

- 37 12C-900 Annexation
- 38 12C-1001 Permitted And Conditional Uses In Zone
- 39 12C-1002 Height Regulations
- 40 12C-1003 Area, Width, And Yard Regulations
- 41 12C-1004 Modifying Regulations
- 42 12C-1016 Deleted Residential Landscaping Requirements
- 43 12C-1050 Mixed Use Ordinance
- 44 12C-1060 North Logan City - City Center Code
- 45 12C-1100 Site Development Requirements for Commercial, Industrial, Institutional-Residential, Multi-
- 46 Family Residential, and Non-Residential Development
- 47 12C-1200 Airport Limitation Overlay Zones
- 48 ...
- 49 ~~12C-1016 Deleted~~12C-1016 Residential Landscaping Requirements
- 50 A. Water-wise landscape standards. The following water-wise landscape standards shall apply to all
- 51 new residential developments and residential construction:
- 52 a. The area within the public right of way between the curb and gutter and the sidewalk,
- 53 otherwise known as the park strip, shall not be landscaped with lawn or turf.
- 54 b. Lawn or turf areas shall not be less than eight feet wide at their narrowest point.
- 55 c. Lawn or turf areas shall not exceed 50% of the total landscaped area for front and side
- 56 yards. Lawn limitations do not apply to small residential lots with less than 250 square
- 57 feet of landscaped area.
- 58 B. Landscape Plan Approval. All new residential development or residential construction shall
- 59 submit a landscaping plan to be reviewed as part of the associated building permit review and
- 60 approval process. The landscaping plan will need show compliance with the water-wise
- 61 landscaping standards listed in this section.
- 62

63 SECTION 2: Amend Chapter 12C –1050 “Mixed-Use Ordinance” (blue underlined text added, red
64 stricken text deleted):

65 AMENDMENT

66 12 Land Use

67 ...

68 12C Land Use - Zoning

69 ...

70 12C-1050 Mixed-Use Ordinance

71 12C-1051 Development Requirements For Mixed-Use Zone

72 12C-1052 Purpose

73 12C-1053 Project Evaluation

74 12C-1054 Site Characteristics

75 12C-1055 Development Plan/Agreement

76 12C-1056 Development Characteristics

77 12C-1057 Development Procedures

78

79 12C-1051 Development Requirements For Mixed-Use Zone

80 Properties in the zone designated as Mixed-Use (MX-G) may be developed as permitted or through the
81 conditional use process for those land uses designated with a “P” or a “C” in the Zoning Matrix in 12C-
82 1001 in accordance with the zoning ordinance. Development of any properties zoned MX-G for a use
83 that includes a land-use designated with an “M” in the Zoning Matrix shall be ~~refered~~referred to herein
84 as a Mixed-Use Project and shall be subject to the regulations in this Mixed-Use Ordinance (Sections
85 12C-1050 through 12C-1057.) Also, development of any properties zoned A, RE, R1 and R2 for a use that
86 includes a land-use designated with an “C(h)” in the Zoning Matrix shall be treated herein as a Mixed-
87 Use Project and shall be subject to the regulations in this Mixed-Use Ordinance (Sections 12C-1050
88 through 12C-1057.)

89 12C-1052 Purpose

90 The purpose of the Mixed-Use (MX) Ordinance and the associated zoning classification is to facilitate the
91 integration of diverse but compatible uses into a single development, with the goal of creating a
92 community that offers "live, work, and play" opportunities within convenient walking distance of each
93 other.

94 12C-1053 Project Evaluation

95 All development proposals for the Mixed-Use Projects shall be evaluated based on their compatibility
96 with:

97 A. The North Logan City General Plan and other applicable city plans including but not limited to
98 the city’s parks and recreation plan or the stormwater plan

99 B. The North Logan City Center Plan

- 100 C. The purpose and characteristics of the Mixed-Use Zones
- 101 D. Sound planning practices
- 102 E. Surrounding land-uses
- 103 F. All other City-approved studies
- 104 G. Regulations the City Center Adjacent (CCA) Zone (NLC Code 12C-1063.11)

105 **12C-1054 Site Characteristics**

106 The typical site developed as a Mixed-Use Project should encompass at least five (5) acres; however,
107 smaller projects that demonstrate outstanding characteristics may also be considered, by exception,
108 when compatible with applicable city plans and when approved by the City Council. Sites developed with
109 the Mixed-Use Ordinance should be adjacent to major automobile and public transit ~~corridors,~~
110 ~~and~~corridors and should have direct access to both.

111 **12C-1055 Development Plan/Agreement**

- 112 A. A Mixed-Use Development Plan shall be submitted as part of the application to develop any
113 Mixed-Use ~~Project, and~~Project and must be reviewed by the Planning ~~Commisison~~Commission
114 and approved by the City Council prior to development ~~occurring~~occurring. Each Mixed-Use
115 Project will have its own Development Agreement, which guides all development within that
116 property. The Development Plan shall include a site plan, a pedestrian connection/trails plan,
117 conceptual building elevations and design schemes, streetscape and building setback
118 illustrations, a county recorder's property plat and aerial photograph (if available) graphic
119 illustrations/presentations, and any other information typically required for a change in zoning.
- 120 B. The Development Plan must demonstrate the relationship between the uses in the proposed
121 development and the uses on the surrounding properties and how the proposed uses are
122 consistent with applicable city plans. Development in mixed-use zones should be done in such a
123 way as to be sensitive to existing residential uses adjacent to the mixed-use zone. Development
124 plans must include buffering between residential development and commercial development
125 when the new development is adjacent to existing residential uses.
- 126 C. The general categories and uses to be established within a Mixed-Use Project shall be specified
127 and enumerated in the Development Agreement, which must be approved by the City Council
128 prior to any development. The approved Development Plan shall be considered an integral part
129 of the zoning regulations for the area represented. Substantial variation between the
130 Development Plan and the Final Site Plan would require review and recommendation from the
131 Planning Commission and approval from the City Council. A substantial variation is any addition,
132 modification, or alteration to a building or site plan that cumulatively, as determined by the
133 originally approved Development Plan, exceeds twenty percent (20%) of the gross floor area, site
134 acreage, or exterior building surface or any change in use. All reductions in landscaping that total
135 more than 600 square feet shall require approval from the City Council.
- 136 D. The City Council shall adopt findings prior to the approval or denial of any Mixed-Use Project
137 Development Plan.

138 **12C-1056 Development Characteristics**

- 139 A. The land uses that could be considered for developments within the MX-G zone are designated
 140 in the Zoning Matrix (12C-1001). Some of these uses are not appropriate in some areas, and/or
 141 are not compatible with other uses. Also, some of these uses may not be compatible in certain
 142 configurations or in certain locations, while they may be compatible in a different layout. It is the
 143 responsibility of the developer to show that the mix of uses, the overall project design, and the
 144 location are appropriate and desirable.
- 145 B. Uses may be mixed within a building or within an overall development, or both. However, the
 146 City encourages mixing uses within a building whenever possible.
- 147 C. Developments within the MX-G zone shall conform to applicable city plans including but not
 148 limited to the city's general plan, the parks and recreation plan, the stormwater plan, and the
 149 city center plan.
- 150 D. All mixed-use developments in the MX-G zone shall provide at least twenty percent (20%) of the
 151 gross site area as landscaping and/or open space. Open space shall typically include the
 152 following elements: cultivated landscaping, plazas, parks, urban trails/sidewalks,
 153 wetlands/indigenous landscaping, and community recreation space. A maximum of fifty percent
 154 (50%) of all open space may be hard surfaced. Streets, parking lots, driveways and private yards
 155 are not considered open space. [Required landscaping shall follow the standards established in](#)
 156 [Section 12C-1100.](#)
- 157 E. All lighting and signs shall be pedestrian scale. Lights or signs on building faces shall conform to
 158 the existing City sign standards (Section 12C-600). The City Council may approve larger scale
 159 lighting and/or signs if it can be shown that they are necessary for improved design, public safety
 160 or security purposes.
- 161 F. Parking requirements shall be determined per existing City standards for each use. However,
 162 parking requirements may be reduced if it can be shown that shared parking is a viable
 163 alternative. The City prefers shared parking, and reserves the right to limit the amount of parking
 164 within a project to promote the mixing of uses that would allow for shared parking.
- 165 G. Site plans shall clearly indicate the mixture of land uses within the project area and the
 166 percentage of the overall site that each use occupies. Furthermore, site plans shall indicate the
 167 amount of parking prorated to each use and shall illustrate how public transit is to be integrated
 168 into the site.
- 169 H. An additional site plan shall illustrate pedestrian movement throughout the project area, with
 170 trail hierarchies established based on levels of pedestrian use. The purpose of this plan is to
 171 demonstrate how effectively uses are mixed, and to determine the efficiency of the site layout.
 172 The plan shall provide convenient and attractive pedestrian connections through the mixing of
 173 land uses and quality design practices.

174 **12C-1057 Development Procedures**

175 Upon approval of the Mixed-Use Development Plan/Agreement uses in the development shall be
 176 processed as permitted uses.

177 ...

178 SECTION 3: Amend Chapter 12C –1060 “North Logan City – City Center Code” (blue underlined text
179 added, red stricken text deleted):

180 AMENDMENT

181 12 Land Use

182 ...

183 12C Land Use - Zoning

184 ...

185 12C-1060 North Logan City - City Center Code

186 12C-1060.00 Introduction

187 12C-1060.01 Applicability

188 12C-1061 The City Center

189 12C-1062 Regulating Plan

190 12C-1063 Zones

191 12C-1064 Complete Streets

192 12C-1065 Open Space Requirements

193 12C-1066 Building Form ~~Requirments~~Requirements

194 12C-1067 Landscaping

195 12C-1068 Lighting

196 12C-1069 Retention And Maintenance Guarantees And Covenants

197 ...

198 12C-1063 Zones

199 12C-1063.01 Requirements Common To All Zones

200 12C-1063.02 Thoroughfares/Complete Streets

201 12C-1063.03 Parking

202 12C-1063.04 Open Spaces

203 12C-1063.05 Development Plan And Agreement

204 12C-1063.06 Building Codes

205 12C-1063.07 Storm Water Drainage

206 12C-1063.08 Residential Density Table

207 12C-1063.09 Buildings And Lot Plat Requirements

208 12C-1063.10 Downtown (DT) - Specific Requirements

209 12C-1063.11 City Center Adjacent (CCA) - Specific Requirements

210 12C-1063.12 Mixed Residential 7 And 8 (MR7 And MR8) And Single Family Residential 6 (SF6) - Specific
211 Requirements

212 12C-1063.13 City Center Commercial (CCC) - Specific Requirements

213 12C-1063.14 Hospital Zone (HOSP) City-Center - Specific Requirements

214 ...

215 12C-1063.05 Development Plan And Agreement

- 216 A. The Developer/Project Applicant shall be required to comply with the current City Code
 217 provisions for the Development Plan and Agreement, including North Logan City Code
 218 Subsection 12C-1004, Zoning, Modifying Regulations; Chapter 12C-1050, Mixed Use Ordinance;
 219 Chapter 12C-1100, Zoning-Site Development Standards [for Commercial, Industrial, Institutional-](#)
 220 [Residential, Multi-Family Residential, and Non-Residential Development](#); Title 12D, Land-Use-
 221 Subdivisions, and all other applicable building code, permitting and other provisions of the
 222 current City Code, and as it may be amended, to the extent not repealed or superseded by the
 223 provisions of the City Center Code.
- 224 B. In addition to complying with existing City Code and City Center Code requirements, the
 225 Developer/Project Applicant will be required to attend a Public Hearing held by the City Council
 226 when the project is proposed for concept approval. After the Planning Commission has reviewed
 227 the project and provided recommendations, the City Council will hold a public hearing to review
 228 the proposed concept plan of the project. Fourteen (14) days prior to the hearing the
 229 developer/proponent must deliver a digital copy to the City for posting on the City's Official
 230 website and the Developer/Project Applicant shall post and maintain a minimum size 24"x36"
 231 weather resistant print/board of the concept plan on the project property for public notice and
 232 inspection. The print/board must show the proposed conceptual plan of the entire project
 233 proposed. The posted board shall be posted adjacent to the nearest street or road to the project
 234 in a conspicuous place on the project property that is reasonably calculated to give notice to
 235 passers-by. Notice of the Public Hearing shall also be given as required by City Code 12A-504,
 236 and as updated by Utah Code 12-9a-204.
- 237 C. The development plan must also show adjacent landowners and existing or anticipated uses on
 238 adjacent properties and detail any opportunities to cooperate on common-use Parking,
 239 landscaping, storm water retention, access, etc.
- 240 D. The project shall provide the City with the required documents for HOA and maintenance plan
 241 according to Section 12C-1069.

