

**CITY OF LOGAN, UTAH
ORDINANCE NO. 26-17**

**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 Commercial (COM) to Mixed Residential Medium (MR-20)

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

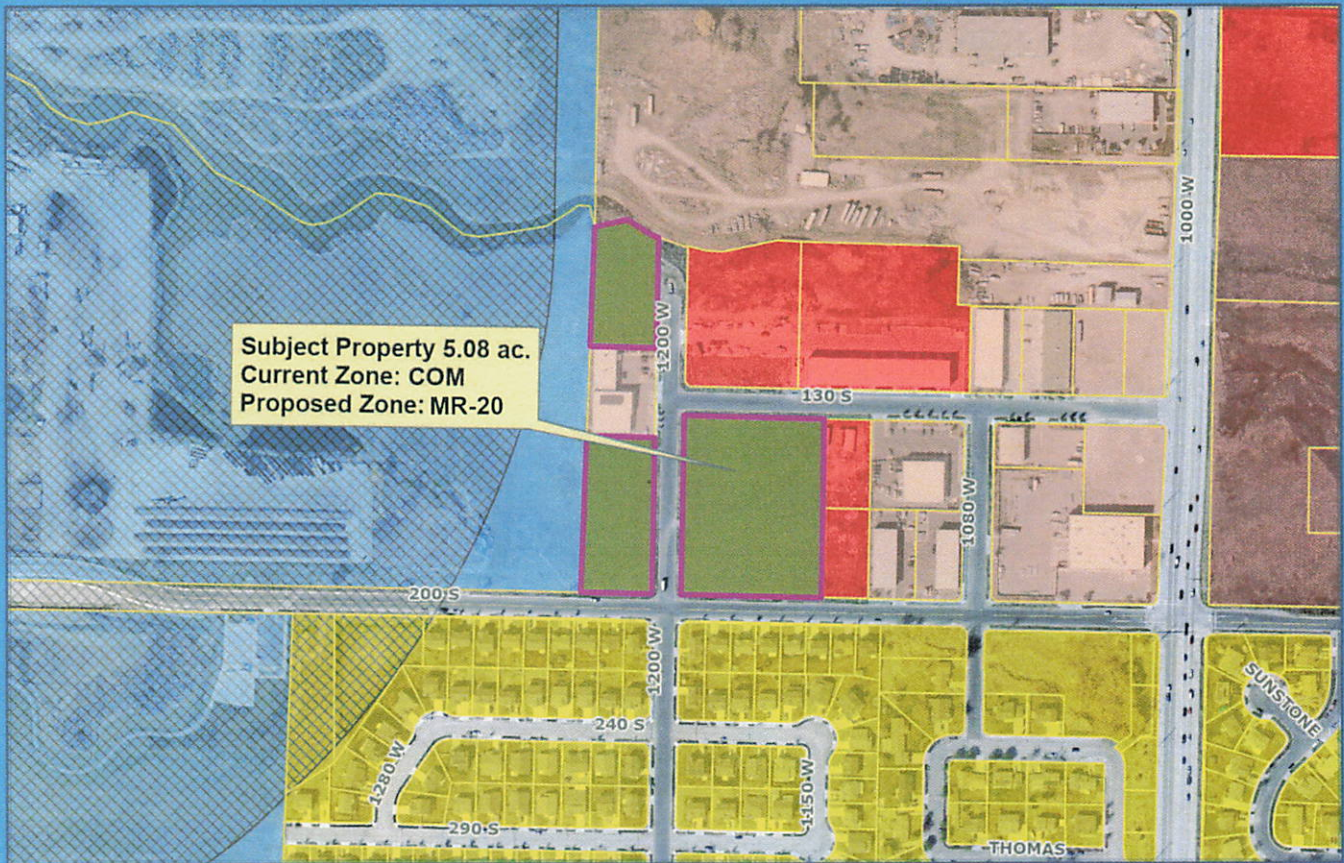
MAYOR'S APPROVAL OR DISAPPROVAL

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

Mark A. Anderson, Mayor

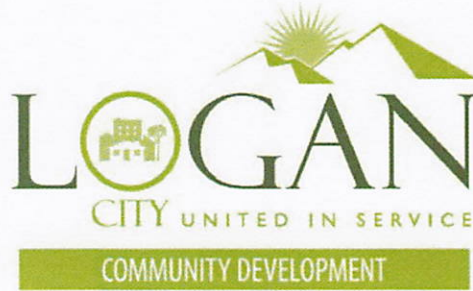
EXHIBIT A

Elevate West Rezone Approx. 1200 W 200 S



Planning Commission

August 27, 2026



MEMORANDUM TO MUNICIPAL COUNCIL

DATE: September 2, 2026
FROM: Aaron Smith, Senior Planner
SUBJECT: Ordinance #26-17 Elevate West Rezone

Summary of Planning Commission Proceedings

Project Name: Elevate West Rezone
Request: Zoning Map Amendment
Project Address: Approx. 1200 W 200 S
Recommendation of the Planning Commission: **Approval**

On August 27th, 2026, the Planning Commission **recommended approval** to the Municipal Council for the Elevate West Rezone as proposed by the applicant.

