AN ORDINANCE AMENDING THE ZONING MAP OF LOGAN CITY, UTAH

BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF LOGAN, STATE OF UTAH AS FOLLOWS:

SECTION 1: That certain map or maps entitled “Zoning Map of Logan City, Utah” is hereby amended as shown on the map or maps entitled “Amendment #2 5 to the Zoning Map of Logan City, Utah,” and the following property is hereby zoned from MFH (Multi-Family High) to MFH-PD (Multi-Family High-Planned Development) Combining District, as follows:

Tax ID No. 04-082-0002.

Also identified as approx. 10 acres located at approximately 1600 North 400 West, Oak Meadows Planned Unit Development complex, owned by Brent Carlson.

SECTION 2: This ordinance shall become effective upon publication.


AYES: Bonn, Stowe, Pierce, Thompson

NAYS:

ABSENT: Allred

ATTEST: 

Lois Price, City Recorder

PRESENTATION TO MAYOR

The foregoing ordinance was presented by the Logan Municipal Council to the Mayor for approval or disapproval on the 16th day of February 2000.

MAYOR’S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby APPROVED this 22nd day of

Douglas E. Thompson, Mayor
January 28, 2000

To: Municipal Council, Mayor

From: Eric Jay Toll, Director of Community Development

Topic: Oak Meadows rezoning

Oak Meadows is a proposed 131 unit apartment complex for rental occupancy at 400 West and 1600 North. The subject property is currently within the MFH zoning district. The developer wishes to be able to finance individual buildings and in order to do so, our Land Development Code requires separate lots for each building. In order to maintain the overall management and control of the project, the proponent agreed with Staff that the way to subdivide is to create a lot under the footprint of each of the five buildings and retain parking, open space, amenities, and club house in common ownership. The only mechanics the City has to create lots in this manner is to overlay the existing MFH base zone with a PD combining zone.

This is not any attempt to “pretend” that the project is a Planned Development. The 131 units are for rentals only. This was clearly stated to the Commission and public. The PD zone “erases” the building setbacks, and thus allows the lots to follow the building footprints. It also means that someone cannot buy one of the buildings to run it independently of the others. The City will control the deed restrictions. A new provision we have been requiring in CC&Rs is that certain items require City approval to amend.

The Planning Commission approved the project with 131 units and recommends approval of the PD combining zone for the project. All reports and minutes are attached.
DESIGN REVIEW & SUBDIVISION PERMIT

At its meeting of January 13, 2000, the City of Logan Planning Commission conditionally approved PC# 00-005, Oak Meadows P.U.D. at approx. 1600 North 400 West, for a 131 apartment P.U.D. complex. The subject property is as described on the attached legal description.

This decision is based on compliance with the following conditions. These conditions are binding on the permit holder/subdivider and any subsequent purchaser of the property. If the property is rented or leased to another party, the record owner is still responsible for compliance with the conditions.

1. Any representations by the proponent or agent at the Planning Commission hearing shall be incorporated into the final action as conditions of approval and shall be binding upon the proponent as modifications to the approved project.

2. The proposed project shall be constructed in conformance with the revisions imposed by the conditions of the project approval.

3. The project shall be limited to 131 rentable dwelling units. Unit 132 may be constructed but shall not be occupied or rented. The 36 unit complex shall be placed on the south portion of the subject property and a 24 unit complex shall be substituted on the north side.

4. No site development activities, including grading, clearing, or vegetation removal shall commence until an executed copy of the Record of Decision signed by the property owner has been filed with the City.

5. Failure to comply with any conditions of approval shall void the permit and require a new Planning Commission hearing.
6. All improvements shall be constructed in substantial conformance with approved site plan.

7. The proponent is responsible to ensure that all construction is appropriately inspected by the Building Inspection Division through timely scheduled inspections. Failure to obtain an inspection or to continue construction beyond points of inspection may result in an enforcement action by the Chief Building Official. Such action may include and is not limited to:
   a. Issuance of a stop work order
   b. Filing of a complaint with the State Department of Commerce against the contractor licenses
   c. Requirements for inspection by x-ray or by removing any covering or demolition of construction occurring beyond the point of inspection.

8. The proponent shall ensure that the contractor has current copies of the approved plans and amendments to plans onsite at all times during construction.

