

CITY OF LOGAN, UTAH
ORDINANCE NO. 25-25

**AN ORDINANCE AMENDING TITLE 17 THE LAND DEVELOPMENT CODE OF
LOGAN CITY, UTAH**

BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF LOGAN, UTAH AS
FOLLOWS:

SECTION 1: That certain code entitled "Land Development Code, City of Logan, Utah" Chapter 17.27A: PD-1
"Cache Valley Marketplace" are amended as attached hereto as Exhibit A.

SECTION 2: This ordinance supersedes and replaces ORDINANCE NO. 25-19.

SECTION 3: This ordinance shall become effective upon publication.

ADOPTED BY THE LOGAN MUNICIPAL COUNCIL THIS _____ day of _____, 2025

Anderson, Amy Z.	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstained	<input type="checkbox"/> Excused
Johnson, Mike	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstained	<input type="checkbox"/> Excused
López, Ernesto	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstained	<input type="checkbox"/> Excused
Simmonds, Jeannie F.	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstained	<input type="checkbox"/> Excused
VACANT	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstained	<input type="checkbox"/> Excused

Jeannie F. Simmonds, Chair

ATTEST:

Teresa Harris, City Recorder

PRESENTATION TO MAYOR

The foregoing ordinance was presented by the Logan Municipal Council to the Mayor for
approval or disapproval on the ____ day of _____, 2025.

Jeannie F. Simmonds, Chair

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby _____ this ____ day of _____, 2025.

Holly H. Daines, Mayor

EXHIBIT A

§17.27A.020 Applicability and Context

This Planned Development will be labeled as PD-1 Cache Valley Marketplace Planned Development. The entire site contains approximately 28.634 while the gross development area contains approximately 25.5 acres and is located east of Main Street, south of 1400 North, west of 200 East and north of 1250 North (Cache Valley Mall Blvd.). The current property contains the existing Cache Valley Mall originally constructed in 1976. The underlying zoning of the site is Commercial (COM).

Note: Refer to the approved Development Plan contained in Design Review Permit 23-047 (PD-1: Cache Valley Marketplace) and PC #25-060 for specific project details.

§17.27A.050 Buildings Approved under this PD Overlay (Reference PC #23-047 & PC #25-060)

A. Approved Commercial Buildings

1. Building A – Approximately 150,000 square feet anchor retailer.
2. Building B (Bld. 1) – Approximately 156 room hotel with approximately 21,000 square feet of ground level commercial space. Building B - Approximate 62,990 SF mid-box retail multi-tenant building

B. Approved Freestanding Residential Buildings Associated with PC #25-060

1. Building C (Bld. 2) – Multi-Family Building #1 – a 4 story residential building containing 116-104 dwelling units.
2. Building D (Bld. 3) Multi-Family Building #2 – a 4 story residential building containing 92-93 dwelling units.
3. Building E (Bld. 4) Multi-Family #3 – a 4 story residential building containing 100 41 dwelling units.
4. Building F (Bld. 5) Multi-Family Building #4 – a 4 story residential building containing 42-74 dwelling units.

C. Other

1. Buildings G - I – 3 multiple freestanding accessory, single level garage structures containing approximately 55 garage parking stalls accessory to the residential uses.

§17.27A.060 Approved Residential Densities & Unit Count

The approved Development Plan includes 346-312 multi-family residential units for an overall density of 12.2-13.5 units/acre (25.5 acre site).



MEMORANDUM TO MUNICIPAL COUNCIL

DATE: December 12, 2025
FROM: Russ Holley, Senior Planner
SUBJECT: Ordinance #25-25 Cache Valley Marketplace PDO Code Amendment #2

Summary of Planning Commission Proceedings

Project Name: Cache Valley Marketplace PDO Amendment #2
Request: LDC Amendment
Project Address: ~1350 North Main Street
Recommendation of the Planning Commission: **Approval**

On Dec. 11, 2025, the Planning Commission **recommended approval** of an amendment to the LDC to the Municipal Council for the Cache Valley Marketplace PDO Amendment #2.

Planning Commissioners vote (5-0):

Recommend Approval: Doutre, McNamara, Peterson, Duncan, Lucero

Nay: none

Abstain: none

Attachments

Meeting Minutes
Ordinance #25-25
Staff Report
Slides

PLANNING COMMISSION MINUTES

Meeting of December 11, 2025

DRAFT. Not yet approved by PC.

PC 25-060 Cache Valley Marketplace PDO Amendment 2 -Continued from the November 13th meeting. [Design Review & Code Amendment] Mitch Hohlen/Woodsonia Cache Valley LLC, authorized agent/owner, is requesting an amendment to the Planned Development Overlay (PDO) for the Cache Valley Marketplace. The amendment reflects changes to the commercial site layout and the final design of the multi-family structures located at 115 & 155 East Cache Valley Boulevard and 1295 North 200 East, in the Commercial (COM) Zone; TIN 05-140-0003; -0004; -0005, in the Adams Neighborhood.

Staff: Russ Holley, Logan City Planner, reviewed the request to amend the Cache Valley Marketplace PDO, originally approved in 2023. The original approval included a 150,000 sq. ft. Target big-box store, 156 room hotel/retail building, and 346 multi-family residential units. The current amendment proposes replacing the hotel with a 62,990 sq. ft. mid-box, multi-tenant retail building and reducing the residential unit count from 346 to 312.

When the amendment was previously reviewed by the City Council, concerns were raised about the buffering and separation between the residential units and the rear of the mid-box building. In response, the applicant added garage structures and enhanced landscaping to improve the transition between uses.

The applicant is requesting approval of three design concepts to present to potential tenants. The Planning Commission has the authority to approve all three concepts.

R. Holley reviewed the designs, noting that concepts 1 and 3 meet all applicable design standards, including required design elements, fenestration, and transparency. Concept 2, however, does not meet the 30% transparency requirement on the front (west) facade of the south tenant space.

Commissioner Doutre asked whether condition number 4 should be removed, since the referenced design elements have already been incorporated into the proposal.

Proponent: Mitch Hohlen explained that the three separate design concepts are being presented because the applicant is currently in negotiations with three national tenants, each with specific design requirements for the space.

Commissioner Peterson asked whether the retail building could ultimately include three tenants. Mr. Hohlen responded that at this time the plan is to accommodate two tenants.

Public: No public comments were made.

Commission: Commissioner Doutre asked whether the proposed buffering between the mid-box building and the residential units is adequate to address the concerns previously raised by the City Council. R. Holley stated that the addition of garage structures and enhanced landscaping should sufficiently address the Council's concerns.

Commissioner Peterson stated that Concept 2 does not match the aesthetic of Concepts 1 and 3. Commissioner Doutre added that requiring the west façade to meet the transparency standard could bring Concept 2 into compliance.

Commissioner Lucero noted that Concept 2 would also benefit from additional design detailing on the west façade. Commissioner Doutre agreed and suggested that, if the tenant is opposed to adding

windows, additional landscaping or trellising could be incorporated to enhance the façade.

Commissioner Duncan commented that Concepts 1 and 3 present a more contemporary design. Commissioner McNamara agreed and stated that Concept 2 should include additional visual interest to better align with the other concepts.

The Commission asked Mr. Hohlen whether additional design elements could be added to concept 2. Mr. Hohlen stated that glazing could be added to the front façade to meet the transparency requirement.

MOTION: Commissioner Lucero made a motion to approve the design review permit and forward a recommendation of approval to the Municipal Council on the code amendment for **PC 25-060** with the findings for approval and conditions of approval (removing condition number 4) as listed below. Commissioner Doutre seconded the motion. The motion was approved unanimously.

