

MILLVILLE CITY WATER AUDIT 2014

ATTACHMENT "C"

Production

	<u>Apr/May</u>	<u>Jun/Jul</u>	<u>Aug/Sep</u>	<u>Total</u>
1. Park Well	10.66	38.24	20.88	69.78 m/g
2. Glenridge Well	-----	7.08	4.8	11.88 m/g
3. Garr Spring	<u>8.86</u>	<u>7.28</u>	<u>7.67</u>	<u>23.81</u> m/g
4. Total	19.52	52.6	33.35	105.47

Sales

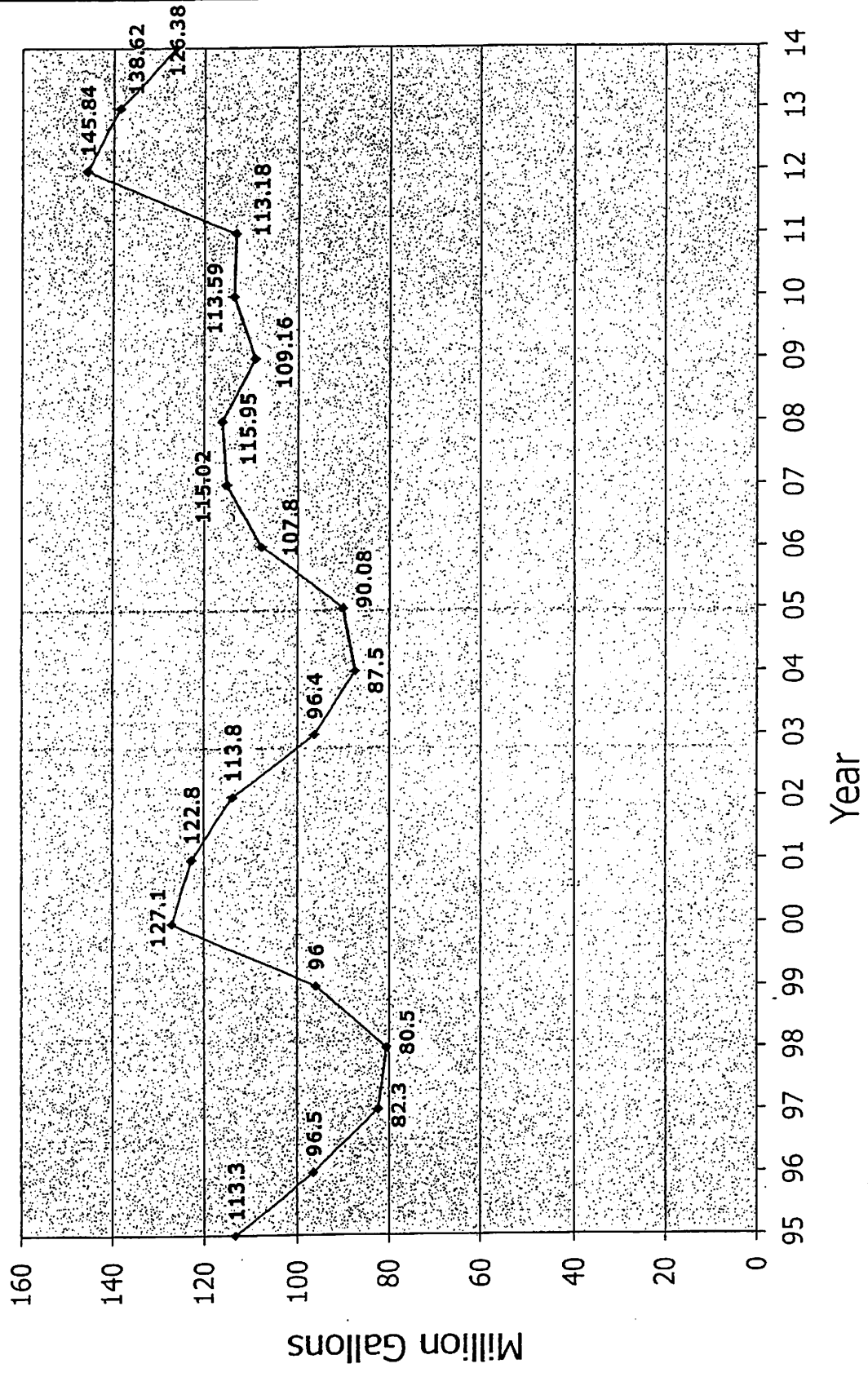
5. Metered	18.02	49.14	30.58	97.74 m/g
5a. % Accounted For	92%	93%	92%	92%
6. Oct 2013 - Mar 2014	Production 44.5 m/g	Metered 28.64 m/g		
6a. Previous Year:	Production 35.92 m/g	Metered 28.57 m/g		
7. Production Change from 2013 (120.09 m/g):			<12%>	
8. Well Pumping Cost - Power only (April - September) (135,605 kwh):				\$15,387
9. Power Cost per thousand gallons pumped:				\$0.19
10. Average Daily Use (production) April - September (183 days):				576,338 gpd
11. Average Daily Use per Connection (production) April - September (560 connections):				1,029 gpd
October - March:				434 gpd
12. % July production of total capacity (45.7 m/g)				65%
12a. Peak Day July 12 (1.19 m/g)				81%

Booster Pump

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
13.a. Gallons pumped (m/g)	1.63	1.81	2	2.3	5.99	12.26	15.37	10.49	6.87	2.73	1.34	1.7	64.49
b. Pumping cost	\$834	\$807	\$757	\$763	\$871	\$1,186	\$1,263	\$1,164	\$972	\$710	\$754	\$753	\$10,834
c. KWH													66,547
d. Power cost (per thousand)													\$0.17

14. Total Operating Revenue 2014 \$338,265 2013 \$340,205

Total Metered Sales M/G



ATTACHMENT "D"

RESOLUTION NO. 11-70

A RESOLUTION ESTABLISHING A RECYCLING MARKET DEVELOPMENT ZONE FOR TREMONTON CITY CORPORATION

WHEREAS, the Utah Legislature has established Recycling Market Development Zone program; and

WHEREAS, the Recycling Market Development Zone program will provide certain incentives and benefits for businesses qualifying under the program; and

WHEREAS, there are existing businesses in Tremonton City that will benefit from location in a Recycling Market Development Zone designated area; and

WHEREAS, the City Council of Tremonton City finds that participation in the Recycling Market Development zone program will enhance Tremonton City's ability to retain and recruit recycling and related businesses.

NOW THEREFORE, BE IT RESOLVED by the City Council of Tremonton City, Utah as follows:

SECTION 1. The Mayor is authorized to sign the attached letter as shown in Exhibit "A" in behalf of the City Council, and forward it to the Utah Department of Community and Economic Development.

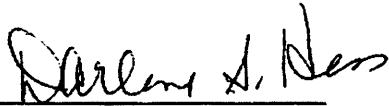
SECTION 2. This Resolution shall take effect immediately upon this adoption.

PASSED and adopted by the Tremonton City Council on this 6th day of December, 2011

TREMONTON CITY
A Utah Municipal Corporation

By 
Roger Fridal, Mayor

ATTEST:


Darlene S. Hess, City Recorder



Current Post Consumer Waste Collection for Recycling

Tremonton City currently has limited post consumer waste collection for recycling. There are presently two solid waste collection services in the area that provide regular pickup from commercial customers - Quality Recycling & Disposal and Rupp's Trucking. Western Metals offers limited collection of metal scrap on demand. Additionally there are a few independent individuals who provide limited on-site collection of aluminum and other non-ferrous metals. There are several centralized collection bins primarily located on City owned property for paper, cardboard, plastics, and metals. Collection bins located on City owned property are transported to Hillside Recycling owned by Rupp's Trucking where they are sorted and materials are disposed of properly.

There is no residential curbside pickup for recyclable materials in Tremonton. There are several collection centers in Ogden, Logan and Brigham City to which area residents may take such materials.

List of Contributions from Tremonton City

Tremonton City Council is highly supportive of recycling efforts to augment the City's solid waste disposal efforts. They are firmly committed to allow the economics of recycling programs to drive such efforts; therefore, wish to allow the private sector to be the prime driving force behind development of any recycle plan. Hence the natural law of supply and demand will primarily drive which commodities should be collected and processed for recycling.

While wishing to keep an arms length relationship from private development of such efforts, the Council also recognizes the large scope and cooperative nature of any recycling effort. The City desires to offer support in the form of coordination between the public and private sectors to ensure that a recycling effort maximizes public participation, coordination of individual processing or other related operations, and attracts private sector investment and commitment.

The City also recognizes the need for a cooperative effort between Box Elder County, Tremonton, and other communities in the County, due to the nature of recycling programs and the small size of each of the County's communities. Tremonton has immediate potential for developing recycling based on existing industries. As the City firms up details concerning economic development, solid waste, and land use plans, they will be added as an addendum to this application along with individual support commitment statements and authorization letters.

Tremonton City has a number of existing or potential contributions that could be made to provide for business in general and recycling associated businesses in particular. These are described below:

- Potential tax incentives for those locations within a Redevelopment Agency Project Area.
- The City's Building and Planning Department can be a planning resource for new business development and work with potential development to achieve a smooth approval process.

- Tremontion City offers low cost compost material that businesses may obtain to help in landscaping.
- Educating the public of locations for centralized collections bins primarily located on City property.

As the City pursues and implements other incentives and programs in the future these will be reported as they become available.

Recycling Development Plan

Tremontion City feels that any large scale, long term recycling plan depends on the processing of locally collected materials. Transportation over significant distances can virtually kill any economic feasibility for such efforts.

Expected Investment, Commitment from business to participate

There are currently a number of existing businesses in Tremontion that could utilize a zone for improvement of their existing post-consumer waste processing facilities. There are other businesses that have the potential to move into the area of post consumer waste processing.

