



**Project #20-006
USU Credit Union
Located at 220 E 1400 N**

REPORT SUMMARY...

Project Name: USU Credit Union
Proponent / Owner: Anderson Wahlen & Associates / Goldenwest Federal Credit Union
Project Address: 220 E 1400 N
Request: Design Review and Conditional Use Permit
Current Zoning: Commercial (COM)
Type of Action: Quasi-Judicial
Hearing Date: January 23, 2020
Submitted By: Aaron Smith, Planner II

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review and Conditional Use Permit for Project #20-006, USU Credit Union, for one 2,942 SF building at 220 E 1400 N, TIN #05-14-0068.

Current Land use adjoining the subject property

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

Project Proposal

This is a proposal to construct one (1) new 2,942 SF credit union building on an approximately 1.01 acre (44,000 SF) parcel. The development includes the one-story building, drive-through lanes, surface parking, and landscaping. The development connects to 1400 N via a shared access between the credit union and Culvers to the west. The proposal includes a Conditional Use Permit request to allow front yard parking in the COM zone.

Land Use

The project area is zoned Commercial (COM). The COM zoning designation is the City's primary economic zone and permits a wide range of commercial uses. The proposed credit union is a permitted in the zone.

Design Review Permit

The LDC 17.43 requires Design Review Permit approval for new commercial developments to ensure high-quality design, layout and neighborhood compatibility. The Planning Commission may approve or conditionally approve a Design Review Permit upon substantiating findings in conformance with Title 17 of the LDC.

Site Plan

Lot Coverage

The COM zone lot coverage is limited to a maximum of 60% (building footprint). The footprint of the proposed building is 2,942 SF. The total building coverage on the site is 7%. As proposed, the project complies with the requirements in the LDC.

Frontage

The Commercial zone requires a minimum 50% building frontage at the front setback. The parcel has 148' of frontage and 72' of building located along the frontage (49% building frontage at front setback). While this frontage percentage is slightly under the required 50%, staff finds that the proposal is within a reasonable allowance, and recommends that the Planning

Commission utilize its 10% design discretion and conditionally approve the building frontage as proposed. As conditioned, the project complies with the requirements in the LDC.

Setbacks

The LDC requirements for setbacks in the Commercial zone are as follows (as measured from property lines):

Front (Bld. Height 0'-40'):	10'
Side:	8'
Rear:	10'
Parking Front (CUP):	10'
Parking Side/Rear:	5'

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

Front (North):	85'
Side (East):	35''
Side (West):	45''
Rear (South):	155'
Parking Front (North)	17'
Parking Side (West):	20'
Parking Rear (South):	70'

As proposed, the project complies with the requirements in the LDC.

Access & Circulation

The proposal includes a shared driveway along the western edge of the property between the credit union and Culver's. The proposed shared drive is approximately 30' wide, and the ingress/egress access along 1400 N is 40' wide. Due to the proximity of the access to the 1400 N 200 E intersection, the access is required to be designed to permit right-in, right-out vehicle movements only. The proposed 40' wide access would encourage stacking for both left-out and right-out movements. Staff recommends that the drive access be narrowed to 16' for the ingress lane, 12' for the egress lane and designed with a physical barrier to prevent left hand turns. There is also a shared access along the southern edge of the property that will connect the property to 200 E.

The LDC requires pathway connections between the building, the adjacent street, and parking areas. Pedestrian circulation on the site has a clear pathway connection to 1400 N that leads to the front of the building. An area of concern for circulation is the lack of a clear path around the building that would connect to the back parking. As proposed, a fenced utility space blocks a path from connecting to the back of the building along the west side. Any customers that parks in the rear or in the last couple of stalls would be required to walk up a driveway to reach the entrance. Adjustments to the driveway width could permit the pathway to connect to the back and provide a clear pathway around the building. As conditioned, with a narrower access width and a pedestrian pathway that connects around the side of the building, the project complies with the requirements in the LDC.

Parking and Conditional Use Permit

For the proposed uses, the LDC 17.31 requires one (1) parking stall for every 250 SF of credit union space. For the proposed 2,942 SF building, 12 parking spaces are required. The development is also required to provide a bike rack. The proposed project includes 30 on-site parking stalls.

In the COM zone, the Planning Commission may authorize the placement of up to 50% of the required parking stalls in the front of the building if findings can be made demonstrating the

proposed site layout is compatible with adjoining properties, is consistent with surrounding land use and development patterns, provides enhanced pedestrian functionality and walkability in relationship to the adjoining street, will not compromise future projects or design, and included substantial landscaping adjacent to the parking area. The findings that support the approval of front yard parking include the enhanced landscaping proposed on the site plan, the existing front yard parking development pattern of adjacent and nearby developments, including Big-O tire, Legacy House Assisted Living, and Lowes, and the clear pedestrian connection to 1400 N.