Planning Commissioners vote (4-2):

Motion: Lucero

Second: Duncan

Recommend Approval: Heare, Lucero, Duncan, Maughan

Nay: Lewis, Doutre

Abstain: none

Attachments

Meeting Minutes

Ordinance #25-17

Staff Report

Slides

PLANNING COMMISSION MINUTES

DRAFT. Not yet approved by PC.

Meeting of August 27, 2026

Minutes of the meeting for the Logan City Planning Commission convened in regular session on Thursday, August 27, 2026. Commissioner Lewis called the meeting to order at 5:30 p.m.

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

Commissioners Excused: Sarah McNamara

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

PUBLIC HEARING:

PC 26-030 Elevate West [Zone Change] Daniel Berger/DSD West Logan, authorized agent/owner, is requesting approval of a zone change of 5.08 acres from Commercial to Mixed Residential 20 located at approximately 1200 West 200 South; TIN 05-107-0015; -0016; -0017; -0018; -0019; 0020, 05-107-1028, 05-107-0031; -0032; -0033 in the Ellis Neighborhood.

Staff: City Planner Aaron Smith reviewed the request for a zone change

Proponent: Danny Berger

Public: Aaron Rudy

Commission: Lucero said she likes the idea of transitioning housing and having residential adjacent to parks.

MOTION: Commissioner Lucero made a motion to **forward a recommendation of approval** to the Municipal Council on the zone change for PC 26-030, with the updated findings for approval listed below. Commissioner Duncan seconded the motion. The motion passed four to two.

AMENDED FINDINGS FOR APPROVAL

1. Compatible with recently approved com/res developments in the area.
2. Commercial zoning permits vertical mixed-use structures at a higher residential density than the MR-20 zone.
3. Residential structure types in the MR-20 zone are more flexible than in Commercial zoning.
4. The project places residential near a regional park.
5. Potential for less conflict with the single-family residential to the south.
6. The MR-20 zone has a higher open space requirement than Commercial.

Moved: J. Lucero

Second: J. Duncan

Approved: 4-2

Yea: Heare, Lucero, Duncan, Maughan

Nay: Lewis, Doutre

Abstain:

**Project #26-030
Elevate West Rezone
Located at Approx. 1200 W 200 S**

REPORT SUMMARY...

Project Name: Elevate West
Proponent/Owner: Daniel Berger / DSD West Logan
Project Address: Approx. 1200 W 200 S
Request: Rezone from COM to MR-20
Current Zoning: Commercial (COM)
Date of Hearing: August 27, 2026
Type of Action: Legislative
Submitted By: Aaron Smith, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation of **denial** to the Municipal Council for a rezone of approximately 5.08 acres located at 1200 West 200 South (TIN# 05-107-0015, 0016, 0017, 0018, 0019, 0020, 0028, 0031, 0032, 0033) from Commercial (COM) to Mixed Residential Medium (MR-20).

Land use adjoining the subject property

<i>North:</i>	COM/CS: Commercial Uses	<i>East:</i>	COM: Commercial and Residential Uses
<i>South:</i>	NR-6: Residential Uses	<i>West:</i>	PUB: Public and Recreational Uses

PROJECT

The proponent is requesting to rezone the 5.08-acre area at approximately 1200 W 200 S from COM to MR-20. The proposal includes ten lots arrayed along 200 S, 130 S, and 1200 W. The lots are part of the Westfield Subdivision Phase II. The zoning at the time of the subdivision was Commercial Services (CS), but was rezoned to COM in 2020. The proponent has included a project description that outlines their intent to develop the land as a for-sale townhome community.

