CITY OF LOGAN, UTAH
ORDINANCE NO. 13-01

AN ORDINANCE ADOPTING IMPACT FEE FACILITIES PLANS, AND WRITTEN ANALYSIS FOR CULINARY WATER, WASTEWATER, TRANSPORTATION, POWER, PARKS, AND FIRE/EMS IMPACT FEES; ENACTING IMPACT FEES; AND ESTABLISHING A SERVICE AREA FOR PURPOSES OF EQUITABLE DISTRIBUTION OF THE IMPACT FEE.

WHEREAS, the City of Logan (the “City”) is a political subdivision of the State of Utah, authorized and organized under the provisions of Utah law; and

WHEREAS, the City of Logan has previously enacted impact fees for culinary water, wastewater, stormwater, transportation, power, police, and fire/EMS services; and

WHEREAS, the City has legal authority, pursuant to Title 11, Chapter 36a Utah Code, Annotated, as amended (“Impact Fees Act” or “Act”), to impose development impact fees as a condition of development approval, which impact fees are used to defray capital infrastructure costs attributable to growth activity; and

WHEREAS, the City desires to assess culinary water, wastewater, transportation, power, parks, and fire/EMS impact fees as a condition of development approval in order to appropriately assign capital infrastructure costs to development in an equitable and proportionate manner; and

WHEREAS, the City and impact fee consultants engaged by the City have reviewed and evaluated the City-Wide Service Area (the “City Service Area”) and has determined that it is in the City’s best interest to establish the City Service Area for purposes of the Impact Fee imposed; and

WHEREAS, the City and Lewis Young Robertson & Burningham, Inc. has completed the necessary impact fee facilities plans associated with culinary water, wastewater, transportation, power, parks, and fire/EMS infrastructure, attached hereto in Exhibit A: Impact Fee Facilities Plans and Impact Fee Analyses; and

WHEREAS, the City Council has directed Lewis Young Robertson & Burningham, Inc. to prepare an updated Written Impact Fee Analysis which is conducted consistent and in compliance with the Impact Fees Act (specifically 11-36a-301-305). Copies of said Written Impact Fee Analyses are included in Exhibit A: Impact Fee Facilities Plans and Impact Fee Analyses;

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Logan, State of Utah, as follows:
SECTION I: ADOPTION OF IMPACT FEE FACILITIES PLANS AND IMPACT FEE ANALYSES.

The Municipal Council of the City of Logan hereby approves and adopts the written analysis entitled "Impact Fee Facilities Plans and Impact Fee Analyses," dated September 2012, and the analysis reflected therein for each of the impact fees in question.

SECTION II: ORDINANCE REPEALED

Ordinance 05-84 previously adopted imposing impact fees is hereby repealed in its entirety.


Title 3. Revenue and Finance
Chapter 3.36.

IMPACT FEES

Sections: 3.36.010 PURPOSE
3.36.020 DEFINITIONS
3.36.030 WRITTEN IMPACT FEE ANALYSIS
3.36.040 IMPACT FEE CALCULATIONS
3.36.050 IMPACT FEE FACILITIES PLAN
3.36.060 IMPACT FEE SCHEDULES AND FORMULAS
3.36.070 FEE EXCEPTIONS AND ADJUSTMENTS

3.36.010: PURPOSE: This Impact Fee Ordinance establishes the City's impact fee policies and procedures and is promulgated pursuant to the requirements of the Utah Impact Fees Act. This Ordinance establishes or re-enacts impact fees for culinary water, wastewater, transportation, power, parks, and fire/EMS facilities within the Service Area, describes certain capital improvements to be funded by impact fees, provides a schedule of impact fees for differing types of land-use development, and sets forth direction for challenging, modifying and appealing impact fees.

