



**Project #18-042
Westfields Development Phase 1
Located at 1100 West 200 S**

REPORT SUMMARY...

Project Name: Westfield Development Phase 1
Proponent / Owner: Justin Campbell / VRUGG Holdings LLC
Project Address: 1100 West 200 South
Request: Design Review Permit
Current Zoning: Commercial Services (CS)
Type of Action: Quasi-Judicial
Hearing Date: Dec. 13, 2018
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review Permit for Project #18-042, Westfield Development Phase 1, in the Commercial Services (CS) zone located at 1100 West 200 South, TIN #05-107-0014 thru -0021.

Current Land use adjoining the subject property

<i>North:</i>	CS: Commercial Uses	<i>East:</i>	CS: Commercial Uses
<i>South:</i>	NR6: Residential Uses	<i>West:</i>	CS: Vacant Lots

DESIGN REVIEW PERMIT

Project Proposal

This is a proposal for a new 35,240 SF concrete building to be used for a range of commercial and light industrial uses. The building is designed for four (4) tenant spaces, but flexibility will allow for additional or fewer tenants depending on specific needs. Smaller commercial and office spaces will be accessed via pedestrian doorways and storefronts on the north and south facades, while warehousing or production spaces have larger roll-up doorway access along the north facade. The proposal includes asphalt parking areas to the north and east, landscaping, underground storm-water retention and two driveway accesses. The project site for phase 1 consists of four (4) building lots proposed to be combined into one lot.

Land Use

The Land Development Code (LDC) Table 17.11.030 permits contractor supply and office uses in the CS zoning district. The CS zoning designation fills a need between commercial and industrial use and generally supports light manufacturing, warehousing, and construction and contractor services.

Building Design & Site Layout

The LDC 17.12.060 states that industrial and commercial service buildings should be designed to promote high-quality and aesthetically pleasing developments. Building design should complement the neighborhood character with interesting architectural features. Pedestrian entrances should have a sheltering element and be conveniently connected to the street with a sidewalk. Building design should include variations in roof and parapets for visual interest and scale. Façade designs should include fenestrations, vertical and horizontal articulations at a minimum of every 40 feet on walls visible from public streets. Parking lots should appear subordinate to architecture and be placed to the side or rear of the primary building. Parking lot layout should create a safe and functional circulation pattern. Parking areas should utilize perimeter landscaping in ways that help shade and buffer asphalt surfaces.

The proposal shows a building with attractive street-facing facades containing architectural features at a minimum of every 40 feet. The roofline varies and entryways have awnings and emphasizing features. The parking lots are located to the side and rear and appear subordinate to the architecture. As proposed, the project meets requirements in the LDC.

Building Height

The LDC 17.10.120 limits building height in the CS zone to 38 feet. The proposed building shows a 30' upper parapet height. As submitted, the project complies with the building height requirements in the LDC.

Setbacks

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

Front:	10'
Opposite NR zoning (front)	25'
Side:	5'
Corner:	10'
Rear:	10'
Parking:	15'

The following setbacks are proposed (as measured from the exterior property lines of the project site, at closest points):

Front (South):	25'
Side (East):	64'
Corner Side (West):	10'
Rear (North):	72'
Parking (West/South):	15'

As proposed, the project meets minimum setback requirements of the LDC.

Access & Circulation

Vehicular driveway access is proposed from 200 South near the east property corner and near the mid-block point on 1200 West. The two accesses connect the "L" shaped parking lot to the rear and side of the building. The site plan shows sidewalk connections through the project area and onto 200 South and 1200 West. As proposed, the project meets the requirements of the LDC.

Lot Coverage

The LDC 17.10.120 establishes a maximum lot coverage of 60% (building(s) footprint) in the CS zone. The total project site is 1.92 acres (83635 SF) in size. As proposed at 35,240 SF, the building covers approximately 42% of the lot, complying with maximum lot coverage allowances in the LDC.

Parking

The LDC 17.31 requires vehicular parking at one (1) parking stall per every 300 SF of office and one (1) stall per every 2,000 SF of warehousing. The LDC also requires bike racks in commercial areas. The 35,240 SF building is proposed with 24,000 SF of warehousing and 11,240 SF of office space. This building configuration would require 71 parking stalls. The proposed project provides 71 parking stalls and a bike rack meeting the LDC parking requirement. As proposed, the project meets the parking stall requirements in the LDC.

Open Space Area

The LDC 17.10.120 requires 10% open space and an additional 10% useable outdoor space of the project site. The LDC 17.28 generally describes open space as native vegetation or landscaped areas, while useable outdoor space could consist of additional landscaping, decks,

patios and walkways, but shall not include parking, driveways and storm-water facilities. The 1.92-acre site would require 8,363 SF of both open space and usable outdoor space for a total of 16,727 SF of open area. The proposal includes only conceptual open space areas. As conditioned with open space areas totaling approximately 16,727 SF (20%), the project meets the open area requirements of the LDC as proposed.

Landscaping

The LDC 17.32 requires minimum plant material for overall visual aesthetics, ecological reasons, screening, and shading purposes. The LDC requires a minimum of 20 trees and a combination of 50 shrubs, flowers and ornamental grasses per acre of land in the CS zone. For 1.92 acres, 38 trees and 96 shrubs, flowers and ornamental plants would be required as per the LDC. As conditioned with a landscaping plan, the project meets the requirements of the LDC.

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 pole height to 32 feet and luminaire fixtures 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. Exterior lighting has not yet been submitted. As conditioned, the project meets the requirements of the LDC.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

● Engineering	● Water
● Fire	● Light and Power
● Environmental	● GIS
● Forestry	● Business License

PUBLIC COMMENTS

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

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 12/1/18 and the Utah Public Meeting website on 12/6/18. Public notices were mailed to all property owners within 300 feet of the project site on 11/20/18.

