AN ORDINANCE AMENDING TITLE 17 THE LAND DEVELOPMENT CODE 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 code entitled “Land Development Code, City of Logan, Utah” Chapter 17.24: “Airport Limitation (AL) Overlay Zone” is hereby amended as attached hereto as Exhibit A, respectively:

SECTION 2: That certain code entitled “Land Development Code, City of Logan, Utah” Chapter 17.25: “Drinking Water Source Protection (SP) Overlay Zone” is hereby amended as attached hereto as Exhibit B, respectively:

SECTION 3: That certain code entitled “Land Development Code, City of Logan, Utah” Chapter 17.26: “Historic Landmark (HL) Overlay Zone” is hereby amended as attached hereto as Exhibit C, respectively:

SECTION 4: That certain code entitled “Land Development Code, City of Logan, Utah” Chapter 17.29: “Greenfield (GF) Overlay Zone” is hereby amended as attached hereto as Exhibit D, respectively:

SECTION 5: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, _______
THIS DAY OF ________, 2014.

AYES: Daines, Simmonds, Ward, Needham, Olson
NAYS: 0
ABSENT: 0

Karl B. Ward, Chair

Teresa Harris, City Recorder
PRESENTATION TO MAYOR

The foregoing ordinance was presented by the Logan Municipal Council to the Mayor for approval or disapproval on the 1st day of January, 2014.

Karl B. Ward, Chairman

MAYOR’S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby approved this 7th day of January, 2014.

H. Craig Petersen, Mayor
Chapter 17.24: Airport Limitation (AL) Overlay Zone

§17.24.010. Purpose
The Airport Limitation Overlay Zone is intended to establish standards assuring the long-range, safe and beneficial use of the Logan-Cache County Airport.

§17.24.020. Definitions
Applicability
The Airport Limitation Overlay Zone is applicable to properties located adjacent to the Logan-Cache County Airport and identified as “Lands of Limited Development” in the Logan-Cache Airport Specific Plan. Definitions for this chapter are contained within §17.62.

§17.24.030. Airport Zoning Commission
A. Commission Established,
1. The City of Logan Planning Commission is designated as the “Airport Zoning Commission” as prescribed in Utah code §2-4-5.
2. In this Title and State law, any references to the “Airport Zoning Commission” shall mean the City of Logan Planning Commission.
3. If the Planning Commission is empowered in this Title to take actions that are duties of the Airport Zoning Commission as prescribed in Utah law, the Planning Commission shall be presumed to be functioning as the Airport Zoning Commission.

B. Duties,
The Airport Zoning Commission shall recommend boundaries of the various zones to be established and the regulations to be adopted pertaining to any airport hazard area and to perform such other duties as may be assigned to it by the Municipal Council or Utah law.

§17.24.040. Airport Board of Adjustment
A. Board Established,
1. The City of Logan Board of Adjustment is designated as the “Airport Board of Adjustment” as prescribed in Utah Code §2-4-5.
2. In this Title and State law, any references to the “Airport Board of Adjustment” shall mean the City of Logan Board of Adjustment.
3. If the Board of Adjustment is empowered in this title to take actions that are duties of the Airport Board of Adjustment as prescribed in Utah law, the Board of Adjustment shall be presumed to be functioning as the Airport Board of Adjustment.

B. Duties,
The Airport Board of Adjustment shall hear issues pertaining to any airport hazard area and to perform such other duties as may be assigned to it by the Municipal Council or Utah law.

§17.24.050. Permitted Uses
A. Additional Uses Prescribed
In lieu of the permitted uses identified as permitted uses in each of the base zoning districts, the following uses shall be permitted in the Airport Limitation (AL) Overlay Zone following conformance to development standards and issuance of appropriate permits:

1. Aircraft maintenance facilities;
2. Air service buildings and facilities at airports;
3. Agriculture, subject to airport hazard area regulations;
4. Hangars;
5. Warehousing and storage; mini storage warehouse;
6. Classrooms related to Utah State University’s aviation-related educational program; and,
7. All uses not prescribed in this section shall be conditional uses and shall be reviewed under the provisions pursuant to Chapter 17.49.

B. Special Development Standards Apply
Development of permitted uses within the AL Overlay Zone is also subject to the development standards and limitations for height and use as prescribed in this Title or as prescribed in State or Federal standards.

