

ORDINANCE 15 – 02

AN ORDINANCE AMENDING PORTIONS OF
SECTION 12C-1100. SITE DEVELOPMENT REQUIREMENTS AND ADD A
NEW SECTION 12D-600. COMMERCIAL/INDUSTRIAL AND INSTITUTIONAL-
RESIDENTIAL AND NON-RESIDENTIAL SUBDIVISION GENERAL PROVISIONS

WHEREAS, the City Council of the City of North Logan, Utah, adopted and passed the Code of Revised Ordinance of the City of North Logan on March 16, 1989, which Code was published and effective on March 20, 1989; and

WHEREAS, said Code included Title 12, Land Use, which is the City's Zoning Ordinance that includes Chapter 12C-1100 which is the city's Site Development Requirements and adding a new Chapter 12D-600 which will be the city's Non-residential Subdivision General Provisions; and

WHEREAS, the Planning Commission and the City Council have deemed it necessary to make certain revisions to Section 12C-1100. SITE DEVELOPMENT REQUIREMENTS and add a new Section 12D-600. COMMERCIAL/INDUSTRIAL AND INSTITUTIONAL-RESIDENTIAL AND NON-RESIDENTIAL SUBDIVISION GENERAL PROVISIONS for the purpose of adding subdivision requirements for commercial/industrial and institutional-residential and non-residential uses.

NOW, THEREFORE, pursuant to Title 12 Sections 12A-504 of said code and Section 10-9a-204 and 503, Utah Code, and after ten (10) days' notice and a public hearing with the North Logan Planning Commission as required therein, the City Council of the City of North Logan, Utah hereby adopts, passes and publishes the following:

BE IT ORDAINED by the City Council of the City of North Logan, Utah as follows:

**12C-1100 – COMMERCIAL/INDUSTRIAL AND INSTITUTIONAL-RESIDENTIAL AND
NON-RESIDENTIAL SITE DEVELOPMENT REQUIREMENTS**

12C-1101 - General Site Development Requirements in Commercial/Industrial Zones; and Institutional-Residential and Non-residential Development in Residential Zones All development in the CC, CG, MC, M2, PR, MXG, and HOSP zones shall conform to the development regulations specified herein. Additionally, all institutional-residential, senior housing and non-residential uses in the FR, A-10, RB, RE, RM, R-1 and R-2 zones shall also conform to the development regulations specified herein. (See Section 12C-1060. NORTH LOGAN CITY – CITY CENTER CODE for all other zones found in the City Center)

- A. Proposal Submittal: Applicants for building permits within any commercial zones shall, with the appropriate application, include three copies of the following: site layout plans which include elevation drawings (including exterior finish plans), site plans, signage locations with detailed sign designs, including dimensions; parking, landscape plans and lighting plans; location of any existing wetlands, water courses, irrigation system elements, and flood plains; right-of-ways and easements; soil boundaries, types and descriptions as shown on Natural Resources, Conservation Service (NRCS) soil surveys; and the location of any significant features such as existing trees, open fields or meadows, fences, roads, and trails. Proposal must also show adjacent landowners and existing or anticipated uses on adjacent properties

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and detail any opportunities to cooperate on common-use parking, landscaping, storm-water retention, access, etc. In addition, development which requires Planning and Zoning Commission or City Council approval; such as subdivision development, conditional use permits or other anticipated development requiring approval by either of these boards; shall submit the above listed information at least two weeks prior to the meeting in which the issue is to be discussed and the proponent shall submit seven copies of this information rather than the three required for a building permit only. All plans submitted shall be prepared to scale and contain enough detailed information for proper evaluation.

B. Definitions:

1. “Planner” (planning department) shall mean the City Planner as designated by the City Council. If no such designation is made, then Planner shall refer to a member of the Planning and Zoning Commission designated by the Commission to function as the Planner or, in the absence of such appointment, Planner shall refer to the Chairperson of the Planning and Zoning Commission
2. “Landscaping” means vegetative plantings such as grass, trees, shrubs, vines and related improvements such as pools, walkways, rock work and sculpture which is of a design that will beautify and enhance a property, control erosion and reduce glare.
3. “Screening” means a masonry wall, fence, hedge, berm, or vegetative planting or combination thereof which is of a design (height, width, material, etc.) that will provide a visual and audible barrier between land uses having different intensities of use.

C. Lighting - Exterior lighting for all non-residential development in all zones shall conform to the regulations in this paragraph. All outdoor light fixtures except incandescent lights equal to or less than 100 watts shall be non-glare, concealed-source types and shielded. Outdoor light fixtures shall be shielded and constructed so that no light rays are emitted by the installed fixtures at angles above the horizontal plane. This means that the shield is such that it covers to a point flush or parallel with the light source or bulb. This is normally referred to a cut-off-fixture. This shall include any lighting for parking areas and lighting for signs. Lighting shall be provided by the developer at all access points to streets, parking areas, building entrances and elsewhere where required for safety of vehicular or pedestrian traffic.

D. Architectural Style - All development in the CC, CG, MC, M2, PR, MX and HOSP zones and all institutional-residential, senior housing and non-residential uses in the FR, A-10, RB, RE, RM, R-1 and R-2 zones shall conform to the adopted architectural Design Guidelines as interpreted and approved by the city’s Design Review Board in accordance with the following intent and procedures:

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(1) **Intent:** North Logan City is a community of businesses involved in setting the standards for a viable economic environment that promotes the innovative and technology base of our unique business district area. The design and construction of the physical facilities of our businesses should reflect the high level of commitment to excellence and value. Each building should attempt to show a high quality and professionalism rather than a temporary or industrial appearance. Individual identities are encouraged to be creative but with a complementary innovative scheme and context. Overall architecture character should be one of a well-designed structure of lasting quality, detailed to accommodate Cache Valley's weather extremes.

(2) **Process:** An "Application and Review Procedure" shall be developed by the Planning Department to provide, as a minimum, for both the Design Review Board and the prospective firms to efficiently arrive at building designs consistent with the needs of both parties. Consistent with this, the city staff requires a meeting with the owner's representative and their architect early in the design process to provide design directions consistent with the overall intent. By meeting early in the design process the North Logan City staff will be able to be supportive in encouraging quality design without arbitrarily limiting the options available to North Logan businesses. The Planning staff shall schedule a meeting of the Design Review Board to consider the proposed design. A majority vote of the board is required for approval of the design.

(3) **Additional Review with the Design Review Board:** If additional interface is desired following approval of the design, the city staff should be contacted to arrange for the appropriate members of the staff and/or the Design Review Board to be available for consultation.

(4) **Appeals:** Appeals of the Design Review Board's decisions may be made in writing to the North Logan City Planning Commission, stating in a concise manner the issues to be considered. If the Planning Commission finds it appropriate, a personal appearance may be scheduled. The decision of this appeal to the Planning Commission shall be final.

E. **Screening:** Screening shall be provided between activities having a different intensity of use and when needed to mitigate the impacts of noise and light. Screening shall be provided for storage of equipment or materials to limit visibility from the public right-of-way and adjacent residential uses. Loading docks, refuse collection areas and service areas shall also be screened from view from the public right-of-way. Parking areas which abut residential uses shall be screened. No storage areas may be maintained within any required setback areas. The following standards apply where screening is required:

1. Except where a greater height is required by the Planning and Zoning Commission fences and walls shall not exceed a height of six feet.

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2. Walls shall be constructed in conformance with uniform building code requirements.
 3. Fence covering shall be masonry; vinyl; wood boards of not less than one-inch width (width is defined as the larger of the two cross sectional dimensions of the board and in the plane of the fence); or chain link type fence with slats, vegetative or other durable screening.
 4. Fences or walls shall be maintained in good repair, including painting if required. No signs or advertising thereon is allowed.
 5. An earth berm may be used in combination with any of the other types of screening, but not more than two-thirds of the required height of such screening may be provided by the berm.
 6. All screening shall follow the lot line of the lot to be screened, or the inside edge of the sidewalks or shall be so arranged within the boundaries of the lot as to substantially screen, from adjoining properties, the building, facilities or activity required to be screened. Screening shall not be required along a lot line where a building wall, solid fence or freestanding wall of required height exists immediately abutting on the other side of the lot line.
 7. Screening shall be appropriately modified or not be required when screening would constitute a danger to traffic by reason of impairment of vision at a street intersection or driveway or otherwise cause an unsafe condition. No obstruction to view in excess of two (2) feet in height shall be placed on any corner lot within a triangular area formed by the street property lines and a line connecting them at points fifty (50) feet from the intersection of the street lines, except a reasonable number of trees or shrubs pruned low enough to permit unobstructed vision to automobile drivers.
 8. See para. *I.1.(j)* below for specific requirements when using landscaping as a screening method.
- F. Curb, Gutter and Sidewalk - Curb, gutter and sidewalk shall be required along the entire frontage of the lot and shall be installed to engineering department specification. The specifications detailed for residential subdivisions will also apply for commercial areas. Exceptions may be granted by the Planning and Zoning Commission for drainage purposes or pedestrian access. The Planning and Zoning Commission may allow curb, gutter, and/or sidewalk to be installed at some time in the future if the need for such is not existing at the time of initial development. In such a case the developer shall either post a bond to the city in the amount of the construction costs of said curb, gutter, and/or sidewalk or the developer may enter into a binding agreement with the city for the work to be done in the future.
- G. Connection of Interior Parking Lots - Private parking lots within any development, shall provide interior access to adjacent parking lots and interior private roadways. When new developments are being constructed adjacent to existing businesses the

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project shall join existing drives and parking lots at property lines. When new developments are proposed adjacent to undeveloped land or underdeveloped areas, the new developments shall construct connections which will allow joining of future roads or parking lots. All access between interior lots and roads shall be open to the public for customer parking and access.

