



**Project #15-046
Logan Gateway II Subdivision
Located at 1650 North 400 West**

REPORT SUMMARY...

Project Name: Logan Gateway II Subdivision
Proponent / Owner: Al Syme / Mountainland Developers, LLC
Project Address: 1650 North 400 West
Request: 2 Lot Subdivision
Current Zoning: Mixed Residential Medium (MR-20)
Type of Action: Quasi-Judicial
Hearing Date: September 10, 2015
Submitted By: Amber Reeder, Planner II

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Subdivision Permit for Project #15-046, Logan Gateway II Subdivision, in the Mixed Residential Medium (MR-20) zone located at 1650 North 400 West, TIN #04-081-0014.

Current Land use adjoining the subject property

<i>North:</i>	MR-12: multi-family residential	<i>East:</i>	MR-12: multi-family residential, 400 West
<i>South:</i>	MR-12: multi-family residential	<i>West:</i>	IP: industrial uses, railroad

Subdivision Proposal

A 2-lot subdivision is proposed to separate Logan Gateway II project into two (2) lots. The project is being developed in two (2) phases. Phase 1 is complete and Phase 2 will be commencing shortly. The applicant would like to separate the phases into separate lots for tax and financing purposes

Existing Conditions and History

The land was annexed in the early 1980's as agricultural land. In 2001, the zoning was changed to Mixed Residential High (MRH). On October 26, 2006, the Planning Commission approved a Design Review Permit for the initial 128 unit Logan Gateway project to be developed. The project density was approximately fourteen (14) units per acre. The property changed ownership and the Design Review Permit was extended through 2008. All the below ground infrastructure for the site was installed and the above ground improvements on the eastern half of the property were constructed.

Building permits were submitted in late 2008 and early 2009; however, issuance of the permits and construction of the project were put on hold due to issues with the lending institution that the developer was working with. The Design Review Permit subsequently expired and as a result of the 2011 City-wide zoning map update, the zoning changed to Mixed Residential Medium (MRM). In August 2012, the project was rezoned to MRH to allow for completion of the project and the owner put a deed restriction on the property for no more than 14 units per acre. The Planning Commission approved a Design Review Permit for the construction in July 2013. It included sixteen (16) buildings to be built in two phases: eleven (11) townhome-style buildings with four (4) or five (5) units, seven (7) 12-unit apartment buildings, and an office, pool, and open space. Construction commenced in 2013 and the buildings in Phase 1 were completed in August 2015, which include two (2) townhomes, four (4) 12-unit apartment buildings, and the office. The pool will be completed next year. The owner bonded for the improvements as a pool contractor was not available for this construction season. Phase 2 is anticipated to commence in the coming months.

Setbacks

The LDC minimum setbacks in the MR-20 zone are as follows (measured from property lines):

Front: 10 feet
Corner- Front: 10feet
Side: 8 feet
Rear: 10 feet

The existing construction is at the following minimum setbacks to property lines and proposed property lines in this subdivision:

Front: 10 feet
Side (north): 16 feet
Side (south): 12 feet
Rear: 36 feet

The existing construction meets setbacks. New construction on Lot 2 will be reviewed to meet all the minimum requirements of the Land Development Code.

Access and Services

The project is not proposing any changes to accesses. The development is accessed from the public street 400 West. There are interior private roads called Greenview Loop and Suncrest Lane. The project extends 500 West to the south, which connects to 1400 North through the Bridgerland Meadows and Summerwilde developments.

There are utilities in the existing and future private roads indicated on the plat. The Subdivision will need to include utility and access easements over this infrastructure.

There are easements indicated along the property lines. Logan City requires 10' public utility easements to be indicated along property lines at the bounds of a subdivision and 5' along each side of an interior property line. These easements will need to be labeled as public utility easements.

Density

The subdivision contains approximately 9.3 acres, 128 approved units and 2 lots. It is proposed at a density of 13.76 units per acre, which is less than the maximum density of 20 units per acre allowed in the MR-20 zone and less than the 14 units per acre the owner restricted the project to by deed restriction. Lot 1 is 175,240 SF (4.023 acres) and Lot 2 is 231,211 SF (5.308 acres). There is not a minimum lot size in the MR-20 zone and the lots are compliant with coverage requirements.