§17.24.060. Conditional Uses
All uses, not specified as permitted uses in this chapter shall be conditional uses and a use permit pursuant to Chapter 17.49 shall be required.

§17.24.070. Airport Master Plan
All uses and regulations pertaining to the Airport Limitation Overlay Zone shall be in compliance with, and subject to, the provisions of the Airport Master Plan, Airport Layout Plan, and Noise Contour Map as adopted by the Logan-Cache Airport Authority Board and is incorporated into this chapter by reference as it pertains to airport land uses.

§17.24.080. Regulations
A. Conforming Uses Only
All uses in the AL Overlay Zone shall be subject to the regulations of this chapter and prescribed development standards within the Airport Master Plan.

B. Creation of Airport Hazards Prohibited
No variance, permit, or use shall be allowed in the airport hazard area that would create or enhance an airport hazard.

C. Use and Operational Limitations Within the AL Overlay Zone
No use shall be permitted which:
1. Creates or tends to create electrical interference to navigational devices and communication between aircraft and airports;
2. Creates or tends to create gas, smoke, dust, glare, or other visual hazard in the atmosphere around airports or in the airport hazard area;
3. Creates or tends to create structures that interfere with aircraft safety; and
4. Creates or tends to create any type of hazard for the airport that would inhibit or constrain safe and acceptable airport operations.

D. Height Limitation
No structure may be at a height that creates or tends to create an airport hazard.
§17.24.0080. Airport Development Standards

The Municipal council may adopt by resolution or enact by ordinance uniform development standards and procedures for facilities within the Airport property.
EXHIBIT B
Chapter 17.25: Aquifer/Wellhead Protection (SPAP) Overlay Zone

§17.25.010. Purpose

The purpose of the Aquifer/Wellhead Protection (AP) combining district Drinking Water Source Protection Overlay Zone is to ensure the provision of a safe and sanitary drinking water supply for Logan City by establishing drinking water source protection zones surrounding the wellheads and springs for all wells and springs which are the supply sources for the Logan City water system, and by the designation and regulation of property uses and conditions which may be maintained within such zones intended to provide additional development standards to protect the health, safety, and welfare of the citizens and businesses of Logan through increased water quality protection.

§17.25.020. Introduction

Establishment of Drinking Water Source Protection Zones

In accordance with Utah State Regulations R309-113600, the following source protection zones are hereby established: areas have been delineated to protect the City’s drinking water supply at all wells:

A. Zone 1: The area within 100’ of radius from the wellhead or spring accident prevention zone. This is the zone within a 100’ radius of the wellhead.

B. Zone 2: The area within a 250 day groundwater time of travel to the wellhead or spring, the boundary of the aquifer(s) which supplies water to the groundwater source, or the groundwater divide, whichever is closer.

C. Zone 3: The area within a 3 year groundwater time of travel to the wellhead or spring, the boundary of the aquifer(s) which supplies water to the groundwater source, or the groundwater divide, whichever is closer.

B-D. Zone 4: The area within a 15 year groundwater time of travel to the wellhead or spring, the boundary of the aquifer(s) which supplies water to the groundwater source, or the groundwater divide, whichever is closer. Attenuation Zone. This is an area in which the use and spread of pathogens and hazardous materials must be reduced so as to reduce the potential of these contaminants reaching the wellhead or contaminating the aquifer. All areas in the City limits are in the Attenuation Zone.

§17.25.030. Accident Prevention Zone Prohibited Uses

Excepting uses legally established before the effective date of this Chapter and used continuously and in the same manner thereafter, the following uses are prohibited: There shall be no potential contaminants or activities within a 100’ radius of each well within the City that may potentially cause contamination to the well. The following are expressly prohibited within the accident prevention zone.

A. Zones 1 and 2. No Potential Contaminants within one-hundred feet (100’) of a City Well

1. Sanitary sewer lines within 150 feet of a wellhead or spring collection area; Herbicides and pesticides;

2. Underground storage tanks;

3. Stormwater infiltration structures;

4. Geothermal wells;

5. Application of Fertilizers, herbicides or pesticides;
Protection (SPAP) Overlay Zone

6. Sanitary landfills; and

2. Any pollution source as defined herein or in R309-600 of the Utah Administrative Code, both commercial and organic;

3. Erosion either within the zone or passing through the zone;

4. Building except those buildings built expressly for the operation of the well;

5. Construction of public utilities or easements for the construction of public utilities.

B. Zones 1, 2, and 3. Existing Well Contamination Sources

Agriculture industries including, but not limited to, intensive feeding operations such as feed lots, dairies, fur breeding operations, poultry farms, etc. Existing wells have potential contamination sources within the Accident Prevention Zone. To the extent possible extra care shall be taken to avoid contamination from these sources and to remove these pollution sources where feasible.