3.36.020: DEFINITIONS:

Words and phrases that are defined in the Act shall have the same definition in this Impact Fee Ordinance. The following words and phrases shall have the following meanings:

DEVELOPMENT ACTIVITY: Any construction or expansion of building, structure or use, any change in use of building or structure, or any change in the use of land that creates additional demand and need for public facilities. Development
<table>
<thead>
<tr>
<th>Term</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Approval:</td>
<td>Any written authorization from the City that authorizes the commencement of development activity.</td>
</tr>
<tr>
<td>City:</td>
<td>A political subdivision of the State of Utah and is referred to herein as City of Logan.</td>
</tr>
<tr>
<td>Impact Fee:</td>
<td>A payment of money imposed upon development activity as a condition of development approval. “Impact fee” includes development impact fees, but does not include a tax, special assessment, hookup fee, building permit fee, fee for project improvements, or other reasonable permit or application fees.</td>
</tr>
<tr>
<td>Impact Facilities Plan:</td>
<td>The plan required by Section 11-36a-301 of the Act.</td>
</tr>
<tr>
<td>Project Improvements:</td>
<td>Site improvements and facilities that are planned and designed to provide service for development resulting from a development activity and are necessary for the use and convenience of the occupants or users of development resulting from a development activity. “Project improvements” do not include “system improvements” as defined below.</td>
</tr>
<tr>
<td>Proportionate Share:</td>
<td>An amount that is roughly proportionate and reasonably related to the service demands and needs of a development activity.</td>
</tr>
<tr>
<td>Public Facilities:</td>
<td>Culinary Water, Wastewater, Transportation, Power, Parks, and Fire/EMS infrastructure of the City for the City Service Area.</td>
</tr>
<tr>
<td>Service Area:</td>
<td>A geographic area designated by the City based on sound planning and engineering principles in which a defined set of the City’s public facilities provides service. The Service Area for purposes of this Ordinance includes all of the area within the corporate limits and jurisdictional boundaries of the City.</td>
</tr>
</tbody>
</table>
SYSTEM IMPROVEMENTS: Both existing public facilities designed to provide services within the Service Area and future public facilities identified in a reasonable plan for capital improvements adopted by the City that are intended to provide service to the Service Area. "System improvements" do not include "Project improvements" as defined above.

3.36.030: WRITTEN IMPACT FEE ANALYSIS:

A. EXECUTIVE SUMMARY: A summary of the findings of the Written Impact Fee Analyses that is designed to be understood by a lay person is included in each of the Impact Fee Facilities Plans and Impact Fee Analyses (Exhibit A) and demonstrates the need for impact fees to be charged. The Impact Fee Facilities Plans, Impact Fee Analyses, and Executive Summaries have been available for review at City Hall at least ten (10) days prior to the adoption of this Ordinance.

B. WRITTEN IMPACT FEE ANALYSIS: The City has prepared Impact Fee Facilities Plans and Impact Fee Analyses that identifies the impacts upon public facilities required by the development activity and demonstrates how those impacts on system improvements are reasonably related to the development activity, estimates the proportionate share of the costs of impacts on system improvements that are reasonably related to the development activity and identifies how the impact fees are calculated. A copy of the Impact Fee Facilities Plans and Impact Fee Analyses has been available for public inspection at least ten (10) days prior to the adoption of this Ordinance.

C. PROPORTIONATE SHARE ANALYSIS: The City must prepare a Proportionate Share Analysis which analyzes whether or not the proportionate share of the costs of future public facilities is reasonably related to new development activity. The Proportionate Share Analysis must identify the costs of existing Public Facilities, the manner of financing existing Public Facilities, the relative extent to which new development will contribute to the cost of existing facilities and the extent to which new development is entitled to a credit for payment towards the costs of new facilities from general taxation or other means apart from user charges in other parts of the City. A copy of the Proportionate Share Analysis is included in the Impact Fee Facilities Plans and Impact Fee Analyses and has been available for public inspection at least ten (10) days prior to the adoption of this Ordinance.

3.36.040: IMPACT FEE CALCULATIONS:

A. The City Council, by this Ordinance, approves impact fees in accordance with the Written Impact Fee Analyses.

1. In calculating the impact fee, the City has included the construction costs, land acquisition costs, costs of improvements, fees for planning, surveying, and engineering
services provided for and directly related to the construction of system improvements, and debt service charges if the City might use impact fees as a revenue stream to pay principal and interest on bonds or other obligations to finance the cost of system improvements.

2. The City has held a public hearing on January 8, 2013 and a copy of the Ordinance was available in its substantially final form at the City Hall 290 North 100 West and the City Recorder’s Office in the City of Logan, City Hall at least ten (10) days before the date of the hearing, all in conformity with the requirements of Utah Code annotated 10-9a-205.