H. Utilities - All service lines serving the development shall be underground. All irrigation elements on the property, including existing ditches, which need to remain for continued service shall be replaced with underground pipes.

I. Landscaping:

1. Landscaping Requirements in Commercial/Industrial; and Institutional-Residential and Non-residential Development in Residential Zones: The purpose of the landscaping regulations including screening is to provide for the general welfare and convenience of the public by:

- Increasing the compatibility between different intensities of land uses, by providing visual barriers, visually interrupting the barren expanse of paved parking lots, screening undesirable views which have a blighting impact on surrounding properties; and providing a visual separation and physical buffer between varying intensities of abutting land uses;
- Encouraging the retention of significant existing vegetation to the extent feasible;
- reducing erosion and water runoff
- Conserving energy
- Preserving and promoting wildlife habitat;
- Minimizing impacts of noise, light, odors and glare.

a) Enforcement: Failure to maintain required landscaping, including screening, shall constitute a violation of the zoning ordinance and enforcement shall be pursuant thereto.

b) Landscaping of Area Next to Buildings - A ten-foot minimum landscaped area shall be provided along any side of the building where public/customer access is provided with the exception of where loading docks, ramps, etc. are located and except where a zero-lot line is permitted and established. The City Engineer, in consultation with the Planning and Zoning Commission, may provide for an exception to this requirement if soil types make it inadvisable to have irrigation near the building. In such a case, the required amount of landscaping shall be provided elsewhere on the property.

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- c) Landscaping Within Parking Areas - A landscaped median running the length of the aisle shall be provided for at least one side of any aisle that functions as a major access through the parking area. These planted medians shall be a minimum of ten feet wide. A curb shall be provided along all interior roadways and parking areas to prevent vehicular intrusion.
- d) Required Trees - The minimum number of trees to be installed on commercial development parcels is two (2) trees per one thousand (1000) square feet of required landscape area. In addition to the minimum number of trees, tree sizes, as shall conform to the following distribution. (Larger numbers and/or sizes of trees may be substituted.)
 - (1) Twenty percent (20%) large trees in a combination of deciduous trees with a trunk caliper greater than two inches (2") and evergreen trees with a height greater than six (6) feet
 - (2) Fifty percent (50%) medium trees in a combination of deciduous trees with a trunk caliper from one and a half inches (1 1/2") to two inches (2") and evergreen trees with a height from four (4) to six (6) feet
 - (3) Thirty percent (30%) small trees in a combination of deciduous trees with a trunk caliper from one inch (1") to one and a half inches (1 1/2") and evergreen trees with a height greater than three (3) feet.
- e) Maintenance of Landscaped Areas - All area required to be landscaped under this chapter shall be maintained in perpetuity except for normal replacement of plant stock and in good growing condition to ensure continued compliance with landscaping requirements. Maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning, fertilizing and regular watering. Grounds and exterior areas shall be clean, neat and properly maintained at regular intervals. Landscaped areas shall be watered by an automatic irrigation system approved by the City Engineer and designed to maximize water conservation.
- f) Undeveloped Area - All area of the parcel on which development is taking place shall be regulated by this chapter. Land which is not covered by the building(s), parking lots, roads, landscaping or otherwise improved shall, as a minimum, be restored with natural vegetation and maintained so as not to create a weed nuisance (see NLC Code, Chapter 10-400), or the area may be maintained in agricultural production.

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- g) Stormwater Drainage - The developer shall provide a means for drainage of storm water from all impervious surfaces in the development. Site development and landscaping shall be used to optimize retention of water “on-site” as much as reasonably possible as determined by the Planner. Any plans for “off-site” transfer of stormwater run-off must be approved by written agreement with the entity accepting the run-off.
- h) Time for Completion of Landscaping - Landscaping and site development in accordance with the plans submitted shall be installed within thirty days following occupancy of the building. If occupancy occurs such that the thirty days for completion is during the dormancy season (October through March), landscape completion may be postponed until the following Spring, the last day of April. If the completion is impossible due to adverse weather conditions a mutually agreed upon completion date shall be determined by the planner and applicant, but in no case shall the completion date be more than one hundred twenty days from the date of occupancy. In such a case where the time for landscaping completion date is extended beyond thirty days a bond or other surety shall be required to ensure compliance. The required bond shall be equal to 125% of the estimated cost to complete the required landscaping as shown by an already hired contractor’s contract or by the lowest of three independent bids obtained by the developer.
- i) Landscaping in Public Right-of-way - The area within the public right-of-way between the curb and sidewalk shall be landscaped by the developer. The landscaping shall be according to planning department specifications. The public right-of way area must remain accessible to utilities and may not be paved over except for access roads.
- j) Use of Landscaping for Screening -
 - (1) Vegetative screening may include an evergreen hedge and/or a mix of evergreen shrubs and trees of a type, density and spacing so that sight and illumination will be obscured year-round through the screening within three years of planting.
 - (2) Vegetative screening shall be maintained at a height of not less than six feet.
- k) Misc. Landscaping Requirements -
 - (1) Paved and graveled walkways and the use of gravel or similar materials as a landscape feature shall not exceed twenty percent of the required landscaped area.

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- (2) Vegetative materials shall be selected from among those known to be suitable to the climate of the city. In order to foster water conservation programs the use of native plants or other plant material proven to require minimal watering shall be permitted and encouraged.
 - (3) Within overhead utility line easements, trees shall be of a type that customarily grows to a height not exceeding fifteen feet.
- 1) Amount of Area Required to Be Landscaped - Provisions shall be made to accommodate landscaped area within the developed lot in accordance with the following table. The amount to be landscaped as listed below includes the area within the setback area which is landscaped, medians and islands which are part of the parking areas, and any landscaping done in the city right-of-way. Trees or any plantings in movable planters do not qualify as part of this requirement. As a minimum, twenty (20) feet of the frontage setback area shall be landscaped except access driveways.

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m)

Zone	Percent of Lot to be Landscaped
CC	25%
CG	10%
PR	35%
MX-G or MX-CC	Note #1
RB	35%
HOSP	35%
MC	20%

Note #1 – Specific Landscaping requirements for land uses listed as M (Mixed Use) in the Zoning Matrix for the MX-G or the MX-CC Zone shall be established in the Development Plan for the proposed development. All institutional-residential, senior housing and non-residential uses listed as P (Permitted) or C (Conditional Uses) in the Zoning Matrix shall provide 20% landscaping.

12C-1102. Final Site Plan. In addition to the required subdivision plat, a detailed final site plan is required in all cases involving non-residential uses (commercial or industrial uses), multi-family dwellings, conditional use permits, and other developments as determined by the City Council. Final Site Plans, in addition to the requirements of 12D-402(d) Preliminary Plat shall contain the following information:

- (1) A vicinity map at a scale of not less than one (1) inch equals one thousand (1,000) feet (1 " = 1,000 ft.).
- (2) A legal description and accompanying map exhibit of the exterior boundaries of the development area giving lengths and bearings of the boundary lines at the scale of one inch equals one hundred feet (1' = 100 ft.) showing the location and type of boundary evidenced. Such information should be provided from the recorded plats. The legal description shall include the following data:
 - (a) Metes and bounds of all property lines;
 - (i) Total area of property;
 - (ii) Scale and north arrow; and
 - (b) Name and route numbers of boundary roads and the width of existing right(s)-of-way.
- (3) Existing topography with maximum contour interval of two (2) feet, except where existing ground is on a slope of less than two (2) percent, then either one foot

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contours or spot elevation shall be provided where necessary to at least show the direction of storm water run-off.

- (4) A final detailed land use plan at a reasonable scale showing:
- (a) The location and arrangement of all proposed uses, including building area.
 - (b) The height and number of floors of all buildings, other than single-family dwellings, both above and below or partially below the finished grade.
 - (c) A cross-section elevation plan depicting all buildings, structures, monuments, and other significant natural and man-made features of the proposed development.
 - (d) The yard dimensions from the development boundaries and adjacent roads and alleys.
 - (e) The traffic and the pedestrian circulation system, including- the location and width of all roads, driveways, entrances to parking areas and parking structures, trails, walkways and bicycle paths.
 - (f) Off-street parking and loading areas and structures, and landscaping for parking areas.
 - (g) Any public recreation space areas, together with proposed private recreational areas, specifying the proposed improvement of all such areas, and delineating those areas proposed for specific types of recreational facilities.
 - (h) Architectural features of typical proposed structures, including lighting fixtures, signs and landscaping.
 - (i) A plan or statement showing the location and design of all screening measures and indicating the type and height of such screening.
 - (j) When the development is to be constructed in stages or units, a final sequence of development schedule showing the order of construction of such stages or units, and approximate completion date for the construction of each stage or unit.
 - (k) A copy of all covenants, restrictions and conditions pertaining to the use, maintenance and operation of private open space areas.
 - (l) All existing monuments found during the course of the survey (including a physical description such as "brass cap").
 - (m) All existing easements or rights-of-way, including those contiguous to the platted area, their nature, width, and the book and page number of their recording in the County's records.
 - (n) All rights-of-way and easements and trails (including open space) created by the subdivision with their boundary, bearings, lengths, widths, name, number, or purpose. For curved boundaries the curve radius, central angle, and length of arc shall be given.