As only 50% of the required parking is allowed to be placed in front of the building, 6 parking stalls would be permitted in front of the building for this project. The proposal includes 15 parking stalls in front of the building. To approve more than 6 stalls in front of the building, the Planning Commission would be required to find that excess parking is required due to unique circumstance of the development. The findings are required to demonstrate that the excess parking demand is ongoing and not based on peak day, holiday, or seasonal events. Staff's understanding of the proposal is that the 30 parking stalls proposed on the site are required for peak parking surge and would not qualify as meeting the findings required by the LDC to approve excess parking for the site. Staff recommends that no more than 6 parking stalls be approved in front of the building (50% of required parking). As conditioned, the project complies with the requirements in the LDC.

Bank teller and ATM drive-through lanes are required to provide 3 vehicle stacking spaces per lane. The proposal includes 3 teller lanes and 1 ATM lane. All lanes require 48' of stacking space. The proposal meets this requirement with approximately 65' of stacking space between the teller/ATM and the shared drive. As proposed, the project complies with the requirements in the LDC.

Open Space Area

The LDC requires 10% open space and an additional 10% useable outdoor space in the COM zone. The LDC 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 most storm-water facilities. The 44,000 SF project site would require 4,400 SF of both open space and usable outdoor space for a total of 8,800 SF. The project proposal includes conceptual open space and usable outdoor areas totaling approximately 11,000 SF (25%). As conditioned, the project complies with the open space requirements of the LDC as proposed.

Landscaping

The LDC requires minimum plant material for overall visual aesthetics, ecology, 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 COM zone. For the 1.01 acre project site, 20 trees and 50 shrubs, flowers and ornamental plants are required. Plant material is also required to be planted around the perimeter of the building where feasible. The proposed plan includes a planting strip around the north (front) and eastern portion of the building. A variety of plants species are required, and 25% of the plant material is required to be evergreen species. As conditioned, with a landscaping plan, the project complies with the requirements of the LDC.

Lighting

The LDC 17.30.090 requires adequate and appropriate site lighting that increases nighttime visibility, adds aesthetic quality, and improves safety while mitigating unnecessary glare, sky glow and light trespass. The LDC limits pole height to 32', or 18' along a perimeter adjacent to a residential zone (south side of project), 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 complies with the requirements of the LDC.

Building Design

The LDC states that commercial buildings should be designed to promote high-quality and aesthetically pleasing developments. The design standards consider building variation, materials, building mass, articulation, roof, placement, and orientation. The standards emphasize 4-sided architecture. The proposed building is oriented with its primary entrance and façade facing 1400 N. The front is generously fenestrated and has a highly visible entrance. The proposed building is broken up into section less than 40’ in length through window placement changes in wall plane, or roof projections. The building materials include stone veneer and stucco, with a metal roof. The proposed building is a single story and is 20’ in height at mid-gable.

Transparency

Transparency requirements for the COM zone are as follows:

- Ground Floor (Frontage): 30%
- Ground Floor (Exposed sides): 30%

Proposed transparency for the project are:

- North Elevation (Frontage): 46%
- East Elevation: 40%
- South Elevation: 1%
- West Elevation: 17%

Exposed sides are sides that are highly visible from the public right-of-way. The proposed building is setback from the 1400 N frontage and has short sides that are broken up by changes in wall planes. Staff’s determination is that the east and west sides of this building do not qualify as exposed. As proposed, the project complies with the requirements in the LDC.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were received from the following departments or agencies:

● Engineering	
● Water/Cross Connection	

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 1/11/2020 and the Utah Public Meeting website on 1/16/2020. Public notices were mailed to all property owners within 300 feet of the project site on 1/6/2020.

RECOMMENDED CONDITIONS OF APPROVAL – DESIGN REVIEW AND CONDITIONAL USE PERMIT

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. 49% building frontage at the front setback is approved by the Planning Commission.
3. A minimum of 12 parking stalls are required on site.

4. The Planning Commission permits the placement of up to 6 parking stalls (50% of required parking) in front of the building along 1400 N.
5. A bike rack that accommodates a minimum of 2 bike shall be installed.
6. The width of the shared driveway access onto 1400 N shall be narrowed to 16' for the ingress lane and 12' for the egress lane and designed with a physical barrier to prevent left hand turns. The access shall be signed right turn only.
7. A minimum 4' wide contiguous pathway shall be provided along the west side of the building that is adjacent to all parking along the side and provided access to the rear parking.
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) A minimum of 4,400 SF of both open space and usable outdoor space, for a total of 8,800 SF, shall be provided.
 - b) A total of 20 trees and 50 shrubs, flowers and ornamental plants shall be provided.
 - c) Minimum of 2 tree species are required.
 - d) A minimum of 25% of plant material shall be evergreen trees and shrubs.
 - e) Street trees shall be provided every thirty (30) feet on center and outside of site-distance triangles near intersections or driveway access points or otherwise determined by the City Forrester.
9. 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.
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. No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the LDC.
12. No fences are approved with this Design Review Permit. All fences shall be approved and permitted by staff in accordance with the LDC.
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. Engineering —contact 716-9153**
 - i. Provide City with water shares or in-leu of fee for increased demand on existing City water rights
 - ii. Provide onsite retention of the 90% storm utilizing Low Impact Design practices. Provide storm water flood control detention/retention per Logan City Storm Water Design Standards.
 - iii. Currently sidewalk along south side of 1400 North is on Golden West property, Golden West may want to consider deeding this sidewalk to Logan City.
 - iv. Provide CC&R's for subdivision shared/common accesses and utilities and or easements.
 - v. Shared access to 1400 North shall be designed and restricted to a right in and right out only access.
 - b. Water/Cross Connection—contact 716-9627**
 - i. The buildings water main needs to have its own RP (ASSE1013) installed and tested on the water main as it enters the building before any branch offs or connections. This is for containment protection only (Cities protection only). Points of use protection will also be needed (occupant's protection).
 - ii. All landscape irrigation system's fed from Logan City water must have a high hazard backflow assembly installed and tested. No dual feed systems allowed without Logan Cities prior approval and installation criteria (RP & swing joint) is met and inspection is passed.
All backflow assemblies must be tested within 10 days of turning in water to them and annually thereafter.

