

**CITY OF LOGAN, UTAH
ORDINANCE NO. 26-16**

**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 Woodruff Neighborhood and as specifically identified in Exhibit A, as attached, are hereby zoned from Neighborhood Residential 6 (NR-6) to Community Commercial (CC)

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

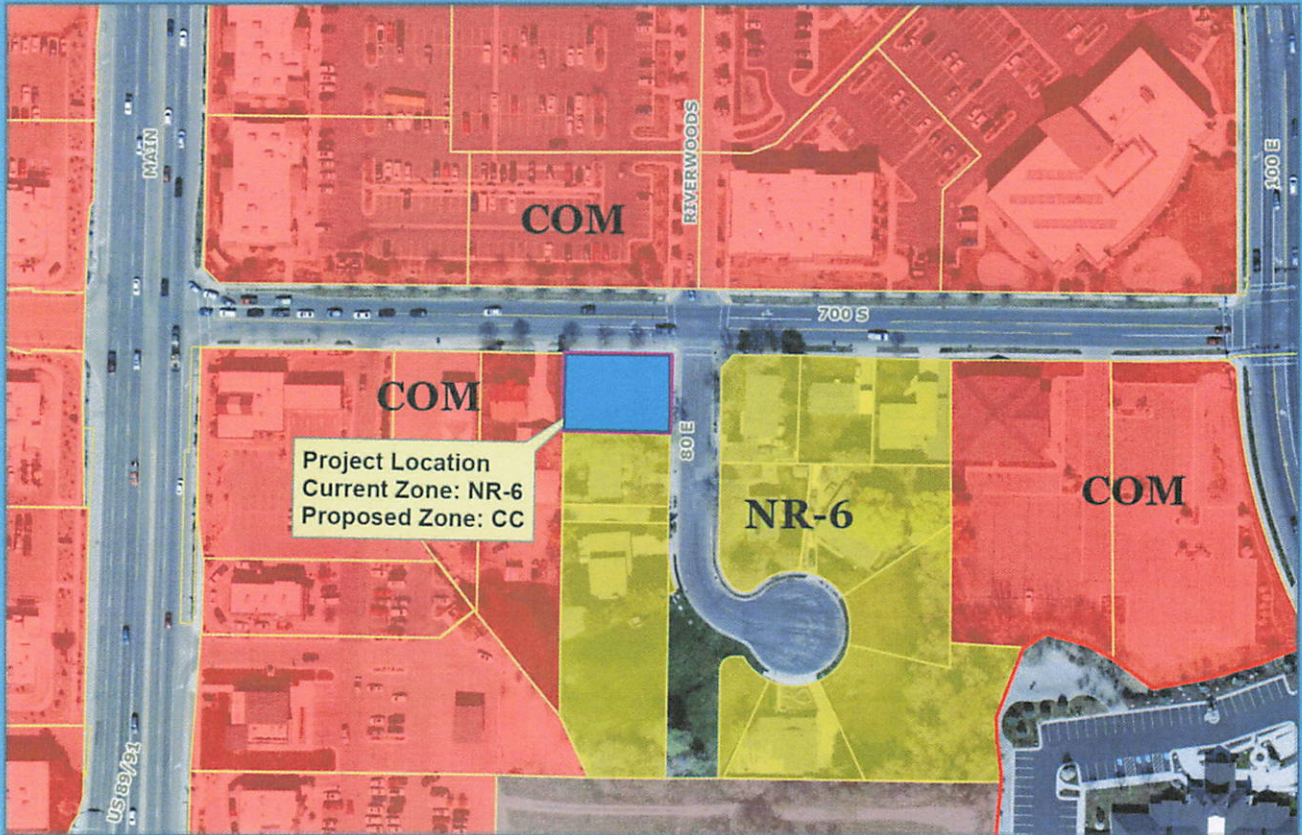
MAYOR'S APPROVAL OR DISAPPROVAL

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

Mark A. Anderson, Mayor

EXHIBIT A

Rieckhoff Rezone 715 S 80 E



Planning Commission

Zoning

August 13, 2026



MEMORANDUM TO MUNICIPAL COUNCIL

DATE: August 19, 2026
FROM: Aaron Smith, Senior Planner
SUBJECT: Ordinance #26-16 Rieckhoff Rezone

Summary of Planning Commission Proceedings

<i>Project Name:</i>	Rieckhoff Rezone
<i>Request:</i>	Zoning Map Amendment
<i>Project Address:</i>	70 E 700 S (715 S 80 E)
<i>Recommendation of the Planning Commission:</i>	Approval

On August 13th, 2026, the Planning Commission **recommended approval** to the Municipal Council for the Rieckhoff Rezone as proposed by the applicant.

