CITY OF LOGAN
ORDINANCE NO. 99-50

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 #217 to the Zoning Map of Logan City, Utah," and the following property is hereby zoned from Agricultural (AG) as identified by the following County Tax ID Numbers:

To PUB: 05-060-0003, 0007, 0009, 0012, 0013, 05-063-0005, 0010, 0012, 0013, 0018, 02-076-0003.

To SFT: 02-066-0036

To SFL: 02-066-0013, south part of 02-076-0016 out of 1/4 mile safety zone.

To IND: 05-060-0004, 0011, 0015, 05-063-0001, 0004, 0011, 0014, 0019, 0020, 05-064-0004, 0005, 0006, North part of 02-076-0016 in 1/4 mile safety zone

To CG: 05-064-0027.

To AG: 02-066-0012

Also identified as 300 acres, more or less, in the approx. area of 1000 West to 1900 West and 200 North to 400 South.

SECTION 2: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, THIS 5TH DAY OF May, 1999.

John L. Harder, 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 5th day of May, 1999.

John L. Harder, Chairman

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby approved this ___ day of May, 1999.

Douglas E. Thompson, Mayor
PROOF OF PUBLICATION

STATE OF UTAH
COUNTY OF CACHE

On this 21st day of April, 1999, personally appeared before me Felicia Tapedino, 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

a copy of which is hereto attached, was published in said newspaper for One (1) Issue commencing April 21, 1999 and ending April 21, 1999.

Signed

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

Notary Public.

Memorandum for the Municipal Council workshop of April 28, 1999
PC#99-014 A ZONING AMENDMENT FOR
VALLEY WEST ANNEXATION COMPREHENSIVE REZONE

REPORT SUMMARY...

Request: Zoning Amendment from AG, Agriculture, to Commercial General, CG, Industrial, IND, Single Family Traditional, SFT, Single Family Low, SFL, and Public, PUB.

Address: 1000 W to 1900 W and 200 N to 400 S

Existing Zoning District: AG, Agriculture


Recommendation: Approve

PROJECT

The City of Logan is requesting a zoning amendment from Agriculture, AG, to Commercial General, CG, Industrial, IND, Single Family Traditional, SFT, Single Family Low, SFL, and Public, PUB, for the properties located approximately between 1000 West to 1900 West and 200 North to 400 South. The size of the property proposed for rezoning is 300± acres.

At the Planning Commission meeting of April 8, 1999, the City of Logan requested a zone change for all parcels that were annexed into the City in November of 1998. This annexation was known as the Valley West Annexation. The parcels were zoned AG, Agriculture, as a temporary zoning classification as outlined in the Logan General Plan. Therefore, the City requested a zone change to the various districts outlined above based on surrounding zoning and existing land uses.

The Planning Commission moved to approve a recommendation for Zone Change to the Municipal Council. (Passed: 4,0)

ATTACHMENTS

Please find the following attached:
1. Staff Report to the Planning Commission;
2. Minutes of the April 8, 1999 Planning Commission meeting; and
3. Map of proposed zone amendment.
Minutes of the meeting for the Logan Planning Commission convened in regular session Thursday, April 8, 1999, Chair Virginia Wickwar conducting. The chair called the meeting to order at 5:30 p.m.

Planning Commissioners present were: Eldon Hooper, Eugene Kartchner, Paul Larsen, Gina Wickwar, Karl Ward, Douglas Jensen and Bruce King

Planning Commissioners absent were: none

Staff present: Eric Toll, Brandi Clement, Leslie Clark

Minutes as written and recorded from March 25, 1999 were moved to be approved by Eldon Hooper and seconded by Eugene Kartchner. The vote was unanimously approved.

Tape 1A: Counter 058

99-019 BROOKSIDE MEADOWS. Design Review and Subdivision. Wes Johnson, Et Al, owner/applicant, requests a 57 lot (one lot being open space) Planned Unit Development with design review of 28 twin homes for a total of 56 units on 8.9 acres at 1200 North 200 West in the Single Family Residential (SFR) zone. TIN#05-041-0033, 0034.