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. Complete a boundary line adjustment that consolidates the existing four (4) building lots into one (1) building lot.
3. With single family homes currently located across the street, the building shall be setback a minimum of 25' and consist of landscaping and sidewalks.
4. The building design and site layout shall substantially match the submitted plans.
5. 71 parking stalls and a bike rack shall be provided for this building.
6. Functioning street-facing entryways shall have sidewalk connections to the adjacent street. Interior sidewalk connections shall be made throughout the site.
7. Building height is limited to 38'.
8. A performance landscaping plan, prepared in accordance with §17.32 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) Street trees required along public streets every 30'. Coordinate species and location with the City Forester.
 - b) Open Space and Useable Outdoor areas shall total a minimum of 16,727 SF.
 - c) A total number 38 trees and 96 shrubs, perennials and grasses shall be provided.
9. Any dumpsters near the street shall be visually screened or buffered with landscaping and/or fencing.
 10. Exterior lighting shall be concealed source, down-cast and reviewed and approved prior to the issuance of a building permit and shall comply with current LDC regulations.
 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 716-9622*
 - The water mains will each need to have each unit's own RP (ASSE1013) installed and tested on the water main as it enters each unit before any branch offs or connections. (Each unit must have its own water main and RP.)
 - Any landscape irrigation connected to Logan City water must have a high hazard backflow assembly installed and tested. All backflow assemblies must be tested within 10 days of turning in water to them and annually thereafter.
 - Fire suppression systems connected to Logan City water must have a minimum DC (ASSE1015) installed and tested. Fire risers and B/F assemblies must be installed as per Logan City standards.
 - All points of use of water must comply with the 2015 IPC and State of Utah Amendments, during and after construction.
 - b. *Engineering—contact 716-9153*
 - Original development was designed for a 10 year 1 hour storm event, onsite storm water detention/retention including Low Impact Design methods for retention of the 90% storm event and meeting current storm water design standards shall be incorporated for all storm water in excess of the original design storm event.
 - Complete a Property Line Adjustment to combine all 8 lots into a single parcel
 - Cap all unused sewer and water service lines not used for the development at the City main line for each utility
 - Provide City with water shares or in-leu of fee for demand generated by this development per Utah Administrative Code R309-510-7.
 - Any fire lines and sewer lines on private property shall be considered a private utility line and shall require a private utility agreement between City and Developer be recorded with County Recorder.
 - c. *Fire —contact 716-9515*
 - Provide fire access site plan. Fire Sprinklers and Alarms Required. Fire hydrant within 100 ft. of FDC required.
 - d. *Business License —contact 716-9230*
 - A business license for each business entity is required prior to operation.
 - e. *Light and Power —contact 716-9722*
 - Logan City Light and Power requires a 1-Line Diagram, an Electrical Load Data Sheet, a digital site plan in Auto CAD (DWG) format, and PUE's- Public Utility Easement of 10' easement on all property lines that face a road way and a 5' easement on all other property lines.
 - f. *Environmental —contact 716-9760*

- Dumpster location acceptable.

RECOMMENDED FINDINGS FOR APPROVAL FOR THE DESIGN REVIEW PERMIT

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

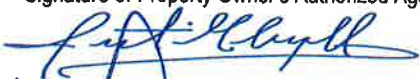
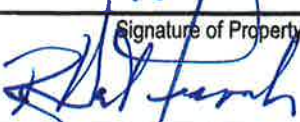
1. The conditioned project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the building design, materials, landscaping, and setbacks.
2. The Design Review Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The conditioned project provides adequate open space and useable outdoor space in conformance with Title 17.
4. The conditioned project provides adequate off-street parking.
5. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
6. 200 South street provides access and are adequate in size and design to sufficiently handle automobile traffic related to the land use.

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.



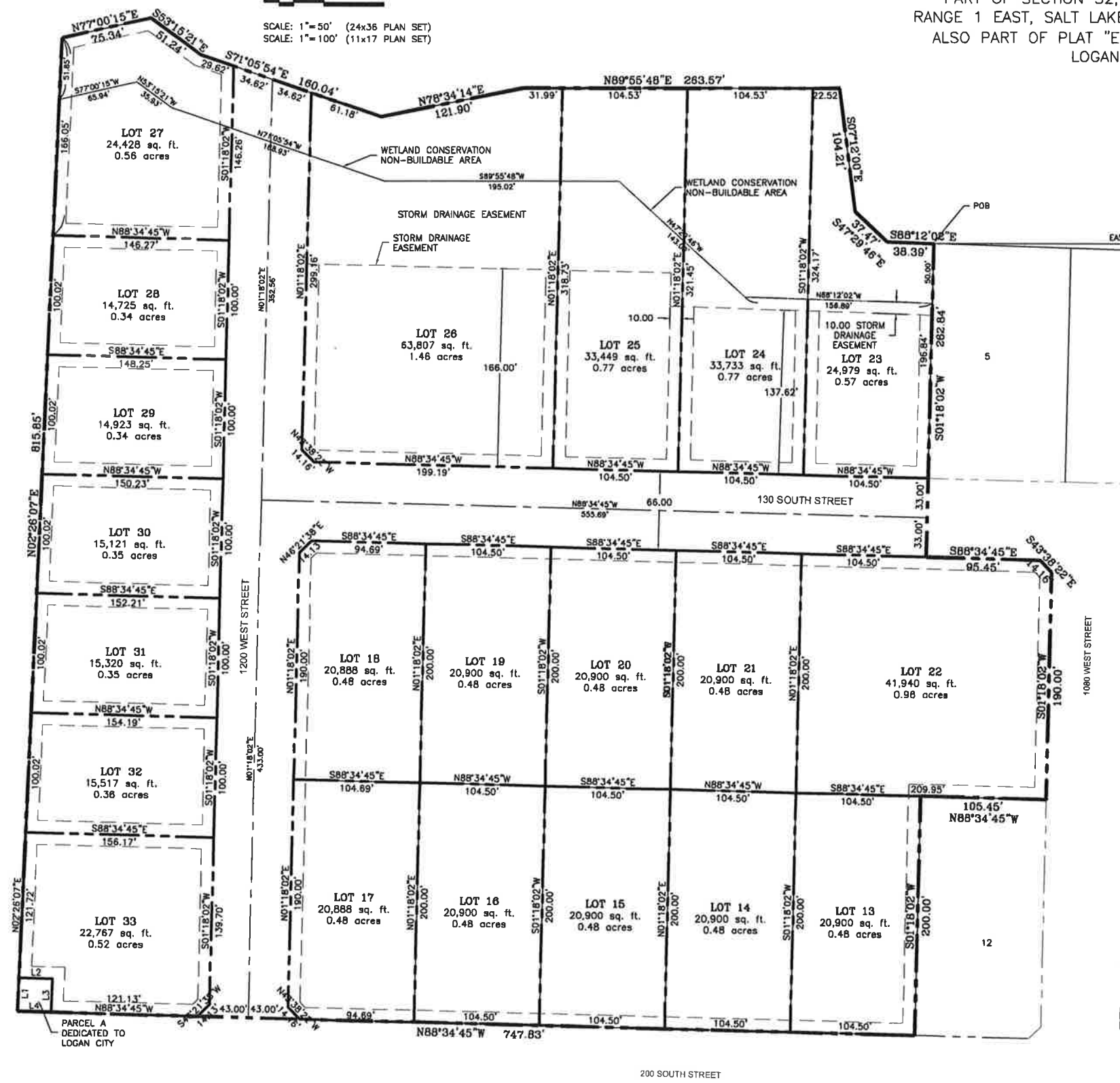
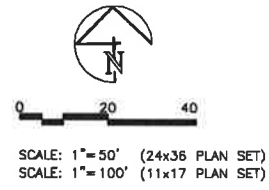
APPLICATION FOR PROJECT REVIEW