242 ...

243 **12C-1066 Building Form ~~Requirments~~Requirements**

244 ...

245 **12C-1067 Landscaping**

246 **12C-1067.01 Landscape Design Standards And Guidelines**

247 The landscaping requirements specified are intended to foster aesthetically pleasing development which
 248 will protect and preserve the appearance, character, health, safety and welfare of the community. These
 249 regulations are also intended to preserve, enhance and expand the urban forest and promote the
 250 prudent use of water and energy resources. This section 12C-1067 applies to the following zones: CCC,
 251 DT, CCA, SF6, MR8 and MR7.

252

A. Examples



253

254 B. Landscape Plan Required: A landscape plan shall be required whenever landscaping or alteration
255 of landscaping is required by this title. Such landscape plan shall be drawn in conformance with
256 the requirements specified in this section. Landscape plans must be approved by the City prior
257 to the issuance of a building permit. Landscape plans for planned developments or conditional
258 uses, or other uses requiring site plan review approval shall be reviewed and approved by the
259 City. All commercial and residential projects are required to submit landscape plans. For all
260 individual lots with Small Single Family, Medium Single Family and ~~Two-Family~~Two-Family Home,
261 the owner or builder is required to submit landscape plans to the City meeting the requirements
262 from 12C-1067 for only the front yard. Landscape plans for Small Single Family, Medium Single
263 Family and ~~Two-Family~~Two-Family Homes are the only building lots that do not require a stamp
264 by a Utah Landscape Architect, the remaining building types (TH, MUH, CC, and CCB) require a
265 Utah Landscape Architect stamp on the landscape plans.

266

C. Landscape Concept Plan.

267

1. Landscape Concept Plan(s) are required to be submitted with preliminary plats or preliminary architecture drawings (whichever comes first).

268

269

2. Landscape Concept Plan(s) must show location of buildings, drives, streets, walks, Parking areas, concept plants and general nature of the landscape.

270

271

D. Final Landscape Plan(s).

272

1. All landscape plans submitted for approval shall contain the following information, unless specifically waived by the City:

273

274

2. The location and dimensions of all existing and proposed structures, property lines, easements, Parking lots and drives, roadways and rights of way, sidewalks, bicycle paths, ground signs, bicycle Parking areas, fences, freestanding electrical equipment, tot lots, and other recreational facilities.

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278

3. The location, quantity, size and name, both botanical and common names, of all proposed plants;

279

280

4. The location, size and common names, of all existing plants including trees and other plants in the Parkway, and indicating plants to be retained and removed.

281

282

5. The location of existing buildings, structures and plants on adjacent property within twenty feet (20') of the site.

283

- 284 6. Location and heights of fences and retaining walls proposed on the site.
- 285 7. Irrigation plan(s) must also be submitted with Final Landscape Plans. Irrigation plan must
- 286 be stamped by a Certified Irrigation Designer (CID), Professional Engineer (PE), or
- 287 Licensed Landscape Architect (SSF, MSF and TFH excluded). Irrigation plans must
- 288 demonstrate water conservation.
- 289 8. Final Landscape Plan(s) for all commercial, TH, MUH, CC, and CCB buildings shall be
- 290 stamped by a Utah Licensed Landscape Architect and comply with all the requirements
- 291 of this section and state codes.
- 292 9. Summary data indicating the area of the site in the following classifications: Total area
- 293 and percentage of the site in landscape area, Total area and percentage of the site in turf
- 294 grass area, and Total area and percentage of the site designed as water-wise plantings.
- 295 10. Final Landscape Plan(s) must also include a statement demonstrating how the design
- 296 and installation will conserve water.

297 **12C-1067.01 Landscape Design Standards And Guidelines**

- 298 A. Landscape plans shall be prepared based on the following design standards and guidelines.
- 299 Design standards are numerically measurable design requirements that can be definitively
- 300 evaluated for compliance. ~~Design guidelines are not precisely measurable, but compliance can~~
- 301 ~~be determined through the evaluation process of landscape plan review.~~ The evaluation and
- 302 approval of landscape plans shall be based on compliance with both the design standards and
- 303 guidelines.
- 304 B. Design Standards at Time of Planting.
- 305 1. Deciduous Trees: All deciduous shade trees shall have a minimum trunk size of two
- 306 inches (2") in caliper, unless otherwise specified by the City. For residential building lots
- 307 with SSF, MSF and TFH homes ~~twenty-gallon~~twenty-gallon (20) container trees are
- 308 approved.
- 309 2. Evergreen Trees: All evergreen trees shall have a minimum size of five feet (5') in height,
- 310 unless otherwise specified City.
- 311 3. Ornamental Trees: All ornamental trees shall have a minimum trunk size of one and one-
- 312 half inches (1-1/2") in caliper, unless otherwise specified.
- 313 4. Shrubs: All shrubs shall have a minimum height or spread of eighteen inches (18")
- 314 depending on the plant's natural growth habit, unless otherwise specified. Plants in five
- 315 (5) gallon containers will generally comply with this standard.
- 316 5. Perennials and Grasses: Minimum perennial and grass size generally should be one (1)
- 317 gallon.
- 318 6. Deciduous street trees shall be planted a minimum of every 25' to 30' in the park strip or
- 319 in a tree grate or landscaping area adjacent to the street. The minimum street tree size is

320 a two (2") caliper trunk and the street tree selection shall be according to the City
321 approved street tree list.

322 7. For projects in the City Center the following landscape requirements apply.

323 7-a. For SSF, MSF and TFH building homes/lots these requirements apply to the front
324 yards:

325 a.(1) _____ Minimum of fifteen (15) trees shall be required per one (1) acre
326 of gross land (excluding street trees).

327 b.(2) _____ Minimum fifty (50) shrubs shall be required per one (1) acre of
328 gross land. Two (2) perennials equal one (1) shrub for planting
329 requirements.

330 b. Maximum lawn or turf in single-family residential areas~~For Residential projects:~~

331 (1) The area within the public right-of-way between the curb and gutter and
332 the sidewalk, otherwise known as the park strip, shall not be landscaped
333 with lawn or turf.

334 (2) Lawn or turf areas shall not be less than eight feet wide at their
335 narrowest point.

336 (3) Lawn or turf areas shall not exceed 50% of the total landscaped area for
337 front and side yards. Lawn or turf limitations do not apply to small
338 residential lots with less than 250 square feet of landscaped area. ~~(twin~~
339 homes up to apartment buildings) the maximum percentage of
340 landscape area that may be turf grass is seventy percent (70%) and the
341 remaining landscape area should be planter bed areas. For Commercial
342 and Mixed-Use projects the maximum percentage of landscape area
343 that may be turf grass is sixty percent (60%) and the remaining
344 landscape area should be planter bed areas. Common Greens, Town
345 Squares and sports fields do not have a limited turf grass requirement.
346 The remaining landscape percentage should be designed/installed as a
347 water-wise landscape.

348 c. Maximum lawn or turf in any commercial, institutional-residential, multi-family
349 residential, and non-residential development:

350 (1) Within common area or open space landscapes, lawn or turf areas shall
351 not exceed 20% of the total landscaped area outside of active recreation
352 areas.

353 (2) Lawn or turf areas shall not be less than eight feet wide at their
354 narrowest point.

355 e.(3) _____ The area within the public right-of-way between the curb and
356 gutter and the sidewalk, otherwise known as the park strip, shall not be
357 landscaped with lawn or turf.

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C. Design Guidelines.

1. Scale and nature of landscaping material: The scale and nature of landscaping materials shall be appropriate to the size of the structures. Large scale buildings, for example, should generally be complemented by larger scale plants.
2. Plants shall be selected for form, texture, color, pattern of growth and adaptability to local conditions.
3. Evergreens should be incorporated into the landscape treatment of a site, particularly in those areas where screening and buffer is required.
4. Softening of Walls and Fences: Plants shall be placed intermittently against long expanses of building walls, fences, and other barriers to create a softening effect.
5. Planting beds may be mulched with bark chips, decorative stone, or similar materials. Mulch shall not be used as a substitute for plants.
- ~~6. Turf Grasses: Turf grasses should be used in areas with less than a thirty percent (30%) slope to prevent the runoff of irrigation water.~~
- 7.6. Water Conservation: Landscape design pursuant to the requirements of this chapter must recognize the climatic limitations of the Cache Valley area and the need for water conservation. While irrigation systems are required for certain landscape areas, and may be desirable for other applications, all irrigation systems shall be designed for efficient use of water.
- 8.7. Detention/Retention Basins and Ponds: Detention/retention basins and ponds shall be landscaped. Such landscaping may include shade and ornamental trees, evergreens, shrubbery, hedges, turf, ground cover and/or other plant materials.
- 9.8. Preservation of Existing Plants: Existing plants should be incorporated into the site and landscape design, except when disease, age, prior damage, new building footprint and other circumstances require removal or when removal is approved by the City.

...

384 SECTION 4: Amend Chapter 12C –1100 “Site Development Requirements for Commercial, Industrial,
385 Institutional-Residential, and Non-Residential Development” (blue underlined text added, red stricken
386 text deleted, green text moved):

387 AMENDMENT

388 12 Land Use

389 ...

390 12C Land Use - Zoning

391 12C-100 General Zoning Provisions

392 12C-200 Nonconforming Use Or Noncomplying Structures

393 12C-300 Parking And Loading Space

394 12C-400 Access

395 12C-500 Conditional Uses

396 12C-600 Signs

397 12C-700 Mobile Home Parks

398 12C-800 Zoning

399 12C-900 Annexation

400 12C-1001 Permitted And Conditional Uses In Zone

401 12C-1002 Height Regulations

402 12C-1003 Area, Width, And Yard Regulations

403 12C-1004 Modifying Regulations

404 12C-1016 Deleted

405 12C-1050 Mixed Use Ordinance

406 12C-1060 North Logan City - City Center Code

407 12C-1100 Site Development Requirements for Commercial, Industrial, Institutional-Residential, Multi-
408 Family Residential, and Non-Residential Development

409 12C-1200 Airport Limitation Overlay Zones

410 ...

411 12C-1100 Site Development Requirements for Commercial, Industrial, Institutional-Residential, Multi-
412 Family Residential, and Non-Residential Development

413 12C-1101 General Site Development Requirements In Commercial, ~~Industrial,~~ Institutional-
414 Residential, ~~Multi-Family Residential, and Non-Residential Development~~

415 12C-1102 Final Site Plan

416 12C-1103 ~~Reserved~~Final Site Plan Contents

417 12C-1104 Site Plan Materials; Size; Copies

418 12C-1105 Multiple Sheets

419 12D-1106 Final Site Plan Submittal (Staff Review)

420 12C-1107 Site Development And Landscaping In Manufacturing Zone

421 12C-1108 Site Development And Restrictions For Senior Housing

422 **12C-1101 General Site Development Requirements In Commercial, -Industrial, Institutional-**
423 **Residential, Multi-Family Residential, and Non-Residential Development**

424 All development in the CC, CG, MC, M2, RM, PR, MXG, R/S and HOSP zones shall conform to the
425 development regulations specified herein. Additionally, all multi-family residential, institutional-
426 residential, senior housing and non-residential uses in the A-10, RB, RE, RM, R-1 and R-2 zones shall also
427 conform to the development regulations specified herein. (See Section 12C-1060. NORTH LOGAN CITY –
428 CITY CENTER CODE for all other zones found in the City Center)

- 429 A. Proposal Submittal: Applicants for building permits ~~within any commercial zones for any~~
430 ~~commercial, industrial, institutional-residential, multi-family residential, and non-residential~~
431 ~~development~~ shall provide, with the appropriate application, ~~include three copies of the~~
432 ~~following~~: site layout plans which include elevation drawings (including exterior finish plans),
433 site plans, signage locations with detailed sign designs, including dimensions; parking,
434 landscape plans and lighting plans; location of any existing wetlands, water courses,
435 irrigation system elements, and flood plains; right-of-ways and easements; soil boundaries,
436 types and descriptions as shown on Natural Resources, Conservation Service (NRCS) soil
437 surveys; and the location of any significant features such as existing trees, open fields or
438 meadows, fences, roads, and trails. ~~The P~~proposal must also show adjacent landowners and
439 existing or anticipated uses on adjacent properties and detail any opportunities to cooperate
440 on common-use parking, landscaping, storm-water retention, access, etc. In addition,
441 development which requires Planning and Zoning Commission or City Council approval; such
442 as subdivision development, conditional use permits or other anticipated development
443 requiring approval by either of these boards; shall submit the above listed information at
444 least two weeks prior to the meeting in which the issue is to be discussed ~~and the proponent~~
445 ~~shall submit seven copies of this information rather than the three required for a building~~
446 ~~permit only~~. All plans submitted shall be prepared to scale and contain enough detailed
447 information for proper evaluation.

448 B. Definitions:

- 449 1. “Planner” (planning department) shall mean the City Planner as designated by the
450 City Council. If no such designation is made, then Planner shall refer to a member of
451 the Planning and Zoning Commission designated by the Commission to function as
452 the Planner or, in the absence of such appointment, Planner shall refer to the
453 Chairperson of the Planning and Zoning Commission
- 454 2. “Landscaping” means vegetative plantings such as grass, trees, shrubs, vines and
455 related improvements such as pools, walkways, rock work and sculpture which is of
456 a design that will beautify and enhance a property, control erosion and reduce glare.
- 457 3. “Screening” means a masonry wall, fence, hedge, berm, or vegetative planting or
458 combination thereof which is of a design (height, width, material, etc.) that will
459 provide a visual and audible barrier between land uses having different intensities of
460 use.

461 C. Lighting - Exterior lighting for all non-residential development in all zones shall conform to
462 the regulations in Chapter 2200 of the Design Standards Technical Manual. All outdoor light
463 fixtures except incandescent lights equal to or less than 100 watts shall be non-glare,
464 concealed-source types and shielded. Outdoor light fixtures shall be shielded and
465 constructed so that no light rays are emitted by the installed fixtures at angles above the
466 horizontal plane. This means that the shield is such that it covers to a point flush or parallel
467 with the light source or bulb. This is normally referred to a cut-off-fixture. This shall include
468 any lighting for parking areas and lighting for signs. Lighting shall be provided by the
469 developer at all access points to streets, parking areas, building entrances and elsewhere
470 where required for safety of vehicular or pedestrian traffic per the Design Standards and
471 Commercial Guidelines.

472 D. Architectural Style - All development in the CC, CG, MC, M2, PR, MX and HOSP zones and all
473 institutional-residential, senior housing and non-residential uses in the R/S, A-10, RB, RE,
474 RM, R-1 and R-2 zones shall conform to the adopted architectural Design Guidelines as
475 interpreted and approved by the city's Design Review Board in accordance with the
476 following intent and procedures:

477 1. Intent: North Logan City is a community of businesses involved in setting the
478 standards for a viable economic environment that promotes the innovative and
479 technology base of our unique business district area. The design and construction of
480 the physical facilities of our businesses should reflect the high level of commitment
481 to excellence and value. Each building should attempt to show a high quality and
482 professionalism rather than a temporary or industrial appearance. Individual
483 identities are encouraged to be creative but with a complementary innovative
484 scheme and context. Overall architecture character should be one of a well-
485 designed structure of lasting quality, detailed to accommodate Cache Valley's
486 weather extremes.

487 2. Process: An "Application and Review Procedure" shall be developed by the Planning
488 Department to provide, as a minimum, for both the Design Review Board and the
489 prospective firms to efficiently arrive at building designs consistent with the needs of
490 both parties. Consistent with this, the city staff requires a meeting with the owner's
491 representative and their architect early in the design process to provide design
492 directions consistent with the overall intent. By meeting early in the design process
493 the North Logan City staff will be able to be supportive in encouraging quality design
494 without arbitrarily limiting the options available to North Logan businesses. The
495 Planning staff shall schedule a meeting of the Design Review Board to consider the
496 proposed design. A majority vote of the board is required for approval of the
497 design.

498 3. Additional Review with the Design Review Board: If additional interface is desired
499 following approval of the design, the city staff should be contacted to arrange for the
500 appropriate members of the staff and/or the Design Review Board to be available for
501 consultation.

- 502 4. Appeals: Appeals of the Design Review Board's decisions may be made in writing to
503 the North Logan City Planning Commission, stating in a concise manner the issues to
504 be considered. If the Planning Commission finds it appropriate, a personal
505 appearance may be scheduled. The decision of this appeal to the Planning
506 Commission shall be final.
- 507 E. Screening: Screening shall be provided between activities having a different intensity of use
508 and when needed to mitigate the impacts of noise and light. Screening shall be provided for
509 storage of equipment or materials to limit visibility from the public right of way and adjacent
510 residential uses. Loading docks, refuse collection areas and service areas shall also be
511 screened from view from the public right of way. Parking areas which abut residential uses
512 shall be screened. No storage areas may be maintained within any required setback areas.
513 The following standards apply where screening is required:
- 514 1. Except where a greater height is required by the Planning and Zoning Commission
515 fences and walls shall not exceed a height of six feet.
- 516 2. Walls shall be constructed in conformance with uniform building code requirements.
- 517 3. Fence covering shall be masonry; vinyl; wood boards of not less than one-inch width
518 (width is defined as the larger of the two cross sectional dimensions of the board
519 and in the plane of the fence); or chain link type fence with slats, vegetative or other
520 durable screening.
- 521 4. Fences or walls shall be maintained in good repair, including painting if required. No
522 signs or advertising thereon is allowed
- 523 5. An earth berm may be used in combination with any of the other types of screening,
524 but not more than two-thirds of the required height of such screening may be
525 provided by the berm.
- 526 6. All screening shall follow the lot line of the lot to be screened, or the inside edge of
527 the sidewalks or shall be so arranged within the boundaries of the lot as to
528 substantially screen, from adjoining properties, the building, facilities or activity
529 required to be screened. Screening shall not be required along a lot line where a
530 building wall, solid fence or freestanding wall of required height exists immediately
531 abutting on the other side of the lot line.
- 532 7. Screening shall be appropriately modified or not be required when screening would
533 constitute a danger to traffic by reason of impairment of vision at a street
534 intersection or driveway or otherwise cause an unsafe condition. No obstruction to
535 view in excess of two (2) feet in height shall be placed on any corner lot within a
536 triangular area formed by the street property lines and a line connecting them at
537 points fifty (50) feet from the intersection of the street lines, except a reasonable
538 number of trees or shrubs pruned low enough to permit unobstructed vision to
539 automobile drivers.

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~~8. See para. I.1.(j) below for specific requirements when using landscaping as a screening method.~~

F. Curb, Gutter and Sidewalk - Curb, gutter and sidewalk shall be required along the entire frontage of the lot and shall be installed to engineering department specification. The specifications detailed for residential subdivisions will also apply for commercial areas. Exceptions may be granted by the Planning and Zoning Commission for drainage purposes or pedestrian access. The Planning and Zoning Commission may allow curb, gutter, and/or sidewalk to be installed at some time in the future if the need for such is not existing at the time of initial development. In such a case the developer shall either post a bond to the city in the amount of the construction costs of said curb, gutter, and/or sidewalk or the developer may enter into a binding agreement with the city for the work to be done in the future.

G. Connection of Interior Parking Lots - Private parking lots within any development, shall provide interior access to adjacent parking lots and interior private roadways. When new developments are being constructed adjacent to existing businesses the project shall join existing drives and parking lots at property lines. When new developments are proposed adjacent to undeveloped land or underdeveloped areas, the new developments shall construct connections which will allow the joining of future roads or parking lots. All access between interior lots and roads shall be open to the public for customer parking and access. All private parking lot access roads and internal connections shall be paved with a surface material of asphalt or concrete composition.

H. Utilities - All service lines serving the development shall be underground. All irrigation elements on the property, including existing ditches, which need to remain for continued service shall be replaced with underground pipes.

I. Landscaping:

1. The purpose of the landscaping regulations including screening is to provide for the general welfare and convenience of the public by:

a. Increasing the compatibility between different intensities of land uses, by providing visual barriers, visually interrupting the barren expanse of paved parking lots, screening undesirable views which have a blighting impact on surrounding properties; and providing a visual separation and physical buffer between varying intensities of abutting land uses;

b. Encouraging the retention of significant existing vegetation to the extent feasible;

c. Reducing erosion and water runoff

d. Conserving energy

e. Preserving and promoting wildlife habitat;

~~a. Minimizing impacts of noise, light, odors and glare.~~

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2. Landscaping Requirements in Commercial/Industrial; and Institutional-Residential and Non-residential Development in Residential Zones: ~~The purpose of the landscaping regulations including screening is to provide for the general welfare and convenience of the public by:~~

~~2.~~

- ~~a. Increasing the compatibility between different intensities of land uses, by providing visual barriers, visually interrupting the barren expanse of paved parking lots, screening undesirable views which have a blighting impact on surrounding properties; and providing a visual separation and physical buffer between varying intensities of abutting land uses;~~
- ~~b. Encouraging the retention of significant existing vegetation to the extent feasible;~~
- ~~c. Reducing erosion and water runoff~~
- ~~d. Conserving energy~~
- ~~e. Preserving and promoting wildlife habitat;~~
- ~~f. Minimizing impacts of noise, light, odors and glare.~~

~~Note #1— Specific Landscaping requirements for land uses listed as M (Mixed Use) in the Zoning Matrix for the MX-G or the MX-CC Zone shall be established in the Development Plan for the proposed development. All institutional residential, senior housing and non-residential uses listed as P (Permitted) or C (Conditional Uses) in the Zoning Matrix shall provide 20% landscaping.~~

~~(1)a. Enforcement— Failure to maintain required landscaping, including screening, shall constitute a violation of the zoning ordinance and enforcement shall be pursuant thereto.~~

a. Amount of Area Required to Be Landscaped - Provisions shall be made to accommodate landscaped area within the developed lot in accordance with the following table. The amount to be landscaped as listed below includes the area within the setback area which is landscaped, medians and islands which are part of the parking areas, and any landscaping done in the city right-of-way. Trees or any plantings in movable planters do not qualify as part of this requirement. As a minimum, twenty (20) feet of the frontage setback area shall be landscaped except access driveways.

<u>Zone</u>	<u>Percent of Lot to be Landscaped</u>
<u>CC</u>	<u>25%</u>
<u>CG</u>	<u>10%</u>

<u>PR</u>	<u>35%</u>
<u>MX-G or MX-CC</u>	<u>Specific Landscaping requirements for land uses listed as M (Mixed Use) in the Zoning Matrix for the MX-G or the MX-CC Zone shall be established in the Development Plan for the proposed development. All institutional-residential, senior housing and non-residential uses listed as P (Permitted) or C (Conditional Uses) in the Zoning Matrix shall provide 20% landscaping.</u>
<u>RB</u>	<u>35%</u>
<u>HOSP</u>	<u>35%</u>
<u>MC</u>	<u>10%</u>

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b. Maximum lawn or turf:

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(1) Within common area or open space landscapes, lawn or turf areas shall not exceed 20% of the total landscaped area outside of active recreation areas.

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(2) Lawn or turf areas shall not be less than eight feet wide at their narrowest point.

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(3) The area within the public right-of-way between the curb and gutter and the sidewalk, otherwise known as the park strip, shall not be landscaped with lawn or turf.