C. All Zones.

1. Surface use, storage, or dumping of hazardous waste or material, expressly including industrial or commercial uses of agricultural pesticides (except when such pesticides are used in farming applications within strict compliance of the manufacturer's recommendations of use);

2. Hazardous waste or material disposal sites;

3. Septic tanks/drainfield systems; and

4. Geothermal wells deeper than 30';

5. Manure piles;

6. Uncontrolled salt piles; and

7. Class V underground injection wells.

§17.25.040.—Attenuation Zone

A. Practices Prohibited Within the Attenuation Zone

All potential pollutants within this zone must be reduced to levels below maximum contaminant levels before the contaminants reach the groundwater. The following practices are expressly prohibited in the Attenuation Zone:

1. Using herbicides and pesticides in excess of the manufacturer's recommendations;

2. Application of fertilizers in excess of the manufacturer’s recommendations or in excess of the nutrient level needed for the plant fertilized for the average growing season;

3. Disposal of hazardous waste directly on the ground;

4. Septic tanks;

5. Improper and unregulated underground storage;

6. Class V underground injection wells;

7. Manure piles;

8. Uncontrolled salt piles;

9. Privies;

10. Animal feeding operations that do not contain the waste for more than ten (10) animals.
Chapter 17.26: Historic Landmark (HL) Overlay Zone

§17.26.010. The Historic Landmark Overlay District, Purpose
The Historic Landmark (HL) Overlay Zone is intended to support the revitalization and productive reuse of structures and sites that hold historic, architectural, or cultural value, and which would otherwise be underutilized, dilapidated, or even demolished because the original use has become functionally obsolete. This section recognizes the importance of these significant landmarks and provides a process to allow restoration and practical reuse while minimizing impacts to adjacent properties. In addition, this section helps to advance sustainable development throughout the City, by and avoiding the process of demolition and reconstruction.

§17.26.020. Applicability
This overlay zone may be applied in any Neighborhood Residential (NR) and Mixed Residential (MR) zoning district if each of the following criteria are met:
1. The structure is at least fifty (50) years old.
2. The site or structure has been designated as a local or national historic landmark, or the structure is found by staff to have retained its integrity by the following characteristics:
   a. Excellent example of type or style;
   b. Unaltered or only minor alterations or additions;
   c. Individually eligible for the National Register for architectural significance of Historic Places; or
   d. Known for its historical significance.
3. The structure was originally constructed for a non-residential use which would no longer be permitted under its current zoning designation.
4. The building, site, or structure would no longer be permitted under its current zoning designation with its present configuration including lot area, dimensional requirements or off-street parking requirements, and the building, site, or structure could not easily be retrofitted to comply with the existing criteria without variances, vacating right-of-way, purchasing adjacent property, or removing portions of the existing building.

§17.26.030. Restrictions of Zone Overlay
Because the retention of a historic building is a substantial benefit to the community, the approval of this overlay zone shall be bound to the existing historic site or structure being adaptively reused. If the site or structure is removed or destroyed, the zoning of the property shall immediately revert to the surrounding zoning district.

§17.26.040. Permitted Uses
In addition to the permitted uses in the underlying zoning district, buildings or structures within the Historical Landmark Overlay Zone may also contain the neighborhood serving commercial uses permitted in the Neighborhood Center Zone and as identified in Table 17.13.040. The permitted uses in this overlay zone are in accordance with the allowed uses of the Neighborhood Center (NC) zone in Table 17.13.040.
§17.26.050. Additions and Site Development Requirements

Any site development, including proposed additions to the existing historic site, building or structure, Proposed additions to the existing historic site, or structure and proposed site development shall be reviewed as part of the Design Review process and shall:

1. Any The addition shall not exceed 25% of the existing structure’s building footprint;
2. Site design shall meet the development standards of the Neighborhood Center (NC) zone §17.15.080. Building Frontage and Transparency requirements may be excluded if found by the decision making body to not be in compliance with the Historic District Design Standards;
3. Parking shall be determined through approval of an Alternative Parking Plan. The Alternative Parking Plan shall be submitted as part of the Design Review process and in accordance with Chapter 17.38;
4. Hours of Operation shall be considered and determined during the Design Review process at the time of design review and zone change approval.

