



**Project #20-012  
Cardall Metal Buildings  
Located at 1340 W 250 N**

**REPORT SUMMARY...**

*Project Name:* Cardall Metal Buildings  
*Proponent / Owner:* Courtney Wallace (Cartwright AEC, Inc)/Valley View Business Complex LLC  
*Project Address:* 1340 W 250 N  
*Request:* Design Review Permit  
*Current Zoning:* Commercial (COM)  
*Type of Action:* Quasi-Judicial  
*Hearing Date:* February 27, 2020  
*Submitted By:* Aaron Smith, Planner II

**RECOMMENDATION**

Staff recommends that the Planning Commission **conditionally approve** a Design Review Permit for Project #20-012, Cardall Metal Buildings, for a 12,800 SF and a 6,720 SF industrial building at 1340 W 250 N, TIN #05-100-0004;-0005;-0006;-0007.

*Current Land use adjoining the subject property*

<i>North:</i>	PUB/CS: Undeveloped	<i>East:</i>	PUB: Public Uses
<i>South:</i>	PUB: Public Uses	<i>West:</i>	PUB: Public Uses

**Project Proposal**

This is a proposal to construct two (2) new industrial building on an approximately 3.36 acre (146,361 SF) site. The proposal alters the Valley View Business Park subdivision that was recorded in 2001. The proposal alters several building pads and will require a subdivision amendment approved by the City Engineer. The new development impacts a project area of approximately 2.2 acres of the site (98,000 SF). The site fronts 200 N (Hwy 30). In addition to the proposed buildings, site development includes new parking, perimeter landscaping, and a loading dock. The plan includes a phase 1 and a phase 2. Phase 1 includes most of the parking area, landscaping and buildings along the east edge of the development. Phase 2 includes an additional building and associated landscaping and parking, and is located in the middle of the development.

**Land Use**

The project area is currently zoned Commercial (COM). At the February 13, 2020, meeting, Planning Commission recommended changing the Future Land Use Plan (FLUP) for this property from COMI to Commercial Services (CS). The FLUP change will be considered by the City Council in March. Staff was preparing to propose a rezone of this property from COM to CS when a Design Review Permit application for the project was received. So that the design review and rezone of this property could be considered concurrently, staff submitted a rezone application for the site, PC 20-013, Valley View Rezone. This rezone has impacts on the design review criteria for the site, as COM and CS have different criteria, particularly in regard to building design.

Staff supports the rezone of this property from COM to CS for the following reasons: the property is an island of commercial surrounded by non-complementary uses for a commercial area, including the Logan Environmental Center, a fish hatchery, and the Cache County Jail; land use at the location includes uses that are primarily intended for CS zones area, including car service, contractors, and light manufacturing; this area of the highway has, primarily, Public and CS zoning and uses; there is no residential zoning in the area. The CS zone will allow for more flexible use of the site and permit development that fits into the character of the area.

Phase 2 includes an existing building parcel with separate ownership (Edward & Mickey Ricks). The area of the undeveloped parcel is currently being used for vehicle storage. Logan City Community Development is currently engaged in enforcement actions on the vehicle storage at the location.

### ***Design Review Permit***

The LDC 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.

COM and CS zones have different design review requirements. The proposed buildings would not meet the COM development standards, particularly, the requirements for a variety of building materials, variety in building massing and articulation, and parking standards for commercial uses. For this staff report, the project has been reviewed per the CS standards. If the rezone is not approved by City Council, the project would be required to return to the Planning Commission.

### **Site Plan**

#### ***Lot Coverage***

The CS zone lot coverage is limited to a maximum of 60% (building footprint). The proposed and existing buildings total 36,080 SF (25% lot coverage) As proposed, 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:	5'
Rear:	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 (South):	40'
Side (East):	10'
Rear (North):	20'
Parking Side (East):	23'

The 40' front setback was approved and recorded on the original subdivision. As proposed, the project complies with the requirements in the LDC.

#### ***Access & Circulation***

No new driveways are proposed with the new development. The development is along a UDOT highway and changes along this right-of-way will require UDOT approval. Street improvements, which are generally constructed by the developer, are not required for this project as UDOT will be constructing street improvements along the highway. The development is required to have a pedestrian connection to the street. Extension of one of the pathways that surround the buildings should be extended towards the street to provide pedestrian connectivity. As conditioned, with a pedestrian connection to future street improvements, the project complies with the requirements in the LDC.