- iii. 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.
- iv. All points of use of water must comply with the 2018 IPC and State of Utah Amendments, during and after construction.

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 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. Front yard parking at the proposed site is compatible with adjoining properties, is consistent with surrounding land use and development patterns, provides enhanced pedestrian functionality and walkability in relationship to the adjoining street, will not compromise future projects or design, and included substantial landscaping adjacent to the parking area.
3. As conditioned, the project conforms to the requirements of Title 17 of the Logan Municipal Code.
4. The project provides adequate open space and useable outdoor space in conformance with Title 17.
5. As conditioned, the project provides adequate off-street parking.
6. 1400 N provides access and is adequate in size and design to sufficiently handle automobile traffic related to the land use.
7. 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.
8. The project met the minimum public noticing requirements of the LDC 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 12/23/2019	Received By AS	Scheduled Meeting Date Jan. 23, 2020	Zone Commercial	Application Number PG 20-006
Type of Application (Check all that apply):				
<input checked="" type="checkbox"/> Design Review	<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Zone Change	
<input type="checkbox"/> Code Amendment	<input type="checkbox"/> Appeal	<input type="checkbox"/> Other	<input type="checkbox"/> Administrative Design Review	
PROJECT NAME Logan- USU Credit Union				
PROJECT ADDRESS 1400 North 220 East			COUNTY PLAT TAX ID # 05-014-0068	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) Anderson Wahlen & Associates (Eric Malmberg)			MAIN PHONE # 801-410-8500	
MAILING ADDRESS 2010 North Redwood Road	CITY Salt Lake City	STATE Utah	ZIP 84116	
EMAIL ADDRESS ericm@awaeng.com				
PROPERTY OWNER OF RECORD (Must be listed) Goldenwest Federal Credit Union (Contact: Curtis Campbell)			MAIN PHONE # 801-621-4550	
MAILING ADDRESS 5025 South Adams Avenue	CITY Ogden	STATE Utah	ZIP 84403	
EMAIL ADDRESS ccampbell@gwcu.org				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) Please see attached. Single-story commercial building for a financial institution, ~ 2,942 SF.			Total Lot Size (acres) 1.01 acres	
			Size of Proposed New Building (square feet) 2,942 sq ft.	
			Number of Proposed New Units/Lots 1 bldg on 1 lot	
- 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 VP, Facilities		



ANDERSON WAHLEN & ASSOCIATES

December 20, 2019

City of Logan
Planning Commission
290 North 100 West
Logan, UT 84321

To Whom It May Concern:

RE: Project Narrative for Conditional Use Application – USU Credit Union

The following is a Project Narrative to be included in the Application for Conditional Use describing the proposed site plan of USU Credit Union. The proposed development is located on a parcel that is designated by Logan City as Commercial (COM).

The project site is located at 1400 North and 220 East in Logan, Utah. The proposed development of the property includes Lot 4 of the Renaissance Village Subdivision No. 2 Phase 3 Plat.

The proposed building will be a single story commercial building for a financial institution approximately 2,942 square feet in size.

The required parking for building will meet and exceed Logan City Off-Street Parking Requirements as described in Chapter 17 of the Land Development Code. Logan City Development Code requires a minimum of 1 parking space per 250 square feet of floor area. (2,942 SF building @ 1-stall / 250 SF → approximately 12 stalls required). The proposed development will provide 30 parking stalls, exceeding the minimum off-street parking requirements indicated in the Land Development Code. The parking provided is based on parking needs to satisfy the day-to-day operations standards and occupancy of the Credit Union's members and employees.

The Development Code indicates the Planning Commission may authorize the placement of up to 50% of the required parking stalls in the front of a building with a Conditional Use Permit (CUP) if findings can be made demonstrating the proposed site layout is compatible with adjoining properties, is consistent with surrounding land use and development patterns, provides enhanced pedestrian functionality and walkability in relationship to the adjoining street, will not compromise future projects or design, and includes substantial landscaping adjacent to the parking areas.