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- (o) A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
 - (i) The area of all parcels created, total acreage, total acreage in lots, and total acreage in roads or other dedicated parcels;
 - (ii) Total number of dwelling units, by development phase;
 - (iii) Residential density and units per acre;
 - (iv) Total floor area and floor area ratio for each type of use;
 - (v) Total area in open space and length of trails;
 - (vi) Total area in developed recreational open space; and
 - (vii) Total number of off-street parking and loading spaces.

12D-1103. Final Site Plan contents. The final site plan shall conform to current surveying practice and shall show the following information.

- (1) A title block giving the subdivision's name and the quarter- quarter section, section, township, range, principal median, and County of its location.
- (2) A notation of any adjoining plats or certificates of survey and titles thereto.
- (3) All monuments set during 'the course of the survey (including a physical description such as "rebar driven to depth of..."), including appropriate witness monuments.
- (4) The owner's certificate of consent including a legal description of the subdivision's boundaries and the dedication of public ways or spaces. This certificate shall be signed, dated, and notarized.
- (5) The owner's certificate should include a reference to any covenants that may be declared and blanks where the County Recorder may enter the book and page number of their recording.
- (6) A certificate of consent from any and all mortgagors, lien holders, or others with a real property interest in the subdivision. These certificates shall be signed, dated, and notarized.
- (7) A certificate showing the name and registration number of the surveyor responsible for making the survey. This certificate shall be signed, and dated.
- (8) Signature blocks prepared for the dated signatures of the City Engineer, and representatives from applicable utility companies for utility easement coordination (Rocky Mountain Power, Questar Gas Company, Cable TV Company, etc.).

12D-1104. Site Plan materials; size; copies. Plan may be prepared on linen or on a stable base polyester film (Mylar). Plats shall be 24 by 36 inches. Three paper copies shall be submitted along with the linen or film copy. Also a digital copy shall be provided.

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12D-1105. Multiple sheets. Multiple sheet plans may be used. All sheets shall be numbered and referenced to an index, and all required certificates shall appear on a single sheet (alone, with the index and vicinity maps.)

12D-1106. Final Site Plan Submittal (Staff Review).

- (1) Three (3) full size (24" x 36") engineering scaled copies of the Final Site Plan shall be submitted for the review of the city staff. If the Final Site Plan is not complete, the Applicant shall be provided with written notice identifying the deficiencies in the Site Plan. The written notice shall include a checklist of items indicating which requirements have been met, which required items are missing.
- (2) Following approval of the city staff, the applicant shall submit the final mylar drawings of the Final Site Plan with all corrections or changes recommended by the city staff, for final review and approval. The Applicant shall receive approval of the Final Site Plan from the city staff before any work is done on the project

**12D-600. COMMERCIAL/INDUSTRIAL AND INSTITUTIONAL-RESIDENTIAL AND
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12D-601. Purposes. The purposes of this ordinance are:

- (1) To promote the health, safety, and general welfare of the residents of this municipality.
- (2) To provide for the efficient and orderly growth of commercial and industrial uses in this municipality.
- (3) To provide standards for the physical development of commercial and industrial subdivisions of land; construction of buildings and improvements within this municipality including, but not limited to, the construction and installation of roads, streets, curbs, gutters, drainage systems, water, and sewer systems; accesses to public rights-of-way; and to establish fees and charges for the authorizing of a subdivision.
- (4) To establish procedures for creating a commercial or industrial subdivision and the approval thereof by the city.
- (5) To protect or minimize the impacts of commercial or industrial development on sensitive lands.

12D-602. Scope. All lots, plots, tracts of land, or parcels located within a subdivision shall be subject to this ordinance whether the tract is owned by the subdivider or a subsequent purchaser, transferee, or holder of the land.

12D-603. Definitions. The following definitions shall apply to this chapter. Any definitions not listed herein shall be as defined in the Design Standards Technical Manual. All references to

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subdivisions in this section shall refer to commercial or industrial subdivisions or any subdivisions that include non-residential components, whichever is applicable.

- (1) Arterial Route or Street. See Streets.
- (2) Base Zone. The "Base Zone" refers to the particular zone and/or zoning, as defined by the North Logan City zoning ordinance.
- (3) Canals. "Canals" are waterways used for the transporting of water throughout the community to allow for secondary water use, crop irrigation, and storm drain runoff where possible.
- (4) City. "City" and "the City" shall refer to North Logan City, and those acting on its behalf.
- (5) City Engineer. "City Engineer" means the individual duly appointed and acting as the City Engineer.
- (6) City General Plan. A comprehensive plan, or parts thereof, providing for the future growth and improvement of the city and for the general location and coordination of streets and highways, schools, recreation areas, trails, public building sites and other physical development, as well as planning elements which protect sensitive lands, which shall have been duly adopted by the City Council.
- (7) City Planning Commission. "City Planning Commission" means the North Logan City Planning Commission, sometimes referred to hereinafter as the Commission.
- (8) City Staff. "City Staff" shall mean for the purposes of this ordinance the duly appointed and acting City Administrator, City Engineer, and City Planner.
- (9) Collector Street. See Streets
- (10) Concept Plan. "Concept Plan" is a plan to guide the platting and layout of the proposed subdivision in accordance with the city ordinance.
- (11) Conditional Approval. "Conditional Approval" means an affirmative action by the City Planning Commission or City Council, indicating that approval will be forthcoming upon satisfaction of certain specified stipulations.
- (12) Council. "Council" and "City Council" are used interchangeably and mean the governing body of the City.
- (13) Design Standards Technical Manual. Public improvement standards and regulations setting forth the details, specifications and instructions to be followed in the planning, design and construction of certain public improvements in the city formulated by the City Engineer, the appropriate health authority and other city departments.
- (14) Development Master Plan (DMP). "Development Master Plan (DMP)" means a preliminary master plan for the development of a large, unusual or complicated land area, the platting of which is expected in progressive stages. A DMP may

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be designed by the subdivider, planner and engineer and shall be subject to approval of the Commission.

- (15) Drainage Systems. "Drainage systems" are natural channels and gullies created by historic storm water runoff, or manmade channels and gullies created for future storm water runoff.
- (16) Easement. "Easement" means a grant by the owner of the use of a parcel of land by the public, a corporation, or other entity, or persons for specified uses and purposes so designated on a plat.
- (17) Engineering Plans. "Engineering Plans" means plans, profiles, cross-sections and other required details for the construction of public improvements, prepared by a registered engineer in accordance with the approved preliminary plat and in compliance with existing standards of design and construction.
- (18) Farmlands. "Farmlands" are those lands that could be used for agricultural purposes. There are three designations of "farmlands" within the city. They are: Prime Farmlands, Statewide Important Farmlands (Irrigated), and Statewide Important Farmlands (non-irrigated).
- (19) Final Approval. "Final approval" means the approval of the Subdivision by the Council, as evidenced by certification on the Final Plat by the Mayor of the city.
- (20) Final Plat. "Final Plat" means a map of all or part of a subdivision providing substantial conformance to an approved preliminary plat, prepared by a registered professional engineer or a registered land surveyor in accordance with the city's subdivision ordinance.
- (21) Floodplain. The floodplain for North Logan City is defined as all those areas of historic drainage identified by the Federal Emergency Management Agency (FEMA).
- (22) Gateways. Principal entry-ways into the city which have design controls for access management and cooperative landscaping as designated by the city's general plan.
- (23) Geologic Hazard. A "Geologic Hazard" is any area where geologic conditions would pose a threat to persons or property if developed as residential property.
- (24) Improved Lot. "Improved Lot" means a lot which has all the improvements required by the subdivision ordinances.
- (25) Irrigation Facilities. "Irrigation Facilities" include canals, laterals, ditches, conduits, gates, pumps, and allied equipment necessary for the supply, delivery and drainage of irrigation water.
- (26) Lot. "Lot" means a piece or parcel of land separated from other pieces or parcels by description, as in a subdivision or on a record survey map, or by metes and bounds, for purposes of sale, lease or separate use.

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- (27) Lot Width. "Lot Width" means the width of a lot which shall be:
- (a) the shortest distance between the side lot lines, if the side property lines are parallel;
 - (b) the width of the lot shall be the length of a line at right angles to the axis of the lot at a distance equal to the front setback required for the zone in which the lot is located. The axis of the lot shall be a line joining the midpoints of the front and rear property lines, if the side property lines are not parallel.
- (28) Natural Drainage Ways. A "Natural Drainage Way" is a lineal topographic depression which shows evidence of channeling natural runoff from storms and snowmelt.
- (29) Non-Buildable Areas. "Non-Buildable Areas" are areas designated on a subdivision plat in which construction is prohibited. Areas may be designated as non-buildable due to but not limited to steep slopes, soils types, natural drainage corridors, canal channels, wetlands, or other constraints which create potential hazards to life, limb, or property. Any specific prohibitions in addition to prohibiting construction within a non-buildable area should be clearly specified on a plat or other appropriate document.
- (30) Open Space - Public. Designated "Public Open Space" consists of parts of subdivisions that have been designated for non-development or constrained development in accordance with Section 12D-204 and which are owned by the public or required to be accessible to the public.
- (31) Open Space - Private. Designated "Private Open Space" consists of parts of subdivisions that have been designated for non-development or constrained development in accordance with Section 12D-204 and which are not owned by the public nor are required to be accessible to the public.
- (32) Owner. "Owner" means the person, persons, or other legal entity holding title by deed to land, or holding title as vendees under land contract, or holding any other title of record.
- (33) Parcel of Land. "Parcel of Land" shall mean contiguous quantity of land owned by, and recorded as the property of, the same claimants or persons, or the title to which is held by the same claimants or persons as vendees under a land contract.
- (34) Plat. "Plat" means a map of a subdivision prepared in accordance with standards of the subdivision ordinance.
- (35) Preliminary Plat. "Preliminary Plat" means a preliminary map, including supporting data, indicating a proposed subdivision development, prepared in accordance with this ordinance and Utah Code.
- (36) Recorded Plat. "Recorded Plat" means a final plat bearing all of the certificates of approval required in this title and duly recorded in the county recorder's office.

