

**CITY OF LOGAN, UTAH**  
**ORDINANCE NO. 25-24**

**AN ORDINANCE AMENDING TITLE 17 THE LAND DEVELOPMENT CODE OF  
LOGAN CITY, UTAH**

BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF LOGAN, UTAH AS  
FOLLOWS:

**SECTION 1:** That certain code entitled “Land Development Code, City of Logan, Utah” Chapter  
“§17.60.440.5 Storm Water Violation Fees”

**SECTION 2:** This ordinance shall become effective upon publication.

ADOPTED BY THE LOGAN MUNICIPAL COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

Anderson, Amy Z.	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstained	<input type="checkbox"/> Excused
Johnson, Mike	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstained	<input type="checkbox"/> Excused
López, Ernesto	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstained	<input type="checkbox"/> Excused
Simmonds, Jeannie F.	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstained	<input type="checkbox"/> Excused
<b>VACANT</b>	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstained	<input type="checkbox"/> Excused

\_\_\_\_\_  
Jeannie F. Simmonds, Chair

ATTEST:

\_\_\_\_\_  
Teresa Harris, City Recorder

**PRESENTATION TO MAYOR**

The foregoing ordinance was presented by the Logan Municipal Council to the Mayor for  
approval or disapproval on the \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Jeannie F. Simmonds, Chair

**MAYOR’S APPROVAL OR DISAPPROVAL**

The foregoing ordinance is hereby \_\_\_\_\_ this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Holly H. Daines, Mayor

# EXHIBIT A

## §17.60.440.5 Storm Water Violation Fees

- A. Civil penalties for violations of the Utah Pollutant Discharge Elimination System (UPDES) construction storm water permit regulations shall be the same as those set forth in Utah Code Ann. Sec. 19-5-108.3, as amended from time to time.
- B. Any amendment, recodification, or renumbering of Utah Code Ann. Sec. 19-5-108.3 shall automatically be incorporated into this section without further action from the City.
- C. Nothing in this section shall be construed to impose civil penalties inconsistent with or in excess of those authorized by Utah law, nor shall it be construed as eliminating or waiving any noticing or procedural requirements established under state law or any other applicable statute.



**Project #25-058  
Storm Water Violation Fees  
Code Amendment**

**REPORT SUMMARY...**

<i>Project Name:</i>	Storm Water Violation Fees
<i>Proponent/Owner:</i>	Community Development Department
<i>Project Address:</i>	Citywide
<i>Request:</i>	Land Development Code Amendment
<i>Type of Action:</i>	Legislative
<i>Date of Hearing:</i>	November 13, 2025
<i>Submitted By:</i>	Russ Holley, Senior Planner

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**RECOMMENDATION**

Staff recommends that the Planning Commission recommend **approval** to the Municipal Council of the proposed amendments to Chapters 17.60 Administrative Enforcement.

**REQUEST**

This is a proposal to add a new section to the 17.60 Administrative Enforcement chapter named Storm Water Violation Fees. This addition will ensure that the Logan City Land Development Code matches the State of Utah Code for storm water violation fees.

The new section 17.60.440.5 is proposed to be added below 17.60.440 Civil Fees Assessed and will unify City Codes with State Codes in this matter. The proposal includes a clause that if State Codes change in the future, the City Code will reference and follow the new change. Standard legal processes on this matter are not altered with this proposal.

**STAFF RECOMMENDATION**

These changes will help city staff be consistent and up to date with state regulations so that there is better overall understanding and less confusion within the development community and government regulators. Staff recommend that the Planning Commission send a recommendation of approval to the City Council.

**GENERAL PLAN**

The Land Development Code was prepared and adopted to implement the vision expressed in the General Plan. The purpose of these code changes is to update and clarify provisions in the Land Development Code relative to General Plan goals and objectives.

**PUBLIC COMMENTS**

As of the time the staff report was prepared, no comments have been received.

**PUBLIC NOTIFICATION**

Legal notices were published in the Herald Journal on 11/01/25 and posted on the City's website and the Utah Public Meeting website on 11/03/25.