Examples of businesses that could utilize a recycle zone:

- **Intertape Polymer** manufacturing and distribution of high quality shrink film and related products.
- **Munn's Manufacturing** metal fabrication specializing in steeples, ornamental decor, etc.
- **T&M Manufacturing** metal fabrication for industrial & commercial uses.
- **Malt-O-Meal** manufacturing and distribution of bagged and boxed breakfast cereals.
- **Great Basin Industrial** metal fabrication for industrial & commercial uses.
- **West Liberty Foods** custom slicing, cooking, and packaging of meat products.
- **Several woodworking/cabinet shops** custom cabinets, furniture, for all uses.

Correlation with Tremontion City General Plan

The Tremontion City General Plan was amended and adopted by the City Council in August 2001. Several goals of the plan encourage clean business and industry for a healthy and livable community. It is anticipated that the designation of a Recyclable Market Development Zone in Tremontion will help in accomplishing these goals.

Appropriate Land Use or Zoning support related to businesses planning to participate

Tremonton City proposes Recyclable Market Development Zone status for all areas of Tremonton zoned CD (Central Development), CH (Commercial Highway), CG (Commercial General), CS (Commercial Shopping), MD (Manufacturing Distribution), MG (General Industrial), MD-B (Manufacturing Distribution - Business Park). These zones are compatible with the range of businesses that would take advantage of Recyclable Market Development Zone benefits. The City proposes that Recycling Market Development Zone status be attached to these zoning designations, and that as properties in Tremonton City are rezoned to these designations, the Recycling Market Development Zone status would automatically follow.

Current long term waste management plan, zone's role in supporting plan or plan development.

Wastes collected in Tremonton City are disposed of at Little Mountain landfill open by Box Elder County in August in 1997. Current rates for residential automated pickup by a private vender contracting with the City is \$9.30 a month for a single 90 gallon can, a second residential can is an additional \$6.00 per month. Multi-family units and commercial companies are not provided service through the City and must contract there own refuse through several waste venders located in the City. Tremonton City Council has explored a mandatory curbside recycling program, but at this time Rupp's Trucking in cooperation with the City has placed collection bins in several locations throughout the City, primarily on City owned property.

Measuring results, effectiveness of plans, and activities within the zone.

The City will report each year on the location and nature of businesses qualifying for tax credits within the Recycling Market Development Zones. Initially, the contact person for such measurement of the plan will be Steve Bench, Zoning Administrator, 102 South Tremont Street, Tremonton, Utah, 84337, phone number 435-257-9510.

Planned commercial manufacturing, processing facilities, processes, improvements, etc. resulting in end user products consisting of 50% or greater recovered materials, of which 25% or greater is post-consumer waste.

While the long term goal of Tremonton City's recycling effort is to establish those manufacturing facilities that produce products or materials consisting of greater than 25% post-consumer waste, the initial plan will concentrate on processes to set recovered materials (including post-consumer) up for immediate use in manufacturing, or to produce them here in Tremonton City. Both manufacturing and processing of collected materials will become key components to both solid waste management and economic development plans within the City. Initially, most items or materials produced are envisioned to be within 50% recovered material. However, due to the large industrial and agricultural base vs. general population or Tremonton and Box Elder County, it is not envisioned that the majority of materials produced from the designated zones would consist of greater than 25% post-consumer waste. A long term City plan would be to utilize an increasing amount of post-consumer material.

Commercial Composting

Tremonton City operates a sludge and green waste composting facility. Residents can bring in green waste for processing at this facility. The current facility a 20 acre site will further expand and enhance this operation.

EXHIBIT "A"



MAYOR: Roger Fridal **COUNCIL:** David Deakin | Diana Doutre | Lyle Holmgren | Jeff Reese | Byron Wood

December 6, 2011

Mr. Les Prall
Utah Recycling Market Development Zone Program
Department of Community and Economic Development
324 South State Street, Suite 500
Salt Lake City, Utah 84414

Mr. Prall:

We, the Mayor and City Council of Tremonton City, formally apply to the State of Utah to be designated as a location for Recycling Market Development Zones. We have several businesses and industries that would benefit to have this designation available to maximize the use of production surplus and waste materials in generating new products.

The areas that Tremonton City would propose within its boundaries are included with the enclosed Recycling Development Plan. We would propose that Recycling Market Development Zone status be attached to these zoning districts, and that as properties in Tremonton City are rezoned to the outline designations, the Recycling Market Development Zone status would automatically follow.

By having this program available, we believe it will encourage greater interest from private sector businesses and manufactures in exploring the possibilities and benefits of recycling.

We will appreciate your favorable consideration for approval of this application.

Sincerely,


Roger Fridal, Mayor

CITY OFFICERS:

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City Recorder
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City Treasurer
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Fire Chief
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Library Director
Kim Griffiths
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kgriffiths@tremontoncity.com

Parks & Recreation Director
Marc Christensen
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Police Chief
Dave Nance
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Public Works Director
Paul Fulgham
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pfulgham@tremontoncity.com

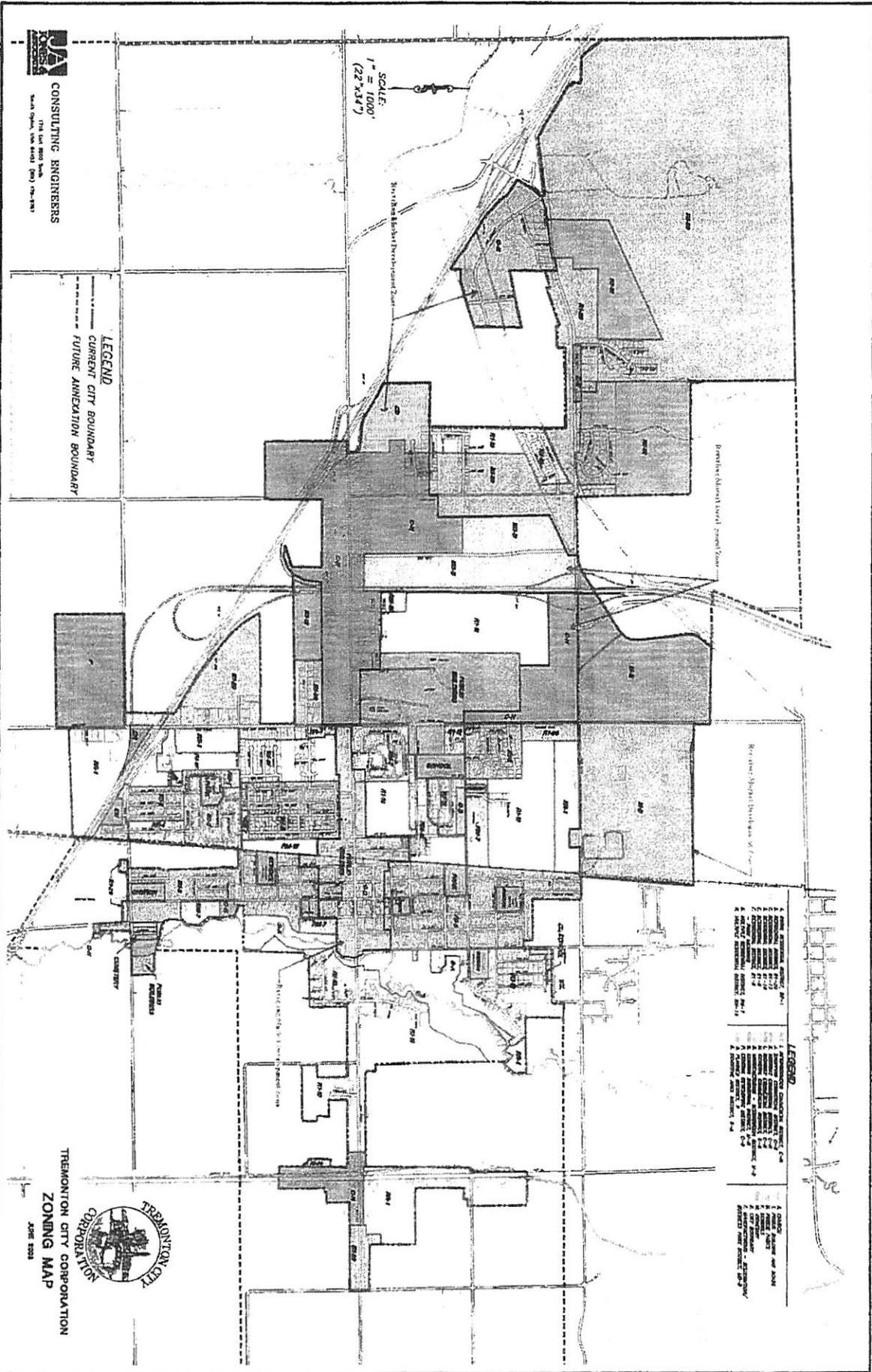
Senior Center Director
Marion Layne
(435) 257-9455
mlayne@tremontoncity.com

JONES
CONSULTING ENGINEERS
 1715 East 8000 South
 South Jordan, Utah 84093 (801) 734-9810

SCALE:
 1" = 1000'
 (22" x 34")

LEGEND
 --- CURRENT CITY BOUNDARY
 - - - - - FUTURE ANNEXATION BOUNDARY

TREMONTON CITY CORPORATION
ZONING MAP
 APRIL 2003



LEGEND

1	RESIDENTIAL SINGLE-FAMILY (R-1)
2	RESIDENTIAL SINGLE-FAMILY (R-2)
3	RESIDENTIAL SINGLE-FAMILY (R-3)
4	RESIDENTIAL SINGLE-FAMILY (R-4)
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ATTACHMENT "E"

20 Mar 2015

Council Members and Mayor

Attached are Logan City Ordinances for Corridor Zones. I would like to adopt something like the attached for our corridor that fronts highway 165 and other appropriate streets in the Commercial Service and Commercial Retail Zones.