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- (37) Soil Erosion. The loss of or shifting of soil caused by wind, water runoff, natural disasters, the removal of ground cover, steep slopes, liquefaction, etc.
- (38) Soil Rating – A rating for a specific area determined through the Natural Resources Conservation Service’s Soil Survey. Soil types are determined based on composition of the material making up the soils, drainage patterns, slopes, and other criteria. Soil types are then rated with a rating of “not limited”, “somewhat limited”, or “very limited” based on how the soil types might affect various types of construction.
- (39) Soils Hazard Mitigation Plan – A subdivision-specific or lot-specific plan showing what will be done when constructing the infrastructure, dwelling, or other structures to ensure any structures are built adequately with respect to soil limitations in the area.
- (40) Street. "Street" means any street, avenue, road, lane, parkway, place, viaduct, easement for access or other way which is an existing state, county, or municipal roadway; or a street or way shown in a plat heretofore approved pursuant to law or approved by official action; or a street or way in a plat duly filed and recorded in the county recorder's office. A "street" includes the land between the right-of-way lines, whether improved or unimproved and may comprise pavement, shoulder, curbs, gutters, sidewalks, parking areas and lawns.
- (a) Arterials. Arterial route or street is a general term including expressways and major arterial streets and interstate, state or county highways having regional continuity.
- (b) Collectors. These streets are so named as they serve to collect traffic from neighborhoods and residential areas and move it to arterials or to destinations and trip generators in the vicinity, such as schools, churches and parks. Access and mobility are equivalent.
- (c) Local Streets. Local roads include all streets that do not fall into any of the preceding categories. Such roads serve few, if any, traffic generating points directly, their primary function being that of providing access. These streets carry traffic from land adjacent to the collector system and from within residential areas and are useful for travel over relatively short distances or areas of low population.
- (41) Subdivider. "Subdivider" means the individual, firm, corporation, partnership, association, syndication, trust or other legal entity that executes the application and initiates proceedings for the subdivision of land in accordance with the provisions of this title.
- (42) Subdivision. "Subdivision" means any land that is divided, re-subdivided or proposed to be divided into two or more lots, parcels, sites, units, plots, or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on installment plan or upon any and all other plans,

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terms, and conditions. The word "subdivide" and any derivative thereof shall have reference to the term "subdivision".

- (42a) The term 'any land', as used in the definition of "Subdivision" above, means a single parcel or a combination of contiguous parcels. Parcels that were previously a single parcel but divided by a public right-of-way since the passage of this ordinance may be deemed contiguous parcels for the purpose of this definition. For two parcels to be considered contiguous they need to share a common property line of at least sixty feet (60') in length.)
- (43) Transportation General Plan. "Transportation General Plan" is a portion of the city's general plan adopted by the city which provides for the development of a system of major streets and trails which may include the location and alignment of existing and proposed thoroughfares.
- (44) Unstable Soils. "Unstable Soils" are those areas where soil instability would be a hazard to development and cannot be mitigated without massive grading and site modification, as identified on the General Plan or other support document of the City.
- (45) Usable Lot Area. "Usable Lot Area" means that portion of a lot which is usable for or adaptable to the normal uses of the property excluding any areas which may be covered by water, steep slopes, designated as non-buildable for any reason, or included in certain types of easements, or are otherwise not usable for development.
- (46) Utilities. "Utilities" means installations or facilities, underground or overhead, furnishing the public or private electricity, culinary water, gas, communications, water drainage, sewage disposal or flood control, owned and operated by any person, firm, corporation, municipal department or board duly authorized by state or municipal regulations. Utility or utilities as used herein may also refer to such persons, firms, corporations, departments or boards as applicable herein, which supply such services.
- (47) Utility Corridor. A "Utility Corridor" is an area where utility easements and obstructions are a limitation to development, as identified on the General Plan or other support documents of the City.
- (48) Vegetation. "Vegetation" is native or reclamation grasses, forbs, shrubs and/or trees that protect topsoil from erosion, prevent or slow storm runoff, provide wildlife habitat and beautify the community.
- (49) Water Conservation. "Water Conservation" is the wise use of the city's culinary water supply and any secondary water available for outside irrigation.
- (50) Water Recharge Area. "Water Recharge Areas" are those upper bench and mountainous areas of the city's watershed where snow and rainwater enter the ground to recharge the valley's aquifers.

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- (51) Wetlands. “Wetlands” are those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar uses and they are classified by 3 characteristics which are designated by the Army Corps of Engineers.
- (52) Wildlife Corridors. “Wildlife corridors” are those areas identified by a qualified authority such as the Utah Division of Wildlife Resources or other competent authority as important, regular routes taken by wildlife that should be left unobstructed.
- (53) Wildlife Habitat. “Wildlife habitat” are those areas identified by a qualified authority such as the Utah Division of Wildlife Resources or other competent authority as important, regular locations or places naturally used by wildlife.

12D-604. Prohibited Acts.

- (1) Subdivision Sales or Exchanges. It shall be unlawful for any person to sell, exchange, or offer to sell, or exchange any parcel of land which is a part of an approved subdivision, duly recorded in the office of the county recorder as a subdivision except in compliance with the provisions of this ordinance.
- (2) Subdividing. It shall be unlawful for any person to subdivide for the purpose of transferring, selling, conveying, or assigning any tract or parcel of land which is located in whole or in part within the city except in compliance with the provisions of this ordinance.
- (3) Building Permits.
 - (A) No building permit for the construction of a building upon any lot in a subdivision shall be issued until all improvements required by section 12C-1100- COMMERCIAL/INDUSTRIAL AND INSTITUTIONAL-RESIDENTIAL AND NON-RESIDENTIAL REQUIREMENTS are completed or the developer has executed a development agreement with the City setting forth a schedule to complete all required improvements prior to the issuance of any occupancy permit.
 - (B) No person shall be allowed to occupy a building upon any lot in a subdivision until after all improvements required by section 12C-1100 have been completed to the satisfaction of the City.
 - (C) Any permit issued in conflict with this provision shall be void.
- (4) Improved Lots. It shall be unlawful to build any commercial or industrial building on any lot or lots not specifically approved as a building lot as defined herein.

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- (5) The decision of the City Council shall prevail if and when in conflict with a decision or recommendation of the Planning Commission.

12D-605. Exemptions. The following divisions of land shall be exempt from the requirements of this chapter:

- (1) Widening of existing streets to conform to the city's General Plan.
- (2) The acquisition of street or trail rights-of-way, or other easements, by a public agency.
- (3) The exchange of land for the purpose of correcting/clarifying property boundaries which do not result in the change of present land usage.

12D-606. Modifications.

- (1) Where because of the size of the tract to be subdivided, its topography, the condition or nature of adjoining areas, the existence of other unusual physical conditions, or the existence of other exceptional conditions, strict compliance with the provisions of this ordinance would cause an unusual and unnecessary hardship on the subdivider, the subdivider may submit an application to the Planning Commission for a waiver, modification, or adjustment as to the requirements of this ordinance regarding the proposed subdivision.
- (2) The Planning Commission shall make its recommendations as to the application to the City Council which shall take final action upon said application.
- (3) In granting the waiver, modification, or adjustment as requested, the City Council may impose such additional conditions as will, in its judgment or in the judgment of the Planning Commission, secure substantially the objectives of the standards or requirements so waived, adjusted or modified.
- (4) Any waivers, adjustments, or modifications granted or authorized shall be entered in the minutes of the Planning Commission and the City Council together with the circumstances and reasons justifying such waivers, adjustments or modifications.

12D- 607. Applicant. The applicant for development shall be the owner of the real property, or the authorized agent of the owner of the real property being considered.

12D-608. Structure Revisions. No use or structure, except flood control work, shall be permitted in any flood channel where such use or structure may adversely affect normal flood flow, increase erosion, or increase amounts of damaging materials carried downstream.

12D-609. Permits. The inspector shall not grant a permit nor shall any officer grant any license or permit for the use of any land or the construction or alteration of any building or structure on a lot which would be in violation of any state law, rule, or regulation or any ordinance of this city.

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No permit shall be issued on a lot within a subdivision until a final plat has been duly approved pursuant to this chapter and recorded in the office of the County Recorder. Any license or permit issued in conflict with such provisions shall be null and void.

12D-610. Penalty.

- (1) Any person, persons, or legal entity, including a corporation, that shall violate any of the provisions of this chapter shall, upon conviction thereof, be guilty of a class C misdemeanor and shall be punished as provided for by state law for a class C misdemeanor.
- (2) Any person, persons, or legal entity, including a corporation, that allows any violation of any provision of this ordinance to continue shall be guilty of a class C misdemeanor for each and every day the violation continues and each day shall be a separate violation.

12D-611. Fees.

