



Ent 800187 Bk 1143 Pg 54
Date 3-Oct-2002 3:40PM Fee \$0.00
Michael Bleed, Rec. - Filed By DP
Cache County, UT
For CITY OF LOGAN

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 Cache County for consideration of a design review for a new sheriff's administration building, a conditional use permit for a jail and a 2 lot subdivision on 26.57 acres in the Commercial General (CG) zone. Assigned docket number 02-071, the matter was brought to the City of Logan Planning Commission on August 8, 2002.

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, approx. 1200 West 200 North, 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 of 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 Cache County, a permanent and recorded Certificate of Decision to run with the subject property in perpetuity.

By my hand this 1ST day of OCTOBER, 2002

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

Attest:
Lois Price
Lois Price
Recorder, City of Logan

ORIGINAL



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

DESIGN REVIEW SUBDIVISION CONDITIONAL USE PERMIT

At its meeting of August 8, 2002, the City of Logan Planning Commission *conditionally approved* PC# 02-071, Cache County Sheriffs Complex at approx. 1200 West 200 North, for a design review for a new sheriff's administration building, a conditional use permit for a jail and a 2 lot subdivision on 26.57 acres in the Commercial General (CG) zone. The subject property is as described on the attached legal description.

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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.
 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.
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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. Prior to the submittal of the final plat map, the City Engineer shall review and approve all engineering construction drawings for infrastructure improvements.
 18. The final plat map(s) shall be submitted with all owner, lien-holder, beneficiaries of easements, and public utility signatures appropriately notarized (where required) and affixed to the 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.

19. Prior to the submittal of the plat map, the Director of Community Development shall receive a copy of the deed covenants, conditions, or 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.
20. 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 #02-071 was heard before the Commission in a public hearing on the 8th day of August, 2002, and was approved in substantial conformance with the requirements and design show upon this plat map. Signed, Jay L. Nielson AICP, Director of Community Development." The proponent shall ensure that all information is inscribed on the final map with the exception of the actual signature.-
21. Existing irrigation water rights shall not be negatively impacted by this project.

RECOMMENDED 'SITE SPECIFIC' CONDITIONS OF APPROVAL

1. The proponent shall provide the Department of Community Development with a copy of the appropriate US Army Corps of Engineers Section 404 authorization prior to the issuance of a building permit.

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2. The performance landscaping plan shall include the following items:
 - a. Berming and additional landscaping between the parking and the proposed roadway to help reduce the negative visual impact of the parking areas
 - b. Additional landscaping on the proposed street frontage along the western portion of the project site to provide an attractive gateway into the City.
 - c. Landscaping to help frame and enhance the entrance to the administration building.
 - d. Street trees on thirty-foot centers along the north side of the roadway in an eight-foot park strip.
3. Prior to the issuance of a building permit and/or business license, 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. *Fire Department – contact Liz Hunsaker 716-9515*
 1. The proponent shall address fire hydrants, gates, access, sprinkler systems, and fire alarm systems.
 - b. *Permits and Compliance Division — contact Lynn Miller 716-9286*
 1. Backflow shall be required for irrigation system. A 3000 gallon grease interceptor for the jail kitchen, 600 gallon clarifier for the garage area, and a grinder for the main sewer line shall all be required.
 - c. *Public Works Department — contact Ron Johnson 716-9161*
 1. The proponent shall dedicate the right of way for a 100 foot wide street on the alignment provided.
 2. The proponent shall construct curb & gutter and sidewalk per City of Logan Standards along the north side of the roadway.

