 units and maintains the existing residential character of the property while allowing additional housing opportunities within the downtown area.

Concerns raised during the prior City Council review included uncertainty regarding the FLUP designation during the General Plan update process, the historic establishment of the third unit, and the deck spanning the irrigation canal. Since that time, the FLUP has been adopted and now designates the property as Downtown, which is consistent with the TC zoning framework. Available aerial imagery also appears to show the canal crossing deck existing since at least the late 1990s.

AGENCY AND CITY DEPARTMENT COMMENTS

No comments have been received

PUBLIC COMMENTS

As of the time of this report, one comment was received in opposition to the rezone.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 5/30/26 and the Utah Public Meeting website on 6/1/26. Public notices were mailed to all property owners within 300 feet of the project site on 5/25/26.

RECOMMENDED FINDINGS OF APPROVAL FOR REZONE

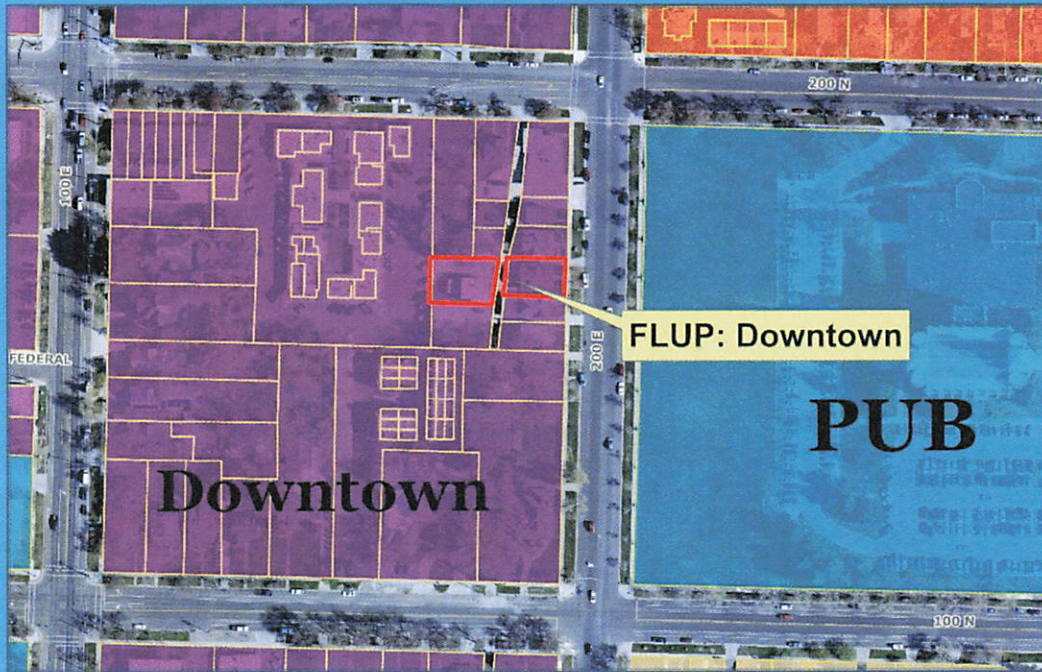
The Planning Commission bases its decision on the following findings supported in the administrative record for this project:

1. The surrounding zoning to the west is TC-2 and a rezone of this property will result in a contiguous zoning pattern on the block.
2. The TC-2 zone is appropriate because it aligns with the adopted FLUP and fits into the existing land use patterns of the block.

3. TC-2 zoning and land uses are in close proximity to transportation choices, downtown commercial goods and services, and employment centers.
4. The majority of the surrounding existing land uses to the west are commercial in nature.
5. The LDC development standards will ensure a quality project that will be compatible with the surrounding neighborhood.

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.