AMENDED CONDITIONS OF APPROVAL

1. All standard conditions of approval will be recorded with the Design Review and are available in the Community Development Department.
2. This permit and code amendment authorizes a new 62,000 SF “mid-box” retail building and reconfigured multi-family buildings totaling 312 dwelling units in four-story buildings.
3. The “option two” southern tenant space on the west façade shall have at least 30% transparency for the “mid-box” retail building.
4. ~~The Planning Commission will determine if the mid-box south façade design alternative with trellising can be approved based on LDC 17.43.~~
5. This proposal shall provide a minimum of 538 residential parking stalls (all four residential buildings) and 244 parking stalls for the mid-box retail building. Bike parking shall be provided throughout the site.
6. The project shall provide a bus stop amenity along Main Street (Green and Blue Line) and a continuous pedestrian way with sidewalks and painted raised crossings to both the big box and retail buildings and the 200 East bus stops.
7. A raised painted crossing shall be installed between the west side of the big box and the west side of the retail building. Additional sidewalks shall be installed so that all multi-family units can walk on either a sidewalk or painted crossing to the big-box and hotel/retail building.
8. A performance landscaping plan, prepared in accordance with §17.39 of the LDC, shall be submitted for approval to the Community Development Department prior to the issuance of the building permit. The plan shall include the following:
 - a) 10% Landscaping and 10% Useable Outdoor areas shall be provided for commercial areas and 20% Landscape Area and 10% Useable Outdoor areas for residential portions of the project.
 - b) 510 trees and 1,275 shrubs/perennials/grasses shall be provided for this project.
 - c) 18 SF of interior parking lot landscaping shall be provided per parking stall contained within the surface parking area as per LDC.
 - d) A landscape buffer shall be used in parking lot perimeter areas.
9. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping.
10. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
11. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
12. Surface storm-water retention and detention facilities shall be located away from public streets and buffered from view with landscaping.
13. Prior to issuance of a Building Permit, 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. Environmental —contact 716-9761

1. Minimum 60 ft. straight on clear access required. Approach must be level, no down or uphill slopes and no parking spaces or curb blocking access.
2. Minimum inside measurement for a double enclosure is 24 ft. wide by 10 ft. deep. Minimum inside measurement for a single enclosure is 12 ft. wide by 10 ft. deep.
3. Place bollards in the back of the enclosure to protect walls.
4. Gates are not required, however if desired, they must be designed to stay open during the collection process.
5. Barrel hinges are suggested for the gates. We need the full 12 ft. clearance so gates must be designed to open completely.

b. Engineering —contact 716-9160

1. The proposed site changes shall be reconciled in an updated in a traffic study that meets the City of Logan standards. Recommended improvements to the City rights of way shall be completed by the developer at the developers' cost. The final traffic study amendment shall be stamped by a professional Civil Engineer and be acceptable by UDOT.
2. Per LDC §17.41.050 Existing public utility easements dedicated with the most recent plat or previous dedications, will need to go through the City's vacation process for Council Approval prior to relocation or removal. Application and information on going through this process can be found on the City's Engineering Webpage at the following:
https://www.loganutah.gov/government/departments/public_works/permits_and_forms.php.
3. A 5' PUE shall be dedicated on each side of an internal property line and a 10' PUE shall be dedicated along each right of way. Portions of internal property lines that will be overlapped by a building structure may be excluded from this requirement.
4. The Amended Plat shall be developed according to the City's standards.
5. Unless modified by these conditions, all engineering conditions of the currently approved Cache Valley Marketplace Design Review Permit shall also apply to this amendment.

c. Water —contact 716-9627

1. Project shall comply with all currently adopted plumbing codes and their amendments and Utah Admin. code R 309-105-12-(1) rules and regulations including, but not limited to, those pertaining to backflow prevention and cross connection protection, during and after construction, for the safety of the water source and its consumption.
2. Obtain an updated fire flow analysis by sending the proposed utility (water) locations to joseph.hawkes@loganutah.gov or derek.holmstead@loganutah.gov.

d. Fire and Light and Power —contact 716-9515, 716-9722

1. Fire apparatus access, Fire hydrants required, Required fire flow compared to available fire flow, Fire sprinklers, Fire Alarms, etc will be evaluated and reviewed with the building permit.
2. A 1-Line Diagram required with building permit.
3. Complete a Logan City Load Data Sheet found on Logan Light & Power Website and email to angie.pacheco@loganutah.gov
4. A Digital Site Plan in AutoCAD (DWG) Format is required with the building permit.
5. PUE's Public Utility: 10' Easement on all property lines that face a roadway and 5' Easement on all other property lines are required.

Moved:

Second:

Approved: 5-0

Yea: Peterson, Lucero, Doutre, Duncan, McNamara

Nay:

Abstain:

Project #25-060
Cache Valley Marketplace PDO Amendment #2
Located at approximately 1300 North Main

REPORT SUMMARY...

Project Name: Cache Valley Marketplace PDO Amendment #2
Proponent / Owner: Mitch Hohlen / Woodsonia Valley LLC
Project Address: 1300 North Main Street
Request: Design Review & Code Amendment
Current Zoning: Commercial (COM) PD-1
Type of Action: Quasi-Judicial & Legislative
Hearing Date: December 11th 2025
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review Permit for Project #25-060 Cache Valley Marketplace PDO Amendment #2 and **recommend approval** of the Code Amendment to the Municipal Council, in the Commercial (COM) zone located at approximately 1300 North Main Street, TIN# 05-014-0078

Current Land use adjoining the subject property

North:	COM: Commercial Uses	East:	COM/MR: Com/Residential Uses
South:	COM: Commercial Uses	West:	COM: Commercial Uses

Original 2023 Project Proposal

This project was approved in 2023 as The Cache Valley Marketplace Planned Development Overlay and consisted of a new 150,000 SF Target big-box store, 156 room hotel/retail building, and 346 multi-family residential units in four separate buildings. Associated parking, open space, and landscaping were approved throughout the site. This site, which was the prior home of Cache Valley Mall and nearly 40-acres in size, was subdivided with several pad-site buildings along the outer perimeter and is now approximately 25.5 acres.

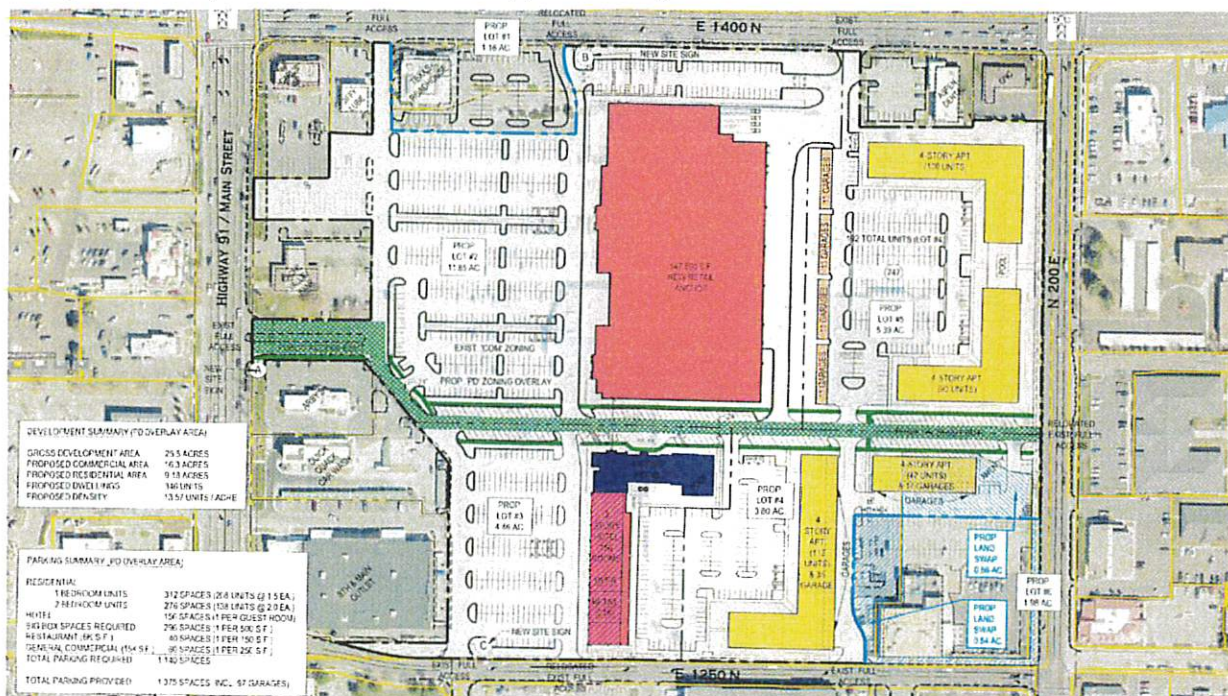


Figure 1 shows the 25.5-acre 2023 site plan with Target and Hotel (red and purple) and multi-family (yellow) buildings.

New Proposal

This proposal eliminates the 156-room hotel and replaces it with 62,990 SF of retail space in a new "mid-box" multi-tenant building in roughly the same location. The new single-story building aligns with the Target storefront to the north. The parking areas west of the commercial buildings remain essentially the same. The multi-family residential building directly east of the proposed mid-box retail building changes in footprint and dwelling unit counts. The overall residential counts are at 312, down from 346, and remain clad in brick, stucco, and fiber cement board siding and overall exterior design. The two southern multi-family buildings have rear-entry ground-floor garage parking stalls. Overall site access and cross access between the different buildings remain similar except for one additional driveway for the new retail loading docks.



Figure 2 shows the new site and landscape plan.

Design Review Permit

The LDC 17.43 requires a Design Review Permit for new commercial and multi-family residential developments. The Design Review Permit assures compliance with adopted code standards and design specifications applicable to the project proposal. The Planning Commission is the Land Use Authority on Design Review Permits. For this project, a Design Review Permit will be required for the new retail and multi-family buildings.

