



ENT 725874 Bk 913 Pg 1065
DATE 12-OCT-1999 3:04PM FEE 0.00
MICHAEL L GLEED, RECORDER - FILED BY JF
CACHE COUNTY, UTAH
FOR CITY OF LOGAN

CITY · OF · LOGAN

S T A T E · O F · U T A H

CERTIFICATE ❖ OF ❖ DECISION

Whereas, the Planning Commission of the City of Logan did receive an application from Dan Harper for consideration of a relocation of a billboard. Assigned docket number 99-048, the matter was brought to the City of Logan Planning Commission on July 22, 1999.

The Planning Commission held a duly noticed Public Hearing as required by Logan Municipal Code Titles 16 and 17. At the Hearing, the Commission considered the testimony both in favor and opposed to the proposal. The Commission did by majority vote conditionally approved the application.

A Record of Decision as issued by the Planning Commission is attached as Exhibit A and executed by the permit holder and the Director of Community Development and Ex-officio Executive Secretary of the City of Logan Planning Commission. If the Commission's action denied the application, The Record of Decision is executed solely by the Director of Community Development.

The subject property, approx. 200 N 1000 W, is more particularly described the document attached as Exhibit B, Legal Description.

The Official Records of the Planning Commission are maintained in the Office of the Department of Community Development, City of Logan.

This decision runs with the land. If issued for a design review permit, conditional use permit, variance, or other construction permit, construction is required to commence within an established time frame set forth in Titles 16 and 17, Logan Municipal Code, that initiates with the action of the Planning Commission. Failure to initiate construction activities by establishing use or acquiring required building permits prior to the expiration date voids any approval or conditional approval. Abandoning or vacating a use or structure for a period of more than one year also voids this permit.

If the application was denied by action of the Planning Commission, the denial may only be reversed by an appeal overturning the Commission's action filed within an appropriate timeframe as established by Titles 16 and 17, Logan Municipal Code; or it may be subject to a different application submitted at a later time.

By the authority vested in me as Mayor and Chief Executive of the City of Logan, I do hereby affix my signature upon this document for purposes of granting from the City of Logan to FBAL INC., a permanent and recorded Certificate of Decision to run with the subject property in perpetuity.

By my hand this 25 day of SEPT, 1999.

Douglas E. Thompson
Douglas E. Thompson, Mayor
City of Logan, State of Utah

Attest:
Lois Price

Lois Price
Recorder, City of Logan



When recorded return to:
Dept. of Community Development
City Of Logan
255 North Main
Logan, UT 84321

CONDITIONAL USE PERMIT

At its meeting of July 22, 1999, the City of Logan Planning Commission conditionally approved PC# 99-048, Sign Relocation at approx. 200 N 1000 W, for a relocation of a billboard. The subject property is as described on the attached legal description.

This decision is based on compliance with the following conditions. These conditions are binding on the permit holder/subdivider and any subsequent purchaser of the property. If the property is rented or leased to another party, the record owner is still responsible for compliance with the conditions.

1. Any representations by the proponent or agent at the Planning Commission hearing shall be incorporated into the final action as conditions of approval.
2. The area around the billboard structure shall be kept clean of all scrub brush, tall grass, weeds and inappropriate vegetation.
3. A yearly billboard renewal fee shall be paid to the Business License Department.
4. The billboard shall be setback a minimum of 10 feet from the north property line and shall not exceed 72 square feet in sign area for each sing face of the double-sided billboard.
5. The Conditional Use Permit shall be deemed voided and no longer active or valid if the use for which the permit was issued is abandoned or vacated for a period of twelve consecutive months.

Some conditions are "ongoing." This means the holder/subdivider shall always be in compliance with the conditions. If you are unable to comply, you must return to the Planning Commission for consideration of an amendment to your approval. Failure to comply, may result in an action by the City to revoke your permit.

The Planning Commission's action came on a motion by **Commissioner Bruce King**, with a second by **Commissioner Karl Ward**. The motion passed by a vote of **4, 0**.

ENT 725874 Bk 913 Pg 1066

This action will expire **one year** from the date of the **July 22, 1999** Planning Commission's action if all conditions have not been met, unless an extension of time is requested and **approved in advance** of the expiration date. **The City does not send "reminder" notices or other notification of the pending expiration date.** The action to request an extension is the responsibility of the proponent.