Planning Commission **Land Use Appeal Board** **Administrative Review**

Date Received 11-9-18	Received By	Receipt Number	Zone CS	Application Number PC 18-042
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"/> 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 Westfield Development Phase 1				
PROJECT ADDRESS 1100 West 200 S, Logan			COUNTY PLAT TAX ID # County Tax IDs 05-107-0014 thru 05-107-0021	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) Justin Campbell				MAIN PHONE #
MAILING ADDRESS 2120 North Main Street		CITY North Logan	STATE UT	ZIP 84321
EMAIL ADDRESS justinc@cartwright-aec.com				
PROPERTY OWNER OF RECORD (Must be listed) VRUGA HOLDINGS LLC				MAIN PHONE # (435) 512-7024
MAILING ADDRESS 302 MEADOW VIEW LN		CITY NIBLEY	STATE UT	ZIP 84321
EMAIL ADDRESS fronkhal@yahoo.com				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) 35,240 square-foot building for commercial services				Total Lot Size (acres) 3.84 Phase 1 - 1.92 Size of Proposed New Building (square feet) 35,240 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 	

WESTFIELD SUBDIVISION PHASE 2

PART OF SECTION 32, TOWNSHIP 12 NORTH,
RANGE 1 EAST, SALT LAKE BASELINE AND MERIDIAN,
ALSO PART OF PLAT "E", LOGAN FARM SURVEY,
LOGAN, UTAH



LEGEND

	BOUNDARY LINE
	LOT LINE
	ROAD E
	EASEMENT

SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 275617, as prescribed by the laws of the State of Utah, and do hereby certify that by authority of the owners, I have made a survey of the tract of land shown on this plat, which is accurately described therewith, and have subdivided said tract of land into lots and streets to be hereafter known as WESTFIELD SUBDIVISION PHASE 2, and that the same has been surveyed and staked on the ground as shown on this plat.

LEGAL DESCRIPTION

Part of Section 32, Township 12 North, Range 1 East of the Salt Lake Baseline and Meridian, also Part of Lot 1 and 8, Block 26, Plat "E", of the Logan Farm survey also Lots 8 of Westfield Subdivision, Phase 1 described as follows:

Also Part of Proposed Westfield Subdivision, Phase 2 described as follows:

Beginning at the Northwest Corner of Lot 5, Westfield Subdivision, Phase 1 recorded December 7, 2004 under Entry No. 878901 and running

thence along the west line of said Westfield Subdivision S01°18'02"W 262.84 to the Northwest corner of Lot 6 said west Westfield Subdivision, Phase 1

thence along said Lot 6 the next four courses:

- 1) thence S88°34'45"E 95.45 feet;
- 2) thence S43°38'22"E 14.18 feet;
- 3) thence S01°18'02"W 190.00 feet;
- 4) thence N88°34'45"W 105.45 feet;

Thence S01°18'02"W 200.00 feet to the Southwest corner of Lot 12 said Westfield Subdivision, Phase 1 and the north right of way line of 200 South Street;

thence N88°34'45"W 747.83 feet along the north right-of-way line of 200 South Street to the Southwest Corner of Lot 1, Block 26, Plat "E", Logan Farm Survey;

thence N01°18'02"E 765.16 feet along the proposed east right-of-way line of 1200 West Street;

thence N02°26'07"E 815.85 feet;

thence N77°00'15"E 75.34 feet;

thence S53°15'21"E 51.24 feet;

thence S71°05'54"E 160.04 feet;

thence N78°34'14"E 121.90 feet;

thence N89°55'48"E 263.57 feet;

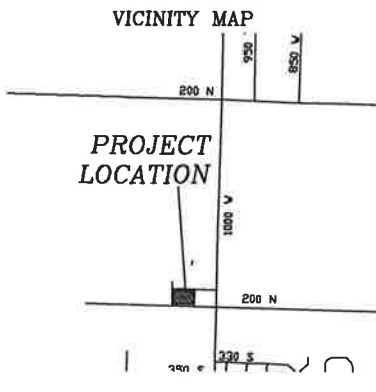
thence S07°12'00"E 104.21 feet;

thence S47°29'46"E 37.47 feet;

thence S88°12'02"E 38.39 feet to the point of beginning, containing 13.68 acres, more or less.

LINE TABLE

LINE	LENGTH	BEARING
L1	28.00	N02°26'07"E
L2	28.00	S88°34'45"E
L3	28.00	S02°26'08"W
L4	28.00	N88°34'45"W



OWNERS DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS WESTFIELD SUBDIVISION PHASE 2, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND AND SAVE THE MUNICIPALITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE MUNICIPALITY'S USE, OPERATION AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HAND THIS _____ DAY OF _____, 20____.

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF CACHE }

On the _____ day of _____ A.D., 20____, personally appeared before me, the undersigned notary public in and for the said county of Cache in the said state of Utah, the signers of the above owner's dedication, who duly acknowledged to me that they signed it freely and voluntarily and for the purposes therein mentioned.

My commission expires: _____

Notary Public _____

CITY ATTORNEY APPROVAL

APPROVED THIS _____ DAY OF _____, 20____ BY THE LOGAN CITY ATTORNEY

LOGAN CITY ATTORNEY

CITY ENGINEER APPROVAL

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.

CITY ENGINEER

DATE _____

PLANNING COMMISSION APPROVAL

THIS SUBDIVISION, ENTERED INTO CITY RECORDS AS PLANNING COMMISSION DOCKET # _____ WAS HEARD BEFORE THE COMMISSION IN A PUBLIC HEARING ON THE _____ DAY OF _____, 20____, AND WAS APPROVED IN SUBSTANTIAL CONFORMANCE WITH THE REQUIREMENTS AND DESIGN SHOWN UPON THIS PLAT MAP.

DIRECTOR OF COMMUNITY DEVELOPMENT

COUNTY RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER AT _____ O'CLOCK _____ M., _____, 20____, AND IS DULY RECORDED IN BOOK _____, PAGE NO. _____.

COUNTY RECORDER

ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)755-5121
allianceeng@westoffice.net

NO.	REVISIONS / SUBMISSIONS	DATE	DRAWN	PROJECT NO.