Density & Land Use

The LDC allows a density of 30 units per gross acre in the COM zone. At a total of 25.5 acres, and a proposed 312 overall residential units, the overall density is 12.2 units per acre. The multi-family buildings are shown as stand-alone (freestanding) residential buildings positioned near 200 East and 1250 North. The COM zone requires all buildings to contain commercial land use, but the original approved PD Overlay waived this requirement. The proposed "big box" and "mid-box" retail land uses and structure types are both permitted in the COM zone. As

proposed, the project complies with density and land use regulations approved with the original 2023 PDO.



Figure 3 shows a rendering of the new “mid-box” multi-tenant retail building.

Setbacks

The Land Development Code (LDC) requirements for setbacks in the **COM** zone are as follows (as measured from property lines):

Front (0-40' tall bldg.):	10'
Front (41-55' tall bldg.):	40'
Side:	8'
Rear:	10'
Parking (front):	10'
Parking (side/rear):	5'

This proposed project complies with setbacks. The previously approved north multi-family building, taller than 40 feet, received a unique setback approval through the PD Overlay process in 2023.

Building Heights

The LDC 17.10.080 limits building heights to a maximum of 55' in the COM zone with enhanced setbacks. Ground floor commercial space is required to be at least 12 feet tall. The tallest building in the proposal is the four-story multi-family apartment building shown at 50 feet.

Building Frontage

The LDC requires a minimum 50% building frontage in the COM zone to help frame streets with architecture. This requirement also results in surface parking lots being less visually prominent and more subordinate (rear) to primary buildings. The proposed project has multiple street frontages. On average the project shows a building frontage of 52% and is in compliance with this code requirement. As proposed, the project complies with the LDC.

Lot Coverage

The LDC 17.10.100 establishes a maximum lot coverage of 60% (building(s) footprint) in the COM zone. Collectively, the proposed building footprint(s) are at approximately 27% lot coverage and below the maximum code regulations. As submitted, the project complies with the lot coverage maximums in the LDC.

Parking Requirements

The LDC requires 1.5 to 2.0 stalls per multi-family dwelling units (1.5 stalls/studio and one-bedroom units and 2.0 stalls/2 bedroom or larger units). With a total of 312 residential units, 172 studio/one bedroom and 140 two/three bedroom, the required number of stalls would equal 538. The proposal shows a combination of garage and surface parking areas totaling 592 stalls. 135 stalls are located off-site and will require a written binding agreement. At 61,200 SF (subtracting loading docks) the mid-box retail would require 244 parking stalls. The proposal shows 247

stalls meeting the LDC requirements. The code requires bike parking for residential uses and the proposal shows bike parking inside and near residential buildings. As conditioned with a written binding agreement for off-site stalls and a minimum of 538 stalls available for residents and 244 stalls for the new mix-box commercial, the project meets the parking requirements in the LDC.

Site Layout & Pedestrian Circulation

The LDC 17.30 requires projects to provide pedestrian and street connectivity. The proposed site layout shows pedestrian circulation through the site and around the perimeter. As conditioned with sidewalk connections and walkability throughout the site, including to the adjacent bus stop locations, the project meets the requirements in the LDC.

Building Design

The LDC requires commercial and multi-family projects to have four-sided architecture and a mix of materials. Acceptable building materials are masonry, stucco, fiber-cement board, wood, and metal. Material mixes shall wrap all four sides of buildings and blank walls exceeding 40 linear feet are prohibited. For façades that face public streets, 30% transparency (fenestration) is required for those walls. The Planning Commission has the authority to approve building design alternatives based on unique site conditions and proposals.

All buildings are shown with a mix of brick, stucco (EFIS), fiber-cement siding and trim. All multi-family building elevations comply with the LDC design standards as submitted. The street facing side elevations of the mid-box is proposed with an alternative design that has combination fenestration (transparency) and trellis/landscaping features to reach the 30% requirement. The proposal includes three front façade options for the mid-box. Option two (south tenant space only) does not meet the 30% transparency requirement. As conditioned with additional transparency or the Planning Commission approving alternatives, the project complies with building design requirements in the LDC.



Figure 4 shows the building design of the new multi-family building

Useable Outdoor Space and Landscaping

The LDC 17.10.080 requires 10% landscaping and an additional 10% useable outdoor space in the COM zone, while LDC 17.32.050 requires 10% useable outdoor space and 20% landscaping for residential developments. The LDC 17.32 generally describes useable outdoor space as outdoor areas that are designed and used in conjunction with a primary use for the benefit and enjoyment of the residents and their guests of the development. Useable outdoor space may include public gathering areas, patios, decks, walkways, plaza's, active recreational areas, and natural open space areas but do not include parking lots, driveways, and other similar vehicular oriented areas. Landscaping is defined as planted and natural areas containing trees, shrubs, grasses, mulches, and other similar materials. The LDC requires a minimum of 20 trees and a combination of 50 shrubs, flowers and ornamental grass per acre of land for multi-family residential projects. The LDC also requires minimum perimeter and interior parking lot landscaping to reduce the visual and environmental impacts of asphalt parking lots. At 25.5 acres, 510 trees and 1,275 shrubs/flowers/grasses are required.

The proposal includes a project wide landscaping and open space plan with 525 trees and minimum amounts of open space and landscaping square footage for each sub-area. As conditioned with the final landscaping and outdoor space plan submitted and approved prior to building permits, the project meets the requirements of the LDC.



Figure 5 shows the south wall of the mid-box retail building.

Lighting

The LDC 17.37.090 requires adequate lighting that adds aesthetic quality and improves safety while mitigating unnecessary glare, sky glow and light trespass. The LDC limits freestanding pole height to 32 feet and luminaire fixtures on buildings and canopies to be concealed source, down-cast and shielded from neighboring properties. Light measurements are required to range between 0.5 – 4.0-foot candles, so areas are sufficiently safe, but not excessively bright. As submitted, no exterior lighting has been shown. As conditioned, the project meets the requirements of the LDC.

Code Amendment

If approved as proposed, the LDC 17.27A PD-1 Cache Valley Marketplace code section will be amended to remove the hotel, dwelling units, and parking counts and replace them with new building types and densities. All other sections pertaining to the Cache Valley Marketplace Planned Development Overlay will remain as approved in 2023. Proposed code amendments are attached at the end of the staff report.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Environmental	• Water
• Light and Power	• Engineering

PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, no comments have been received.

PUBLIC NOTIFICATION

Legal notices were published on 11/1/25. The project was listed and continued on the November 13th 2025 Planning Commission agenda.

RECOMMENDED CONDITIONS OF APPROVAL

This project is subject to the proponent or property owner agreeing to comply with the following conditions as written, or as may be amended by the Planning Commission.

1. All standard conditions of approval will be recorded with the Design Review and are available in the Community Development Department.
2. This permit and code amendment authorizes a new 62,000 SF "mid-box" retail building and reconfigured multi-family buildings totaling 312 dwelling units in four-story buildings.
3. The "option two" southern tenant space on the west façade shall have at least 30% transparency for the "mid-box" retail building.
4. The Planning Commission will determine if the mid-box south façade design alternative with trellising can be approved based on LDC 17.43.
5. This proposal shall provide a minimum of 538 residential parking stalls (all four residential buildings) and 244 parking stalls for the mid-box retail building. Bike parking shall be provided throughout the site.
6. The project shall provide a bus stop amenity along Main Street (Green and Blue Line) and a continuous pedestrian way with sidewalks and painted raised crossings to both the big box and retail buildings and the 200 East bus stops.
7. A raised painted crossing shall be installed between the west side of the big box and the west side of the retail building. Additional sidewalks shall be installed so that all multi-family units can walk on either a sidewalk or painted crossing to the big-box and hotel/retail building.
8. A performance landscaping plan, prepared in accordance with §17.39 of the LDC, shall be submitted for approval to the Community Development Department prior to the issuance of the building permit. The plan shall include the following:
 - a) 10% Landscaping and 10% Useable Outdoor areas shall be provided for commercial areas and 20% Landscape Area and 10% Useable Outdoor areas for residential portions of the project.
 - b) 510 trees and 1,275 shrubs/perennials/grasses shall be provided for this project.
 - c) 18 SF of interior parking lot landscaping shall be provided per parking stall contained within the surface parking area as per LDC.
 - d) A landscape buffer shall be used in parking lot perimeter areas.
9. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping.
10. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
11. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
12. Surface storm-water retention and detention facilities shall be located away from public streets and buffered from view with landscaping.
13. Prior to issuance of a Building Permit, 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. *Environmental —contact 716-9761*
 - Minimum 60 ft. straight on clear access required. Approach must be level, no down or uphill slopes and no parking spaces or curb blocking access.
 - Minimum inside measurement for a double enclosure is 24 ft. wide by 10 ft. deep. Minimum inside measurement for a single enclosure is 12 ft. wide by 10 ft. deep.
 - Place bollards in the back of the enclosure to protect walls.
 - Gates are not required, however if desired, they must be designed to stay open during the collection process.
 - Barrel hinges are suggested for the gates. We need the full 12 ft. clearance so gates must be designed to open completely.
 - b. *Engineering —contact 716-9160*
 - The proposed site changes shall be reconciled in an updated in a traffic study that meets the City of Logan standards. Recommended improvements to the City rights

of way shall be completed by the developer at the developers' cost. The final traffic study amendment shall be stamped by a professional Civil Engineer and be acceptable by UDOT.