STAFF: Staff reviewed the report as written. Mr. Toll stated the landscaping south of 1200 North will not count as landscaping points for Brookside Meadows. The interior street in the project will be a private road.

PROPONENT: Wayne Crow, Knighton and Crow, said they would like to run the sewer lines along the north line of the development. To bring the sewer up from 400 West would not work. They are going to work with the adjoining property to make the sewer accessible on the Reese property when it has future development. Mr. Mecham said they would like copies of the easements on the City's file.

They have a problem with condition 2a10. Mr. Crow requested there be no 2.5% on the cost of the interior development. They agree with it along 200 West.

Mr. Mecham said they do the same type of management process for the water and sewer inside a private development. Mr. Crow said they will work a solution out with Engineering.

Mr. Crow had questions on the definition of net area. He believes net area is the property left after public dedication of the roads and such. They believe the density of the subdivision should
be calculated on 8.9 acres and not subtracted after the roadway because the road is a private road and not dedicated. If the road is not taken out of the total acreage then they should be allowed 65 units, although they do not want that many.

Mr. Crow stated there will be access to the detention ponds for maintenance, but was not sure if the residences would have access to them.

Mr. Crow said they want to be allowed 56 units versus 55 units. He said everything he read made a distinction between public and private dedications.

Mr. Toll said the definition for net area does say "dedicated roads" and it is true that private roads are not dedicated. Mr. Toll needs the Commission to interpret the definition. In the past they have subtracted out the road. Staff is neutral on what the interpretation is.

Mr. Crow said they would like to do performance landscaping. The developer has no recollection of having to put in landscaping south of 1200 South. They will do the landscaping of the parking strip in between the curb and the sidewalk below 1200 South.

Timothy Johnson said that weather oftentimes will not allow for landscaping to be put in. Mr. Toll said that they can post a bond in that event.

Kimball Fife asked if they have to do landscaping on individual lots before the Certificate of Occupancy if the lot next door is still being built on. They don't want to destroy the landscaping with construction next door.

Mr. Toll stated they will work with the owners to get the landscaping done. They will take into consideration adjoining construction.

PUBLIC: Ms. Clement referenced comments that were received from the public prior to the meeting, which will be filed.

Bret McFarlin is concerned about the density of the housing. He said there is not a lot of space for the number of homes being proposed.

Mark Hadfield is a resident of Greenfield Village. He is concerned about the density. He asked if the homeowners will maintain the roads. He also asked about the change in zone. He said that Greenfield Village is going to be surrounded by high density lots. He said their property values might decrease. He is also wants to make sure the landscaping will be put in. He is opposed to the development.

Staff stated that there will be a home owners association that will take care of the road and landscaping.

Mr. Kartchner said this is a single family zone. The density is not being changed and they could have that many single family detached homes in the same space. They just chose to group them. He said that by having twinhomes there is usable open space for the residents. He said there is
still an average of 6,000 square feet for each lot. They each have their own property boundaries and will be sold individually.

Rick Misaki, resident of Greenfield Village, is opposed to this development. He said that he does not differentiate between a twinhome and an apartment. He feels like they will devalue property around them.

Craig Watts owns the property to the east of this property. This development will be nice because all the properties will be maintained. This will be an improvement to the area. He would like them to improve the strip along the canal before they start. That would greatly improve the area right from the start.

Cindy Young, real estate agent in area, said the plan is a great plan. Her only concern is only having one access road to the subdivision.

Kimball Fife said that comparable properties they are building right now are selling for $120,000. All the yards will be finished. Mr. Fife said they are going to have a privacy fence between the two adjoining units. They might not fence the sides of the yards because of the easements. They will wait to see what the homeowners want to do in between the separate twinhomes.

COMMISSION: Mr. King said he agreed with Mr. Crows interpretation, that the road is a dedicated road to the City. Mr. Jensen said if you go with that interpretation then a lot more units could be proposed. Mr. Kartchner stated that they would need a lot of amenities to get that higher density.

Mr. Kartchner said the ordinance needs to be rewritten to reflect that a private road does not have to be taken out of the total acreage.

Tape 2A: Counter 420
MOTION: Moved to conditionally approved the project with the conditions as listed below. The following conditions were changed from the original staff report: change 2a3, delete 2a9, change 2a10, change 13c.