3. This Ordinance adopting or modifying an impact fee will contain such detail and elements as deemed appropriate by the City Council, including a designation of the service area within which the impact fees are to be calculated and imposed. The City Service Area will be the service area included in this analysis, which is defined as all of the areas within the corporate limits and jurisdictional boundaries of the City.

4. The standard impact fee may be adjusted at the time the fee is charged in response to unusual circumstances or to fairly allocate costs associated with impacts created by a development activity or project. The standard impact fee may also be adjusted to ensure that impact fees are imposed fairly for affordable housing projects, in accordance with the local government’s affordable housing policy, and other development activities with broad public purposes. The impact fee assessed to a particular development may also be adjusted should the developer supply sufficient written information and/or data to the City showing a discrepancy between the fee being assessed and the actual impact on the system.

5. To the extent that new growth and development will be served by previously constructed improvements, the City’s impact fees may include public facility costs and outstanding bond costs related to the public facilities improvements previously incurred by the City. These costs may include all projects included in the Impact Fee Facilities Plan which are under construction or completed but have not been utilized to their capacity, as evidenced by outstanding debt obligations. Any future debt obligations determined to be necessitated by growth activity will also be included to offset the costs of future capital projects.

B. A developer, including a school district or charter school, may be allowed a credit against impact fees for any dedication of land for system improvements, a dedication of a public facility that will result in a reduced need for system improvements, or improvement to land or new construction of system improvements provided by the developer provided that it is (i) identified in the City’s Impact Fee Facilities Plan and (ii) required by the City as a condition of approving the development activity. Otherwise, no credit may be given.

C. The City will establish separate interest-bearing ledger accounts for each type of public facility for which an impact fee is promulgated in accordance with the requirements of the Impact Fees Act and deposited in the appropriate ledger account. Interest earned on each
fund or account shall be segregated to that account. Impact fees collected prior to the effective date of this Ordinance need not meet the requirements of this section.

1. At the end of each fiscal year, the City shall prepare a report on each fund or account generally showing the source and amount of all monies collected, earned and received by the fund or account and each expenditure from the fund or account.

2. The City may expend impact fees covered by the Impact Fee Policy only for system improvements that are (i) public facilities identified in the City's Impact Fee Facilities Plan and (ii) of the specific public facility type for which the fee was collected.

3. Impact fees collected pursuant to the requirements of this Impact Fees Policy are to be expended, dedicated or encumbered for a permissible use within six years of the receipt of those funds by the City, unless the City Council directs otherwise. For purposes of this calculation, the first funds received shall be deemed to be the first funds expended.

4. The City may hold previously dedicated or unencumbered fees for longer than six years if it identifies in writing (i) an extraordinary and compelling reason why the fees should be held longer than six years and (ii) an absolute date by which the fees will be expended.

D. The City shall refund any impact fees paid by a developer plus interest actually earned when (i) the developer does not proceed with the development activity and files a written request for a refund; (ii) the fees have not been spent or encumbered; and (iii) no impact has resulted. An impact that would preclude a developer from a refund from the City may include any impact reasonably identified by the City, including, but not limited to, the City having sized facilities and/or paid for, installed and/or caused the installation of facilities based in whole or in part upon the developer's planned development activity even though that capacity may, at some future time, be utilized by another development.

E. The impact fees authorized hereby are separate from and in addition to user fees and other charges lawfully imposed by the City and other fees and costs that may not be included as itemized component parts of the Impact Fee Schedule. In charging any such fees as a condition of development approval, the City recognizes that the fees must be a reasonable charge for the service provided.

F. Unless the City is otherwise bound by a contractual requirement, the impact fee shall be determined from the fee schedule in effect at the time of payment in accordance with the provisions of Section VI below.

G. The City will collect the impact fees at the time of building permit issuance. The fees will be calculated by the City.

H. Should any developer undertake development activities such that the ultimate density or other impact of the development activity is not revealed to the City, either through inadvertence, neglect, a change in plans, or any other cause whatsoever, and/or the impact
fee is not initially charged against all units or the total density within the development, the City shall be entitled to charge an additional impact fee to the developer or other appropriate person covering the density for which an impact fee was not previously paid.