- Per LDC §17.41.050 Existing public utility easements dedicated with the most recent plat or previous dedications, will need to go through the City's vacation process for Council Approval prior to relocation or removal. Application and information on going through this process can be found on the City's Engineering Webpage at the following:
https://www.loganutah.gov/government/departments/public_works/permits_and_forms.php.
- A 5' PUE shall be dedicated on each side of an internal property line and a 10' PUE shall be dedicated along each right of way. Portions of internal property lines that will be overlapped by a building structure may be excluded from this requirement.
- The Amended Plat shall be developed according to the City's standards.
- Unless modified by these conditions, all engineering conditions of the currently approved Cache Valley Marketplace Design Review Permit shall also apply to this amendment.

c. Water—contact 716-9627

- Project shall comply with all currently adopted plumbing codes and their amendments and Utah Admin. code R 309-105-12-(1) rules and regulations including, but not limited to, those pertaining to backflow prevention and cross connection protection, during and after construction, for the safety of the water source and its consumption.
- Obtain an updated fire flow analysis by sending the proposed utility (water) locations to joseph.hawkes@loganutah.gov or derek.holmstead@loganutah.gov.

d. Fire and Light and Power—contact 716-9515, 716-9722

- Fire apparatus access, Fire hydrants required, Required fire flow compared to available fire flow, Fire sprinklers, Fire Alarms, etc will be evaluated and reviewed with the building permit.
- A 1-Line Diagram required with building permit.
- Complete a Logan City Load Data Sheet found on Logan Light & Power Website and email to angie.pacheco@loganutah.gov
- A Digital Site Plan in AutoCAD (DWG) Format is required with the building permit.
- PUE's Public Utility: 10' Easement on all property lines that face a roadway and 5' Easement on all other property lines are required.

RECOMMENDED FINDINGS FOR APPROVAL OF THE DESIGN REVIEW PERMIT

The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:

1. The conditioned project will not interfere with the use and enjoyment of adjacent properties because of the building design, site layout, height transitions, landscaping, and setbacks.
2. The Design Review Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The conditioned project provides required off-street parking.
4. The project meets the goals and objectives of the COM designation within the Logan General Plan by providing services near high-capacity roadways and is designed in way for easy circulation of both pedestrian and vehicles.
5. The conditioned project complies with density and building design, open space standards and is in conformance with Title 17.
6. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
7. Main Street, 1250 North, 1400 East, 200 East are adequate in size and design to sufficiently handle infrastructure related to the proposed land uses.

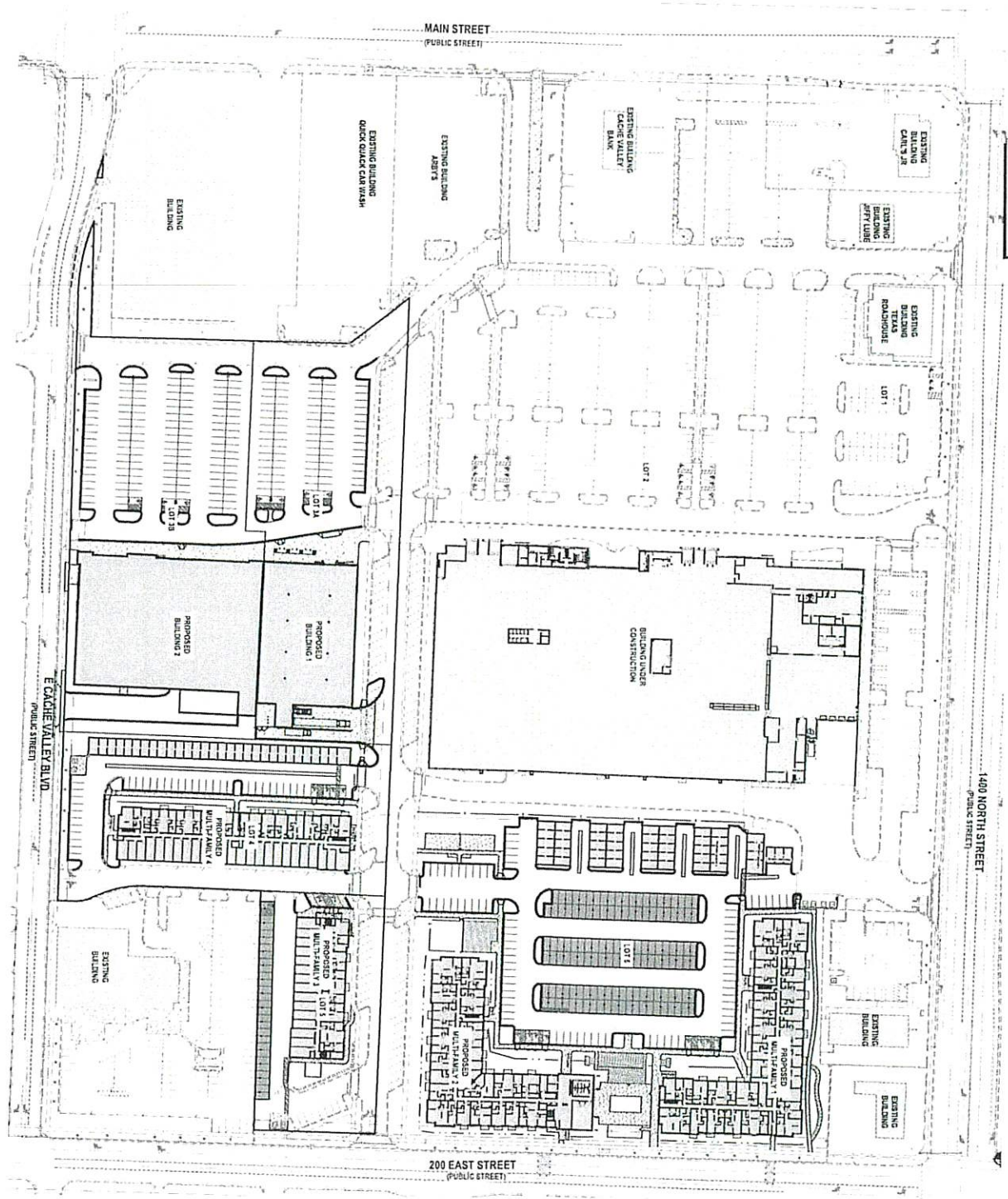


APPLICATION FOR PROJECT REVIEW

For Staff Only <input checked="" type="checkbox"/> Planning Commission		<input type="checkbox"/> Land Use Appeal Board	<input type="checkbox"/> Administrative Review
Date Received	Zone/Neighborhood <u>COM/ADAMS</u>	Scheduled Meeting Date <u>NOV. 13</u>	Application Number <u>PC 25-000</u>
Type of Application (Check all that apply):			
<input checked="" type="checkbox"/> Design Review	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Administrative Design Review
<input checked="" type="checkbox"/> Code Amendment	<input type="checkbox"/> Appeal	<input type="checkbox"/> Zone Change	<input type="checkbox"/> Other
PROJECT NAME (Do not use an address) Cache Valley Marketplace Multi Family <u>Planned Development (PD-1)</u>			
PROJECT ADDRESS <u>1365 N. 200 E, 1295 N. 200 E, 115 E & 155 E. Cache Valley Blvd</u>		COUNTY PLAT TAX ID # <u>05-140-0003</u> 051400004, 051400005	
AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER Brady Morris <u>Mitch Hohlen</u>		PHONE # 801-450-7282	
MAILING ADDRESS 45 W. 10000 S. Suite 500	CITY Sandy	STATE UT	ZIP 84070
EMAIL ADDRESS bmorris@ensignutah.com <u>mitch@woodsonia.net 402-326-1033</u>			
PROPERTY OWNER OF RECORD Woodsonia Cache Valley LLC		PHONE # 402-980-6967	
MAILING ADDRESS 20010 Manderson Street, Ste 101	CITY Elkhorn	STATE NE	ZIP 68022
EMAIL ADDRESS luke@woodsonia.net			
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE NOTICED AND PRESENTED (Include as much detail as possible - attach a separate sheet if needed) Amendment to master plan due to changes to commercial property layout and final design of multi family project.		Total Lot Size (acres) 13.304 Size of Proposed New Building (square feet) 62,990 Number of Proposed New Units/Lots 312	
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permit on behalf of the property owner.		Signature of Property Owner's Authorized Project Representative <u>Brady Morris</u>	
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.		Signature of Property Owner <u>[Signature]</u>	
APPLICATION MUST BE ACCURATE AND COMPLETE NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL			