The development proposes to exceed the minimum depth for the front parking setback of 10-feet by providing a 17-foot setback from the property line. The proposed site layout is compatible with the adjacent properties to the west and to the east in that similar landscaping setbacks are provided within the property's frontages. The proposed development is consistent with adjacent land use and development patterns in that the property to the east provides parking in the front of the building and the property to the west provides additional setback width and landscaping. The proposed development provides enhanced pedestrian functionality and walkability by providing a dedicated accessible path to and from the public right-of-way and adjoining street to the front of the proposed building. The proposed development will not compromise future projects or design because it will be the last development to bring development in the area to completion. Finally, the development will include substantial landscaping adjacent to the proposed parking areas that will be screened from adjoining properties and the public right-of-way with a combination of enhanced landscaping and berming.

Access to the site is provided on 1400 North with a shared access together with the neighboring Culver's restaurant. Another access is provided on the west side of the site that is also a shared access with the neighboring Culver's to the west.

The regular hours of operation for the financial institution will generally be 6-days a week from approximately 9AM to 5PM.

Currently the property is a vacant lot and the proposed site improvements are depicted and explained in the corresponding site plan and elevations accompanying the application for this Conditional Use Permit.

- The proposed use, at the proposed location, is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community.
- The proposed use shall comply with the regulations and conditions in the Zoning Ordinance for such use.
- The proposed use shall conform to the goals, policies, and governing principles of the General Plan for Logan City.
- The proposed use shall be compatible with the character of the site, adjacent properties, surrounding neighborhoods, and other existing and proposed development.
- Adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation will be available and provided.

- Such use shall not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.
- The proposed use is not considered detrimental as the development of the financial institution facility will not cause unreasonable risks to the safety of persons or property because of vehicular traffic or parking, large gatherings of people, or other causes and the proposed development will not unreasonably interfere with the lawful use of surrounding property or create a need for essential municipal services which cannot be reasonably met.
- The proposed use will not be detrimental or injurious to property or improvements in the vicinity and will not be detrimental to the public health, safety, general welfare, or convenience.
- The proposed use will be located and conducted in a manner that will be in compliance with the goals and policies of the Logan City General Plan and the purposes of the Logan City code and ordinances.
- The property on which the use, building, or other structure is proposed to be established is of adequate size and dimensions to permit construction of the facilities and to conduct the use in such a manner that it will not be detrimental to adjoining properties and the area.

Vehicle queuing for the drive-through facility is estimated to be contained within limits of the property and is not anticipated to extend outside of the property lines or into the drive aisles and/or parking facilities of adjacent or neighboring properties.

The information contained on the site plan associated with this proposed project attempts to indicate the size and scope of the project and also attempts to contain the applicable design elements to satisfy and exceed basic and minimum development requirements and standards set by Logan City.

The proposed development of the USU Credit Union will be a beneficial asset to the community.