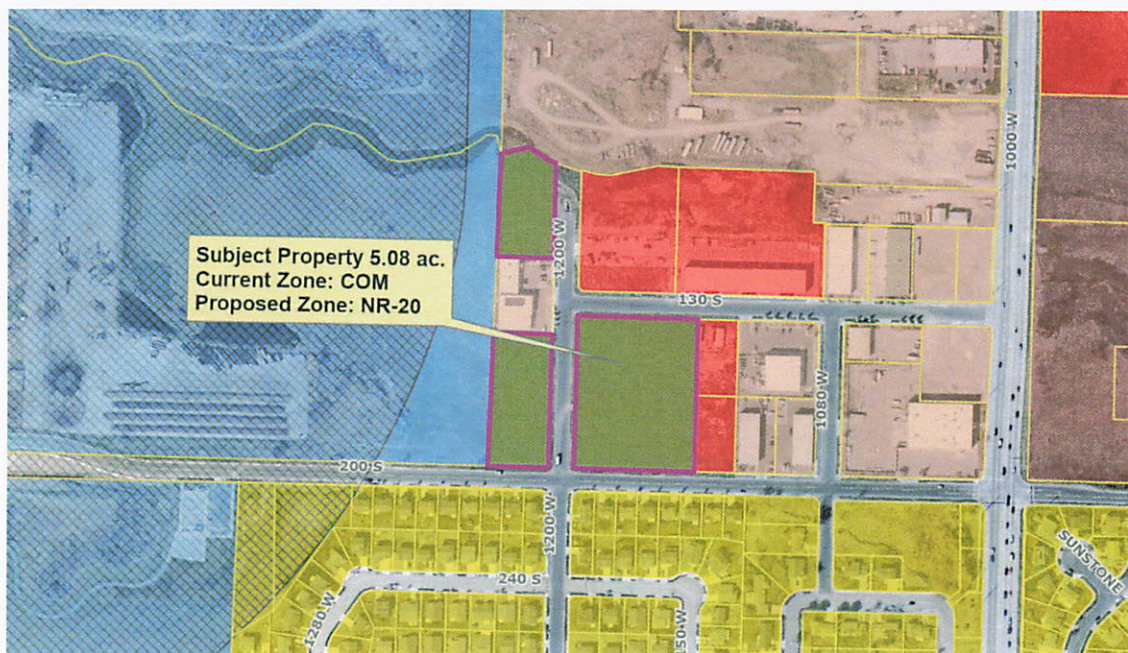


Figure 1 – Current and Proposed Zoning at the Site.

GENERAL PLAN

The Future Land Use Plan (FLUP), recently adopted in May 2026, designates this property as Commercial. The General Plan describes Commercial as a use that may include a wide range of retail and service businesses, such as large-scale shopping centers, grocery stores, gas stations, restaurants, healthcare, and hotels. Office uses are appropriate within commercial areas and may include large-scale office buildings and standalone office developments like professional services, legal firms, and medical offices. The intention is to provide commercial uses along major roadways. Commercial areas can also allow mixed-use development, including housing above ground-floor commercial, where appropriate. These commercial uses are designed to attract customers from nearby cities and the region.

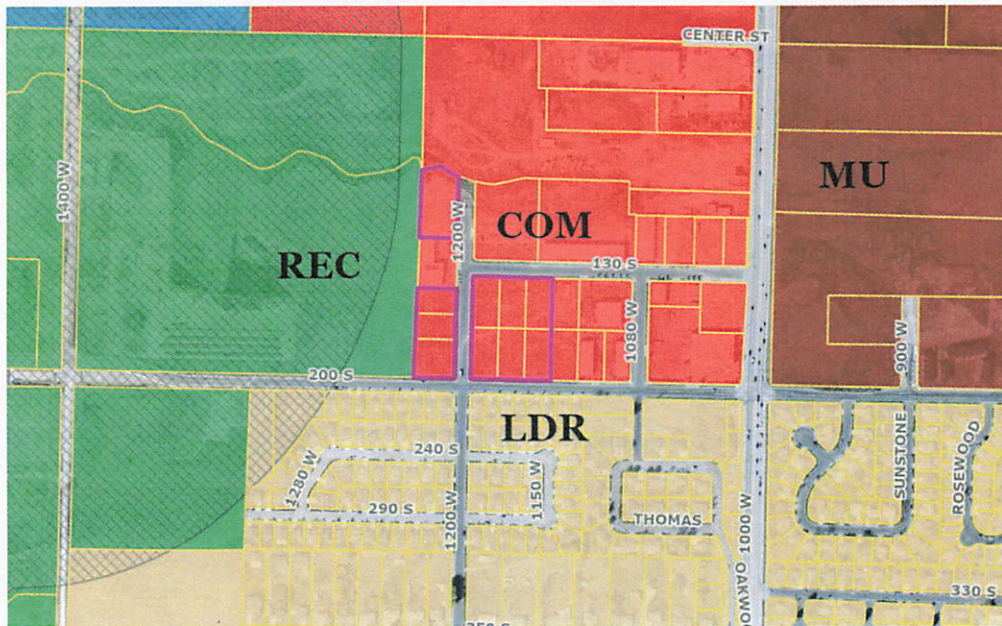


Figure 2 - Future Land Use Plan – Commercial.