City Council Hearing 12/16





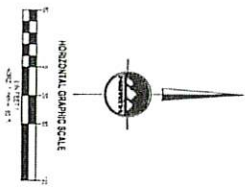
PERIOD SUMMARY TABLE				
DATE	PERIOD	PERIOD TYPE	PERIOD DATES	PERIOD TYPE
1	1	1	1	1
2	2	2	2	2
3	3	3	3	3
4	4	4	4	4
5	5	5	5	5
6	6	6	6	6
7	7	7	7	7
8	8	8	8	8
9	9	9	9	9
10	10	10	10	10
11	11	11	11	11
12	12	12	12	12
13	13	13	13	13
14	14	14	14	14
15	15	15	15	15
16	16	16	16	16
17	17	17	17	17
18	18	18	18	18
19	19	19	19	19
20	20	20	20	20
21	21	21	21	21
22	22	22	22	22
23	23	23	23	23
24	24	24	24	24
25	25	25	25	25
26	26	26	26	26
27	27	27	27	27
28	28	28	28	28
29	29	29	29	29
30	30	30	30	30
31	31	31	31	31
32	32	32	32	32
33	33	33	33	33
34	34	34	34	34
35	35	35	35	35
36	36	36	36	36
37	37	37	37	37
38	38	38	38	38
39	39	39	39	39
40	40	40	40	40
41	41	41	41	41
42	42	42	42	42
43	43	43	43	43
44	44	44	44	44
45	45	45	45	45
46	46	46	46	46
47	47	47	47	47
48	48	48	48	48
49	49	49	49	49
50	50	50	50	50
51	51	51	51	51
52	52	52	52	52
53	53	53	53	53
54	54	54	54	54
55	55	55	55	55
56	56	56	56	56
57	57	57	57	57
58	58	58	58	58
59	59	59	59	59
60	60	60	60	60
61	61	61	61	61
62	62	62	62	62
63	63	63	63	63
64	64	64	64	64
65	65	65	65	65
66	66	66	66	66
67	67	67	67	67
68	68	68	68	68
69	69	69	69	69
70	70	70	70	70
71	71	71	71	71
72	72	72	72	72
73	73	73	73	73
74	74	74	74	74
75	75	75	75	75
76	76	76	76	76
77	77	77	77	77
78	78	78	78	78
79	79	79	79	79
80	80	80	80	80
81	81	81	81	81
82	82	82	82	82
83	83	83	83	83
84	84	84	84	84
85	85	85	85	85
86	86	86	86	86
87	87	8		

SITE SUMMARY TABLE		
DEVELOPER	K&L VET	PROJECT # 022
PROJECT #	PT 103	MR. P.
DCR	1/1/02	2%
APPROVED	11/01	3%
DATE, BY	1-11-02	00%
	PREPARED BY	

JOIST NUMBER	POSITION IN STALL	JOIST SPACING IN INCHES	JOIST LENGTH IN FEET
1	1	120	8.5
2	2	144	9.42
3	3	168	10.3
4	4	192	11.2
5	5	216	12.1
6	6	240	13.0
7	7	264	13.9
8	8	288	14.8
9	9	312	15.7
10	10	336	16.6
11	11	360	17.5
12	12	384	18.4
13	13	408	19.3
14	14	432	20.2
15	15	456	21.1
16	16	480	22.0
17	17	504	22.9
18	18	528	23.8
19	19	552	24.7
20	20	576	25.6
21	21	600	26.5
22	22	624	27.4
23	23	648	28.3
24	24	672	29.2
25	25	696	30.1
26	26	720	31.0
27	27	744	31.9
28	28	768	32.8
29	29	792	33.7
30	30	816	34.6
31	31	840	35.5
32	32	864	36.4
33	33	888	37.3
34	34	912	38.2
35	35	936	39.1
36	36	960	40.0
37	37	984	40.9
38	38	1008	41.8
39	39	1032	42.7
40	40	1056	43.6
41	41	1080	44.5
42	42	1104	45.4
43	43	1128	46.3
44	44	1152	47.2
45	45	1176	48.1
46	46	1200	49.0
47	47	1224	49.9
48	48	1248	50.8
49	49	1272	51.7
50	50	1296	52.6
51	51	1320	53.5
52	52	1344	54.4
53	53	1368	55.3
54	54	1392	56.2
55	55	1416	57.1
56	56	1440	58.0
57	57	1464	58.9
58	58	1488	59.8
59	59	1512	60.7
60	60	1536	61.6
61	61	1560	62.5
62	62	1584	63.4
63	63	1608	64.3
64	64	1632	65.2
65	65	1656	66.1
66	66	1680	67.0
67	67	1704	67.9
68	68	1728	68.8
69	69	1752	69.7
70	70	1776	70.6
71	71	1800	71.5
72	72	1824	72.4
73	73	1848	73.3
74	74	1872	74.2
75	75	1896	75.1
76	76	1920	76.0
77	77	1944	76.9
78	78	1968	77.8
79	79	1992	78.7
80	80	2016	79.6
81	81	2040	80.5
82	82	2064	81.4
83	83	2088	82.3
84	84	2112	83.2
85	85	2136	84.1
86	86	2160	85.0
87	87	2184	85.9
88	88	2208	86.8
89	89	2232	87.7
90	90	2256	88.6
91	91	2280	89.5
92	92	2304	90.4
93	93	2328	91.3
94	94	2352	92.2

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE MISSOURI DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS, AND SHALL BE IN ACCORDANCE WITH THE MISSOURI DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS, STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, 2003 EDITION, LATEST REVISIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RIGHTS OF WAY FOR THE PROJECT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RIGHTS OF WAY FOR THE PROJECT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RIGHTS OF WAY FOR THE PROJECT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RIGHTS OF WAY FOR THE PROJECT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RIGHTS OF WAY FOR THE PROJECT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RIGHTS OF WAY FOR THE PROJECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RIGHTS OF WAY FOR THE PROJECT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RIGHTS OF WAY FOR THE PROJECT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RIGHTS OF WAY FOR THE PROJECT.



