

**CITY OF LOGAN, UTAH
ORDINANCE NO. 23-11**

**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, STATE OF UTAH AS FOLLOWS:

SECTION 1: That certain map or maps entitled "Official Zoning Map of Logan City, Utah" is hereby amended and the following properties in the Bridger Neighborhood and as specifically identified in Exhibit A, as attached, are hereby zoned from Mixed Residential Low (MR-12) to Mixed Residential Medium (MR-20)

SECTION 2: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, _____
THIS DAY OF _____, 2023.

AYES:

NAYS:

ABSENT:

Ernesto López, Chairman

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 _____, 2023.

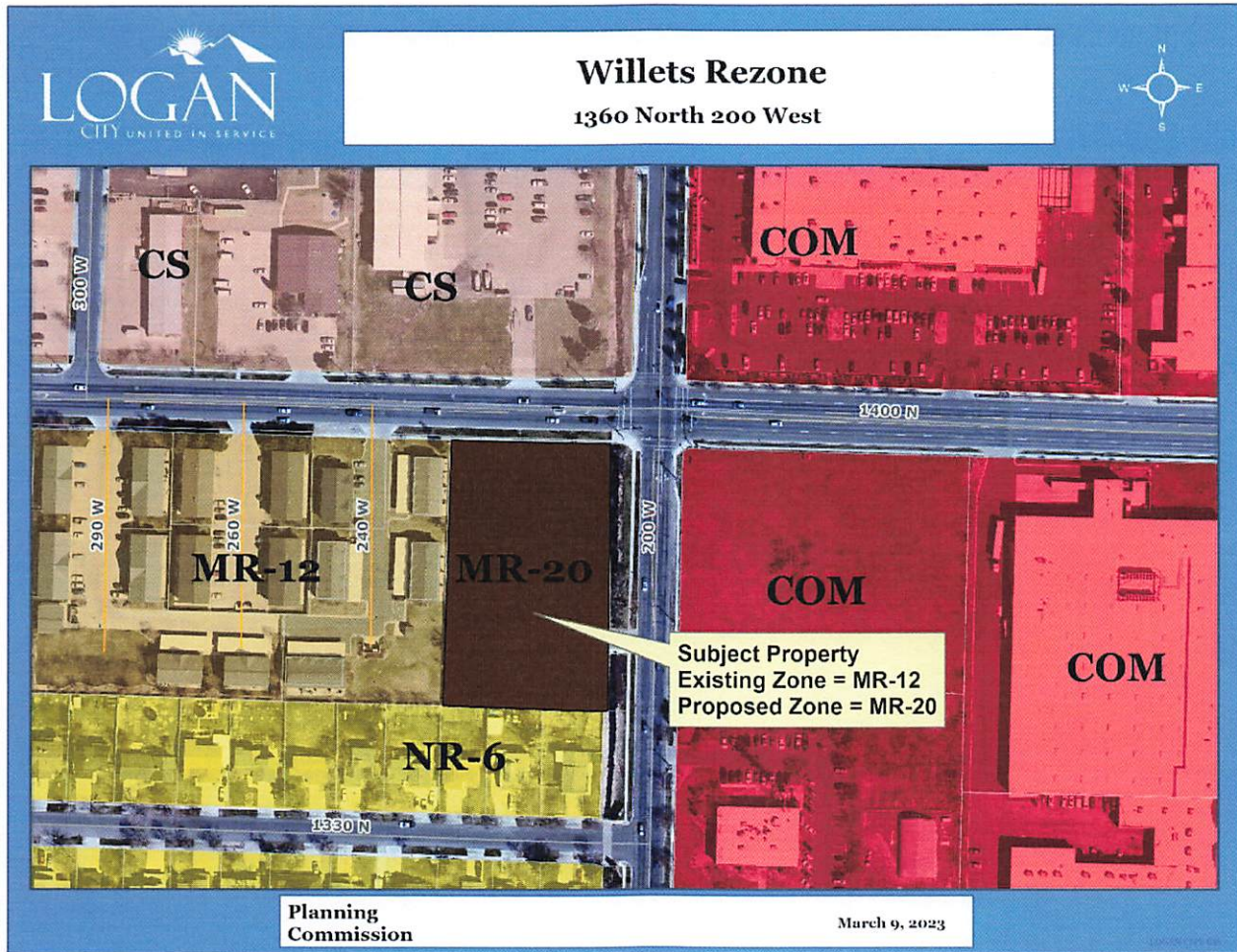
Ernesto López, Chairman

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby _____ this ____ day of _____,
2023.

Holly H. Daines, Mayor

EXHIBIT A





MEMORANDUM TO MUNICIPAL COUNCIL

DATE: March 21, 2023
FROM: Russ Holley, Senior Planner
SUBJECT: Ordinance #23-11 Willets Rezone

Summary of Planning Commission Proceedings

<i>Project Name:</i>	Willets Rezone
<i>Request:</i>	Rezone
<i>Project Address:</i>	1360 N. 200 W.
<i>Recommendation of the Planning Commission:</i>	Approval

On March 9, 2023, the Planning Commission recommended to the Municipal Council **approval** of Willets Rezone

Planning Commissioners vote (3-2):

Motion: E. Peterson

Second: J. Guth

Yea: J. Guth, R. Croshaw, E. Peterson,

Nay: D. Lewis, K. Heare

Abstain: none

Attachments

Ordinance #23-11

Staff Report

Slides

PC Meeting Minutes



PLANNING COMMISSION MINUTES

Meeting of March 9, 2023

Logan City Council Chambers (290 N 100 W Logan, UT 84321) www.loganutah.org

Minutes of the meeting for the Logan City Planning Commission convened in regular session Thursday, March 9, 2023, Commissioner Lucero called the meeting to order at 5:30 p.m.

Commissioners Present: Ken, Heare, Jordy Guth, Roylan Croshaw, David Lewis, Eldon Peterson

Commissioners Excused: Jessica Lucero, Sara Doutre

Staff Present: Russ Holley, Tanya Rice, Mike DeSimone, Amanda Pearce, Ben Anderson, Darren Farar, Kymber Housley, Holly Daines, Jeannie Simmonds (City Council)

Commissioner Guth made a motion to approve the minutes from the February 23, 2023 meeting as submitted. Commissioner Croshaw seconded the motion. The motion was approved unanimously.

