



290 North 100 West, LOGAN UTAH 84321  
 PHONE (435) 716-9020 FAX (435) 716-9001  
<http://comdev.logautah.org>

**ORIGINAL**

**When signed return to:**  
 Dept. of Community Development  
 City of Logan  
 290 North 100 West  
 Logan, UT 84321

## DESIGN REVIEW & CONDITIONAL USE PERMIT

The City of Logan Planning Commission held a duly noticed Public Hearing as required by Logan Municipal Code Titles 16 and 17 on April 22, 2010. At this meeting the Planning Commission did by majority vote to conditionally approve PC 10-015 & 10-016, Logan Light & Power Transmission for a replacement of wood utility poles with steel poles from the intersection of 100 East 300 South (on the south side of 300 South), then west to Main Street, to the north side of 300 South then west to 600 West. The Planning Commission's action came on a motion by Commissioner John Kerr, with a second by Commissioner Ray Robison. The motion passed by a vote of 6,0. The subject property is owned by City of Logan and is 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.

### CONDITIONS OF APPROVAL

*This project is subject to the proponent or property owner agreeing to comply with the following conditions as written, or as may be amended by the Planning Commission.*

1. All standard conditions of approval will be recorded with the Conditional Use Permit and are available in the Community Development Department.
2. Future expansion of this site shall be done in accordance with Logan City approval procedures (i.e. Design Review Permit, Conditional Use [if required], etc.). Each project shall be completed using the procedures for a Design Review Permit and/or Conditional Use Permit, as applicable.
3. For that portion of the project along 300 South, and all future projects in residential areas, new poles shall be constructed using tubular steel with a Cor-ten finish.
4. The proponent shall provide a plan detailing and landscaping to be disturbed by this or any future projects, which plan shall include any trees proposed to be altered (sheared) or eliminated. The plan shall also include a proposal for replacement of any landscaping (including trees) disturbed or removed as part of a project. In no case shall the number of trees be reduced from what existed immediately prior to alteration or removal.
5. The proponent shall replace any landscaping (i.e. trees) already disturbed or removed as part of this project. The proponent shall work with the City Forester to install a species of tree which will not require being topped or split or otherwise mutilated, and shall be installed

Ent 1021851 Bk 1621 Pg 587  
 Date: 25-May-2010 12:15 PM Fee \$ .00  
 Cache County, UT  
 Michael Gleed, Rec. - Filed By SP  
 For CITY OF LOGAN

- at the maximum practical caliper be installed to replace all of the trees that have been removed.
6. The proponent shall eliminate transmission structures as is made possible through the use of steel poles.
  7. Logan Light & Power shall have discretion to replace up to two (2) poles, using the recommended steel pole with a Cor-ten finish of the same height and diameter, at any given time without requiring Commission approval. If a static wire is anticipated there may be an additional five (5) feet allowed per pole. Multiple instances of one or two pole replacements near or adjacent to each other within a relatively close timeframe shall be considered a project and require a Design Review Permit and/or Conditional Use Permit, as applicable.
  8. The Director of Community Development may approve, upon the request of the Light & Power Department, a galvanized steel or other color pole for a replacement of up to two poles, if it is determined to be more compatible in color with the surrounding area.
  9. All existing silver poles on 100 East (installed as part of this project) shall be coated (painted) with a color approximating a Cor-ten finish.
  10. Along 300 South, the power line crossing to the north side of street shall occur on or west of 100 West.
  11. Prior to the issuance of a building permit and/or business license, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
 

Engineering – contact Bill Young 716-9160 Ent 1021851 Bk 1621 Pg 588

    - a. Implement best management practices for construction of transmission line for storm water.
    - b. If work is to be done in a City right of way it will be necessary to obtain a Work in the Right of Way Permit from Public Works.

Light and Power – contact Chris Neimann 716-9743

    - c. The new poles should be constructed of a non-pole tubular steel with color to be determine by the Planning Commission.

Some conditions are “ongoing.” This means the permit 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.