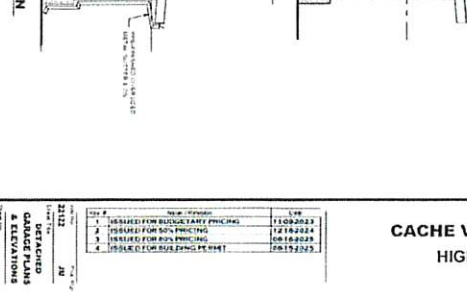
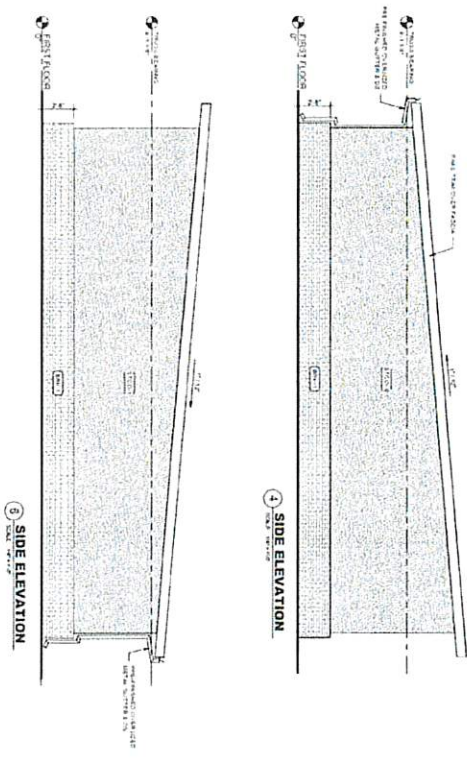
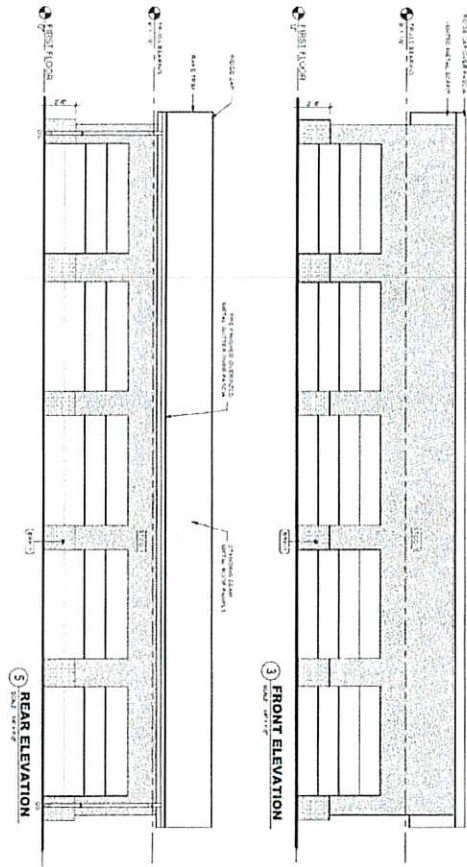
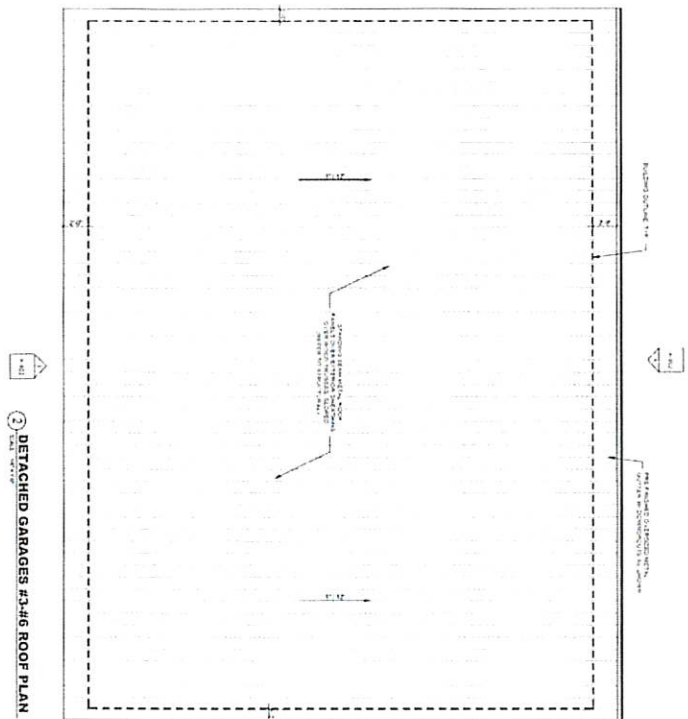
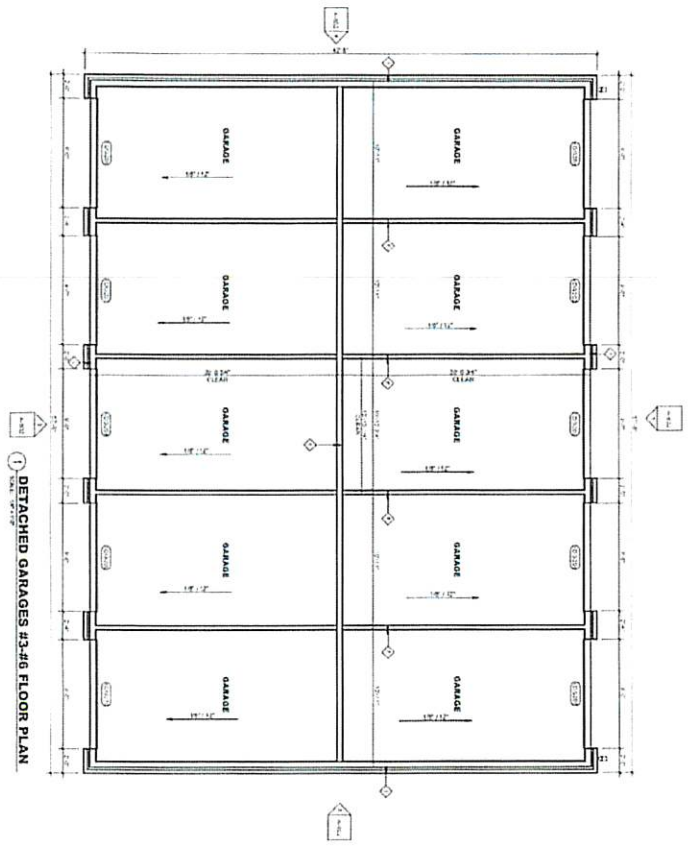


gegen, 61



SIMONSON
PLANNING • ARCHITECTURE • INTERIORS

Simonson • Associates Architects LLC
1717 Ingersoll Ave. Suite 117 Des Moines, Iowa 50319
PH 515-481-5626 www.simonsonassociates.com



REFER TO CIVIL DRAWINGS FOR
 SUBMITTAL OF SITE PLAN

NO.	REVISION	DATE
1	ISSUED FOR PERMITTING	01/11/2017
2	ISSUED FOR PERMITTING	01/11/2017
3	ISSUED FOR PERMITTING	01/11/2017
4	ISSUED FOR PERMITTING	01/11/2017
5	ISSUED FOR PERMITTING	01/11/2017

[illegible][illegible]

2 BLDG 3 EAST ELEVATION

3 BLDG 3 SOUTH ELEVATION
SCALE 1/8" = 1'-0"

3 BLDG 3 SOUTH ELEVATION
SCALE 1/8" = 1'-0"

4 BLDG 3 WEST ELEVATION
SCALE 1/8" = 1'-0"

4 BLDG 3 WEST ELEVATION
SCALE 1/8" = 1'-0"

1997, 2002). The authors of the present study have been able to identify a number of factors that may be related to the development of the disorder. These include genetic factors, environmental factors, and psychological factors. The authors also discuss the importance of early intervention and the role of the family in the treatment of the disorder.

[illegible]

A-203

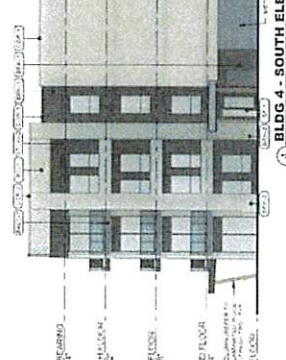
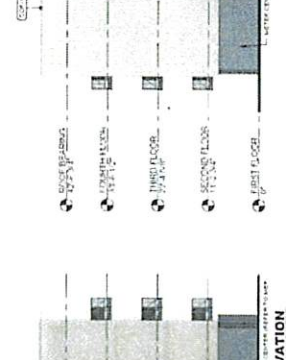
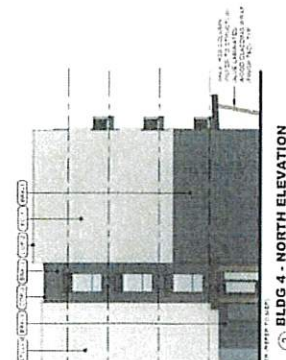
Woodsonia



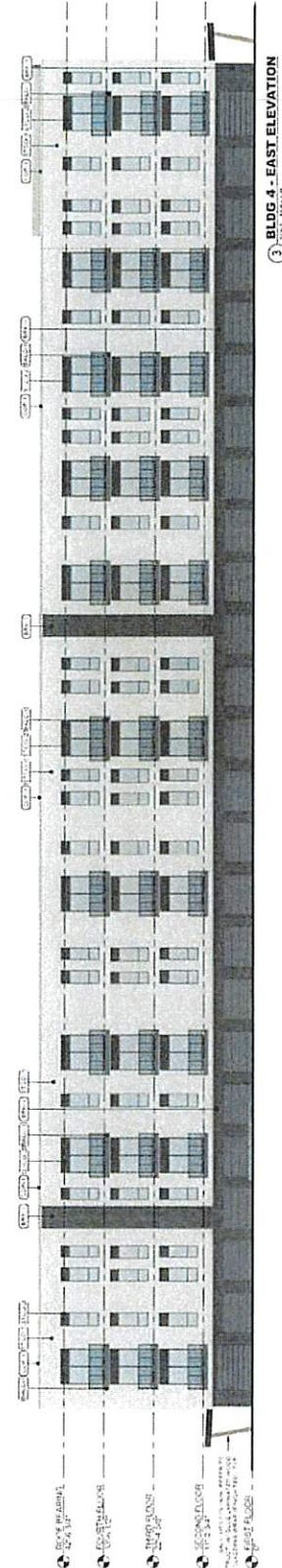
- GENERAL EXTERIOR ELEVATION NOTES**
1. REFER TO ALL OTHER ELEVATION SHEETS FOR MATERIALS AND FINISHES.
 2. REFER TO ALL OTHER ELEVATION SHEETS FOR MATERIALS AND FINISHES.
 3. REFER TO ALL OTHER ELEVATION SHEETS FOR MATERIALS AND FINISHES.
 4. REFER TO ALL OTHER ELEVATION SHEETS FOR MATERIALS AND FINISHES.
 5. REFER TO ALL OTHER ELEVATION SHEETS FOR MATERIALS AND FINISHES.
 6. REFER TO ALL OTHER ELEVATION SHEETS FOR MATERIALS AND FINISHES.
 7. REFER TO ALL OTHER ELEVATION SHEETS FOR MATERIALS AND FINISHES.
 8. REFER TO ALL OTHER ELEVATION SHEETS FOR MATERIALS AND FINISHES.
 9. REFER TO ALL OTHER ELEVATION SHEETS FOR MATERIALS AND FINISHES.
 10. REFER TO ALL OTHER ELEVATION SHEETS FOR MATERIALS AND FINISHES.
 11. REFER TO ALL OTHER ELEVATION SHEETS FOR MATERIALS AND FINISHES.
 12. REFER TO ALL OTHER ELEVATION SHEETS FOR MATERIALS AND FINISHES.
 13. REFER TO ALL OTHER ELEVATION SHEETS FOR MATERIALS AND FINISHES.
 14. REFER TO ALL OTHER ELEVATION SHEETS FOR MATERIALS AND FINISHES.
 15. REFER TO ALL OTHER ELEVATION SHEETS FOR MATERIALS AND FINISHES.
 16. REFER TO ALL OTHER ELEVATION SHEETS FOR MATERIALS AND FINISHES.
 17. REFER TO ALL OTHER ELEVATION SHEETS FOR MATERIALS AND FINISHES.
 18. REFER TO ALL OTHER ELEVATION SHEETS FOR MATERIALS AND FINISHES.
 19. REFER TO ALL OTHER ELEVATION SHEETS FOR MATERIALS AND FINISHES.
 20. REFER TO ALL OTHER ELEVATION SHEETS FOR MATERIALS AND FINISHES.

