

ORDINANCE NO. 20-10

AN ORDINANCE OF THE NORTH LOGAN CITY COUNCIL
MAKING CHANGES TO SITE DEVELOPMENT REQUIREMENTS IN TITLE 12C-1100

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

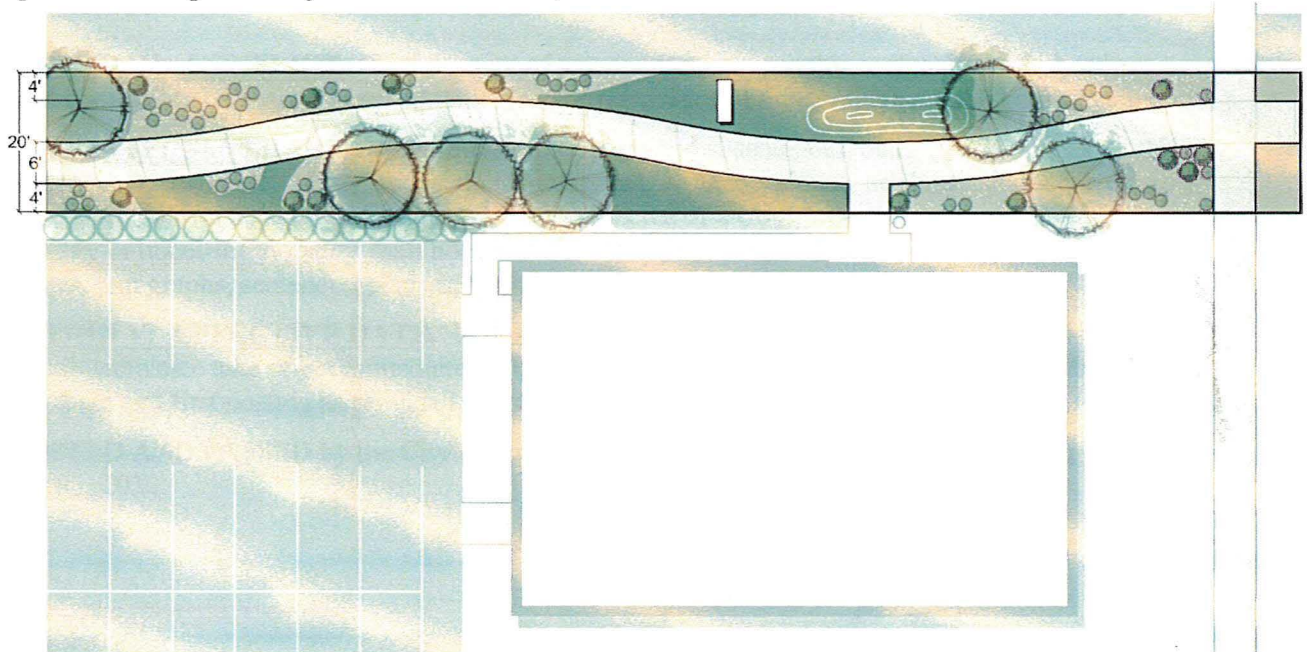
WHEREAS, said Code included Title 12, which is the City's Land Use Ordinance; and

WHEREAS the City Council and the City's Planning and Zoning Commission have determined there is need and good cause to amend the City's land use ordinance to modify the regulations governing permitted and conditional uses allowed in the matrix.

NOW, THEREFORE, pursuant to Section 12A-301 of Title 12 of North Logan City code and Section 10-9a-205 of the Utah Code, and after ten (10) days' notice and a public hearing held August 6, 2020 by the Planning Commission as required, 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:

SECTION I: Amend TITLE 12C-1101 General Site Development Requirements in Commercial-Industrial; Institutional-Residential; Non-Residential Development, adding additional development requirements for parcels adjacent to Main Street, to read as follows:



J. Site Development Requirements for all Parcels Adjacent to U.S. 91 - All development in any parcel located adjacent to U.S. 91 shall be required to make the following improvements within the required twenty (20) foot required landscape in the frontage setback area.

1. A meandering sidewalk a minimum of six (6) feet wide, no closer than four (4) feet from the back of curb, and no further than sixteen (16) feet from the back of curb shall be installed along the

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- entire frontage of Main Street. The sidewalk shall be designed to connect and cooperate with adjacent existing and future development. Design is to be approved by the Design Review Committee, and shall be installed to standards in the design standards technical manual.
2. One (1) tree per 30 feet of frontage shall be required to be located adjacent to U.S. 91. These trees shall be included in the total number of trees and follow size and type requirements found in 12C-1101(1)(7)(d). No evergreen trees are permitted within the twenty (20) foot required landscape area. Species and placement is to be reviewed and approved by the Design Review Committee. Ten (10) shrubs, five (5) gallon container size, per 30 feet of frontage in the landscape frontage setback area shall be installed. Two (2) perennial or ornamental grasses, one (1) gallon container size minimum, shall equal one (1) required shrub.
 3. Maximum percentage of landscape in the frontage setback area that may be turf grass is sixty (60) percent.
 4. Parking lot frontage along U.S. 91 shall be screened with one or a combination of the following methods, and shall be appropriately modified or not be required when screening would constitute a danger to traffic as constituted in 12C-1100 (E)(7).
 - a. Evergreen shrubs spaced a maximum of three (3) feet apart with a minimum height of two (2) feet at full size.
 - b. A concrete or masonry wall, designed with similar character, color, and materials as the structure, a minimum of two (2) feet and maximum of three (3) feet above the adjacent parking surface installed directly adjacent to the edge of the parking lot.

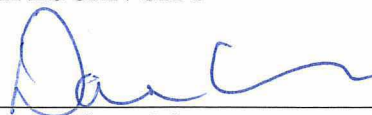
SECTION III: CONFLICT. To the extent of any conflict between this ordinance and any other North Logan City ordinance(s) or regulation(s), the provisions of this Ordinance shall be controlling.

SECTION IV: 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 V: 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 19th day of August, 2020.

NORTH LOGAN CITY

By: 
Damon Cann, 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 caused to be posted the foregoing Ordinance No. 20-10 on the 20th day of August, 2020, in the City of North Logan, Cache County, State of Utah, 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 20th day of August, 2020.



Scott Bennett, City Recorder