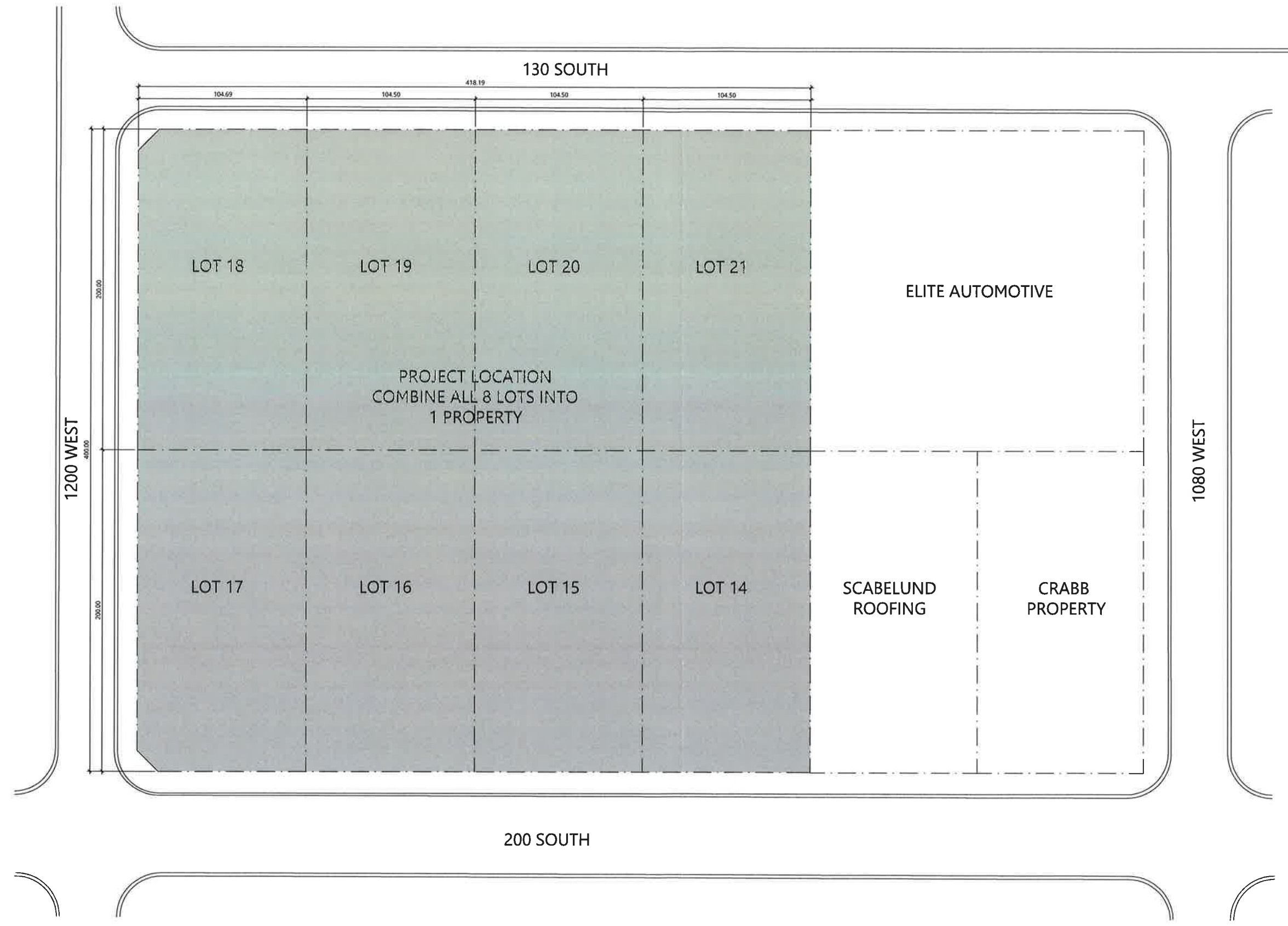
PROJECT TITLE
WESTFIELD SUBDIVISION PHASE 2
PART OF SECTION 32, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE BASELINE AND MERIDIAN, ALSO PART OF PLAT "E", LOGAN FARM SURVEY, LOGAN, UTAH

DATE: FEB 11, 2015
DRAWING No. **1**

FINAL PLAT

1 2 3 4 5

D
C
B
A



A1 Vicinity Map
SCALE: 1" = 30'-0"



WESTFIELD DEVELOPMENT PHASE 1

1100 WEST 200 SOUTH
LOGAN, UT 84321

CARTWRIGHT PROJECT #	
DATE:	
DRAWN BY:	BL
CHECKED BY:	JC
APPROVED BY:	JC

REVISIONS	
DATE	DESCRIPTION

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11/8/2018 10:57:41 PM



ZONING REQUIREMENTS

LAND SET ASIDES:	
PROPERTY AREA	167,176 SF TOTAL AREA
PHASE 1 AREA	83,588 SF AREA
OPEN SPACE	8,530 SF (10.2%)
USEABLE OPEN SPACE	12,244 SF (14.6%)
PARKING:	
OFFICE SPACE	44 PARKING STALLS
STORAGE	24 PARKING STALLS
ADA	3 PARKING STALLS
TOTAL	71 PARKING STALLS
SETBACK REQUIREMENTS:	
25 FEET	FRONT (200 SOUTH)
5 FEET	SIDE / REAR