EXTERIOR MATERIAL LEGEND	
MAT. LABEL	MATERIAL DESCRIPTION
1	1.0" POLYURETHANE INSULATION
2	2.0" POLYURETHANE INSULATION
3	3.0" POLYURETHANE INSULATION
4	4.0" POLYURETHANE INSULATION
5	5.0" POLYURETHANE INSULATION
6	6.0" POLYURETHANE INSULATION
7	7.0" POLYURETHANE INSULATION
8	8.0" POLYURETHANE INSULATION
9	9.0" POLYURETHANE INSULATION
10	10.0" POLYURETHANE INSULATION
11	11.0" POLYURETHANE INSULATION
12	12.0" POLYURETHANE INSULATION
13	13.0" POLYURETHANE INSULATION
14	14.0" POLYURETHANE INSULATION
15	15.0" POLYURETHANE INSULATION
16	16.0" POLYURETHANE INSULATION
17	17.0" POLYURETHANE INSULATION
18	18.0" POLYURETHANE INSULATION
19	19.0" POLYURETHANE INSULATION
20	20.0" POLYURETHANE INSULATION

- MISC. EXTERIOR MATERIAL FINISHES**
1. REFER TO ALL OTHER ELEVATION SHEETS FOR MATERIALS AND FINISHES.
 2. REFER TO ALL OTHER ELEVATION SHEETS FOR MATERIALS AND FINISHES.
 3. REFER TO ALL OTHER ELEVATION SHEETS FOR MATERIALS AND FINISHES.
 4. REFER TO ALL OTHER ELEVATION SHEETS FOR MATERIALS AND FINISHES.
 5. REFER TO ALL OTHER ELEVATION SHEETS FOR MATERIALS AND FINISHES.
 6. REFER TO ALL OTHER ELEVATION SHEETS FOR MATERIALS AND FINISHES.
 7. REFER TO ALL OTHER ELEVATION SHEETS FOR MATERIALS AND FINISHES.
 8. REFER TO ALL OTHER ELEVATION SHEETS FOR MATERIALS AND FINISHES.
 9. REFER TO ALL OTHER ELEVATION SHEETS FOR MATERIALS AND FINISHES.
 10. REFER TO ALL OTHER ELEVATION SHEETS FOR MATERIALS AND FINISHES.
 11. REFER TO ALL OTHER ELEVATION SHEETS FOR MATERIALS AND FINISHES.
 12. REFER TO ALL OTHER ELEVATION SHEETS FOR MATERIALS AND FINISHES.
 13. REFER TO ALL OTHER ELEVATION SHEETS FOR MATERIALS AND FINISHES.
 14. REFER TO ALL OTHER ELEVATION SHEETS FOR MATERIALS AND FINISHES.
 15. REFER TO ALL OTHER ELEVATION SHEETS FOR MATERIALS AND FINISHES.
 16. REFER TO ALL OTHER ELEVATION SHEETS FOR MATERIALS AND FINISHES.
 17. REFER TO ALL OTHER ELEVATION SHEETS FOR MATERIALS AND FINISHES.
 18. REFER TO ALL OTHER ELEVATION SHEETS FOR MATERIALS AND FINISHES.
 19. REFER TO ALL OTHER ELEVATION SHEETS FOR MATERIALS AND FINISHES.
 20. REFER TO ALL OTHER ELEVATION SHEETS FOR MATERIALS AND FINISHES.



BLDG 4 - SW PERSPECTIVE





NORTHWEST PERSPECTIVES



SOUTHWEST PERSPECTIVES



CACHE VALLEY - LOT 3 RETAIL

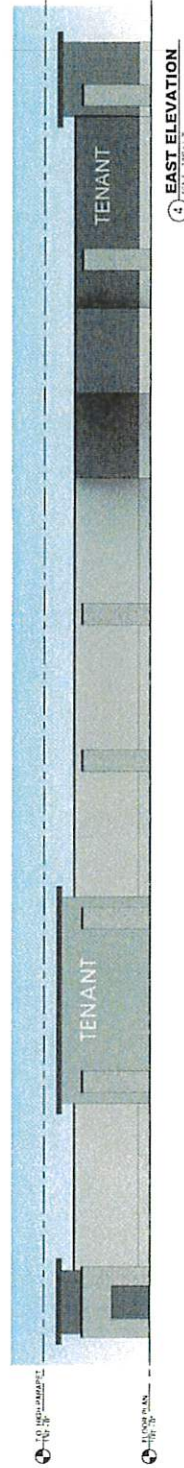
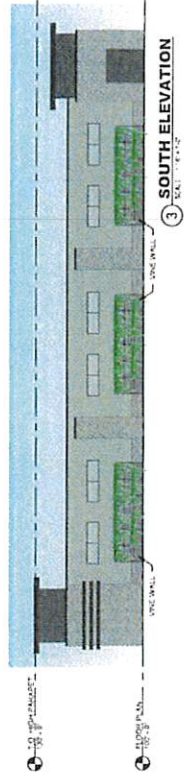
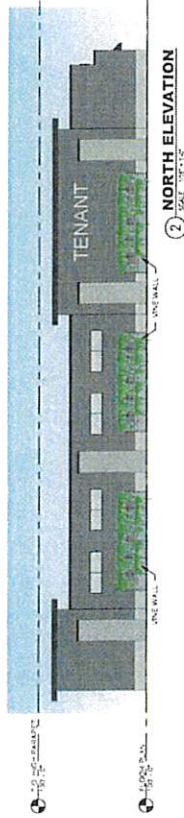
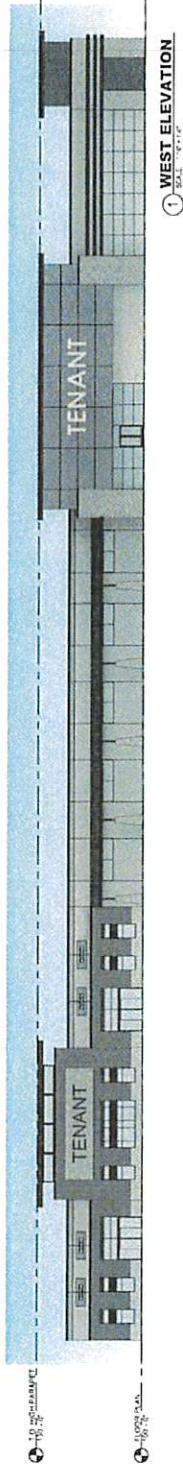
HIGHWAY 90 & E 1250 N
LOGAN, UTAH

11/19/2025

THIS DOCUMENT IS THE PROPERTY OF SIMONSON PLANNING & ASSOCIATES ARCHITECTS, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SIMONSON PLANNING & ASSOCIATES ARCHITECTS, LLC.



