LOGAN CITY UNITED IN SERVICE
PUBLIC WORKS DEPARTMENT

290 N 100 W Logan, UT 84321
PHONE 435-716-9153

Land Disturbance Permit Information Handout

Effective July 1, 2014, Land Disturbance Activities within the City of Logan now require a permit. The following is an excerpt from the storm water ordinance.

Permits for Land Disturbances shall be required for the following cases:

- Land disturbing activity generally disturbs one (1) or more acre of land;
- Land disturbing activity of less than one (1) acre of land if such activity is part of a larger common plan of development that affects one (1) of more acre of land;
- Land disturbing activity of less than one (1) acre of land, if in the discretion of the City Engineer such activity poses a unique threat to water quality, air quality, or public health or safety;
- The creation and/or use of borrow pits;
- Development of any parcel;
- Processing of earthen materials such as top soil and gravel screening;
- Construction of parking lots;
- Placement or stock piling of materials;
- Modification of Sensitive Lands as defined in the City Land Development Code; and/or
- Land disturbing activity involving materials storage, stockpiling, grading, excavation, fill, or similar activity

Each Land Disturbance Permit application shall be accompanied by:

1. Storm Water Pollution Prevention Plan (SWPPP) and Notice of Intent (NOI) which meets the requirements of City Ordinance and the requirements of the State of Utah Construction General Permit providing for storm water management during the land disturbing activity and after the activity has been completed. The SWPPP shall remain in place until Notice of Termination (NOT) has been issued by the City and State. Each application for a land disturbance permit shall be accompanied by payment of land disturbance permit and other storm water management fees, as adopted by resolution and found in the City Fee Schedule. Available at www.waterquality.utah.gov/
2. Sediment and Erosion Control Plan prepared in accordance with the Cache Valley Storm Water Design Standards (as amended by the City of Logan)
3. Stabilization plan – in the form of a landscaping/revegetation plan or other plan that describes how and provides a schedule of when disturbed areas will be stabilized
4. Post Construction Best Management Practices (BMP(s))
5. A Storm Water Maintenance Agreement for projects that disturb more than one (1) acre and that incorporate Post Construction BMP(s)
6. The applicant shall obtain from any other state or federal agency any other appropriate environmental permits that pertain to the property. However, the inclusions of those permits in the application shall not foreclose the City Engineer from imposing additional developmental requirements and conditions, commensurate with this ordinance, on the development of property covered by those permits.

The City Engineer will review each application for a land disturbance permit to determine conformance with local, State, and other related requirements. Ordinance allows up to fifteen (15) days for the review process to be completed. Each Land Disturbance Permit expires in six (6) months from date of issuance if substantial work has not yet commenced. Each land disturbance permit will expire if work is not complete within eighteen (18) months from the date of commencement of construction. Written extension must be issued by the City Engineer prior to the expiration date. A written extension may only be issued for good cause and may not exceed six (6) months. The applicant must notify the City Engineer ten (10) working days in advance of the commencement of construction.

No building permit shall be issued until the applicant has obtained a Land Disturbance Permit where the same is required by this ordinance.

No development plans will be approved and released for construction until the Land Disturbance Permit has been issued.

A Storm Water Maintenance Agreement is required for projects disturbing more than one (1) acre.

Contact the Storm Water staff with any questions at 435-716-9153.

LAND DISTURBANCE PERMIT FEES (City of Logan Resolution No.14-42)

Site Development. Site development refers to construction activities on a site or for a subdivision excluding the construction of buildings. Site development activities consist of but are not limited to utility construction, road construction, parking lots, and open space. Site development will typically apply to residential subdivisions, multi-family development, commercial development, and industrial development. Site development would not apply to the construction of a single residential home that is not included within a subdivision.
Residential Home. Residential home development refers to the construction of a home on a single parcel or the construction of a home within a subdivision following completion of site development.
Multi-family. Multi-family development refers to the construction of multi-family facilities containing three (3) or more units.
Non-residential. Non-residential development consists of commercial, industrial, public, and other construction within non-residential zones.
Storage/Stockpile/Grading/Excavation/Fill. Applies to all disturbed areas that does not have an approved Design Review, subdivision, or building permit.

FEE SCHEDULE

Fee Description	Fee Amount	Minimum Fee
Site Development	$500.00	N/A
Residential Home Fee	$200.00	N/A
Multi-Family Fee	$1,500.00 per	$300.00
Non-residential Fee	$1,500.00 per	$300.00
Storage/Stockpile/Grading/Excavation/Fill	$3,000.00 per	$500.00

Note: If multiple phases of a development are planned, each phase will be assessed the appropriate fee based on the acreage of that phase. The Site Development fee will also be assessed on each phase.

REQUIRED DOCUMENT SUBMITTAL INFORMATION

PERMIT	WHERE/WHO ADMINISTERS
Land Disturbance Permit	Obtained through Logan City. Allow 15 days for review and comment. 435-716-9153
Storm Water Pollution Prevention Plan (SWPPP)	Submitted to the City for review and is required to obtain a Land Disturbance Permit when disturbing an acre or more or if part of a Common Plan of Development of an acre or more. Contact your engineer or project design professional.
Notice of Intent (NOI)	Obtained through the State of Utah Department of Environmental Quality Division of Water Quality. http://www.waterquality.utah.gov/UPDES/stormwater.htm
Notice of Termination (NOT)	Submitted to the State of Utah Department of Environmental Quality Division of Water Quality and verified by the City. Project must be complete and meet requirements of "Final Stabilization" of all disturbed areas. http://www.waterquality.utah.gov/UPDES/stormwater.htm
Other permits and approvals: Army Corps of Engineers, NRCS, Canal Companies, Railroads, private parties, etc.	Contact the City for direction 435-716-9153

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