WESTFIELD DEVELOPMENT PHASE 1

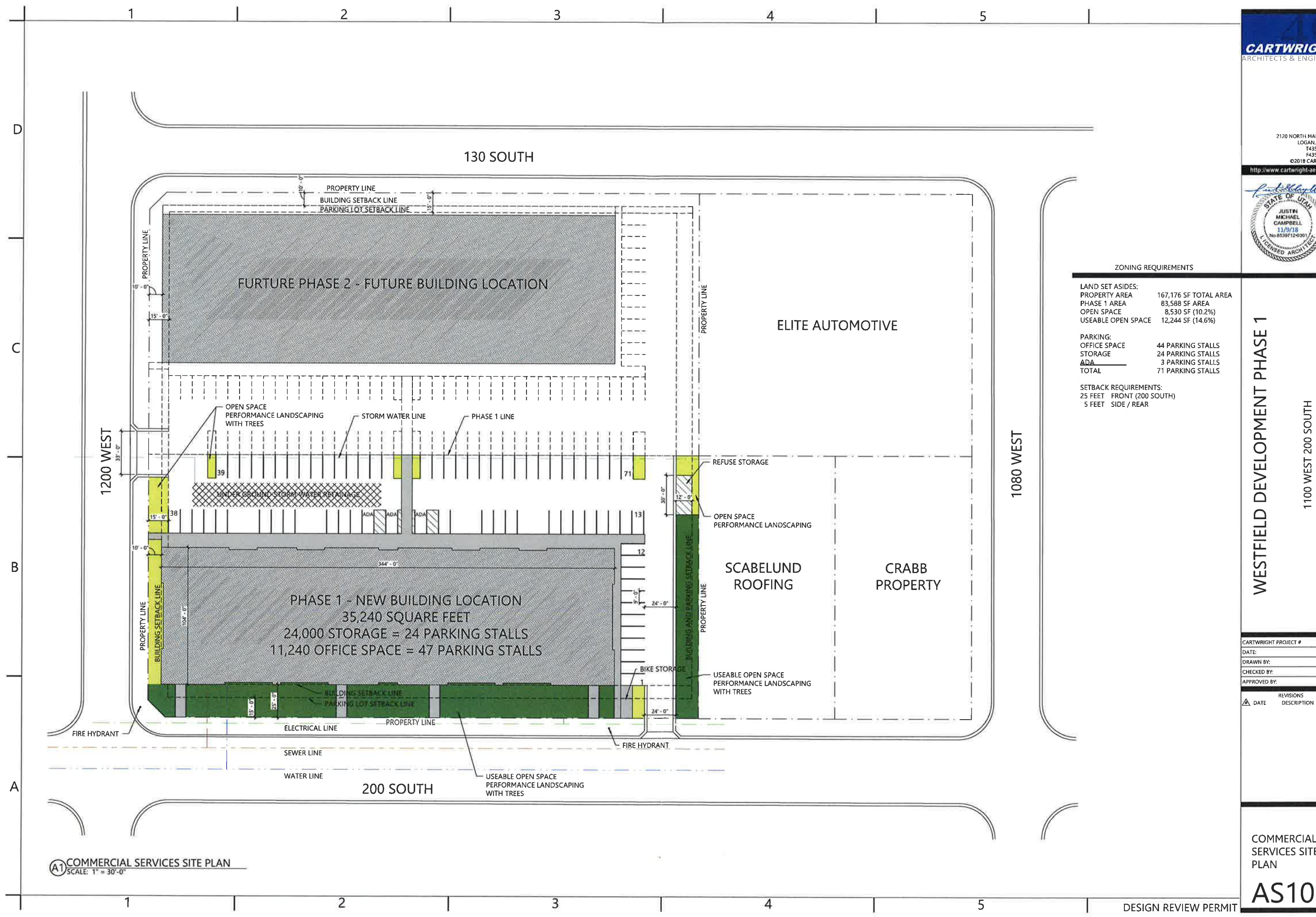
1100 WEST 200 SOUTH
LOGAN, UT 84321

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APPROVED BY:	JC

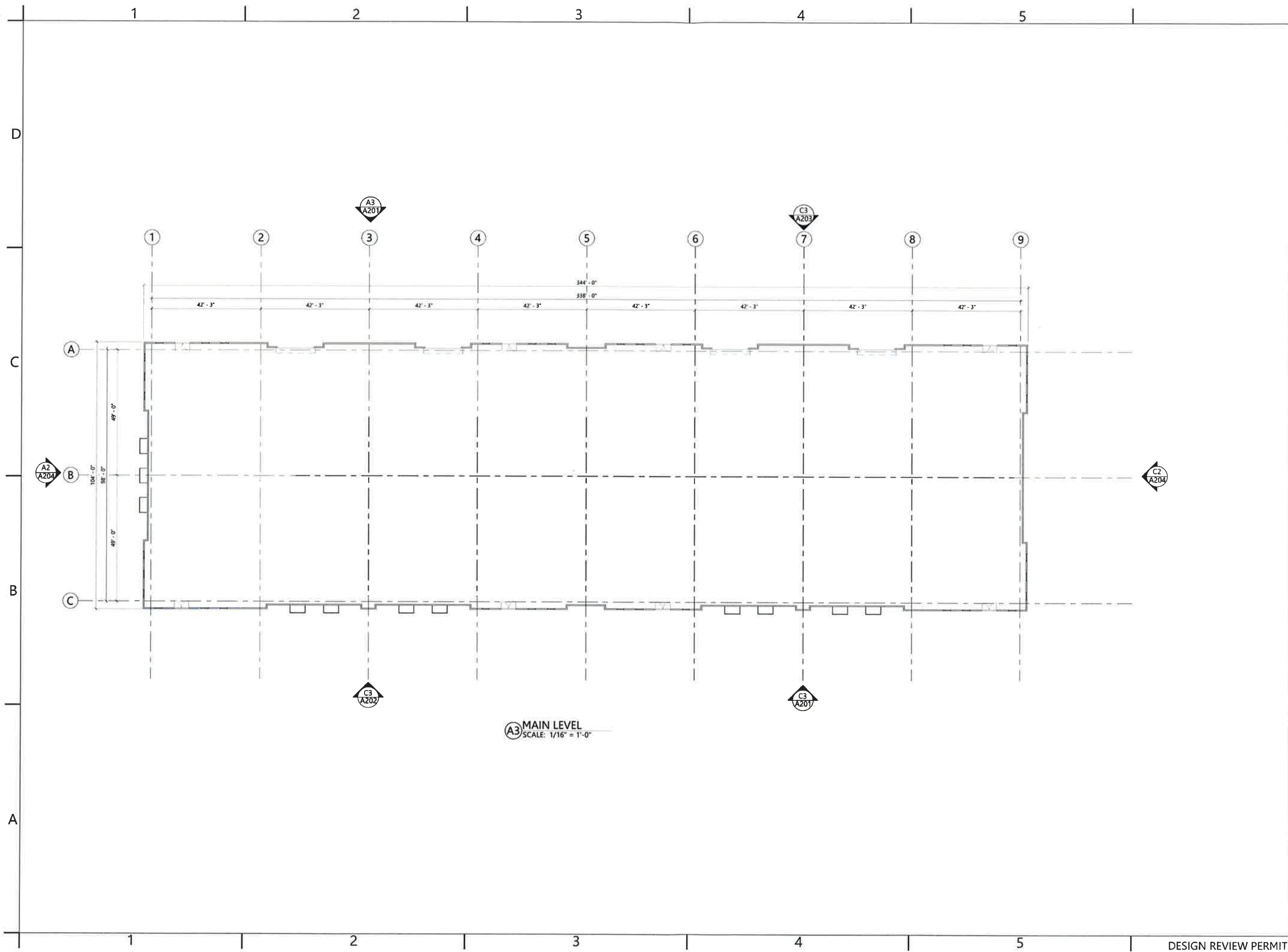
REVISIONS	DATE	DESCRIPTION

COMMERCIAL
SERVICES SITE
PLAN

AS102



(A1) COMMERCIAL SERVICES SITE PLAN
SCALE: 1" = 30'-0"



CARTWRIGHT
ARCHITECTS & ENGINEERS

2120 NORTH MAIN STREET
LOGAN, UT 84341
T435 753 2850
F435 753 2851
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<http://www.cartwright-aec.com>

Justin Michael Campbell
STATE OF UTAH
JUSTIN
MICHAEL
CAMPBELL
11/9/18
No. 4529712-0301
LICENSED ARCHITECT