Planning Commissioners vote (4-0):

Motion: Lucero

Second: Maughan

Recommend Approval: Lucero, Doutre, Maughan, Lewis

Nay: none

Abstain: none

Attachments

Meeting Minutes

Ordinance #25-16

Staff Report

Slides

PLANNING COMMISSION MINUTES

DRAFT. Not yet approved by PC.

Meeting of August 13, 2026

Minutes of the meeting for the Logan City Planning Commission convened in regular session on Thursday, August 13, 2026. Commissioner Lewis called the meeting to order at 5:30 p.m.

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

Commissioners Excused: Ken Heare, Jennifer Duncan, Sarah McNamara

Staff Present: Russ Holley, Aaron Smith, Mohamed Abdullahi, Darren Farar, Jeannie Simmonds (City Council)

PUBLIC HEARING:

PC 26-026 Rieckhoff Rezone [Zone Change] Nicholas Rieckhoff/Petrichor Development LLC, authorized agent/owner, is requesting approval of a zone change for a 0.17-acre parcel located at 715 South 80 East from Traditional Neighborhood Residential (NR-6) to Community Commercial (CC); TIN 02-139-0001, within the Woodruff Neighborhood.

Staff: Senior Planner Aaron Smith reviewed the request to rezone the 0.17-acre property from NR-6 to CC. The CC zone is a small-scale commercial zone intended to allow limited commercial expansion at a neighborhood scale, with a maximum commercial footprint of 10,000 square feet. The City has planned for commercial and mixed-use growth in this area, and development patterns over the last few decades have resulted in substantial changes to the land use surrounding the site. With the area designated as Mixed Use in the Future Land Use Plan (FLUP), Staff stated that the proposed rezone of this undeveloped lot would be an appropriate location to help transition the area towards mixed-use development.

Proponent: Nicholas Rieckhoff stated that the proposed zoning meets the goals of the 2045 General Plan and the FLUP and is appropriate for the area.

Commissioner Maughan asked what he was planning to develop on the property. Mr. Rieckhoff said he was considering developing a twin home or duplex, as well as a possible daycare.

Public: Denzil Anderson, who lives near the subject property, spoke about the existing stormwater retention on the site and the amount of traffic in this area.

Commission: Aaron Smith explained that any development on the property would be required to meet all applicable development standards, including parking and stormwater retention requirements.

Commissioner Doutre added that traffic impacts are also reviewed as part of the development review process for new projects.

MOTION: Commissioner Lucero made a motion to **forward a recommendation of approval** to the Municipal Council on the zone change for PC 23-026, with the findings for approval listed below. Commissioner Maughan seconded the motion. The motion passed unanimously.

FINDINGS FOR APPROVAL

1. The CC zoning district is intended to serve as a transitional zone between more intense commercial areas and residential neighborhoods.

2. The CC zoning district is appropriate as it aligns with the adopted FLUP land use designation for the area of Mixed Use.
3. The majority of the surrounding existing land uses to the north and west are commercial in nature.
4. The LDC development standards will ensure a quality project that will be compatible with the surrounding neighborhood.
5. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
6. 700 South provides access and is adequate in size and design to sufficiently handle all traffic modes and infrastructure related to the change in land use.

Moved: J. Lucero

Second: C. Maughan

Approved: 4-0

Yea: Lucero, Dautre, Maughan, Lewis

Nay:

Abstain:

**Project #26-026
Rieckhoff Rezone
Located at 70 E 700 S**

REPORT SUMMARY...

Project Name: Rieckhoff Rezone
Proponent/Owner: Nicholas C. Rieckhoff / Petrichor Development LLC
Project Address: 70 E 700 S (715 S 80 E)
Request: Rezone from NR-6 to CC
Current Zoning: Traditional Neighborhood Residential (NR-6)
Date of Hearing: August 13, 2026
Type of Action: Legislative
Submitted By: Aaron Smith, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation of **approval** to the Municipal Council for a rezone of approximately 0.17 acres of property located at 70 East 700 South (TIN# 02-139-0001) from Traditional Neighborhood Residential (NR-6) to Community Commercial (CC).

Land use adjoining the subject property

North:	COM: Commercial Uses	East:	NR-6: Residential Uses
South:	NR-6: Residential Uses	West:	COM: Residential and Commercial Uses

PROJECT

The proponent is requesting to rezone the 0.17-acre property at 70 E 700 S from NR-6 to CC. The property is currently vacant. The property was established as a building lot as part of the 1994 Birch Wood Subdivision, which contained 14 lots. The area has been zoned for residential uses since annexing into the city in 1979.

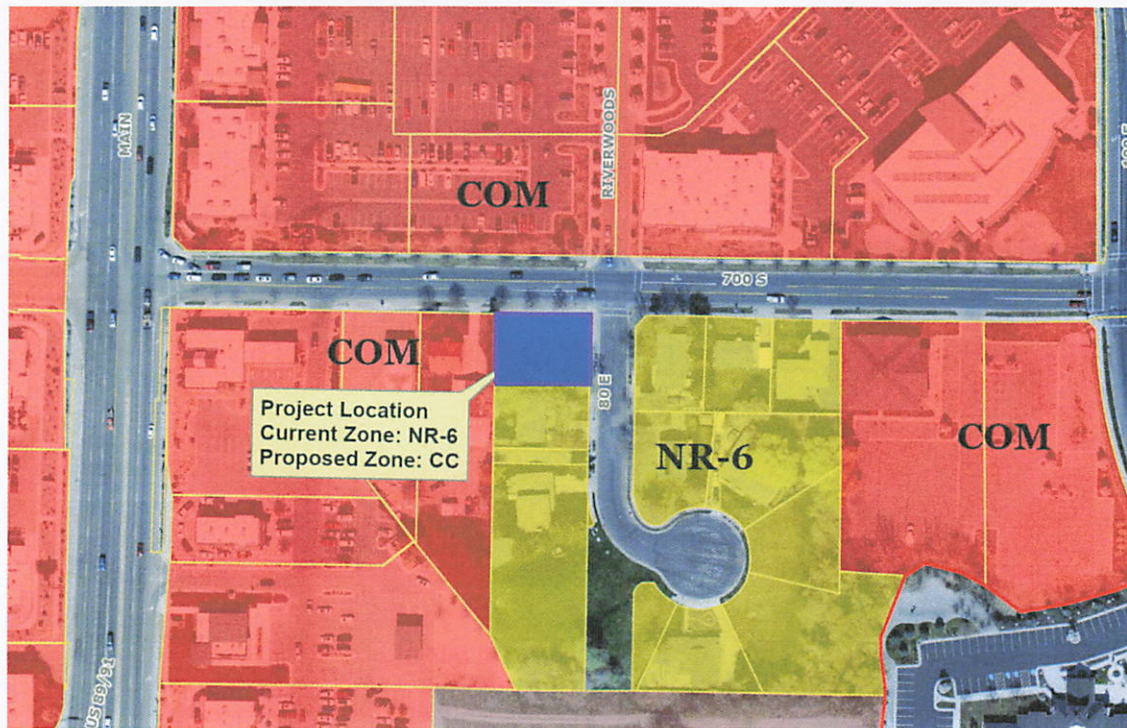


Figure 1 – Current and Proposed Zoning at the Site.

GENERAL PLAN

The Future Land Use Plan (FLUP), recently adopted in May 2026, designates this property as Mixed Use. The General Plan describes Mixed Use as typically consisting of ground floor commercial with residential or office uses on upper floors or horizontal mix use where commercial uses front the street and residential uses are located behind or to the side. The primary goal is to create vibrant, pedestrian-friendly environments. Higher residential density along with minimum commercial area is typical for the land use. The use functions best when it is located in close proximity to major transit, commercial areas, and higher density housing.

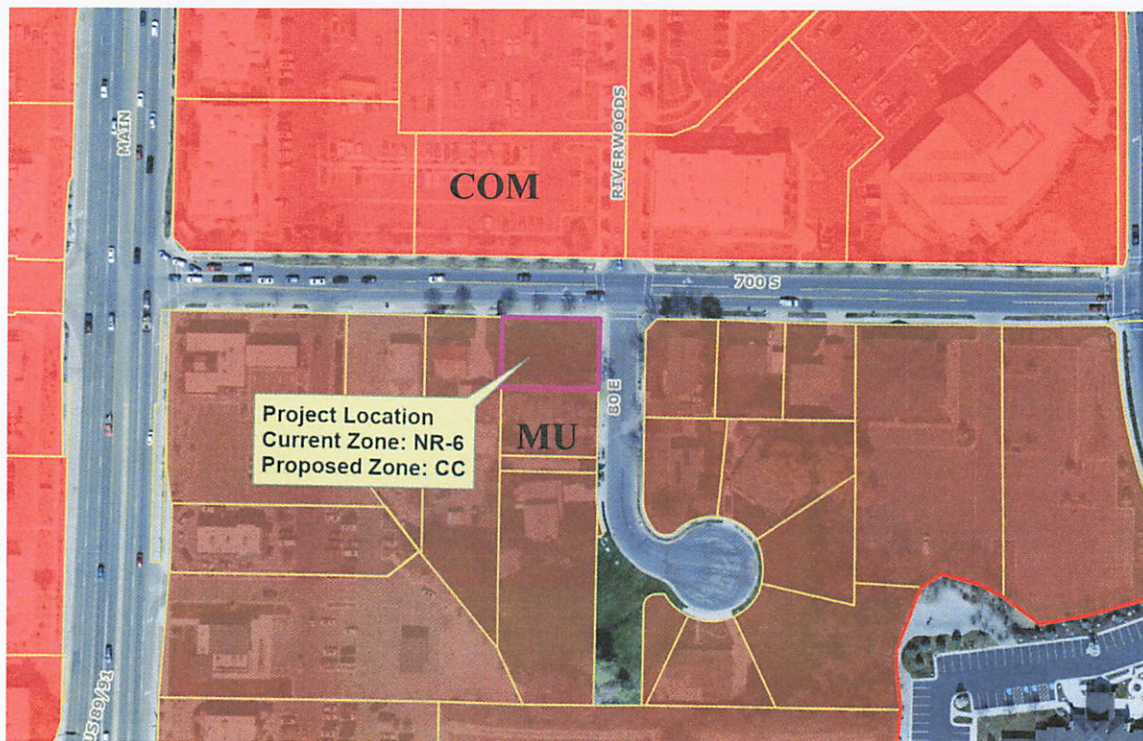


Figure 2 -Future Land Use Plan – Mixed Use.

COMMUNITY COMMERCIAL ZONE

The CC zone is intended for small scale commercial uses to be located around the edges of the downtown area, often housing small businesses in converted residences or other buildings and are intertwined with the residential fabric of the neighborhood. The zone is intended to allow limited commercial expansion at a neighborhood scale. The zone also permits residential uses and allows 12 units to the acre. There is a 10,000 SF maximum commercial footprint allowed. Building standards are based on the use type, with commercial buildings following commercial standards, and residential buildings following residential standards. Overall, the CC zone allows for mixed use, but at a scale more congruent with surrounding neighborhoods, and intended for smaller developments.

Compared to the current NR-6 zone, the CC zone is considerably more permissive of commercial uses, but it is constrained when compared to Commercial or even the standard Mixed Use zone. In addition to the maximum commercial building footprint limit, some commercial and retail uses that have a higher degree of off-site impacts, such as hotels, bars, gas stations, vehicle sales or service, and event spaces are not permitted. Several other uses, such as restaurants, banks, and offices are conditionally permitted to allow for mitigation of any off-site impacts from the use.

STAFF FINDINGS AND SUMMARY

The proposed rezone is located at the crossroads of commercial growth and recent suburban expansion. When this was annexed and developed as a single family subdivision, it was on the edge of town and there were primarily undeveloped lots or unincorporated county areas around it. While the plans at the time may have envisioned more residential development around this site, it has remained an isolated residential pocket. The City has planned for commercial and mixed use growth in this area and the development pattern over the last few decades has brought substantial changes to the land use around this site. With this area designated as Mixed Use in the FLUP, the proposed rezone of this undeveloped lot is an ideal location for pioneering zoning that will help transition that area towards mixed use. The Community Commercial zone meets the need to provide for a more flexible mix of uses while not imposing large scale commercial or residential density on the remaining residential homes.

The 12 unit per acre density allowed in the CC zone would permit 2 units to be developed on the property. This increase in density is modest and consistent with transitional zoning principles. Any development at the site will also be subject to setback and height transitions as long as the adjacent properties remain zoned NR-6. Also, minimum parking and open space would have to be provided. As far as allowed uses, the CC zone is sufficiently restrictive to address concerns of small scale commercial adjacent to residential uses.

Overall, staff finds that the proposed rezone to CC furthers the land use goals of the FLUP in this area, provides for a transition in density and commercial scale for the surrounding neighborhood, and is consistent with the established commercial uses in the area.