9. All physical construction shall conform to the approved building plans.

10. The project shall not be used or occupied, including placement of inventory into the structure, until a Certificate of Occupancy has been issued by the City. Individual building certificates of occupancy may be approved by the Director of Community Development and Chief Building Official provided that conditions applicable to the unit proposed for occupancy are proportionally satisfied.

11. Prior to the issuance of a building or permit or submission of the plat map the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that its requirements have been satisfied:
   a. Public Works
   b. Environmental Health
   c. Logan Light and Power
   d. Logan Fire Department

12. Improvements shall meet City of Logan requirements for quality, performance, or other requirements as established in the City of Logan “Public Works Standards and Specifications” as approved by the Director of Public Works.

13. No work shall be undertaken within the public right-of-way without a permit issued by the City of Logan for City right-of-way.

14. Prior to the issuance of a building permit, commencement of any site work including grading, grubbing, and removing of vegetation on the project site, the Director of Community Development shall review and approve a revised landscape plan meeting the requirements of Title 17 of the Logan Municipal Code. The landscape plan shall include an intensification of landscaping by size, quantity, and species along Penny Lane (north boundary) as a separation from Yorkshire Village.
15. Prior to the issuance of a certificate of occupancy, the Director of Community Development shall approve the installation of landscaping in conformance with the approved landscaping plan. Landscaping which is required to be installed between November 1 of one year and May 1 of the following year may be satisfied by improvement security in conformance with Title 17 of the Logan Municipal Code to guarantee the installation of landscaping and irrigation systems for the project.

16. Prior to the construction of the new driveway access, the property owner shall enter into an access agreement with the City Engineer.

17. Signs have not been reviewed as a component of this permit and require separate and full compliance with Title 17, Logan Municipal Code, Land Development. This design permit does not inure any entitlements for signs on the site.

18. Prior to the submittal of the plat map, the City Engineer shall review and approve all engineering construction drawings for infrastructure improvements.

19. The final plat map(s) shall be submitted with all owner, lien-holder, beneficiaries of easements, and public utility signatures appropriately notarized (where required) and affixed to the original vellum or mylar. The City Engineer, upon approval of the final plat map, shall obtain necessary City signatures and shall cause the plat map to be recorded with the Cache County Recorder.

20. Prior to the issuance of a building permit or recordation of a plat map there shall be covenants, conditions, and restrictions to address the comprehensive management and operation for the project as a single entity.

21. Prior to the submittal of the plat map, the Director of Community Development shall receive a signed and notarized copy of any deed covenants, conditions, or restrictions to be imposed upon the subdivision. Following approval of the covenants, conditions, and restrictions, the Director of Community Development shall forward the original copy to the City Engineer for recordation with the plat map.

22. The final plat map shall depict a five foot public utility easement around the perimeter of the subject property.

23. The final plat map shall include the following information in the "Planning Commission approval" certificate: "This subdivision, entered into City Records as Planning Commission Docket #________ was heard before the Commission in a public hearing on the ___ day of __________, ________, and was approved in substantial conformance with the requirements and design show upon this plat map. Signed, ___________________________, Eric Jay Toll, Director of Community Development, City of Logan". The proponent shall ensure that all information is inscribed on the final map with the exception of the actual signature.

24. All utilities shall be constructed and installed with the requirements of the City of Logan or the public utility provided in effect at the time of construction or as specified in the Development Agreement.
25. Prior to the submittal of the final plat, the City Engineer shall receive an executed original copy of the Development Agreement for the subdivision.

26. All streets, roads, and alleys shall be constructed to the standards of the City of Logan in effect at the time of construction, unless otherwise specified in the Development Agreement.

Some conditions are "ongoing." This means the holder/subdivider shall always be in compliance with the conditions. If you are unable to comply, you must return to the Planning Commission for consideration of an amendment to your approval. Failure to comply, may result in an action by the City to revoke your permit.

The Planning Commission's action came on a motion by Commissioner John Kerr, with a second by Commissioner Paul Larsen. The motion passed by a vote of 5, 0.

This action will expire one year from the date of the January 13, 2000 Planning Commission's action if all conditions have not been met, unless an extension of time is requested and approved in advance of the expiration date. The City does not send "reminder" notices or other notification of the pending expiration date. The action to request an extension is the responsibility of the proponent.

Attest:

Eric Jay Toll AICP
Director of Community Development
January 26, 2000

We have reviewed the action of the Planning Commission and agree to the conditions and requirements of its action. We understand this project expires one year after the date of the Commission action and if an extension of time is required, we must submit our request prior to the expiration date of one year from the Planning Commission action. The length of an extension of time is established in the Logan Municipal Code 17.58.020.

Accepted and agreed:
Oak Meadows P.U.D., by

______________________________
Title _______________________

Date: _______________________

Attachment: Copy of Legal Description, 04-082-0002
I. Project summary

<table>
<thead>
<tr>
<th>Project name</th>
<th>Oak Meadows Planned Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project address</td>
<td>1600 North 400 West</td>
</tr>
<tr>
<td>Request</td>
<td>132 apartment units in six buildings on 9.34 acres subdivided into six lots, one for each building and a common area.</td>
</tr>
<tr>
<td>Current zoning</td>
<td>Multi-Family High (MFH). 14 units per acre</td>
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<td>Proposed zoning</td>
<td>Multi-Family High—Planned Development (MFH-PD)</td>
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<tr>
<td>Staff recommendation</td>
<td>Conditionally Approve</td>
</tr>
</tbody>
</table>

II. Project

The proposed project is comprised of three actions: Design Permit, Subdivision, and recommendation for rezoning into the PD combining district.

The proposed project is a six building apartment complex with 132 units and a density of 14.1 units per acre. The project includes a club house, swimming pool, hot tub, playground, basketball/sport court, sand volleyball court, and landscaped open space.

The subdivision creates separate lots for each occupied building. The common area will include all open space, parking, landscaping, amenities, and the club house facilities.

The PD zoning is necessary in order to allow the subdivision of the building footprints.

III. Site description

A. Surrounding land uses

North: Yorkshire Village townhomes
East: Undeveloped land in the MFH zone
West: Undeveloped land in the Industrial land
South: Industrial
B. Detailed site description

The site is generally level with uncultivated agriculture uses and some evidence of grazing. Access to the site will be derived from the extension of 400 West from 17000 North to 1600 North.

IV. Agency comments

Comments were received from the following departments or agencies with specific recommendations for project conditions:

- Public Works
- Light and Power
- Fire Department
- Environmental Health

Letters of "No Comment" were received from the following departments or agencies:

- Cache Metropolitan Transportation Organization
- Logan Transit

No comments were received from the following agencies or departments:

- Police
- Utah Department of Transportation

V. Public comments

Notices were mailed to 63 property owners within 300 feet of the subject property. At the time the Staff Report was prepared, one comment was received by the Department of Community Development (attached).

The adjoining property owner expressed concern on the construction of apartments and whether rental units would undermine the stability of the Yorkshire Village project, which are predominantly owner-occupied townhomes.

VI. Department of Community Development comments

The subdivision and PD zoning

Commissioners may question the need for the Planned Development zoning when the project is not intending to offer individually owned dwelling units. Contrary to prior practice, this developer is seeking Commission approval to divide the land for financing purposes. Under this configuration, even if each building were sold, the buyers would still have a one-sixth undivided interest in the common area. The PD zoning is the only mechanism that allows the building footprints to be subdivided for financing collateral and ensure that the project is managed and maintained as a single unit. Staff is comfortable with this proposal because it is being presented before the fact and the project fully complies with City requirements for parking, landscaping, and open space.
Design Review

The proposed project is a tri-level design with a partially sunken first level and two above ground levels. The units are configured with 24 to 36 units per building. The buildings are designed with different roof forms and heights, an enclosed stair entranceway, and a combination of stucco and stonework. The roof is architectural shingles. Each upper level unit also has a deck area.

The project proposes landscaping totalling 11,275 points, twenty-one percent greater than required by code. The landscaping area meets all requirements for open space, usable open space, and total landscaping area per building.

Density

The proponent is requesting 132 dwelling units. The identified land area is 9.34 acres, which only allows 130 units, and with rounding it can be stretched to 131. The building configurations, however, are such that the Commission would have to reduce the number of units by six, because the units are paired on each floor and there are three floors. It is feasible to drop the number of units by 3 through a change in building design on one of the structures. The actual density calculates to 14.1 units per acre. The maximum in the MFH zone is 14.0 units per acre. The Land Development Code does not provide a mechanism with which the Staff can recommend approval of the extra unit. We leave this to the Commission to discuss.