1. Any representations by the proponent or agent at the Planning Commission hearing shall be incorporated into the final action as conditions of approval.

2. Prior to the issuance of any building permits, the Director of Community Development shall receive notification from the following departments that their requirements have been satisfied:

   a. Public Works Department — contact Mike Mecham 750-9824
      1. Backflow prevention for irrigation required;
      2. Will need a copy of the A.C.O.E. permit for wetland mitigation;
      3. All sewer lines must be accessible as agreed upon by the Public Works Department.
      4. Curb cuts at entrance required rather than radius corners;
      5. Water line shall be looped to 200 West;
      6. Due to the width of the street right-of-way it can only be a private road;
      7. Drainage/detention plan required;
8. Canal easement must be designated on plat map. Will need canal company's signature on the final plat; and

9. Shall pay 2.5% of estimated infrastructure costs for construction management of the section of the infrastructure agreed upon with the Public Works Department.

b. Fire Department – Contact Liz Hunsaker, 750-9995.
1. A second fire hydrant added to the inside of the development is required.

3. All improvements shall be constructed in substantial conformance with the approved site plan that shows 55 lots and the land east of the canal as common area.

4. All lots shall be numbered consecutively not as “a” and “b”.

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

6. The final plat map 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.

7. Prior to the submittal of the final 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.

8. The final plat map shall depict a five-foot utility easement around the perimeter of the subject property and on each side of the interior property lines.

9. 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 #99-019, was heard before the Commission in a public hearing on the 8th day of April, 1999, and was approved in substantial conformance with the requirements and design shown upon this plat map. Signed, ____________, Eric Jay Toll, AICP, Director of Community Development.”

10. Prior to the submittal of the final plat, the City Engineer shall receive an executed original copy of the Development Agreement for the subdivision.

11. 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.

12. 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.
13. Prior to the issuance of a building permit the Chief Building Official shall receive a written memorandum from the Director of Community Development indicating that a revised landscape plan has been reviewed and approved with the following changes:

   a. Minimum of 4050 plant units within the project area;
   b. Botanical and common names of all landscape materials; and
   c. Landscaping strips between 200 West and the sidewalk on the subject property as well as the property to the south of 1200 North shall be installed.

14. All landscaping shall be in place on all lots prior to the use or issuance of a certificate of occupancy.

15. All landscaping in the middle common area shall be in place prior to the use or issuance of a certificate of occupancy for the lots in the middle of the subdivision that directly access this common area.

16. The final plat map shall depict the area to the east of the canal as common area.

17. Prior to the issuance of a building permit the Director of Community Development shall receive a recorded deed showing that the 16.5' wide easement along the north property line is part of this parcel.

18. Prior to recordation of the final plat map a zoning amendment shall be approved by the Municipal Council from Single Family Residential, SFR, to Single Family Residential-Planned Development, SFR-PD.

[Moved: Mr. Jensen. Seconded: Mr. Kartchner. Passed: 5, 0.]
Yea: Hooper, Kartchner, Larsen, King, Jensen

Moved to initiate the rezone for PD zoning.
[Moved: Mr. Jensen. Seconded: Mr. Kartchner. Passed: 5, 0.]
Yea: Hooper, Kartchner, Larsen, King, Jensen

Mr. Larsen left the meeting at 8:00 p.m.

Tape 2A: Counter 504

99-014 VALLEY WEST ANNEXATION REZONE. Rezone. City of Logan, applicant, requests a rezone of approx. 300 acres in the approx. area of 1000 West to 1900 West and 200 North to 400 South from the Agriculture (AG) zone to the Public (PUB), Industrial (IND), Commercial General (CG), Single Family Low (SFL), or Single Family Traditional (SFT) zones for the following Tax ID#'s:

To PUB: 05-060-0003, 0007, 0009, 0012, 0013, 05-063-0005, 0010, 0012, 0013, 0018, 02-076-0003
To IND: 05-060-0004, 0011, 0015, 05-063-0001, 0004, 0011, 0014, 0019, 0020, 05-064-0004, 0005, 0006, North part of 02-076-0016 in ¼ mile safety zone