MR-20 ZONE

The MR-20 Zone provides a diversity and range of housing options intended for all stages of life and levels of income. The intention is to locate MR-20 areas near areas of employment and services. Permitted structures in the zone include a mixture of housing types including townhouses, apartments, and stacked housing. The permitted density in the zone is 20 dwelling units per acre. Commercial uses in the zone are extremely limited, permitting assisted living centers, preschools with up to 16 clients, and a Bed and Breakfast.

In addition to the 30 units per acre density, development standards for the zone include a maximum height of 45'; setbacks of 10' in the front, 8' side, and 10' rear, with requirements to increase those setbacks to 25' when adjacent to single-family residential zones. 20% landscaping and 10% Usable Outdoor Space is required. For buildings, 25% transparency is required on front facades. For multi-family zones, variation in building design and materials is required. The maximum building length is limited to 175' along the street frontage adjacent to a single-family residential zone. Buildings are also required to be oriented towards the street or courtyard unless prohibited by unique site requirements.

PREVIOUS REZONE AND PROJECT HISTORY

The property was subdivided in 2015 as part of the Westfield Subdivision Phase II. In 2019, a design review permit for the Westfield Warehouse project was approved for 12 new warehouse buildings within the Westfield Subdivision. The zoning at the time was CS and the project was approved for flex space warehousing and contractor shops. In order to permit live/work

residential structures, the property was rezoned from CS to COM in 2020. In 2022, a new design review permit for Westfield Lofts was issued to change 2 original warehouse buildings along 130 South to mixed use structures with commercial units on the ground floor and residential apartments on the second floor. This year, the Elevate at 12th design review permit was approved for two hotel/apartment buildings adjacent to this rezone. The Elevate at 12th project met the ground floor commercial requirement by providing short-term commercial rentals residential apartments above.

STAFF FINDINGS AND SUMMARY

The Westfield Subdivision is an area with an identity crisis. Commercial service uses, including an auto mechanic, electrical supply store, and flexible industrial services spaces are prevalent near 1000 W; there is a light industry and warehouse use located on the western edge; hybrid live-work units have been developed to the north; a single-family subdivision to the south, and a design review permit for a hotel (short-term rental)/apartment building has been approved right in the middle of it all. With such a conglomeration of uses, it is difficult to prescribe a long-term land use to the area, but the designation given in the recently adopted General Plan FLUP is commercial.

That is not to say that a MR-20 rezone is not without merit, and there are several factors to consider. The two most recent projects permitted in the area (Westfield Lofts and Elevate at 12th), both include residential dwellings as permitted in the COM zone. This has shifted the land use dynamic in the area and supports the potential to rezone the property for additional residential uses. This means that the proposed rezone is only adjacent to one development that does not have a residential component (Infinite Discs).

Stepping back from the Westfield Subdivision, the land use pattern around the area is not necessarily in conflict with the request. To the south is an established residential neighborhood, and MR-20 adjacent to NR-6 may have less impacts than a standard COM development. Also, the development of a regional park to the west also supports expansion of residential development in the area, as proximity will support park use and provide quality of life enhancements. Residential densities may also be a consideration. The COM zone permits 30 units per acre and, depending on configuration, has the potential to be more dense than the MR-20 zone. The structure type is also severely limited in the COM zone, which requires stacked development with commercial on bottom and residential on top. The MR-20, while permitting stacked apartments, also permits attached housing, which may be more compatible with the neighborhood to the south. If the property remains zoned COM, without changes to the ground floor uses permitted in the COM zone, we could see additional development similar to the Elevate at 12th. It is worth noting that whichever zone the area develops as, height and setback restrictions apply to the development that is adjacent to the neighborhood to the south.

From a development standards perspective, there are differences between the zones. MR-20 zone building height is capped at 45' while COM allows 40', but the COM height may be increased to 55' with a front yard setback of 40'. MR-20 landscaping requirements are higher than COM. The fenestration requirements are higher for COM than MR-20. Both zones have similar building design standards requiring wall break and articulation, and a variety of building materials. As mentioned, the MR-20 zone maximum density is lower than COM.

Considering land use and planning in the broader context of the area, there are multi-family housing development opportunities near this project, with a significant Mixed Use zoned area east of 1000 W along 200 S. The approved mixed-use project in that area (Logan Station) includes townhomes and commercial development. The Woodruff Neighborhood Plan, which was adopted in 2021, also articulates goals for this area, and provides a recommendation that single-family detached residential should be emphasized west of 1000 W with multi-family

development closer to the highway and commercial nodes. The 200 S 1000 W intersection is one of these nodes. The Commercial and Mixed-Use zones around the node support the goals of the plan. For transportation, 1000 W is designated as a UDOT Arterial, and 200 S is designated as a collector. The intersection at 200 S and 1000 W is signalized, and, while zoning has changed, development has been planned in this area since the Westfield Subdivision.

