

**CITY OF LOGAN, UTAH
ORDINANCE NO. 26-19**

**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 code entitled "Land Development Code, City of Logan, Utah" Chapter 17.10.080 and 17.11.030 "Commercial Development Standards and Allowed Uses " are amended as attached hereto as Exhibit A.

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

17.10.080: Commercial (COM) Development Standards

The Commercial Zoning District (COM) is intended for retail, service, and hospitality businesses that serve city-wide or regional populations. Commercial uses are located on high capacity roads and are served by mass transit. Residential development is encouraged in the Commercial zone when it is designed as an integral part of a larger project involving a mixture of both commercial and residential uses in a vertical use type of project. Free standing residential development is not permitted in the Commercial Zone.

Commercial Uses Ground Floor Area – Mixed Use Project

In a mixed-use project that includes residential uses, no less than 80% of the building footprint on the ground floor shall be devoted to commercial uses within a finished commercial space. Enclosed parking on the ground floor of the structure is not permitted to be included in the 80% commercial threshold.

Motel/Hotel/Short-Term-Rentals are prohibited on the ground floor within a multi-family residential building.

Table 17.11.030: Allowed Uses in District and Corridor Zones

17.11: District and Corridor Zones Uses

Land Use	Districts & Corridors								
	TC-1	TC-2	COM	MU	CC	GW	CS	IP	AP
Entertainment Event, Major	C	C	C	C	N	C	C	C	C
Entertainment Event, Minor	P	C	P	P	N	C	C	N	N
Golf course	N	N	N	N	N	P	N	N	C
Hotel, Motel	P	C	P	P	N	N	P	P	P
<u>Hotel/Motel/Short-Term Rental within a multi-family building</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Indoor Commercial Shooting Range	N	N	C	N	N	N	C	C	N



MEMORANDUM TO MUNICIPAL COUNCIL

DATE: Oct 13, 2026
FROM: Russ Holley, Director
SUBJECT: Ordinance #26-19 Commercial Zone Hotel Vertical Mixed Use Code Amendment

Summary of Planning Commission Proceedings

Project Name: Com Hotel Mixed Use Code Amendment
Request: Code Amendment
Project Address: NA
Recommendation of the Planning Commission: **Approval**

On Oct 8th, 2026, the Planning Commission **recommended approval** to the Municipal Council for the Wetland Code Amendment.

Planning Commissioners vote (5-0):

Motion: Lucero

Second: Heare

Recommend Approval: Doutre, Heare, Duncan, Lewis, Lucero

Nay: none

Abstain: none

Absent: McNamara, Maughan

Attachments

Meeting Minutes

Ordinance #26-19

Staff Report

Slides

PLANNING COMMISSION MINUTES

Meeting of October 8, 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, October 8, 2026. Commissioner Lewis called the meeting to order at 5:30 p.m.

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

Commissioners Excused: Sarah McNamara, Craig Maughan

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

Approval of the Minutes: Commissioner Doutre made a motion to approve the minutes of the September 24, 2026, meeting. Commissioner Heare seconded the motion. The motion was approved unanimously.

PUBLIC HEARING:

PC 26-037 LDC Amendment – Com Zone [Code Amendment] Russ Holley/Logan City is requesting an amendment to the Land Development Code prohibiting motel/hotel/short-term-rentals within a vertical mixed-use multifamily residential structure in the Commercial zoning district.

Staff/Proponent: Aimee Egbert, planner, reviewed the request for a code amendment to restrict the use of hotel/motel/short-term-rental on the ground floor of a multi-family buildings.

Public: Jeannie Simmonds

Commission:

MOTION: Commissioner Lucero made a motion to forward a recommendation of **approval** to the Municipal Council on a code amendment for PC 26-037 with the findings for approval as listed below. Commissioner Heare seconded the motion. The motion passed unanimously.

Moved: J. Lucero

Second: K. Heare

Approved: 5-0

Yea: Lewis, Heare, Lucero, Doutre, Duncan

Nay:

Abstain:



Project #26-037
Commercial Code Amendment
Code Amendment

REPORT SUMMARY...

<i>Project Name:</i>	Commercial Code Amendment
<i>Proponent/Owner:</i>	Community Development Department
<i>Project Address:</i>	Citywide
<i>Request:</i>	Land Development Code Amendment
<i>Type of Action:</i>	Legislative
<i>Date of Hearing:</i>	October 8, 2026
<i>Submitted By:</i>	Russ Holley, Director

RECOMMENDATION

Staff recommends that the Planning Commission recommend **approval** to the Municipal Council of the proposed amendments to Chapters 17.10, 17.11 of the Land Development Code.

REQUEST

This proposal would prohibit motel and hotel land use on the ground floor of a multi-story building with residential apartments on the upper floors in the Commercial (COM) zoning district. A building in the COM zone may remain constructed as a vertical mixed-use building with upper floor residential, but ground floor uses must be office, retail, restaurant, or other permitted commercial use listed in the LDC 17.11 land use table. Adoption of this ordinance would no longer permit motel or hotel in the above-mentioned building types as these land uses are too similar to residential uses and would not achieve the goals of a truly mixed-use building.

SUMMARY OF CHANGES

The proposed changes include prohibiting new motels, hotels, and short-term rentals, within a vertical mixed-use building with upper-floor residential units. These proposed changes to the specification sheets on 17.10.080 and the land use table on 17.11 add clarifying language that will not allow for new motel, and hotel uses on the ground floor of a building with upper floor residential in the COM zone.