**AGENCY AND CITY DEPARTMENT COMMENTS**

As of the time the staff report was prepared, no comments have been received.

## **RECOMMENDED FINDINGS FOR APPROVAL**

The Planning Commission bases its decisions on the following findings:

1. Utah State Law authorizes local Planning Commission to recommend ordinance changes to the legislative body (Municipal Council).
2. The Code Amendments are done in conformance with the requirements of Title 17.51 of the Logan Municipal Code.
3. The proposed Code Amendments are consistent with the Logan City General Plan.
4. The proposed Code Amendments are consistent with UCA Title 10, Chapter 9a, Part 5 & Part 6.
5. No public comment has been received regarding the proposed amendments.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.



## MEMORANDUM TO MUNICIPAL COUNCIL

DATE: November 19, 2025  
FROM: Russ Holley, Senior Planner  
SUBJECT: Ordinance #25-24 Storm Water Violation Fees Code Amendment

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### **Summary of Planning Commission Proceedings**

*Project Name:* Storm Water Violation Fees  
*Request:* Code Amendment  
*Project Address:* NA  
*Recommendation of the Planning Commission:* **Approval**

On November 13<sup>th</sup>, 2025, the Planning Commission **recommended approval** to the Municipal Council for the Storm Water Violation Fees Code Amendment as proposed.

### **Planning Commissioners vote (6-0):**

Motion: Heare

Second: Duncan

**Recommend Approval:** Heare, Doutre, Peterson, Duncan, Lewis, Lucero

**Nay:** none

**Abstain:** none

### **Attachments**

*Meeting Minutes*

*Ordinance #25-24*

*Staff Report*

# PLANNING COMMISSION MINUTES

## Meeting of November 13, 2025

Minutes of the meeting for the Logan City Planning Commission convened in regular session on Thursday, November 13, 2025. Commissioner Peterson called the meeting to order at 5:30 p.m.

**Commissioners Present:** Eldon Peterson, Jessica Lucero, Sara Doutre, David Lewis, Ken Heare, Jennifer Duncan

**Commissioners Excused:** Sarah McNamara

**Staff Present:** Russ Holley, Aimee Egbert, Mohamed Abdullahi, Amanda Pearce, Ben Anderson, Darren Farar, Jeannie Simmonds (City Council)

**Approval of the Minutes:** Commissioner Lucero made a motion to approve the minutes from the October 23, 2025, meeting. Commissioner Heare seconded the motion. The motion was approved unanimously.

### **PUBLIC HEARING:**

**PC 25-058 LDC Amendment-Storm Water Violation Fees** [Code Amendment] Russ Holley/Logan City is requesting an amendment to the Land Development Code Chapter 17.60 to include storm water violation fees as required by Utah Code 19-5-108.3.

**Staff/Proponent:** Russ Holley reviewed the request to amend the Land Development Code (LDC) Chapter 17.60 to add a new section, 17.60.440.5 Storm Water Violation Fees. This amendment ensures that the Logan City LDC aligns with Utah State Code 19-5-108.3 regarding storm water violation fees. Any future changes to the State Codes will automatically be incorporated, as the City Code will reference and follow the updated State provisions.

**Public:** No public comments were made.

**MOTION:** Commissioner Heare made a motion to forward a recommendation of **approval** to the Municipal Council on a code amendment for **PC 25-058** with the findings for approval as listed below. Commissioner Duncan seconded the motion. The motion was approved 6-0.

### **FINDINGS FOR APPROVAL**

1. Utah State Law authorizes local Planning Commission to recommend ordinance changes to the legislative body (Municipal Council).
2. The Land Development Code Amendments are done in conformance with the requirements of Title 17.51 of the Logan Municipal Code.
3. The proposed Code Amendments are consistent with the Logan City General Plan.
4. The proposed Code Amendments are consistent with UCA Title 10, Chapter 9a, Part 5 & Part 6.
5. No public comment has been received regarding the proposed amendments.

Moved: K. Heare

Second: J. Duncan

Approved: 6-0

Yea: Peterson, Heare, Lucero, Doutre, Duncan, Lewis

Nay:

Abstain: