

## ORDINANCE NO. 20 – 06

AN ORDINANCE AMENDING TITLE 6. FINANCES AND TAXATION OF THE CODE OF REVISED ORDINANCES OF THE CITY OF NORTH LOGAN, CHAPTER 6-400, ENTITLED MUNICIPAL IMPACT FEES, BY REVISING THE IMPACT FEES SCHEDULE FOR PARKS, ROADS, WATER AND SEWER.

WHEREAS, North Logan City ("City" hereafter) passed Ordinance 97-10 on August 8<sup>th</sup>, 1997 which established impact fees for the city which are reasonably related to and necessary in order to service anticipated future growth; and

WHEREAS, the City is authorized to enact impact fees for public facilities in accordance with the provisions of the Utah Impact Fees Act, Utah Code Ann. § 11-36-101, *et seq.*; and

WHEREAS, the City has adopted the required capital facilities plans after appropriate notice and public hearing, as required by law; and

WHEREAS, the City has caused a written analysis to be prepared for the all impact fees which identified and analyzed the proportionate share of the costs of the impacts on public facilities which are reasonably related to and necessary to service anticipated future growth; and

WHEREAS, the City has complied with all applicable notice and public hearing requirements as established under the Utah Impact Fees Act and related statutes; and

WHEREAS, a public hearing was held before the North Logan City Council on Wednesday, March 4, 2020, to receive public input and comment on the proposed revision of the impact fees schedule; and

WHEREAS, the revised impact fees established herein are reasonably related to the cost of providing such public facilities necessitated by anticipated future growth within the City or are reasonably related to public facility costs previously incurred by the City to the extent that new growth and development will be served by the previously constructed improvements and said fees do not exceed the highest fee justified by the written analysis; and

WHEREAS, after a consideration of all the relevant factors, the North Logan City Council finds and determines that it is in the best interests of the health, safety and general welfare of its current and future residents to adopt this ordinance revising the impact fees for water and sewer in accordance with this information.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF NORTH LOGAN, UTAH, as follows (highlighted portion changed or added, strike-through deleted):

### **SECTION I:**

North Logan Impact Fee Analysis, as seen in Exhibit A, is hereby approved and adopted and the listing of impact fees described in Chapter 6-400, Municipal Impact Fees to the Code of Revised Ordinances of the City of North Logan, are hereby amended to read as follows:

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| <b>Fees Related to Building Permits</b>                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                        |               |                              |                            |                 |                    |                 |                             |                 |                              |                 |                              |                                          |                               |      |         |      |          |      |          |       |          |                                          |     |      |         |      |         |      |          |       |          |
|---------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|---------------|------------------------------|----------------------------|-----------------|--------------------|-----------------|-----------------------------|-----------------|------------------------------|-----------------|------------------------------|------------------------------------------|-------------------------------|------|---------|------|----------|------|----------|-------|----------|------------------------------------------|-----|------|---------|------|---------|------|----------|-------|----------|
| Road Impact Fee                                                           | Residential (per unit)<br>Single Family Detached                      \$1,738<br>Multi-Family Detached (1-3 levels)       \$1,274<br>Multi-Family Detached (4-10 levels)     \$949<br>Commercial/Industrial (per 1,000 square feet)<br>Small Office Building                      \$2,808<br>Medical or Dental Office Building         \$6,028<br>Apparel Store                                 \$11,495<br>Super Convenience Market/Gas Station   \$144,909<br>Light Industrial                              \$873<br>Warehousing                                 \$309<br>Manufacturing                               \$682                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                        |               |                              |                            |                 |                    |                 |                             |                 |                              |                 |                              |                                          |                               |      |         |      |          |      |          |       |          |                                          |     |      |         |      |         |      |          |       |          |
| Water Impact Fee                                                          | <table> <tr> <th>Size of Meter (inches)</th><th>Fee per meter</th></tr> <tr> <td><del>5/8 X 3/4 to 1.00</del></td><td><del>\$3,319</del> \$4,242</td></tr> <tr> <td>1.00</td><td>\$7,085</td></tr> <tr> <td>1.50</td><td><del>\$6,638</del> \$14,127</td></tr> <tr> <td>2.00</td><td><del>\$10,621</del> \$22,612</td></tr> <tr> <td>3.00</td><td><del>\$19,621</del> \$63,635</td></tr> <tr> <td>4.00</td><td><del>\$33,191</del> \$141,397</td></tr> </table> <p>For meters larger than 2 inches see city code.<br/>For meters other than those listed above, fee will be calculated by the "Capacity Ratio to Standard Meter (3/4)".</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Size of Meter (inches) | Fee per meter | <del>5/8 X 3/4 to 1.00</del> | <del>\$3,319</del> \$4,242 | 1.00            | \$7,085            | 1.50            | <del>\$6,638</del> \$14,127 | 2.00            | <del>\$10,621</del> \$22,612 | 3.00            | <del>\$19,621</del> \$63,635 | 4.00                                     | <del>\$33,191</del> \$141,397 |      |         |      |          |      |          |       |          |                                          |     |      |         |      |         |      |          |       |          |
| Size of Meter (inches)                                                    | Fee per meter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                        |               |                              |                            |                 |                    |                 |                             |                 |                              |                 |                              |                                          |                               |      |         |      |          |      |          |       |          |                                          |     |      |         |      |         |      |          |       |          |
| <del>5/8 X 3/4 to 1.00</del>                                              | <del>\$3,319</del> \$4,242                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                        |               |                              |                            |                 |                    |                 |                             |                 |                              |                 |                              |                                          |                               |      |         |      |          |      |          |       |          |                                          |     |      |         |      |         |      |          |       |          |
| 1.00                                                                      | \$7,085                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                        |               |                              |                            |                 |                    |                 |                             |                 |                              |                 |                              |                                          |                               |      |         |      |          |      |          |       |          |                                          |     |      |         |      |         |      |          |       |          |
| 1.50                                                                      | <del>\$6,638</del> \$14,127                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                        |               |                              |                            |                 |                    |                 |                             |                 |                              |                 |                              |                                          |                               |      |         |      |          |      |          |       |          |                                          |     |      |         |      |         |      |          |       |          |
| 2.00                                                                      | <del>\$10,621</del> \$22,612                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                        |               |                              |                            |                 |                    |                 |                             |                 |                              |                 |                              |                                          |                               |      |         |      |          |      |          |       |          |                                          |     |      |         |      |         |      |          |       |          |
| 3.00                                                                      | <del>\$19,621</del> \$63,635                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                        |               |                              |                            |                 |                    |                 |                             |                 |                              |                 |                              |                                          |                               |      |         |      |          |      |          |       |          |                                          |     |      |         |      |         |      |          |       |          |
| 4.00                                                                      | <del>\$33,191</del> \$141,397                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                        |               |                              |                            |                 |                    |                 |                             |                 |                              |                 |                              |                                          |                               |      |         |      |          |      |          |       |          |                                          |     |      |         |      |         |      |          |       |          |
| Sewer Impact Fee<br>(based on size of water meter servicing the property) | <table> <tr> <th>Size of Meter (inches)</th><th>Fee per meter</th></tr> <tr> <td><del>5/8 X 3/4 to 1.00</del></td><td><del>\$1,047</del></td></tr> <tr> <td><del>1.50</del></td><td><del>\$2,095</del></td></tr> <tr> <td><del>2.00</del></td><td><del>\$3,352</del></td></tr> <tr> <td><del>3.00</del></td><td><del>\$6,286</del></td></tr> <tr> <td><del>4.00</del></td><td><del>\$10,476</del></td></tr> </table> <table> <tr> <th>North Service Area (Pipe Size in Inches)</th><th>Fee</th></tr> <tr> <td>4.00</td><td>\$5,314</td></tr> <tr> <td>6.00</td><td>\$11,956</td></tr> <tr> <td>8.00</td><td>\$21,255</td></tr> <tr> <td>12.00</td><td>\$47,824</td></tr> </table> <table> <tr> <th>South Service Area (Pipe Size in Inches)</th><th>Fee</th></tr> <tr> <td>4.00</td><td>\$3,127</td></tr> <tr> <td>6.00</td><td>\$7,036</td></tr> <tr> <td>8.00</td><td>\$12,509</td></tr> <tr> <td>12.00</td><td>\$28,144</td></tr> </table> <p>For meters larger than 2 inches see city code.<br/>For pipes other than those listed above, fee will be calculated by the "Capacity Ratio to 4" Sewer Pipe".</p> | Size of Meter (inches) | Fee per meter | <del>5/8 X 3/4 to 1.00</del> | <del>\$1,047</del>         | <del>1.50</del> | <del>\$2,095</del> | <del>2.00</del> | <del>\$3,352</del>          | <del>3.00</del> | <del>\$6,286</del>           | <del>4.00</del> | <del>\$10,476</del>          | North Service Area (Pipe Size in Inches) | Fee                           | 4.00 | \$5,314 | 6.00 | \$11,956 | 8.00 | \$21,255 | 12.00 | \$47,824 | South Service Area (Pipe Size in Inches) | Fee | 4.00 | \$3,127 | 6.00 | \$7,036 | 8.00 | \$12,509 | 12.00 | \$28,144 |
| Size of Meter (inches)                                                    | Fee per meter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                        |               |                              |                            |                 |                    |                 |                             |                 |                              |                 |                              |                                          |                               |      |         |      |          |      |          |       |          |                                          |     |      |         |      |         |      |          |       |          |
| <del>5/8 X 3/4 to 1.00</del>                                              | <del>\$1,047</del>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                        |               |                              |                            |                 |                    |                 |                             |                 |                              |                 |                              |                                          |                               |      |         |      |          |      |          |       |          |                                          |     |      |         |      |         |      |          |       |          |