PUBLIC HEARING:

PC 23-015 Willets Rezone [Zone Change & Design Review Permit] Jed Willets, authorized agent/owner is requesting a rezone of a vacant .24-acre parcel from Mixed Residential Low (MR-12) to Mixed Residential Medium (MR-20), to build a new 3,000 square foot duplex located at 1354 N 220 W in the MR-12 zone; TIN 05-041-0056 (Bridger Neighborhood).

STAFF: Russ Holley, Senior Planner reviewed the request for a zone change of Lot 6 of the Royal Pointe Subdivision located at the corner of 200 West and 1400 North. There are seven 4-plexes currently located on Lot 6, and in 1995, County tax identification numbers were created for each of the buildings that were not approved by the city. The result was an illegal subdivision that left the original parent Tax identification number as a vacant .24-acre in the southwest corner. When the zoning changed to Multi-Family High in 2000 the property became legally existing nonconforming. In 2016 when the same applicant applied for a rezone to MR-20 to build a duplex it was approved but after several extensions with the building permit process, the building permit was never obtained and ended up expiring in 2020.

The re-zone of Lot #6 from Mixed Residential Low (MR-12) to Mixed Residential Medium (MR-20) would achieve a higher density allowing for a proper subdivision and the ability to build a multi-family structure (up to 4 units for .24 acres) in the vacant area in the southwest corner. The MR-12 zone allows 12 units per acre. The MR-20 zone allows 20 units per acre. Currently, Lot #6 is developed at 15.5 units per acre.

PROPONENT: Jed Willets spoke about his building permit being approved at the end of 2019 right before the covid pandemic hit and his work hours increased to 12-14 hours a day and not having enough time to start the development.

PUBLIC: LeAnn Wilkins who owns the neighboring home to the south spoke about her property being flooded with the runoff from this lot and asked where the snow will be piled if a duplex gets built and where they will store the dumpsters.

COMMISSION: Commissioner Guth asked why the staff is recommending denial of the rezone. Commissioner Heare stated that rezoning this would go against the city's stance against spot zoning. Commissioner Guth said that most of the surrounding properties are medium density and nothing can be done with the property without a rezone. Commissioner Croshaw asked Mr. Willets what his time frame would be this time around if the rezone is approved. Mr. Willets said he would get it done this year. Commissioner Peterson stated that he is fine moving forward with a recommendation of approval of a rezone. Commissioner Guth and Commissioner Croshaw agreed with Commissioner Peterson.

MOTION: Commissioner Peterson moved to **forward a recommendation of approval** to the Municipal Council on a zone change for PC 23-015 with the finding for approval as listed below. Commissioner Guth seconded the motion.

Moved: E. Peterson

Seconded: J. Guth

Approved: 3-2

Yea: Guth, Croshaw, Peterson

Nay: Lewis, Heare

Abstain:

Project #23-015
Willets Rezone
Located at approx. 1360 North 200 West

REPORT SUMMARY...

Project Name: Willets Rezone
Proponent/Owner: Jed Willets / Jed F. Willets
Project Address: 1360 North 200 West
Request: Rezone to MR-20 & Design Review Permit
Current Zoning: MR-12
Date of Hearing: March 9, 2023
Type of Action: Legislative & Quasi-Judicial
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

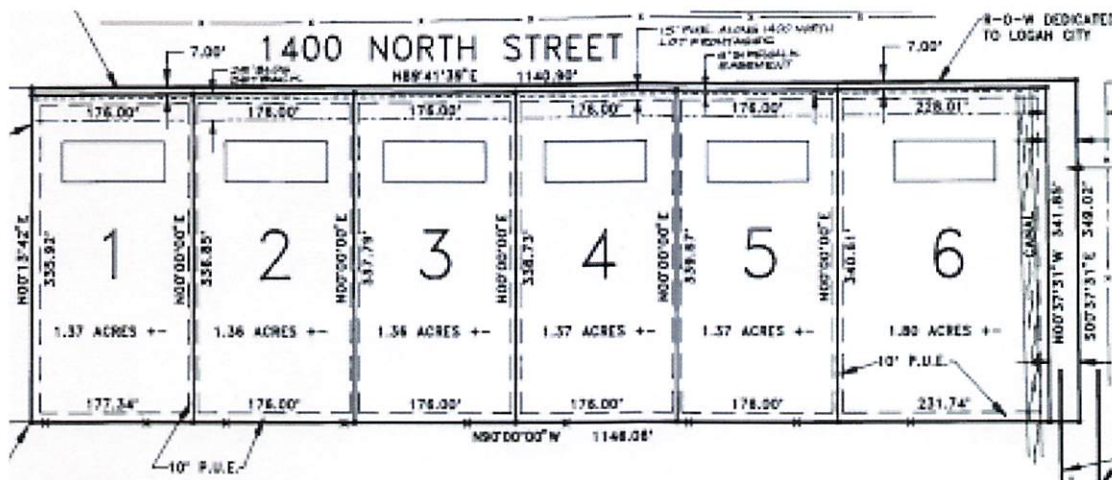
Staff recommends that the Planning Commission recommend **denial** to the Municipal Council for a rezone of approximately 1.80 acres of property located at approximately 1360 North 200 West (TIN# 05-041-0056) from Mixed Residential Low MR-12 to Mixed Residential Medium MR-20) and a Design Review Permit for a four-unit multi-family structure.

Land use adjoining the subject property

<i>North:</i>	CS: Commercial Uses	<i>East:</i>	COM: Commercial Uses
<i>South:</i>	NR-6: Residential Uses	<i>West:</i>	MR-12: Residential Uses

Background

In 1992 the Logan City Planning Commission approved the six (6) lot Royal Point Subdivision located south of 1400 North between 200 and 400 West. Each lot was approximately 1.30 to 1.80 acres in size. Lot #6 is associated with this request and is 1.80 acres in size. In 1992 the zoning was R4, which allowed multi-family structures at a rate of one unit per every 6,000 square feet (SF) and an additional 1,000 SF for each subsequent unit (4-plexes would require 9,000 SF). Over the course of the following two (2) years seven 4-plexes were built on Lot #6. In 1995 tax identification number (TIN) boundaries were divided around the existing seven 4-plexes at the county and not approved by Logan City (illegal subdivision). The creation of the seven (7) boundaries left the original parent TIN as a vacant 0.24-acre area in the southwest corner. In 2000 zoning designations and densities changed to "Multi Family High" and the project became "legally existing nonconforming".