VII. Recommendation

Staff recommends that the Planning Commission approve a recommendation to the Municipal Council to rezone 04-080-0002, 9.34 acres from MFH to MFH-PD.

Staff recommends that the Planning Commission approve a motion to conditionally approve docket #00-005 to permit the planned development subdivision of six lots comprised of building footprints and a common area of six undivided interest shares. The plat map to be recorded following monumentation of the building foundations.

Staff recommends that the Planning Commission conditionally approve docket #00-005 for design review of an apartment complex of 131 units and common area amenities.

VIII. Standard conditions

1. Any representations by the proponent or agent at the Planning Commission hearing shall be incorporated into the final action as conditions of approval and shall be binding upon the proponent as modifications to the approved project.

2. The proposed project shall be constructed in conformance with the revisions imposed by the conditions of the project approval.

1Standard findings and conditions are in a table designed for "cut and paste" on the network with the long document name of: "Cut and paste version of findings and conditions," and the file name: H: \GROUP\PLANNING\CONDFIND.WPD.
3. No site development activities, including grading, clearing, or vegetation removal shall commence until an executed copy of the Record of Decision signed by the property owner has been filed with the City.

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10. Prior to the issuance of a building or permit or submittal of the plat map the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that its requirements have been satisfied:
    a. Public Works
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24. All streets, roads, and alleys shall be constructed to the standards of the City of Logan in effect at the time of construction, unless otherwise specified in the Development Agreement.

IX. **Standard findings**

1. The proposed project has been revised and amended by the conditions of project approval to address the issues and concerns raised within the public and administrative records.

2. The proposed project has been revised and amended by the conditions of project approval to conform to the requirements of Title 17, Logan Municipal Code, “Land Development”, the City of Logan “Public Works Standards and Specifications”, and the requirements of various departments and agencies.

3. The proposed project is consistent with the goals and policies of the Logan General Plan.

4. The proposed project conforms to the requirements of Title 17 of the Logan Municipal Code, Land Development.

5. The proposed project is compatible with existing neighborhood land uses and zoning.

6. The proposed project is compatible with the neighborhood and will enhance and improve neighborhood character.

7. The design permit is issued in conformance with the requirements of Title 17 of the Logan Municipal Code.

8. The design of the project provides architectural style and character that is complementary to the characteristics of other structures in the area.

9. The subject property derives its access from 400 West, which will be constructed to City standards for the traffic generated by the project.

10. The streets providing access and other infrastructure to the subject property have adequate capacities or a suitable level of service for the conditional use.

11. The use provides adequate off-street parking in conformance with Chapter 17.24 of the Logan Municipal Code as modified as a part of this project approval.
Tape 1B

**OAK MEADOWS P.D.** Design Review, Subdivision and Rezone. Brent Carlson, owner/applicant, requests a 6 lot (one lot being common area) Planned Development and design review of 5 apartment buildings for a total of 132 apartments and a rezone of 10.5 acres to Multi Family High Planned Development (MFH-PD) zone at approx. 1600 North 400 West. TIN#04-082-0002.

Mr. Ward abstained from this project.

STAFF: Mr. Toll said there is a slight problem with the land area. Wayne Crow said that 9.5 acres is the total, but it is lowered down to 9.34 acres with the road. Mr. Toll said they will have to cut back the units on 400 West.

Mr. Toll said they have almost 4 parking spaces per unit.

PROPONENT: Wayne Crow said that they thought the density they were proposing was slightly less than what was allowed. They have 131 units. There is no way to shave one unit off. They would have to get rid of 6 units. They could take one of the units and utilize it as storage. The owners are willing to use that unit as storage. By doing a 3 story building it provides more open space. The apartments will have two and three bedroom units.

Mr. Kartchner asked if there was perimeter buffering along Yorkshire and the other properties.

Mr. Crow said there are trees planted in between Penny Lane and Oak Meadows. They did not propose putting landscaping there because Yorkshire has already planted trees, but they are not mature yet. If there was not landscaping there they would not have any problems putting the trees in to buffer the development. Their intent is to have a buffer and if it is not adequate they will put in a buffer.

Ms. Box asked about making the extra apartment a daycare area. Mr. Crow said that is a good suggestion.