| <del>1.50</del>                                                           | <del>\$2,095</del>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                        |               |                              |                            |                 |                    |                 |                             |                 |                              |                 |                              |                                          |                               |      |         |      |          |      |          |       |          |                                          |     |      |         |      |         |      |          |       |          |
| <del>2.00</del>                                                           | <del>\$3,352</del>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                        |               |                              |                            |                 |                    |                 |                             |                 |                              |                 |                              |                                          |                               |      |         |      |          |      |          |       |          |                                          |     |      |         |      |         |      |          |       |          |
| <del>3.00</del>                                                           | <del>\$6,286</del>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                        |               |                              |                            |                 |                    |                 |                             |                 |                              |                 |                              |                                          |                               |      |         |      |          |      |          |       |          |                                          |     |      |         |      |         |      |          |       |          |
| <del>4.00</del>                                                           | <del>\$10,476</del>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                        |               |                              |                            |                 |                    |                 |                             |                 |                              |                 |                              |                                          |                               |      |         |      |          |      |          |       |          |                                          |     |      |         |      |         |      |          |       |          |
| North Service Area (Pipe Size in Inches)                                  | Fee                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                        |               |                              |                            |                 |                    |                 |                             |                 |                              |                 |                              |                                          |                               |      |         |      |          |      |          |       |          |                                          |     |      |         |      |         |      |          |       |          |
| 4.00                                                                      | \$5,314                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                        |               |                              |                            |                 |                    |                 |                             |                 |                              |                 |                              |                                          |                               |      |         |      |          |      |          |       |          |                                          |     |      |         |      |         |      |          |       |          |
| 6.00                                                                      | \$11,956                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                        |               |                              |                            |                 |                    |                 |                             |                 |                              |                 |                              |                                          |                               |      |         |      |          |      |          |       |          |                                          |     |      |         |      |         |      |          |       |          |
| 8.00                                                                      | \$21,255                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                        |               |                              |                            |                 |                    |                 |                             |                 |                              |                 |                              |                                          |                               |      |         |      |          |      |          |       |          |                                          |     |      |         |      |         |      |          |       |          |
| 12.00                                                                     | \$47,824                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                        |               |                              |                            |                 |                    |                 |                             |                 |                              |                 |                              |                                          |                               |      |         |      |          |      |          |       |          |                                          |     |      |         |      |         |      |          |       |          |
| South Service Area (Pipe Size in Inches)                                  | Fee                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                        |               |                              |                            |                 |                    |                 |                             |                 |                              |                 |                              |                                          |                               |      |         |      |          |      |          |       |          |                                          |     |      |         |      |         |      |          |       |          |
| 4.00                                                                      | \$3,127                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                        |               |                              |                            |                 |                    |                 |                             |                 |                              |                 |                              |                                          |                               |      |         |      |          |      |          |       |          |                                          |     |      |         |      |         |      |          |       |          |
| 6.00                                                                      | \$7,036                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                        |               |                              |                            |                 |                    |                 |                             |                 |                              |                 |                              |                                          |                               |      |         |      |          |      |          |       |          |                                          |     |      |         |      |         |      |          |       |          |
| 8.00                                                                      | \$12,509                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                        |               |                              |                            |                 |                    |                 |                             |                 |                              |                 |                              |                                          |                               |      |         |      |          |      |          |       |          |                                          |     |      |         |      |         |      |          |       |          |
| 12.00                                                                     | \$28,144                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                        |               |                              |                            |                 |                    |                 |                             |                 |                              |                 |                              |                                          |                               |      |         |      |          |      |          |       |          |                                          |     |      |         |      |         |      |          |       |          |
| Parks & Trails Impact Fee                                                 | Residential<br>Household/Housing Unit                      \$3,594                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                        |               |                              |                            |                 |                    |                 |                             |                 |                              |                 |                              |                                          |                               |      |         |      |          |      |          |       |          |                                          |     |      |         |      |         |      |          |       |          |

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AN ORDINANCE AMENDING TITLE 6. FINANCES AND TAXATION OF THE  
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CHAPTER 6-400, ENTITLED MUNICIPAL IMPACT FEES, BY REVISING  
THE IMPACT FEES SCHEDULE FOR PARKS, ROADS, WATER AND SEWER.

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

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

**SECTION IV: EFFECTIVE DATE.** As required by Section 401(2) of the Act, this ordinance shall become effective 90 days after passage by the City Council and public notice as required by law.

ADOPTED AND PASSED by the City Council of the City of North Logan, Utah, this 4th day of March, 2020.

NORTH LOGAN CITY

ATTEST:

By: \_\_\_\_\_

Damon Cann, Mayor

\_\_\_\_\_  
Scott Bennett, City Recorder

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### **EXHIBIT A**

#### **IMPACT FEE ANALYSES**

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### CERTIFICATE OF DUE POSTING

I, Scott Bennett, City Recorder of North Logan, Utah, hereby certify that I caused to be posted the foregoing Ordinance No. 20-06 on the 6th day of March, 2020, in the City of North Logan, Cache County, State of Utah, 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 6th day of March, 2020.

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Scott Bennett, City Recorder