Sincerely,
Anderson Wahlen & Associates



Eric Malmberg, PE
Project Manager

NY Section 2 / Township 12 North Range 1 East

Scale 1 Inch = 3 ch

PART OF PLATS "D" & "F" LOGAN FARM

TAX UNIT 27

05-014

SEE 04-085



SEE 05-014-B

05-014



USU
Credit Union
a Division of Goldenwest

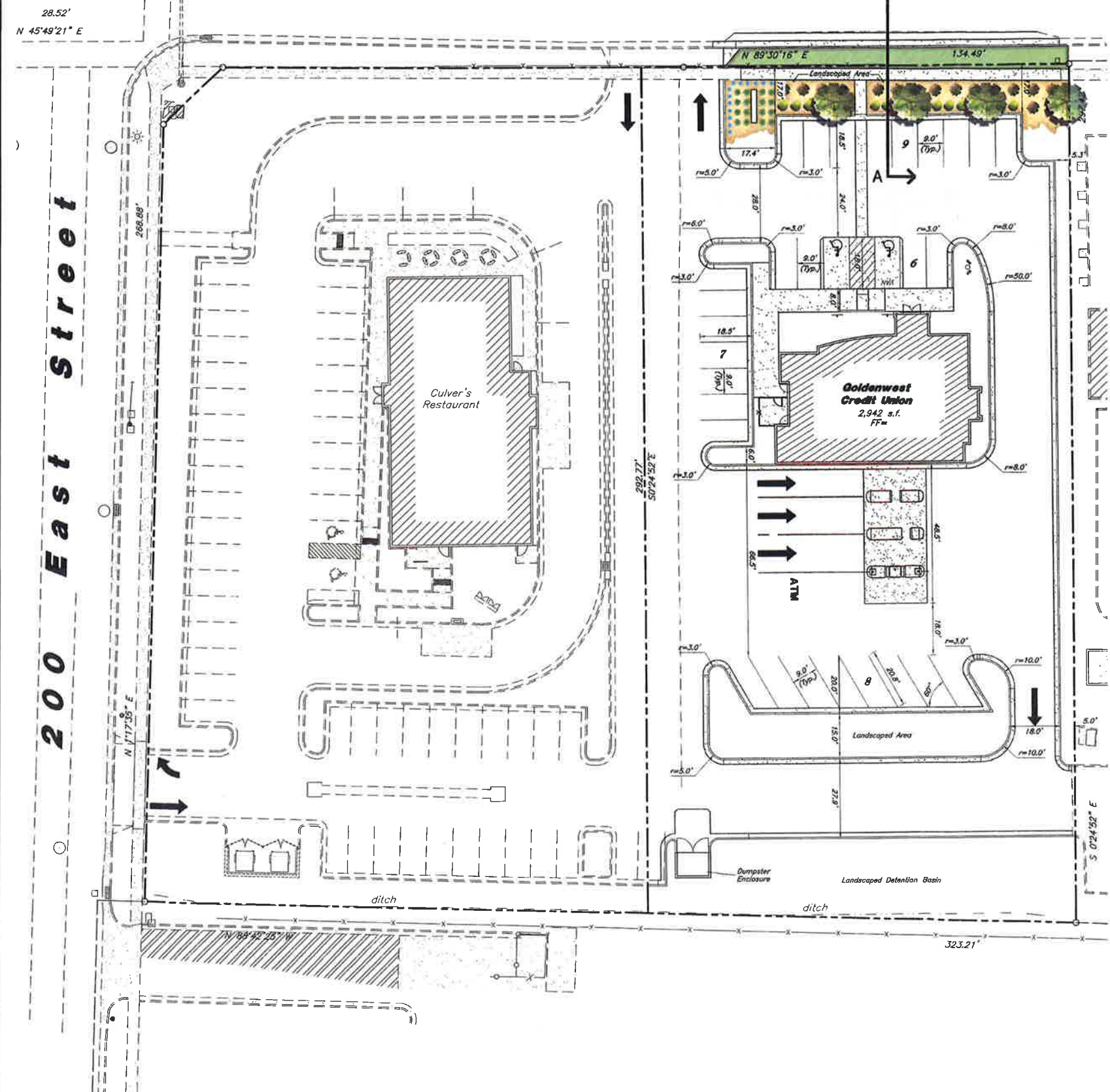
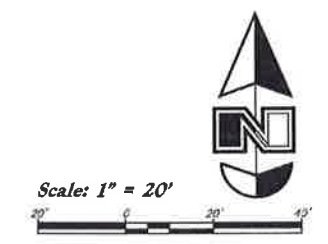
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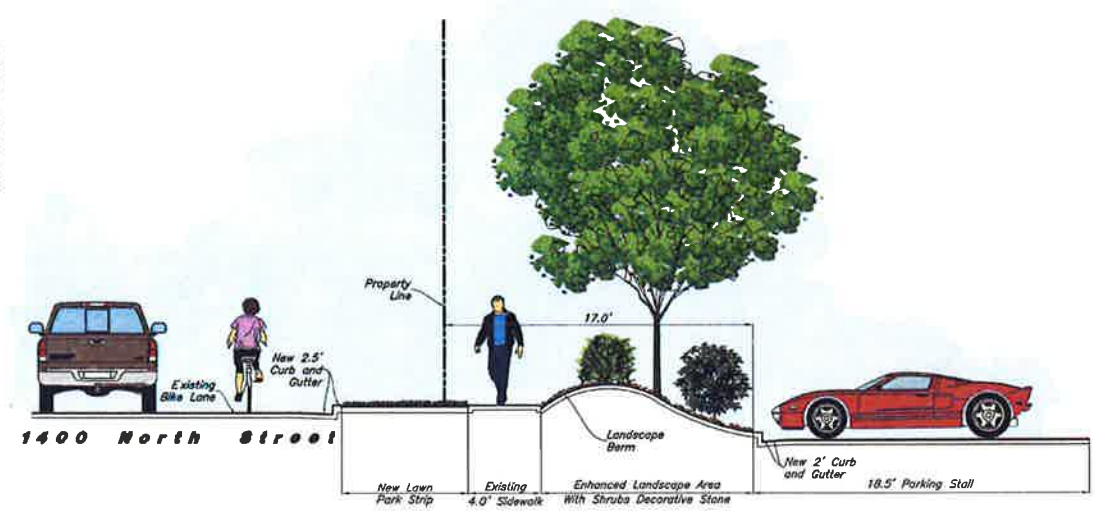
1400 North Street

$\Delta = 0^\circ 47' 52''$
 $R = 11489.16'$
 $L = 159.97'$
 $LC = 159.97'$
 $N 89^\circ 54' 12'' E$



Site Data
 Site Area = 44,019 s.f. (1.011 ac.)
 Landscape Area Provided = 11,000 s.f. (25%)
 Impervious Area Provided = 30,077 s.f. (68%)
 Building Area = 2,942 s.f. (7%)

- General Site Notes:**
- All dimensions are to back of curb unless otherwise noted.
 - Fire lane markings and signs to be installed as directed by the Fire Marshal.
 - Alite markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
 - Const. curb transition at all points where curb abuts sidewalk; see detail.
 - Contractor shall place asphalt paving in the direction of vehicle travel where possible.