To SFT: East part of 02-066-0036 out of the 1.4 mile safety zone
To CG: 05-064-0027
To AG: 02-066-0012, West part of 02-066-0036 in the ¼ mile safety zone
To SFL: 02-066-0013, South part of 02-076-0016 out of ¼ mile safety zone

STAFF: Staff reviewed the report as written. The owners of the property to the north of the property that is proposed to be rezoned CG would also like their property rezoned CG. Mr. Toll said if they rezoned that piece CG then they should also do the two other pieces to the north. These pieces are 05-064-0005, 0006, 0004.

Mr. Kartchner said the advantage he saw to rezoning the 3 pieces CG would be it would square up that commercial section and there would be a better buffer to the residential.

Mr. Toll said they don't have a preference one way or the other if these parcels are commercial or industrial. There is no reason for one or the other. He said the City is running out of Commercial land.

PUBLIC: Grant Potter is concerned that their property is being rezoned. Mr. Toll said they are not in the City and cannot be rezoned and are not being annexed.

Gerald Alder asked about the property on the southwest corner being rezone public. He said there is a home on that property and wants to know how it will affect the property. Ms. Clement said that the home/property is not in the City of Logan.

Cindy Young is representing Dr. Moore, who owns the property adjoining the CG (05-064-0006). They would like to see the three parcels north of the CG rezone to also be rezoned CG.

Melvin Mecham said he would like his property be kept Agriculture as proposed. He asked if he wanted to sell his property what could it be rezoned to. Mr. Toll said it may be Commercial General or Industrial.

Tape 2B: Counter 000
MOTION: Recommend a rezone to the Council for the proposed parcels with the change of the parcels 05-064-0004, 0005, 0006 to the Commercial General (CG) zone.

[Moved: Mr. Jensen Seconded: Mr. Hooper Passed: 4...0]
Yea: Hooper, Kartchner, King, Jensen

Tape 1A: Counter 000
99-017 This Project will not be heard tonight. It will be continued to the April 22nd meeting.....WAREHOUSE SALES BUILDING. Design Review and Boundary Line Adjustment. Dan Brown, owner/applicant, requests design review of a new 12,000 sq. ft. building for wholesale/retail sales on a 45,000 sq. ft. lot at 1490 North 300 West in the Commercial General (CG) zone. TIN#07-194-0004, 0005.
REPORT SUMMARY...

Request: Zoning Amendment from AG, Agriculture, to Commercial General, CG, Industrial, IND, Single Family Traditional, SFT, Single Family Low, SFL, and Public, PUB.

Address: 1000 W to 1900 W and 200 N to 400 S

Existing Zoning District: AG, Agriculture


Recommendation: Approve

PROJECT

Zoning Amendment
The proponent is requesting a zoning amendment from Agriculture, AG, to Commercial General, CG, Industrial, IND, Single Family Traditional, SFT, Single Family Low, SFL, and Public, PUB, for the properties located approximately between 1000 West to 1900 West and 200 North to 400 South. The size of the property proposed for rezoning is 300± acres.

SITE DESCRIPTION

Land use adjoining the subject property
North: IND and CG: Industrial and Commercial General
East: IND and CG: Industrial and Commercial General
West: Not within City limits
South: SFT and SFR: Single Family Traditional and Single Family Residential

The site as it sits now has many different uses. Some parcels of land are used for personal storage while others are undeveloped. The remaining parcels are owned by the City and are home to the City of Logan Landfill.

AGENCY AND CITY DEPARTMENT COMMENTS

The Department of Community Development circulated copies of the proposed project to various City Departments and State and Regional agencies. The following comments were received:

Public Works Department — contact Mike Mecham 750-9824
1. Utility services will need to be extended to each property when developed.
Zoning Amendment
On November 18, 1998, approximately 300 acres of land was annexed into the City of Logan. This was known as the Valley West Annexation. All land is annexed into the City of Logan as Agriculture. Due to this being such a large area of land, the Community Development Department recommended that the Planning Commission initiate a comprehensive zoning amendment for the entire 300 acres. This was initiated at the Planning Commission meeting of February 25, 1999.