17.17 is a list of uses for these zones.

17.18 are the development standards. *General*

I think something like this would prevent a mishmash of ugly buildings in those zones.

17.19 *COMMERCIAL DEVELOPMENT STANDARDS*

Harry

Chapter 17.17: District and Corridor Zone Uses

§17.17.010. Purpose

Chapter 17.17 sets forth the types of land uses permitted and conditionally permitted within Logan's Districts and Corridors.

§17.17.020. Districts & Corridors Land Use: Classification

- A. Primary Uses. Land use shall conform to the designations in Table 17.13.030 (Use Table). Land uses are designated as follows:
1. Permitted Uses. A "P" indicates that a use is allowed in the respective zoning district. Permitted uses must conform to the applicable requirements of the Land Development Code. Permitted uses requiring a public hearing are subject to the Procedures for Processing Applications contained in Chapter 17.55.
 2. Conditional Uses. A "C" indicates that a use is allowed as a Conditional Use in the respective zoning district. Conditional uses are subject to review and approval under the provisions of Chapter 17.49, Conditional Use Permits, and following the Procedures for Processing Applications contained in Chapter 17.55. Conditional uses must conform to the applicable requirements of Chapter 17.49.
 3. Uses Not Allowed. An "N" indicates that a use is not allowed in the respective zoning district, except where State or Federal law otherwise preempts local land use regulation.
- B. Accessory Uses and Structures. An accessory use or structure may be permitted in compliance with the applicable provisions of the zone in which it is located. An accessory use shall not commence, and no accessory structure shall be constructed, without a primary use first being lawfully established on the subject site.
- C. Temporary Uses. Temporary uses may be permitted for a period not to exceed twelve (12) calendar months in compliance with the provisions of the zone in which it is located and the provisions of Chapter 17.60. The procedures for review and approval of a temporary use are the same as for a permanent use; however, the reviewing authority may waive certain Land Development Code standards, and impose conditions of approval on the temporary use, as it deems necessary, to promote compatibility between the proposed use and adjacent permitted uses.
- D. Non-Conforming Uses. Non-conforming uses and development are subject to the provisions of Chapter 17.59.

17.17: District and Corridor Zones Uses

Table 17.17.030: Allowed Uses in District and Corridor Zones

Land Use	Districts & Corridors							
	TC	COM	MU	CC	GW	CS	IP	AP
Residential Uses								
Assisted Living Center	C	C	C	C	N	N	N	N
Nursing Home, Convalescent Home	C	C	C	C	N	N	N	N
Caregiver, Certified NA or CA	P	P	P	P	N	N	N	N
Group Home where care, training, or treatment IS provided on-site.	C	C	C	C	N	N	N	N
Group Home where care, training, or treatment IS NOT provided on-site.	N	N	N	N	N	N	N	N
Dormitories, Fraternities, Sororities	C	C	C	N	N	N	N	N
Residential occupancy of a dwelling unit by a family, or no more than three unrelated individuals. *One caretaker or security guard may be permitted to live on-site as an accessory use with a Conditional Use Permit.	P ¹	P ¹	P ¹	P ¹	N	N*	N*	N
Public/Institutional Uses								
Colleges, University or Technical College	C	C	C	N	C	N	C	C
Trade, vocational, or commercial schools	C	C	C	N	C	N	C	C
Uses of a public, nonprofit, or charitable nature generally providing a local service to people of the community	C	P	P	C	P	C	C	C
Family Day Care/Preschool (1-8 Clients) Family Group Day Care/Preschool (9-16 Clients)	P	P	P	P	N	N	N	N
Commercial Day Care (17 or more clients)	C	C	C	C	C	C	N	N
Hospitals	N	P	P	N	P	N	N	N
Parks and Open Space	P	P	P	C	P	P	P	P
Religious Institutions	C	C	C	C	C	C	N	N
Clubs, Lodges, similar uses	C	C	C	C	C	N	N	N
Libraries, Museums, Community Centers	C	C	C	C	C	N	N	N
Public Safety Services	C	P	P	C	P	P	P	P
Public School (K-12)	State law supersedes local zoning regulations.							
Private Schools (K-12)	C	C	C	C	C	N	N	N
Utility Uses								
Wireless Telecommunication Facilities	P	P	P	N	P	P	P	P
Radio, television, or microwave towers	C	C	C	N	C	C	C	C
Amateur radio towers	C	C	C	N	C	C	C	C
Utilities, basic service delivery and laterals	P	P	P	P	P	P	P	P
Utilities, distribution network	N	N	N	N	N	N	N	N
Utilities, structures, physical facilities (Regional Facilities)	C	P	C	C	P	P	P	P
Municipal water well, reservoir, or storage tank	C	C	C	N	C	C	C	C
Commercial Uses								
Entertainment Event (Major)	C	C	C	N	C	C	C	C
Office – General business, government, professional, medical, or financial	P	P	P	C	P	P	C	C
Bank, savings and loans, or credit union	P	P	P	C	N	P	N	N
Clinic, medical, dental, or optical	P	P	C	C	P	P	C	C

17.17: District and Corridor Zones Uses

Land Use	Districts & Corridors							
	TC	COM	MU	CC	GW	CS	IP	AP
Laboratory, scientific or research	P	P	C	N	P	P	P	P
Wholesale office	N	P	P	N	N	P	C	C
Bed and breakfast	P	P	P	C	N	P	N	N
Hotel, Motel	P	P	P	N	N	P	P	P
Commercial Parking	C	P	C	N	N	C	P	P
Recreational vehicle and vehicle storage parking	N	C	N	N	N	C	P	P
Truck storage, outdoor	N	C	N	N	N	P	P	P
Recreation and Entertainment (Outdoor Facility)	N	P	N	N	N	N	P	N
Golf course	N	N	N	N	P	N	N	C
RV Parks short term occupancy (less than 30 calendar days)	N	N	N	N	N	C	C	N
RV Parks long term occupancy (more than 30 calendar days)	N	N	N	N	N	C	C	N
Non-vehicle camping (tents) in RV Park	N	N	N	N	N	C	C	N
Tent Campground	N	N	N	N	N	C	C	N
Miniature golf course and accessory recreation	N	P	N	N	N	N	P	N
Indoor Commercial Shooting Range	N	C	N	N	N	C	C	N
Sales and Service								
Firms involved in the sale, lease or rent of new or used products to the general public. These firms may also provide personal services or entertainment, or provide product repair or services for consumer and business goods	P	P	P	C	N	C	N	N
Sales and service, large, footprint greater than 100,000 sq. ft.	N	P	N	N	N	C	N	N
Adult oriented business	N	N	N	N	N	N	C	N
Amusement, commercial indoor	N	P	C	N	N	P	P	N
Animal clinic or pet hospital, No outdoor pens	N	P	C	C	N	P	N	N
Animal clinic or pet hospital, with outdoor pens	N	N	N	N	N	C	C	N
Antique or collectible shop	P	P	P	C	N	N	N	N
Art supply store	P	P	P	C	N	P	N	N
Barber or beauty shop	P	P	P	C	N	N	P	N
Bakery or confectionery shop, retail sales	P	P	P	C	N	P	P	N
Camera shop	P	P	P	C	N	N	N	N
Carpet, Retail	P	P	P	N	N	P	N	N
Carpet, Wholesale	N	N	N	N	N	P	P	N
Carwash	N	P	N	N	N	P	P	N
Clothing	P	P	P	C	N	N	N	N
Convenience Market (no gasoline)	P	P	P	C	N	P	P	P
Copy Center	P	P	P	C	P	P	P	P
Dairy products or ice cream	P	P	P	C	N	N	N	N
Dancehall or nightclub	P	P	P	N	N	N	N	N
Department or discount store	P	P	P	N	N	N	N	N
Drug store or pharmacy	P	P	P	C	N	N	N	N
Dry cleaner	P	P	P	C	N	P	P	N

17.17: District and Corridor Zones Uses

Land Use	Districts & Corridors							
	TC	COM	MU	CC	GW	CS	IP	AP
Florist shop	P	P	P	C	N	N	N	N
Furniture or appliance store	P	P	P	N	N	P	N	N
Garden shop, plant sales, nursery	P	P	P	C	N	P	N	N
Grocery store	P	P	P	C	N	N	N	N
Handicraft and art object sale	P	P	P	C	N	N	N	N
Hardware store	P	P	P	C	N	P	N	N
Hobby shop	P	P	P	C	N	P	N	N
Kennel	N	N	N	N	N	C	C	N
Laundromat	P	P	P	C	N	N	N	N
Locksmith or key shop	P	P	P	C	N	P	P	N
Maintenance or repair service for buildings	N	P	N	N	N	P	P	N
Medical supplies	N	P	N	N	N	P	P	N
Mortuary	N	P	N	N	N	P	N	N
Music store	P	P	P	C	N	N	N	N
Package liquor store	State law supersedes local zoning regulations							
Pawn shop	N	P	N	N	N	P	N	N
Paint Sales	P	P	P	N	N	P	N	N
Personal services such as milliner, tailor, etc.	P	P	P	C	N	N	N	N
Pet shop for small animals, bird, fish	P	P	P	C	N	N	N	N
Plumbing Shop	P	P	P	N	N	P	P	N
Provisioning and recreational sporting goods sales	P	P	P	C	N	N	N	N
Radio or television transmitting stations, commercial	N	P	N	N	C	P	P	N
Railroad or bus passenger station	P	P	P	N	P	P	P	P
Repair of appliances, TV, radios	N	P	N	N	N	P	P	N
Restaurant, Brew	P	N	N	N	N	N	N	N
Restaurant, Fast Food	P	P	P	C	P ¹	P	P	P
Restaurant, General	P	P	P	C	P ¹	P	P	P
Shoe, boot, or other leather goods sale and repair	P	P	P	C	N	P	P	N
Storage warehouse	N	N	N	N	C	P	P	N
Studio, health& fitness	P	P	P	C	N	P	P	N
Studio, photographer, artist, music, dance, and drama	P	P	P	C	N	P	N	N
Tavern	P	P	P	N	N	P	P	N
Tennis, swimming or other recreation, private indoor	N	P	N	N	N	P	P	N
Theaters	P	P	P	N	N	P	N	N
Trailer and mobile home sales	N	N	N	N	N	C	P	N
Vehicle parts sales, new or reconditioned	N	P	N	N	N	P	P	N
ATVs, Motorcycle, and Snowmobile sales and rental	N	N	N	N	N	C	P	C

¹ Must be accessory to the primary use and contained within the walls of the primary structure.