3.36.050: IMPACT FEE FACILITIES PLAN:

A. The City has developed Impact Fee Facilities Plans for the culinary water, wastewater, transportation, power, parks, and fire/EMS systems. The Impact Fee Facilities Plans have been prepared based on reasonable growth assumptions for the City and general demand characteristics of current and future users of each system. Furthermore, the Impact Fee Facilities Plans identify the impact on system improvements created by development activity and estimates the proportionate share of the costs of impacts on system improvements that are reasonably related to new development activity.

3.36.060: IMPACT FEE SCHEDULES AND FORMULAS:

A. The fee schedules included herein represents the maximum impact fees which the City may impose on development within the defined Service Area and are based upon general demand characteristics and potential demand that can be created by each class of user. The City reserves the right as allowed by law to assess an adjusted fee to respond to unusual circumstances to ensure that fees are equitably assessed.

B. The City may decrease the impact fee if the developer can provide documentation that the proposed impact will be less than what could be expected given the type of user (Utah Code 11-36a-402(1)(d)).

C. The City reserves the right to establish the impact fees as established in this Ordinance by Rate Resolution or Consolidated Fee Schedule. In no event will the impact fees established by Resolution exceed the maximum supportable impact fee schedule.

MAXIMUM SUPPORTABLE IMPACT FEE SCHEDULES

<table>
<thead>
<tr>
<th></th>
<th>Transportation</th>
<th>Fire &amp; EMS</th>
<th>Water System</th>
<th>Wastewater</th>
<th>Parks &amp; Rec.</th>
<th>Light &amp; Power</th>
</tr>
</thead>
<tbody>
<tr>
<td>RESIDENTIAL - PER UNIT</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single Family - Detached</td>
<td>$677</td>
<td>$55.66</td>
<td>$1738</td>
<td>$884</td>
<td>$1085</td>
<td>Table 1b</td>
</tr>
<tr>
<td>Multifamily</td>
<td>$461</td>
<td>$55.66</td>
<td>Table 1a</td>
<td>Table 1a</td>
<td>$931</td>
<td>Table 1b</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>NON-RESIDENTIAL - PER 1,000 SQUARE FEET OF FLOOR AREA</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>$2,004</td>
<td>$43.53</td>
<td>Table 1a</td>
<td>Table 1a</td>
<td>$0</td>
<td>Table 1b</td>
</tr>
<tr>
<td>Office</td>
<td>$779</td>
<td>$43.53</td>
<td>Table 1a</td>
<td>Table 1a</td>
<td>$0</td>
<td>Table 1b</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>$270</td>
<td>$43.53</td>
<td>Table 1a</td>
<td>Table 1a</td>
<td>$0</td>
<td>Table 1b</td>
</tr>
<tr>
<td>Industrial</td>
<td>$493</td>
<td>$43.53</td>
<td>Table 1a</td>
<td>Table 1a</td>
<td>$0</td>
<td>Table 1b</td>
</tr>
</tbody>
</table>
### TABLE 1a
WATER/WASTEWATER IMPACT FEES PER WATER METER SIZE

<table>
<thead>
<tr>
<th>Size</th>
<th>Water</th>
<th>Wastewater</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.00&quot; Displacement</td>
<td>$1,738</td>
<td>$884</td>
</tr>
<tr>
<td>2.00&quot; Displacement/Compound</td>
<td>$6,952</td>
<td>$2,829</td>
</tr>
<tr>
<td>4.00&quot; Compound</td>
<td>$26,072</td>
<td>$8,839</td>
</tr>
</tbody>
</table>

1 = Water impact fees for meters larger than 4" will be calculated using this equation: [estimated usage/0.45 ac-ft] * 1738

1 = Wastewater collection impact fees for meters larger than 4" will be calculated using this equation: [estimated usage/248 gpd] * 884

### TABLE 1b
IMPACT FEES PER ELECTRICAL CONNECTION - ALL DEVELOPMENT

#### Residential Single Phase Service Size (KVA)

<table>
<thead>
<tr>
<th>KVA</th>
<th>Peak Demand (kW)</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>24 (100A 120/240V)</td>
<td>3</td>
<td>$159</td>
</tr>
<tr>
<td>30 (125A 120/240V)</td>
<td>4</td>
<td>$211</td>
</tr>
<tr>
<td>36 (150A 120/240V)</td>
<td>5</td>
<td>$264</td>
</tr>
<tr>
<td>48 (200A 120/240V)</td>
<td>6</td>
<td>$317</td>
</tr>
<tr>
<td>54 (225A 120/240V)</td>
<td>8</td>
<td>$423</td>
</tr>
<tr>
<td>96 (400A 120/240V)</td>
<td>24</td>
<td>$1,269</td>
</tr>
</tbody>
</table>