### **Parking**

The buildings are designed to be flexible in use to accommodate various tenants. As the parking is shared between tenants, total parking calculations include proposed and existing buildings (36,080 SF). For industrial uses, the LDC requires various parking standards, such as one stall per every 500 SF of shop space, one stall per every 1,000 SF of industrial service space, 3 stalls per every bay door for vehicle repair, and one stall per every 2,000 SF of warehousing space. The site plan includes 78 parking stalls, which is a ratio of one stall per 462 SF. The proposed ratio is lower than the most restrictive potential use for shop space of one stall per 500 SF. Staff's review of the proposed parking is that it is substantially compliant with parking standards. Truck/trailer parking is not indicated on the site plan. Current use at the site shows truck/trailer use. Truck/Trailer parking should be in striped area and not block drive aisles for the site. As conditioned, with 78 on-site parking stalls and truck/trailer parking areas marked, 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 CS 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 storm-water facilities. The project area (98,000 SF) would require 9,800 SF of both open space and usable outdoor space for a total of 19,600 SF. The proposal includes conceptual open space and usable outdoor areas. The project proposes approximately 20,000 SF of total open space and usable outdoor space. Final measurement of open space and usable outdoor space is done with the submission of the planting plan with the building permit. As conditioned, with a landscaping plan that delineates open space and usable outdoor space, the project complies with the requirements in the LDC.

### **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. For the 2.2-acre project site, 44 trees and 110 shrubs, flowers and ornamental plants are required. Plant material is also required to be planted around the perimeter of the building where feasible. 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.

Generally, surface storm-water retention and detention facilities should not be located in front yard areas. The proposed plan includes a detention area adjacent to the highway. Detention basins that are located in areas that are visible from the public street are required to be landscaped to provide an amenity to the development and utilize landscaping materials that reflect the natural traditions of Logan. As conditioned, with a landscaped detention area, the project complies with the requirements of the LDC.

18 SF of Interior parking lot landscaping per parking stall is required. As proposed, in all phases, 17.74 SF of interior parking lot landscaping is provided. All parking aisles are required to have landscaped areas at the end of the aisles. Interior parking lot landscaping areas are required to have at least one tree per 15 stalls and have at least 50% plant material coverage measured at plant maturity. Interior parking lot landscaping requirements shall be incorporated into the landscaping plan.

### **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 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 complies with the requirements of the LDC.

**Building Design**

The LDC standards for the CS zone requires that building design be compatible with surrounding uses. Generally, the proposed buildings will fit with existing development on the site. The existing buildings are metal and masonry with gabled roofs. The proposed buildings are metal clad with a shed roof. A building in the future phase 2 is not proposed for design review at this time. Future development on the site will require its own design review permit.

The CS standards require minimal building form features to break-up building mass and scale. The LDC states that blank walls greater than 40' are not permitted along facades visible from a public street, and that two methods must be used to create interest and reduce scale. Methods mentioned in the code include staggering of vertical walls, recessing openings, providing upper-level roof overhangs, using deep score lines at construction joints, contrasting compatible building materials, and using horizontal bands of compatible colors. The east elevation provides contrasting colors, but a second method along the façade for both the south and north buildings is required. Staff recommends that vertical landscaping be utilized along these facades to break up the form, as a plant strip is required along these facades. As conditioned, with a second method for breaking up building mass along the east facades of the proposed buildings, the project complies with the requirements of the LDC.

Ground floor entrances that are visible from the street are required to have an off-set of at least 4' in depth so that the entrance is easily discernable. As conditioned, with minimum entrance off-set for pedestrian entrances along the west façade of the south building, the project complies with the requirements in the LDC.

***Transparency***

Transparency requirements for the CS zone are as follows:

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

Proposed transparency for the project are:

- South Elevation (Hwy 30 Frontage): 30%

The project proposes Kalwall glazing along the south façade, which is a translucent material. Staff has generally permitted translucent glazing in industrial building design to meet transparency requirements. Exposed sides are sides that are on corners or highly visible from the public right-of-way. The proposed building is setback 40' from the highway frontage, which reduces the visibility of the building sides. 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.

***Building Height***

Building height in the CS zone are limited to 38'. The highest point of the north building is 22' 10", and 19' for the south building. 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:

● Fire	● Water
● Engineering	

## **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 2/15/2020 and the Utah Public Meeting website on 2/20/2020. Public notices were mailed to all property owners within 300 feet of the project site on 2/10/2020.