- (1) Any and all persons requesting approval of any subdivision, concept plan, development plan, preliminary plat, final plat, or plans and specifications for the construction of improvements under this chapter shall first pay all fees in the amounts as set forth in the prevailing fee schedule most recently adopted by the City. Such fees shall be for the costs of the City's checking procedures and engineering costs and shall be paid at the time of each submittal. In the event the original submittal is not approved and subsequent submittals are made, a fee shall be paid to the City on an hourly basis for the time incurred in checking and approving each such re-submittal with the hourly fees being based on the most recent prevailing fee schedule adopted by the City.
- (2) In addition to the above-mentioned fees, a retainer fee for construction inspection shall be payable to the City based upon the said fee schedule prior to any construction of subdivision improvements. All costs of inspection, including any necessary testing, shall be paid by the subdivider. Such fees and costs shall be based on an hourly rate and as set forth in the said fee schedule.
- (3) Fees for the initial seal coat of any asphalt surface within the subdivision, if the seal coat is to be done by the city, shall also be payable to the City based upon the applicable fee schedule prior to any construction of subdivision improvements. If the developer is to do the seal coat, an agreement to that effect shall be established and approved by City Council.
- (4) Failure of the subdivider to pay any required fees shall justify the city in withholding further action on the subdivider's proposal.

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12D-612. Compliance with Federal and State Law. The provisions of this chapter shall be construed, so far as possible, so as to make them consistent with the requirements of all applicable Federal and State law. If such construction is not possible then, where compliance with the requirements of this ordinance would require violation of Federal or State law, Federal or State law shall control; provided, however, that the requirements of this ordinance may be disregarded only to the minimum extent necessary to prevent such violation.

12D-613. Subdivision Improvements Required.

(1) Required Improvements. Improvements shall be required and constructed in accordance with the Design Standards Technical Manual. The Design Standards Technical Manual containing the Technical Specifications and the Design Standards for the city shall be adopted by resolution enacted by the City Council, and may be amended by subsequent resolution adopted by the City Council. Required improvements include but are not limited to the following:

- (a) Culinary water
- (b) Sanitary sewer
- (c) Provisions for storm water collection and control including curb and gutter
- (d) Streets and roads providing adequate frontage and access to all lots
- (e) Sidewalks
- (f) Provisions for other common utilities for each lot to include electric service, wiring for telephone and cable television services, and installation of main lines for natural gas. Said utilities shall be installed underground in subdivisions.
- (g) Provisions for the application of an approved seal coat on all asphalt surfaces within the subdivision. Providing for such application shall be determined through the process of approving the development plan for the subdivision

The type of seal coat to be used (chip seal, slurry seal, etc.) shall be determined by “best practice” for the type of street as determined by the Streets Superintendent. If a seal coat fee is to be paid in lieu of the developers’ doing the seal coat, the use of the fees collected for the actual application of the approved seal coat shall be at the discretion of the City as determined by the City’s municipal budget. The seal coat fee shall be used by the city to accomplish the initial seal coating for the subdivision within seven years of the completion of the subdivision. If not accomplished within those seven years, and at the developer’s request, any un-used seal coat fee shall be refunded to the developer.

(2) Application of Required Improvements. The improvements required by this ordinance apply to all subdividers and to all persons that purchase, lease, rent or receive any interest in any land which is located within a subdivision.

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- (3) Order of Making Improvements. Unless waived in writing by the City Engineer, underground utilities, water and sewer laterals and fire hydrants shall be installed prior to surfacing the streets and installing road base, curbs, gutters and sidewalks.
- (4) Orderly Development Required. Whenever the subdivider shall develop a subdivision, such development shall be in an orderly manner and in such a way that the required improvements will be contiguous and all of the improvements will be made available for the full, effective and practical use and enjoyment thereof by the purchaser, grantee, assignee, transferor or lessee of any of the lands subdivided within the time herein stated before or in phases specified.

12D-614. Development Regulations.

- (1) All subdivisions shall comply with the City's General Plan. The following items, without limitation, shall be addressed on all developments to assure compliance with the city's General Plan and the purposes of this ordinance:
 - (a) the effect of the proposed development on the lands on which the development is proposed to be located;
 - (b) the relationship of the development to, and the effect of the development on:
 - (i) Vegetation,
 - (ii) Gateways to the city, trails, and parks
 - (iii) Geologic hazards
 - (iv) Loss of wetlands
 - (v) Natural floodplain, drainage systems, and canals
 - (vi) Soil erosion
 - (vii) Steep slopes
 - (viii) Unstable Soils
 - (ix) Utility corridors
 - (x) Water conservation
 - (xi) Water recharge areas
 - (xii) Wildlife corridors
 - (c) the effect of the proposed development on other adjacent, surrounding or nearby lands;
 - (d) the effect of the proposed development on the future development of North Logan City;
 - (e) the identification of all existing trails through or adjacent to the property to be developed, and all trails shown as proposed or existing in the city's General Plan;
 - (f) identification of all non-developable land within or adjacent to the area proposed for development;
 - (g) the data and conclusions in all applicable reports concerning any of the foregoing issues; and

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- (h) all applicable legal or regulatory requirements bearing on any of the foregoing.
- (2) The following studies, reports, and plans shall be required on all developments as recommended by Planning Commission and determined by City Council.
 - (a) Soils Report. A soils report shall be prepared by a qualified soils engineer.
 - (b) Geology Report. A geology report shall be prepared by a person or firm qualified by training and experience to have expert knowledge of the subject. The report shall include mapping of geologic hazards and must identify the author and date of the data upon which the report is based.
 - (c) Grading and Drainage Plan. A grading and drainage plan shall be prepared by a professional engineer registered in the State of Utah. The plan shall include at least the following:
 - (i) A map of the entire site with existing and proposed contours using a minimum five (5) foot contour interval at the same scale as the Preliminary Plat.
 - (ii) Proposed plans and locations of all surface and subsurface drainage devices, walls, dams, sediment basins, storage reservoirs and other protective devices to be constructed to control storm water runoff and soil erosion.
 - (iii) A plan showing temporary erosion control measures and storm water control during construction.
 - (iv) A written statement by the person or firm preparing the report, identifying any grading and drainage problems of the development and further stating an opinion as to the ability of the proposed plan to mitigate or eliminate such problems in such a manner as to prevent hazards to life or property, and adverse effects on the safety, use or stability of public rights-of-way or drainage channels, and adverse impacts on the natural environment within an acceptable standard.
 - (d) Water Conservation Plan The water conservation plan shall contain an assessment of the potential outside culinary water use for the subdivision and recommendations for lot size, landscaping and irrigation practices to minimize culinary water use. For land with irrigation water rights the conservation plan should contain an assessment and recommendations for development of a secondary water system.
 - (e) Traffic Report. In the case of any subdivision, a traffic report may be required when determined necessary or appropriate during the Pre-Application Review or review of the Concept Plan. This report should describe the traffic impacts that will be created by the project including but not limited to peak period trip generation rates, impacts on turning movements and road segment level of service, proposals to mitigate the

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- impacts, justification for the proposed numbers of parking spaces, and/or a parking phasing plan when required.
- (f) Other Reports and Plans. Other reports and plans shall be prepared by the developer as determined to be necessary or appropriate during the Pre-Application Review or review of the Concept Plan.
- (g) The text of any Ancillary Agreement proposed by the Applicant. Ancillary agreements would normally include but are not limited to:
- i. a development agreement including a schedule for constructing improvements in the event that all improvements will not be completed prior to issuing building permits;
 - ii. an agreement for the distribution of water rights as part of a water conservation plan.
 - iii. an agreement on any special considerations that impact the development to be agreed upon by the developer and the City.
 - iv. an agreement providing for the application of the initial seal coat on all asphalt surfaces in the subdivision.
- (3) Non-Buildable Areas. No buildings, or other structures, streets, drives, or alleys shall be erected or built on areas designated and platted as “Non-Buildable”; except for those required for public improvements and facilities such as: power poles, pump houses, reservoirs, regulator stations, etc. Non-Buildable areas shall be designated on the Preliminary and Final Plat by shading and shall have a designation of “No-Build” shown on the plat. The areas with the following characteristics should be considered for designation as Non-Buildable Areas:
- (a) Areas of Steep Slopes;
 - (b) Areas with soils with “very limited” soils rating;
 - (c) Natural drainage corridors, canal channels, and wetlands;
 - (d) Any areas identified by the required studies as potentially hazardous to life, limb, or property.
- (4) Streets. Layout of streets shall conform to sound engineering practices. Roads, streets, and other vehicular routes shall not have a slope greater than twelve percent (12 %) unless approved by the City Council based on a determination that:
- (a) appropriate engineering measures will be taken to ensure safety and minimize the impact of the cuts and fills; and
 - (b) erosion control and slope stabilization will be performed consistent with the purpose of this chapter; and
 - (c) the environment and aesthetics of the area will not be adversely affected.
- (5) Trails. Layout of trails shall conform to sound engineering practices. Rights-of-way and easements should be of sufficient width to allow for a path or tread at the location which most nearly provides a level or uniform slope, minimizes the cost of construction and maintenance, and protects adjacent natural features, including but not limited to vegetation, associated with the trail. Trail sizes and standards shall be in accordance with the city’s general plan for trails.

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- (6) Fences and Walls. Fences shall comply with the North Logan City Code and “Design Standards Technical Manual”.
- (7) Utilities. To the maximum extent practical, all utilities shall be placed within existing road rights-of-way and front setbacks as set forth in the “Design Standards Technical Manual”. All water, sewer, electrical, telephone, natural gas, cable television and other utilities shall be placed underground except that transformers, pedestals and other appurtenances which are normally located above ground in connection with the underground installations are permitted.