§17.26.060. Design Review and Approval

Pursuant to the approval of a Certificate of Appropriateness by the Historic Preservation Committee, proposals for this overlay zone shall be submitted as both a zone change and design review to be heard by the Planning Commission and Municipal Council.
EXHIBIT D
Chapter 17.29: Greenfield (GF) Overlay Zone

§17.29.010 Purpose
The Greenfield (GF) Overlay Zone is intended to provide for complete residential neighborhoods containing a mixture of residential uses, churches, schools, parks, trails, employment opportunities and commercial developments in undeveloped areas. Neighborhoods with parks and trails connecting churches, schools, employment, and convenient opportunities for new residents while incorporating natural areas into the overall project design. Avoid development on critical lands, preserve the qualities of the land, and provide diversity of residents, housing types, and income levels.

§17.29.020 Greenfield Overlay Zone Established
The Greenfield (GF) Overlay Zone implements the Logan General Plan's concept for the development of Greenfields. The use of the Greenfield Overlay will help to ensure Development of Greenfields ensures that undeveloped properties within the City are planned and developed to provide for more complete neighborhood developments. These developments are intended to be viable and sustainable residential neighborhoods containing a mix of uses, housing densities and types catering only to local neighborhoods. Greenfield areas may include commercial uses provided they are sized to match the overall scale of the project, appropriately scaled neighborhood centers. The intent behind the Greenfield Overlay zone is to encourage a mixture of uses within, or adjacent to, the new neighborhoods in order to reduce overall impacts to the City's infrastructure, and provide opportunities for residents to work, live and play closer to home. A foundational purpose of allowing a mix of uses in new GF neighborhoods is to prevent the proliferation of sprawling near-identical subdivisions, reduce the impact of new development on infrastructure systems, and allow work and play closer to home.

§17.29.030 Greenfield Overlay Zone Application
The Greenfield Overlay Zone is applicable within any of the residential zones on property in excess of 40 acres.

§17.29.040 Specific Plan Requirements
In order to apply the Greenfield Overlay Zone, a Specific Plan shall be prepared by the proponent, in conjunction with the City, and adopted as part of the overlay rezone by the
The requirements of the GF Overlay are applied in addition to the base zone of the property. Unless otherwise shown on the General Plan, the GF zone may be applied in any bases residential zone. Specific Development Plans for each area must be prepared and adopted as an overlay zone amendment by the Municipal Council prior to development, as exemplified by the specific plan for the Airport area.

The adopted Specific Plans will serve as the guiding document master plan approval for properties with a Greenfield Overlay, ensuring implementation of the concept at the site-specific level. Specific Plans for GF properties shall include the following:

A. A street system consistent with Logan’s policies and standards to extend the city’s grid into newly developed areas.

B. A connected system of blocks, mini-blocks and off-street pedestrian ways.

C. Land uses and design supportive of existing and future transit accessibility, existing and proposed.

D. Appropriately scaled mixed use development providing neighborhood level centers, where local shopping and services that are located are within a 5-10 minute walk for neighborhood residents.

E. A variety of residential densities and housing choices, so that choices in housing are provided.

F. A variety of housing types and lots sizes within each density category, to add visual interest and avoid a repetitious sprawl pattern.

G. The integration of Provision for parks, open spaces, trails and community facilities such as schools into the overall project design.

H. The protection, restoration and enhancement of existing environmental resources, such as wetlands.

I. Environmental areas planned as amenities to the neighborhoods.

J. Design standards consistent with this Code’s requirements for complete and walkable streets, building orientation, architectural detailing, and all other quality design requirements.

