CITY OF LOGAN,
ORDINANCE NO. 04-66

AN ORDINANCE AMENDING LOGAN MUNICIPAL CODE, 1989,
CHAPTER 17.55 "PROCEDURES FOR PROCESSING APPLICATIONS"

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

SECTION 1: Logan Municipal Code, 1989, Chapter 17.55, "Procedures for Processing
Applications" is hereby amended as hereinafter set forth.

SECTION 2: Effective Date. This ordinance shall become effective upon publication.

ADOPTED BY THE LOGAN MUNICIPAL COUNCIL THIS 3rd DAY OF August,
2004, by the following vote:
AYES: [Signatures]
NAYS: None
ABSENT: None

Tami W. Pyfer, Chair

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 3rd day of August, 2004.

Tami W. Pyfer, Chair

MAYOR’S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby approved this 3rd day of August, 2004.

Douglas E. Thompson, Mayor
§17.55.030. Public Notice

A. Mailed Notice.
Not less than fourteen days prior to the hearing date before the decision–making or recommending body (as specified in section 17.55.010) the Director of Community Development shall send by first class mail a written notice to owners of real property, as shown on the latest official County Assessor’s rolls, within three hundred feet of the perimeter boundaries of the subject property. This notice shall be in addition to any other requirements as specified by Utah law. The notice shall include:
1. The date, time, and place of the meeting;
2. The body before which the hearing is scheduled;
3. The case number, project docket number, or other identification number of the project, and the project’s title;
4. The project’s address;
5. The name of the proponent;
6. The type of project or projects, including an identification of all types of actions required;
7. A general description of the proposed project as submitted by the proponent. The Director of Community Development may edit the description to more clearly define the legal parameters under which the project is to be reviewed. The description should be neutral in tone and not be inappropriately embellished to create a belief that the City either favors or disapproves of the application;
8. A statement explaining when and where interested persons can obtain information;
9. The name of a staff member and direct phone number to contact the staff member; and
10. An explanation as to how to participate in the hearing.

B. Notice Requirements for Mailings of More than 100 Property Owners Related to Amendments to the Land Development Code and Amendments to the General Plan.
If there are more than fifty notices to be mailed for a General Plan amendment or an amendment to the Land Development Code, in lieu of mailed notices, the Director of Community Development shall cause a minimum one–quarter page display newspaper advertisement to be published in a newspaper of general circulation in and for the City of Logan. If a one quarter page ad is published a copy of the ad shall be posted at City Hall.
1. For amendments to the Official Zoning Map or maps within the General Plan: The notice shall include a map that identifies the boundaries of the proposed zoning district change.
2. For amendments to the text of the Land Development Code or the General Plan, the notice shall include a broad and general description of the language change. At a minimum, the notice shall include the official title of the ordinance or resolution that is proposed to approve the change in text.
A copy of the notice shall be posted in the offices of the Department of Community Development and at City Hall.

C. Published Notice for All Projects
At least fourteen days before the meeting, the City shall cause to be published a notice or copy of the agenda in a newspaper of general circulation in and for the City of Logan.

D. Municipal Council
The Municipal Council shall comply with the public noticing requirements as specified in Utah Law in adopting an amendment to the Official Zoning Map, Land Development Code, or the General Plan.
PROOF OF PUBLICATION

STATE OF UTAH
COUNTY OF CACHE, st. *.

On this 20th day of July, 2004, personally appeared before me Rachelle S. Thomas, 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 HEARINGS FOR PURPOSES OF REZONING PROPERTY
AND AMENDING THE LAND DEVELOPMENT CODE

a copy of which is hereto attached, was published in said newspaper for One (1) issue commencing July 20, 2004 and ending July 20, 2004.

Signed Rachelle S. Thomas

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

Signed Cynthia K. Fulton
Notary Public


Tuesday, August 3, 2004, not before 6:15 p.m. in the Council Chambers at 255 North Main Street, Logan, Utah. Interested citizens are invited to attend.

Lola Price, Recorder
Publication Date: July 20, 2004
On this 16th day of August, 2004, personally appeared before me Rachelle S. Thomas, 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**

**LOGAN MUNICIPAL COUNCIL**

a copy of which is hereto attached, was published in said newspaper for One (1) issue commencing August 15, 2004 and ending August 15, 2004.

Signed ________

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

Signed ________


LEGAL NOTICE

LOGAN MUNICIPAL COUNCIL

SUMMARIES OF ORDINANCES amending the Logan Municipal Code, 1989, adopted August 3, 2004 and approved August 5, 2004 by the Logan Municipal Council and Mayor are as follows:

ORD. 04-65. An ordinance amending the Zoning Map of Logan City, Utah rezoned 36 acres at approx. 1400 North, 400 West from Commercial General (CG) to Multi-Family Medium (MFM) for Tax ID Nos. 04-081-0016, 0018, 0019, 0020, 0021. Also identified as "Bridger Lane Res." 

ORD. 04-54. An ordinance vacating 33 feet of property on the north side of 500 North right-of-way adjacent to parcel Tax Identification No. 05-066-0018 located at 305 West 500 North.

ORD. 04-66. An ordinance amending Section 17.55.030; Public Notice, clarifies notice requirements to affected property owners relative to changes to the Zoning Map, Land Development Code or General Plan. Among other things, the ordinance stipulates that the Logan Municipal Council shall comply with the public noticing requirements specified in Utah Law in adopting an amendment to the Official Zoning Map, Land Development Code, or the General Plan.


The ordinance, among other things, requires conditional use permits for all new or expanding group living structures; limits occupancy by gross finished dwelling unit area; and requires provision of useable open space based on sq. ft. of lot area. Parking requirement are also set forth.

These ordinances are effective immediately upon publication. Full text of the ordinances may be reviewed at the Office of the Logan City Recorder, City Hall, 255 North Main, during regular business hours.

Lois Price, Recorder
Publication Date: August 15, 2004