12D-700. SUBDIVISION METHODS AND REGULATIONS

12D-701. Fee Simple Parcels. Notwithstanding any other provisions of this ordinance or any other ordinances, upon the application of the subdivider, the City Council may approve a plat or amended plat, upon the recommendation of the Planning Commission in commercial and industrial zones provided that:

- (1) There will adequate parking sites per lot (per parking requirements as designated in the code).
- (2) All lot requirements as to area, dimensions, and front, rear, and side lot lines and setbacks for that zone shall be fully complied with for the basic lot and entire building structure.
- (3) This section shall apply only to structures constructed after the effective date hereof.
- (4) Nothing in this ordinance shall be construed to allow the creation of condominium units or the construction of a condominium project in any manner other than as set forth in the Condominium Ownership Act of the State of Utah or of any subsequently enacted condominium provisions in the ordinances of this City.

12D-702. Development Methods. There is only one development method available namely:
Subdivision by Lot Size - Subdivisions using this method may be divided such that all the resulting lots are at least the size necessary for the use being proposed with adequate parking.

12D-702.1. Standard Subdivisions.

- (1) Number of Lots and/or Size of Lots. Subdivisions may be divided such that all of the lots are a standard lot size for the use being proposed.
- (2) Building Lot Requirements. Development shall be subject to all regulations of the “Design Standards Technical Manual” of the City of North Logan, the subdivision ordinance, design guidelines and other applicable ordinances and regulations which govern commercial and industrial development activities within the city.

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- (3) Width and yard requirements. Width, and yard requirements for developments shall be according to Modifying Regulations 12C-1004.

12D-703. Open Space. The approved uses and restrictions for any designated open space shall appear by note on the Final Plat. At no time shall any designated open space be reduced in size or changed in use from the uses or restrictions specified in the approved Development Plan and the conditions of its approval without a public hearing and the approval of the City Council.

12D-800 COMMERCIAL/INDUSTRIAL SUBDIVISION APPLICATION PROCEDURE

12D-801. Concept Plan Application Procedure.

- (1) Pre-Application Meeting. The application procedure shall begin with a meeting between the applicant and the staff of the Planning Commission. The purpose of this meeting will be to explain the application process to the applicant, review the City's General Plan with the applicant and preliminarily identify issues which are likely to be of concern in evaluating the application.
- (2) Contents of Concept Plan. When the Pre-Application Meeting is completed, the applicant shall prepare a Concept Plan. The Concept Plan shall address the issues listed under section 12D-614 (1), and shall include the following:
- (a) A scale drawing of the area to be developed. The concept plan drawing need not be produced by a licensed professional but must include at least the following information as applicable:
 - (i) potential locations of hazards and sensitive lands or features;
 - (ii) potential open space;
 - (iii) potential locations of any characteristics which may impose peculiar construction requirements, such as geologic hazards, drainage systems or steep slopes;
 - (iv) the way in which the proposed development will fit into the context of the surrounding area, and the configuration, size and number of lots in the proposed development;
 - (v) the present and planned surrounding roads and utilities;
 - (vi) access points and limiting of access, if required;
 - (vii) trail systems if applicable;
 - (viii) other land ownership in the area and the potential for cooperation;
 - (ix) the relationship between the proposed development and the City General Plan and including, without limitation, planned roads, utilities, trails, sensitive lands, parks, and drainages;
 - (b) the current zoning of the lots, and any rezoning which would be necessary;
 - (c) the anticipated time schedule for the development;
 - (d) plans and needs for water, sewers, roads, and sanitation disposal;

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- (e) a detailed list describing any portion of the studies and reports listed in section 12D-614(2) the developer feels may not be necessary for development of the subdivision; and the reasons why such studies or portions thereof ought to be waived or modified.
 - (f) the total acreage involved and the number of planned lots;
 - (g) any planned phasing or future development of adjacent land;
 - (h) plans for ownership and maintenance of any open space;
 - (i) any maps and narratives required by any other provisions of the North Logan City ordinances.
 - (j) The requested subdivision recording option. The concept plan shall include that the lots are to be recorded by a plat.
 - (k) The anticipated method of ensuring completion of the subdivision's infrastructure including whether all the improvements will be completed prior to any building permits being issued or whether a bond will be established with an accompanying development agreement.
- (3) Concept Plan submittal (Staff Review).
- (a) Five (5) 24" x 36" size and one half-size (1) 11" x17" size copies of the Concept Plan shall be submitted for the review of the city staff. The application shall, within twenty (20) calendar days, be reviewed for content, correctness, completeness, and compliance with the subdivision ordinance. Upon such review, the Applicant shall be provided with written notice of any corrections needing to be made and/or deficiencies in the Concept Plan. The Applicant shall correct any deficiencies in the concept plan to the satisfaction of the city staff before any item is placed on the Planning Commission agenda.
 - (b) Following the correction of deficiencies in the concept plan to the satisfaction of the city staff, and at least twenty (20) days prior to the Planning Commission meeting at which the concept plan is to be considered, the applicant shall submit thirteen (13) copies of the completed Concept Plan, with all changes recommended by the city staff, for review by the Planning Commission and City Council.
- (4) Planning Commission Review.
- (a) Upon receipt of a completed Concept Plan, the Planning Commission shall review the plan. The Planning Commission shall determine whether the proposed development has addressed the list of items in section 12D-801 (2). The Planning Commission shall consider the factors listed in section 12D-614(1) to ensure that the subdivision meets the intent of the City's General Plan when preparing its recommendation.

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- (b) Meeting. The Planning Commission shall hold a regularly scheduled public meeting to discuss with the applicant the adequacy of the Concept Plan and any other issues bearing on the merits of the proposed development.
 - (c) Planning Commission Recommendation. Following the public meeting, the Planning Commission shall forward the Concept Plan, together with its recommendations, to the City Council for review. The Planning Commission shall include in its recommendation any studies and reports or other special conditions that they feel should be added, waived, or modified for the proposed development.
- (5) City Council Review.
- (a) Following the recommendation of the Planning Commission, the City Council shall review the Concept Plan. They shall determine whether the proposed development has addressed the list of items in section 12D-801 (2). The City Council shall consider the factors listed in section 12D-614(1) to ensure that the subdivision meets the intent of the City's General Plan when preparing its approval.
 - (b) City Council Action. The City Council shall hold a regularly scheduled public meeting to discuss with the applicant the adequacy of the Concept Plan and any other issues bearing on the merits of the proposed development. The City Council shall approve, reject, or defer its decision of the Concept Plan.

12D-802. Development Plan Application Procedure.

- (1) Contents of Development Plan. The Development Plan shall be prepared after the Concept Plan has been approved by the City Council and shall include the following:
 - (a) cross sections or other technical illustrations, as may be necessary to communicate the intent of the project;
 - (b) a narrative describing ownership, use and maintenance responsibilities for all common and public improvements, utilities, and open space (if applicable);
 - (c) Reports as listed in section 12D-614 (2), unless otherwise waived or modified by the City Council, each of which shall be prepared by a professional with the appropriate license and/or training in the field, as specified in section 12D-614 (2). Also, any additional studies and reports that may have been recommended by the city staff or planning commission and required by the City Council.

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- (d) A preliminary plat containing the following information:
- (i) Form of presentation. The information required in this chapter as part of the Development Plan submittal shall be shown graphically or by note on plans, or by letter, and may comprise several sheets showing various elements of required data. All mapped data for the same plat shall be drawn at the same standard engineering scale. Scales shall be adjusted to produce an overall drawing measuring (24" x 36"). Each sheet of the preliminary plan shall contain the name of the project, scale, sheet number, and north arrow.
 - (ii) Identification and descriptive data. Required identification and descriptive data shall be:
 - (A) Proposed name of subdivision.
 - (B) The legal description by metes and bounds, dimension, section, township, and range; reference by dimension and bearing to a section corner, quarter section corner or other legal land subdivision corner.
 - (C) Name, address and phone number of subdivider.
 - (D) Name, address and phone number of engineer, surveyor, and landscape architect or land planner preparing the plat.
 - (E) Scale, north point and date of preparation including dates of any subsequent revisions.
 - (F) Vicinity map clearly showing proposed division in relationship to adjacent subdivision, main arterial routes, collector streets, utilities and so forth.
 - (iii) Existing conditions data. Required data regarding existing conditions shall be:
 - (A) Topography by contours related to USGS survey, datum or other datum approved by the City Engineer, shown on the same map as the proposed subdivision layout. Contour interval shall be not more than five (5) feet. Contour interval shall be not more than five (5) feet. Any area with a slope thirty percent (30%) or greater shall be shown by crosshatching and any areas proposed to be designated as non-buildable shall be shown by shading. Any area which the soils report rates as "Very Limited" shall also be identified.
 - (B) The location of all wells, proposed, active and abandoned, and of all reservoirs within the tract and to a distance of at least one hundred (100) feet beyond the tract boundaries.
 - (C) The location, width and names of all existing or recorded streets both within the proposed subdivision and within two

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hundred (200) feet of the proposed subdivision and of all prior platted streets or other public ways, railroad and utility rights-of-way, parks and other public open spaces, permanent buildings and structures, houses or permanent easements, and section and corporation lines, within and adjacent to the tract; and also showing the location of public utilities and other important features and existing structures within the land adjacent to the land to be subdivided, including railroads, exceptional topography, water table within five (5) feet of ground surface, airports and air approaches to the airport.