Open Space and Parking

The Design Review Permit for the project considered that site as a whole when reviewing the requirements for open space and useable outdoor space and parking. The LDC requires a minimum of 30% of the area to be set aside for open space. The project proposes 37% open space. This includes an area for stormwater detention on the west end of the property on Lot 2.

The parking is required and approved at two (2) stalls per unit. The project provides two (2) stalls per units and 36 guest spaces for a total of 292 parking spaces.

As required improvements cross the lot lines, a shared parking, open space, and stormwater detention agreement should be recorded between the lots to ensure cross-use between the properties.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following City departments or reviewing agencies:

Fire Department	Light and Power
Engineering	City Forester
Water/Cross Connection	GIS

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 in the Herald Journal on August 27, 2015, and the Utah Public Meeting website on September 1, 2015. Public notices were mailed to property owners within 300 feet of the project site on August 24, 2015.

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 Subdivision Permit and are available in the Community Development Department.
2. Two (2) lots are approved with this subdivision permit.
3. The final plat shall be recorded within one (1) year of this action or comply with LDC 17.58 Expirations and Extensions of Time.
4. Utility and access easements to be indicated over infrastructure in the project.
5. Provide 10' public utility easement on all property lines at the bounds of the subdivision and 5' PUEs on each side of interior lot lines.
6. A shared parking, open space, and stormwater detention agreement be recorded between the lots to ensure cross-use between the properties.
7. Prior to recording of a Final Plat or issuance of a Building Permit, the Director of Community Development shall receive a written memorandum from the following departments indicating that their requirement has been satisfied:
 - a. Engineering:
 - i. Provide a final plat in compliance with the Land Development Code.
 - b. Water/Cross Connection:
 - i. Water meter setters need to have current Logan City standards for double-checks.
 - ii. All landscape irrigation systems must have high-hazard back flow assembly and be tested.
 - iii. All other backflow rules must be followed per IPC 2012.

RECOMMENDED FINDINGS FOR APPROVAL FOR THE SUBDIVISION PERMIT

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

1. The proposed subdivision is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because the subdivision meets the minimum requirements of the LDC.
2. Each lot conforms to the requirements of Title 17 of the Logan LDC development requirements.
3. Each lot is suitable for development within the Mixed Residential Medium (MR-20) zone.
4. The Subdivision Permit conforms to the requirements of Title 17.47 concerning hearings, procedures, application requirements and plat preparations.
5. The project meets the goals and objectives of the Mixed Residential (MR) designation within the Logan General Plan.
6. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.



APPLICATION FOR PROJECT REVIEW

Planning Commission Land Use Appeal Board Administrative Review

Date Received 00/10/2015	Received By A Reeder	Receipt Number 521352	Zone	Application Number PC 15-046
Type of Application (Check all that apply): <input type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> Subdivision <input type="checkbox"/> Zone Change <input type="checkbox"/> Administrative Design Review <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Variance <input type="checkbox"/> 4950' Design Review <input type="checkbox"/> Other _____				
PROJECT NAME Logan Gateway II				
PROJECT ADDRESS 1650 North 400 West, Logan, Utah 84321				COUNTY PLAT TAX ID # 04 081 0014
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) Al Syme				MAIN PHONE # 801-814-2080
MAILING ADDRESS	CITY	STATE	ZIP	
2878 Commerce Way	Ogden	Utah	84401	
EMAIL ADDRESS				
PROPERTY OWNER OF RECORD (Must be listed) Mountainland Developers, LLC				MAIN PHONE # 801-334-7250
MAILING ADDRESS	CITY	STATE	ZIP	
2878 Commerce Way	Ogden	Utah	84401	
EMAIL ADDRESS asyme@ctiut.com				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) Please see attached 2-lot subdivision				Total Lot Size (acres) 9.331
				Size of Proposed New Building (square feet)
				Number of Proposed New Units/Lots
- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -				
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 permits on behalf of the property owner.			Signature of Property Owner's Authorized Agent	
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 	