The original city approved Royal Point Subdivision (lot #6 is rezone subject property)

In 2011 and 2016, this same applicant applied for a rezone to MR-20. The city denied the 2011 rezone and approved the 2016 rezone to MR-20. The rezone was allowed so this applicant could build a duplex, an entitlement he thought he had because of the 0.24-acre property in a MR-12 zone and City Staff mistakenly didn't initially catch the 1997 illegal subdivision. The council rezoned it back to MR-12 in 2017 after a permit had been filed (vesting) for the duplex. The applicant did not complete the building permit nor was issued a building permit. After years of extensions and opportunities to finalize and issue the building permit it expired in May 2020. Since the permit expired and the zoning went back to MR-12 all entitlements were lost.

REQUEST

The proponent is requesting a re-zone of Lot #6 from Mixed Residential Low (MR-12) to Mixed Residential Medium (MR-20). This would achieve a higher density allowing for a proper Logan City subdivision to occur and thus creating recognized building lots and possible future development opportunities. It would then be the intention of the proponent to build a multi-family structure (up to 4 units for .24 acres) in the vacant area in the southwest corner. The MR-12 zone allows 12 units per acre. The MR-20 zone allows 20 units per acre. Currently, Lot #6 is developed at 15.5 units per acre.



Figure 2 shows the aerial photo of the site

GENERAL PLAN

The Future Land Use Plan (FLUP) identifies this area as Mixed Residential. It does not distinguish between medium and high. In Chapter 5 "Growth vs. Land Availability" it states the problem being that the per capita land consumption is increasing while available quality developable land is decreasing. The solutions identified are compact growth, infill and redevelopment. As part of the revised Land Development Code (LDC) and Zoning Map update in February of 2011, the area was zoned Mixed Residential Medium (MRM) rather than Mixed Residential High (MRH) because this area was over saturated with multi-family structures exceeding the balance of diverse housing options outlined in the General Plan, and the allowable densities in the Mixed Use, Town Center, and Campus Residential zones were substantially increased to promote increased density in those parts of the City.

LAND DEVELOPMENT CODE

The Land Development Code (LDC) allows for up to 20 residential units per acre of land in the MR-20 zone. The MR-20 zoning district permits a range of residential structures, including

duplexes, triplexes, townhomes, etc. The current zoning designation of MR-12 is similar but less density per acre is permitted. If this were a legally created building lot (City Subdivision not a County Recorder division of property), a 0.24 acre of land would allow a duplex.



Figure 3 shows the current zoning in the area

DESIGN REVIEW PERMIT

Building Orientation & Design

The LDC 17.09.040 states that buildings should be oriented towards the adjacent street or common courtyard with front facades and front doors for visual and walkability reasons. In certain cases, for practicality reasons or unique site constraints, buildings can orient away from the street, but façade considerations (four-sided architecture) and walkability should create inviting architecture and maintain direct walkability. The proposed townhomes orient to an existing interior parking lot. This area of the project site is not visible from the adjacent city streets and would not be subject to building orientation requirements.

The LDC 17.09.040 requires multi-family buildings to have minimum variations, interesting façade design, a mix of materials and articulation for aesthetically pleasing projects. The proposal shows façade variations and a mix of building materials. As conditioned with the Planning Commission determining design, the project meets the code requirements in the LDC.

Building Heights

The LDC allows building heights in the MR-20 zone at 45 feet. The proposed two-story building is shown at approximately 25-feet in height. As proposed, building height complies with the LDC standards.

Open Space & Landscaping

The LDC 17.07.110 requires 20% open space and an additional 10% useable outdoor space in the MR-30 zone. The LDC 17.35 generally describes open space as vegetation or landscaped areas, while useable outdoor space is typically decks, patios and other similar outdoor amenities. The LDC 17.32 requires minimum landscaping for overall visual aesthetics, ecological reasons, visual screening, shading purposes and enhancement of the outdoor

experience. The LDC requires a minimum of 20 trees and a combination of 50 shrubs, flowers and ornamental grasses per net acre of land for multi-family residential projects. As conditioned with compliant landscaping plans and minimum open space, the project meets the requirements of the LDC. Building Design, Height, Orientation, Setback, Open Space and Landscaping compliance will be required as per MR-20 is the rezone is approved by the Logan City Council.

SUMMARY

Jed Willets originally purchased the property in 2011 with the desire to build a duplex. An application for design review was submitted and the illegal subdivision was then discovered and thus rendering this property worthless as all density had already been accounted for on lot #6. Property trades were pursued between 2011 and 2016 to no avail. In 2016, the City Council up-zoned it for this applicant and he had every opportunity to finish the project between 2016 and 2020. Now, the applicant wants another opportunity and wants to increase the density from 2 to 4 units.

AGENCY AND CITY DEPARTMENT COMMENTS

No comments.

PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, one comment from Frank Schofield has been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 2/25/23, posted on the City's website and the Utah Public Meeting website on 2/27/23, and mailed to property owners within 300 feet on 2/20/23. The quarter page ad was published on 2/23/23.

PLANNING COMMISSION AMENDED 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. The total maximum density of this project is **two (duplex) 4-units**.
3. The project shall provide two (2) vehicle parking stalls per each dwelling unit and a bike rack.
4. The building design shall contain a mix of materials and comply with LDC standards.
5. The sidewalk connection to the east shall remain.
6. All common and remainder areas shall be listed as "non-buildable" on the street dedication plat.
7. 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) Open Space and Useable Outdoor areas shall total a minimum of the 20% of the project site.
 - b) 20 trees and 50 shrubs/perennials shall be provided per acre.
8. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping.
9. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
10. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
11. No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.