This action will expire **one year from the date of the April 22, 2010 Planning Commission's** action if all conditions have not been met and the final plat has not been recorded or a building permit has not been issued. If the project involves a subdivision, an extension of time must be requested in writing and received by the Director of Community Development prior to the expiration date. If the project involves a Conditional Use Permit or a Design Review Permit, an extension of time may be granted by the Director of Community Development consistent with findings and requirements in Chapter 17.58 of the Logan Municipal Code. **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.

I have reviewed the action of the Planning Commission and agree to the conditions and requirements of its action. I understand this project expires one year after the date of the Commission's action unless the final plat has been recorded or the Department of Community Development has issued a Building Permit. If an extension of time is required, I must submit our written request prior to the expiration date of the Planning Commission action. The length of an extension of time is established in the Logan Municipal Code 17.58.020. 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 for a

period of more than one year also voids this permit. If the application was denied, 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 of the Logan Municipal Code or it may be subject to a different application submitted at a later time.

**Accepted and agreed by:**  
**Stephen Crosby, Authorized Agent for Logan Light & Power Transmission**

Print Name: Stephen R. Crosby  
Address: 950 West 600 North  
City/State/Zip: Logan Utah 84321  
Signature: [Handwritten Signature]  
Date: 4/27/10

By the authority vested in me as the Director of Community Development, I affix my signature upon this document for the purpose of granting a permanent and recorded Planning Commission permit to run with the subject property in perpetuity.

[Handwritten Signature]  
Jay L. Nielson, AICP, ASLA  
Director of Community Development

Ent 1021851 Bk 1621 Pg 589



State of Utah )  
                          :SS  
County of Cache )

On this 28 day of April, 2010, before me, Debbie Zilles, a notary public, personally appeared Jay L. Nielson, Director of the Community Development Department for the City of Logan, who is personally known to me and who signed the above permit on behalf of said City and that the statements contained therein are true.

[Handwritten Signature]  
Notary Public

cc: Director of Public Works  
City Engineer  
Chief Building Official  
Project File



## Logan City Planning Commission

### STANDARD CONDITIONS OF APPROVAL

*This project is subject to the proponent or property owner agreeing to comply with the following standard conditions as written, or as may be amended by the Planning Commission.*

1. The 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 approved Permit. The Director of Community Development reserves the right to supplement the material in the written report with additional information at the Planning Commission meeting.
2. Any representations by the proponent or authorized agent at the Planning Commission hearing shall be incorporated into the final action as conditions of approval and shall be binding upon the proponent as modifications to the approved project. *"If you show it, you do it."*
3. No site development activities, including grading, clearing, or vegetation removal shall commence until an executed copy of the applicable permit, signed by the property owner or authorized agent, has been filed with the City.
4. Failure to comply with any conditions of approval shall void the permit and require a new Planning Commission hearing. Ent 1021851 Bk 1621 Pg 590
5. All improvements shall be constructed in substantial conformance with the approved site plan and/or to the satisfaction of the entity with jurisdiction over the improvement.
6. No work shall be undertaken within the public right-of-way without a Right-of-Way Permit. These permits are issued by either the City of Logan Public Works Department for City right-of-way or the Utah Department of Transportation for work within a State right-of-way.
7. Some projects require the adoption of deed covenants, conditions, and restrictions (CC&Rs) to be imposed upon the project. Any required CC&Rs shall be approved by City staff prior to recordation.
8. Street trees shall be placed on 30' centers or less in an 8 foot park strip on all roads within the residential, commercial or industrial project for each phase. The City Forester shall determine the size and species. Occupancy for the final home or building in each phase shall not be granted until all the street trees for that phase have been installed, or a bond equal to 110% of the materials and labor necessary to install the street trees has been issued to the City.
9. All projects shall comply with the City Standards and Specifications.