SW⁴ Section 21 Township 12 North Range 1 East

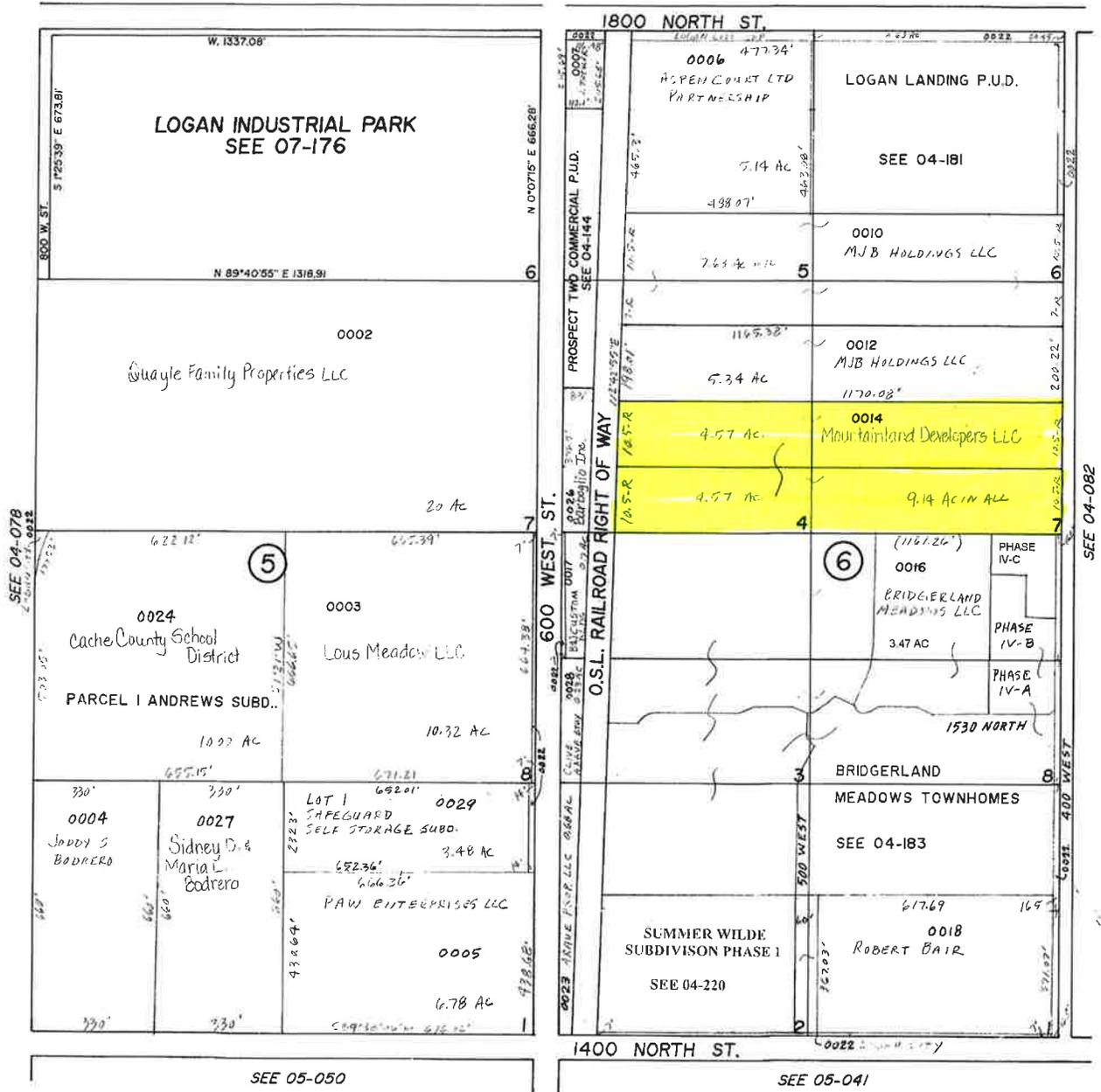
04-081

Scale 1 Inch = 200 Feet
PLAT "D" LOGAN FARM SURVEY

TAX UNIT 27

PG 15-04G

SEE 04-079



M. GLEED
DEC. 1986

SEE 05-050

SEE 05-041

SEE 04-082

BOUNDARY LINE ADJUSTMENT EXHIBIT

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 12 NORTH, RANGE 1 EAST, OF THE SALT LAKE MERIDIAN, ALSO PART OF BLOCK 6, PLAT "D", LOGAN FARM SURVEY, CITY OF LOGAN, CACHE COUNTY, UTAH

PARCEL 1 DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 12 NORTH, RANGE 1 EAST, OF THE SALT LAKE MERIDIAN, ALSO PART OF BLOCK 6, PLAT "D", LOGAN FARM SURVEY, CITY OF LOGAN, CACHE COUNTY, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 6, PLAT "D", LOGAN FARM SURVEY, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF 400 WEST STREET; THENCE N89°44'21"W 527.96 FEET; THENCE N00°20'32"E 254.88 FEET; THENCE N89°54'39"E 47.99 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 62.31 FEET, A RADIUS OF 40.00 FEET, A CHORD BEARING OF N45°17'08"E, AND A CHORD LENGTH OF 56.20 FEET; THENCE N00°39'37"E 51.60 FEET; THENCE S89°44'21"E 439.89 FEET; THENCE S00°19'35"W 346.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 175,240 SQUARE FEET OR 4.023 ACRES

PARCEL 2 DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 12 NORTH, RANGE 1 EAST, OF THE SALT LAKE MERIDIAN, ALSO PART OF BLOCK 6, PLAT "D", LOGAN FARM SURVEY, CITY OF LOGAN, CACHE COUNTY, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 527.96 FEET N89°44'21"W OF THE SOUTHEAST CORNER OF LOT 7, BLOCK 6, PLAT "D", LOGAN FARM SURVEY; THENCE N89°44'21"W 649.80 FEET; THENCE N01°53'30"E 346.64 FEET; THENCE S89°44'21"E 728.40 FEET; THENCE S00°39'37"W 51.60 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 62.31 FEET, A RADIUS OF 40.00 FEET, A CHORD BEARING OF S45°17'08"W, AND A CHORD LENGTH OF 56.20 FEET; THENCE S89°54'39"W 47.99 FEET; THENCE S00°20'32"W 254.88 FEET TO THE POINT OF BEGINNING.

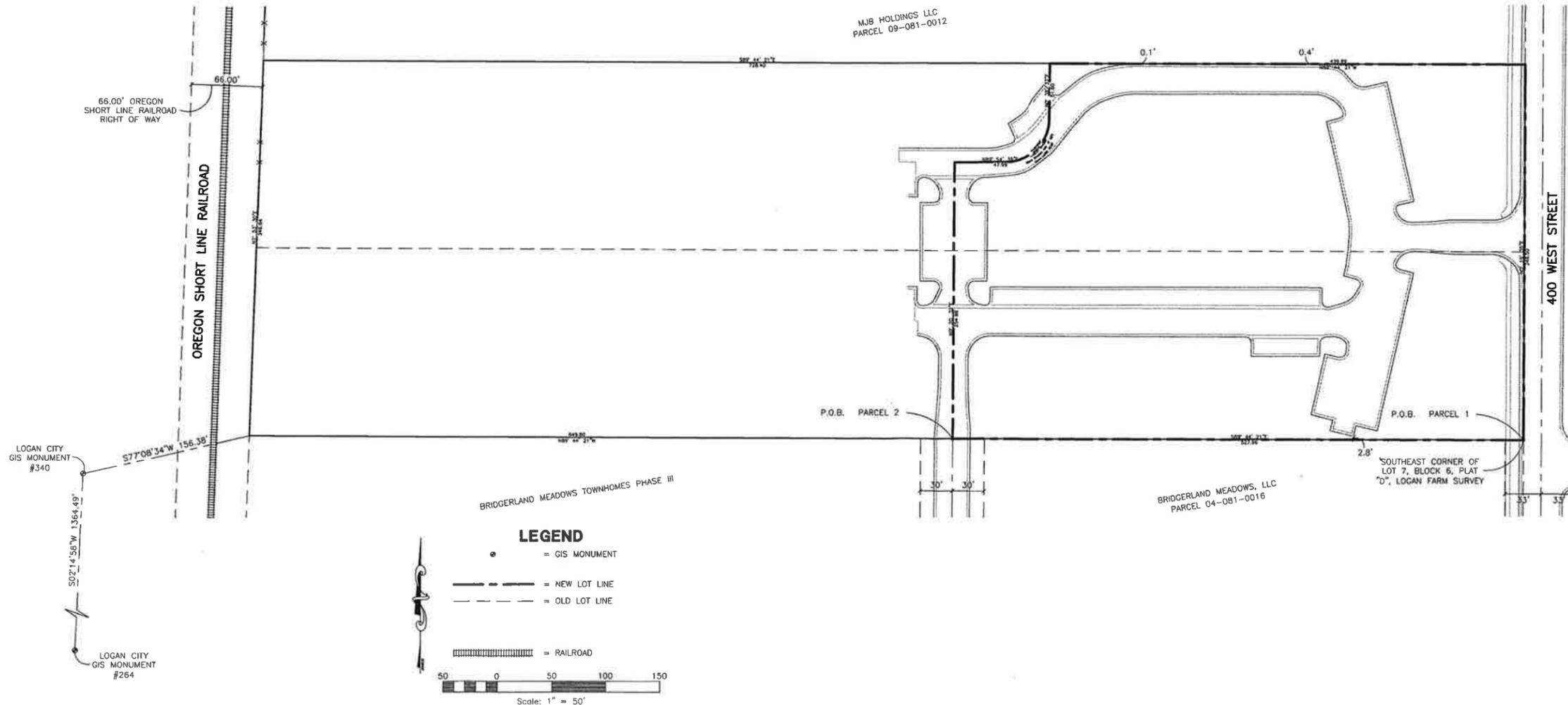
CONTAINING 231,211 SQUARE FEET OR 5.308 ACRES

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SOUTH LINE OF LOTS 4 AND 7, BLOCK 6, PLAT "D", LOGAN FARM SURVEY AS LOCATED ON SURVEY NO. 2004-0183. SHOWN HEREON AS N89°44'21"W

REFERENCE PLATS

1. SURVEY NO. 2004-0183, CACHE LANDMARK BOUNDARY SURVEY FOR CHARLIE FULLMER, DATED SEPTEMBER 10, 2004.
2. BRIDGERLAND MEADOWS TOWNHOMES PHASE III FINAL PLAT, RECORDED AS ENTRY NO 945995 AS MAP NO. 2007-2202 ON JUNE 7, 2007.



Reeve & Associates, Inc.
 1000 WEST 1000 SOUTH, SUITE 100
 LOGAN, UTAH 84301
 (435) 735-1111
 FAX (435) 735-1112
 WWW.REEVE-ASSOCIATES.COM

IRA

REVISIONS	DESCRIPTION
DATE	

BOUNDARY LINE ADJUSTMENT EXHIBIT
 1650 NORTH 400 WEST, CITY OF LOGAN, CACHE COUNTY, UTAH

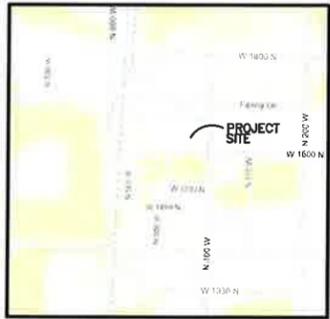
CTI CONSTRUCTION

Project Info.
 Surveyor: T. HATCH
 Designer: N. ANDERSON
 Begin Date: 5-19-15
 Name: CTI
RECORD OF SURVEY
 Scale: 1"=50'
 Checked:
 Number: 6235-01

Sheet **1**
 1 Sheets

LOGAN GATEWAY II PHASE 2 SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 12 NORTH, RANGE 1 EAST, OF THE SALT LAKE MERIDIAN, ALSO PART OF BLOCK 6, PLAT "D", LOGAN FARM SURVEY
 ALSO PART OF BLOCK 6, PLAT "D", LOGAN FARM SURVEY
 CACHE COUNTY, UTAH
 SEPTEMBER, 2015



VICINITY MAP
 SCALE: NONE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS BETWEEN THE LOGAN CITY GPS MONUMENT #340 AND GPS MONUMENT # 264, SHOWN HEREON AS S02°14'58"W

REFERENCE PLATS

1. SURVEY NO. 2004-0183, CACHE LANDMARK BOUNDARY SURVEY FOR CHARLIE FULLMER, DATED SEPTEMBER 10, 2004.
2. BRIDGERLAND MEADOWS TOWNHOMES PHASE III FINAL PLAT, RECORDED AS ENTRY NO 945996 AS MAP NO. 2007-2202 ON JUNE 7, 2007.