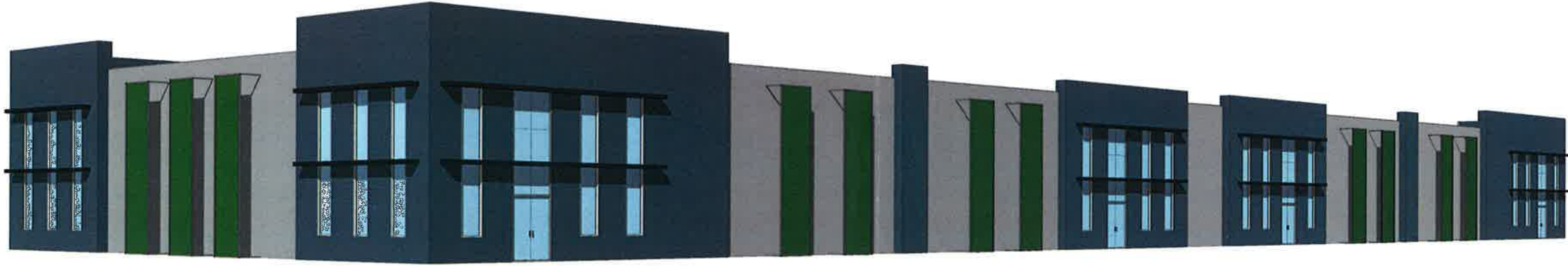
WESTFIELD DEVELOPMENT PHASE 1

1100 WEST 200 SOUTH
LOGAN, UT 84321

CARTWRIGHT PROJECT #	
DATE	
DRAWN BY:	BL
CHECKED BY:	JC
APPROVED BY:	JC

REVISIONS	
DATE	DESCRIPTION

FLOOR PLAN
A101



C2 SOUTHWEST PERSPECTIVE VIEW
SCALE:



A2 NORTHWEST PERSPECTIVE VIEW
SCALE:

CARTWRIGHT
ARCHITECTS & ENGINEERS

2120 NORTH MAIN STREET
LOGAN, UT 84341
T435 753 2850
F435 753 2851
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WESTFIELD DEVELOPMENT PHASE 1

1100 WEST 200 SOUTH
LOGAN, UT 84321

CARTWRIGHT PROJECT #
DATE:
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CHECKED BY: JC
APPROVED BY: JC

REVISIONS	
DATE	DESCRIPTION

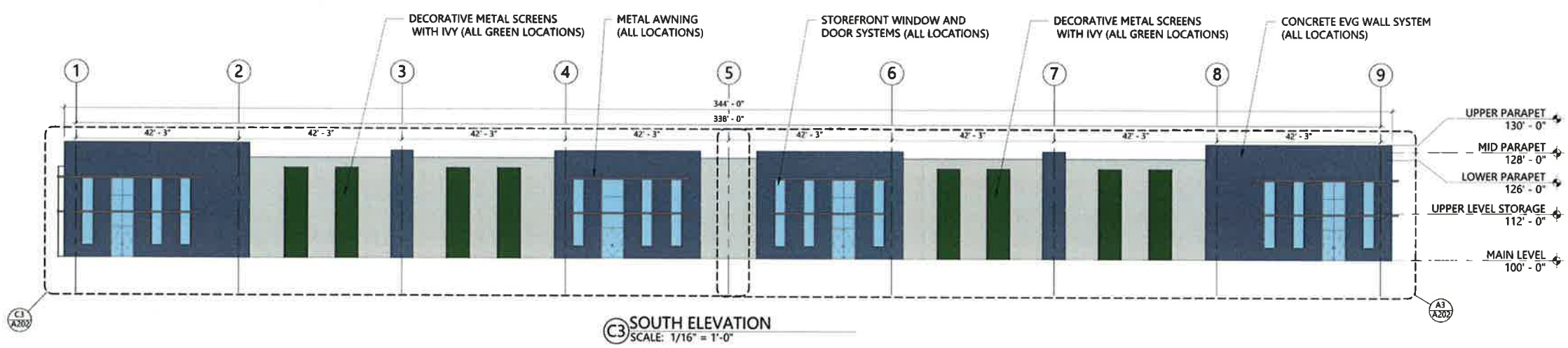
PERSPECTIVE
VIEWS

A200

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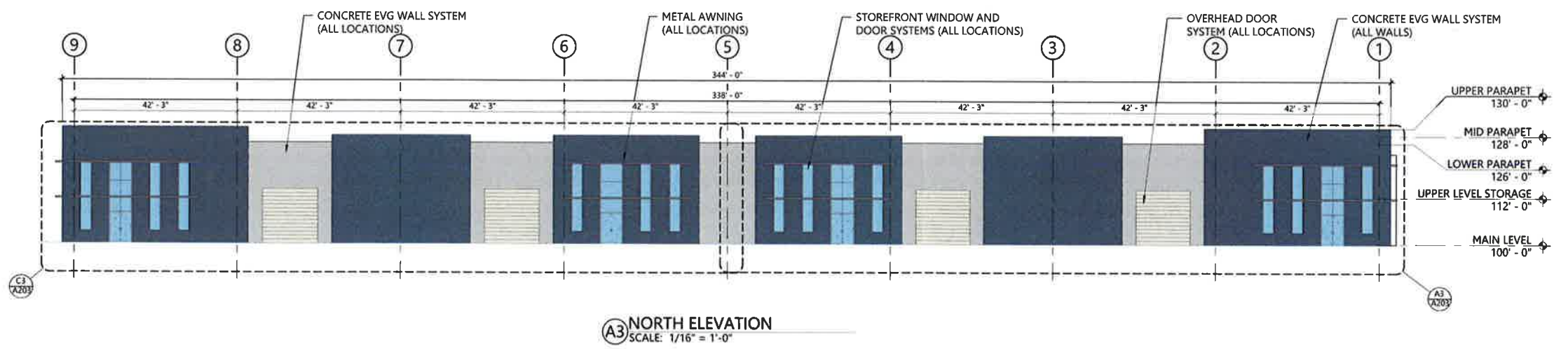
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WESTFIELD DEVELOPMENT PHASE 1