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~~(2)~~c. Landscaping of Area Next to Buildings - A ~~ten-foot~~ten-foot minimum landscaped area shall be provided along any side of the building where public/customer access is provided with the exception of where loading docks, ramps, etc. are located and except where a zero-lot line is permitted and established. The City Engineer, in consultation with the Planning and Zoning Commission, may provide for an exception to this requirement if soil types make it inadvisable to have irrigation near the building. In such a case, the required amount of landscaping shall be provided elsewhere on the property.

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~~(3)~~d. Landscaping Within Parking Areas - A landscaped median running the length of the aisle shall be provided for at least one side of any aisle that functions as a major access through the parking area. These planted medians shall be a minimum of ten feet wide. A curb shall be provided along all interior roadways and parking areas to prevent vehicular intrusion.

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~~(4)~~e. Required Trees - The minimum number of trees to be installed on commercial development parcels is two (2) trees per one thousand (1000)

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634 square feet of required landscape area. In addition to the minimum number
635 of trees, tree sizes, as shall conform to the following distribution. (Larger
636 numbers and/or sizes of trees may be substituted.)

637 ~~1-f.~~ Twenty percent (20%) large trees in a combination of deciduous trees with a
638 trunk caliper greater than two inches (2") and evergreen trees with a height
639 greater than six (6) feet.

640 ~~2-g.~~ Fifty percent (50%) medium trees in a combination of deciduous trees with a
641 trunk caliper from one and a half inches (1 1/2") to two inches (2") and
642 evergreen trees with a height from four (4) to six (6) feet.

643 ~~3-h.~~ Thirty percent (30%) small trees in a combination of deciduous trees with a
644 trunk caliper from one inch (1") to one and a half inches (1 1/2") and
645 evergreen trees with a height greater than three (3) feet.

646 ~~(5)i.~~ Maintenance of Landscaped Areas - All area required to be landscaped
647 under this chapter shall be maintained in perpetuity except for normal
648 replacement of plant stock and in good growing condition to ensure
649 continued compliance with landscaping requirements. Maintenance shall
650 include, where appropriate, pruning, mowing, weeding, cleaning, fertilizing
651 and regular watering. Grounds and exterior areas shall be clean, neat and
652 properly maintained at regular intervals. Landscaped areas shall be watered
653 by an automatic irrigation system approved by the City Engineer and
654 designed to maximize water conservation.

655 ~~(6)i.~~ Undeveloped Area - All area of the parcel on which development is taking
656 place shall be regulated by this chapter. Land which is not covered by the
657 building(s), parking lots, roads, landscaping or otherwise improved shall, as
658 a minimum, be restored with natural vegetation and maintained so as not to
659 create a weed nuisance (see NLC Code, Chapter 10-400), or the area may be
660 maintained in agricultural production.

661 ~~(7)k.~~ Stormwater Drainage - The developer shall provide a means for drainage
662 of storm water from all impervious surfaces in the development. Site
663 development and landscaping shall be used to optimize retention of water
664 "on-site" as much as reasonably possible as determined by the Planner. Any
665 plans for "off-site" transfer of stormwater run-off must be approved by
666 written agreement with the entity accepting the run-off.

667 ~~(8)l.~~ Time for Completion of Landscaping - Landscaping and site development in
668 accordance with the plans submitted shall be installed within thirty days
669 following occupancy of the building. If occupancy occurs such that the thirty
670 days for completion is during the dormancy season (October through
671 March), landscape completion may be postponed until the following Spring,
672 the last day of April. If the completion is impossible due to adverse weather
673 conditions a mutually agreed upon completion date shall be determined by

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the planner and applicant, but in no case shall the completion date be more than one hundred twenty days from the date of occupancy. In such a case where the time for landscaping completion date is extended beyond thirty days a bond or other surety shall be required to ensure compliance. The required bond shall be equal to 125% of the estimated cost to complete the required landscaping as shown by an already hired contractor's contract or by the lowest of three independent bids obtained by the developer.

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~~(9)~~m. Landscaping in Public Right-of-way - The area within the public right of way between the curb and sidewalk shall be landscaped by the developer. The landscaping shall be according to approved development plan specifications. The public right-of way area must remain accessible to utilities and may not be paved over except for access roads. Maintenance of this area shall be the responsibility of the abutting property owners.

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~~(10)~~n. Use of Landscaping for Screening

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~~1.~~(1) Vegetative screening may include an evergreen hedge and/or a mix of evergreen shrubs and trees of a type, density and spacing so that sight and illumination will be obscured year-round through the screening within three years of planting.

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~~2.~~(2) Vegetative screening shall be maintained at a height of not less than six feet.

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~~(11)~~o. Misc. Landscaping Requirements -

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~~1. Paved and graveled walkways and the use of gravel or similar materials as a landscape feature shall not exceed twenty percent of the required landscaped area.~~

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~~2.~~(1) Vegetative materials shall be selected from among those known to be suitable to the climate of the city. In order to foster water conservation programs the use of native plants or other plant material proven to require minimal watering shall be permitted and encouraged.

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~~3.~~(2) Within overhead utility line easements, trees shall be of a type that customarily grows to a height not exceeding fifteen feet.

<p>Amount of Area Required to Be Landscaped - Provisions shall be made to accommodate landscaped area within the developed lot in accordance with the following table. The</p>	<p><u>Percent of Lot to be Landscaped</u></p>
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amount to be landscaped as listed below includes the area within the setback area which is landscaped, medians and islands which are part of the parking areas, and any landscaping done in the city right-of-way. Trees or any plantings in movable planters do not qualify as part of this requirement. As a minimum, twenty (20) feet of the frontage setback area shall be landscaped except access driveways. <u>Zone</u>	
<u>CC</u>	<u>25%</u>
<u>CG</u>	<u>10%</u>
<u>PR</u>	<u>35%</u>
<u>MX-G or MX-CC</u>	<u>Note #1</u>
<u>RB</u>	<u>35%</u>
<u>HOSP</u>	<u>35%</u>
<u>MC</u>	<u>10%</u>

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(13)p. A minimum of one (1) tree per 40 feet of frontage on any public street shall be required to be located adjacent to the public street frontage. These trees shall be included in the total number of required trees, and follow size and type requirements found in 12C-1101(1)(7)(d)

<u>Zone</u>	<u>Percent of Lot to be Landscaped</u>
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CC	25%
CC	10%
PR	25%
MX-G or MX-CC	Note #1
RB	25%
HOSP	25%
MC	10%

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g. Enforcement - Failure to maintain required landscaping, including screening, shall constitute a violation of the zoning ordinance and enforcement shall be pursuant thereto.

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~~Note #1 – Specific Landscaping requirements for land uses listed as M (Mixed Use) in the Zoning Matrix for the MX-G or the MX-CC Zone shall be established in the Development Plan for the proposed development. All institutional residential, senior housing and non-residential uses listed as P (Permitted) or C (Conditional Uses) in the Zoning Matrix shall provide 20% landscaping.~~

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A.J. Site Development Requirements for all Parcels Adjacent to U.S. 91 - All development in any parcel located adjacent to U.S. 91 shall be required to make the following improvements within the required twenty (20) foot required landscape in the frontage setback area.

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1. A meandering sidewalk a minimum of six (6) feet wide, no closer than four (4) feet from the back of curb, and no further than sixteen (16) feet from the back of curb shall be installed along the entire frontage of Main Street. The sidewalk shall be designed to connect and cooperate with adjacent existing and future development. Design ~~is to be approved by the Design Review Committee~~, and shall be installed to standards in the design standards technical manual.

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2. One (1) tree per 30 feet of frontage shall be required to be located adjacent to U.S. 91. These trees shall be included in the total number of trees and follow size and type requirements found in 12C-1101(1)(7)(d). No evergreen trees are permitted within the twenty (20) foot required landscape area. Species and placement is to be reviewed and approved by the Design Review Committee. Ten (10) shrubs, five (5) gallon container size, per 30 feet of frontage in the landscape frontage setback area shall be installed. Two (2) perennial or ornamental grasses, one (1) gallon container size minimum, shall equal one (1) required shrub.

738 ~~3.—Maximum percentage of landscape in the frontage setback area that may be turf~~
739 ~~grass is sixty (60) percent.~~

740 ~~4.3.~~ Parking lot frontage along U.S. 91 shall be screened with one or a combination of the
741 following methods, and shall be appropriately modified or not be required when
742 screening would constitute a danger to traffic. ~~as constituted in 12C-1100 (E)(7).~~

743 ~~g.a.~~ Evergreen shrubs spaced a maximum of three (3) feet apart with a minimum
744 height of two (2) feet at full size.

745 ~~h.b.~~ A concrete or masonry wall, designed with similar character, color, and
746 materials as the structure, a minimum of two (2) feet and maximum of three
747 (3) feet above the adjacent parking surface installed directly adjacent to the
748 edge of the parking lot.

749 **12C-1102 Final Site Plan**

750 ~~In addition to the required subdivision plat, a~~ A detailed final site plan is required in all cases involving
751 the design review of non-residential uses (commercial or industrial uses), multi- family dwellings,
752 conditional use permits, and other developments as determined by the City Council. Final Site Plans, ~~in~~
753 ~~addition to the requirements of 12D-402(d) Preliminary Plat~~ shall contain the following information:

754 A. A vicinity map at a scale of not less than one (1) inch equals one thousand (1,000) feet (1 " =
755 1,000 ft.).

756 B. A legal description and accompanying map exhibit of the exterior boundaries of the
757 development area giving lengths and bearings of the boundary lines at the scale of one inch
758 equals one hundred feet (1' = 100 ft.) showing the location and type of boundary
759 evidenced. Such information should be provided from the recorded plats. The legal description
760 shall include the following data:

761 1. Metes and bounds of all property lines;

762 a. Total area of property;

763 b. Scale and north arrow; and

764 2. Name and route numbers of boundary roads and the width of existing
765 right(s)-of-way

766 3. Existing topography with maximum contour interval of two (2) feet, except where
767 existing ground is on a slope of less than two (2) percent, then either one foot contours
768 or spot elevation shall be provided where necessary to at least show the direction of
769 storm water run-off.

770 ~~4.C.~~ A final detailed land use plan at a reasonable scale showing:

771 ~~a.1.~~ The location and arrangement of all proposed uses, including building area.

772 ~~b.2.~~ The height and number of floors of all buildings, other than single-family dwellings, both
773 above and below or partially below the finished grade.

- 774 ~~c.~~3. A cross-section elevation plan depicting all buildings, structures, monuments, and other
775 significant natural and man-made features of the proposed development.
- 776 ~~d.~~4. The yard dimensions from the development boundaries and adjacent roads and alleys.
- 777 ~~e.~~5. The traffic and the pedestrian circulation system, including - the location and width of all
778 roads, driveways, entrances to parking areas and parking structures, trails, walkways and
779 bicycle paths.
- 780 ~~f.~~6. Off-street parking and loading areas and structures, and landscaping for parking areas.
- 781 ~~g.~~7. Any public recreation space areas, together with proposed private recreational areas,
782 specifying the proposed improvement of all such areas, and delineating those areas
783 proposed for specific types of recreational facilities.
- 784 ~~h.~~8. Architectural features of typical proposed structures, including lighting fixtures, signs
785 and landscaping.
- 786 ~~i.~~9. A plan or statement showing the location and design of all screening measures and
787 indicating the type and height of such screening.
- 788 ~~j.~~10. _____ When the development is to be constructed in stages or units, a final sequence
789 of development schedule showing the order of construction of such stages or units, and
790 approximate completion date for the construction of each stage or unit.
- 791 ~~k.~~11. _____ A copy of all covenants, restrictions and conditions pertaining to the use,
792 maintenance and operation of private open space areas.
- 793 ~~l.~~12. _____ All existing monuments found during the course of the survey (including a
794 physical description such as "brass cap").
- 795 ~~m.~~13. _____ All existing easements or rights-of-way, including those contiguous to the platted
796 area, their nature, width, and the book and page number of their recording in the
797 County's records.
- 798 ~~n.~~14. _____ All rights-of-way and easements and trails (including open space) created by the
799 subdivision with their boundary, bearings, lengths, widths, name, number, or purpose.
800 For curved boundaries the curve radius, central angle, and length of arc shall be given.
- 801 ~~o.~~15. _____ A final statement in tabular form which sets forth the following data, when such
802 data is applicable to a given development plan:
- 803 ~~(1)~~a. _____ The area of all parcels created, total acreage, total acreage in lots, and
804 total acreage in roads or other dedicated parcels;
- 805 ~~(2)~~b. _____ Total number of dwelling units, by development phase;
- 806 ~~(3)~~c. _____ Residential density and units per acre;
- 807 ~~(4)~~d. _____ Total floor area and floor area ratio for each type of use;
- 808 ~~(5)~~e. _____ Total area in open space and length of trails;

809 ~~(6)~~f. Total area in developed recreational open space; and
810 ~~(7)~~g. _____ Total number of off-street parking and loading spaces.