290 North 100 West Logan, UT 84321 \* 435-716-9021 \* [www.loganutah.gov](http://www.loganutah.gov)

**Parcel                      Legal Description**

Ent 1021851 Blk 1621 Pg 591

02-034-0001	BEG S 1*30' W 284.02 FT FROM THE NE COR BLK 8 PLAT B LOGAN CITY SVY & TH N 88*42'45" W 165.7 FT TO CANAL TH SW'LY ALG CANAL S 50*41'49" W 146.91 FT & S 24*32' W 37.4 FT & S 6*21'36" W 103.42 FT TO N LN OF 300 S ST TH S 88*33'56" E 300.03 FT ALG ST TO W L
02-034-0002	BEG AT SW COR BLK 8 PLAT B LOGAN CTY SVY N 346 FT TO A PT 164 FT S NW COR BLK 8 E 246.5 FT TO W BANK OF LOGAN NORTHWEST FIELD CANAL SE'LY ALG CANAL 116 FT TO A PT 6 RDS E OF W LINE LOT 3 WHICH PT IS IN N LN UIC R/W E ALG R/W TO A PT IN CENTER CANAL SE'LY
02-036-0027	LOT 7 COTTONWOOD PLACE SUBD AMENDED CONT 0.18 AC ~
02-036-0028	LOT 8 COTTONWOOD PLACE SUBD AMENDED CONT 0.18 AC ~
02-036-0031	LOT 11 COTTONWOOD PLACE 2ND AMENDED PLAT CONT 0.37 AC
02-042-0001	BEG AT INTERSEC OF N LN OF 300 S ST& E LN OF 300 W ST & TH N ALG ST 391.5 FT TO S BANK OF LOGAN-BENSON CANAL TH NE'LY ALG CANAL 190 FT TO PT 133.55 FT E OF E LN OF 300 W ST TH S 515 FT TO N LN 300 S ST SD PT BEING BR 1205.1 FT S & 601 FT W OF NW COR BLK
02-044-0001	LOGAN SENIOR HIGH SCHOOL: 162 W 100 S ~BEG S 0* W 120 FT FROM NE COR BLK 1 PLT B LOGAN CITY SVY & TH S ALG W LN OF ST 1082 FT M/L TO PT 3 FT N OF SE COR BLK 20 PLT D LOGAN CITY SVY TH W 182.7 FT TH S 3 FT TH W 524 FT M/L TH N 88*32' W 501.38 FT M/L TO PT
02-045-0012	BEG 17 RDS & 12.625 FT W OF SE COR OF BLK 20 PLAT D LOGAN CITY W 52.125 FT N 8 RDS M OR L TO S BANK OF LITTLE LOGAN RIVER E ALG SD S BANK OF SD RIVER 52.125 FT M/L TO A PT DUE N OF BEG S 8 RDS TO BEG NE/4 SEC 4 T 11N R 1E
02-045-0014	BEG 378.154 FT W OF SE COR OF BLK 20 PLAT D LOGAN CITY SVY & TH W 52.846 FT M/L TO PT 431 FT W OF SE COR SD BLK 20 TH N 60 FT TH E 5 FT TH N 39 FT M/L TO S BANK OF NORTH BRANCH OF LOGAN RIVER TH NE'LY ALG S BANK TO PT N OF BEG TH S 99 FT TO BEG ~ALSO: BE
02-045-0015	BEG 431 FT W OF SE COR BLK 20 PLT D LOGAN CITY SVY & TH N 60 FT TH E 5 FT TH N 39 FT TO S BANK OF N BRANCH OF LOGAN RIVER TH ALG S BANK W'LY 49.5 FT M/L TO PT 44.5 FT W & 6 FT N OF BEG TH S 6 RDS TH E 44.5 FT TO BEG ~ALSO: BEG 426 FT W & 148 FT N OF SE

02-048-0001      BEG AT SE COR OF LOT 1 BLK 6 PLAT D LOGAN CITY N 3 RD W 3 RD 9.5 FT S 3 RD E  
3 RD 9.5 FT TO BEG

02-048-0003      COM 59 FT W FROM SE COR LOT 1 BLK 6 PLAT D LOGAN CITY SVY; W'60 FT N 6 RDS  
M OR L TO N LINE SD LOT 1; E 60 FT S 6 RDS M OR L TO BEG. IN NE/4 SEC 4 T 11N R  
1E D1718  
Ent 1021851 Bk 1621 Pg 592