12. No fences are approved with this Design Review Permit. All fences shall be approved and permitted by staff in accordance with the Land Development Code.
13. Surface storm-water retention and detention facilities shall be located in areas away from public streets and buffered from view.
14. 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. *Water—contact 716-9627*
 - All landscape irrigation system's fed from Logan City water must have a high hazard rated backflow assembly installed and tested. All backflow assemblies must be tested within 10 days of turning in water to them and annually thereafter. New and existing systems.
 - Fire suppression systems that are connected to Logan City water (with no added chemicals) must have a minimum DC (ASSE1015) installed and tested. Fire risers and all B/F assemblies must be installed and tested as per Logan City standards.
 - Project shall comply with all current Utah State plumbing codes, 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.
 - b. *Engineering—contact 716-9160*
 - Provide documents that resulted in the creation of the six lots in lot 6 of the Royal Point Subdivision.
 - Provide a letter of support from the HOA that clarifies this development is compliant with their CC&Rs.
 - Show how existing water and sewer is or will be provided to the development and the document creating shared access and utility easements to the proposed lot. Each building will be required to have their own water and sewer service. If routing services under canal, written permission from canal must be provided.
 - The additional density will require a second access.
 - The plans submitted do not show storm water management improvements on the property, including the provision for storm water detention/retention basins. Additional common / open space area may be required to comply with the City's storm water management standards.
 - Additional water shares or in-lieu fee for indoor and outdoor increased water demands shall be provided to the City in accordance with City Code 17.29.210 and Utah Administrative Rule R309-510-7.
 - All existing easement / right of way lines shall be shown on the plat and the type of easement / right of way and recording information shall be labeled on the plat. Improvements shall not infringe upon the rights of an existing easement / right of way. Where non-existent or insufficient, provide a 10' Public Utility Easement along all frontages and perimeter property lines, and provide a 5' Public Utility Easement along each side of all interior property lines.
 - All necessary cross access easements/agreements for private road and private utilities across all properties shall be recorded and provided to the City.
 - This development is not being proposed as a subdivision; therefore, all required easement and right-of-way dedications shall be completed by separate instrument approved by the City Engineer prior to recording with Cache County. All dedication documents shall be accompanied with a metes and bounds legal description and a separate legal description exhibit that is tied to two City approved monuments.
 - This development is located in an area of high water table (0 to 24 inches) and classified as having moderate liquefaction potential; as such structures and stormwater management facilities shall be designed accordingly.

- Agreements between property owners and easements where necessary shall be provided to the City prior to approval of a construction plan set that shows construction improvements outside of the property boundary lines.
 - All utilities outside of the public right-of-way shall be private lines and shall be owned, maintained, repaired/replaced by Homeowners Association. All infrastructure shall be installed, maintained, and repaired/replaced in accordance with Logan City Standards.
 - A Logan private Water Utility agreement for all private water and sewer lines (including fire lines) not located within a Public Right of Way. The agreement shall be recorded with the County Recorder.
 - All lots shall have separate water service and sewer service connections to water distribution and sewer collection systems.
 - Ensure sufficient fire hydrants are located in and around the site to meet fire code requirements as required by the Fire Marshall.
 - Storm water detention/retention shall be provided per Logan City Design standards. This includes the retention of stormwater from an adjacent existing street that discharges to the property. Retention of the 90% storm event is required and shall be provided through the use of Low Impact design methods.
 - Except for stormwater from City rights-of-way which shall be managed on the property, the development shall either incorporate into its stormwater design or pass through in a historical manner any stormwater that flows onto the property from adjacent properties.
 - A Logan stormwater maintenance agreement shall be provided for City Review, approval and recordation at County Recorder's Office.
 - Area is less than 1 acre so compliance with State Storm Water Permit is not required. Development shall comply with Logan City design standards for storm water detention/retention. Development shall also provide a sediment and erosion control plan for all construction activities.
- c. Environmental —contact 716-9761*
- Garbage dumpsters are already on site. Owners will need to work with Environmental Department to move dumpsters where they are safely accessible to equipment and other residents who share this dumpster.

FINDINGS FOR APPROVAL (Design Review)

1. The proposed project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the building design, site layout, materials, landscaping, and setbacks.
2. LDC 17.43.080 authorizes the Planning Commission to make design adjustments on aesthetical issues and requirements if they are consistent with surrounding areas and do not compromise future approvals.
3. The proposed project provides required off-street parking.
4. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.

RECOMMENDED FINDINGS FOR REZONE DENIAL

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

1. The Logan City FLUP identifies the area as MR. The surrounding areas are zoned MR-12 and this property should also be zoned MR-12 for consistency
2. The Bridger Neighborhood was specifically downzoned to reduce the number new multi-family developments.

3. The lot was illegally subdivided in 1997 and the applicant had been given an opportunity to reconcile the illegal subdivision with a temporary rezone in order to build a duplex on the site, but failed to follow through with that allowance.

RECOMMENDED FINDINGS FOR REZONE APPROVAL

1. The Logan City FLUP identifies the area as Multi-Family.
2. Infrastructure and access is located nearby and has the ability to adequately serve the future development of this property.
3. Design incompatibles with surrounding areas can be mitigated through Design Review processes.

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.

PC #23-015

Willets Rezone

Rezone and Design Review Permit

Willets Rezone

1360 North 200 West



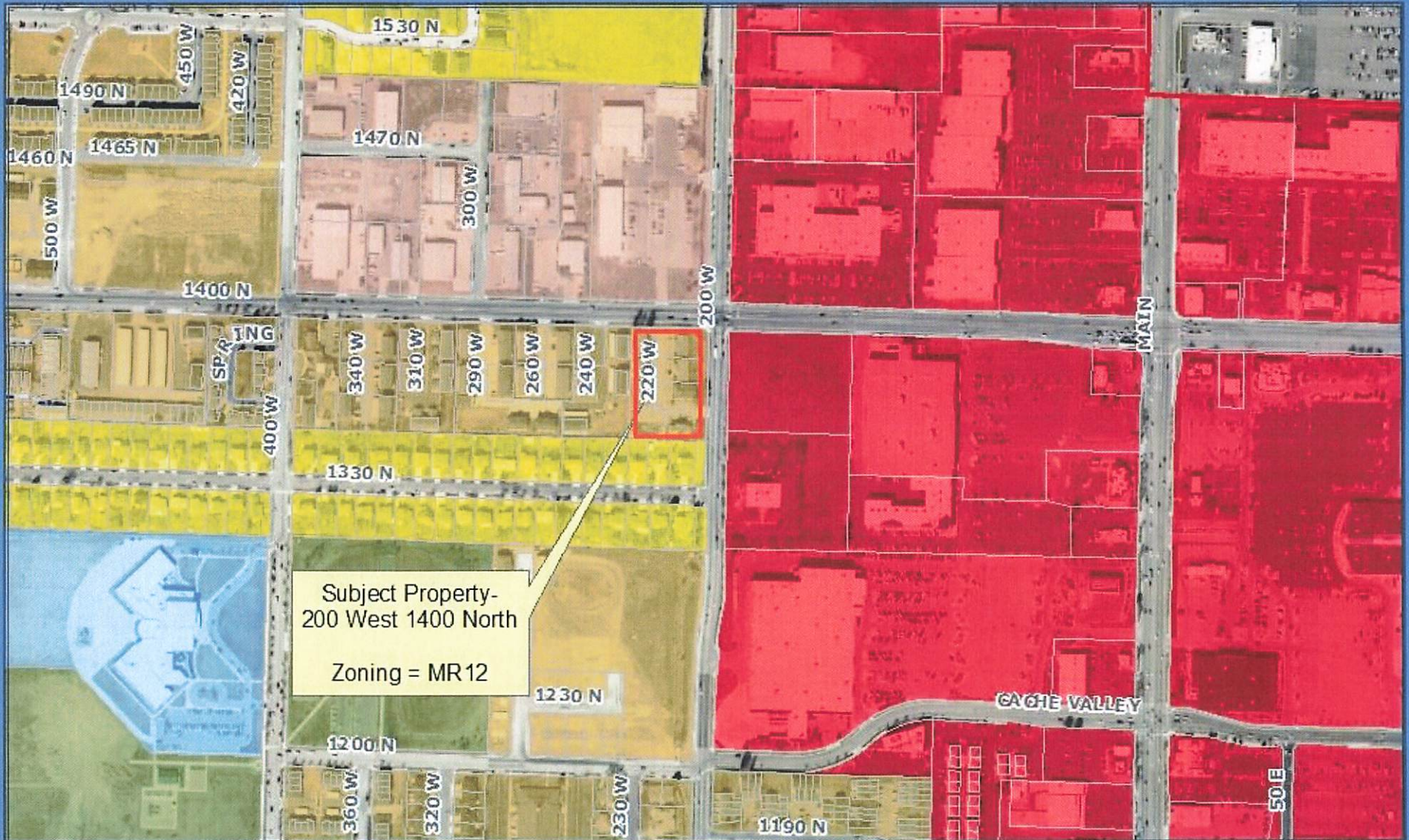
Willets Rezone

1360 North 200 West



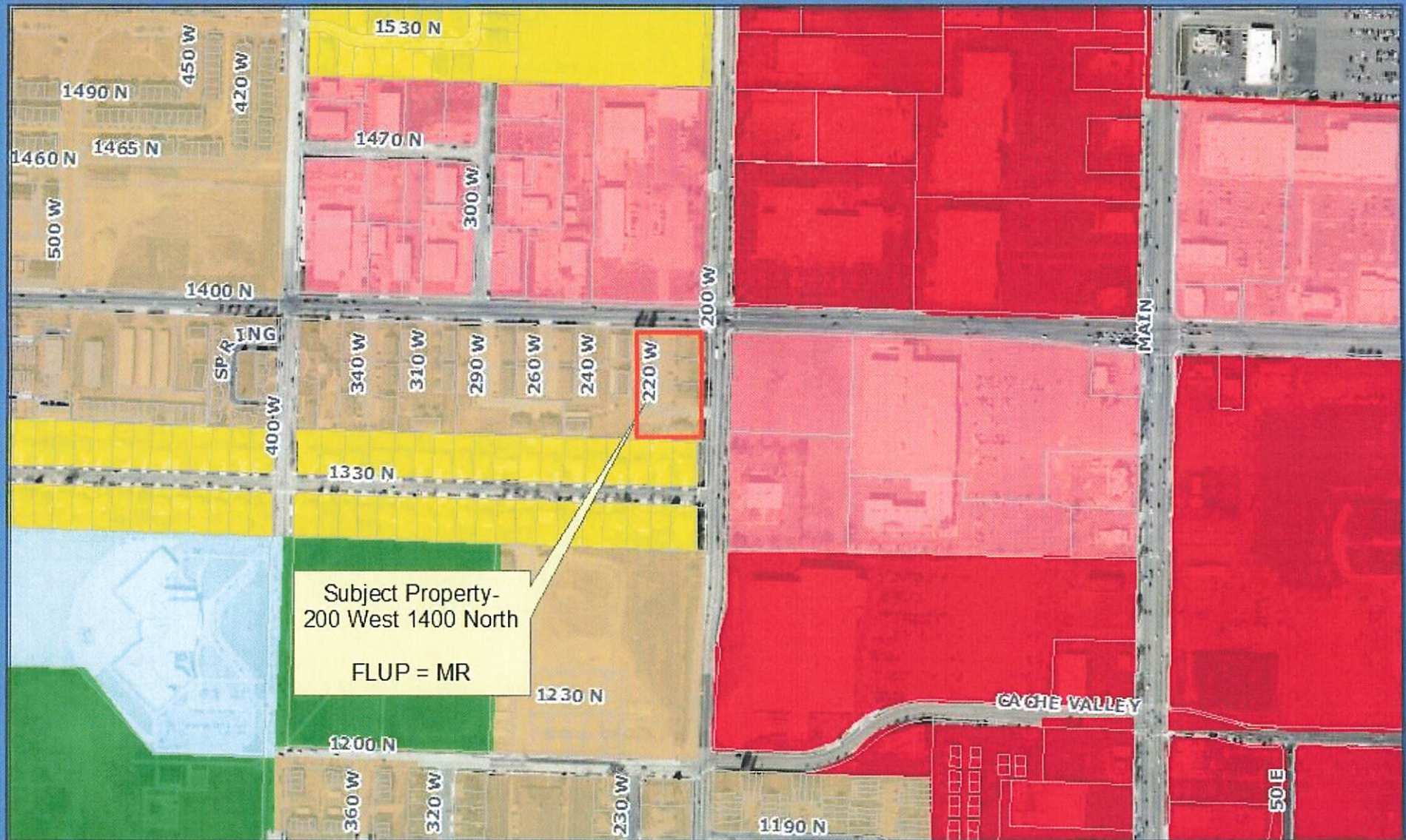
Willets Rezone

1360 North 200 West



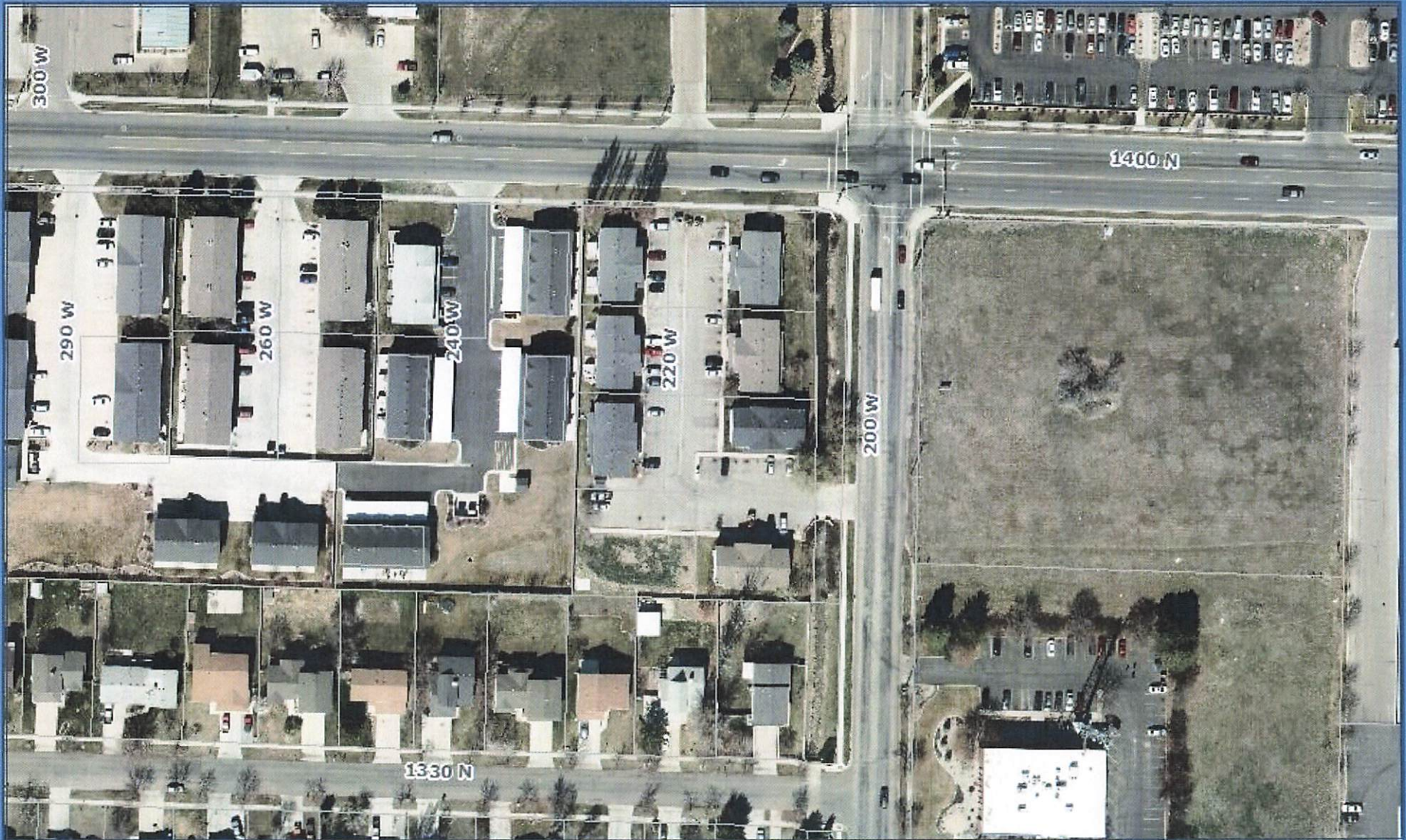
Willets Rezone

1360 North 200 West



Willets Rezone

1360 North 200 West



Planning Commission

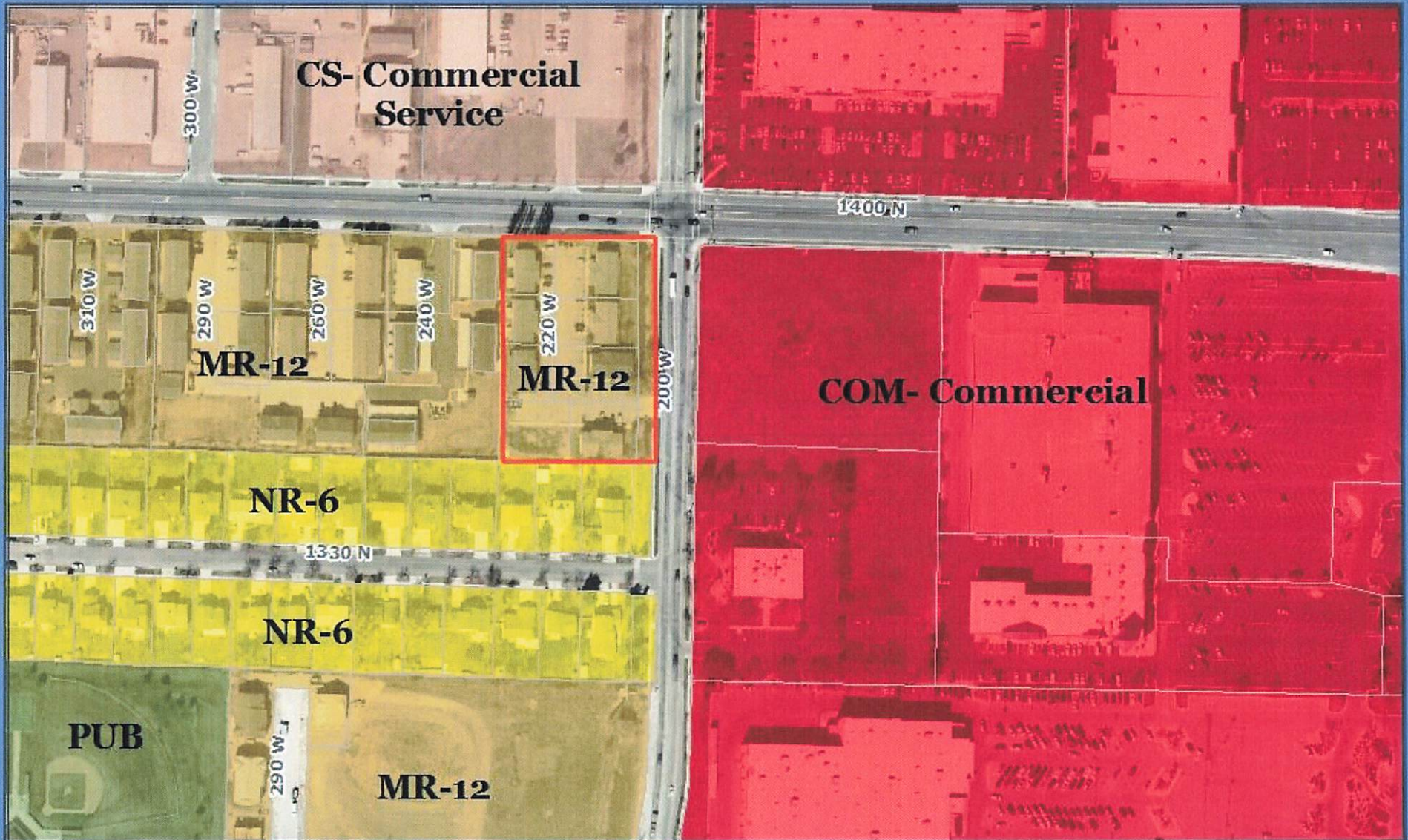
March 9, 2023

Willets Rezone
1360 North 200 West



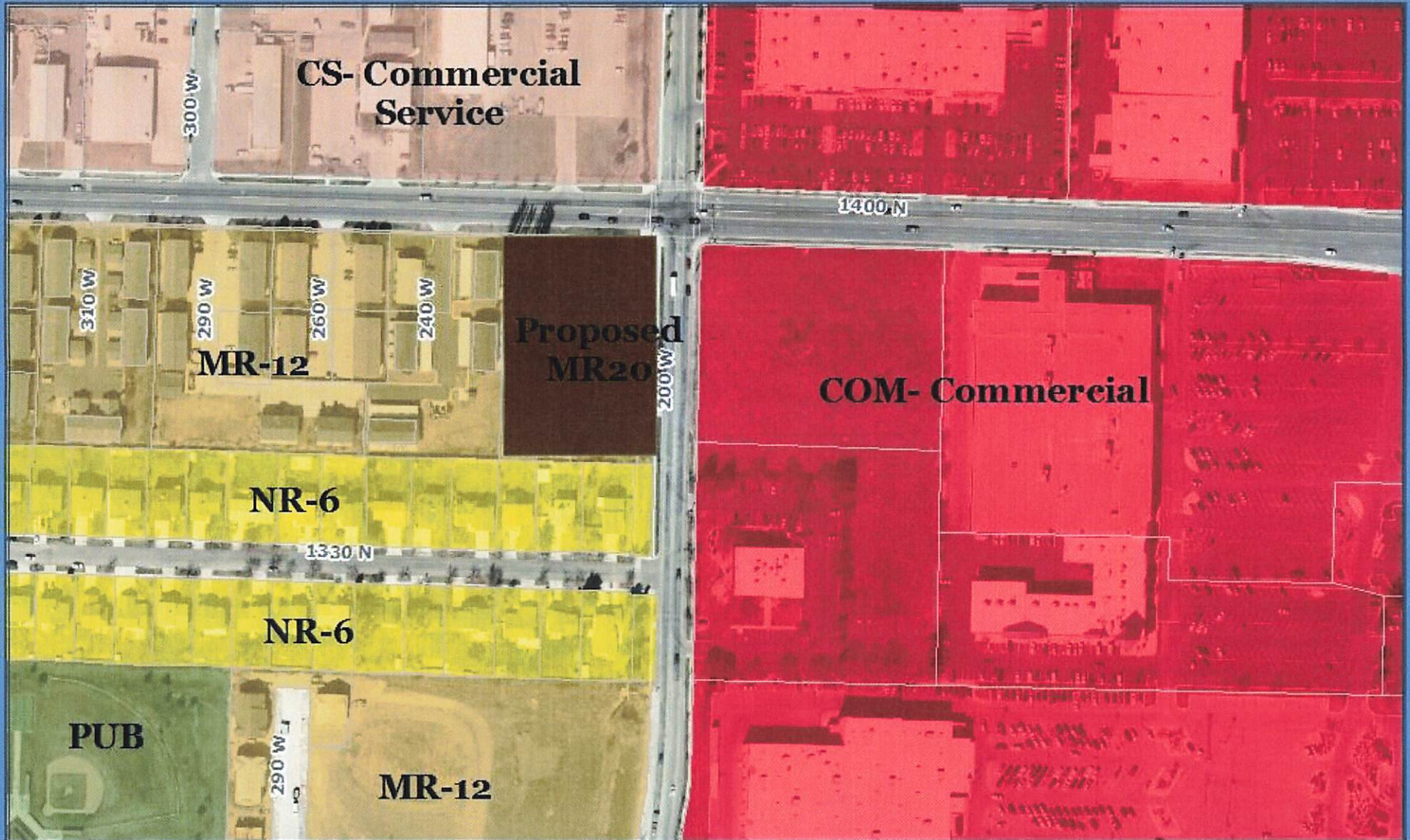
Willets Rezone

1360 North 200 West



Willets Rezone

1360 North 200 West

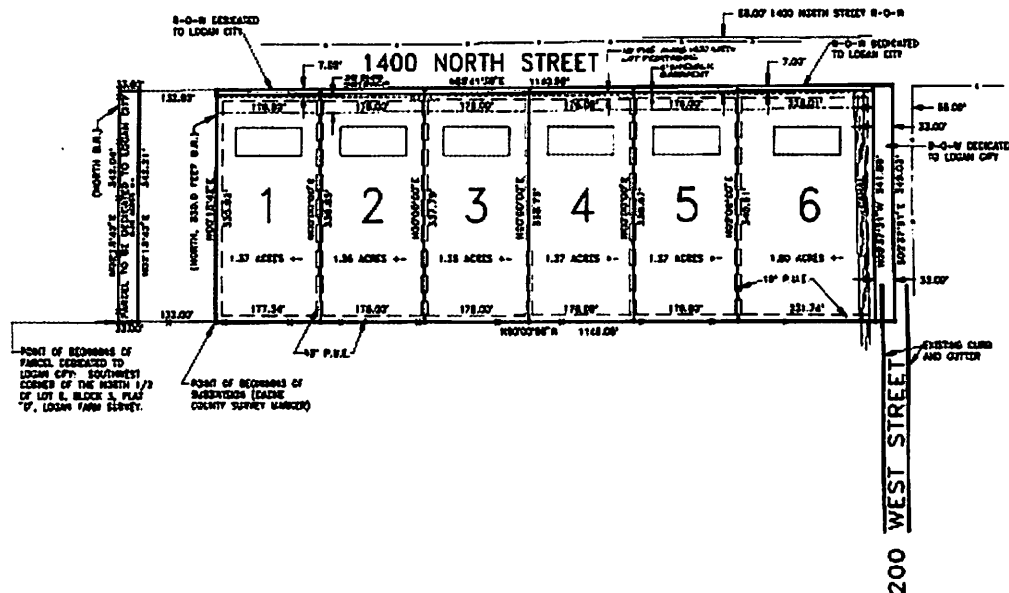


ROYAL POINT SUBDIVISION

PART OF THE NORTH HALF OF LOT 6, BLOCK 3,
PLAT "D", LOGAN FARM SURVEY OF THE NORTH
HALF SECTION 28, TOWNSHIP 12 NORTH, RANGE
1 EAST OF THE SALT LAKE BASE AND MERIDIAN.



GRAPHIC SCALE



THE LAND OF THE STATE OF UTAH I HEREBY CERTIFY THAT BY THE ALLOT-
TMENT OF THE CONGRESS, I HAVE MADE A SURVEY OF THE TRACT OF LAND
SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID
TRACT INTO LOTS AND STREETS, HEREINAFTER TO BE KNOWN AS:
ROYAL POINT SUBDIVISION AND THE SAME HAS BEEN CURRENTLY SURVEYED