K. New design standards as necessary needed to foster innovative and sustainable development practices; provided they meet or exceed the performance of Logan’s adopted base standards.
MEMORANDUM TO MUNICIPAL COUNCIL

DATE: December 3, 2013
FROM: Mike DeSimone
SUBJECT: Land Development Code Amendment – Airport Limitation Overlay Zone (17.24); Drinking Water Source Protection Overlay Zone (17.25); Historic Landmark Overlay Zone (17.26); and Greenfield Overlay Zone (17.29)

Summary of Planning Commission Proceedings

Project Name: Code Amendment – Overlay Zones
Project Address: City wide
Request: Amendments to LDC 17.24, 17.25, 17.26 & 17.29

Recommendation of Planning Commission: Approval

On November 14, 2013, the Planning Commission, by unanimous vote, recommended that the Municipal Council approve a request to amend the Land Development Code, Airport Limitation Overlay Zone (17.24); Drinking Water Source Protection Overlay Zone (17.25); Historic Landmark Overlay Zone (17.26); and Greenfield Overlay Zone (17.29).

Planning Commissioners, vote (4,0):
Recommend approval: Amanda Davis, Garrett Smith, Steve Stokes and Konrad Lee.
Recommend denial: None.

Attachments:
Staff Report
Ordinance 13-094
PC Meeting Minutes
Project #13-066
Overlay Zones (17.24, 17.25, 17.26, 17.29)
Code Amendment

REPORT SUMMARY...
Project Name: Overlay Zones Amendment
Proponent/Owner: Community Development Department
Project Address: Citywide
Request: Code Amendment
Type of Action: Legislative
Date of Hearing: November 14, 2013
Submitted By: Mike DeSimone, Director

RECOMMENDATION
Staff recommends that the Planning Commission recommend approval to the Municipal Council for the following amendments to the Land Development Code (LDC): Chapter 17.24 (Airport Limitation Overlay), Chapter 17.25 (Aquifer/Wellhead Protection Overlay), Chapter 17.26 (Historic Landmark Overlay), and Chapter 17.29 (Greenfield Overlay).

REQUEST
This proposed text amendments to the Land Development Code amends the above referenced overlay zones and are generally clean-up types of modifications.

Modifications to Chapter 17.24 (Airport Limitation Overlay) include clarifying the applicability of this overlay, clarifying the list of permitted uses, removing the reference to the conditional use permitting process and clarifying the regulation section.

Modifications to Chapter 17.25 (Aquifer/Wellhead Protection Overlay) just added clarifying language. Probably should re-label 17.25.020 as “Applicability” rather than “Introduction”.

Modifications to Chapter 17.26 (Historic Landmark Overlay) just added clarifying language.

Modifications to Chapter 17.29 (Greenfield Overlay) including clarifying the applicability, intent, application and requirements of this overlay.

GENERAL PLAN
The Land Development Code was prepared and adopted to implement the vision expressed in the General Plan. This proposed amendment clarifies language and application within the various overlay Chapters. These proposed amendments are consistent with the General Plan.

STAFF RECOMMENDATION AND SUMMARY
Staff would recommend that the Planning Commission forward a recommendation of approval to the Council for their consideration.

PUBLIC COMMENTS
As of the time the staff report was prepared, no public comments had been received.
PUBLIC NOTIFICATION
Legal notices were published in the Herald Journal on October 31, 2013, posted on the City's website and the Utah Public Meeting website on October 23, 2013, and noticed in a quarter page ad on October 27, 2013.

AGENCY AND CITY DEPARTMENT COMMENTS
We received comments from Brian Pattee regarding suggested technical language for the Aquifer/Wellhead Protection section which will be incorporated into the draft.

RECOMMENDED FINDINGS FOR APPROVAL
The Planning Commission bases its decisions on the following findings:

1. Utah State Law authorizes local Planning Commission to recommend ordinance changes to the legislative body (Municipal Council).
2. These Code Amendments are done in conformance with the requirements of Title 17.51 of the Logan Municipal Code.
3. The proposed Code Amendments are generally administrative in nature as they remove redundant language, clarify intent and application, and streamline the overall section.
4. The provisions of the Airport, Aquifer/Wellhead Protection, Historic Landmark and Greenfield Overlay Zones are consistent with the overall goals and objectives of the Logan General Plan.
5. No public comment has been received regarding the proposed amendment.
AGENDA

4:30 p.m.  Bus Tour of Agenda Sites  NO BUS TOUR.

5:30 p.m.

I. WELCOME

II. APPROVAL OF MINUTES from the meeting of October 24, 2013.

III. PUBLIC HEARING  The following items are scheduled for a public hearing before the Commission. The order of the meeting is for the Chair to read the agenda item. Staff will summarize its report to the Commission. The proponent of the project can make a presentation. Public comment is encouraged. The Commission will close the public hearing and deliberate prior to making a decision.