02-048-0004      THE W 46 FT OF LOT 1 BLK 6 PLAT D LOGAN CITY NE/4 SEC 4 T 11N R 1E D1719

02-048-0006      BEG 10 RDS W OF SE COR LOT 1 BLK 6 PLAT D LGN CTY SVY W 39 FT N 113 FTE 39  
FT S 113 FT TO BEG ALSO BEG AT A PT THAT IS S 33 FT OF A PT THAT IS 162 FT W  
OF A PT 12 RDS N OF SE COR SD BLK S 52 FT W 42 FT N 52 FT E 42 FT TO BEG NE/4  
4 T 11N1E

02-048-0007      COM 12 RDS AND 6 FT W OF SE CORNER OF BLK 6 PLAT D LOGAN CITY SUR. N 10  
RDS W 3 RDS 2.75 FT S 10 RDS E 3 RDS 2.75 FT TO BEG NE/4 SEC 4 T 11NR 1E  
D1721

02-048-0008      BEG 15.5 RDS W OF SE COR OF BLK 6 PLAT D LOGAN CITY W 4.5 RD N 10 RD E 4.5  
RD S 10 RD TO BEG NE/4 SEC 4 T 11N R 1E D1722

02-048-0009      BEG AT PT 11 RD E OF SW COR OF BLK 6 PLAT D LOGAN CITY N 10 RD E 5 RD S 10  
RD W 5 RD TO BEG SEC 4 T 11N R 1E D1724

02-048-0010      BEG AT A PT 8 RD E OF SW COR OF BLK 6 PLAT D LOGAN CITY E 3 RD N 10 RD W 3  
RD S 10 RD TO BEG NE/4 SEC 4 T 11N R 1E D1723

02-048-0011      BEG AT THE SW COR OF BLK 6 PLAT D LOGAN CTY RUN N ALG E LINE OF 100 WEST  
ST 6 RD E 8 RD S 6 RD TO N LINE OF 300 SO ST W ALONG S LN OF SD BLK 6, 8 RD  
TO BEG NE/4 SEC 4 T 11N R 1E

02-053-0017      BEG AT SW COR OF LOT 5 BLK 2 PLT D LOGAN CITY SVY & TH E 14.5 RDS TH N 97.2  
FT TH W 68.25 FT TH N 86.5 FT M/L TO S LN OF 300 S ST TH W 71 FT TH S 4 RDS TH  
W 100 FT TO E LN OF MAIN ST TH S 7 RDS M/L TO BEG CONT 0.71 AC

02-053-0018      BEG AT A PT 2 RDS N OF NW COR OF BLK 2 PLAT D LGN CTY SVY E 100 FT S 4 RDS W  
100 FT N 4 RDS TO BEG NE/4 SEC 4 T 11N R 1E