811 ~~12C-1103 Final Site Plan Contents~~Reserved.

812 ~~The final site plan shall conform to current surveying practice and shall show the following information.~~

813 ~~A. A title block giving the subdivision's name and the quarter-quarter section, section, township,~~
814 ~~range, principal median, and County of its location.~~

815 ~~B. A notation of any adjoining plats or certificates of survey and titles thereto.~~

816 ~~C. All monuments set during the course of the survey (including a physical description such as~~
817 ~~"rebar driven to depth of..."), including appropriate witness monuments.~~

818 ~~D. The owner's certificate of consent including a legal description of the subdivision's boundaries~~
819 ~~and the dedication of public ways or spaces. This certificate shall be signed, dated, and~~
820 ~~notarized.~~

821 ~~E. The owner's certificate should include a reference to any covenants that may be declared and~~
822 ~~blanks where the County Recorder may enter the book and page number of their recording.~~

823 ~~F. A certificate of consent from any and all mortgagors, lien holders, or others with a real property~~
824 ~~interest in the subdivision. These certificates shall be signed, dated, and notarized.~~

825 ~~G. A certificate showing the name and registration number of the surveyor responsible for making~~
826 ~~the survey. This certificate shall be signed, and dated.~~

827 ~~H. Signature blocks prepared for the dated signatures of the City Engineer, and representatives~~
828 ~~from applicable utility companies for utility easement coordination (Rocky Mountain Power,~~
829 ~~Questar Gas Company, Cable TV Company, etc.).~~

830 **12C-1104 Site Plan Materials; Size; Copies**

831 Plan shall be submitted as a digital copy.

832 **12C-1105 Multiple Sheets**

833 Multiple sheet plans may be used. All sheets shall be numbered and referenced to an index, and all
834 required certificates shall appear on a single sheet (alone, with the index and vicinity maps.)

835 **12D-1106 Final Site Plan Submittal (Staff Review)**

836 A. A digital copy of the Final Site Plan shall be submitted for the review of the city staff. If the Final
837 Site Plan is not complete, the Applicant shall be provided with written notice identifying the
838 deficiencies in the Site Plan. The written notice shall include a checklist of items indicating which
839 requirements have been met, and which required items are missing.

840 B. Following review~~approval~~ of the city staff, the applicant shall submit at~~the~~ digital copy of the Final
841 Site Plan with all corrections or changes required~~commended~~ by the city staff, for final review

842 and approval. The Applicant shall receive approval of the Final Site Plan from the city staff before
843 any work is done on the project

844 **12C-1107 Site Development And Landscaping In High-Tech Manufacturing And Research Zone (M-2)**

845 All commercial development including landscaping requirements in the M-2 zone shall conform to the
846 minimum regulations specified in the “Declaration of Covenants, Conditions and Restrictions of the Utah
847 State University Research and Technology Park” as filed with the Cache County Recorder 26 October,
848 1987.

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850 SECTION 5: Amend Chapter 12D "Land Use - Subdivisions" (blue underlined text added, red stricken
851 text deleted):

852 AMENDMENT

853 12 Land Use

854 ...

855 12D Land Use - Subdivisions

856 12D-100 Subdivision General Provisions

857 12D-200 Residential Subdivision Methods And Regulations

858 ~~12D-300 Subdivision—Commercial/Industrial (Non-Residential) Provisions~~ Reserved

859 12D-400 Subdivision Application Procedure

860 12D-500 Subdivision Construction And Guarantee Of Work

861 12D-600 Commercial, -Industrial, ~~And~~ Institutional-Residential, Multi-Family Residential, And Non-

862 Residential Subdivision General Provisions

863 12D-700 Subdivision Methods And Regulations

864 12D-800 Commercial-Industrial Subdivision Application Procedure

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866 12D-100 Subdivision General Provisions

867 12D-101 Purpose

868 12D-102 Scope

869 12D-103 Definitions

870 12D-104 Prohibited Acts

871 12D-105 Exemptions

872 12D-106 Modifications

873 12D-107 Applicant

874 12D-108 Structure Revisions

875 12D-109 Enforcement

876 12D-110 Permits

877 12D-111 Penalty

878 12D-112 Fees

879 12D-113 Compliance With Federal And State Law

880 12D-114 Subdivision Improvements Required

881 12D-115 Development Regulations

882 12D-116 Residential Plat Notation

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884 12D-114 Subdivision Improvements Required

885 A. Required Improvements. Improvements shall be required and constructed in accordance with
886 the Design Standards Technical Manual. The Design Standards Technical Manual containing the
887 Technical Specifications and the Design Standards for the city shall be adopted by resolution

888 enacted by the City Council, and may be amended by subsequent resolution adopted by the City
889 Council. Required improvements include but are not limited to the following:

- 890 1. Culinary water
- 891 2. Sanitary sewer
- 892 3. Provisions for storm water collection and control including curb and gutter
- 893 4. Streets and roads providing adequate frontage and access to all lots
- 894 5. Street lighting. All development projects, as formalized by the City Code are required to
895 provide street lighting that meets North Logan City standards, for all public streets
896 within, adjacent to or affected by the proposed project. All street lighting must be
897 designed to be dark sky compliant and conform to the North Logan City Design
898 Standards and Technical Manual.

899 ~~5-6.~~ Street trees

900 ~~6-7.~~ Sidewalks

901 ~~7-8.~~ Provisions for other common utilities for each lot to include electric service, wiring for
902 telephone and cable television services, and installation of main lines for natural gas.
903 Said utilities shall be installed underground in subdivisions.

904 ~~8-9.~~ Improvement to and/or reclamation of common areas or open spaces as agreed upon in
905 the subdivision approval process.

906 ~~9-10.~~ Provisions for the application of an approved seal coat on all asphalt surfaces
907 within the subdivision. Providing for such application shall be determined through the
908 process of approving the development plan for the subdivision. Application of seal coat
909 can be done through either of the following methods:

- 910 a. The developer shall, by way of an ancillary agreement and guarantee of
911 improvements, accomplish the initial seal coat at a time in the future agreed to
912 by the City Engineer (usually within two years of the completion of the
913 subdivision), or
- 914 b. The developer shall pay a fee to North Logan City to provide for the application
915 by the City of the seal coat to all paved roads in the subdivision. The seal coat
916 fee shall be equal to the square footage of road surfaces in the subdivision
917 multiplied by the cost per square foot for the type of seal coat to be used. The
918 fee per square foot shall be set by resolution of the City Council in the Master
919 Fee Schedule and modified as needed from time to time.

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921 The type of seal coat to be used (chip seal, slurry seal, etc.) shall be determined
922 by "best practice" for the type of street as determined by the Streets
923 Superintendent. If a seal coat fee is to be paid in lieu of the developers' doing
924 the seal coat, the use of the fees collected for the actual application of the
925 approved seal coat shall be at the discretion of the City as determined by the

926 City's municipal budget. The seal coat fee shall be used by the city to accomplish
927 the initial seal coating for the subdivision within seven years of the completion
928 of the subdivision. If not accomplished within those seven years, and at the
929 developer's request, any un-used seal coat fee shall be refunded to the
930 developer.

931 B. Application of Required Improvements. The improvements required by this ordinance apply to
932 all subdividers and to all persons that purchase, lease, rent or receive any interest in any land
933 which is located within a subdivision.

934 C. Order of Making Improvements. Unless waived in writing by the City Engineer, underground
935 utilities, water and sewer laterals and fire hydrants shall be installed prior to surfacing the streets
936 and installing road base, curbs, gutters and sidewalks.

937 D. Orderly Development Required. Whenever the subdivider shall develop a subdivision, such
938 development shall be in an orderly manner and in such a way that the required improvements
939 will be contiguous and all of the improvements will be made available for the full, effective and
940 practical use and enjoyment thereof by the purchaser, grantee, assignee, transferor or lessee of
941 any of the lands subdivided within the time herein stated before or in phases specified.

942 **12D-115 Development Regulations**

943 A. All subdivisions shall comply with the City's General Plan. The following items, without
944 limitation, shall be addressed on all developments to assure compliance with the city's General
945 Plan and the purposes of this ordinance:

946 1. the effect of the proposed development on the lands on which the development is
947 proposed to be located;

948 2. the relationship of the development to, and the effect of the development on:

949 a. Vegetation,

950 b. Gateways to the city, trails, and parks

951 c. Geologic hazards

952 d. Loss of wetlands

953 e. Natural floodplain, drainage systems, and canals

954 f. Soil erosion

955 g. Steep slopes

956 h. Unstable Soils

957 i. Urban interface with the Mount Naomi Wilderness / Wasatch National Forest
958 including the subdivision's potential for increasing the potential fire hazard in
959 any interface with the wilderness area and/or the national forest.

960 j. Utility corridors

- 961 k. Water conservation
- 962 l. Water recharge areas
- 963 m. Wildlife corridors
- 964 n. Public trails corridors, planned and existing
- 965 3. the effect of the proposed development on other adjacent, surrounding or nearby lands;
- 966 4. the effect of the proposed development on the future development of North Logan City;
- 967 5. the identification of all existing trails through or adjacent to the property to be
- 968 developed, and all trails shown as proposed or existing in the city's General Plan;
- 969 6. identification of all non-developable land within or adjacent to the area proposed for
- 970 development;
- 971 7. the data and conclusions in all applicable reports concerning any of the foregoing issues;
- 972 8. all applicable legal or regulatory requirements bearing on any of the foregoing.
- 973 B. The following studies, reports, and plans shall be required on all developments, except as
- 974 provided for in sections: 12D-401(B)(5) and 12D-401(E)(2)(b).
- 975 1. Soils Report. A soils report shall be prepared by a qualified soils engineer, and must
- 976 contain at least the following information:
- 977 a. A Slope Analysis with a contour map accurately depicting no less than five (5)
- 978 foot contour intervals. Slope classifications shall be identified on a map in
- 979 percentage of gradients in the following categories:
- 980 Class 1 Areas of Non-Steep slopes - less than 30%
- 981 Class 2 Areas of Steep slopes - 30% or greater
- 982 Percentages shall be calculated as prescribed by the definition for "Steep
- 983 Slopes". If the subdivision contains any areas of steep slopes, the person or firm
- 984 preparing the soils report shall identify the Class 2 areas (areas with 30% slope
- 985 or more). These areas should be designated as "non-buildable areas". If, in the
- 986 opinion of the soils engineer, any Class 2 areas should not be designated as non-
- 987 buildable areas, the report should include reasons why an exception should be
- 988 made to not designate such Class 2 slopes as non-buildable.
- 989 b. A Soils Type and Soils Rating Analysis to include accepted soils engineering tests
- 990 to determine bearing capacity, settlement and/or slope failure potential, and
- 991 shrink/swell potential of the site. There shall be a minimum of one (1) test
- 992 performed for each soil type classified in the Natural Resources Conservation
- 993 Service's Soil Survey and additional tests as prescribed by the City Engineer. If
- 994 the subdivision contains any soils rated as "Very Limited", the soils analysis shall
- 995 include a soils hazard mitigation plan for the subdivision's infrastructure. In such
- 996 case the final plat (or deeds to the lots, or by some other appropriate method)