AND ALL STREETS ARE THE DIMENSIONS SHOWN

BOUNDARY DESCRIPTION

PARCEL TO BE DEDICATED TO LOGAN CITY

PART OF THE NORTH HALF OF LOT 6, BLOCK 3, PLAT "D", LOGAN FARM
SURVEY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SAID NORTH HALF OF LOT
6, SAID POINT OF BEGINNING BEING A FENCE CORNER AND BEING
THENCE NORTH 01°14' EAST ALONG A FENCE LINE, 343.04 FEET (NORTH
BY RECORD) TO THE SOUTH LINE OF 1400 NORTH STREET, THENCE NORTH
89°41'28" EAST ALONG SAID SOUTH LINE OF 1400 NORTH STREET, 33.82
FEET; THENCE SOUTH 01°14' WEST, 342.21 FEET TO THE SOUTH LINE
OF THE SAID NORTH HALF AND A FENCE LINE, THENCE WEST ALONG SAID
SOUTH LINE AND FENCE LINE, 33.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.26 ACRES --

PARCEL CONTAINING ROYAL POINT SUBDIVISION

PART OF THE NORTH HALF OF LOT 6, BLOCK 3, PLAT "D", LOGAN FARM
SURVEY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES EAST ALONG THE SOUTH LINE OF THE
SAID NORTH HALF OF LOT 6, 133.00 FEET FROM THE SOUTHWEST CORNER
OF THE SAID NORTH HALF OF LOT 6, SAID POINT OF BEGINNING BEING
MONUMENTED BY A CACHOE COUNTY SURVEY MARKER AND BEING
NORTH 89°41'28" EAST, 342.21 FEET (NORTH 33.00 FEET BY RECORD)