#### Commercial Single Phase Service Size (KVA)

<table>
<thead>
<tr>
<th>KVA</th>
<th>Peak Demand (kW)</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>24 (100A 120/240V)</td>
<td>3</td>
<td>$159</td>
</tr>
<tr>
<td>30 (125A 120/240V)</td>
<td>5</td>
<td>$264</td>
</tr>
<tr>
<td>36 (150A 120/240V)</td>
<td>7</td>
<td>$370</td>
</tr>
<tr>
<td>48 (200A 120/240V)</td>
<td>12</td>
<td>$634</td>
</tr>
<tr>
<td>96 (400A 120/240V)</td>
<td>19</td>
<td>$1,004</td>
</tr>
</tbody>
</table>

#### Commercial Three Phase (120/208V) or (120/240V) Service Sizes (KVA)

<table>
<thead>
<tr>
<th>KVA</th>
<th>Peak Demand (kW)</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>45 (125 A)</td>
<td>9</td>
<td>$476</td>
</tr>
<tr>
<td>54 (150 A)</td>
<td>14</td>
<td>$740</td>
</tr>
<tr>
<td>72 (200 A)</td>
<td>18</td>
<td>$952</td>
</tr>
<tr>
<td>144 (400 A)</td>
<td>36</td>
<td>$1,903</td>
</tr>
<tr>
<td>216 (600 A)</td>
<td>54</td>
<td>$2,855</td>
</tr>
<tr>
<td>288 (800 A)</td>
<td>72</td>
<td>$3,806</td>
</tr>
<tr>
<td>360 (1000 A)</td>
<td>90</td>
<td>$4,758</td>
</tr>
<tr>
<td>432 (1200 A)</td>
<td>108</td>
<td>$5,709</td>
</tr>
<tr>
<td>576 (1600 A)</td>
<td>144</td>
<td>$7,612</td>
</tr>
<tr>
<td>720 (2000 A)</td>
<td>180</td>
<td>$9,516</td>
</tr>
</tbody>
</table>

#### Commercial Three Phase (277/480V) Service Sizes (KVA)

<table>
<thead>
<tr>
<th>KVA</th>
<th>Peak Demand (kW)</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>104 (125 A)</td>
<td>20</td>
<td>$1,057</td>
</tr>
<tr>
<td>125 (150 A)</td>
<td>30</td>
<td>$1,586</td>
</tr>
<tr>
<td></td>
<td>Transportation</td>
<td>Fire &amp; EMS</td>
</tr>
<tr>
<td>----------------</td>
<td>----------------</td>
<td>------------</td>
</tr>
<tr>
<td>166 (200 A)</td>
<td>42</td>
<td></td>
</tr>
<tr>
<td>332 (400 A)</td>
<td>83</td>
<td></td>
</tr>
<tr>
<td>498 (600 A)</td>
<td>125</td>
<td></td>
</tr>
<tr>
<td>664 (800 A)</td>
<td>166</td>
<td></td>
</tr>
<tr>
<td>830 (1000 A)</td>
<td>208</td>
<td></td>
</tr>
<tr>
<td>996 (1200 A)</td>
<td>249</td>
<td></td>
</tr>
<tr>
<td>1,329 (1600 A)</td>
<td>333</td>
<td></td>
</tr>
<tr>
<td>1,661 (2000 A)</td>
<td>416</td>
<td></td>
</tr>
</tbody>
</table>

2 = Power impact fees outside those listed above will be calculated using this equation: estimate of peak kW * cost per kW ($52.86)

3.36.070: **Fee Exceptions and Adjustments:**

A. The City may adjust the impact fees imposed pursuant to this ordinance as necessary in order to:

1. Respond to unusual circumstances in specific cases;

2. Ensure that the impact fees are imposed fairly;

3. Ensure that the fee represents the proportionate share of the costs of providing such facilities which are reasonably related to and necessary in order to provide the services in question to anticipated future growth and development activities;