While all factors outlined here should be considered, staff's position is that following the intention of the FLUP should be the starting point for decision making regarding land use, and a request that is in considerable conflict with the land use designation should have compelling findings for approval.

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 8/15/26 and the Utah Public Meeting website on 8/17/26. Public notices were mailed to all property owners within 300 feet of the project site on 8/10/26.

RECOMMENDED FINDINGS OF DENIAL FOR REZONE

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

1. The MR-20 zone does not align with the FLUP land use designation of Commercial.
2. The MR-20 zone is not compatible with the established light industrial and commercial service uses in the area.
3. The Woodruff Plan recommends that single-family detached residential should be emphasized west of 1000 W with multi-family development closer to the highway and commercial nodes.
4. Adjacent Mixed Use zoning east of 1000 W provides multi-family development opportunity in 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.

Planning Commission

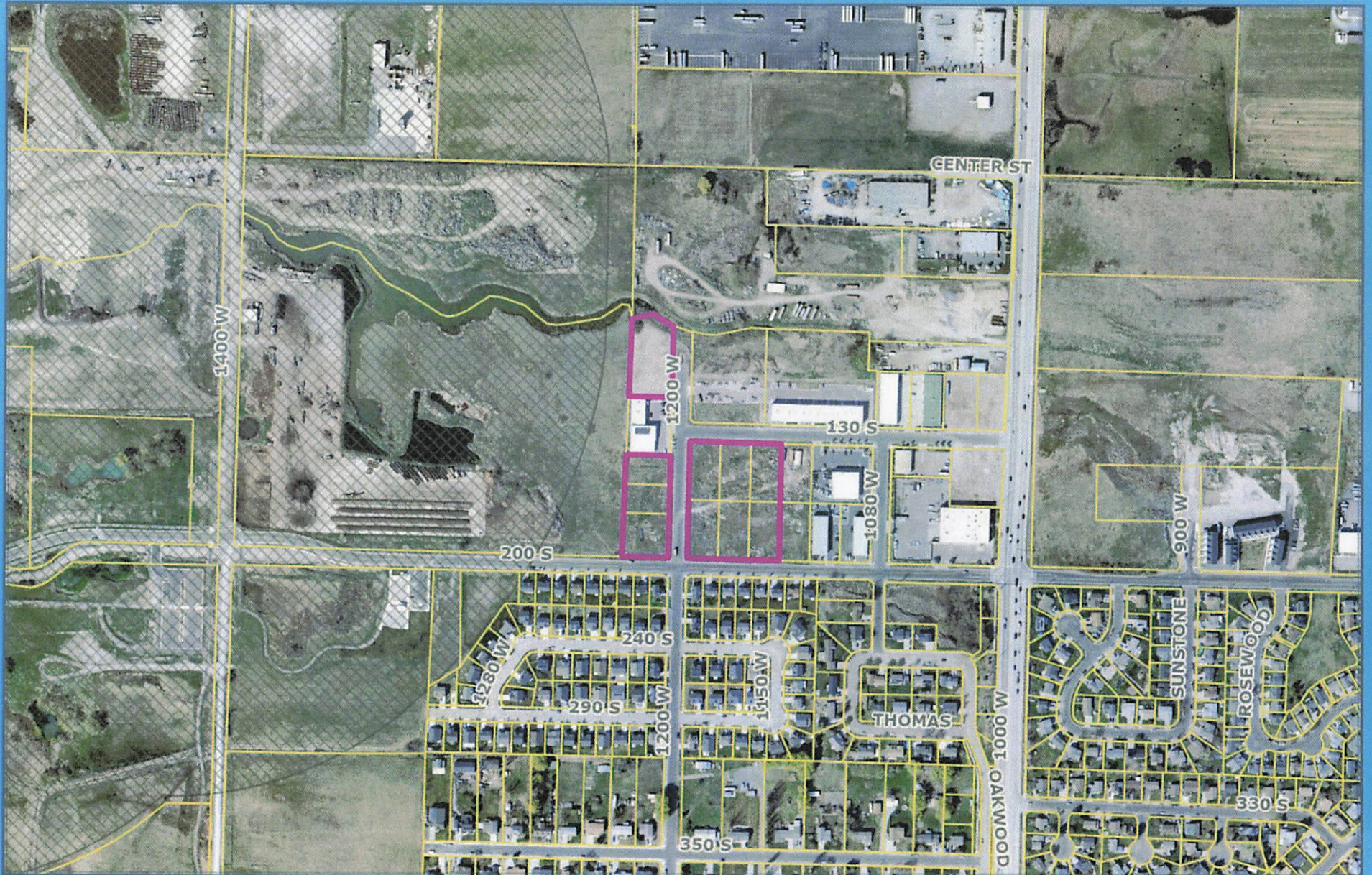
August 27, 2026

PC #26-030

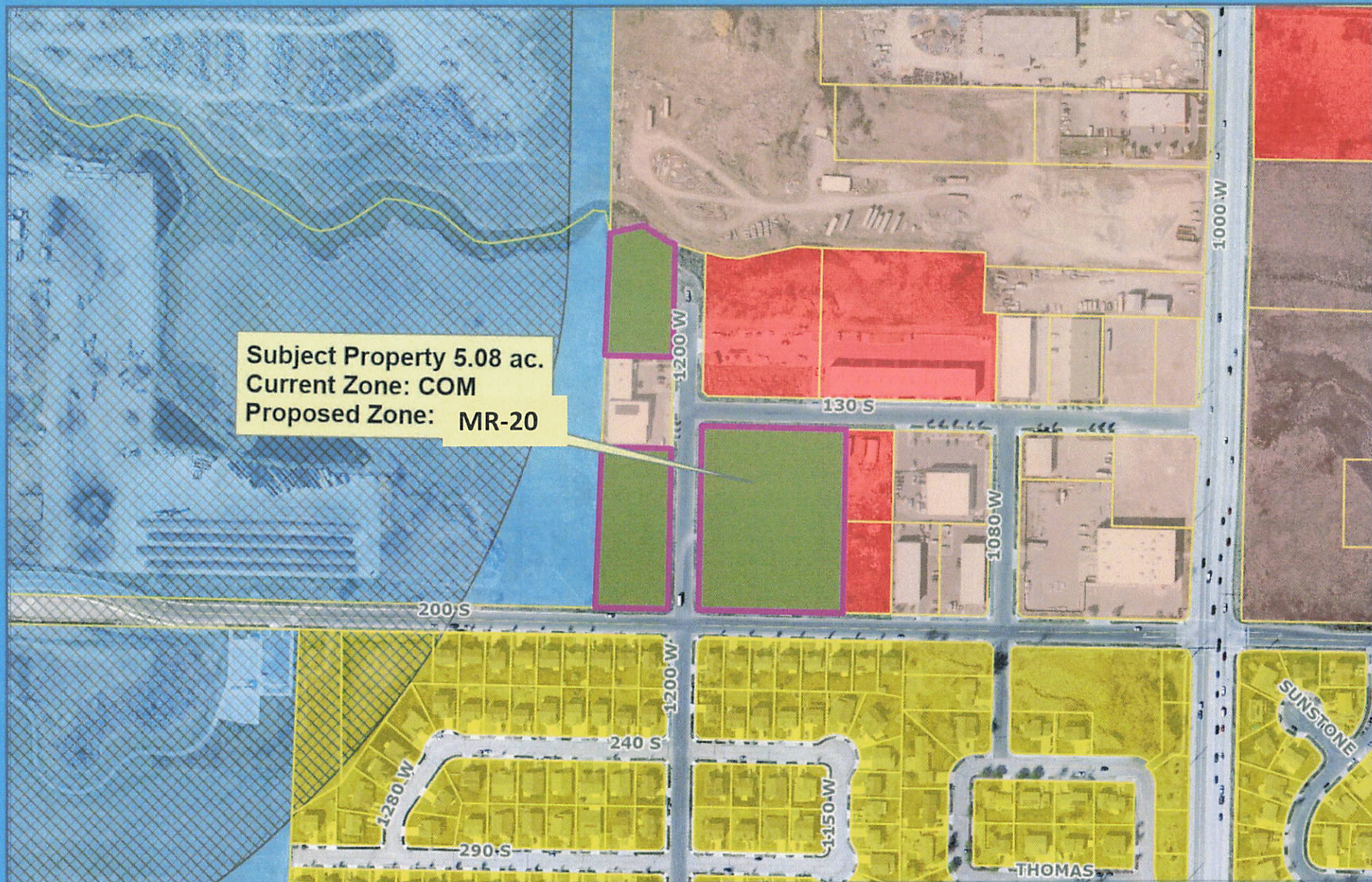
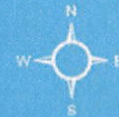
Elevate West

Zone Change

Elevate West Rezone Approx. 1200 W 200 S



Elevate West Rezone Approx. 1200 W 200 S



Elevate West Rezone Approx. 1200 W 200 S



Elevate West Rezone Approx. 1200 W 200 S



Rezone Considerations

Findings for Denial

- FLUP – Commercial
 - Rezone would highly restrict commercial uses
- Other areas that permit higher density nearby (east of 1000 W)
- Compatibility issues with uses east and in the middle of the development
- Does not align with Woodruff Plan
 - SFR west of 1000 W