A Typical Street Section
Not to Scale

NO.	DATE	DESCRIPTION

Designed by: EM
 Drafted by: DW
 Client Name:
 GWCU
 06-1345P

ANDERSON WAHLEN & ASSOCIATES
 2010 North Rosewood Blvd., Salt Lake City, Utah 84116
 (801) 521-8528 - andwh@andwh.com

Site Plan
USU Credit Union - Logan
 1400 North 200 East
 Logan, Utah

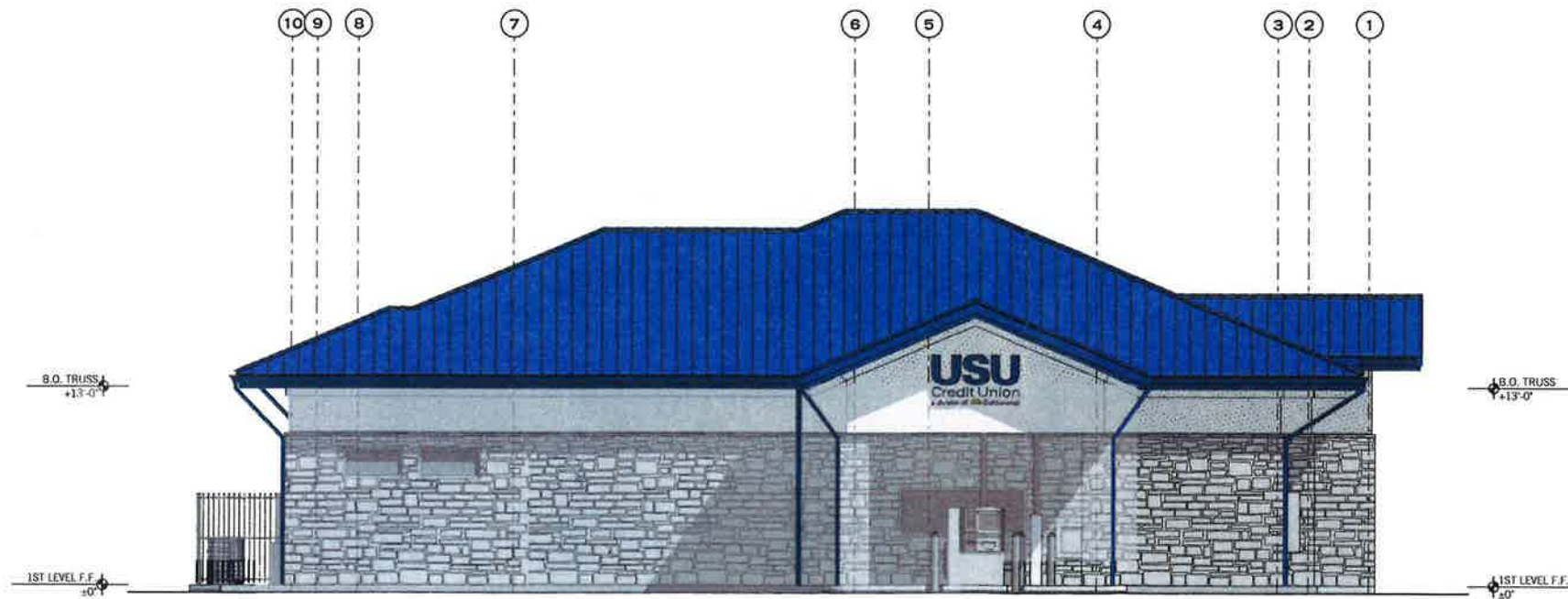


19 Dec, 2019
 SHEET NO.
C1.1



NORTH ELEVATION

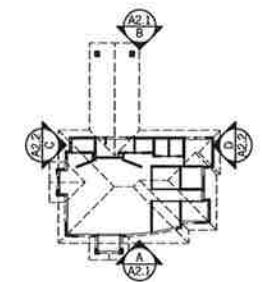
A 3/16" = 1'-0"



SOUTH ELEVATION

B 3/16" = 1'-0"

KEYED NOTES: _____



NO.	DATE	DESCRIPTION



EXTERIOR ELEVATIONS

3/16" = 1'-0"
 00.00.20 DESIGN DEVELOPMENT
 Project Number: 1953

NOT FOR CONSTRUCTION

USU CREDIT UNION NORTH LOGAN BRANCH
 1400 N
 LOGAN, UTAH

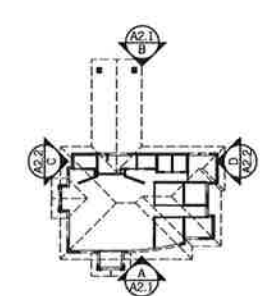


EAST ELEVATION
 C 3/16" = 1'-0"



WEST ELEVATION
 D 3/16" = 1'-0"

KEYED NOTES:



