



ENT 731787 Bk 928 Pg 341
DATE 21-JAN-2000 3:28PM FEE 0.00
MICHAEL L GLEED, RECORDER - FILED BY TW
CACHE COUNTY, UTAH
FOR CITY OF LOGAN

CITY OF LOGAN

STATE OF UTAH

CERTIFICATE OF DECISION

Whereas, the Planning Commission of the City of Logan did receive an application from Kohn Smith for consideration of a four lot subdivision of .93 acres. Assigned docket number 99-013, the matter was brought to the City of Logan Planning Commission on March 11, 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, 514 S Main, is more particularly described the document attached as Exhibit B, Legal Description.

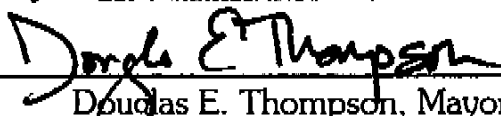
The Official Records of the Planning Commission are maintained in the Office of the Department of Community Development, City of Logan.

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 Kohn Smith, a permanent and recorded Certificate of Decision to run with the subject property in perpetuity.

By my hand this 13 day of JAN, 2000, ~~1999~~.


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




Lois Price
Recorder, City of Logan



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

SUBDIVISION PERMIT

At its meeting of March 11, 1999, the City of Logan Planning Commission conditionally approved PC# 99-013, River Wild Subdivision at 514 S Main, for a two lot subdivision of .93 acres. 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. Prior to approval of the final plat map, the City Engineer shall receive notification from the following departments that their requirements have been satisfied:
 - A. *Public Works Department* — contact Mike Mecham at 750-9824.
 1. Need drainage plan.
 2. Must have separate water and sewer services.
3. Lots 02-054-0025 and 02-054-0027 shall be consolidated and replaced by the new plat.
4. All improvements shall be constructed in substantial conformance with the approved site plan.
5. Prior to approval of the final plat map, the City Engineer shall review and approve all engineering construction drawings for infrastructure improvements.
6. The final plat map shall be submitted with all owner, lien-holder, beneficiaries of easements, and public utility signatures appropriately notarized (where required) and affixed to the original vellum or mylar. The City Engineer, upon approval of the final plat map, shall obtain necessary City signatures and shall cause the plat map to be recorded with the Cache County Recorder.

7. The final plat map shall depict a five-foot utility easement around the perimeter of the subject property and on each side of the interior property lines.
8. The final plat map shall include the following information in the "Planning Commission Approval" Certificate: "This subdivision, entered into City Records as Planning Commission Docket #99-013, was heard before the Commission in a public hearing on the 11th of March, 1999, and was approved in substantial conformance with the requirements and design shown upon this plat map. Signed, _____, Eric Jay Toll, AICP, Director of Community Development."
9. Prior to the submittal of the plat map, the Director of Community Development shall receive a signed and notarized copy of any deed covenants, conditions, and restrictions to be imposed upon the subdivision. Following approval of the covenants, conditions, and restrictions, the Director of Community Development shall forward the original copy to the City Engineer for recordation with the plat map.
10. All utilities shall be constructed and installed with the requirements of the City of Logan or the public utility provided in effect at the time of construction, or as specified in the Development Agreement.
11. Prior to the submittal of the final plat, the City Engineer shall receive an executed original copy of the Development Agreement for the subdivision.

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 Karl Ward**, with a second by **Commissioner Paul Larsen**. The motion passed by a vote of **4,0**.

This action will expire **one year** from the date of the **March 11, 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.

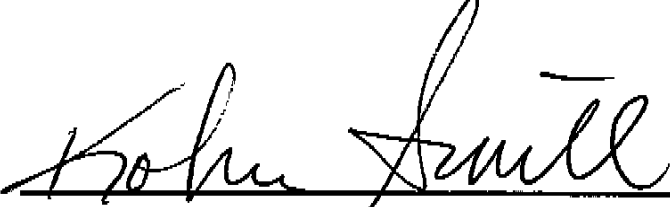
Attest:



Eric Jay Toll AICP
Director of Community Development
October 5, 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:
River Wild Subdivision, by**



Title owner

Date: _____

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

020540025, BEG IN E LN OF MAIN ST AT PT BR S 444.625 FT FROM SW COR LT 3 BLK
1 PLT D LOGAN CITY SVY & TH N 56.4 FT TH E 307.26 FT TO W BANK OF LOGAN RIVER TH
S 47*41'27" W 83.79 FT BY CALC TH W 245.3 FT TO BEG (SEE DEED FOR DETAIL) CONT
0.36 AC M/L