



Ent 855146 Bk 1285 Pg 570
 Date 25-Feb-2004 4:17PM Fee \$0.00
 Michael Glead, Rec. - Filed By TJ
 Cache County, UT
 For LOGAN CITY

CITY · OF · LOGAN

S T A T E · O F · U T A H

CERTIFICATE ❖ OF ❖ DECISION

Whereas, the Planning Commission of the City of Logan did receive an application from Icon Health & Fitness for consideration of a design review for expansion of an existing parking lot on 38.55 acres in the Industrial (IND) zone. Assigned docket number 03-097, the matter was brought to the City of Logan Planning Commission on November 13, 2003.

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, 650 West 1600 South, is more particularly described in the document attached as Exhibit B, Legal Description.

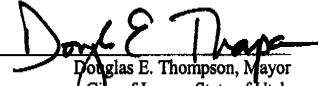
The Official Records of the Planning Commission are maintained in the Office of the Department of Community Development, City of Logan.

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 Icon Health & Fitness, a permanent and recorded Certificate of Decision to run with the subject property in perpetuity.

By my hand this 13th day of FEB, 2004


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

Attest:



Lois Price
 Recorder, City of Logan

ORIGINAL



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

At its meeting of *November 13, 2003*, the City of Logan Planning Commission *conditionally approved PC# 03-097, Icon East Parking Lot Expansion at 650 West 1600 South*, for a design review for expansion of an existing parking lot on 38.55 acres in the Industrial (IND) 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 STANDARD CONDITIONS OF APPROVAL

1. Any representations by the proponent or 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.
2. No site development activities, including grading, clearing, or vegetation removal, shall commence until an executed copy of the Record of Decision signed by the property owner is filed with the City.
3. Failure to comply with any conditions of approval shall void the permit and require a new Planning Commission hearing.
4. All improvements shall be constructed in substantial conformance with the approved site plan.
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 licenses; 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. The proponent shall ensure that the contractor has current copies of the approved plans and amendments to plans onsite at all times during construction.
7. All physical construction shall conform to the approved building plans.
8. The project shall not be used or occupied by customer traffic until the City issues a Certificate of Occupancy.

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9. 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.
10. No work shall be undertaken within the public right-of-way without a permit issued by the City of Logan for a City right-of-way or the Utah Department of Transportation for work within the State right-of-way.
11. The subject property shall not be subdivided for purposes of sale, ground lease, or finance without obtaining approval from the City through an appropriate approval process. If a subdivision occurs without City approval, a building permit will not be issued for this property until the situation is resolved. If the subdivision without City approval occurs after the permit has been issued, the permit will be revoked.
12. All utilities shall be constructed and installed according to the requirements of the City of Logan, the public utility provided in effect at the time of construction, or as specified in the Development Agreement.
13. All streets, roads, and alleys shall be constructed to the standards of the City of Logan in effect at the time of construction, unless otherwise specified in the Development Agreement.
14. All signs shall receive a permit from the Department of Community Development before being placed on site.
15. Prior to the issuance of a building permit, a detailed performance landscaping plan shall be submitted and approved by the Department of Community Development including the common and botanical names of all species.
16. Prior to the issuance of a certificate of occupancy, the Director of Community Development shall approve the installation of landscaping in conformance with the approved landscaping plan. Landscaping required to be installed between November 1 of one year and May 1 of the following year may be approved by improvement security in conformance with Title 17 of the Logan Municipal Code to guarantee the installation of landscaping and irrigation systems for the project.
17. Existing water rights shall not be negatively impacted by this project.

RECOMMENDED 'SITE SPECIFIC' CONDITIONS OF APPROVAL

1. ~~Prior to the beginning of construction for the parking lot the remainder of Lot 2 that is not used for the parking lot project shall be dedicated to the City.~~
2. Prior to the beginning of construction for the parking lot the proponent shall submit a new site plan showing 18-foot long parking stalls. The remaining space shall be landscaped area placed between the parking lot and the trail.
3. A performance landscape plan with plant quantity and species shall be submitted to the Department of Community Development for approval prior to construction. The plan shall include trees and shrubs in the front setback area, surrounding both phases of the parking lot and in the interior parking lot island. The landscaping shall be of sufficient height and density to screen the parking lot from view both from 1600 South and from the trail. Berms shall also be used to help screen the parking lot.
4. Prior to construction, 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:

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- a. *Fire Department – contact Liz Hunsaker 716-9515*
 1. The proponent shall address Fire Department access through the parking lot.
- b. *Permits and Compliance Division – contact Lynn Miller 716-9286*
 1. The proponent shall provide backflow for the irrigation system.
- c. *Engineering Division – contact Ron Johnson 716-9161*
 1. Provide storm water detention for a 10-year one-hour storm. Submit calculations and show location and size of orifice for storm water release.
 2. Submit erosion control plan for the construction site.
- d. *Geographic Information Systems Division – contact Chuck Shaw 716-9171*
 1. The proponent shall submit a digital copy of final site plan in AutoCAD or ESRI compatible format (Preferably in ESRI compatible format), which is tied to the City's survey monuments, prior to the issuance of a building permit.

RECOMMENDED 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 public and administrative records.
2. The proposed project has been revised and amended by the conditions of project approval to conform to the requirements of Title 17 of the Logan Municipal Code (providing adequate but not excessive parking), the City of Logan Public Works Standards and Specifications, and the requirements of various departments and agencies.
3. The proposed project is compatible with existing land uses and zoning and enhances the character of the neighborhood.
4. The design review permit is issued in conformance with the requirements of Title 17 of the Logan Municipal Code.
5. The proposed project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjoining or area properties.
6. 1600 South, the street providing access and other infrastructure to the subject property, has adequate capacity, or suitable levels of service, for the proposed use.
7. The proposed use provides adequate off-street parking in conformance with Title 17 of the Logan Municipal Code.


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.

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The Planning Commission's action came on a motion by **Commissioner Gene Kartchner**, with a second by **Commissioner Paul Morgan**. The motion passed by a vote of 5,0.

This action will expire **one year** from the date of the **November 13, 2003** 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.

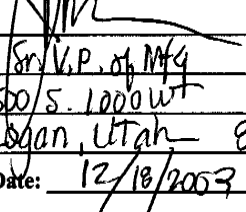
Attest:


 Jay L. Nielson, AICP
 Director of Community Development

DS

We have reviewed the action of the Planning Commission and agree to the conditions and requirements of its action. We understand this project expires one year after the date of the Commission's action unless the Department of Community Development has issued a Building Permit. If an extension of time is required, we must submit our request prior to the expiration date 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:
Icon East Parking Lot Expansion, by

Signed: 
 Title: Sr. V.P. of M4
 Address: 1500 S. 1000 W
 City/State/Zip: Logan, Utah 84321
 Date: 12/18/2003

Attachment: Legal Description 02-083-0003, 0004

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

020830003, LOT 1 LOGAN RIVER BUSINESS PARK CONT 25.87 AC

020830004, LOT 2 LOGAN RIVER BUSINESS PARK CONT 12.68 AC

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