Mr. Toll said a daycare would be allowed.

Brent Carlson said they wanted to do the project in a couple of phases. They would do a clubhouse and a couple apartments. They want to rent to families.

Tape 2A

PUBLIC: Dave Harris is President and Owner of Yorkshire Development. He said that 400 West really needs to be developed because the road cannot handle the construction traffic without affecting Yorkshire. The water line would have to be extended to 1400 North and upsize to 8". 400 West is the only access into Penny Lane. If the sewer goes in it would prohibit access to Yorkshire. There would need to be a condition that 400 West be kept open for the occupants to access Yorkshire and for fire access.

Mr. Harris stated that the City would also need to get land from the property owners along 400 West to get the road done. Without 1600 North going in there will be a lot of traffic and a
temptation to use Penny Lane as a road. They have not put in speed bumps because of drainage problems.

Mr. Toll said they are intending 400 West to be widen all the way down to 1400 North.

Bruce Ghnem owns the property south of Oak Meadows. He had a question on the landscaping. He said if they had to give land for 400 West would the City put in fences. Mr. Toll said they would put in new fences for their cattle.

Will Finley owns a unit in Yorkshire. He has noticed cracked sidewalks and steps that are falling apart and holes in the stucco in the Oakridge Development. Because these are the same developers he is concerned about the maintenance of the exterior of these newly proposed apartments. He said a fence might be appropriate in between Yorkshire and Oak Meadows.

Jennifer Carol lives in Greenfield Village. She said that the project looks good on paper, but the City needs to make sure the landscaping is put in and maintained.

Mr. Larsen asked who determines what goes into phases one and phases two. Mr. Toll said that it was decided by himself and Mike Mecham. The parking ratio also has to be kept up for the units built. There would be an agreement that they would have to do some amenities before units were occupied.

Tape 2A
MOTION: Moved to approve the project with the conditions as listed below.

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2. The proposed project shall be constructed in conformance with the revisions imposed by the conditions of the project approval.

3. The project shall be limited to 131 rentable dwelling units. Unit 132 may be constructed but shall not be occupied or rented. The 36 unit complex shall be placed on the south portion of the subject property and a 24 unit complex shall be substituted on the north side.

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[Moved: Mr. Kerr Seconded: Mr. Larsen Passed: 5, 0]
MOTION: Moved to recommend a rezone to the MFH-PD zone to City Council.

[Moved: **Mr. Kerr**  Seconded: **Mr. Larsen**  Passed: 5, 0]

Yea: Larsen, Kerr, Hooper, Kartchner, Box  Abstained: Ward
Mark and Suzanne Thomas  
190 Sterling Place  
Logan, Utah 84341  

Eric Jay Toll  
Director of Community Development  
Department of Community Development  
255 North Main Street  
Logan, Utah 84321  

Dear Mr. Toll,  

We recently received a notice from your office concerning a public hearing to be held on January 13th concerning the proposed Oak Meadows development. We may not be able to attend so we felt we should express our concerns beforehand.  

We are not in favor of the proposed development. We are concerned that multi-family rental units such as the apartments proposed would cause the value of our property to depreciate. Above and beyond any monetary benefit, the more transient nature of a large apartment complex would not contribute to the stability we have enjoyed here in the Yorkshire Village development. We have concerns that turning the adjacent lands into apartment complexes would only weaken the fragile beginnings of a more established and stable area in this part of town. We would rather see the adjoining properties developed with smaller starter homes that would bring even more stability to this area.  

Thank you for your attention.  

Sincerely,  

Mark & Suzanne Thomas
# Application for Project Review

**City of Logan, Utah**

**Department of Community Development**

255 N Main Street, Logan Utah 84321 • 801-750-9816

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**APPLICATION FOR PROJECT REVIEW**

- **Planning Commission**
- **Board of Adjustment**

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<td>12/15/99</td>
<td></td>
<td>955</td>
<td>MAH</td>
<td>00-005</td>
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</tbody>
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**Type of Application (Check all that apply):**
- PC: Subdivision
- PC: Design Review
- PC: Zone/Text Change
- PC: Amendment
- PC: Rezone to PD
- PC: Boundary Line Adjustment

**Project Name:** Oak Meadows PUD.

**Property Address:** 1600 N 400 W.

**Contact Person:** Skyline Architects

**Mailing Address, City, State Zip:** 95 W Golf Course Rd, Suite 101, Logan, Ut 84321

**Applicant (if different):**

**Mailing Address, City, State Zip:**

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**Property owner of record (if different):** Brent Carlson

**Mailing Address, City, State Zip:** 160 E 100 N, Richmond, Ut 84333

**Lot size in acres or sq. feet:** 40,745 sq. ft.

**Number of dwelling units / lots:** 60 (cu. common area)

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I certify that the information contained in this application and supporting plans is correct and accurate.