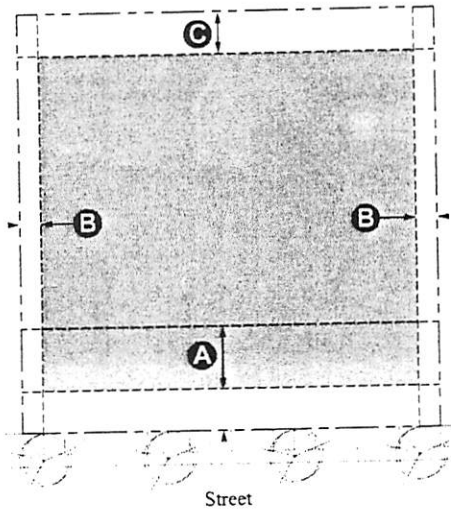
17.17: District and Corridor Zones Uses

Land Use	Districts & Corridors							
	TC	COM	MU	CC	GW	CS	IP	AP
Heavy truck sales, rental and service and equipment	N	N	N	N	N	C	P	C
Vehicle & equipment sales & rental	N	C	N	N	N	P	N	N
Welding or machine shop	N	P	N	N	N	P	P	P
Uses providing storage for the owner of the property	N	N	N	N	N	C	C	N
Commercial storage unit	N	N	N	N	N	N	C	N
Outdoor Storage	N	N	N	N	N	N	C	N
Vehicle Repair	N	N	N	N	N	P	P	N
Vehicle Service	N	P	N	N	N	P	P	N
Gasoline service station	N	P	N	N	N	P	P	N
Gasoline, petroleum products storage (home heating exempt) (See Uniform Fire Code Section 7902)	N	P	N	N	N	N	P	N
Electric fueling facilities for vehicles (not petroleum) in conjunction with a primary use	N	P	N	C	P	P	P	N
Truck Stop	N	N	N	N	N	P	P	N
Industrial Uses								
Firms engaged in the repair or servicing of business or consumer machinery, equipment, products or by-products	N	N	N	N	N	P	P	N
Industrial machinery storage (indoor), sales, repair	N	N	N	N	N	N	P	N
Contractor supply store	N	N	N	N	N	P	P	N
Contractor supply store with outdoor storage	N	N	N	N	N	C	C	N
Firms involved in the manufacturing, processing, fabrication, packaging, or assembly of goods	N	N	N	N	N	N	P	N
Light manufacturing	N	N	N	N	N	P	P	N
Warehouse, Freight Movement	N	N	N	N	N	N	P	P
Contractors storage yard of heavy equipment	N	N	N	N	N	N	C	N
Lumberyard	N	N	N	N	N	P	P	N
Storage of sand, gravel, earth or stone	N	N	N	N	N	N	P	N
Waste Related Uses	N	N	N	N	N	C	P	N
Enclosed Wrecking or Salvage Facilities	N	C	N	N	N	C	C	N
Open Wrecking or Salvage Facilities	N	N	N	N	N	N	N	N
Wholesale Sales and Service	N	N	N	N	N	P	P	N
Other Uses								
Agriculture	N	N	N	N	P	P	P	P
Air Passenger Terminals	N	N	N	N	N	N	N	P
Detention Facilities	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²
Residential Programs for Drug & Alcohol Treatment	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²
Alternative or Post Incarceration Facilities	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²
Mining or extraction of mineral or aggregate resources from the ground for off-site use	N	N	N	N	N	N	N	N
Railroad tracks and lines for the movement of trains	C	C	C	C	C	C	C	C

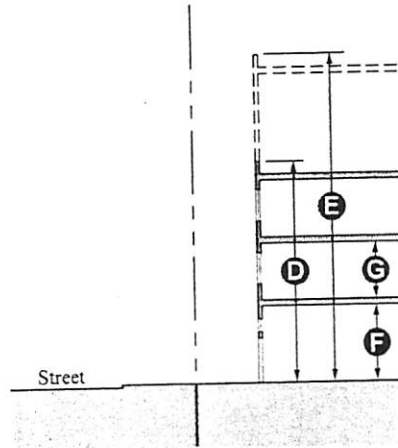
¹ Must be accessory to the primary use and contained within the walls of the primary structure.

² Indicates use may be allowed where State or Federal law preempts local zoning.

17.19.070: Commercial (COM) Development Standards



Site Plan Diagram



Site Section Diagram

Residential Density

Units/acre (max) 30

Site

Lot coverage (max) 60%

Building Frontage

% at front setback (min) 50%

Setbacks

- A** Front (min) 10'
- B** Side (min) 5'
- C** Rear (min) 10'
- Parking (min) 15'

See §17.14.050 for additional setback requirements if adjacent to a residential zone.

Parking

Residential (min-max) 1/Unit - 2/Unit
 Commercial (min) Varies by use
 See §17.38.040
 Commercial (max) See §17.38.050
 Location Rear or Side

Land Set Asides (17.35.020)

Open Space 10%
 Useable Outdoor Space 10%

Building Form

Building Heights

Stories (min) NA
D Height (max) 38'

Floor Heights (floor to ceiling)

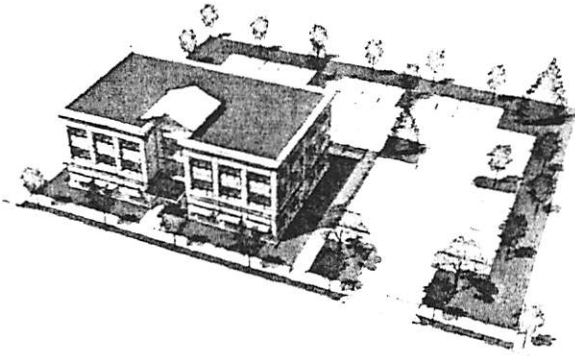
B Ground Floor (min) 12'
G Upper Floors (min) 9'

Transparency (Fenestration)

Ground Floor (frontage) 30%
 Ground Floor (exposed sides) 30%
 Upper Floors (frontage) 20%

Entrances

A functioning entrance, open during business hours, is required along each frontage. Buildings with two frontages may substitute an angled entrance at the corner. See also Section 17.18.030, Building Orientation and Entries.

Commercial (COM) Development Standards**Building Form (Continued)****Elevations**

Blank lengths of wall exceeding 30 linear feet are prohibited on all exposed building facades. Acceptable breaks include transparent or lightly tinted windows, balconies, horizontal building modulation (e.g. recess), and/or changes in color or material.

Weather Protection

Required for ground floor entrances (awnings, canopies, colonnades, marquees, building overhang)

Building Design

See Section 17.18.020, Building Design

Accessory Structures

Shall be architecturally consistent with the principal structure in materials, color, roof pitch, and detailing.

Other**Compliance with Other Standards**

Compliance with all other applicable sections of the Logan Land Development Code is required.

Chapter 17.18: General Development Standards: District and Corridor Zones**§17.18.010. General Development Standards****A. Purpose.**

The purpose of Chapter 17.18 is to provide unified development standards for Logan's Districts and Corridors, to promote streamlining of development review, to ensure consistency, and to provide flexibility in site design.

B. Applicability.

Chapter 17.18 applies to all development proposals in Logan's Districts and Corridors. Some Sections of 17.18 may not be applicable to certain types of development in certain locations of the City due to unique site conditions, neighborhood compatibility, access issues or some other technical consideration. The Director or the applicable decision making body (depending upon the review process) shall make the interpretation of applicability during the design review process.

C. Design Review and Decision Criteria.

Development proposals which comply with the standards in this Title that do not require any adjustment or modification to a specific standard shall be reviewed as Track 1 Design Review decisions. Development proposals which require adjustments or deviations from the standards identified in this Chapter, or include requests requiring a public hearing, shall be reviewed as Track 2 Design Review decisions.

D. Site Design.

1. Site plans shall be coordinated with adjoining projects to take advantage of landscape screening, common access, or similar features.
2. Site planning shall employ sustainable practices where feasible including:
 - a. Integrating water quality features such as bioswales and bio-retention basins in a cohesive and logical manner and to take advantage of site topography, orientation and visibility.
 - b. Utilizing impervious paving materials in lieu of pervious paving for circulation areas for automobiles and light duty trucks and by reducing the amount of paving to the minimum necessary to accomplish site circulation and parking needs.
 - c. Using recycled products for driveway and parking lot base material.
3. Location of Accessory Facilities.
 - a. Accessory facilities such as mechanical equipment, trash collection, storage areas, and vehicle service areas shall be adequately screened and shall be located in areas that are not visible from public roadways.
4. Circulation, Parking and Loading (see Chapter 17.38).
 - a. As a general design guideline for new projects, the following is the preferred approach for locating parking areas: parking facilities shall be located to the side or the rear of the primary building and not between the front of the primary building and the street providing primary access. On corner lots, parking shall not be located between the primary building and any street creating the corner lot. In certain circumstances, parking may be located between the front of the primary building and the street due to unique site and design conditions or constraints, neighborhood character and compatibility, shared access, property interconnectivity or some other technical consideration.