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 8/1//26 and the Utah Public Meeting website on 8/31/26. Public notices were mailed to all property owners within 300 feet of the project site on 7/17/26.

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 CC zoning district is intended to serve as a transitional zone between more intense commercial areas and residential neighborhoods.
2. The CC zoning district is appropriate as it aligns with the adopted FLUP land use designation for the area of Mixed Use.
3. The majority of the surrounding existing land uses to the north and west are commercial in nature.
4. The LDC development standards will ensure a quality project that will be compatible with the surrounding neighborhood.
5. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
6. 700 South provides access and is adequate in size and design to sufficiently handle all traffic modes and infrastructure related to the change in land use.

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.

PC #26-026

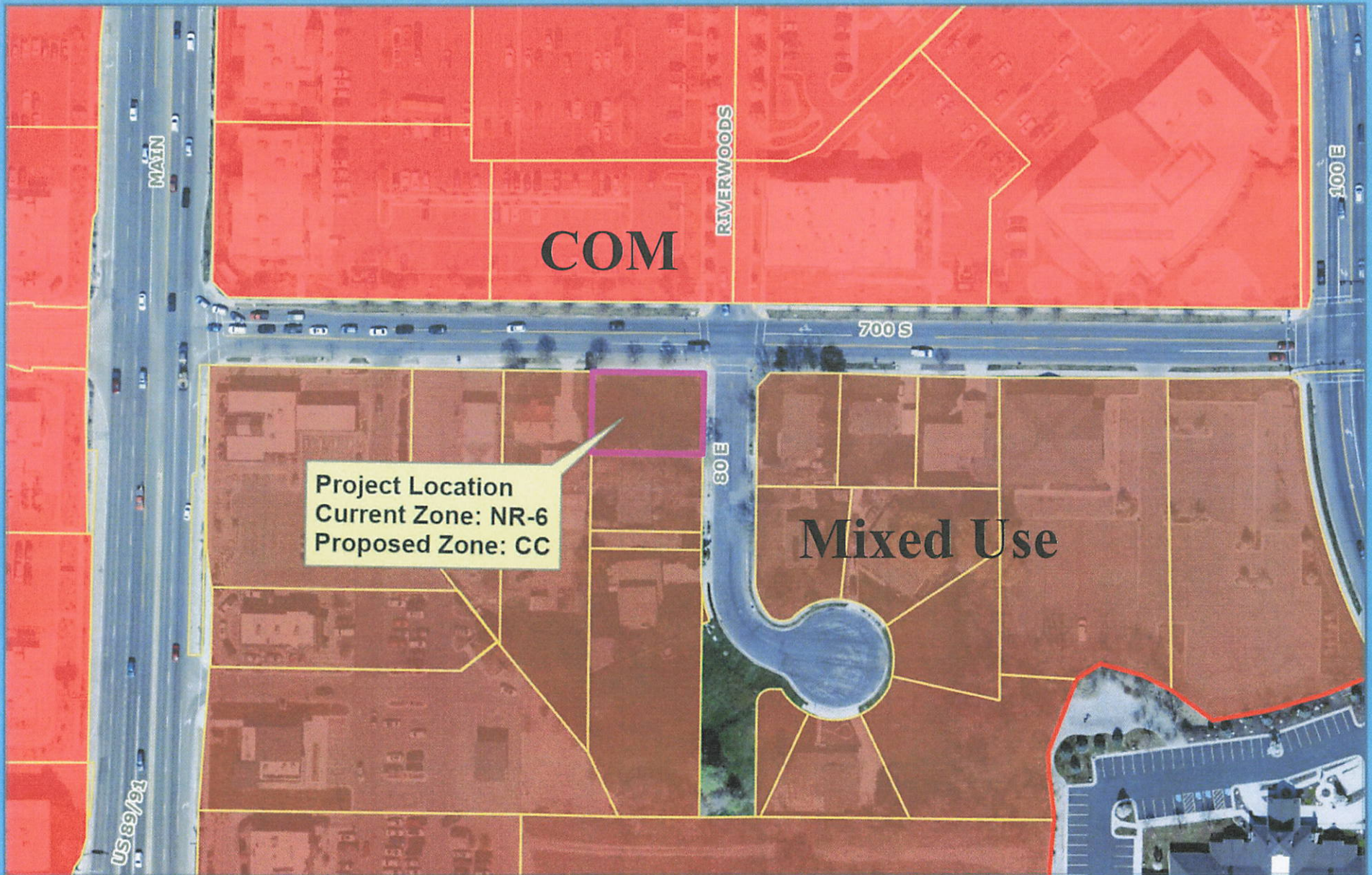
Rieckhoff Rezone

Zone Change

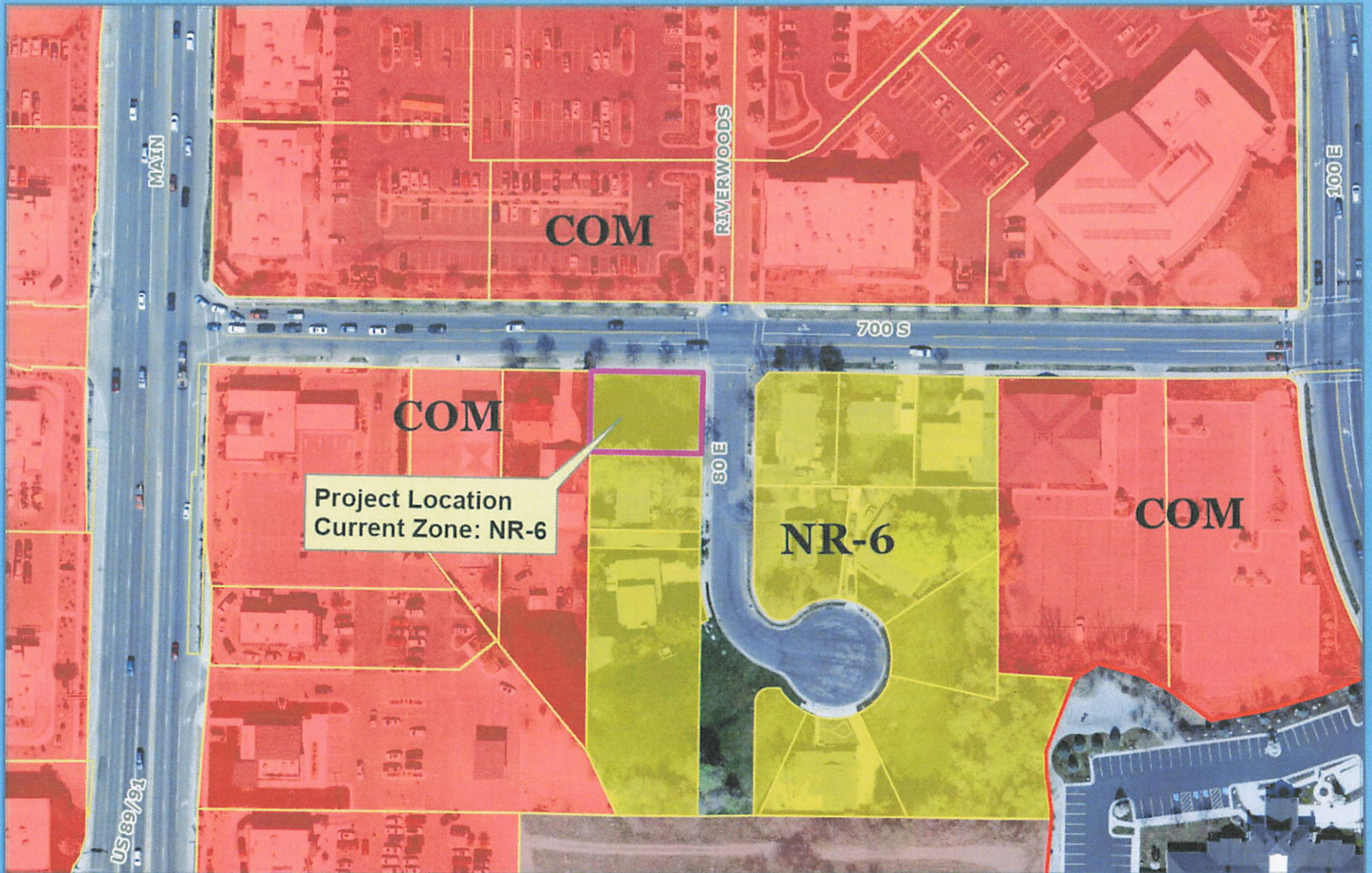
Rieckhoff Rezone 715 S 80 E