ARCHITECT - FULL SIZE
PLANNING - FULL SIZE
LANDSCAPE ARCHITECT - FULL SIZE
ENGINEER - FULL SIZE
11/19/2025
11/19/2025
11/19/2025
11/19/2025



CACHE VALLEY - LOT 3 RETAIL

HIGHWAY 90 & E 1250 N

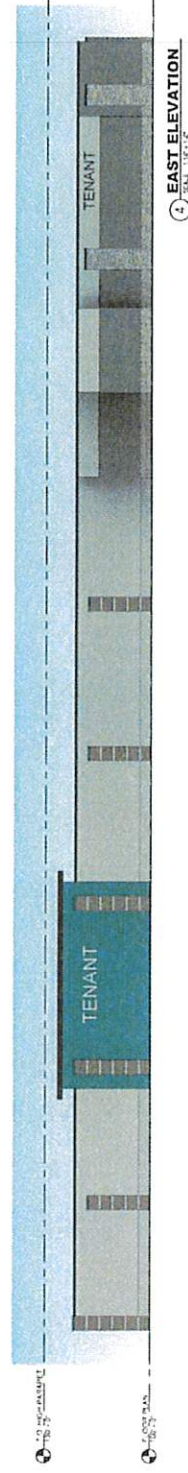
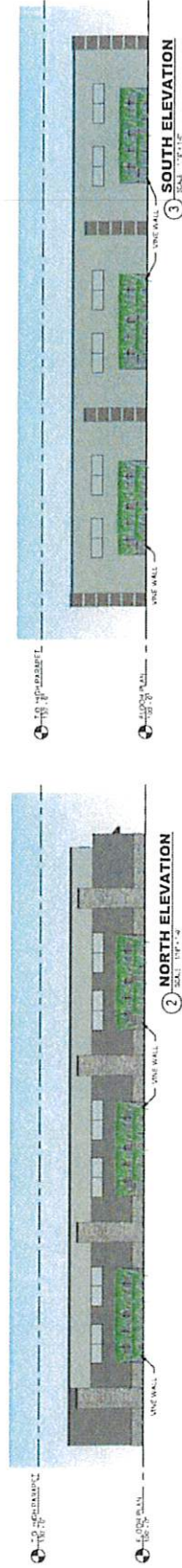
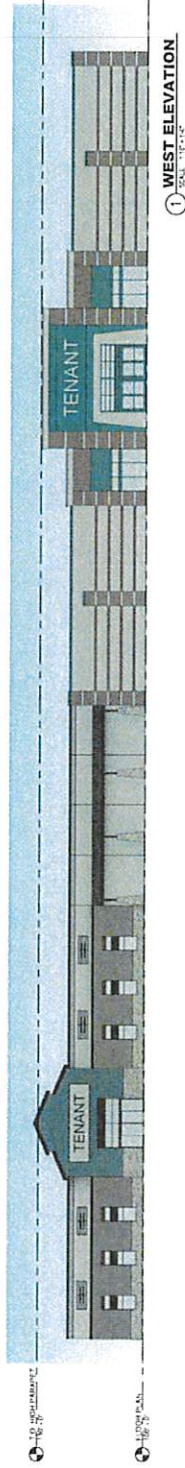
LOGAN, UTAH

11/19/2025



3000 EAST 1250 N, SUITE 200
LOGAN, UTAH 84301
PHONE: 435.734.1234
WWW.SIMONSONARCHITECTS.COM

ARCHITECT
PLANNING
INTERIORS
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL DESIGN
HISTORIC PRESERVATION
PARKS & RECREATION
SUSTAINABLE DESIGN
URBAN DESIGN
VISUALIZATION



CACHE VALLEY - LOT 3 RETAIL

HIGHWAY 90 & E 1250 N
LOGAN, UTAH

11/19/2025

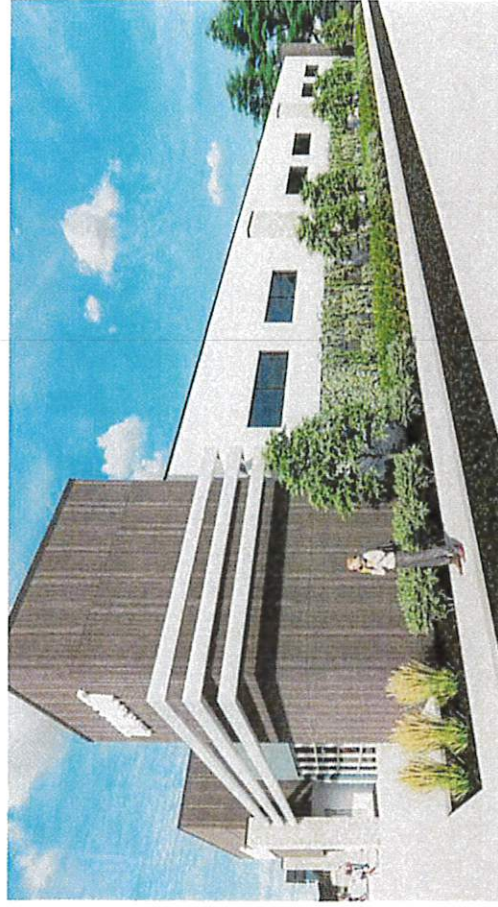
Prepared by: Woodsonia
Checked by: Woodsonia
Reviewed by: Woodsonia
Approved by: Woodsonia
Date: 11/19/2025
Project: Cache Valley - Lot 3 Retail
Sheet: 01 of 01



Simonson - Associates Architects LLC
1275 S. 1200 E. SUITE 100
ST. GEORGE, UT 84770
PHONE: 435.771.1111
FAX: 435.771.1112
WWW.SIMONSON-ARCHITECTS.COM



NORTHWEST PERSPECTIVES



SOUTHWEST PERSPECTIVES



Woodsonia is a registered trademark of Woodsonia, LLC. All rights reserved. Woodsonia, LLC is a registered trademark of Woodsonia, LLC. All rights reserved.

CACHE VALLEY - LOT 3 RETAIL

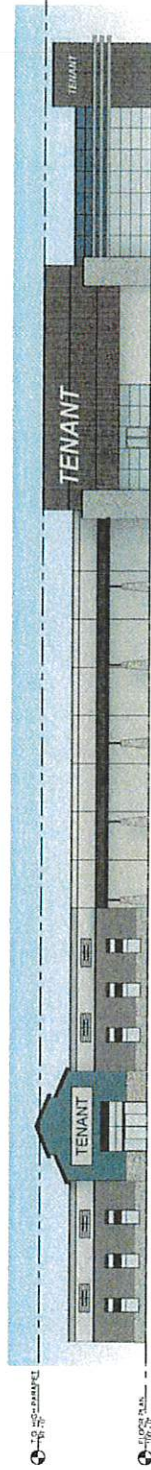
HIGHWAY 90 & E 1250 N

LOGAN, UTAH

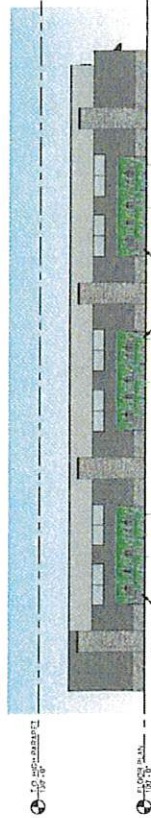
11/19/2025



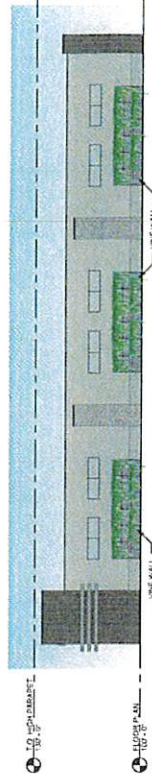
Simonson Planning & Architecture, LLC
1700 S. 1000 E. SUITE 100
ST. GEORGE, UT 84770
PHONE: 435.666.1234
FAX: 435.666.1235
WWW.SIMONSONPA.COM



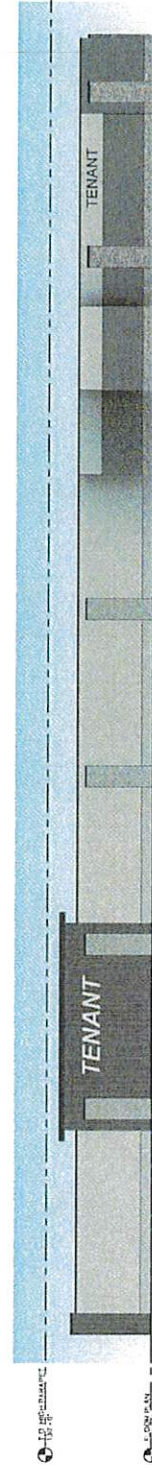
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



For further information, please contact:
Woodsonia, Inc.
1000 N. 1000 E.
Suite 100
Provo, UT 84601
Phone: (801) 771-1000
Fax: (801) 771-1001
www.woodsonia.com

CACHE VALLEY - LOT 3 RETAIL

HIGHWAY 90 & E 1250 N

LOGAN, UTAH

11/19/2025



2x4x8x12x16x20x24x30x36x42x48x54x60x66x72x78x84x90x96x102x108x114x120x126x132x138x144x150x156x162x168x174x180x186x192x198x204x210x216x222x228x234x240x246x252x258x264x270x276x282x288x294x300x306x312x318x324x330x336x342x348x354x360x366x372x378x384x390x396x402x408x414x420x426x432x438x444x450x456x462x468x474x480x486x492x498x504x510x516x522x528x534x540x546x552x558x564x570x576x582x588x594x600x606x612x618x624x630x636x642x648x654x660x666x672x678x684x690x696x702x708x714x720x726x732x738x744x750x756x762x768x774x780x786x792x798x804x810x816x822x828x834x840x846x852x858x864x870x876x882x888x894x900x906x912x918x924x930x936x942x948x954x960x966x972x978x984x990x996x1000