Signature of applicant:

I certify that I am the record owner of the subject property and that I consent to the submittal of this

Signature of owner (if different):

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Use additional pages if necessary. You must provide the Commission or Board with enough information to make an informed decision.

The Commission has directed Staff to continue projects if the application is not complete.
Department of Community Development  
255 N. Main St. Sogun, VT.  
Feb 7th, 2000.  
Please send reply to receipt of this letter.

To The Sogun City Council,

I am a homeowner at Yorkshire Pondos (4Th West & 1500 So.) and I am totally against the zoning to the (MFH-I.D.) The zoning we presently have is correct. We don't want more high density than we have now.

There is plenty of other property for sale for the development that Mr. Carlson wants to do. My property line on on 4Th West and the traffic now is heavy enough. (There are No Speed Signs)

I was at the first meeting and I understood that there had to be a rezoning before this rezoning would be approved. But the council didn't tell us about this point. Why? Sincerely,

Catherine J. Bohm
(Civil)

PROOF OF PUBLICATION

STATE OF UTAH
COUNTY OF CACHE

On this 1st day of February, 2000, A.D., personally appeared before me, Jean Willmore, who being first duly sworn, deposes and says that she is the chief clerk of the Cache Valley Publishing Co., publishers of The Herald Journal, a daily newspaper published in Logan, City, Cache County Utah, and that the advertisement

NOTICE OF PUBLIC HEARING FOR PURPOSES OF REZONING PROPERTY

NOTICE OF PUBLIC HEARING FOR PURPOSES OF REZONING PROPERTY

The Logan Municipal Council will hold a public hearing to consider the following rezone:

OAK MEADOWS P.D.
Rezone to Combining Zone. Brent Carlson, owner/applicant, requests a rezone of previously approved 6-lot (one lot being common area) Planned Development and apartment buildings containing 10.5 to Multi-Family High Planned Development (MFH-PD) Combining District at approx. 1600 North 400 West, TIN04-082-0002.

Public hearing will be held Wednesday, February 16, 2000, not before 6:15 p.m. in the Municipal Council Chambers at Logan City Hall, Logan. Interested citizens are invited to attend.

Lois Price
Logan City Recorder
Publication Date: February 1, 2000

NOTARY PUBLIC
CYNTHIA K. FULTON
320 West 1330 North
Logan, Utah 84341
My Commission Expires September 7, 2003
State of Utah

Signed
Subscribed and sworn to before me, the day and year above written.

Signed
Notary Public

PROOF OF PUBLICATION

STATE OF UTAH
COUNTY OF CACHE

On this 13th day of April A.D. 2000, personally appeared before me Jean Willmore who being first duly sworn, deposes and says that she is the chief clerk of the Cache Valley Publishing Co., publishers of The Herald Journal, a daily newspaper published in Logan, City, Cache County Utah, and that the advertisement

LEGAL NOTICE

summaries of ordinances passed by the Logan Municipal Council are as follows:

1. ORD. 00-010, An ordinance amending the Zoning Map of Logan City, was passed February 16, 2000, adopting Amendment #219 rezoning 10 acres, more or less, at 1600 North 400 West and identified on the Cache County Tax Records as TIN#04-082-0002 from MFH (Multi-Family High) to MFH-PD (Multi-Family High-Planned Development) Combining District. Also identified as Oak Meadows Planned Unit Development complex, owned by Brent Carlson. Full text of the ordinances may be reviewed at the Office of the Logan City Recorder, City Hall, 255 N. Main, Lois Price, City Recorder, Publication Date: April 13, 2000.

a copy of which is hereto attached, was published in said newspaper for One (1) issue commencing April 13, 2000, and ending April 13, 2000.

Signed

Subscribed and sworn to before me, the day and year above written.


Notary Public