GENERAL PLAN

The Land Development Code was prepared and adopted to implement the vision expressed in the General Plan. The newly adopted General Plan continues to place value on quality of life and to locate the appropriate uses in the appropriate places. These proposed changes will continue to protect and enhance Logan's resources and assets.

PUBLIC COMMENTS

As of the time the staff report was prepared, no comments were received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 9/26/26 and posted on the City's website and the Utah Public Meeting website on 9/28/26.

AGENCY AND CITY DEPARTMENT COMMENTS

As of the time the staff report was prepared, no comments were received.

RECOMMENDED FINDINGS FOR APPROVAL

The Planning Commission bases its decisions on the following findings:

1. Utah State Law authorizes local Planning Commissions to recommend ordinance changes to the legislative body (Municipal Council).
2. The Code Amendments are done in conformance with the requirements of Title 17.51 of the Logan Municipal Code.
3. The proposed Code Amendments are consistent with the Logan City General Plan.
4. The proposed Code Amendments are consistent with UCA Title 10, Chapter 9a, Part 5 & Part 6.
5. No public comment has been received regarding the proposed amendments.

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.

ORD 26-19

Hotel / Motel Land Use Restriction in MF Bldgs.

LDC Code Amendment

17.10.080: Commercial (COM) Development Standards

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Motel/Hotel/Short-Term-Rentals are prohibited on the ground floor within a multi-family residential building.



Russ Holley <russ.holley@loganutah.gov>

Public Comment – Project #26-037, Proposed Amendments to Chapters 17.10 and 17.11

Darren Child <darren.child@gmail.com>

Mon, Oct 12, 2026 at 3:18 PM

To: "ernesto.lopez@loganutah.gov" <ernesto.lopez@loganutah.gov>, "katie.lee.koven@loganutah.gov" <katie.lee.koven@loganutah.gov>, "mike.johnson@loganutah.gov" <mike.johnson@loganutah.gov>, "jfsimmonds@comcast.net" <jfsimmonds@comcast.net>, "melissa.dahle@loganutah.gov" <melissa.dahle@loganutah.gov>, "mark.anderson@loganutah.gov" <mark.anderson@loganutah.gov>
Cc: Ethan Poppleton <ethan@returndev.com>, Christopher Huffman <christopher@returndev.com>, russ.holley@loganutah.org

Dear Mayor and Members of the Logan Municipal Council,

I am writing to express my concerns regarding Project #26-037, the proposed amendments to Chapters 17.10 and 17.11 of the Land Development Code, particularly the proposed restrictions on transient lodging within vertical mixed-use residential developments.

I recognize the City's interest in encouraging commercial activity, creating attractive streetscapes, and generating revenue to support municipal services. These are legitimate objectives. However, zoning decisions with potentially significant long-term economic consequences should be supported by objective data, sound economic analysis, and a clear understanding of their impact on residential development.

Economic Viability of Mixed-Use Development

This proposal directly affects a residential development we have been planning in Logan. Our project contemplated incorporating short-term lodging as part of its overall revenue structure, which was important to making the residential development financially feasible.

Our experience with mixed-use development in Logan has demonstrated that ground-floor retail can be extremely challenging to lease at rates sufficient to support its construction and operating costs. Buildings can have fully occupied residential apartments above commercial space that remains vacant for extended periods.

Requiring commercial space does not create demand for that space. Vacant retail generates no retail sales tax revenue, creates financial burdens for property owners, and can undermine the viability of the entire development.

In our case, eliminating the short-term lodging component could make the entire project financially infeasible. The City would not simply lose short-term lodging opportunities; it could lose all the long-term residential apartments that would otherwise be constructed above them.

Housing Supply and Affordability

Housing affordability is fundamentally influenced by supply and demand. When zoning restrictions prevent otherwise viable multifamily developments from being constructed, they constrain housing supply and increase competition for the apartments that remain available.

Over time, this reduced supply puts upward pressure on rents throughout the community, affecting young adults, working families, and future generations.

A zoning designation that theoretically permits residential apartments provides little benefit to housing affordability if the economics of the required building configuration prevent those apartments from ever being constructed.

Economic Due Diligence

I understand the City's desire to expand its commercial tax base and support increasing municipal expenses. However, requiring commercial space does not necessarily produce additional businesses or tax revenue.

Before adopting these restrictions, I encourage the Council to evaluate actual commercial vacancy rates, achievable retail rents, demand for additional commercial space, and the potential loss of residential development resulting from reduced project feasibility.

The City should also examine the financial feasibility of vertical mixed-use developments under both the existing and proposed regulations, including construction costs, financing requirements, and the number of long-term residential units that may never be built as a consequence of these restrictions.

These decisions should be guided by measurable evidence and reasonable economic forecasts rather than assumptions about desired outcomes.

I would much rather see the Council take additional time to conduct the necessary research than adopt a restriction without adequately understanding its economic consequences.

Consider a Conditional Use Permit

Rather than an outright prohibition, I encourage the Council to consider allowing transient lodging through a conditional use permit or another legally appropriate administrative approval process.

This would allow the City to address legitimate concerns regarding parking, building compatibility, and property management while preserving flexibility for projects where short-term lodging is necessary to support the construction of long-term residential units.

Conclusion

We cannot expect housing to become more affordable while continuing to restrict opportunities to build it.

I encourage the Council to consider the potential loss of entire residential developments, not merely the short-term lodging units directly affected by this amendment, and to evaluate alternatives that balance the City's objectives with housing affordability and economic feasibility.

Thank you for your consideration.

Darren Child