4. Allow credits against impact fees for dedication of land for improvement to or new construction of any system improvements which are identified in the Capital Facilities Plan and required by the City as a condition of approving the development activity. No credits shall be given for project improvements. The determination of what constitutes a project improvement will, of necessity, vary somewhat depending on the specific facts and circumstances presented by the nature, size and scope of any particular development activity. All new development activity will be required to install site improvements and facilities which are reasonably necessary to service the proposed development at adopted level of service standards; and

5. Exempt low income housing and other development activities with broad public purposes from impact fees and establish one or more sources of funds other than impact fees to pay for that development activity.

B. The Mayor or his designee shall have the authority to make such adjustments based upon reliable information submitted by an applicant and any recommendation from the City staff.
C. The Mayor may adopt policies consistent with this ordinance and any resolutions passed by the Municipal Council to assist in the implementation, administration and interpretation of this ordinance related to impact fees.

D. If the applicant, person, or entity is not satisfied with the decision of the Mayor, a further appeal may be made under the procedures set forth in UCA§ 11-36a-703.

SECTION IV. SEVERABILITY

If any section, subsection, paragraph, clause or phrase of this Impact Fee Policy shall be declared invalid for any reason, such decision shall not affect the remaining portions of this Impact Fee Policy, which shall remain in full force and effect, and for this purpose, the provisions of this Impact Fee Policy are declared to be severable.

SECTION V. EFFECTIVE DATE

This ordinance shall take effect 90 days following adoption, as required by law, deposited and recorded in the office of the City Recorder, and accepted as required herein.


AYES: Daines, Ward, Jenson, Quaglio
NAYS: None
ABSENT: Olsen

Holly Daines, Chair

Teresa Harris, City Recorder

ATTEST:
PRESENTATION TO MAYOR

The foregoing ordinance was presented by the Logan Municipal Council to the Mayor for approval or disapproval on the ___ day of January, 2013.

Holly Daines, Chair

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby approved this ___ day of January, 2013.

Randy Watts, Mayor
IFA Adoption Checklist

1. Finalize and Notice IFFP/IFA and Ordinance
   - At least 10 days before the day before the public hearing:
     - Mail notice to each affected entity.
     - Post notice in at least 3 public locations within the municipality/county OR on the entity's official website.
     - Publish notice in a newspaper of general circulation in the area.
     - Publish notice on the Utah Public Notice Website OR mail to each property owner whose land is directly affected and to each adjacent property owner within the parameters specified by municipal/county ordinance.
     Make a copy of the IFFP/IFA and Ordinance, together with a summary designed to be understood by a lay person, available to the public by posting on website AND within each library within the political subdivision.

2. Hold a Public Hearing to Hear Public Comment on the Plan or Amendment and Ordinance.

3. Approve, Modify or Reject IFFP/IFA and Ordinance.

4. Effective Date of Adopted Impact Fees: 90 days After Ordinance is Adopted

"Affected entity" means a county, municipality, local district, special service district, school district, interlocal cooperation entity, specified public utility, a property owner, a property owners' association, or the Utah Department of Transportation, if:
- The entity's services or facilities are likely to require expansion or significant modification because of the intended use of land; or
- The entity has filed with the municipality or county a copy of the entity's general or long-range plan; or
- The entity has filed with the municipality or county a request for notice during the same calendar year and before the municipality or county provides notice to an affected entity in compliance with a requirement imposed under this chapter.
NOTICE OF INTENT TO ADOPT IMPACT FEE FACILITIES PLANS AND AN IMPACT FEE ENACTMENT FOR CULINARY WATER, WASTEWATER, STORM WATER, TRANSPORTATION, POWER, FIRE, AND PARKS & RECREATION SERVICES AND NOTICE OF PUBLIC HEARING
Logan City

NOTICE is hereby given that Logan City intends to adopt Impact Fee Facilities Plans and to enact impact fees for culinary water, wastewater, storm water, transportation, power, fire, and parks & recreation services and will hold a Public Hearing at 5:30pm on January 8, 2013 in the Logan City Hall located at 290 North 100 West Logan, Utah. The purpose of the Public Hearing is to receive input and consider approval and adoption of the proposed Impact Fee Facilities Plans and the Impact Fee Enactment for Logan City. All interested persons shall be given the opportunity to be heard. Written concerns are welcome. Copies of the Impact Fee Facilities Plans, Impact Fee Analyses, and the Impact Fee Enactment are available for public review beginning (date: December 14, 2012) on the city’s website and in each public library (locations: Logan Public Library, 255 North Main, Logan, Utah 84321). In accordance with the Americans with Disabilities Act, the City will make reasonable accommodations to participants in the hearing. Requests for assistance can be made by calling (phone: 435-716-9002) at least 48 hours in advance of the hearing to be attended.