TO THE SOUTH LINE OF 1400 NORTH STREET, THENCE NORTH 89°41'28"
EAST ALONG SAID NORTH LINE OF 1400 NORTH STREET, 1143.80 FEET TO
THE NORTHEAST CORNER OF SAID LOT 6, THENCE SOUTH 01°14' EAST
ALONG THE EAST LINE OF SAID LOT 6, 1400.00 FEET TO THE SOUTHWEST
CORNER OF THE SAID NORTH HALF OF LOT 6 AND EXTENDED FENCE LINE,
THENCE WEST ALONG SAID EXTENDED FENCE LINE, 1146.00 FEET TO THE
POINT OF BEGINNING.
CONTAINING 0.26 ACRES --



9/14/92
DATE

Robert L. Crow
SIGNATURE

Gibbons & Crow
CIVIL ENGINEERING/LAND SURVEYING
200 WEST STREET, LOGAN, UTAH 84301 (435)753-0864

COUNTY SURVEYOR'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE SURVEYING COMMISSION
FILE IN THIS OFFICE.

OCTOBER 3, 1992
DATE



PLANNING COMMISSION APPROVAL

APPROVED THIS 14 DAY OF Oct A.D. 1992
BY THE PLANNING COMMISSION

[Signature]
CHAIRMAN

ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE
WITH THE INFORMATION ON FILE IN THIS OFFICE.

OCT 6, 1992
DATE

[Signature]
ENGINEER

COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE *[Signature]* COUNCIL THIS 14 DAY
OF Oct A.D. 1992, AT WHICH TIME THIS SUBDIVISION
HAS BEEN APPROVED AND ACCEPTED.

COUNCIL CHAIRMAN

[Signature]
COUNCIL MEMBER

ATTEST:

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF
THE ABOVE DESCRIBED TRACT OF LAND, HAVE CAUSED THE SAME TO BE SUB-
DIVIDED INTO LOTS AND STREETS, AND DO HEREBY AGREE AND SWEAR THE
OWNERSHIP FROM ANY EXISTING AND INCUMBRANCES AND DO HEREBY RES-
TITUTE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN
ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR SIGNATURES THIS 14 DAY OF Oct A.D. 1992

[Signature] *[Signature]*
OWNER

[Signature] *[Signature]*
OWNER

[Signature] *[Signature]*
OWNER

COUNTY RECORDER'S No. 565507

STATE OF UTAH, COUNTY OF CACHOE RECORDED AND FILED AT
THE REQUEST OF *[Signature]*
DATE 10/14/92 FILE 28-24
ABSTRACTED

NOV 1992-222
FILED IN FILE OF PLATS

[Signature]
COUNTY RECORDER

APPROVAL AS TO FORM

APPROVED AS TO FORM
THIS 14 DAY OF Oct A.D. 1992

[Signature]
ATTORNEY

ACKNOWLEDGEMENT

STATE OF Utah
COUNTY OF Cache
ON the 14 DAY OF October 1992, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED
NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Cache, IN SAID STATE OF Utah,
THE SIGNERS OF THE ATTACHED OWNER'S DEDICATION, IN WITNESS WHEREOF THEY
THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 2/1/94

[Signature]
NOTARY PUBLIC