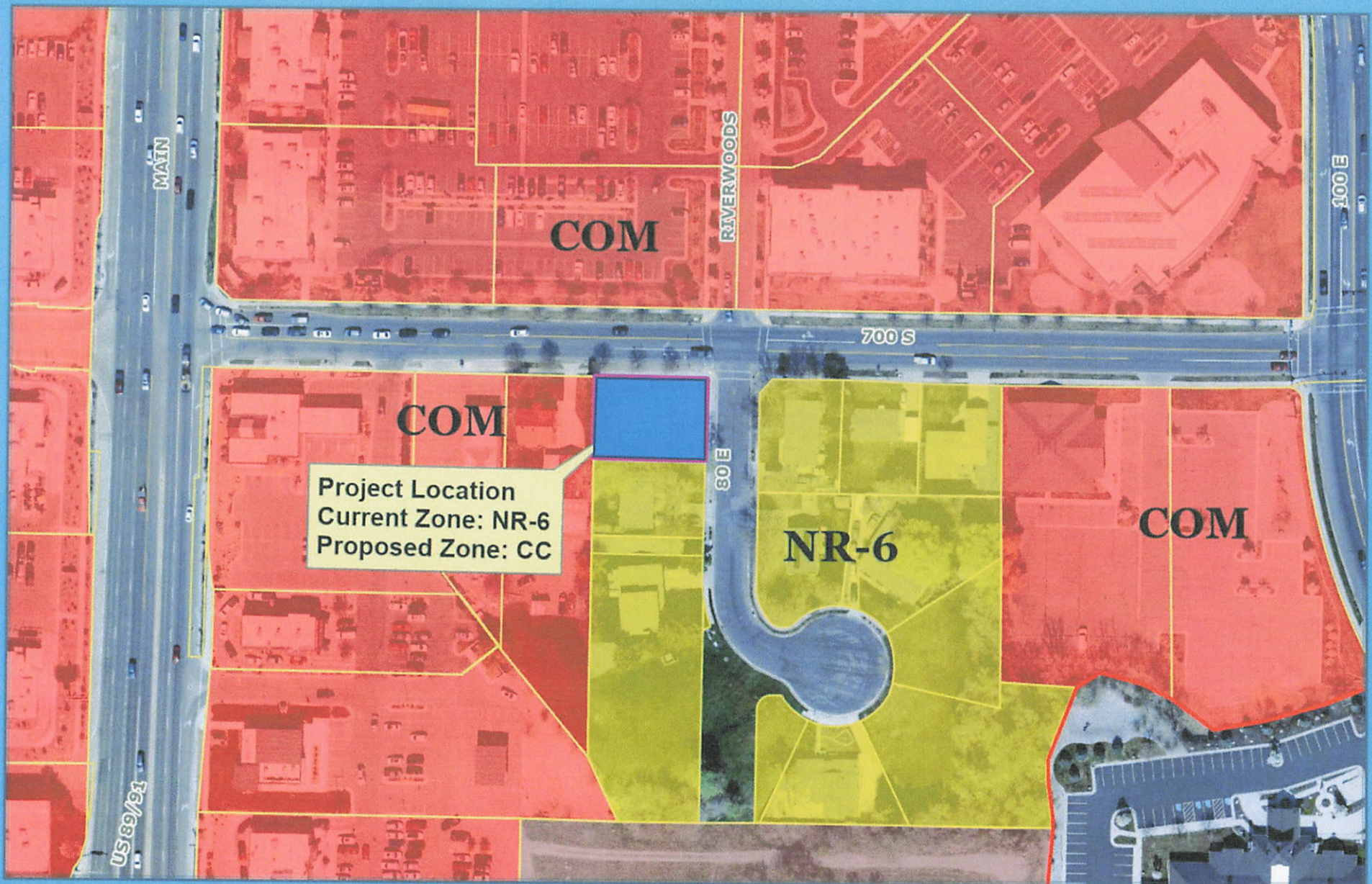
Rieckhoff Rezone 715 S 80 E



Rieckhoff Rezone 715 S 80 E



Rieckhoff Rezone 715 S 80 E



Rieckhoff Rezone 715 S 80 E



Community Commercial Development Standards

Residential Density

Units/acre (max) 12

Commercial Footprint (Maximum)

Per Parcel 10,000 SF

Lot Coverage (Maximum)

Lot Coverage 60%

Building Frontage (Minimum)

% at Front Setback 50%

Building Setbacks

Ⓐ Front (min-max) 10' – 25'

Ⓑ Side (min) 8'

Side Common Wall 0'

Ⓒ Rear (min) 10'

Building Heights (Maximum)

Ⓓ Primary Building Height 35'

Transparency (Fenestration)