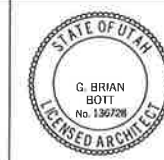
EXTERIOR ELEVATIONS

3/16" = 1'-0"
 00.00.20 DESIGN DEVELOPMENT
 Project Number: 1953

NOT FOR CONSTRUCTION

USU CREDIT UNION NORTH LOGAN BRANCH
 1400 N
 LOGAN, UTAH

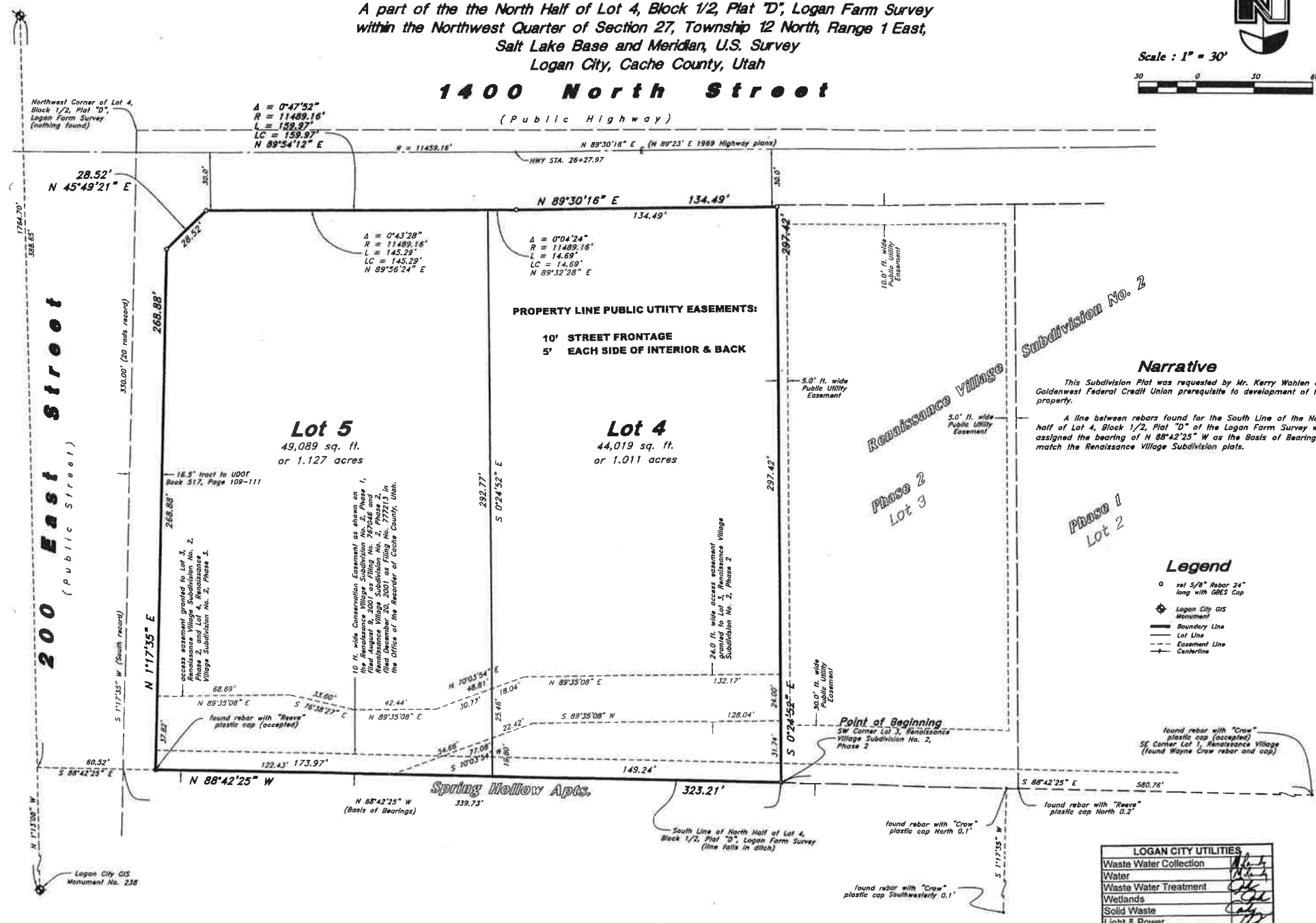
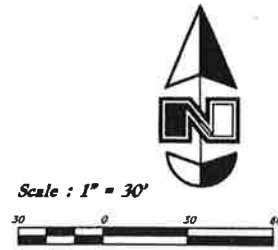
NO.	DATE	DESCRIPTION



Renaissance Village Subdivision No. 2 Phase 3

A part of the the North Half of Lot 4, Block 1/2, Plat "D", Logan Farm Survey
within the Northwest Quarter of Section 27, Township 12 North, Range 1 East,
Salt Lake Base and Meridian, U.S. Survey
Logan City, Cache County, Utah

1400 North Street
(Public Highway)



Surveyor's Certificate

I, Bruce D. Plimper, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 362256 as prescribed under the Laws of the State of Utah. Further certify that by the authority of the Owners, I have made a survey of the tract land shown on this plat and described below, and have subdivided said tract of land into lots, hereafter to be known as Renaissance Village Subdivision No. 2, Phase 3, and if the same has been correctly surveyed and staked on the ground as shown on this plat.

