



Ent 852019 Bk 1279 Pg 1883  
Date 14-Jan-2004 2:31PM Fee \$0.00  
Michael Gleed, Rec. - Filed By CL  
**Cache County, UT**  
For CITY OF LOGAN

# CITY · O F · LOGAN

## S T A T E · O F · U T A H

# CERTIFICATE ♦ OF ♦ DECISION

Whereas, the Historic Preservation Committee of the City of Logan did receive an application from Dirk Opperman for consideration of a certificate of appropriateness for a new entrance constructed from an existing window on .36 acres in the Commercial Central Historic (CC-H) zone. Assigned docket number HPC# 03-014, the matter was brought to the City of Logan Historic Preservation Committee on October 20, 2003.

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

A Record of Decision as issued by the Historic Preservation Committee 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 Historic Preservation Committee. If the Committee's action denied the application, The Record of Decision is executed solely by the Director of Community Development.

The subject property, 155 East Center, is more particularly described the document attached as Exhibit B, Legal Description.

The Official Records of the Historic Preservation Committee are maintained in the Office of the Department of Community Development, City of Logan.

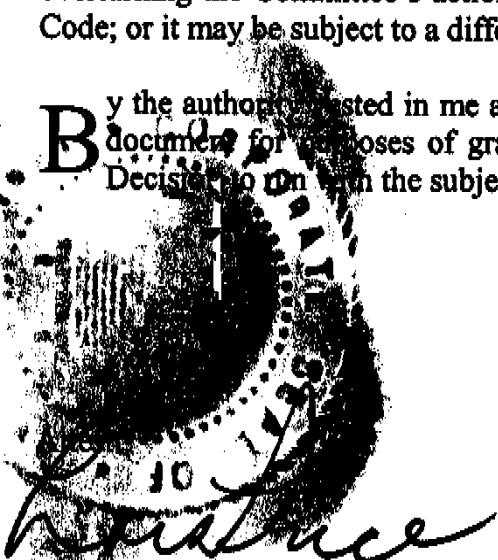
This decision runs with the land. If issued for a design review permit, conditional use permit, variance, or other construction permit, construction is required to commence within an established time frame set forth in Titles 16 and 17, Logan Municipal Code, that initiates with the action of the Historic Preservation Committee. 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 Historic Preservation Committee, the denial may only be reversed by an appeal overturning the Committee'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 Dirk Opperman, a permanent and recorded Certificate of Decision to own the subject property in perpetuity.

By my hand this 5<sup>th</sup> day of JANUARY, 2004,

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

  
Lois Price  
Recorder, City of Logan

ORIGINAL



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

Ent 852019 Bk 1279 Pg 1884

# CERTIFICATE OF APPROPRIATENESS

At its meeting of *October 20, 2003*, the City of Logan Historic Preservation Committee *conditionally approved HPC# 03-014, Anniversary Inn at 155 East Center*, for a certificate of appropriateness for a new entrance constructed from an existing window on .36 acres in the Commercial Central Historic (CC-H) zone. 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.

## RECOMMENDED CONDITIONS OF APPROVAL

1. Any representations by the proponent or agent at the Historic Preservation Committee 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.
2. The proposed project shall be developed in conformance with the revisions imposed by the conditions of the project approval.
3. Failure to comply with any conditions of approval shall void the permit and require a new Historic Preservation Committee hearing.
4. All improvements shall be constructed in substantial conformance with the approved elevations.
5. The proponent is responsible to ensure that any construction is appropriately inspected by the Building Inspection Division through timely scheduled inspections. Failure to obtain an inspection or to continue construction beyond points of inspection may result in an enforcement action by the Chief Building Official. Such action may include and is not limited to:
  - a. Issuance of a stop work order;
  - b. Filing of a complaint with the State Department of Commerce against the contractor license(s); and/or
  - c. Requirements for inspection by x-ray or by removing any covering or demolition of construction occurring beyond the point of inspection.
6. All physical construction shall conform to the approved building plans.
7. Improvements shall meet the City of Logan requirements for quality, performance, or other requirements as established in the City of Logan "Public Works Standards and Specifications" as approved by the Director of Public Works.

8. No work shall be undertaken within the public right-of-way without a permit issued by the City of Logan for City right-of-way.
9. The proponent shall obtain a sign permit and inspections before any signs are placed on the building.
10. The new trim around the doorway shall be consistent in appearance with the existing door and window trim on the home.

Ent 852019 Bk 1279 Pg 1885

**RECOMMENDED FINDINGS FOR APPROVAL**

1. The project complies with all requirements imposed by Title 17 of the Logan Municipal Code.
2. The project is consistent with the objectives and purpose of the General Plan and Title 17 of the Logan Municipal Code.
3. The exterior improvements are designed to be conforming with the Historic District.
4. The Certificate of Appropriateness permit is issued for a project that is limited to and promotes the use, preservation and enhancement of structures listed as contributory by the National Register of Historic Places.
5. In approving an application for a Certificate of Appropriateness the Historic Preservation Committee shall find that the project substantially complies with standards outlined in the Secretary of the Interior's Standards for Rehabilitation Guidelines.

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 Historic Preservation Committee for consideration of an amendment to your approval. Failure to comply, may result in an action by the City to revoke your permit.

The Historic Preservation Committee's action came on a motion by **Committee Member Newel Daines**, with a second by **Committee Member Blythe Ahlstrom**. The motion passed by a vote of 3,0.

This action will expire **one year** from the date of the **October 20, 2003** Historic Preservation Committee'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:



Jay L. Nielson  
Director of Community Development

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

Accepted and agreed:  
*Anniversary Inn, by*



**Title** Maintenance Manager

**Date:** 11/05/03

Attachment: Copy of Legal Description, 06-067-0004

**Distribution:**

Ent 852019 Bk 1279 Pg 1886

- 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

060670004, BEG 14 FT E OF SW COR LOT 1 BLK 16 PLAT A LOGAN CITY & TH N 14 RDS 11.5 FT TH E 64.5 FT TH S'LY IN STRAIGHT LINE 14 RDS 11.5 FT M/L TO PT ON S LN OF LT 1 64.5 FT E OF BEG TH W 64.5 FT TO BEG SUBJ TO R/W FOR PRIVATE DRIVEWAY OVER A STRIP 8 FT WIDE OFF THE EAST SIDE OF SD PARCEL CONT 0.36 AC

Ent 852019 Bk 1279 Pg 1887