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 12 NORTH, RANGE 1 EAST, OF THE SALT LAKE MERIDIAN, ALSO PART OF BLOCK 6, PLAT "D", LOGAN FARM SURVEY, CITY OF LOGAN, CACHE COUNTY, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 6, PLAT "D", LOGAN FARM SURVEY, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF 400 WEST STREET; THENCE N89°44'21"W 1177.75 FEET; THENCE N01°53'30"E 346.64 FEET; THENCE S89°44'21"E 1168.29 FEET; THENCE S00°19'35"W 345.50 FEET TO THE POINT OF BEGINNING.

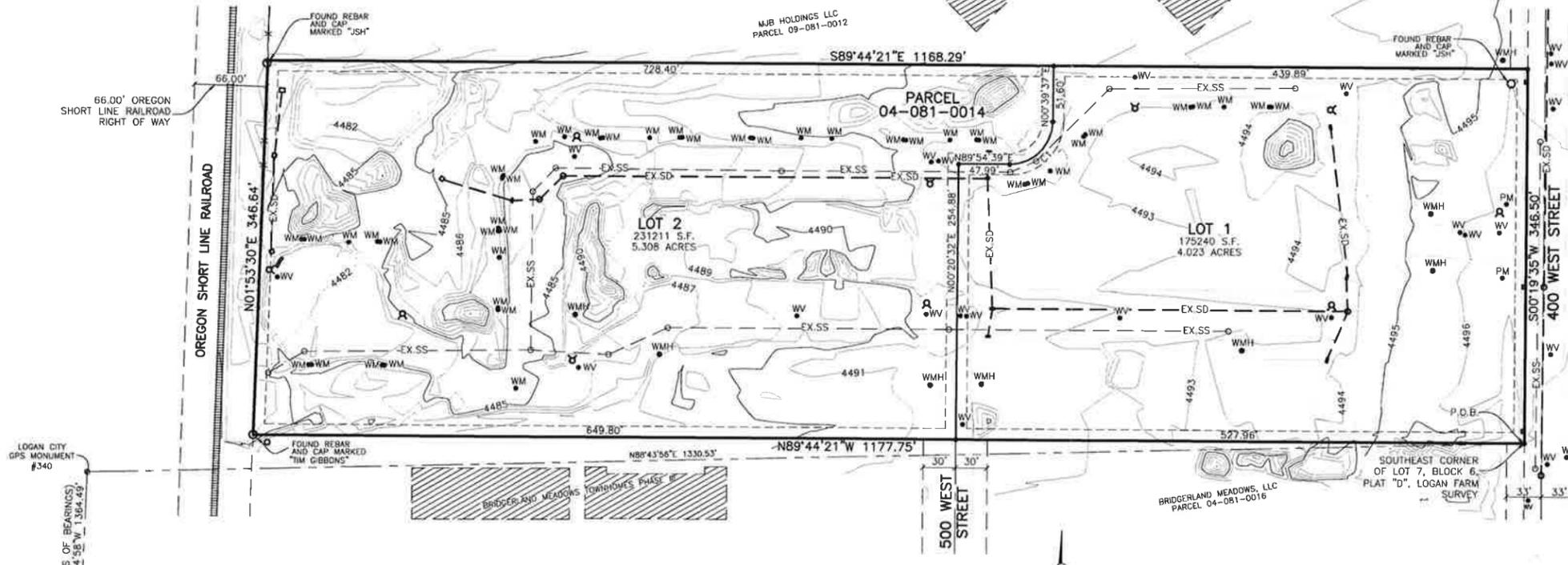
CONTAINING 406,451 SQUARE FEET OR 9.331 ACRES