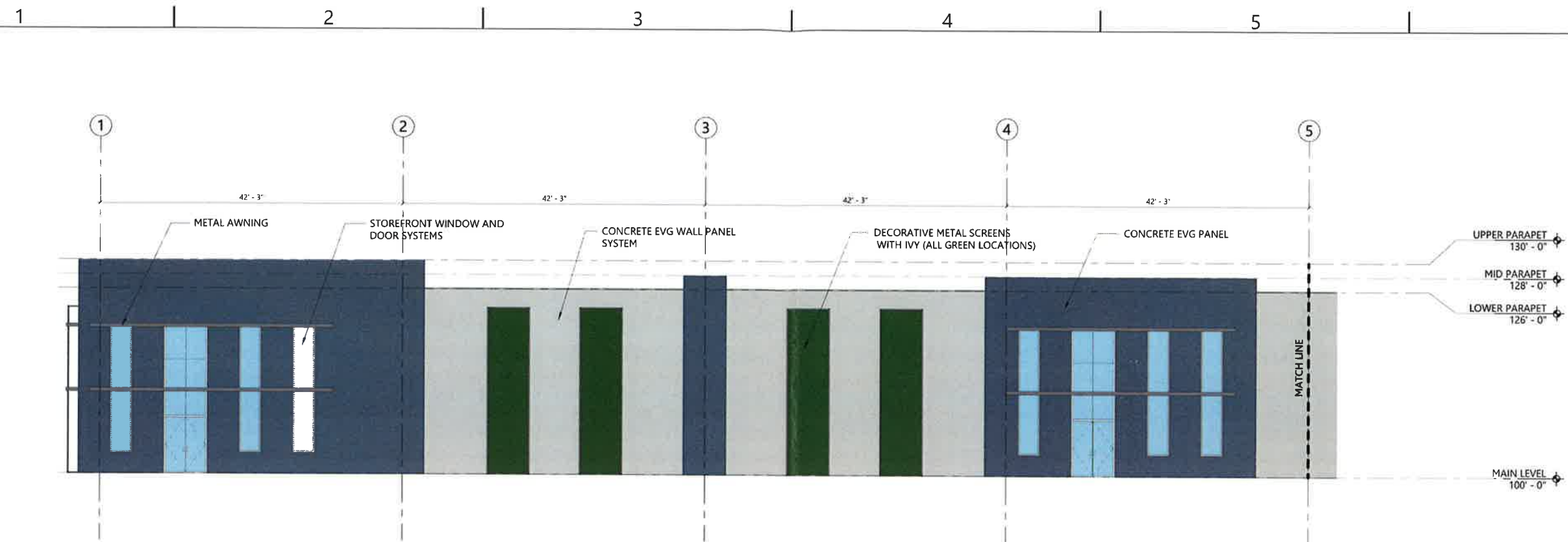
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LOGAN, UT 84321

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APPROVED BY:	JC

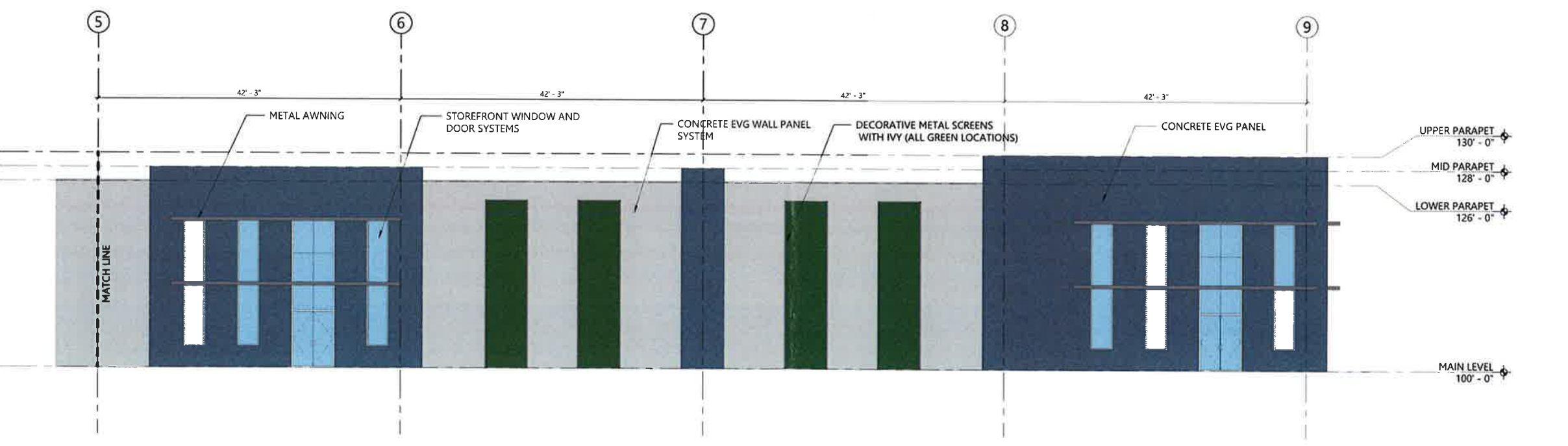
REVISIONS	
DATE	DESCRIPTION

NORTH AND
SOUTH
ELEVATIONS

A201



C3 ENLARGED SOUTH ELEVATION A
SCALE: 1/8" = 1'-0"



A3 ENLARGED SOUTH ELEVATION B
SCALE: 1/8" = 1'-0"



WESTFIELD DEVELOPMENT PHASE 1

1100 WEST 200 SOUTH
LOGAN, UT 84321

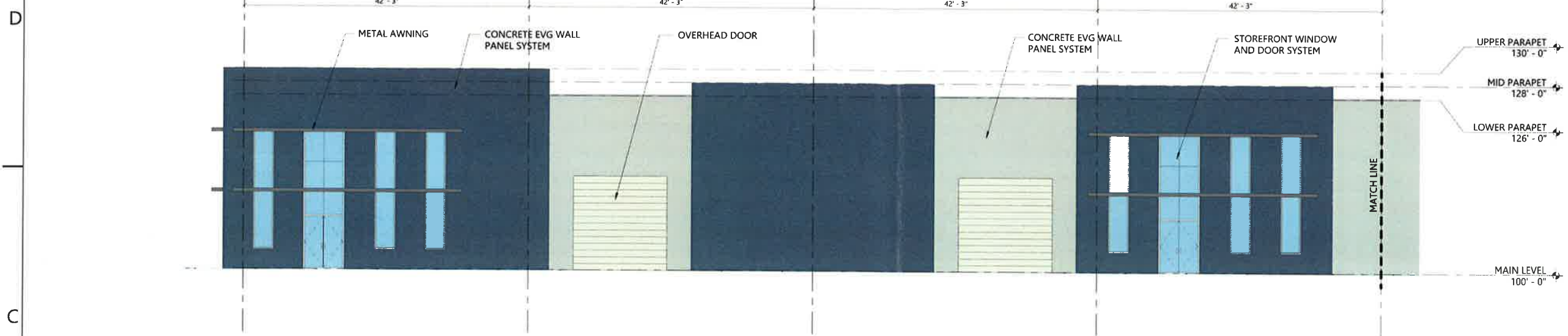
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APPROVED BY:	JC

