



290 North 100 West, Logan, Utah 84321
(435) 716-9021

CONDITIONAL USE PERMIT

At the June 10, 2021 meeting the Logan City Planning Commission conditionally approved **PC 21-031 Logan City Compost Facility** to construct a new compost facility, located at approximately 2100 West 200 North in the Public (PUB) zone; TIN 05-057-0001; -0004; -0005; -0006. (Ellis Neighborhood)

These conditions are binding on the property owner and any subsequent purchaser of the property. If the property is rented or leased to another party, the recorded owner is still responsible for compliance with the conditions.

CONDITIONS OF APPROVAL

1. All standard conditions of approval will be recorded with the Design Review and are available in the Community Development Department.
2. This Conditional Use Permit authorizes the Logan City Compost Facility on the indicated properties and in accordance with the proposed plans.
3. Vehicular access specifications shall be determined by UDOT.
4. The Planning Commission reviewed and approved the parking plan showing 36 parking stalls as proposed for the barn and community garden.
5. Employee parking for the compost facility, which is currently two employees, can be accommodated at the wastewater treatment operation building or on the perimeter of the compost facility.
6. The final barn design will be reviewed and approved by the Planning Commission when that phase is proposed for construction at a later date.
7. The landscaping berm and screen shall be utilized for the wastewater treatment facility and the compost facility to visually screen uses/structures. The barn and community gardens should not be visually screened and designed to be a welcoming landmark to the valley.
8. Lot coverage shall not exceed 50%.
9. Prior to a building permit being approved and issued, a stamped licensed property survey shall be submitted verifying 25-foot river setbacks (top of bank), other required setbacks and overall property dimensions.
10. Prior to issuance of a Building Permit, 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:
 - a. **Engineering —contact 716-9153**
 - The Environmental Department will need to schedule a meeting with UDOT CAMP for access requirements to SR-30.
 - Will coordinate any water/sewer connections during design review for building permits. This will include water shares or in-lieu fees for water.
 - Must comply with current storm water design standards and construction permits with State
 - b. **Water/Cross Connection—contact 716-9627**

- If Logan City water is to be used for this project, the line serving this project must be after a RP (ASSE1013) backflow assembly for containment protection. (assembly in heated building for year-round use). Then points of use protection will be needed per code.
- All points of use of water must comply with the 2018 IPC and State of Utah Amendments and the Utah Admin Code 309-305 during and after construction.
- Project shall comply with all current plumbing codes, Utah State Amendments, Utah Division of Drinking Water rules and regulations including, but not limited to, those pertaining to backflow protection and cross connection prevention.

FINDINGS FOR APPROVAL

1. The proposed project as conditioned is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the site layout, lot coverage, landscaping and setbacks.
2. The Conditional Use Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The proposed project provides off-street parking in compliance with the LDC.
4. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
5. The surrounding streets provide access, utilities and are adequate in size and design to sufficiently handle all traffic modes and infrastructure related to the land use.

The Planning Commission’s decision came on a motion by Commissioner Heare with a second by Commissioner Guth. The motion passed by a vote of 6-0.

This action will expire one year from the date of **June 10, 2021** if all conditions have not been met. An extension of time must be requested in writing and received by the Community Development Department prior to 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.

We have reviewed the decision of the Planning Commission and agree to the conditions and requirements. We understand this project expires one year from 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, we must submit our written request prior to the expiration date of the Planning Commission’s action. The length of an extension of time is established in the Logan Land Development Code (LDC) Chapter 17.58.

**Accepted and agreed by:
Logan City Compost Facility**

Signed:  _____

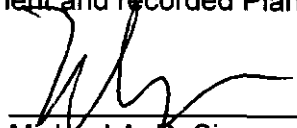
Print Name: Issa A. Hamud

Address: 153 N 1400 W Bldg A

City/State/Zip: Logan, UT 84321

Date: 6/15/21

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

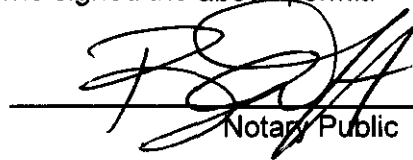


Michael A. DeSimone, AICP
Community Development Director

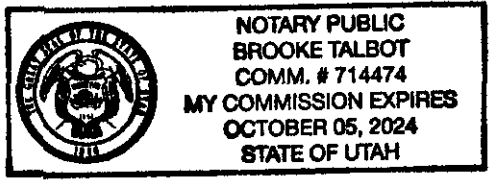
City of Logan

State of Utah)
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County of Cache)

On this 22 day of June, 2021, before me, BROOKE TALBOT
a notary public personally appeared Michael A. DeSimone, Community Development Director for the City of Logan, who is personally known to me and who signed the above permit.



Notary Public



Parcel #05-057-0001 in 2021 - Cache County CORE

Owner(s):

LOGAN CITY

Legal Description: BEG 10 RDS N OF SE COR LOT 1 BLK 40 PLAT E LOGAN FARM SVY, N 16.78 CHS S 89*35'28'' W 75 FT S 13.78 CHS SE' LY ALG N LINE OF STATE HIWAY TO BEG CONT 16.7 AC D4309

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Parcel #05-057-0004 in 2021 - Cache County CORE

Owner(s):

LOGAN CITY

Legal Description: N PART OF LOTS 1 & 2 BOUNDED ON S BY CO ROAD ALL OF LOTS 3,4,5 & 16 CONT IN ALL 28.70 AC NW/4 SEC 31 T
12N R 1E D4258

Parcel #05-057-0005 in 2021 - Cache County CORE

Owner(s):

LOGAN CITY

Legal Description: ALL LOTS 14 & 15 BLK 30 PLAT E LOGAN FARM SVY CONT 10 AC IN SEC 31 T 12N R 1E D4259

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Parcel #05-057-0006 in 2021 - Cache County CORE

Owner(s):

LOGAN CITY

Legal Description: **ALL LOTS 2,3,4 & 5 BLK 31 PLAT E LOGAN FARM SVY CONT 20 AC IN N/2 SEC 32 T 12N R 1E D4262**

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