ZONE MR-20

FRONT SETBACK: 10 FEET
 CORNER SETBACK: 10 FEET
 FRONT OPPOSITE SFR: 25 FEET
 SIDE - COMMON WALL: 0 FEET
 SIDE - NON COMMON WALL: 8 FEET
 SIDE - ADJACENT TO NR ZONE: 25 FEET
 REAR SETBACK: 10 FEET
 REAR SETBACK ADJACENT TO NR ZONE: 25 FEET

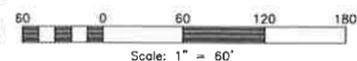
LEGEND

- | | | | |
|--------|---|-------|--|
| P.U.E. | = PUBLIC UTILITY EASEMENT | — | = BOUNDARY LINE |
| ○ | = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES" | — | = LOT LINE |
| WM | = FOUND REBAR AND CAP | - - - | = ADJOINING PROPERTY |
| WV | = WATER VALVE | - - - | = EASEMENTS |
| WM | = WATER METER | - - - | = GPS MONUMENT TIE LINE |
| WMH | = WATER MANHOLE | - - - | = ROAD CENTERLINE |
| PM | = POWER METER | - - - | = EXISTING FENCELINE |
| ○ | = GPS MONUMENT | - - - | = EX-S.S. = EXISTING SANITARY SEWER LINE |
| ○ | = EXISTING FIRE HYDRANT | - - - | = EX-S.D. = EXISTING STORM DRAIN |
| ○ | = EXISTING SD/SS MANHOLE | ▨ | = EXISTING BUILDING |
| □ | = EXISTING SD CATCH BASIN | ▨ | = RAILROAD |



CURVE TABLE

#	RADIUS	ARC LENGTH	CHD. LENGTH	TANGENT	CHD. BEARING	DELTA
C1	46.00'	62.31'	56.20'	39.48'	N45°17'08"E	89°15'02"



SURVEYOR'S CERTIFICATE

I, ROBERT D. KUNZ, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF LOGAN GATEWAY II PHASE 2 SUBDIVISION IN CACHE COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE CACHE COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND; I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF CACHE COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

150228
 UTAH LICENSE NUMBER ROBERT D. KUNZ

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT LOGAN GATEWAY II PHASE 2 SUBDIVISION, AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____.

ACKNOWLEDGMENT

STATE OF UTAH) ss.
 COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH) ss.
 COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

PROJECT INFO.

Surveyor: R. KUNZ
 Designer: E. ROCHE
 Begin Date: 10-15-09
 Name: LOGAN GATEWAY II PHASE 2
 Number: 6235-01
 Revision: _____
 Scale: 1"=60'
 Checked: _____

4155 S. HANCOCK BLVD., SUITE 310, OGDEN, UTAH 84403
 TEL: (801) 621-3100 FAX: (801) 621-2965 WWW.REEVE-ASSOCIATES.COM

DEVELOPER,
 MOUNTAINLAND DEVELOPERS, LLC
 2878 COMMERCE WAY
 OGDEN, UTAH 84401

NOTE:
 CONTOURS ARE SHOWN WITH A ONE FOOT INTERVAL

LOGAN CITY COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE LOGAN CITY PLANNING COMMISSION. SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, LOGAN CITY PLANNING COMMISSION

LOGAN CITY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE CITY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

LOGAN CITY ENGINEER

MAYOR'S APPROVAL AND ACCEPTANCE

PRESENTED TO THE LOGAN CITY MAYOR THIS _____ DAY OF _____, 20____. AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

LOGAN CITY MAYOR

LOGAN CITY UTILITIES

WASTE _____ DATE _____
 WASTEWATER COLLECTION _____ DATE _____
 WASTEWATER TREATMENT _____ DATE _____
 SOLID WASTE _____ DATE _____
 LIGHT & POWER _____ DATE _____

LOGAN CITY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT. SIGNED THIS _____ DAY OF _____, 20____.

LOGAN CITY ATTORNEY

CACHE COUNTY RECORDER

Entry No. _____ Fee Paid _____
 And Recorded _____
 At _____ In Book _____
 Of The Official Records, Page _____
 Recorded For: _____
 Cache County Recorder
 _____ Deputy.