17.18: General Development Standards: District and Corridor Zones

- b. Pedestrian access to primary building entrances shall be separated from auto access by walkways.
 - c. Driveway access along streets shall be aligned with existing or planned driveways on the opposite side of the street or aligned with existing or future street median breaks. Driveways shall be located to avoid arterial streets, street corners, adjacent driveways, and areas with restricted visibility.
 - d. In order to minimize interference with street circulation, a minimum driveway length of twenty feet is required between the property line and the first parking stall, unless a greater distance is required herein.
 - e. Parking, delivery, service, and loading facilities on each site shall be sufficient to serve its businesses without the need to park, load or back onto adjacent streets. Shared parking areas with other uses are encouraged.
 - f. Parking lot design shall include landscape planters, sidewalks, or other separators at the end of parking bays. All parking, loading and driveway areas shall be separated from landscaped areas by concrete curbs as specified in Chapter 17.39.
 - g. Provisions shall be made for required access and circulation of emergency vehicles.
5. Landscape Design (see Chapter 17.39).
- a. A combination of trees, shrubs, groundcover and landscaped berms shall be used to provide variety and to reduce the apparent mass of large, blank facades.
 - b. Landscaping, berms, and/or low fencing shall be used to reinforce circulation patterns while screening and shading parking and loading areas.
 - c. Street trees shall be provided along all public and private streets with a minimum of one tree installed for each thirty feet of frontage. One dominant species of street tree shall be selected for each street as approved by the City Forester.
 - d. Plant, shrub and tree species shall be appropriate to Logan's climate and will require minimal water and care. New trees shall be uniform in appearance and be wind tolerant. Large visible slopes shall be landscaped with trees, shrubs and groundcover. Disturbed slopes shall also be hydro-seeded/mulched where feasible with a perennial ground cover for erosion control.
 - e. Live plant materials shall be used for all ground cover areas. Wood chip mulch or similar material will be used for weed prevention.
 - f. An automatic irrigation system shall be provided. Where drought-resistant landscape materials are planted, only temporary irrigation is needed until the landscaping is established.
 - g. Landscaping shall be provided around the perimeter of a building to minimize the "hard edge" that is created where a building meets the ground or pavement.

17.18: General Development Standards: District and Corridor Zones

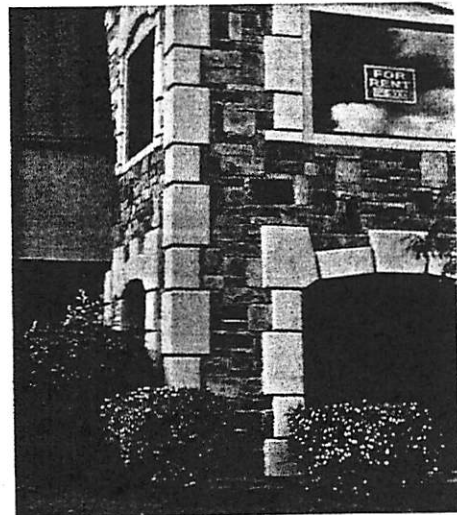
- 6. Fencing and Screening.
 - a. All exterior mechanical equipment, utility meters and valves, refuse storage and containers, and aboveground storage tanks shall be located and screened in a manner which is compatible with the design of the project and nearby development.
 - b. Outdoor storage of merchandise, materials or equipment shall be located and screened in a manner which is compatible with the design of the project and nearby development.
 - c. New fencing along public rights-of-way shall be softened with landscaping along the entire outside fence line, shall not impair traffic safety by obscuring views, and shall not consist of chain link or barb-wire.
 - d. Fencing shall be designed for compatibility with nearby building and landscape materials. Fences shall be constructed of highly durable materials. Use of wood, ornamental iron, and masonry is encouraged.
- 7. Lighting.
 - a. Exterior lighting type, brightness, height and fixture design shall be appropriate to the building design, its function and location.
 - b. Light bulbs or tubes shall not be exposed. Generally, exterior lighting shall be shielded and be non-glare. Lights must not emit direct light into adjacent streets or neighboring properties.
 - c. Security lighting shall be indirect, diffused, shielded, and/or directed away from an adjacent Neighborhood district.

§17.18.020. Building Design Standards – Commercial and Mixed Use Development

- A. Purpose.

The purpose of this Section is to promote high quality and aesthetically pleasing commercial and mixed use design and development within the Districts and Corridors.
- B. Applicability.

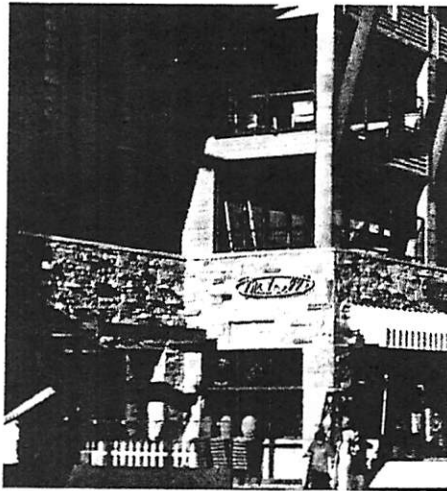
The provisions of this Section apply to commercial and mixed use development in District and Corridor zones. Industrial projects in the Commercial Services and Industrial zones shall comply with the building design standards listed in Section 17.18.060 in lieu of Section 17.18.020.
- C. Standards.
 - 1. Variation in Front and Street-Facing Elevations.
 - a. For all new development, no two adjacent buildings may possess the same front/street-facing elevation. This standard is met when building elevations differ by at least three of the following seven criteria:
 - 1. Mix of Materials;
 - 2. Articulation;



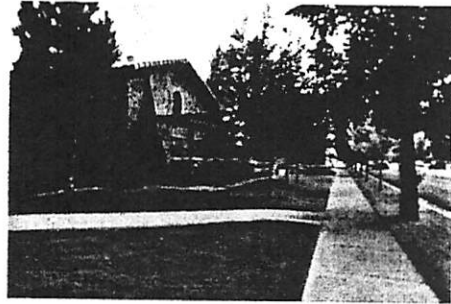
Required: Use a variety of materials and alterations in the façade to clarify entries and reduce the perceived building scale.

17.18: General Development Standards: District and Corridor Zones

3. Roof line;
 4. Entry;
 5. Fenestration (the arrangement of windows and other openings);
 6. Height; or
 7. Detailing (including colors and materials and textures for multiple building elements).
- b. All sides of a building that are visible from a public right of way, park, school, sidewalk, etc., shall receive equal architectural design consideration (i.e., windows, doors, architectural treatments, etc). No building shall have a blank, flat wall.



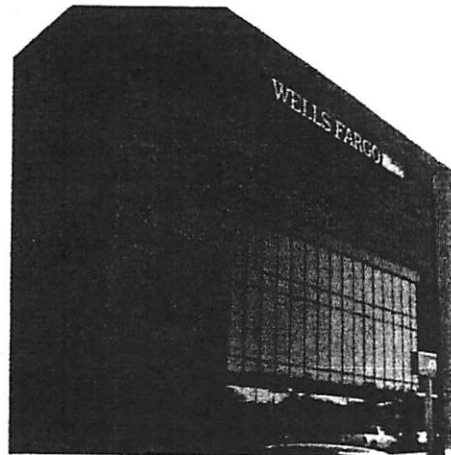
This is a good example of appropriate use of multiple materials. However, too many materials, colors, and textures can create confusion and lack of continuity.



Integrating a variety of forms helps reduce the mass of a building.

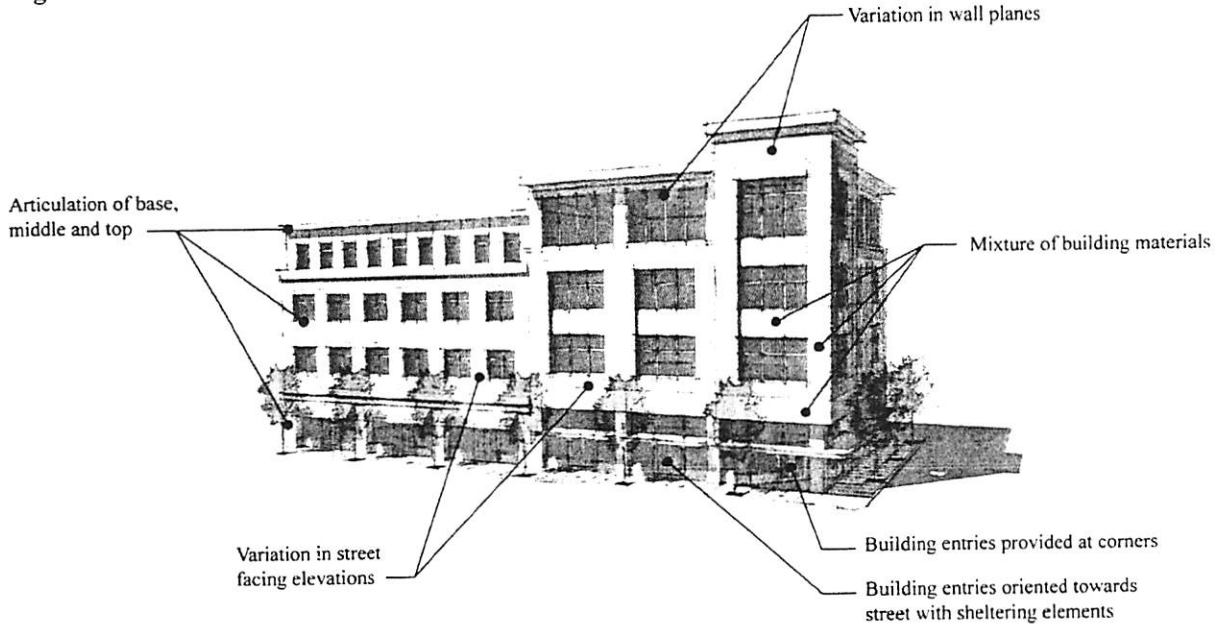


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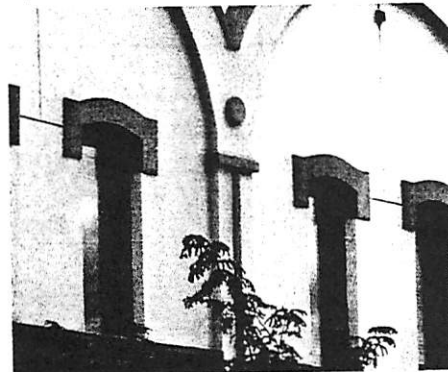
Figure 17.18.020: Town Center, Commercial and Mixed Use Building Design Standards



