

CONDITIONAL USE PERMIT

CACHE COUNTY

Date Issued	Receipt No.	Permit No.
9-29-03	34168	1086-03

(This permit does not give clearance for a Building Permit)

NAME Valley View Acres/Brent F. Bryner ZONE Ag.
 Ent **841240** Bk **1262** Pg **1524**
 ADDRESS 193 North 2100 West Date 29-Sep-2003 9:42AM Fee \$12.00 TAX# 05-059-0004
 Michael Bleed, Reg. - Filed By TJ
 Logan, UT 84321 Cache County, UT # of ACRES 15.96
 For BRENT F BRYNER

DATE OF ACTION: 8 September 2003 LEGAL DESCRIPTION ATTACHED

To allow the expansion of an existing comm. business which includes the growing & selling of Christmas trees, landscape trees, and produce and bedding plants, an existing 12'X36' green house, an 11'X18' shed the construction of an 8'x11' chicken coop, a 20'X20' equipment storage shed and two 2'X3' (6 square feet each) signs, and to include the sale of produce and bedding plants and 1 (one) to 6 additional employees as needed, and for the construction of an 18' X 90' greenhouse.

CONDITIONAL USE PERMITTED: the growing & selling of Christmas trees, landscape trees, and produce and bedding plants, an existing 12'X36' green house, an 11'X18' shed the construction of an 8'x11' chicken coop, a 20'X20' equipment storage shed and two 2'X3' (6 square feet each) signs, and to include the sale of produce and bedding plants and 1 (one) to 6 additional employees as needed, and for the construction of an 18' X 90' greenhouse.

This conditional use permit is subject to the following specific conditions: 1) Current and future owners of this property must comply with any variance or special exception issued by the Board of Adjustment in conjunction with this permit. 2) Current and future property owners must be aware that they will be subject to the sights, sounds, and smells associated with agricultural activities which are the permitted uses in the Agricultural Zone (Ag) and Forest Recreation Zone (FR-40).

Additional Stipulations: 1) A sign not to exceed 4' X 8' will be approved if a sign larger than 2' X 3' is allowed by the ordinance. (It was determined that a sign larger than 2' X 3' is not allowed by ordinance.) 2) Any expansion of this business not included in the master plan including additional buildings, additions to existing buildings, equipment used, or number of employees to exceed the six approved must have prior review and approval of the Planning Commission.

Expiration: This conditional use permit shall expire and be null and void one (1) year after the Date of Action unless: 1) a County Building Permit has been issued and remains in force until the completion of the approved project; 2) a County Business License is issued and remains current for the approved commercial business; and 3) substantial work shall have been accomplished towards the completion of the approved project. If at any time any specific condition is not fully complied with, the Planning Commission may revoke the conditional use permit upon a 30-day notice to the applicant/property owner and following a hearing.

Dated September 24, 2003

[Signature]
 Cache County Zoning Administrator

AGREEMENT OF ACCEPTANCE

I have read, understand and agree to comply with the Land Use Ordinance and the terms of this permit. I realize that in order to do any construction on the property, I will be required to obtain a County Building Permit and that I will need to meet the standards of Cache County for any improvements. I agree to reimburse Cache County for any costs of enforcement including reasonable attorney fees, and/or any other costs of enforcement incurred by Cache County resulting from my failure to comply with the Land Use Ordinance and the terms of this conditional use permit.

Dated SEPT. 29, 2003

[Signature]
 Applicant/Property Owner

STATE OF UTAH }
 COUNTY OF CACHE }

Sworn to and subscribed to before me this 29th day of September 2003



[Signature]
 Notary Public

Cache County Corporation

Tax Roll Information

uesday, August 05, 2003

10:01AM

Parcel 05-059-0004

Entry 618382

Name BRYNER, BRENT F & ANNETTE T TRS

***** LEGAL DESCRIPTION *****

Property Address:

Current Year:

LTS 5 & 6 BLK 29 PLT E LOGAN FARM SVY LESS BEG SW COR LT 5 & TH N 660 FT TH E 302 FT TH S'LY TO PT 231 FT E OF BEG TH W 231 FT TO BEG WITH R/W BEG NW COR LT 5 & TH E 302 FT TH S 1 RD TH W 302 FT TH N 1 RD TO BEG WITH 1/2 INT IN WELL BK 371 PG 909 NET 15.96 AC M/L

Next Year:

Next Year Legal Description Same as Current Year

***** End of Report *****

Ent 841240, Bk 1262 Pg 1525