- 997 shall also put owners on notice that building on these soils will require on-site
 998 investigation and lot-specific soils hazard mitigation plans.
- 999 c. An estimate of the normal highest elevation of the season high-water table
 1000 based on a pizometer-tube test and the locations of swamps, seeps, or springs
 1001 with the reasons for the occurrence of these underground water sources.
- 1002 d. Locations of classified wetlands.
- 1003 e. A written statement by the person or firm preparing the soils report, identifying
 1004 any other means proposed to minimize hazards to life, property, and adverse
 1005 effects on the safety, use or stability of public rights-of-way or drainage
 1006 channels, and adverse impacts on the natural environment.
- 1007 f. A set of two maps of the subdivision identifying 1) the soils types (RFG2m, RhB
 1008 for example) and 2) the soil rating using "dwellings with basements" as the
 1009 criteria from the Natural Resources Conservation Service's Soil Survey. The soil's
 1010 rating for the area of the subdivision shall be identified on a map showing the
 1011 soil rating from the following categories:
 1012
 1013 Very limited – Shown in Red
 1014 Somewhat limited – Shown in Yellow
 1015 Not Limited – Shown in Green
 1016 Not rated – Shown in grey
- 1017 2. Geology Report. A geology report shall be prepared by a person or firm qualified by
 1018 training and experience to have expert knowledge of the subject. The report shall
 1019 include mapping of geologic hazards and must identify the author and date of the data
 1020 upon which the report is based. The report must include an analysis of the geologic
 1021 conditions, conclusions regarding the effect of geologic conditions on the development,
 1022 and recommendations covering the adequacy of sites to be developed within a
 1023 recognized Geologic standard. It shall also include a written statement identifying the
 1024 means proposed to minimize hazards to life or property, adverse effects on the safety,
 1025 use or stability of public rights-of-way or drainage channels, and adverse impacts on the
 1026 natural environment.
- 1027 3. Grading and Drainage Plan. A grading and drainage plan shall be prepared by a
 1028 professional engineer registered in the State of Utah. The plan shall include at least the
 1029 following:
- 1030 a. A map of the entire site with existing and proposed contours using a minimum
 1031 five (5) foot contour interval at the same scale as the Preliminary Plat.
- 1032 b. Proposed plans and locations of all surface and subsurface drainage devices,
 1033 walls, dams, sediment basins, storage reservoirs and other protective devices to
 1034 be constructed to control storm water runoff and soil erosion.

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- c. A plan showing temporary erosion control measures and storm water control during construction.
- d. A written statement by the person or firm preparing the report, identifying any grading and drainage problems of the development and further stating an opinion as to the ability of the proposed plan to mitigate or eliminate such problems in such a manner as to prevent hazards to life or property, and adverse effects on the safety, use or stability of public rights-of-way or drainage channels, and adverse impacts on the natural environment within an acceptable standard.

4. The water conservation plan shall assess if the land currently or has historically had irrigation rights. If the land being developed has currently or historically had irrigation rights, the water conservation plan shall contain an assessment and recommendations for development of a secondary water system, including sizes and locations of all existing and proposed lines and valves, and shall include approval from the irrigation and canal companies for the area if applicable. See City Code 12I Dedication of Water System Shares or Water Rights for required water share dedication. If the land being developed does not currently have and has not historically had irrigation rights, the water conservation plan shall contain an assessment of the potential outside culinary water use for the subdivision and recommendations for lot size, landscaping and irrigation practices to minimize culinary water use and shall require the following:

~~a. A landscape plan shall be submitted with the building permit that shall include the total area of turf grass, and planted areas, with an estimate on total monthly exterior water use during peak irrigation months along with an estimated month water bill for the installed landscape using the applicable current Water Usage Fee Tiers.~~

~~b. A maximum of 6000 square feet or 35 percent of the total landscaped area may be turf grass, whichever is less. The remaining must be landscaped using water wise design.~~

a. As a core requirement of a water conservation plan, the following maximum lawn or turf shall be allowed on residential lots:

(1) The area within the public right-of-way between the curb and gutter and the sidewalk, otherwise known as the park strip, shall not be landscaped with lawn or turf.

(2) Lawn or turf areas shall not be less than eight feet wide at their narrowest point.

(3) Lawn or turf areas shall not exceed 50% of the total landscaped area for front and side yards. Lawn or turf limitations do not apply to small residential lots with less than 250 square feet of landscaped area.

- 1073 e.b. Water Rates for all new development post December 2021 without access to
1074 secondary irrigation rights will be subject to separate Water Usage Fee Tiers as
1075 found in the North Logan City Master Fee Schedule. These separate Water Usage
1076 Fee Tiers shall be referenced and noted on the final subdivision plat.
- 1077 e.c. Exterior water use shall only be permitted from the months of May through
1078 September.
- 1079 e.d. If determined by the North Logan City Water Model that exterior water use will
1080 create a demand that cannot be met, exterior water use may be restricted
1081 further to zero exterior water use if necessary.
- 1082 5. Non-Buildable Areas and/or Common Space Vegetation Plan. A vegetation plan shall be
1083 developed for all non-buildable areas or common spaces within a subdivision and a
1084 report shall be prepared by a person or firm qualified by training and experience to have
1085 expert knowledge of the subject, and shall include the following:
- 1086 a. A plan of the proposed re-vegetation of the site, including top soil requirements,
1087 detailing existing vegetation to be preserved, new vegetation to be planted and
1088 any modifications to existing vegetation.
- 1089 b. A plan for the preservation of existing vegetation during construction.
- 1090 c. A vegetation maintenance and weed control program, including initial and
1091 continuing maintenance as necessary.
- 1092 d. Xeriscaping and water management requirements for areas not serviced by
1093 secondary water systems.
- 1094 e. A written statement by the person or firm preparing the report identifying any
1095 vegetation problems and further stating an opinion as to the ability of the
1096 proposed plan to mitigate or eliminate such problems in such a manner as to
1097 prevent hazard to life or property, adverse effects on the safety, use or stability
1098 of public rights-of-way or drainage channels, and adverse impacts on the natural
1099 environment within an acceptable standard.
- 1100 6. Traffic Report. In the case of any subdivision, a traffic report may be required. This report
1101 should describe the traffic impacts that will be created by the project including but not
1102 limited to peak period trip generation rates, impacts on turning movements and road
1103 segment level of service, proposals to mitigate the impacts, justification for the
1104 proposed numbers of parking spaces, and/or a parking phasing plan when required.
- 1105 7. Fire Protection Plan. A Fire Protection Plan shall be required for any subdivision that has
1106 the potential to increase the hazards for fires especially as that hazard relates to the
1107 interface with the Mount Naomi Wilderness Area and/or the Wasatch National Forest.
1108 The plan shall include as a minimum the plans for any needed firebreaks and planned
1109 fire-wise construction and/or landscaping for the subdivision.

- 1110 8. Street Lighting Plan. A Street Lighting Plan shall be required to identify the location of
 1111 the existing and proposed electrical services for street lighting and the existing and
 1112 proposed street light locations to be installed as part of the subdivision improvements
 1113 and in accordance with the Design Standards Technical Manual; and
- 1114 9. Other Reports and Plans. Other reports and plans shall be prepared by the developer as
 1115 determined to be necessary or appropriate during the Pre-Application Review or review
 1116 of the Concept Plan.
- 1117 10. The text of any Ancillary Agreement proposed by the Applicant. Ancillary agreements
 1118 would normally include but are not limited to:
 1119
- 1120 a. a development agreement including a schedule for constructing improvements
 1121 in the event that all improvements will not be completed prior to issuing
 1122 building permits;
- 1123 b. an agreement for the distribution of water rights as part of a water conservation
 1124 plan.
- 1125 c. an agreement on any special considerations that impact the development to be
 1126 agreed upon by the developer and the City.
- 1127 d. an agreement providing for the application of the initial seal coat on all asphalt
 1128 surfaces in the subdivision.
- 1129 e. In the event that a waiver or modification is granted by the City Council per
 1130 section 12D-401(E)(2)(b) for any of the reports or studies required by this
 1131 section, the applicant shall provide as a minimum, a written statement stating
 1132 the reasons the reports or studies were waived or modified. The statement shall
 1133 be provided with the applicant's Development Plan application.
- 1134 C. Non-Buildable Areas. No homes, buildings, or other structures, streets, drives, or alleys shall be
 1135 erected or built on areas designated and platted as "Non-Buildable"; except for those required
 1136 for public improvements and facilities such as: power poles, pump houses, reservoirs, regulator
 1137 stations, etc. Non-Buildable areas shall be designated on the Preliminary and Final Plat by
 1138 shading and shall have a designation of "No-Build" shown on the plat. The areas with the
 1139 following characteristics should be considered for designation as Non-Buildable Areas:
- 1140 1. Areas of Steep Slopes as defined in section 12D-103 of this ordinance;
- 1141 2. Areas with soils with "very limited" soils rating;
- 1142 3. Natural drainage corridors, canal channels, and wetlands;
- 1143 4. Any areas identified by the required studies as potentially hazardous to life, limb, or
 1144 property; and
- 1145 5. Fire Breaks

- 1146 D. Streets. Layout of streets shall conform to sound engineering practices. Roads, streets, and other
1147 vehicular routes shall be a maximum of eight (8) percent, however, the City Council may grant
1148 variances to ten (10) percent for short distances up to 300 feet over a continuous lineal length of
1149 2,000 feet when conditions warrant that traffic safety and economy of road maintenance can be
1150 secured.
- 1151 E. Trails. Layout of trails shall conform to United States Forest Service (USFS) or International
1152 Mountain Bike Association (IMBA) trails construction guidelines (natural surface trails) or
1153 NACTO/AASHTO standards (paved surface trails). Rights-of way and easements should be of
1154 sufficient width to allow for a path or tread at the location which most nearly provides a level or
1155 uniform slope, minimizes the cost of construction and maintenance, and protects adjacent
1156 natural features, including but not limited to vegetation, associated with the trail. Trail location
1157 sizes and standards shall be in accordance with the City's general plan for trails.
- 1158 F. Fences and Walls. Fences and walls in identified wildlife corridors shall be strongly discouraged,
1159 but in no case shall exceed forty-two (42) inches in height except those required to protect from
1160 hazards to life and limb. All other fences shall comply with the North Logan City Code and
1161 "Design Standards Technical Manual".
- 1162 G. Utilities. To the maximum extent practical, all utilities shall be placed within existing road rights-
1163 of-way and front yard setbacks as set forth in the "Design Standards Technical Manual". All water,
1164 sewer, electrical, telephone, natural gas, cable television and other utilities shall be placed
1165 underground except that transformers, pedestals and other appurtenances which are normally
1166 located above ground in connection with the underground installations are permitted. Water
1167 meter size must match the designed size of the service line from the mainline to the meter, and
1168 must be of a sufficient size to service proposed buildings as determined by the International
1169 Building Code (IBC) and the North Logan City Engineer. Multi-unit and HOA developments
1170 serving more than a single residence must serve the entire development with one meter of
1171 sufficient size, and may not be split into multiple meters.
- 1172 H. Access. Access to the subdivision shall meet all Ingress and Egress requirements found within the
1173 North Logan City Design Standards Technical Manual Section 815 Ingress Egress to including the
1174 following:
1175
1176 In order to provide adequate emergency access to and from the development and proper
1177 circulation, two points of ingress and egress will be required in all subdivisions with the following
1178 exceptions:
- 1179 1. With the approval of the City Council, a subdivision which cannot provide two points of
1180 ingress and egress may still be approved so long as it is limited to no more than (30)
1181 residential lots or units and so long as no lot or unit therein shall be located more than
1182 750 linear feet from the point of ingress or egress that meets the requirements of
1183 subsection 3 below
 - 1184 2. Subdivision which will be served by more than one point of ingress and egress in the
1185 future may receive approval for more than thirty (30) lots provided that no more than

1186 thirty (30) units are constructed until a second point of ingress and egress is provided,
1187 and so indicated on the Final Plat.