Findings for Approval

- Recently approved projects in the area include residential components
- COM permits housing and at a higher density than MR-20
- Residential structure types in MR-20 are more flexible than COM
- Project places residences near a regional park
- Potential for less conflict with SFR neighborhood to the south
- Higher open space requirement than COM

Rezone Considerations



MR-20 Development Standards

Residential Density

Units/Acre (max) 20

MIH/Affordable Housing Density Bonus

MIH/Affordable Housing Density Bonus as per Chapter 17.34

Lot Coverage

Max. Lot Coverage 60%

% of Building Width at Front Setback (min) 60%

Building Setbacks (Minimum)

A Front	10'
Corner	10'
Front Opposite SFR	25'
B Side – Non-common Wall	8'
Side – Common Wall	0'
Side – Adjacent to NR Zone	25'
C Rear	10'
Rear – Adjacent to NR Zone	25'

Parking Setbacks (Minimum)

Parking - Front 10'
(setback measured from the longest portion of front wall plane of the primary structure)

Parking – Side/Rear 5'

Landscaping and Outdoor Space

Landscaping 20%

Useable Outdoor Space 10%

Building Form

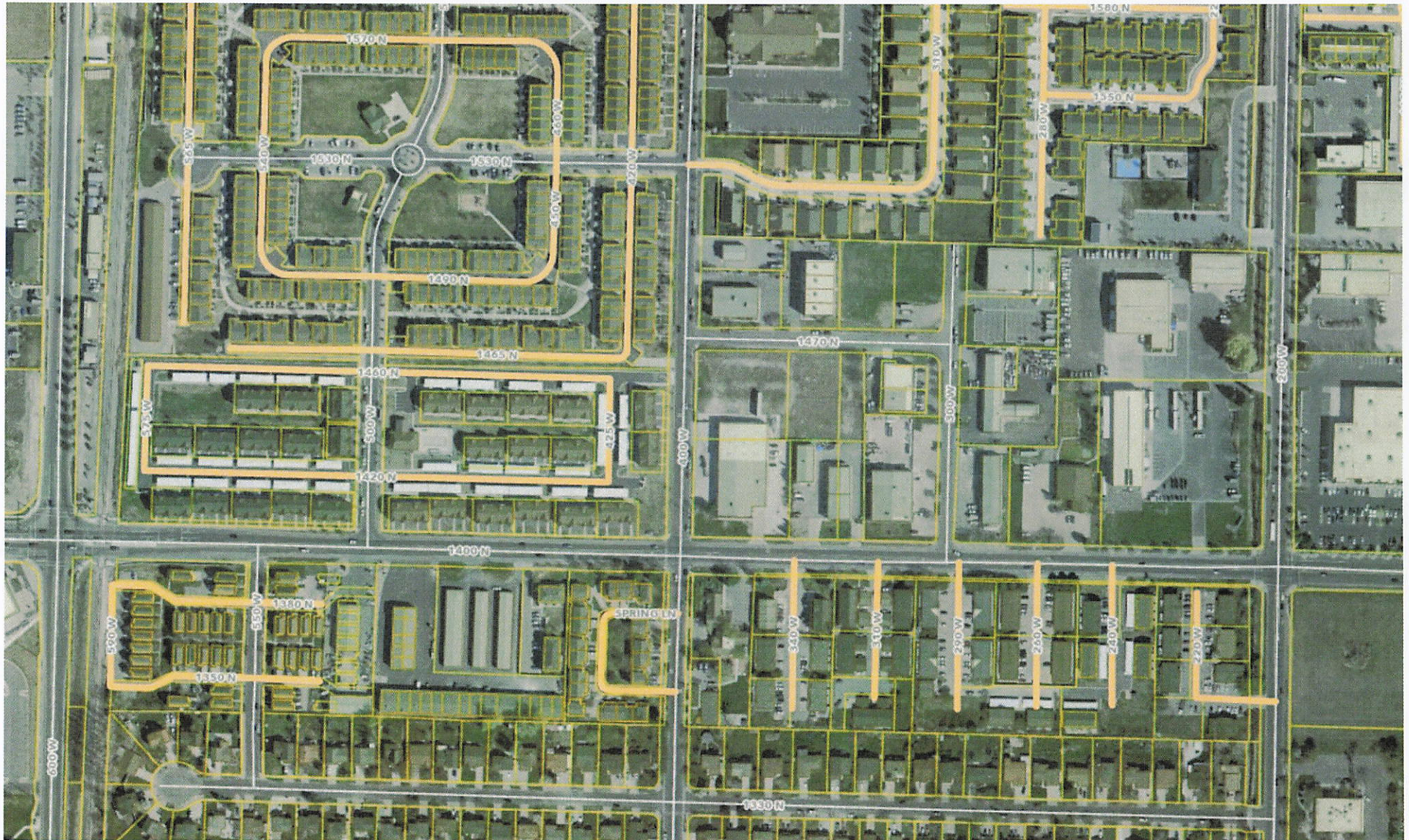
Building Height Maximum

D Primary Building	45'
E Front Stoop/Porch (min. depth)	4'-10'