DATE	REVISIONS DESCRIPTION

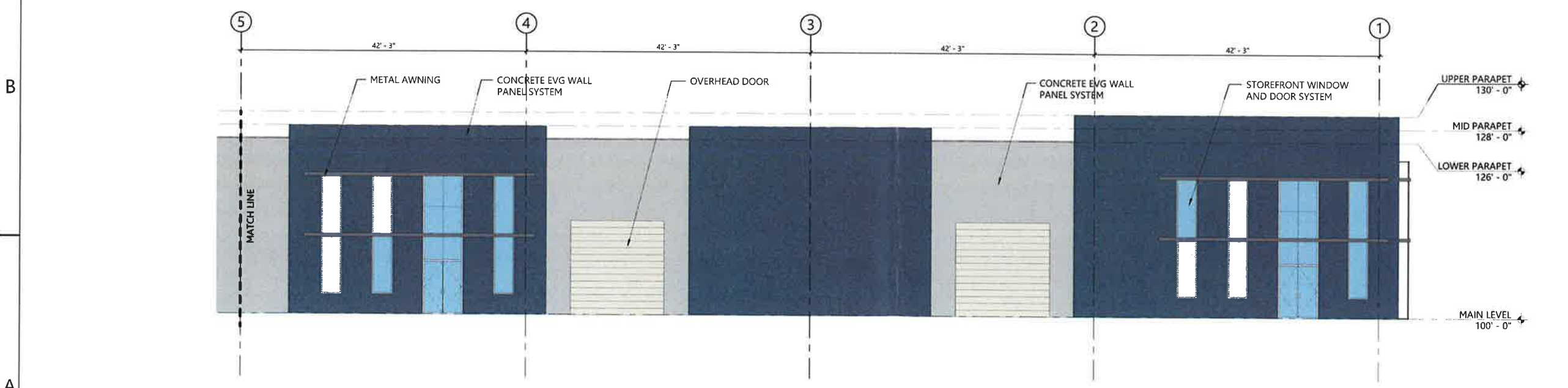
ENLARGED
SOUTH
ELEVATIONS

A202

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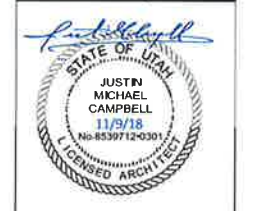


C3 ENLARGED NORTH ELEVATION A
SCALE: 1/8" = 1'-0"



A3 ENLARGED NORTH ELEVATION B
SCALE: 1/8" = 1'-0"

1 2 3 4 5



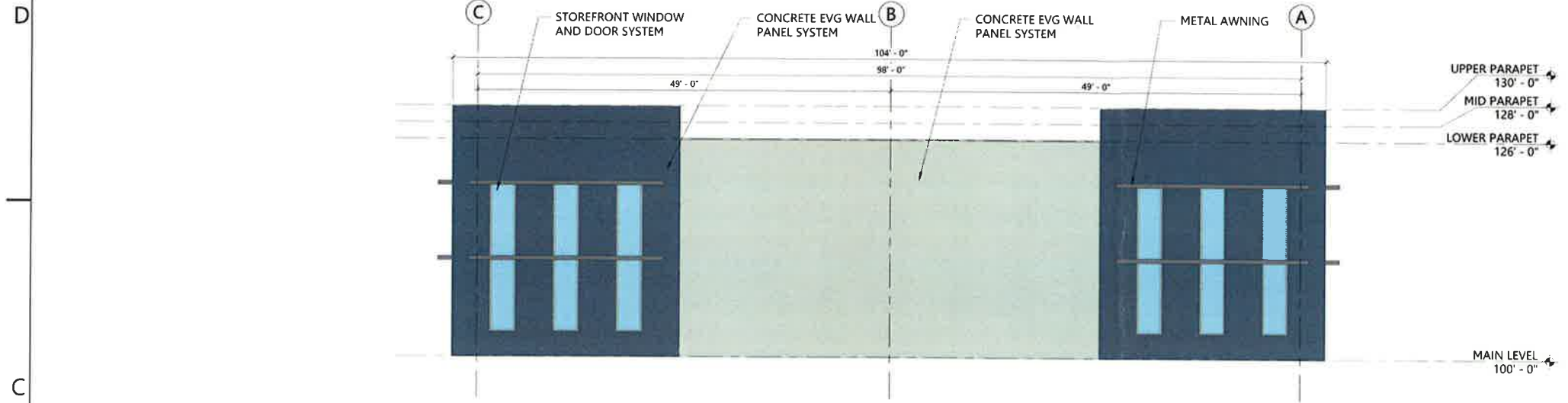
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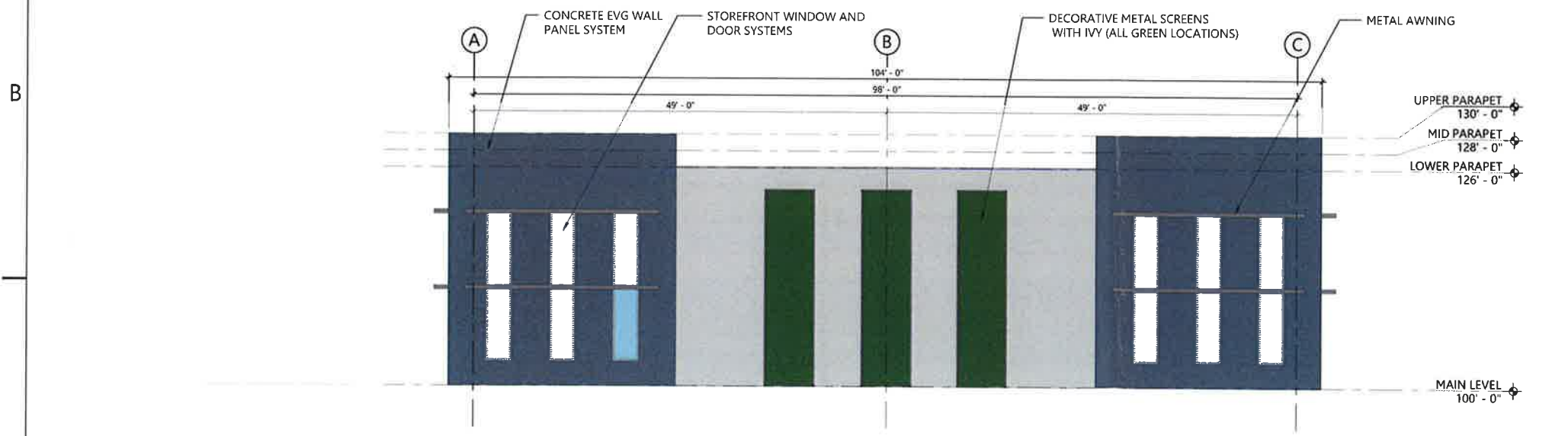
CARTWRIGHT PROJECT #	
DATE:	
DRAWN BY:	BL
CHECKED BY:	JC
APPROVED BY:	JC

DATE	REVISIONS DESCRIPTION

1 2 3 4 5



C2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



A2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

1 2 3 4 5



WESTFIELD DEVELOPMENT PHASE 1

1100 WEST 200 SOUTH
LOGAN, UT 84321

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REVISIONS	
DATE	DESCRIPTION