1188 3. The road providing the point of ingress and egress in any subdivision approved under
1189 subsections 1 or 2 immediately above (hereinafter referred to as the "Access Road")
1190 must meet the following requirements at the time of the application for the subdivision
1191 is filed:

1192 a. it must be existing and improved in accordance with the North Logan City Design
1193 Standards Technical Manual; and

1194 b. it must connect to another road that is existing and improved in accordance with
1195 the North Logan City Design Standards Technical Manual and that has two points
1196 of ingress and egress of its own. The two points of ingress and egress required
1197 under this subsection 3(b) may not include any connections with the Access
1198 Road or any connections to any temporary roads; or

1199 c. if the road to which the Access Road connects does not have two points of
1200 ingress of its own, then the residential lots or units in the subdivision must be
1201 located no more than seven hundred fifty (750) linear feet from the nearest
1202 intersection of a road that does.

1203 Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not
1204 less than one-half of the length of the maximum overall diagonal dimension of the property or area to
1205 be served, measured in a straight line between accesses.

1206 12D-116 Residential Plat Notation

1207 A residential subdivision plat shall include the following notations. Additional notes may be required
1208 based on unique circumstances found applicable to the subdivision:

1209 A. For residential subdivisions serviced by secondary water: "Culinary water shall only be used for
1210 indoor purposes. Only secondary water shall be used for outdoor irrigation purposes."

1211 B. "Maximum lawn or turf in residential areas:

1212 1. The area within the public right-of-way between the curb and gutter and the sidewalk,
1213 otherwise known as the park strip, shall not be landscaped with lawn or turf.

1214 2. Lawn or turf areas shall not be less than eight feet wide at their narrowest point.

1215 1-3. Lawn or turf areas shall not exceed 50% of the total landscaped area for front and side
1216 yards. Lawn or turf limitations do not apply to small residential lots with less than 250
1217 square feet of landscaped area."

1218 ...

1219 12D-300 ~~Subdivision—Commercial/Industrial (Non-Residential) Provisions~~Reserved

1220 12D-301 ~~Final Site Plan~~Reserved

1221 12D-302 ~~Final Site Plan Contents~~Reserved

1222 12D-303 ~~Site Plan Materials; Size; Copies~~Reserved

1223 12D-304 ~~Multiple Sheets~~Reserved

1224 12D-305 Final Site Plan Submittal (Staff Review)Reserved

1225

1226 12D-301 Final Site PlanReserved

1227 ~~In addition to the required subdivision plat, a detailed final site plan is required in all cases involving non-~~
1228 ~~residential uses (commercial or industrial uses), multi family dwellings, conditional use permits, and~~
1229 ~~other developments as determined by the City Council. Site plans, in addition to the requirements of~~
1230 ~~12D-402A(4) Preliminary Plat, the Final Site Plan shall contain the following information:~~

1231 ~~1. A vicinity map at a scale of not less than one (1) inch equals one thousand (1,000) feet (1" =~~
1232 ~~1,000 ft.).~~

1233 ~~2. A legal description and accompanying map exhibit of the exterior boundaries of the~~
1234 ~~development area giving lengths and bearings of the boundary lines at the scale of one inch~~
1235 ~~equals one hundred feet (1' = 100 ft.) showing the location and type of boundary evidenced.~~
1236 ~~Such information should be provided from the recorded plats. The legal description shall include~~
1237 ~~the following data:~~

1238 ~~1. Metes and bounds of all property lines;~~

1239 ~~1. Total area of property;~~

1240 ~~2. North scale and north arrow; and~~

1241 ~~2. Name and route numbers of boundary roads and the width of existing right(s) of way.~~

1242 ~~3. Existing topography with maximum contour interval of two (2) feet, except where existing~~
1243 ~~ground is on a slope of less than two (2) percent, then either one foot contours or spot elevation~~
1244 ~~shall be provided where necessary.~~

1245 ~~4. A final detailed land use plan at a reasonable scale showing:~~

1246 ~~1. The location and arrangement of all proposed uses, including building area.~~

1247 ~~2. The height and number of floors of all buildings, other than single family dwellings, both~~
1248 ~~above and below or partially below the finished grade.~~

1249 ~~3. A cross section elevation plan depicting all buildings, structures, monuments, and other~~
1250 ~~significant natural and man-made features of the proposed development.~~

1251 ~~4. The yard dimensions from the development boundaries and adjacent roads and alleys.~~

1252 ~~5. The traffic and the pedestrian circulation system, including the location and width of all~~
1253 ~~roads, driveways, entrances to parking areas and parking structures, trails, walkways and~~
1254 ~~bicycle paths.~~

1255 ~~6. Off street parking and loading areas and structures, and landscaping for parking areas.~~

1256 ~~7. Any public recreation space areas, together with proposed private recreational areas,~~
1257 ~~specifying the proposed improvement of all such areas, and delineating those areas~~
1258 ~~proposed for specific types of recreational facilities.~~

- 1259 8. ~~Architectural features of typical proposed structures, including lighting fixtures, signs~~
1260 ~~and landscaping.~~
- 1261 9. ~~A plan or statement showing the location and design of all screening measures and~~
1262 ~~indicating the type and height of such screening.~~
- 1263 10. ~~When the development is to be constructed in stages or units, a final sequence of~~
1264 ~~development schedule showing the order of construction of such stages or units, and~~
1265 ~~approximate completion date for the construction of each stage or unit.~~
- 1266 11. ~~A copy of all covenants, restrictions and conditions pertaining to the use, maintenance~~
1267 ~~and operation of private open space areas.~~
- 1268 12. ~~All existing monuments found during the course of the survey (including a physical~~
1269 ~~description such as "brass cap").~~
- 1270 13. ~~All existing easements or rights of way, including those contiguous to the platted area,~~
1271 ~~their nature, width, and the book and page number of their recording in the County's~~
1272 ~~records.~~
- 1273 14. ~~All rights of way and easements and trails (including open space) created by the~~
1274 ~~subdivision with their boundary, bearings, lengths, widths, name, number, or purpose.~~
1275 ~~For curved boundaries the curve radius, central angle, and length of arc shall be given.~~
- 1276 15. ~~A final statement in tabular form which sets forth the following data, when such data is~~
1277 ~~applicable to a given development plan:~~
- 1278 1. ~~The area of all parcels created, total acreage, total acreage in lots, and total~~
1279 ~~acreage in roads or other dedicated parcels;~~
- 1280 2. ~~Total number of dwelling units, by development phase;~~
- 1281 3. ~~Residential density and units per acre;~~
- 1282 4. ~~Total floor area and floor area ratio for each type of use;~~
- 1283 5. ~~Total area in open space and length of trails;~~
- 1284 6. ~~Total area in developed recreational open space; and~~

1285 **12D-302 Final Site Plan Contents**Reserved

1286 The final site plan shall conform to current surveying practice and shall show the following information.

- 1287 1. ~~A title block giving the subdivision's name and the quarter-quarter section, section, township,~~
1288 ~~range, principal median, and County of its location.~~
- 1289 2. ~~A notation of any adjoining plats or certificates of survey and titles thereto.~~
- 1290 3. ~~All monuments set during the course of the survey (including a physical description such as~~
1291 ~~"rebar driven to depth of..."), including appropriate witness monuments.~~

- 1292 ~~4.—The owner's certificate of consent including a legal description of the subdivision's boundaries~~
 1293 ~~and the dedication of public ways or spaces. This certificate shall be signed, dated, and~~
 1294 ~~notarized.~~
- 1295 ~~5.—The owner's certificate should include a reference to any covenants that may be declared and~~
 1296 ~~blanks where the County Recorder may enter the book and page number of their recording.~~
- 1297 ~~6.—A certificate of consent from any and all mortgagors, lien holders, or others with a real property~~
 1298 ~~interest in the subdivision. These certificates shall be signed, dated, and notarized.~~
- 1299 ~~7.—A certificate showing the name and registration number of the surveyor responsible for making~~
 1300 ~~the survey. This certificate shall be signed, and dated.~~
- 1301 ~~8.1. Signature blocks prepared for the dated signatures of the City Engineer, and representatives~~
 1302 ~~from applicable utility companies for utility easement coordination (Utah Power & Light Co.,~~
 1303 ~~Questar Gas Company, cable TV company etc.).~~

1304 **12D-303 Site Plan Materials; Size; Copies**~~Reserved~~

1305 ~~Plan shall be submitted as a digital copy.~~

1306 **12D-304 Multiple Sheets**~~Reserved~~

1307 ~~Multiple sheet plans may be used. All sheets shall be numbered and referenced to an index, and all~~
 1308 ~~required certificates shall appear on a single sheet (alone, with the index and vicinity maps.)~~

1309 **12D-305 Final Site Plan Submittal (Staff Review)**~~Reserved~~

- 1310 ~~1.—A digital copy of the Final Site Plan shall be submitted for the review of the city staff. If the Final~~
 1311 ~~Site Plan is not complete, the Applicant shall be provided with written notice identifying the~~
 1312 ~~deficiencies in the Site Plan. The written notice shall include a checklist of items indicating which~~
 1313 ~~requirements have been met, which required items are missing.~~
- 1314 ~~2.—Following approval of the city staff, the applicant shall submit the digital copy of the Final Site~~
 1315 ~~Plan with all corrections or changes recommended by the city staff, for final review and approval.~~
 1316 ~~The Applicant shall receive approval of the Final Site Plan from the city staff before any work is~~
 1317 ~~done on the project.~~

1318 **12D-400 Single-Family Residential Subdivision Application Procedure**

1319 12D-401 Single-Family Residential Concept Plan Application Procedure

1320 12D-402 Single-Family Residential Development Plan Application Procedure

1321 12D-403 Single-Family Residential Final Plat And Construction Drawings Application Procedure

1322

1323 **12D-401 Single-Family Residential Concept Plan Application Procedure**

1324 ...

1325 **12D-402 Single-Family Residential Development Plan Application Procedure**

1326 ...

1327	<u>12D-403 Single-Family Residential Final Plat And Construction Drawings Application Procedure</u>
1328	...
1329	<u>12D-600 Commercial, -Industrial, -And Institutional-Residential, Multi-Family Residential, -And Non-Residential Subdivision General Provisions</u>
1330	
1331	<u>12D-601 Purpose</u>
1332	<u>12D-602 Scope</u>
1333	<u>12D-603 Definitions</u>
1334	<u>12D-604 Prohibited Acts</u>
1335	<u>12D-605 Exemptions</u>
1336	<u>12D-606 Modifications</u>
1337	<u>12D-607 Applicant</u>
1338	<u>12D-608 Structure Revisions</u>
1339	<u>12D-609 Permits</u>
1340	<u>12D-610 Penalty</u>
1341	<u>12D-611 Fees</u>
1342	<u>12D-612 Compliance With Federal And State Law</u>
1343	<u>12D-613 Subd-Division Improvements Required</u>
1344	<u>12D-614 Development Regulations</u>
1345	<u>12D-615 Plat Notation</u>
1346	...
1347	<u>12D-613 Subd-Division Improvements Required</u>
1348	A. Required Improvements. Improvements shall be required and constructed in accordance with
1349	the Design Standards Technical Manual. The Design Standards Technical Manual containing the
1350	Technical Specifications and the Design Standards for the city shall be adopted by resolution
1351	enacted by the City Council, and may be amended by subsequent resolution adopted by the City
1352	Council. Required improvements include but are not limited to the following:
1353	1. Culinary water
1354	2. Sanitary sewer
1355	3. Provisions for storm water collection and control including curb and gutter
1356	4. Streets and roads providing adequate frontage and access to all lots
1357	<u>5. Sidewalks</u>
1358	<u>6. Street lighting. All development projects, as formalized by the City Code are required to</u>
1359	<u>provide street lighting that meets North Logan City standards, for all public streets</u>
1360	<u>within, adjacent to or affected by the proposed project. All street lighting must be</u>
1361	<u>designed to be dark sky compliant and conform to the North Logan City Design</u>
1362	<u>Standards and Technical Manual.</u>
1363	<u>5-7. Street trees</u>

1364 ~~6.8.~~ Provisions for other common utilities for each lot to include electric service, wiring for
1365 telephone and cable television services, and installation of main lines for natural
1366 gas. Said utilities shall be installed underground in subdivisions.