3. The proponent shall construct a minimum of 30 foot wide pavement against the curb & gutter per City of Logan Standards.
 4. The proponent shall construct a temporary "T" intersection at 200 North.
 5. The proponent shall construct a 12 inch diameter water line from the end of the developed street to the east and tie it into the 18 inch water line in 200 North.
 6. The proponent shall provide on site storm drain detention for the site for a ten year one hour storm.
 7. Driveways shall be curb-cut, depressed curb driveways, not radius corner driveways.
 8. In exchange for not maintaining the right of way at 1200 West through the proposed site, the proponent shall provide a utility access to 1200 West to the north for a future sewer transmission line.
- d. *Light and Power Department — contact Garth Turley 716-9741*
1. The developer shall be responsible for both primary and secondary conduit installation, installed and inspected according to the LCL&P specifications, to service transformer and across front property line.
 2. The developer shall be responsible for all secondary connections (including lugs) in transformer (de-energized equipment only).
 3. Developer shall be responsible for a concrete transformer pad.
 4. Prior to a Certificate of Occupancy, a "Request for Electrical Service Information" shall be completed and submitted to LCL&P.
 5. Prior to a Building Permit, a digital copy of the site plan and electrical plan, in AutoCad or DXF format, shall be submitted to LCL&P. **Refer to the attached sheet for site plan and electrical plan requirements.**
- e. *Environmental Division—contact Steve Larson 716-9760*
1. The dumpster shall be located near the service entrance so that it is not visible from the main roads. A 60 foot straight-on access to the dumpsters is required. Space should be allowed for the placement of both refuse and a recycling container if it is desired. A minimum 10-foot wide, 8-foot deep clear space is required for each container if they want to construct an enclosure.

Ent **800187** Bk **1143** Pg **58****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 Cache County Sheriff's Complex has been revised and amended by the conditions of project approval to conform to the requirements of Title 17 of the Logan Municipal Code, the City of Logan Public Works Standards and Specifications, and the requirements of various departments and agencies.
3. The Cache County Sheriff's Complex expansion is compatible with existing land uses and zoning and enhances the character of the neighborhood.
4. Access to 400 North and 200 North Street is designed to be in conformance with City Standards and Specifications.
5. The design review permit and conditional use permit are issued in conformance with the requirements of Title 17 of the Logan Municipal Code.

- 6. The Cache County Sheriff's Complex is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjoining or area properties.
- 7. 200 North and 400 North Streets, the streets providing access and other infrastructure to the subject property has adequate capacities, or a suitable level of service, for the proposed use.
- 8. The proposed use provides adequate off-street parking in conformance with Title 17 of the Logan Municipal Code.
- 9. The subdivision meets the approval of the City Engineer for technical specifications, standards, and conforms to the conditions imposed on the subdivision by the Commission.
- 10. Approval of the subdivision conforms to the requirements of Utah law.

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 Eugene Kartchner**, with a second by **Commissioner Jenny Box**. The motion passed by a vote of **4,0**.

This action will expire **one year** from the date of the **August 8, 2002** 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:

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 Jay L. Nielson, AICP
 Director of Community Development

02-071 for Cache County Sheriffs Complex

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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 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:
Cache County Sheriffs Complex, by

M. Lynn Lemon
Title County Executive
Date: 9/9/2002

Attachment: Copy of Legal Description, 05-061-0017

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

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050610017, BEG 0.76 CHS N OF CENTER OF SEC 32 T 12N R 1E & TH N 88*10' W
19.25 CHS TH N 1*30' E 9.60 CHS TO SPRING BRANCH TH N 89*15' E 1.35 CHS TH N
65*56' E 8.5 CHS ALG SD BRANCH TH N 39*5' E 3.25 CHS TH S 88*10' E 5 CH TH S
1*30' W 10 CHS TH S 88*10' E 3.25 CHS TH S 1*30' W 5.96 CHS TH N 88*10' W 1.64
CHS TO BEG 22.96 AC LESS-- BK 825 PG 464-465
ALSO-- BEG AT SW COR LT 1 BLK 34 PLT E LOGAN FARM SVY & TH E 77 RDS ALG N LN OF
COUNTY ROAD TH N 14-4/7 RDS TH W 77 RDS TH S 14-4/7 RDS TO BEG LESS 0.09 AC
FOR STATE ROAD LESS-- BEG N 89*50'20" E 388.01 FT & S 17'20" W 700 FT & E
192.9 FT OF NE COR LT 14 BLK 34 SD PLT E & TH S 601 FT ALG W LN OF 40 FT LANE TO
N LN OF 200 N ST TH W 240 FT TH N 601 FT TH E 240 FT ALG S LN OF 40 FT LANE TO
BEG 3.31 AC NET 26.57 AC SUBJ TO BNDRY LN & R/W IN 682/600

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