Ground Floor (frontage) 30%

Ground Floor (exposed sides) 30%

Upper Floors (frontage) 20%

Residential Design Standards

Multi-family residential projects shall comply with residential design standards in Section 17.09

Parking

Location Side/Rear

Front Parking Setback 10'

Side/Rear Parking Setback 5'

Commercial Parking Requirements: Minimum number of stalls based on use type

Residential Parking Requirements: 2 per unit

Landscaping and Outdoor Space

Landscaping 10%

Useable Outdoor Space 10%

Site

No Drive-Thru Lane or Windows Permitted

No Outside Storage Permitted

Community Commercial Use Comparison

Land Use	Districts & Corridors		
	COM	MU	CC
Public/Institutional Uses			
Clubs, Lodges, similar uses	C	C	C
Day Care/Preschool, Commercial (17 or more clients)	C	C	C
Day Care/Preschool (1-8 Clients) or (9-16 Clients)	P	C	C
Hospitals	P	C	N
Libraries, Museums, Community Centers	C	C	C
Parks and Open Space	P	C	C
Public Safety Services (Police, Fire)	P	C	C
Religious Institutions	C	C	C
Schools, Colleges, University, Technical College	C	C	N
Schools, Private (K-12)	C	C	C
Schools, Trade, vocational, commercial	C	C	N
Uses of a public, nonprofit, or charitable nature generally providing a local service to people of the community	P	C	C
Utility Uses			
Amateur radio towers	C	C	N
Municipal water well, reservoir, or storage tank	C	C	N
Radio, television, or microwave towers	C	C	N
Utilities, basic service delivery and laterals	P	C	C
Utilities, distribution network	P	C	C
Utilities, structures, physical facilities (Regional Facilities)	P	C	C
Wireless Telecommunication Facilities	P	C	N
Commercial Uses			
Bank, savings and loans, or credit union	P	C	C
Bed and breakfast	P	C	C
Campground, RV or Tent	N	N	N
Clinic, medical, dental, or optical	P	C	C
Entertainment Event, Major	C	C	N
Entertainment Event, Minor	P	C	N
Golf course	N	N	N
Hotel, Motel	P	C	N
Indoor Commercial Shooting Range	C	N	N
Office, General business, government, professional, medical, or financial	P	C	C
Office, Laboratory, scientific or research	P	C	N
Parking, Commercial	P	C	N
Recreation and Entertainment (Outdoor Facility)	P	N	N
Recreational vehicle, vehicle storage (long term)	N	N	N
Sales and Service			
Adult oriented business	N	N	N

Land Use	Districts & Corridors		
	COM	MU	CC
Alcohol, Bar	N	C	N
Alcohol, Bar in conjunction with manufacturing	N	N	N
Alcohol, Bar in hotel	P	C	N
Alcohol, Brew Restaurant	P	C	C
Alcohol, Package liquor store			
Alcohol, Taproom	N	C	N
Alcohol, Tavern	N	C	N
Alcohol, Tavern in conjunction with manufacturing	N	N	N
Amusement, commercial indoor	P	C	N
Animal clinic or pet hospital, No outdoor pens	P	C	C
Animal clinic or pet hospital, with outdoor pens	N	N	N
ATVs, Motorcycle, and Snowmobile sales, service and rental	C	N	N
Automobile Sales & Rental	C	N	N
Automobile Sales, Small Dealership	P	N	N
Automobile Repair	N	N	N
Automobile Service	P	N	N
Carwash	P	N	N
Dancehall or nightclub	P	C	N
Fitness Center	P	C	C
Garden shop, plant sales, nursery	P	C	C
Gasoline station/convenience store	P	N	N
General Sales/Service. Firms involved in the sale, lease or rent of new or used products to the general public. These firms may also provide personal services or entertainment, or provide product repair or services for consumer and business goods.	P	C	C
Grocery store	P	C	C
Heavy truck & equipment sales, service, and rental	N	N	N
Kennel	N	N	N
Kennel, daily boarding	C	C	C
Mobile Home & RV sales	N	N	N
Mortuary, funeral home	P	N	N
Pawn shop	P	N	N
Pet services	P	C	C
Radio or television transmitting stations, commercial	P	N	N
Railroad or bus passenger station	P	C	N
Recreation Club, racquet, swim, or other	P	N	N
Restaurant, Fast Food	P	C	C
Restaurant, General	P	C	C
Sales and service, footprint greater than 100,000 sq. ft. (Big Box)	P	N	N
Storage, Commercial (Self Storage)	N	N	N