Teresa Harris, City Recorder

Publication Date: December 18, 2012

mailed to U.S. 12/14/12
Entity: Logan

Public Body: Municipal Council

Notice Title: Notice of Intent and Notice of Public Hearing - Impact Fees

Meeting Location: 290 North 100 West
Logan 84321

Notice Date & Time: December 18, 2012
8:00 AM - 10:00 PM

NOTICE is hereby given that Logan City intends to adopt Impact Fee Facilities Plans and to enact impact fees for culinary water, wastewater, storm water, transportation, power, fire, and parks & recreation services and will hold a Public Hearing at 5:30pm on January 8, 2013 in the Logan City Hall located at 290 North 100 West Logan, Utah. The purpose of the Public Hearing is to receive input and consider approval and adoption of the proposed Impact Fee Facilities Plans and the Impact Fee Enactment for Logan City. All interested persons shall be given the opportunity to be heard. Written concerns are welcome. Copies of the Impact Fee Facilities Plans, Impact Fee Analyses, and the Impact Fee Enactment are available for public review beginning (date: December 14, 2012) on the city’s website and in each public library (locations: Logan Public Library, 255 North Main, Logan, Utah 84321). In accordance with the
Americans with Disabilities Act, the City will make reasonable accommodations to participants in the hearing. Requests for assistance can be made by calling (phone: 435-716-9002) at least 48 hours in advance of the hearing to be attended.

<table>
<thead>
<tr>
<th>Notice of Special Accommodations:</th>
<th>Individuals needing special accommodations should notify Teresa Harris, 435-716-9002, at least two working days prior to the meeting. Hearing enhancement devices are available on request.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Notice of Electronic or telephone participation:</td>
<td>A councilmember may join a meeting electronically upon proper notice of the meeting and 24-hour notice to councilmembers. A councilmember participating electronically will be connected to the meeting by telephone.</td>
</tr>
<tr>
<td>Other information:</td>
<td>Teresa Harris, City Recorder 435-716-9002 <a href="mailto:tharris@loganutah.org">tharris@loganutah.org</a></td>
</tr>
<tr>
<td>Contact Information:</td>
<td>December 14, 2012 10:25 AM</td>
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<td>Posted on:</td>
<td>December 14, 2012 10:25 AM</td>
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<tr>
<td>Last edited on:</td>
<td>December 14, 2012 10:25 AM</td>
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Printed from Utah's Public Notice Website (http://pmn.utah.gov/)
NOTICE OF INTENT TO ADOPT IMPACT FEE FACILITIES PLANS AND AN IMPACT FEE ENACTMENT FOR CULINARY WATER, WASTEWATER, STORM WATER, TRANSPORTATION, POWER, FIRE, AND PARKS & RECREATION SERVICES AND NOTICE OF PUBLIC HEARING Logan City

NOTICE is hereby given that Logan City intends to adopt Impact Fee Facilities Plans and to enact impact fees for culinary water, wastewater, storm water, transportation, power, fire, and parks & recreation services and will hold a Public Hearing at 5:30pm on January 8, 2013 in the Logan City Hall located at 290 North 100 West Logan, Utah. The purpose of the Public Hearing is to receive input and consider approval and adoption of the proposed Impact Fee Facilities Plans and the Impact Fee Enactment for Logan City. All interested persons shall be given the opportunity to be heard. Written concerns are welcome. Copies of the Impact Fee Facilities Plans, Impact Fee Analyses, and the Impact Fee Enactment are available for public review beginning (date: December 14, 2012) on the city’s website and in each public library (locations: Logan Public Library, 255 North Main, Logan, Utah 84321). In accordance with the Americans with Disabilities Act, the City will make reasonable accommodations to participants in the hearing. Requests for assistance can be made by calling (phone: 435-716-9002) at least 48 hours in advance of the hearing to be attended.

