

ORDINANCE 21-09

AN ORDINANCE OF THE NORTH LOGAN CITY COUNCIL MAKING CHANGES TO REQUIREMENTS FOR SMALL MULTI-UNIT STORAGE AND LARGE WAREHOUSE STORAGE AS A CONDITIONAL USE

WHEREAS, the City Council of the City of North Logan, Utah, adopted and passed the Code of Revised Ordinances of the City of North Logan on March 16, 1989, which Code was published and effective on March 20, 1989; and

WHEREAS, said Code included Title 12 which is the City's Land Use Ordinance; and

WHEREAS the City Council and the City's Planning and Zoning Commission have determined there is need and good cause to amend the City's Land Use Ordinance to modify the requirements for Small Multi-Unit Storage, and Large Warehouse Type Storage as Conditional Uses.

NOW, THEREFORE, pursuant to Section 12A-301 of Title 12 of North Logan City code and Section 10-9a-205 of the Utah Code, and after fourteen (14) days' notice and a public hearing held April 1, 2021 by the Planning Commission as required, the City Council of the City of North Logan, Utah hereby adopts, passes and publishes the following:

BE IT ORDAINED by the City Council of the City of North Logan, Utah as follows
(highlighted portions added):

SECTION I: Amend TITLE 12 LAND USE, modifying 12A-200 Definitions, to clarify the definitions of Storage, Small, Multi-Unit and Storage, Large, Warehouse-type.

Storage, Large, Warehouse-type. A facility under single ownership or management in which storage or warehouse space is made available for rent or lease or the area is used **primarily** for storage by the owner.

Storage, Small, Multi-unit. A facility under single ownership or management in which multiple storage units are leased, rented or used by patrons **primarily for storage of property**. Individual storage units are typically smaller than 300 square feet in size.

SECTION II: CONFLICT. Amend TITLE 12 LAND USE, modifying 12C-500 Conditional Uses, to add a section 12C-516 Requirements for Small-Multi Unit Storage and Large Warehouse Type Storage.

12C-516 Requirements for Small-Multi Unit Storage and Large Warehouse Type Storage.

The following are additional development standards that are required for any Small Multi-Unit Storage, Large Warehouse-type Storage developments considered as a conditional use. A site plan including all structures, pavement, and landscape, shall be submitted with the conditional use permit application for **review with the application.**

- A.** No Small Multi-Unit storage facilities or Large Warehouse-type storage facilities are to be located any closer than three hundred thirty (330) feet from U.S. 91, Main Street or 2500 North.
- B.** A minimum of a twenty (20) foot landscape setback must be installed and maintained along the frontage of any other public street.
 - 1.** A landscaped berm a minimum of three (3) feet in height must be installed and maintained within the required landscape setback.

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2. A minimum of one tree per thirty (30) feet of frontage shall be planted within the required landscape setback, and shall meet all size requirements found in 12C-1101 (I)(d) and shall count toward the total number of required trees for the development.
 3. All landscape setbacks are required to be irrigated by an automatic sprinkler irrigation system.
- C. Storage units adjacent to any public roadway shall be single loaded with the back of the units facing the street and doorways of the units facing inward toward other storage units.
- D. All outside storage shall be located at the rear of the property, screened from public view by a six (6) foot solid screen fence approved through a design review permit.
- E. All structures must be constructed on a footing or foundation that is in compliance with current building code.

SECTION III: CONFLICT. To the extent of any conflict between this ordinance and any other North Logan City ordinance(s) or regulation(s), the provisions of this Ordinance shall be controlling.

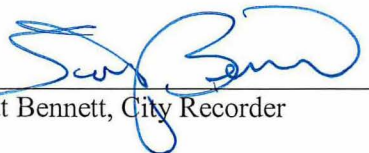
SECTION IV: SEVERABILITY. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any of the remaining sections, paragraphs, sentences, clauses, or phrases of this Ordinance.

SECTION V: EFFECTIVE DATE. In the opinion of the City Council of North Logan, it is necessary that this ordinance take effect immediately; therefore, this Ordinance shall take effect immediately upon its passage and first posting as provided by law.

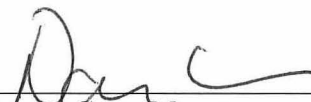
ADOPTED AND PASSED by the City Council of the City of North Logan, Utah, this 3rd day of November, 2021.

NORTH LOGAN CITY, A Utah Municipal Corporation

ATTEST:



Scott Bennett, City Recorder

By 

Damon Cann, Mayor

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CERTIFICATE OF DUE POSTING

I, SCOTT BENNETT, City Recorder of North Logan, Utah, hereby certify that I, on the 4th day of November, 2021, in the City of North Logan, Cache County, State of Utah, posted the foregoing Ordinance No. 21-09 in a likely manner, a copy of which is hereto attached, in each of three public places in the said City of North Logan, to-wit:

1. North Logan City Offices, 2076 North 1200 East
2. North Logan City Library, 475 East 2500 North
3. North Park Police Department, 575 East 2500 North

WITNESS my hand this 4th day of November, 2021.



Scott Bennett, City Recorder