- 02-053-0020 BEG 2.25 FT E OF NW COR LT 6 BLK 2 PLT D LOGAN CITY SVY & TH S 9 RDS TH W 2.25 FT TH S 9 RDS TH E 4.5 RDS TH N 20 RDS TH W 72 FT TH S 2 RDS TO BEG CONT 0.55 AC
- 02-053-0021 BEG N 0\*16'15" E ALG W LN OF 100 E ST 33.0 FT & N 89\*56'46" W ALG S LN OF 300 S ST 149.25 FT FROM NE COR LT 6 BLK 2 PLT D LOGAN CITY SVY & TH S 0\*18'39" W 222.76 FT TO PT N 0\*16'15" E 66.0 FT & S 89\*06'09" W 149.5 FT & N 0\*18'40" E 48.89 FT FROM SE COR L
- 02-053-0022 BEG AT A PT 6 RD W NE COR BLK 2 PLAT D LOGAN CITY SVY S 144.5 FT W 3 RD N 144.5 FT E 3 RD TO BEG. IN N/2 SEC 4 T 11N R 1E D1644
- 02-053-0023 BEG 3 RDS W OF NE COR LT 6 BLK 2 OF PLT D LOGAN CITY SVY & TH W 3 RDS TH S 134.5 FT TH E 3 RDS TH N 134.5 FT TO BEG CONT 0.15 AC M/L JOINT R/W AGREEMENT 541/923
- Ent 1021851 Bk 1621 Pg 593
- 02-053-0024 BEG AT NE COR OF BLK 2 PLT D LOGAN CITY SVY & TH S 144.5 FT TO PT 9 RDS N OF SE COR LT 7 SD BLK (612/707) TH W 3 RDS TH N 144.5 FT TH EAST 3 RDS TO BEG ALSO BEG 144.5 FT S OF NE COR SD BLK & TH S 36.75 FT TH W 149.5 FT TH N 36.75 FT TH E 149.5 FT TO BEG
- 02-053-0031 BEG SE COR LT 5 BLK 2 PLT D LOGAN CITY SVY & TH W 3.5 RDS TH N 92 FT TO TRUE POB TH N 89.5 FT TO S LN OF 300 SO ST TH E 40.75 FT TH S 99.5 FT TH W 35 FT TH N 10 FT TH W 8 FT TO TRUE POB CONT 0.10 AC
- 02-053-0033 THE W/2 OF THE FOLLOWING: BEG 14.5 RDS E & 97.2 FT N OF SW COR LT 5 BLK 2 PLT D LOGAN CITY SVY & TH N 86.5 FT TO S LN OF 300 S ST TH W 68.25 FT TH S 86.5 FT TO PT W OF BEG TH E 68.25 FT TO BEG NET 0.07ac
- 02-053-0035 THE E/2 OF THE FOLLOWING: BEG 14.5 RDS E & 97.2 FT N OF SW COR LT 5 BLK 2 PLT D LOGAN CITY SVY & TH N 86.5 FT TO S LN OF 300 S ST TH W 68.25 FT TH S 86.5 FT TO PT W OF BEG TH E 68.25 FT TO BEG NET 0.07ac
- 02-053-0037 BEG 2.25 FT E OF SE COR LT 5 BLK 2 PLT D LOGAN CITY SVY & TH W 60 FT TH N 92 FT TH E 8 FT TH S 10 FT TH E 35 FT TH N 99.5 FT TH E 19.25 FT TH S 11 RDS TO BEG SUBJ TO R/W BEG 2.75 FT W & 2 RDS N OF NE COR SD LT 5 & TH W 12 FT TH S 99.5 FT TH E 12 FT TH N
- 02-035-0023 LOT 3 WILLOW WOOD NORTH SUBD CONT 0.18 AC
- 02-035-0024 LOT 4 WILLOW WOOD NORTH SUBD CONT 0.18 AC

- 02-035-0031 LOT 1 WILLOW WOOD EAST PHASE 1 CONT 0.18 AC ~SUBJ TO & WITH 24 FT ACCESS EASEMENT & PUE
- 02-035-0032 LOT 2 WILLOW WOOD EAST PHASE 1 CONT 0.18 AC ~SUBJ TO & WITH 24 FT ACCESS EASEMENT & PUE
- 02-035-0033 LOT 3 WILLOW WOOD EAST PHASE 1 CONT 0.18 AC ~SUBJ TO & WITH 24 FT ACCESS EASEMENT & PUE
- 02-035-0034 LOT 4 WILLOW WOOD EAST PHASE 1 CONT 0.18 AC ~SUBJ TO & WITH 24 FT ACCESS EASEMENT & PUE
- 02-035-0035 LOT 5 WILLOW WOOD EAST PHASE 1 CONT 0.18 AC ~SUBJ TO & WITH 24 FT ACCESS EASEMENT & PUE
- 02-035-0036 LOT 6 WILLOW WOOD EAST PHASE 1 CONT 0.18 AC ~SUBJ TO & WITH 24 FT ACCESS EASEMENT & PUE
- 02-036-0023 LOT 3 COTTONWOOD PLACE SUBD AMENDED CONT 0.18 AC ~
- 02-036-0024 LOT 4 COTTONWOOD PLACE SUBD AMENDED CONT 0.18 AC ~

Ent 1021851 Bk 1621 Pg 594