Staff recommends that all land to the north of 200 South be rezoned Industrial, IND, in keeping with the surrounding land uses, with the exception of one parcel represented by TID#05-064-0027, which staff recommends be rezoned to Commercial General, CG. As well, staff recommends that all properties to the south of 200 South be rezoned to either Single Family Traditional or Single Family Low, for compatibility with the surrounding land uses, except those areas of a parcel of land that fall within the ¼ mile safety zone around the Landfill site. Finally, staff recommends that the remaining parcels be rezoned from Agriculture, AG, to Public, PUB, as it is the location of the landfill. Please refer to the following Tax ID Numbers in accordance with the proposed zone and cross check them with the county plat map that has been provided:

To Public:
05-060-0003, 0007, 0009, 0012, 0013, 05-063-0005, 0010, 0012, 0013, 0018, 02-076-0003

To Single Family Traditional:
02-066-0036

To Single Family Low:
02-066-0013, South part of 02-076-0016 out of ¼ mile safety zone

To Industrial:
05-064-0004, 0005, 0006, 05-063-0001, 0004, 0011, 0014, 0019, 0020, 05-060-0011, 0004, 0015, North part of 02-076-0016 in ¼ mile safety zone

To Commercial General:
05-064-0027

No residential development is permitted within one-quarter mile of the landfill site. During the meeting on February 25, 1999, some members of the Planning Commission expressed concerns with some of the parcels around the landfill becoming Residential. Staff assures the Planning Commission that this has been considered and is reflected on the proposed map. As well, there was a concern voiced regarding the property that is proposed to be rezoned to Commercial General. Staff feels that this
corner could become a significant commercial area in this part of the City. Staff also does not wish to rezone a property to Industrial directly across from a Single Family Traditional zoning district.

RECOMMENDATION

Staff recommends that the Planning Commission approve a motion to recommend to the Municipal Council PC#99-014, a Zoning Amendment from Agriculture, AG, to Commercial General, CG, Single Family Traditional, SFT, Single Family Low, SFL, Industrial, IND, and Public, PUB, as sought by the City of Logan for the properties located at approximately 1000 West to 1900 West and 200 North to 400 South; TID#05-064-0027, 02-066-036, 02-066-013, 02-076-0016, 05-064-0004, 0005, 0006, 05-063-0001, 0011, 0004, 0014, 0019, 0020, 05-060-0011, 0004, 0015, North part of 02-076-0016, 05-060-0003, 0007, 0009, 0012, 0013, 05-063-0005, 0010, 0012, 0013, 0018, 02-076-0003, respectively.

RECOMMENDED FINDINGS FOR APPROVAL

The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:

1. The Valley West Comprehensive Rezone Project is consistent with the goals and policies of the Logan General Plan.

2. The Valley West Comprehensive Rezone Project is compatible with existing neighboring land uses and zoning.

3. The Valley West Comprehensive Rezone Project is similar in intensity with surrounding land uses. Its typical operations, traffic and other characteristics will not interfere with the use and enjoyment of adjoining or area properties.

4. The Valley West Comprehensive Rezone Project conforms to the requirements of Title 17 of the Logan Municipal Code.

Respectfully submitted,

Brandi L. Clement
Planner II
Report Published: April 2, 1999
On this 13, day of May, 1999, personally appeared before me, Kileene Downs, 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...

S

SU

M

ARYS OF ORDI

NANCES amending the Logan Municipal Code, 1989, passed by the Logan Municipal Council are as follows:

1. ORD. 99-52. An ordinance was passed January 5, 1999 approving Chapter 17.43, Home Occupations, of the Land Development Code. The ordinance defines a home occupation as "any activity carried out for gain or requiring a business license by a resident and conducted as a customary, incidental, and accessory use in the resident's dwelling unit. A home occupation is owned and run by a resident of the dwelling in which the business takes place." The regulations are intended to permit residents to engage in home occupations while ensuring that businesses will not be a detriment to the neighborhood. Section 17.43.050 sets forth general regulations that apply to all home occupations. 17.43.060 explains that if a home occupation has no more than one nonresident employee and will not exceed customer traffic thresholds, the permit shall be approved and issued by the Director of Community Development. The section also sets forth the types of permits for which a public hearing is required before the Planning Commission, as well as application, hearing, and notice requirements.