- (D) The location of any irrigation systems whether culinary or secondary
- (E) Name, book and page numbers of any recorded adjacent subdivision having common boundary with the tract. Boundary lines of adjacent tracts of un-subdivided lands showing the names and addresses of the owners thereof.
- (F) By note, the existing zoning classification of the tract.
- (G) By note, the acreage or square footage of the tract.
- (H) Location and principal dimensions for all water courses including the location of streams or drainage channels with flood prone areas specifically designated as flood plains using the requirements for storm water control in Chapter 300 of the North Logan Design Standards Technical Manual. Existing flow rates shall be calculated and stated as to whether flow is constant or intermittent.
- (I) Existing sewers, storm drains, water mains, culverts, or other underground facilities within the tract and to a distance of at least one hundred (100) feet beyond the tract boundaries, indicating pipe sizes, grades, manholes and exact locations.
- (J) The location of existing bridges, culverts, surface or subsurface drainage ways, wetlands, geologic hazards, floodplains, canals, utilities, public buildings, pumping stations or appurtenances, within subdivision or within three hundred (300) feet thereof.
- (K) Where the plan submitted covers only a part of the subdivider's tract, or is part of a larger vacant area, the plan shall show the location of the subdivision as it forms part of the larger tract or parcel of land. In such case, a sketch of the prospective future street system of the unplanned parts shall be submitted and the street system of the part submitted shall be considered in the light of adjustments

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- and connections with the future street system of the larger area.
- (L) A preliminary title report shall be submitted indicating all easements, restrictions, covenants and reservations of record. All easements shall be clearly shown on the preliminary plat.
 - (M) Location and nature of any prominent natural features.
- (iv) Proposed Conditions Data. Required data regarding proposed conditions shall be:
- (A) Street layout, including location, width and proposed names of public streets, alleys, crosswalks, easements; connections to adjoining platted tract, parks and other open spaces.
 - (B) Typical lot dimensions (scaled); dimensions of all corner lots and lots of curvilinear sections of streets; each lot numbered individually; total number of lots; total amount of open space, all sensitive lands, and non-buildable areas.
 - (C) Designation of all land to be dedicated or reserved for public or common use with use indicated.
 - (D) If plat includes land for which multi-family, residential use is proposed, such areas shall be clearly designated together with existing zoning classifications and status of zoning change, if any.
 - (E) Building setback lines – including showing dimensions where required by the Planning Commission.
 - (F) Easements for water, sewer, drainage, utility lines and other purposes, if required by the Planning Commission.
 - (G) Typical street cross-section and preliminary street profiles where required by the Planning Commission.
 - (H) A tentative plan or method by which the subdivider proposes to handle storm water as required in Chapter 300 of the North Logan Design Standards Technical Manual and to be included in a water drainage plan for the subdivision.
 - (I) A tentative plan for culinary water improvements and waste disposal improvements for all lots proposed within the subdivision.
 - (J) Meets and bounds locations of all non-buildable areas and open space.
- (v) Proposed Utility Methods. Required data regarding proposed utility methods shall include:
- (A) Sewage Disposal. It shall be the responsibility of the subdivider to furnish the appropriate health authority such

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evidence as that department may require to its satisfaction as to the design and operation of sanitary sewage facilities proposed. The existing city sewage collection system must be used unless otherwise authorized by the city.

- (B) Water Supply. Evidence shall be given of adequate delivery capabilities for peak instantaneous flow plus flow from demands. All developments must connect to the existing city culinary system.
 - (C) Storm Water Disposal. Preliminary calculations and a layout of the proposed system shall be provided.
 - (vi) Zone Changes. Proposed changes to existing zoning boundaries or zoning classifications, if any, shall be shown and described.
 - (vii) Annexation Needed. Proposed annexation to city, if applicable, shall be shown.
 - (viii) Information on Guarantee of Improvements. By note on the final plat, information to property owners regarding when building permits will be allowed to be issued relative to the completion of the subdivision's infrastructure, i.e. will all infrastructure be finished prior to the issuance of building permits or reference made to a development agreement which will state when building permits will be issued in the course of development of the infrastructure.
- (2) Development Plan and Preliminary Plat submittal (Staff Review).
- (a) Five (5) full size (24" x 36") and one half size (11" x 17") engineering scaled copies of the Development Plan and Preliminary Plat, shall be submitted for the review of the city staff. The development plan shall, within twenty (20) calendar days, be reviewed by the city staff for content, correctness, completeness, and compliance with the subdivision ordinance. Upon such review, the Applicant shall be provided with written notice of any corrections needing to be made and/or deficiencies in the Development Plan. The Applicant shall correct any deficiencies in the development plan to the satisfaction of the city staff before any item is placed on the Planning Commission agenda.
 - (b) Following the correction of deficiencies in the development plan to the satisfaction of the city staff, and at least twenty (20) days prior to the Planning Commission meeting at which the development plan is to be considered, the applicant shall submit thirteen (13) engineering scaled copies (11" x 17") of the Development Plan and Preliminary Plat, with all changes recommended by the city staff, for review by the Planning Commission and City Council. The Applicant shall receive approval of

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the Development Plan and Preliminary Plat from the city staff before any proposal is placed on the Planning Commission agenda.

(3) Planning Commission Review.

- (a) Upon receipt of a completed Development Plan and Preliminary Plat, the Planning Commission shall review the Development Plan and Preliminary Plat and determine whether the proposed development meets the requirements of this chapter and is consistent with the Concept Plan, based on the required reports and other data available to it.
- (b) Meeting. The Planning Commission shall hold a regularly scheduled public meeting to discuss with the applicant the adequacy of the Development Plan and Preliminary Plat and any other issues bearing on the merits of the proposed development.
- (c) The Planning Commission shall have the option, to have the professional reports submitted with the Development Plan and Preliminary Plat, reviewed by other local, state, and/or federal agencies. This may be done when the Planning Commission deems it necessary to obtain outside technical advice. The Planning Commission shall consider the factors listed in section 12D-614(1), when making its recommendation.
- (d) Planning Commission Recommendation. After its review, the Planning Commission shall forward the Development plan and Preliminary Plat together with its recommendation, to the City Council for its review.

(4) City Council Review.

- (a) Following the recommendation of the Planning Commission, the City Council shall review the Development Plan and Preliminary Plat, together with the Planning Commission recommendation. The City Council shall consider the factors listed in section 12D-614(1) to ensure that the subdivision meets the intent of the City's General Plan when considering the Development Plan and Preliminary Plat.
- (b) City Council Action. The City Council shall hold a regularly scheduled public meeting to discuss with the applicant the adequacy of the Development Plan and Preliminary Plat and any other issues bearing on the merits of the proposed development.
- (c) City Councils Action, Ancillary Agreement. The City Council may:
 - (i) approve the Development Plan and Preliminary Plat;
 - (ii) approve the Development Plan and Preliminary Plat subject to additional conditions, which shall be set forth specifically in the documentation of its decision, which conditions may include,

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- without limitation, the execution by the Applicant or developer of an Ancillary Agreement containing such terms as the City Council may require, which may include, without limitation, commitments by the Applicant or developer with respect to the property being subdivided or other property under the Applicant's or developer's control but outside the area of the current proposal;
- (iii) Defer its decision and request additional reports or studies which it determines to be necessary to evaluate the extent to which the proposal is consistent with the intent of this chapter, or the extent to which a proposal mitigates any adverse consequences of the proposed development to public health or safety, to property, or to the natural or human environment.
 - (iv) deny the Development plan and Preliminary Plat with a request for modifications;
 - (v) deny the Development plan and Preliminary Plat;
 - (vi) Approve the form of the improvement bond and the associated development agreement unless it is agreed that all improvements will be completed before any building permits are to be issued.
- (d) The City Council shall make any approval conditional on a binding commitment by the Applicant to place, on each instrument of conveyance of any part of the proposed development, a statement that any Open Space within the subdivision may not be subdivided into separate parcels, and a statement describing all requirements related to the existence or maintenance of open space, trail easements, non-buildable areas, conditional and prohibited uses, and restrictions on land use, in or affecting the development or subdivision.
- (5) City Council Reconsideration. If the City Council asks for a changes in the proposed plan, or seeks additional information on the Development Plan, the Development Plan and Preliminary Plat shall be returned to the Planning Commission for their review and recommendation. The Planning Commission shall require the subdivider to make such adjustments or modifications as may be necessary to comply with the determinations of the City Council, if any, and upon such adjustments or modifications being made, thereafter, the Planning Commission shall re-submit the Development Plan and Preliminary Plat to the City Council which shall, at its next regular meeting approve or disapprove the Development Plan and Preliminary Plat or refrain from taking any action at all and consider the matter at subsequent meetings.
- (6) Approval for One (1) Year. Approval of the Development Plan and Preliminary Plat by the City Council shall only be valid for twelve (12) months unless the Council grants an extension, in writing, to the subdivider. If a Final Plat has not been recorded within the twelve (12) month period, the Development Plan and

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Preliminary Plat shall be void. Any further action by the subdivider to gain approval of the subdivision would require a re-submittal of the plan through the regular subdivision approval process. However, preliminary approval of a larger tract of land shall not be voided if a Final Plat showing only a portion of the total area in the Preliminary Plat is submitted for final approval within one (1) year.

- (7) Authorization to Proceed (Final Processing). Three (3) full size (24" x 36") copies of the "approved" Development Plan and Preliminary Plat with all conditions required by the City Council shall be submitted to the City Staff. The Mayor, Planning Commission Chairman, and City Engineer shall review the Development Plan and Preliminary Plat for completeness and correctness. If the Development Plan and Preliminary Plat are found to be consistent with the City Councils approval, including any conditions that may have been required, The Mayor and Planning Commission Chairman and City Attorney shall sign the Development Plan and Preliminary Plat.