Transparency (Fenestration)

Multi-Family Front Façade Coverage 25%

Examples of Areas with Mixed Residential and Commercial Services – **1400 N and 400 W**



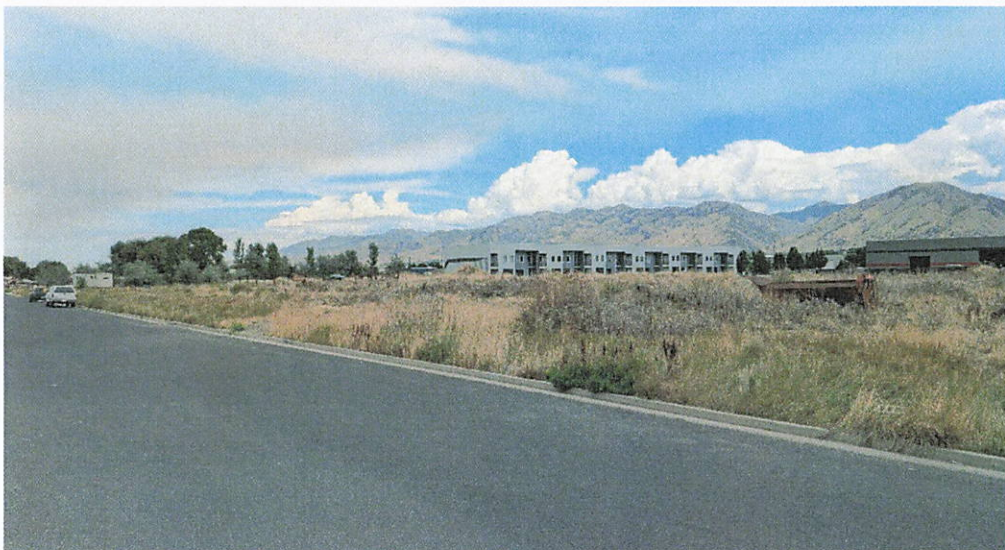
Examples of Areas with Mixed Residential and Commercial Services – 200 N and 600 W



[illegible]

Proposed
Townhome
Community

(PC 26-33 DRP
and Subdivision)



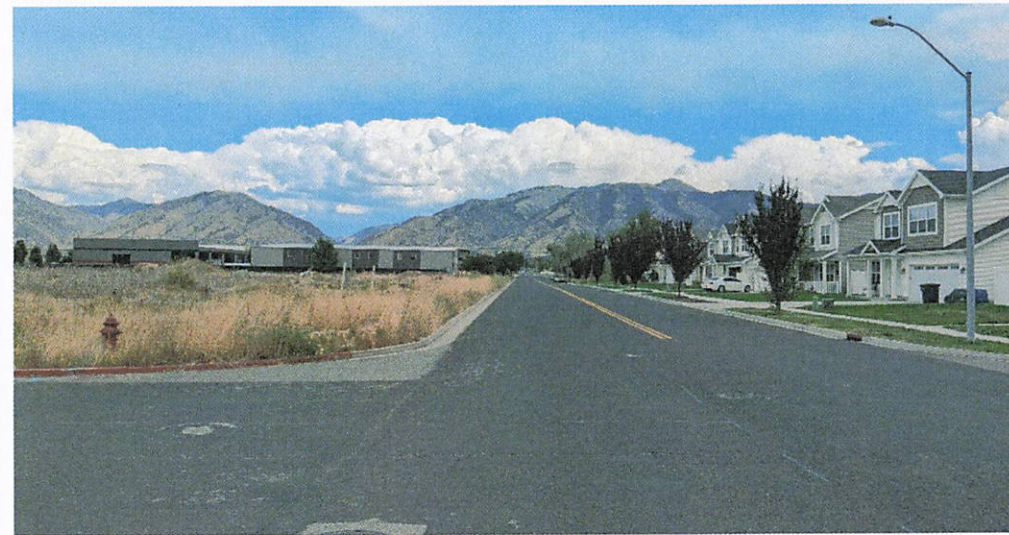
View along 1200 W near 200 S looking northeast



View along 1200 W near 200 S looking northwest



View along 130 S looking southeast



View along 200 S looking east