Signed this 3rd day of Sept., 2009.

362256 License No. Bruce D. Plimper Description

A part of the North Half of Lot 4, Block 1/2, Plat "D", Logan Farm Survey within the Northwest Quarter of Section 27, Township 12 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey in Logan City, Cache County, Utah:

Beginning at the Southwest Corner of Lot 3, Renaissance Village Subdivision No. 2, Phase 2 located 20 rods (record) South 1°17'35" West along the West Line of said Block 1/2; and 339.73 feet South 88°42'25" East along the South Line of the North Half of a Lot 4, Block 1/2, Plat "D", Logan Farm Survey from the Northwest Corner of said Block 1/2, Plat "D", Logan Farm Survey; and running thence North 88°42'25" West 323.21 feet along said South Line of the North Half of said Lot 4 to the East Line of 200 East Stn as widened by Warranty Deed recorded 21 February 1992 as Entry 534654 in Book 517, Page 109 records of Cache County, Utah; thence along said East Line the following two courses: North 1°17'35" East 268.88 feet (North 1°28'30" East record); and North 45°49'21" East 28.52 feet (North 45°36'25" East 28.71 feet record) to the South Line of State Highway 239 (1400 North Street); thence along said South Line of the State Highway the following two courses: Easterly along the arc of an 11,489.16 foot radius curve to left a distance of 159.97 feet (Center bears North 0°18'08" East; Central Angle equals 0°47'52" and Long Chord bears North 89°54'12" East 159.97 feet) to a point of tangency and North 89°30'16" East 134.49 feet to the West Line of Lot 3, Renaissance Village Subdivision No. 2, Phase 2; thence South 0°24'52" East 297.42 feet along the West Line of Lot 3 to the point of beginning.

Contains 93,108 sq. ft. or 2.137 acres
2 Lots

Narrative

This Subdivision Plat was requested by Mr. Kerry Wahlen of Goldenwest Federal Credit Union prerequisite to development of this property.

A line between rebars found for the South Line of the North half of Lot 4, Block 1/2, Plat "D" of the Logan Farm Survey was assigned the bearing of N 88°42'25" W as the Basis of Bearings to match the Renaissance Village Subdivision plans.

Owner's Dedication

Know all men by these presents that we, the undersigned owners of the above described tract of land, having caused the same to be subdivided into lots to be here known as Renaissance Village Subdivision No. 2, Phase 3, do hereby warrant and save City harmless from any easements and encumbrances and do hereby dedicate 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 ___ day of ___ 20__.

Goldenwest Federal Credit Union
by: Kerry Wahlen, Vice President
by: E.J. Nixon Jr., Owner

Acknowledgments

State of Utah } ss
County of Cache }
On the ___ day of ___ 20__ personally appeared before me, undersigned Notary Public, Kerry Wahlen, who being by me duly sworn did say that he is the Vice President of Goldenwest Credit Union and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and he acknowledged to me that said corporation executed the same.

Residing at: _____
Commission Expires: _____
Print Name: _____ A Notary Public

State of Utah } ss
County of Cache }
On the 11th day of September, 2009, personally appeared before me, undersigned Notary Public, E.J. Nixon Jr., the signor of the foregoing instrument, who acknowledged to me that he executed the same.

Residing at: Smithfield, UT
Commission Expires: 10/18/2009
Doreen St. McCann
Print Name: _____ A Notary Public

Renaissance Village Subdivision No. Phase 3

A part of the the North Half of Lot 4, Block 1/2, Plat "D", Logan Farm Survey within the Northwest Quarter of Section 27, Township 12 North, Range 1 E Salt Lake Base and Meridian, U.S. Survey Logan City, Cache County, Utah

GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Salt Lake City (801)321-8529 Ogden (801)241-7198 Fax (801)321-8531

Logan City Engineer
I hereby certify that the requirements of all applicable statutes and ordinances prerequisite to approval by the Engineer of the foregoing plat and dedications have been complied with.
signed this ___ day of ___, 20__
Logan City Engineer

Logan City Attorney
Approved as to form
signed this ___ day of ___, 20__
Logan City Attorney

Logan City Planning and Zoning Approval
This Subdivision, entered into City Records as Planning Commission Docket # 07-027, was heard before the Commission in Public Hearing on the 25 day of Oct, 2009, and was approved in substantial conformity with the requirements and design shown upon this plat map.
signed this 30th day of SEP, 2009
Director of Community Development

Logan City Mayor Approval
This is to certify that this Subdivision Plat was duly approved by the Logan City Mayor.
Signed this 28 day of JAN, A.D., 2010
Randy Wath Mayor
James Harris Attest

CACHE COUNTY RECORDER
ENTRY NO. _____ FILED FOR RECORD
RECORDED _____ IN BOOK _____ OF OFF RECORDS, PAGE _____ RECO FOR _____
CACHE COUNTY RECORDER
BY: _____ DEPUTY