If the City Engineer finds that the subdivision fully complies with the improvements required by the ordinance, that the survey description is correct and that the easements are appropriately located, he shall sign the Development Plan and Preliminary Plat. One signed copy of the Development Plan and Preliminary Plat by the Mayor, Planning Commission Chairman, City Attorney and City Engineer shall be given to the subdivider and shall be filed with the County Recorder, and one copy shall be made after recording as a working copy for the city. Recording of the signed copy by the County Recorder shall be authorization for the subdivider to proceed with the preparation of plans and specifications for the improvements required in the Final Plat and Construction Drawings. Approval of the Development Plan and Preliminary Plat does not constitute acceptance of the Final Plat or the Construction Drawings of the Subdivision.

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12D-803. Final Plat (Final Processing) Application Procedure.

- (1) Final Plat Submittal. Once the Development Plan and Preliminary Plat have been approved by the City Council and the subdivider has received authorization to proceed, the Applicant shall prepare the Final Plat. A Final Plat of the subdivision covering all or part of an approved Development Plan and Preliminary Plat, and including an appropriate improvement bond or other proposed form of guarantee of improvements insuring both the completion of and payment for required improvements, shall be submitted within one (1) year from the date of the Preliminary Plat approval, unless the time is, in writing, extended by the City Council. Otherwise, preliminary approval shall be deemed to have been withdrawn.

- (2) Contents of the Final Plat Submittal. The Final Plat shall include the following:
 - (a) Method and Medium of Presentation of the Final Plat.
 - (i) The final plat shall be drawn in Permanent ink on linen, plastic, or other non-shrinking material, on a sheet of (24" x 36") proportions and signed by a registered land surveyor who is licensed in the state of Utah.
 - (ii) Copies of the final plat shall be reproduced in the form of blue lines or black line prints on a white background.
 - (iii) The plat shall be drawn to an accurate scale not more than (1" = 50') unless otherwise approved as to scale.
 - (iv) The plat shall use the standard form, including margins.
 - (v) A copy of the Final Plat shall be submitted in electronic form.

 - (b) Required Data. The following data shall be set forth in the final plat:
 - (i) Identification Data.
 - (A) A title in bold letters which includes the name for the subdivision and its location by number of section, township, range, and county;
 - (B) Signature and seal of the registered land surveyor preparing the plat;
 - (C) Scale, north arrow and date of plat preparation

 - (ii) Survey Data.
 - (A) Boundaries of the tract (to be drawn slightly heavier than street and lot lines) shall show all bearings and distances, determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.

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All boundary, lot and other geometrics on the final plat shall close to an accuracy of not less than one (1) part in five thousand (5,000).

- (B) Any excepted parcel(s) within the plat boundaries shall show all bearings and distances, determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.
- (C) And description of cardinal points to which all dimensions, angles, bearings, and similar data on the plat shall be referenced; each of two (2) corners of the subdivision traverse shall be tied by course and distance to separate section corners, quarter section corners, or other legal land subdivision corners.
- (D) Description of all physical encroachments upon the boundaries of the tract.

(iii) Descriptive Data.

- (A) Names, right-of-way lines, courses, lengths, widths, and bearings and curve data on the centerline, of all public streets, alleys, crosswalks and utility easements, radii, points of tangency and central angles of all curvilinear streets and alleys, radii of all rounded street line intersections;
- (B) All drainage ways shall be shown on the plat with the same information and in the same manner as set forth in the preliminary plat.
- (C) All easements for right-of-way provided for public services or utilities and any limitations of the easements. Construction within the easement shall be limited to utilities and wood, wire, or removable section type fencing;
- (D) Location, lines, dimensions, bearings, and number of all residential lots and blocks. All residential lots shall be numbered by consecutive numbers throughout the plat;
- (E) All lots, blocks, or parts thereof reserved for any reason within the subdivision, and all other exceptions, tracts and “private parks”, shall be so designated, lettered or named and clearly dimensioned;
- (F) Location, dimensions, bearings, radii, arcs and central angles of all sites to be dedicated to the public will be clearly indicated and intended use specified;
- (G) Location of all adjoining properties with date, book, and page number of recordation noted, or if unrecorded, so marked;

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- (H) Any proposed private deed restrictions to be imposed upon the plat or any part or parts thereof pertaining to the intended use of the land shall be typewritten and attached to the plat and to each copy submitted;
 - (I) Any open space within the subdivision and a statement describing all requirements related to the existence or maintenance of open space, trail easements, non-buildable areas, conditional and prohibited uses, and restrictions on land use, in or affecting the development or subdivision.
 - (J) Any non-buildable areas shown by shading with metes and bounds and the designation “No-Build” written on each such area.
- (iv) Required Signatures. The specified standard form for the required signature blocks are listed in the Design Standards Technical Manual. The following signatures blocks are required:
- (A) Surveyor’s Certificate
 - (B) Owner’s Dedication
 - (C) Acknowledgment by owner to include Corporate, Partnership, Limited Liability Company, or Trust Acknowledgment as applicable
 - (D) Agreement(s) as applicable
 - (E) Utility Companies Approval
 - (F) County Recorder’s Number
 - (G) County Surveyor’s Certificate
 - (H) City Engineer’s Certificate
 - (I) City Attorney Approval
 - (J) Mayor’s Approval and Acceptance
 - (K) Planning Commission Chairman’s Approval and Acceptance
- (a) Other Required information. A current title report from a licensed title company evidencing the current ownership of the real property included in the Final Plat shall be submitted with the Final Plat.
- (3) Final Plat Review, Approval and Filing.
- (a) Four (4) copies of the Final Plat shall be submitted to the city staff for its review and approval. The purposes for the submittal of the Final Plat are so that:
 - (i) The city may be enabled to ensure that the Final Plat substantially conforms to the Preliminary Plat as approved, including any

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- modifications, deletions, or additions thereto as required by the city or agreed upon by and between the city and the subdivider in the review process,
- (ii) The dedication to the city of any streets, parks, utility easements, sewer easements, open space, or similar land and interests is properly certified and described,
 - (iii) Appropriate determination and action be taken by the city in the instance that the Final Plat has not been submitted within the time provided by this ordinance,
 - (iv) There is an assurance that between the date of approval of the Preliminary Plat and the submission of the Final Plat for review there have been no significant changes in the property or the community which will constitute a potential hazard to the city should the Final Plat be approved, and
 - (v) Any open space within the subdivision can be examined to have a statement that does not allow for it to be subdivided into separate parcels, and a statement describing all requirements related to the existence or maintenance of Open Space, trail easements, non-buildable areas, conditional and prohibited uses, and restrictions on land use, in or affecting the development or subdivision is noted.
- (b) City Engineer Review. The City Engineer shall review the Final Plat for content, correctness, completeness, and compliance with the subdivision ordinance, the Design Standards Technical Manual, and all other applicable city and state codes for development. When the Final Plat is completed to the satisfaction of the City Engineer, the Final Plat shall be approved and signed by the City Engineer.
- (c) Planning Commission Chairman Review. The Planning Commission Chairman shall review the Final Plat. If the Chairman finds the Final Plat consistent with the Development Plan and Preliminary Plat that was recommended for approval of the City Council, and other conditions that may have been required by the City Council for approval, he shall approve the Final Plat and sign it.
- (d) Mayor Review. Following the approval of the Final Plat by the City Engineer and Planning Commission Chairman, the Mayor shall review the plat. If the Mayor finds the Final Plat consistent with the Development Plan, and other conditions that may have been required by the City Council for approval, he shall approve the Final Plat and sign it.
- (e) City Attorney Review. The City Attorney shall review the Final Plat with an updated title report as to form, signifying compliance with all state laws and statutes and shall review such documents as are required and were

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approved for the guarantee of improvements. Upon finding the plat in compliance and that the type and form of the guarantee of improvements is as approved, the attorney shall approve and sign the Final Plat.

- (f) Filed Plat. When the applicant has received all appropriate signatures on the Final Plat, the applicant shall have the Final Plat recorded at the County Recorders Office, and a copy of the recorded Final Plat shall be submitted by the applicant to North Logan City.

SECTION II: SEVERABILITY. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any of the remaining sections, paragraphs, sentences, clauses, or phrases of this Ordinance.

SECTION III: EFFECTIVE DATE. In the opinion of the City Council of North Logan, it is necessary that this ordinance take effect immediately; therefore, this Ordinance shall take effect immediately upon its passage and first posting as provided by law.

ADOPTED AND PASSED by the City Council of the City of North Logan, Utah, this 11th day of March, 2015.

NORTH LOGAN CITY

By:


Lloyd Berentzen, Mayor

ATTEST:


Scott Bennett, City Recorder

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CERTIFICATE OF DUE POSTING

I, SCOTT BENNETT, City Recorder of North Logan, Utah, hereby certify that I, on the 12th day of March, 2015, in the City of North Logan, Cache County, State of Utah, posted the foregoing Ordinance No. 15-02 in a likely manner, a copy of which is hereto attached, in each of three public places in the said City of North Logan, to-wit:

1. North Logan City Offices, 2076 North 1200 East
2. North Logan City Library, 475 East 2500 North
3. North Park Police Department, 575 East 2500 North

WITNESS my hand this 12th day of March, 2015.



City Recorder