Teresa Harris
City Recorder

Publication Date: December 18, 2012
STATE OF UTAH
COUNTY OF CACHE, ss

Civil

PROOF OF PUBLICATION

On this 16th day of January, A.D. 2013 personally appeared
before me Monica Christensen who being first being duly sworn, deposes and says that
she is the Assistant to the Finance Director of the Cache Valley Publishing Co., publishers of The Herald Journal
a daily newspaper published in Logan City, Cache County Utah, and that the
Legal Notice, a copy of which is hereto attached was published in said
newspaper for 1 issue(s) and that said notice also published on utahlegals.com
on the same days(s) as publication in said newspaper

Commencing on the following days:
12/18/2012

Assistant to the Finance Director

Subscribed and sworn to before me on this 16th day of January, A.D. 2013

Commissioned in the State of Utah

My Commission expires August 1, 2015

NOTARY PUBLIC
AMANDA MARIE NYE
COMMISSION EXPIRES AUGUST 18, 2014
STATE OF UTAH

NOTICE OF INTENT TO ADOPT IMPACT FEE FACILITIES
PLANS AND AN IMPACT FEE ADOPTION NOTICE OF
CULINARY WATER, WASTEWATER, STORM WATER,
TRANSPORTATION, POWER, FIRE, AND
PARKS & RECREATION SERVICES AND NOTICE OF
PUBLIC HEARING

NOTICE is hereby given that Logan City intends to adopt
an Impact Fee Plan, impact fees for CULINARY WATER, WASTEWATER, STORM WATER,
TRANSPORTATION, POWER, FIRE, and PARKS & RECREATION
services. A Public Hearing is scheduled for 5:30 pm on January 8, 2013 in the Logan City Hall
Council Chambers. The purpose of the Public Hearing is to receive public comment on the Impact Fee
Plans and the adoption of the proposed Impact Fee Facilities Pla and the Impact Fee Notice of Public Hearing as
noted. Written comments and/or concerns are being accepted by the City Council at the Public Hearing and the
City Council will receive the written comments and concerns at the Public Hearing. The City Council will
make a decision to adopt the Impact Fee Plan at its regular meeting after the Public Hearing. Written comments
and/or concerns are being accepted by the City Council at the Public Hearing and the City Council will
receive the written comments and concerns at the Public Hearing. The City Council will make a decision to adopt
the Impact Fee Plan at its regular meeting after the Public Hearing.
STATE OF UTAH  
COUNTY OF CACHE, ss

On this 15th day of January, A.D. 2013 personally appeared  
before me Monica Christensen who being first being duly sworn, deposes and says that  
she is the Assistant to the Finance Director of the Cache Valley Publishing Co., publishers of The Herald Journal  
a daily newspaper published in Logan City, Cache County Utah, and that the  
Legal Notice, a copy of which is hereto attached was published in said  
newspaper for 1 issue(s) and that said notice also published on utahlegals.com  
on the same days(s) as publication in said newspaper  

Commencing on the following days:  
01/15/2013

_______________________, Assistant to the Finance Director
Monica Christensen

Subscribed and sworn to before me on this 15th day of January, A.D. 2013

_______________________, Notary Public
Amanda Marie Nye

Commissioned in the State of Utah

My Commission expires August 1, 2015

LEGAL NOTICE
LOGAN MUNICIPAL COUNCIL

SUMMARY OF AN ORDINANCE passed by the Logan Municipal Council, Logan, Utah is as follows:

ORD.13-01. An ordinance was adopted and approved January 8, 2013 adopting the Impact Fee Facilities Plan and Written Analysis for Culinary Water, Wastewater, Transportation, Power, Parks and Fire/EMS Impact Fees; Enacting Impact Fees; and establishing a service area for purposes of equitable distribution of the Impact Fee.

ORD.13-02. An ordinance was adopted and approved January 8, 2013 amending Section 10.52.040 of the Logan Municipal Code regarding Regulation of Vehicle Impounding.

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, 290 North 100 West, Logan, Utah during regular business hours.

Teresa Harris,  
City Recorder

Publication Date: January 15, 2013