2. Building Materials Mix.
 - a. Building materials shall be compatible with the architectural style and design of the building.
 - b. A mixture of building materials is required on all building elevations.
 - c. Materials that convey texture, scale, finish and color shall be used. Acceptable building materials include: masonry (brick, stone, imitation stone, rusticated masonry block); stucco; wood; textured concrete fiber cement board; metal; or a combination of these materials. Stucco (EIFS) is only permitted when it is sufficiently detailed to provide interest and surface variation. Scoring is acceptable to achieve the required detailing. Areas between score lines should not exceed 64 square feet.
 - d. The mixture of material(s) used on the front facade must continue or transition on the remaining sides and rear of new buildings, for example by turning a building



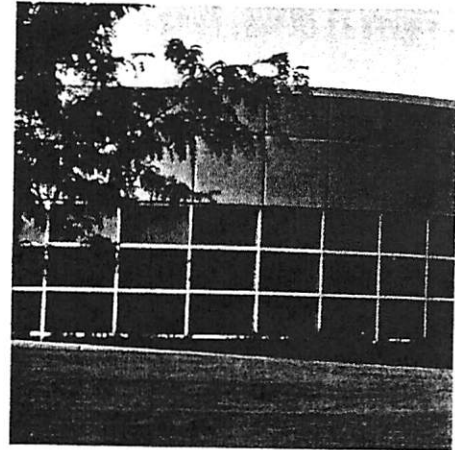
Required: Use building materials that are architecturally compatible with the architectural style and design of the building.



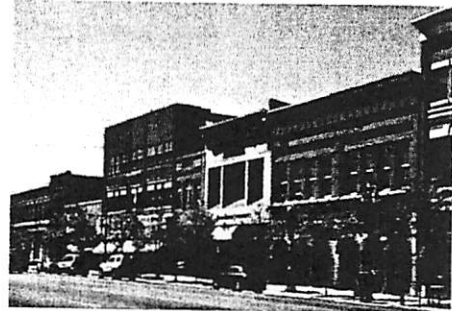
Required: Whenever stucco (EIFS) is used as an exterior material, details shall be introduced into the surface design to provide interest and surface variation.

17.18: General Development Standards: District and Corridor Zones

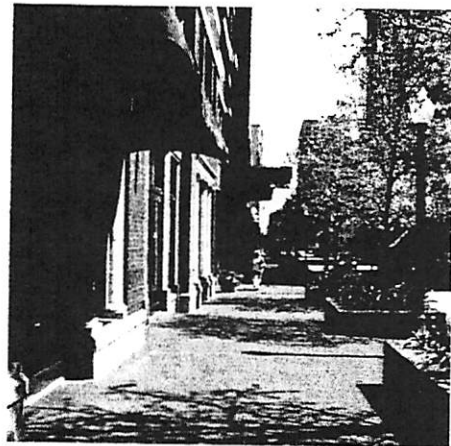
- corner and maintaining consistent horizontal and/or vertical lines.
 - e. Large, panelized products shall not be used for portions of a building that are visible from a public street, pedestrian way or any abutting residential uses.
 - f. Façade components shall help to establish a human scale. Examples include providing exterior wall treatments that establish rhythms and patterns of windows, columns, and floors of the building. Windows and doors will be similar in scale.
3. Articulation of Wall Planes.
- a. In the Town Center and Mixed Use zones, building elevations of more than 800 square feet in surface area must be divided into distinct planes of 800 square feet or less. In other Districts and Corridors, the standard is 1,200 square feet. A wall planes is considered distinct from other wall planes when there is a recess or projecting section of the structure that projects or recedes at least 1 foot for a length of at least 6 feet. The purpose of this standard is to promote human-scaled buildings by breaking down larger wall masses into modules and articulated planes.



Required: Whenever stucco (EIFS) is used as an exterior material, surface texture must be incorporated in the form of scoring where no surface component exceeds 64 square feet in area.

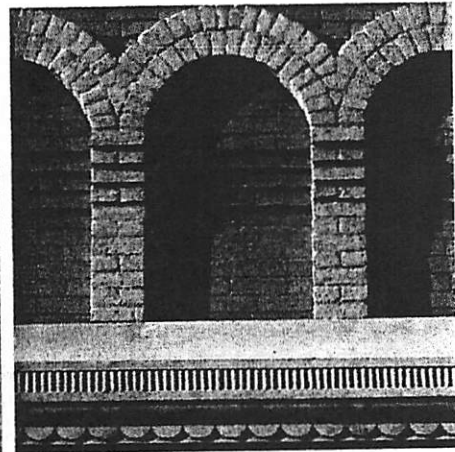
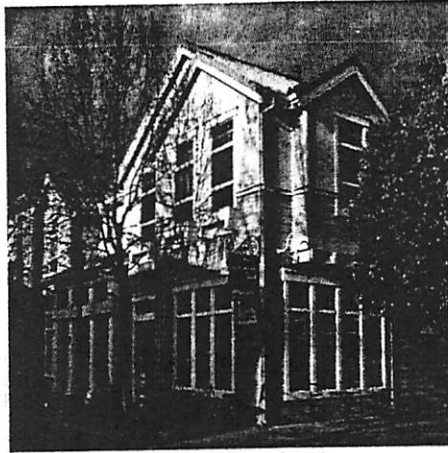


Express façade components using methods that will help convey a human scale. Comparable to this historic building wall, dividing a single development into distinct façade modules is one example of how to accomplish this.



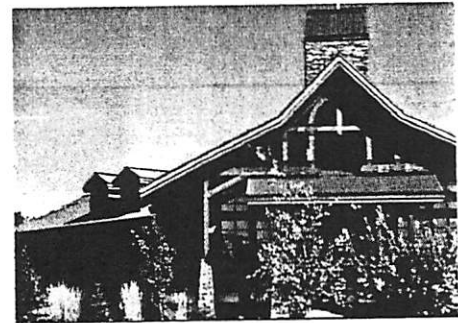
Large storefront windows can help to establish a sense of human scale and provides street-level pedestrian interest.

17.18: General Development Standards: District and Corridor Zones



Select materials and architectural elements that reduce the building's scale.

4. Base, middle, top.
 - a. Building design will provide a clear, distinctive base, an occupied middle, and a top (e.g., an eave, cornice, and/or parapet line) that complement and balance one another.
 - b. A building's facade shall emphasize each floor in the external design. Examples of meeting this standard include use of belt courses or other horizontal shadow producing trim band of contrasting color, relief, and materials, varying materials and using structural elements
5. Roof.
 - a. Varied roof or parapet forms shall be used to reduce the perceived scale of the building and to conceal roof top equipment from public view.
 - b. Any roof shall have at least one of the following features:
 1. Overhanging eaves of at least 2 feet.
 2. Sloping roof or multiple roof planes.
 3. A parapet concealing a flat roof.
 - c. False roof forms or varying parapet elements shall have depth behind the façade of the building no less than 20% of the depth of the building footprint.



Using sloped roof forms can help reduce the perceived scale of a building.



Required: Varied roof forms and depth help to reduce perceived building scale. False roof forms shall have depth behind the façade of the building no less than 25 % of the depth of the building footprint.

17.18: General Development Standards: District and Corridor Zones

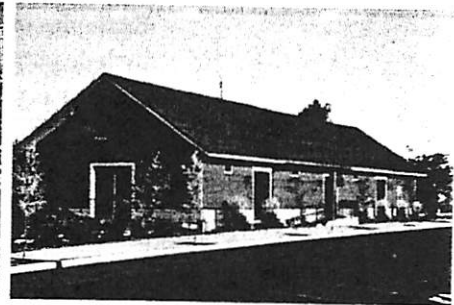
- 6. Center Street National Historic District.
 - a. All buildings within the Center Street National Historic District must comply with the Center Street National Historic District Design Standards and shall receive a Certificate of Appropriateness where required.
- 7. Adaptive Reuse.
 - a. Adaptive reuse of buildings shall provide street-level amenities and human scale design.
 - b. Adaptive reuse projects shall remain consistent with traditional building forms and materials.



The adaptive reuse of this historic building is a great example of providing street-level pedestrian interest on the front of retail buildings.



Varied roof forms, heights, design details, and materials can be used to clarify entrances and reduce perceived building scale.



These photos illustrate the importance of adaptive reuse projects remaining consistent with traditional building forms and materials.

§17.18.030. Building Orientation and Entries**A. Purpose.**

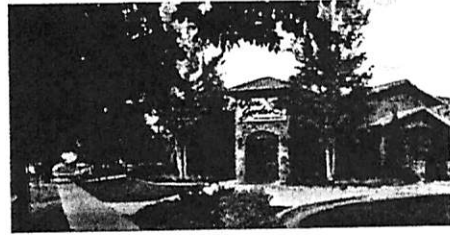
The purpose of this Section is to ensure that primary building entrances are visually prominent and oriented to the street while easily accessible to pedestrians.