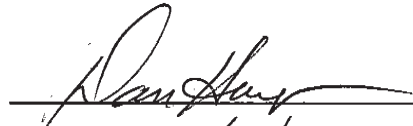
Attest:



Eric Jay Toll AICP
Director of Community Development
September 7, 1999

We have reviewed the action of the Planning Commission and agree to the conditions and requirements of its action. We understand this project expires two years after the date of the Commission action and if an extension of time is required, we must submit our request prior to the expiration date of one year from the Planning Commission action. The length of an extension of time is established in the Logan Municipal Code 17.58.020.

**Accepted and agreed:
Sign Relocation, by**



Title 9/10/99

Date: 9/10/99

Attachment: Copy of Legal Description

Distribution:

- Original #1 with signatures to the County Recorder
- Original #2 with signatures to applicant

Copies to:

- Director of Public Works
- City Engineer
- Chief Building Official
- File

ENT 725874 Bk 913 Pg 1067

85

of Utah, personally appeared Henry L. Buehler and his wife, Mary M. Buehler the signers of the above instrument, who duly acknowledged to me that they executed the same.

(NOTARIAL SEAL)

J.W. Seamons
Notary Public.
RES: Hyde Park, Utah.

My commission expires May 21, 1947.

Filed for record December 19 A.D. 1946 at 2:36 O'Clock P.M.

(223465)

WARRANTY DEED

L. Ray Robinson and wife Alta J. Robinson grantors of Logan, Cache County, Utah hereby convey and warrant to Fur Breeders Agricultural Co-operative, a Corporation of Logan, Utah, grantee of Logan, Utah, for the sum of Eight Hundred and no/100 DOLLARS the following described tract of land in Cache County, Utah:

The West one-fourth of Lot Five (5), in Block twenty-five (25) of Plat "A" Logan Farm Survey, and situated in the South-East Quarter of Section thirty-two (32), Township ~~twelve~~ (12) North, Range One (1) East of the Salt Lake Base and Meridian, and containing five (5) acres, more or less

WITNESS the hands of said grantors this 19th day of December, A.D. 1946

Signed in the presence of
Jesse P. Rich



L. Ray Robinson
Alta J. Robinson

STATE OF UTAH,)
) ss.
County of Cache)

On this 19th day of December, A.D. 1946 before me Jesse P. Rich a notary public in and for Cache County, State of Utah, personally appeared L. Ray Robinson and his wife Alta J. Robinson the signers of the above instrument, who duly acknowledged to me that they executed the same.

(NOTARIAL SEAL)

Jesse P. Rich
Notary Public.
Residing at Logan, Utah.

My commission expires June, 12th, 1949

Filed for record December 19 A.D. 1946 at 4:35 O'Clock P.M.

(223466)

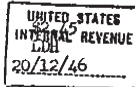
WARRANTY DEED

Mary Eliza E. Duce grantor of Hyde Park, Cache County, Utah hereby conveys and warrants to Lucile D. Hilliard and Neal J. Hilliard, as joint tenants, and not as tenants in common, with full rights of survivorship grantees of Smithfield, Cache County, Utah for the sum of Twenty-two hundred (\$2,200.00) DOLLARS, the following described tract of land in Hyde Park City, Cache County, Utah:

All of Lot 2, Block 1 (One), Plat "A", Hyde Park Town Survey, Containing 1-11/160 Acres.
And further described as situated in Section 10, Township 12 North, Range One (1) East of the Salt Lake Meridian

WITNESS the hands of said grantors this 1st. day of December A.D. 1944

Signed in the presence of
Lenora W. Seamons



Mary Eliza E. Duce

STATE OF UTAH,)
) ss.
County of Cache)

On this 1st. day of December A.D. 1944 before me J.W. Seamons a notary public in and for Cache County, State of Utah, personally appeared Mary Eliza E. Duce the signer of the above instrument, who duly acknowledged to me that she executed the same.

(NOTARIAL SEAL)

J.W. Seamons ENT 725874 Bk 913 Pg 1068
Notary Public.