1367 ~~7.~~ Provisions for the application of an approved seal coat on all asphalt surfaces within the
1368 subdivision. Providing for such application shall be determined through the process of
1369 approving the development plan for the subdivision
1370

1371 The type of seal coat to be used (chip seal, slurry seal, etc.) shall be determined by "best
1372 practice" for the type of street as determined by the Streets Superintendent. If a seal
1373 coat fee is to be paid in lieu of the developers' doing the seal coat, the use of the fees
1374 collected for the actual application of the approved seal coat shall be at the discretion of
1375 the City as determined by the City's municipal budget. The seal coat fee shall be used by
1376 the city to accomplish the initial seal coating for the subdivision within seven years of
1377 the completion of the subdivision. If not accomplished within those seven years, and at
1378 the developer's request, any un-used seal coat fee shall be refunded to the developer.—

1379 B. Application of Required Improvements. The improvements required by this ordinance apply to
1380 all subdividers and to all persons that purchase, lease, rent or receive any interest in any land
1381 which is located within a subdivision.

1382 C. Order of Making Improvements. Unless waived in writing by the City Engineer, underground
1383 utilities, water and sewer laterals and fire hydrants shall be installed prior to surfacing the streets
1384 and installing road base, curbs, gutters and sidewalks.

1385 D. Orderly Development Required. Whenever the subdivider shall develop a subdivision, such
1386 development shall be in an orderly manner and in such a way that the required improvements
1387 will be contiguous and all of the improvements will be made available for the full, effective and
1388 practical use and enjoyment thereof by the purchaser, grantee, assignee, transferor or lessee of
1389 any of the lands subdivided within the time herein stated before or in phases specified.

1390 **12D-614 Development Regulations**

1391 A. All subdivisions shall comply with the City's General Plan. The following items, without
1392 limitation, shall be addressed on all developments to assure compliance with the city's General
1393 Plan and the purposes of this ordinance:

1394 1. the effect of the proposed development on the lands on which the development is
1395 proposed to be located;

1396 2. the relationship of the development to, and the effect of the development on:

1397 a. Vegetation,

1398 b. Gateways to the city, trails, and parks

1399 c. Geologic hazards

1400 d. Loss of wetlands

- 1401 e. Natural floodplain, drainage systems, and canals
- 1402 f. Soil erosion
- 1403 g. Steep slopes
- 1404 h. Unstable Soils
- 1405 i. Utility corridors
- 1406 j. Water conservation
- 1407 k. Water recharge areas
- 1408 l. Wildlife corridors
- 1409 3. the effect of the proposed development on other adjacent, surrounding or nearby lands;
- 1410 4. the effect of the proposed development on the future development of North Logan City;
- 1411 5. the identification of all existing trails through or adjacent to the property to be
- 1412 developed, and all trails shown as proposed or existing in the City's General Plan;
- 1413 6. identification of all non-developable land within or adjacent to the area proposed for
- 1414 development;
- 1415 7. the data and conclusions in all applicable reports concerning any of the foregoing issues;
- 1416 and
- 1417 8. all applicable legal or regulatory requirements bearing on any of the foregoing.
- 1418 B. The following studies, reports, and plans shall be required on all developments as recommended
- 1419 by Planning Commission and determined by City Council.
- 1420 1. Soils Report. A soils report shall be prepared by a qualified soils engineer.
- 1421 2. Geology Report. A geology report shall be prepared by a person or firm qualified by
- 1422 training and experience to have expert knowledge of the subject. The report shall
- 1423 include mapping of geologic hazards and must identify the author and date of the data
- 1424 upon which the report is based.
- 1425 3. Grading and Drainage Plan. A grading and drainage plan shall be prepared by a
- 1426 professional engineer registered in the State of Utah. The plan shall include at least the
- 1427 following:
 - 1428 a. A map of the entire site with existing and proposed contours using a minimum
 - 1429 five (5) foot contour interval at the same scale as the Preliminary Plat.
 - 1430 b. Proposed plans and locations of all surface and subsurface drainage devices,
 - 1431 walls, dams, sediment basins, storage reservoirs and other protective devices to
 - 1432 be constructed to control storm water runoff and soil erosion.

- 1433 c. A plan showing temporary erosion control measures and storm water control
1434 during construction.
- 1435 d. A written statement by the person or firm preparing the report, identifying any
1436 grading and drainage problems of the development and further stating an
1437 opinion as to the ability of the proposed plan to mitigate or eliminate such
1438 problems in such a manner as to prevent hazards to life or property, and adverse
1439 effects on the safety, use or stability of public rights-of-way or drainage
1440 channels, and adverse impacts on the natural environment within an acceptable
1441 standard.
- 1442 4. Water Conservation Plan. The water conservation plan shall contain an assessment of
1443 the potential outside culinary water use for the subdivision and recommendations for lot
1444 size, landscaping and irrigation practices to minimize culinary water use. For land with
1445 irrigation water rights the conservation plan should contain an assessment and
1446 recommendations for development of a secondary water system.
- 1447 a. As a core requirement of a water conservation plan, the following maximum
1448 lawn or turf shall be allowed on commercial, industrial, institutional-residential,
1449 and non-residential lots:
- 1450 (1) The area within the public right-of-way between the curb and gutter and
1451 the sidewalk, otherwise known as the park strip, shall not be landscaped
1452 with lawn or turf.
- 1453 (2) Lawn or turf areas shall not be less than eight feet wide at their
1454 narrowest point.
- 1455 4.(3) Lawn or turf areas shall not exceed 50% of the total landscaped
1456 area for front and side yards. Lawn or turf limitations do not apply to
1457 small residential lots with less than 250 square feet of landscaped area.
- 1458 5. Traffic Report. In the case of any subdivision, a traffic report may be required when
1459 determined necessary or appropriate during the Pre-Application Review or review of the
1460 Concept Plan. This report should describe the traffic impacts that will be created by the
1461 project including but not limited to peak period trip generation rates, impacts on turning
1462 movements and road segment level of service, proposals to mitigate the impacts,
1463 justification for the proposed numbers of parking spaces, and/or a parking phasing plan
1464 when required.
- 1465 6. Other Reports and Plans. Other reports and plans shall be prepared by the developer as
1466 determined to be necessary or appropriate during the Pre-Application Review or review
1467 of the Concept Plan.
- 1468 7. The text of any Ancillary Agreement proposed by the Applicant. Ancillary agreements
1469 would normally include but are not limited to:

- 1470 a. a development agreement including a schedule for constructing improvements
 1471 in the event that all improvements will not be completed prior to issuing
 1472 building permits;
- 1473 b. an agreement for the distribution of water rights as part of a water conservation
 1474 plan.
- 1475 c. an agreement on any special considerations that impact the development to be
 1476 agreed upon by the developer and the City.
- 1477 d. an agreement providing for the application of the initial seal coat on all asphalt
 1478 surfaces in the subdivision.
- 1479 C. Non-Buildable Areas. No buildings, or other structures, streets, drives, or alleys shall be erected
 1480 or built on areas designated and platted as "Non-Buildable"; except for those required for public
 1481 improvements and facilities such as: power poles, pump houses, reservoirs, regulator stations,
 1482 etc. Non-Buildable areas shall be designated on the Preliminary and Final Plat by shading and
 1483 shall have a designation of "No-Build" shown on the plat. The areas with the following
 1484 characteristics should be considered for designation as Non-Buildable Areas:
- 1485 1. Areas of Steep Slopes;
- 1486 2. Areas with soils with "very limited" soils rating;
- 1487 3. Natural drainage corridors, canal channels, and wetlands;
- 1488 4. Any areas identified by the required studies as potentially hazardous to life, limb, or
 1489 property.
- 1490 D. Streets. Layout of streets shall conform to sound engineering practices. Roads, streets, and
 1491 other vehicular routes shall not have a slope greater than twelve percent (12 %) unless approved
 1492 by the City Council based on a determination that:
- 1493 1. appropriate engineering measures will be taken to ensure safety and minimize the
 1494 impact of the cuts and fills; and
- 1495 2. erosion control and slope stabilization will be performed consistent with the purpose of
 1496 this chapter; and
- 1497 3. the environment and aesthetics of the area will not be adversely affected.
- 1498 E. Trails. Layout of trails shall conform to sound engineering practices. Rights-of-way and
 1499 easements should be of sufficient width to allow for a path or tread at the location which most
 1500 nearly provides a level or uniform slope, minimizes the cost of construction and maintenance,
 1501 and protects adjacent natural features, including but not limited to vegetation, associated with
 1502 the trail. Trail sizes and standards shall be in accordance with the city's general plan for trails.
- 1503 F. Fences and Walls. Fences shall comply with the North Logan City Code and "Design Standards
 1504 Technical Manual".

1505 G. Utilities. To the maximum extent practical, all utilities shall be placed within existing road rights-
1506 of-way and front setbacks as set forth in the "Design Standards Technical Manual". All water,
1507 sewer, electrical, telephone, natural gas, cable television and other utilities shall be placed
1508 underground except that transformers, pedestals and other appurtenances which are normally
1509 located above ground in connection with the underground installations are permitted.

1510 12D-615 Plat Notation

1511 A commercial-industrial and institutional-residential and non-residential subdivision plat shall include
1512 the following notations. Additional notes may be required based on unique circumstances found
1513 applicable to the subdivision:

1514 A. "All subdivisions serviced by secondary water: "Culinary water shall only be used for indoor
1515 purposes. Only secondary water shall be used for outdoor irrigation purposes."

1516 B. "Maximum lawn or turf in commercial-industrial and institutional-residential and non-residential
1517 areas:

1518 1. Within common area or open space landscapes, lawn or turf areas shall not exceed 20%
1519 of the total landscaped area outside of active recreation areas.

1520 2. Lawn or turf areas shall not be less than eight feet wide at their narrowest point.

1521 3. The area within the public right-of-way between the curb and gutter and the sidewalk,
1522 otherwise known as the park strip, shall not be landscaped with lawn or turf."

1523 ...

1524 SECTION 6: Amend Chapter 13H "Street Tree Ordinance" (blue underlined text added):

1525 AMENDMENT

1526 13 Municipal Services

1527 ...

1528 13H Street Tree Ordinance

1529 13H-100 Street Trees

1530 ...

1531 13H-108 Street Trees In New Development

1532 A. Responsible Developers. Where right-of-way park strip improvements require trees in
1533 accordance with an approved subdivision or Development Plan/Agreement, the Responsible
1534 Developer shall install all Street Trees in accordance with approved development plans and shall
1535 bond with the City for the street tree improvements. The bond will be sufficient to cover
1536 installation, maintenance and warranty of the trees for one year after planting.

1537 B. Street Tree Manual. All Street Trees will be planted in accordance with the Street Tree Manual.
1538 Street Tree Plantings will be inspected by the Parks and Recreation Director, or designee.

1539 C. Planting Street Trees. Street Trees will not be planted in planter strips in front of a home until
1540 development of the home along any street in a new development is at least eighty percent (80%)
1541 complete and the home is occupied.

1542 D. Watering Street Trees. It will be the responsibility of the Responsible Developer to water and
1543 maintain Street Trees for the first year after planting. After that time, the property owner, or
1544 their agent, will be responsible.

1545 ...


1546 ADOPTED AND PASSED by the City Council of the City of North Logan, Utah, this 2nd day of
1547 August 2023.

1548 NORTH LOGAN CITY, A Utah Municipal Corporation

1549

1550 By: 
1551 Lyndsay Peterson, Mayor

1552

1553 ATTEST:
1554 

1555 Scott Bennett, City Recorder

ORDINANCE 23-11


**AN ORDINANCE OF THE NORTH LOGAN CITY COUNCIL AMENDING MULTIPLE SECTIONS OF
THE NORTH LOGAN MUNICIPAL CODE PERTAINING TO WATER EFFICIENT LANDSCAPING
REQUIREMENTS FOR NEW DEVELOPMENT**

CERTIFICATE OF DUE POSTING

I, SCOTT BENNETT, City Recorder of North Logan, Utah, hereby certify that I, on the 3rd day of August, 2023, in the City of North Logan, Cache County, State of Utah, posted the foregoing Ordinance No. 23- 11 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 3rd day of August, 2023.



Scott Bennett, City Recorder