B. These standards apply in the following districts:

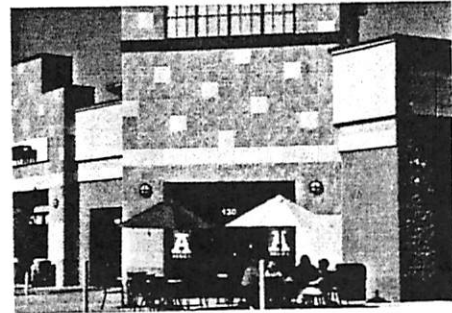
1. Town Center.
2. Commercial.
3. Mixed Use Center.
4. Community Commercial.

C. Standards.

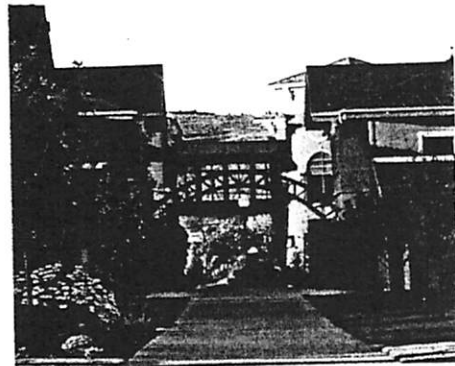
1. Buildings and their primary entrances shall be oriented to streets and must express human scale.
2. Where feasible, corner buildings with two street frontages shall have the primary entrance oriented to the street corner.
3. Primary building entrances shall be immediately accessible by street sidewalks, pedestrian ways, plazas, courtyards, public transit areas, or other civic spaces.
4. Primary building entrances shall include at least one (1) sheltering element matching the scale and design of the building such as awnings, canopies, colonnades, marquees, building overhangs, arcades or porticos extending at least 6-foot over adjoining walks. Additional sheltering elements may be required in some zones, or may be required through design review.
5. Design the primary entrance to be the prominent feature of the building.



Required: A building's primary entrance shall be oriented toward the public street.



Required: Develop the street level to provide visual interest to pedestrians at the sidewalk edge and to convey a human scale. For example, locating an entrance on the corner can provide street-level interest to the front and side of a building.



Required: Primary entrances, for all types of development, must express human scale.

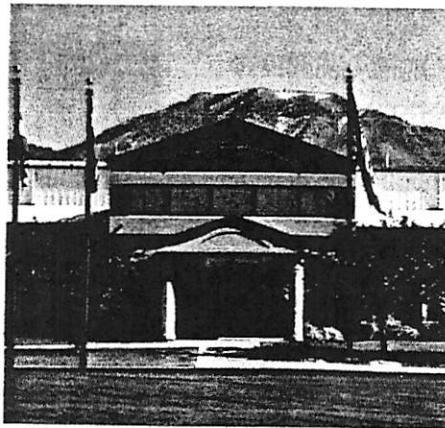
17.18: General Development Standards: District and Corridor Zones



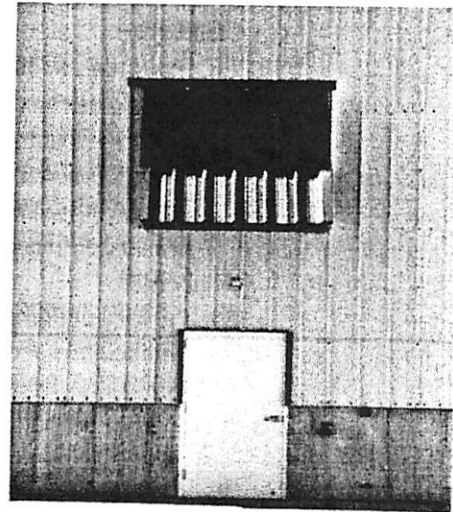
Required: Design the primary entrance to be the prominent feature of the building.



Required: The primary entrance of a building will orient to sidewalks and pedestrian ways.



Required: Primary entrances shall have a sheltering element that matches the scale and design of the building.



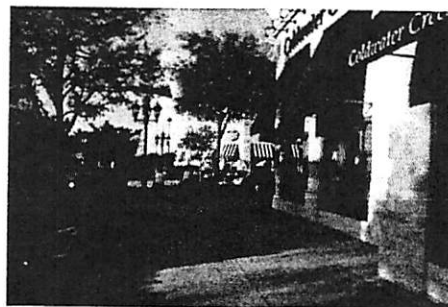
Prohibited: A primary entrance that is not appropriate to the size and design of the building.



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§17.18.040. Transition Areas**A. Purpose.**

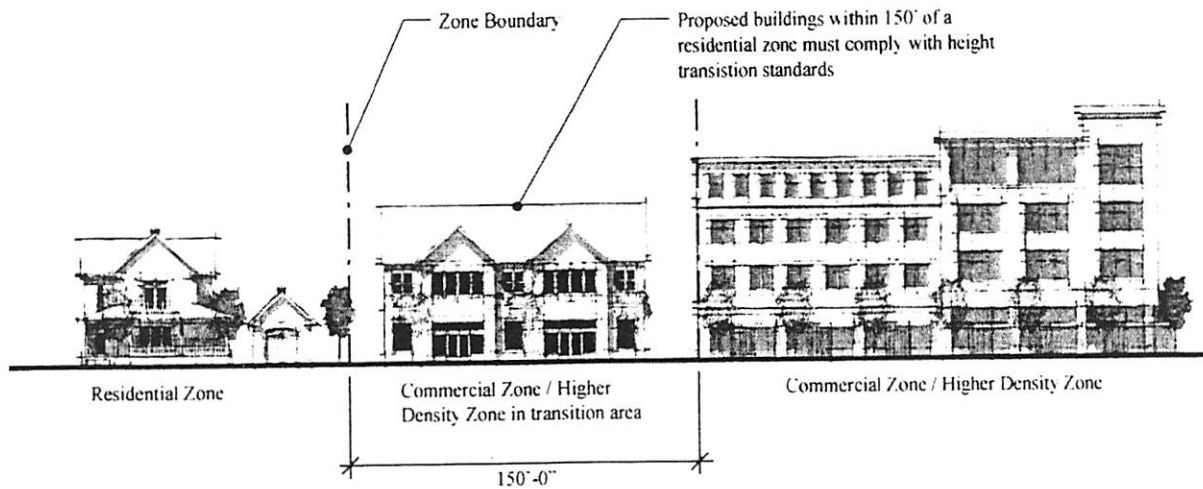
The purpose of this Section is to ensure new infill development is compatible with adjacent neighborhoods. The standards are intended to provide for gradual transitions from shorter to taller structures and consistency in setbacks along streets.

B. Applicability.

This Section applies to all new commercial, industrial or mixed use structures proposed for construction, addition, or expansion adjacent to, or within 150 feet of, any residential zone.

C. Standards.

1. **Height Transition Standards.** Where a building is to be constructed or expanded, those portions of the building within 150 feet of any residential zone shall meet the minimum height transition requirements listed in Section 17.14.060.
2. **Setback Transition Standards.** New commercial, industrial, or mixed use development either immediately adjacent to, or directly facing (including across a public street), a residential zone shall be subject to the same setback standards as applicable to that residential zone.

Figure 17.18.040.C: Building Height Transition

3. New commercial, industrial or mixed used buildings proposed for placement or expansion adjacent to, or across the street from, a residential zone shall maintain a front yard character similar in nature and context to that of a residential use or neighborhood.
4. When parking lots are located adjacent to residential areas, an additional parking setback of ten (10) feet with landscaping, and other screening techniques are required to produce, at the time of



Required: New commercial buildings in a residential context shall maintain a front yard character.

17.18: General Development Standards: District and Corridor Zones

construction, a total screen of the parking lot from adjacent properties.



This fast food restaurant is a great example of retaining the traditional residential development patterns of its context.



Required: When parking lots are located adjacent to residential areas, additional setbacks, landscaping, and other screening techniques will reduce the visual impact to the neighborhood.

§17.18.050. Buildable Area Extensions

A. Purpose.

The purpose of this Section is to allow, by right, certain encroachments into required setbacks, and exempting certain architectural features from required setbacks and structure height calculations. The intent is to provide flexibility in building design where certain architectural features contribute aesthetically or functionally to a building without changing its floor area, occupancy, or intensity of use. When evaluating adjustments or modifications to buildable area for consistency with the above purpose, the approval body shall consider whether the subject site has unique physical characteristics and/or whether the proposed structure has special operational or functional requirements necessitating the adjustment. Adjustments are also limited by applicable building and fire safety regulations.

B. Applicability.

1. These provisions apply to all development within all Districts and Corridors.

C. Standards.

1. Eaves, balconies, stoops, stairs, overhangs, awnings, bay windows, and similar features may extend beyond the required buildable area by up to 36 inches.
2. Unenclosed porches, balconies and similar structures extending not more than 30 inches above grade shall not be counted against maximum lot coverages.
3. Spires, cupolas, belfries and domes, and similar architectural features not used for human occupancy and covering not more than ten percent (10%) of the ground area covered by the structure to which they are accessory, may exceed height restrictions through design review, except where prohibited by Federal Aviation Regulations, part 77.

§17.18.060. Building Design Standards - Industrial Development

A. Purpose.

The purpose of this Section is to promote high quality and aesthetically pleasing design and development within the Industrial and Commercial Services zones.

