



COMMUNITY DEVELOPMENT

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Ent 1092599 Bk 1780 Pg 32  
Date: 7-Aug-2013 01:11 PM Fee \$.00  
Cache County, UT  
Michael Gleed, Rec. - Filed By GC  
For LOGAN CITY

# ADMINISTRATIVE DESIGN REVIEW PERMIT

On June 4, 2013, the City of Logan Community Development Department grants an Administrative Design Review permit to the owner of TIN #05-064-0007 (Fur Breeders Agricultural Cooperative). The permit authorizes a 10,000 SF freezer building expansion on 4.9 acres at 1000 North 200 West in the Industrial Park (IP) zone. The subject property is as described on the attached legal description. Proposals for modifications to a property that do not require Planning Commission Approval of a Design Review Permit are reviewed by the Community Development Staff for substantial compliance to the Land Development Code, the Design Review Guidelines, and the General Plan.

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

1. Compliance with Standard Conditions of Approval.
2. Any exterior lighting proposed with this project shall be down lit concealed source lighting.
3. Any proposed permanent signage shall conform to the Land Development Code and shall obtain the proper signage permits prior to installation.
4. The property shall maintain a minimum five (5) foot PUE along all property lines.
5. Building elevations and shall match the submitted version received and approved by community development staff on 5-13-2013 with the addition of a wall break every 40 linear feet on the south, west and east facades (wall breaks may include windows, differing materials or differing colors).
6. Site layout shall match the submitted site plans dated 5-13-2013.
7. New landscaping and site improvements shall match the submitted site plans dated 5-13-2013.
8. A landscape plan, in conformance with LDC 17.39, shall be submitted and approved by the Department of Community Development prior to the issuance of a building permit.
9. Building colors and materials shall match submitted elevations, any changes will need to be approved by the Community Development Department and may require Planning Commission Approval before a building permit is issued.
10. Any additional changes or modification to the plans submitted the Department of Community Development dated 5-13-2013 shall be reviewed and approved prior to construction.

*Elevations approved per BP13-42478 submitted AR*

## FINDINGS FOR APPROVAL

1. The proposed project has been revised and amended by the conditions of project approval to address the issues and concerns raised within the administrative records.

<p><b>RECEIVED</b></p> <p>JUN 27 2013</p> <p>By _____</p>
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2. The proposed project is compatible with existing land uses and zoning, and will not interfere with the use of adjoining or area properties.
3. The proposal will enhance or maintain neighborhood character.
4. The functionality of the site will be improved with this proposal.

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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 Community Development Staff 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 approval, **June 4, 2014**, if all conditions have not been met. 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.

Legal Description

----- 2013 -----

THE W/4 LOT 5 BLK 25 PLAT A LOGAN FARM SVY SE/4 SEC 32 T 12N R 1E  
CONT 5 AC LESS: 0.05 AC FOR ST ROAD NET 4.95 AC LESS: 0.03 AC TO  
UDOT FOR 1000 W ST (ENT 1042067) NET 4.92 AC

We have reviewed the action of the Community Development Department and agree to the conditions and requirements of its action. We understand this project expires one year after the date of the approval unless the conditions have been met and/or a Building Permit has been issued. If an extension of time is required, we must submit our written request prior to the expiration date. The length of an extension of time is established in the Logan Municipal Code 17.58.020.

Accepted and agreed by:  
**Fur Breeders Agricultral Cooperative**

Signed: [Signature]  
Print Name: J. Todd Hutwagner  
Title: Plant manager  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Date: 6-27-2013

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.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2013

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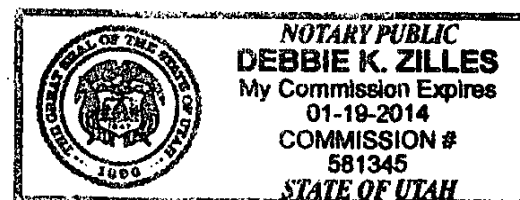
[Signature]  
Michael A. DeSimone, AICP  
Director of Community Development

State of Utah )  
County of Cache )

On this 26 day of July, in the year 2013, before me, Debbie K. Zilles, a notary public, personally appeared Michael A. DeSimone, who is personally known to me and whose name is subscribed to this instrument, and acknowledged he executed the same. Witness my hand and official seal.

[Signature]  
Notary Public

cc: 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.*

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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 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 part of 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.
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 in the park strip on all roads. 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.
10. All rooftop mechanical equipment shall be screened from view from adjacent public rights-of-way.
11. All exterior lighting shall be down-lit concealed source lighting. Exterior building lights shall be mounted between 6 to 14' above adjacent grade and freestanding luminaries shall not exceed 18'.
12. No signs are approved with this Permit. All signs must be approved through the Sign Permit process.
13. If not initially indicated and detailed on the approved site plan, fences shall receive a separate fence permit from the Department of Community Development prior to construction.
14. Project construction noise shall not create a disturbance across residential property boundaries between 9:30 PM and 7:00 AM and all day on Sundays and Holidays.
15. Dust shall be controlled inside site boundaries and construction debris shall be properly disposed so that negative impacts on neighboring properties are minimized.
16. Public streets and rights-of-way shall not be used as project material storage or staging areas.