PC 13-045 Champlin 1000 N Retirement Community  (continued from October 24, 2013) Subdivision. Turner Design Engineering/Champlin Development, authorized agent/owner, request approval of a 46-lot subdivision for a single-family residential development at the northwest corner of 400 East and 1000 North in the Neighborhood Residential Outer Core (NROC) zone; TIN 05-020-0020;0021;0022.

PC 13-066 LDC Amendment – 17.24, 17.25, 17.26, 17.29 Logan City requests to amend the Land Development Code Sections 17.24 (Airport), 17.25 (Aquifer/Wellhead Protection), 17.26 (Historic Landmark), and 17.29 (Greenfield) to clarify overlay zone standards and requirements.

PC 13-067 LDC Amendment – 17.35 Logan City requests to amend the Land Development Code Section 17.35 to clarify Open Space standards and requirements.

PC 13-068 LDC Amendment – 17.20, 17.21, 17.22 Logan City requests to amend the Land Development Code Sections 17.20 (Public Zones), 17.21 (Uses), and 17.22 (Development Standards) to clarify language within the Code.

- Continued -

Notice displayed in conspicuous view in the foyer of Logan City Hall, emailed to the Logan Herald Journal and posted on the Logan City website www.loganutah.org and the State Public Meeting Notice website http://pmn.utah.gov
In compliance with the American with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder, at 435-716-9002, at least three working days prior to the meeting.
LEGAL NOTICE
Logan Municipal Council
December 3 & 17, 2013

The following public hearings will be held in the Logan City Municipal Council Chambers at 290 North 100 West at 5:30 p.m. Contact 716-9021 or www.loganutah.org for further info.

**PC 13-066 LDC Amendment – 17.24, 17.25, 17.26, 17.29** Logan City requests to amend the Land Development Code Sections 17.24 (Airport), 17.25 (Aquifer/Wellhead Protection), 17.26 (Historic Landmark), and 17.29 (Greenfield) to clarify overlay zone standards and requirements.

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**PC 13-068 LDC Amendment – 17.20, 17.21, 17.22** Logan City requests to amend the Land Development Code Sections 17.20 (Public Zones), 17.21 (Uses), and 17.22 (Development Standards) to clarify language within the Code.

Publication Date: Tues. November 19, 2013
The Logan City Planning Commission will hold a public hearing to receive input on the following:

**PC 13-066 LDC Amendment – 17.24, 17.25, 17.26, 17.29** Logan City requests to amend the Land Development Code Sections 17.24 (Airport), 17.25 (Aquifer/Wellhead Protection), 17.26 (Historic Landmark), and 17.29 (Greenfield) to clarify overlay zone standards and requirements.

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**PC 13-068 LDC Amendment – 17.21, 17.21, 17.22** Logan City requests to amend the Land Development Code Sections 17.20 (Public Zones), 17.21 (Uses), and 17.22 (Development Standards) to clarify language within the Code.

The Municipal Council is tentatively scheduled to hold a workshop on **Tuesday, December 3, 2013** and a public hearing on **Tuesday, December 17, 2013**. Both meetings will be held in the Logan City Municipal Council Chambers at 290 North 100 West at 5:30 pm. Contact the Department of Community Development at 716-9022 for more information or www.loganutah.org

- published in H.J. 10/27/13
STATE OF UTAH
COUNTY OF CACHE, ss

On this 13th day of January, A.D. 2014 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:
01/12/2014

[Signature]
Assistant to the Finance Director

Subscribed and sworn to before me on this 13th day of January, A.D. 2014

[Signature]
Notary Public

Commissioned in the State of Utah

My Commission expires August 1, 2015

LEGAL NOTICE
LOGAN MUNICIPAL COUNCIL

SUMMARY OF AN ORDINANCE - The following ordinances were adopted and approved by the Logan Municipal Council, Logan, Utah on January 7, 2014.

ORD. 13-94 Amending the Land Development Code Sections 17.24 (Airport), 17.25 (Aquifer/Wellhead Protection), 17.26 (Historic Landmark), and 17.29 (Greenfield) to clarify overlay zone standards and requirements.

ORD. 13-95 Amending the Land Development Code Sections 17.20 (Public Zones), 17.21 (Uses), and 17.22 (Development Standards) to clarify language within the Code.

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 12, 2014