B. Applicability.

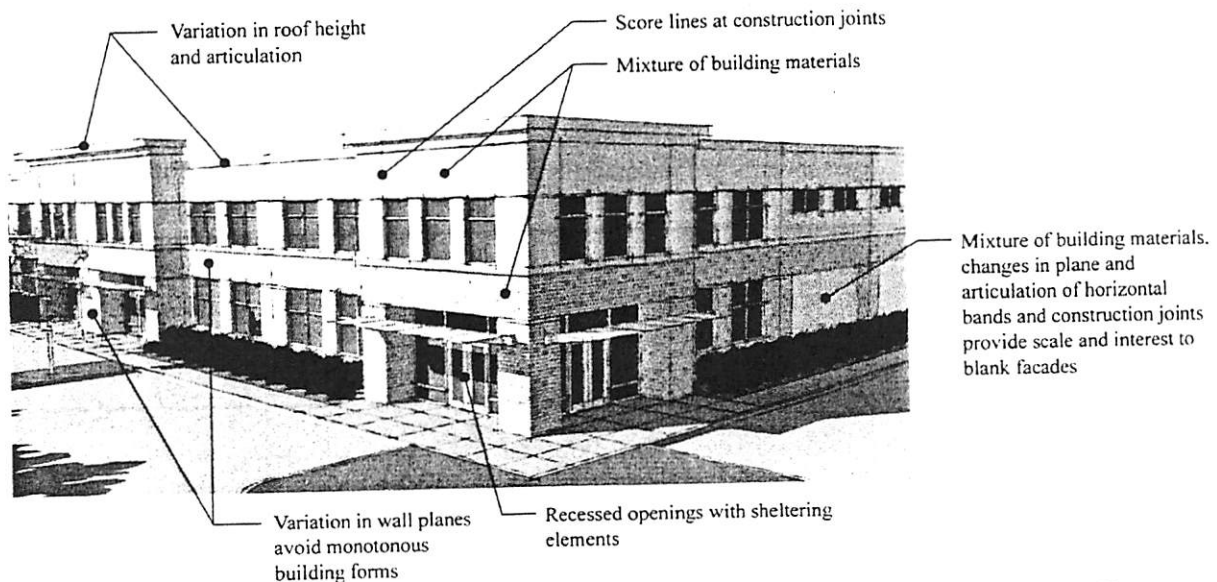
The provisions of this Section apply to industrial development in the Industrial and Commercial Services zones. The applicability of these standards to the expansion of existing buildings may be modified or altered due to existing building configuration, site conditions, processing requirements or other technical considerations provided appropriate mitigation offsetting any identifiable impacts are identified and considered.

C. Standards.

1. Architectural Design.

- a. The architectural design of new buildings and major exterior additions shall relate to neighboring buildings. While specific designs need not be duplicated, the general size, bulk, materials, and colors shall have a complimentary design relationship to other buildings in the vicinity.
- b. Primary buildings in close proximity on the same property shall have harmonious proportions and similar architectural styles. Nearby accessory buildings shall be of a compatible design and treatment.
- c. Variety in roof shapes and forms is encouraged to add diversity, enhance scale, and complement the features of nearby buildings. Where parapet walls are used, they shall be designed as an integral part of the building design.

Figure 17.18.060.C1: Industrial Building Articulation and Detailing

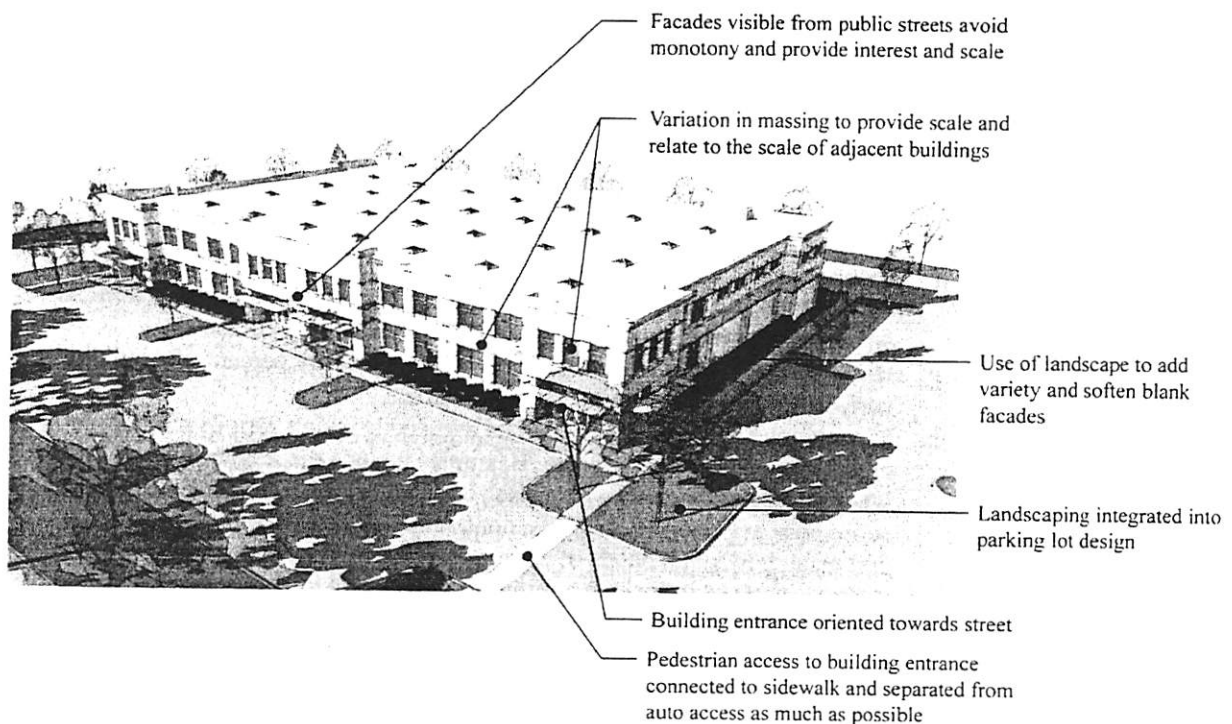


- d. Exterior design features including materials, texture, color and trim detailing shall be included on all building elevations visible to adjacent public streets.
- e. The mixing of unrelated architectural styles, materials and details is to be avoided.
- f. Exterior siding materials shall be masonry, plaster, wood, metal, textured concrete, or an approved alternative material. Metal clad buildings shall have baked-on enamel exterior finishes or its equivalent type of finish.
- g. Highly reflective glass shall not cover more than fifty percent of a building surface visible from an adjacent public street.
- h. Monotonous building forms shall be avoided by using various methods to help create interest and reduce scale. Examples include the staggering of vertical walls, recessing openings, providing upper-level roof overhangs, using deep score lines at construction joints, contrasting compatible building materials, and using horizontal bands of compatible colors. A minimum of two of these methods shall be utilized at a minimum of 40-foot intervals along facades visible from adjacent public streets.

17.18: General Development Standards: District and Corridor Zones

- i. Ground-floor entrances on the facades visible from adjacent public streets shall include an off-set of at least four feet in depth and of a sufficient width to easily discern the location of the entrance. Examples of off-sets include recesses, extensions, or other breaks in elevation.
 - j. Exterior walls shall incorporate compatible finishes and colors. Very bright, very light and very dark colors shall be used sparingly as accents, rather than as primary wall colors.
 - k. Utility doors, fire doors, loading docks and other service features shall be designed to blend with the building's architecture.
2. Food Grade Manufacturing and Processing Facilities.
 - a. For facilities governed by Food & Drug Administration (FDA) or U.S. Department of Agriculture (USDA) regulations, the design provisions identified in Chapter 17.18 may be adjusted or waived for the manufacturing and/or processing components of the facility. The project proponent shall provide detailed FDA or USDA guidance and regulations regarding building design related to their specific type of food processing during the application process. The design standards enumerated above will generally not be waived for the office portion of the complex.
 - b. Landscaping requirements enumerated in Section 17.18.10.D.5 and Chapter 17.39 may also be adjusted or waived for the manufacturing and/or processing components of food grade manufacturing and processing facilities governed by FDA or USDA regulations. The project proponent shall provide detailed FDA or USDA guidance and regulations regarding landscaping design relative to their specific type of food processing during the application process. The landscaping requirements will generally not be waived for the office portion of the complex.

Figure 17.18.060.C2: Industrial Building Design Standards



ATTACHMENT "F"

20 Mar 2015

Council Members and Mayor

Attached are the only references to private streets, private roads and private lanes that I can find in our ordinances.

My question is, do we need to develop an ordinances for these types of streets. I have been asked if we allow them. I said I do not know.

I think it would be a bad idea.

Harry

16.08.010 Terms defined

PRIVATE STREET: A street which is not dedicated for public use.

17.08.020 Definition of Terms

FRONTAGE: All property fronting on a public street; the length of the lot line adjacent to a public or private street.

17.08.020 Definition of Terms

PRIVATE ROAD: A thoroughfare held in private ownership and controlled and maintained by one or more persons, firms, or corporations, and used or held for use primarily as a means of access to adjoining properties.

16.16.020 Preliminary Plat (F.)

5. Development And Maintenance Responsibility: Three (3) copies of a statement describing the development and maintenance responsibility for any private streets, ways or open space, and retention/detention ponds;

17.32.060 Permits

All development on slopes in the hillside development overlay zone, or in a geological hazard area, shall require a hillside development permit granted by the city council prior to any excavation or construction activity. No building construction will be allowed on slopes in the slope class 5 specification, except for streets that are necessary to access buildable areas at a higher elevation. In such circumstances, street grades must comply with slope and width specifications for all other streets, and the city engineer must approve the design. This rule applies to private lanes, drives and driveways as well. (Ord. 2002-5 § 1, 2002)

ATTACHMENT "G"

Councilmember Reports March 26, 2015

Sign into Millville – Mayor Johnson/Councilmember Duffin
Fees in Lieu of Water Rights – Gary Larsen/Bob Fotheringham
Review of Group Residential Facilities – Coordinator Harry Meadows
Volunteerism Always Pays (VAP) Projects provided by Wal-Mart – Mayor Johnson
City Artifacts – Councilmember Callahan
Old Mill Day Committee – Councilmember Duffin
CERT Training Program – Councilmember Cummings
Water Rights Recommendation from Planning Commission – Mayor Johnson
High School – Councilmember Duffin
Schedule for Newsletter Article – April, Councilmember Williams; May, Councilmember Zollinger; June, Mayor Johnson; July, Councilmember Callahan; August, Councilmember Cummings; September, Councilmember Duffin. (To be turned in by the 6th of each month)