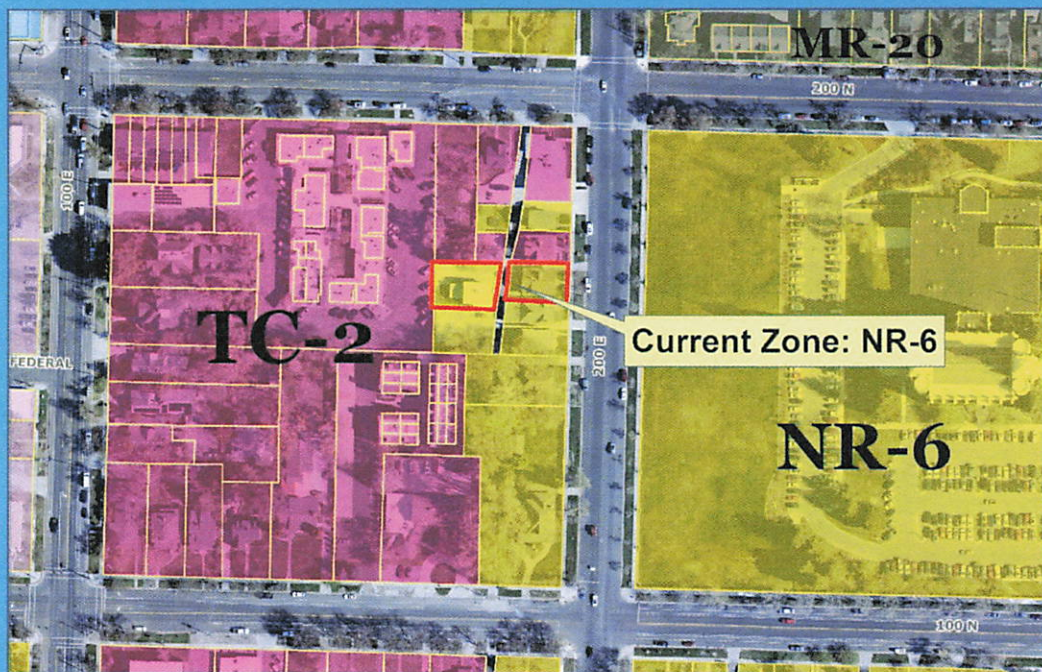
Honey Rezone 165 North 200 East



FLUP

June 11, 2026

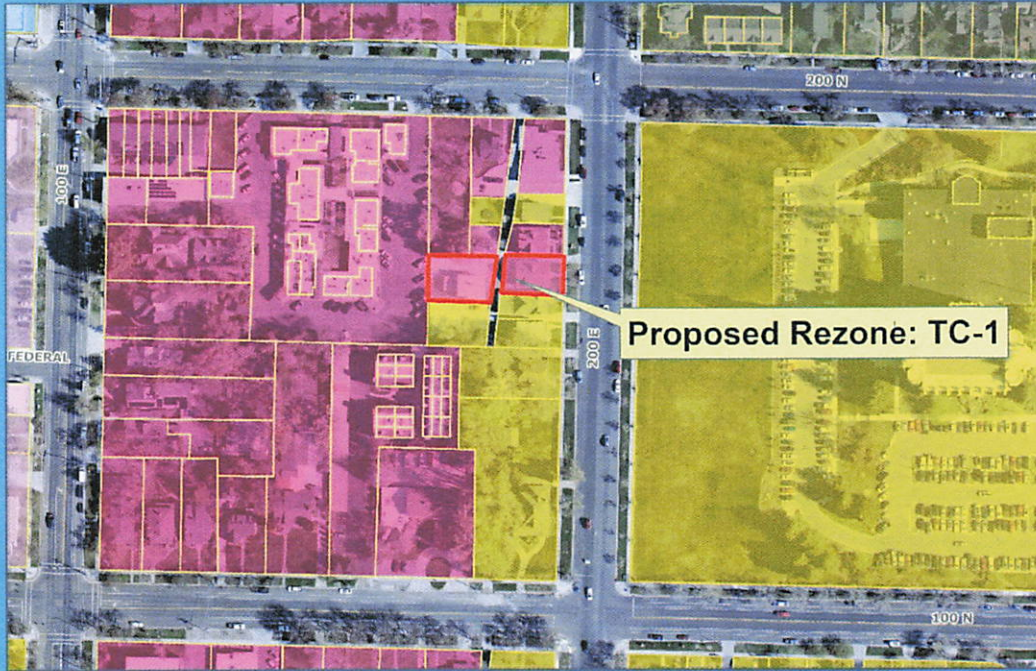
Honey Rezone 165 North 200 East



Zoning

June 11, 2026

Honey Rezone 165 North 200 East



Proposed Zoning

June 11, 2026