LEGAL NOTICE

SUMMARIES OF ORDINANCES amending the Logan Municipal Code, 1989, passed by the Logan Municipal Council are as follows:

1. ORD. 99-52. An ordinance was passed January 5, 1999 approving Chapter 17.43, Home Occupations, of the Land Development Code. The ordinance defines a home occupation as "any activity carried out for gain or requiring a business license by a resident and conducted as a customary, incidental, and accessory use in the resident's dwelling unit. A home occupation is owned and run by a resident of the dwelling in which the business takes place." The regulations are intended to permit residents to engage in home occupations while ensuring that businesses will not be a detriment to the neighborhood. Section 17.43.050 sets forth general regulations that apply to all home occupations. 17.43.060 explains that if a home occupation has no more than one nonresident employee and will not exceed customer traffic thresholds, the permit shall be approved and issued by the Director of Community Development. The section also sets forth the types of permits for which a public hearing is required before the Planning Commission, as well as application, hearing, and notice requirements.

LEGAL NOTICE

SUMMARIES OF ORDINANCES amending the Logan Municipal Code, 1989, passed by the Logan Municipal Council are as follows:

1. ORD. 99-52. An ordinance was passed January 5, 1999 approving Chapter 17.43, Home Occupations, of the Land Development Code. The ordinance defines a home occupation as "any activity carried out for gain or requiring a business license by a resident and conducted as a customary, incidental, and accessory use in the resident's dwelling unit. A home occupation is owned and run by a resident of the dwelling in which the business takes place." The regulations are intended to permit residents to engage in home occupations while ensuring that businesses will not be a detriment to the neighborhood. Section 17.43.050 sets forth general regulations that apply to all home occupations. 17.43.060 explains that if a home occupation has no more than one nonresident employee and will not exceed customer traffic thresholds, the permit shall be approved and issued by the Director of Community Development. The section also sets forth the types of permits for which a public hearing is required before the Planning Commission, as well as application, hearing, and notice requirements.

LEGAL NOTICE

SUMMARIES OF ORDINANCES amending the Logan Municipal Code, 1989, passed by the Logan Municipal Council are as follows:

1. ORD. 99-52. An ordinance was passed January 5, 1999 approving Chapter 17.43, Home Occupations, of the Land Development Code. The ordinance defines a home occupation as "any activity carried out for gain or requiring a business license by a resident and conducted as a customary, incidental, and accessory use in the resident's dwelling unit. A home occupation is owned and run by a resident of the dwelling in which the business takes place." The regulations are intended to permit residents to engage in home occupations while ensuring that businesses will not be a detriment to the neighborhood. Section 17.43.050 sets forth general regulations that apply to all home occupations. 17.43.060 explains that if a home occupation has no more than one nonresident employee and will not exceed customer traffic thresholds, the permit shall be approved and issued by the Director of Community Development. The section also sets forth the types of permits for which a public hearing is required before the Planning Commission, as well as application, hearing, and notice requirements.

LEGAL NOTICE

SUMMARIES OF ORDINANCES amending the Logan Municipal Code, 1989, passed by the Logan Municipal Council are as follows:

1. ORD. 99-52. An ordinance was passed January 5, 1999 approving Chapter 17.43, Home Occupations, of the Land Development Code. The ordinance defines a home occupation as "any activity carried out for gain or requiring a business license by a resident and conducted as a customary, incidental, and accessory use in the resident's dwelling unit. A home occupation is owned and run by a resident of the dwelling in which the business takes place." The regulations are intended to permit residents to engage in home occupations while ensuring that businesses will not be a detriment to the neighborhood. Section 17.43.050 sets forth general regulations that apply to all home occupations. 17.43.060 explains that if a home occupation has no more than one nonresident employee and will not exceed customer traffic thresholds, the permit shall be approved and issued by the Director of Community Development. The section also sets forth the types of permits for which a public hearing is required before the Planning Commission, as well as application, hearing, and notice requirements.