## **RECOMMENDED CONDITIONS OF APPROVAL – DESIGN REVIEW**

*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. City Council approval of a rezone from COM to CS is required.
3. A Subdivision Amendment approved by City Engineer is required.
4. A pedestrian pathway that connects to future street improvements along 200 N/Hwy 30 is required.
5. 78 parking stalls are required.
6. Truck/trailer parking shall be marked and not block drive aisles.
7. 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 9,800 SF of both open space and usable outdoor space, for a total of 19,600 SF, shall be provided
  - b) A total of 44 trees and 110 shrubs, flowers and ornamental plants shall be provided.
  - c) Minimum of 5 tree species are required.
  - d) A minimum of 25% of plant material shall be evergreen trees and shrubs.
  - e) Plant materials shall be placed around the perimeter of the buildings where feasible in a 3' minimum planting strip.
  - f) Landscaped areas are required at the end of all parking aisles.
  - g) Interior parking lot landscaping areas are required to have at least 5 trees, and have at least 50% plant material coverage measured at plant maturity.
  - h) Surface storm-water retention and detention facilities that are located in areas that are visible from the public street shall be landscaped to provide an amenity to the development and utilize landscaping materials that reflect the natural traditions of Logan.
  - i) All landscaped areas shall have automatic sprinklers.
8. 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.
9. The east elevations of new buildings shall include at least two methods to break-up monotonous building design.
10. Building entrances along the west elevation of the southern building that are visible from the public street shall have a minimum off-set of 4'.
11. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
12. No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the LDC.
13. No fences are approved with this Design Review Permit. All fences shall be approved and permitted by staff in accordance with the LDC.
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. a. Fire —contact 716-9515**

- i. The 12,800 sq ft building will require fire sprinklers, fire alarms, additional hydrants and possibly high piled storage considerations. Current fire flow on site is insufficient for a building of this size and construction type.
- ii. Provide AutoCAD two track drawing indicating the following apparatus specifications on all fire access road and lanes: Inside turn 17 ft., Curb to Curb 32ft., and Wall to wall 36 ft.

**b. Engineering —contact 716-9153**

- i. Provide water shares or an in-leu fee for increased water use on City system
- ii. Provide storm water detention per City design standards. This shall include retention onsite of the 90% storm utilizing low impact design standards.
- iii. With the increased flows and based on past complaints to City regarding failures in the private force main from development to 1000 West, the City would like documentation that verifies that force main can handle increased flows and there are not any leaks or pressure issues with pipe.
- iv. Provide private water utility agreement for development.
- v. If land disturbance is greater than an acre, provide a storm water maintenance agreement with the City.

**c. 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 source feed systems allowed without Logan Cities prior approval and installation criteria (RP & swing joint) is met and inspection is passed.
- iii. All backflow assemblies must be tested within 10 days of turning in water to them and annually thereafter.
- iv. 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.
- v. 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. As conditioned, the project conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The project provides adequate open space and useable outdoor space in conformance with Title 17.
4. The project provides adequate off-street parking.
5. 200 N/Hwy 30 provides access and is of adequate in size and design to sufficiently handle automobile traffic related to the land use.
6. The project meets the goals and objectives of the CS designation within the Logan General Plan.
7. The project met the minimum public noticing requirements of the LDC and the Municipal Code.



# APPLICATION FOR PROJECT REVIEW

Planning Commission   
  Land Use Appeal Board   
  Administrative Review

Date Received 1/27/20	Received By RH	Scheduled Meeting Date Feb 27	Zone COM	Application Number PC 20-012
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"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Other <input type="checkbox"/> Administrative Design Review				
<b>PROJECT NAME</b> CARDALL METAL BUILDINGS				
<b>PROJECT ADDRESS</b> 1340 W. 250 N. LOGAN, UTAH 84321			<b>COUNTY PLAT TAX ID #</b> 05-100-0004, 05-100-0005, 05-100-0006, 05-100-0007	
<b>AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete)</b> COURTNEY WALLACE, PROJECT MANAGER CARTWRIGHT AEC, INC.			<b>MAIN PHONE #</b> 435-512-7643	
<b>MAILING ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>	
2120 NORTH MAIN STREET	NORTH LOGAN	UTAH	84341	
<b>EMAIL ADDRESS</b> courtneyw@cartwright-aec.com				
<b>PROPERTY OWNER OF RECORD (Must be listed)</b> VALLEY VIEW BUSINESS COMPLEX LLC			<b>MAIN PHONE #</b> 1-435-770-5721	
<b>MAILING ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>	
5484 W 3400 S	WELLSVILLE	UTAH	84339	
<b>EMAIL ADDRESS</b> cardall181@gmail.com				
<b>DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed)</b> CONSTRUCTION OF (2) NEW METAL BUILDINGS IN THE VALLEY VIEW BUSINESS COMPLEX. BUILDINGS WILL BE USED FOR STORAGE AND INDUSTRIAL BUSINESS PURPOSES. DESIGN OF BUILDINGS MATCH CURRENT LOOK AND LAYOUT OF EXISTING BUILDINGS ON-SITE.			<b>Total Lot Size (acres)</b> 0.45 ACRES	
			<b>Size of Proposed New Building (square feet)</b> BUILDING #1- 12800 BUILDING #2- 6720	
			<b>Number of Proposed New Units/Lots</b> 2	
<b>- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -</b>				
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 	



DESIGN REVIEW

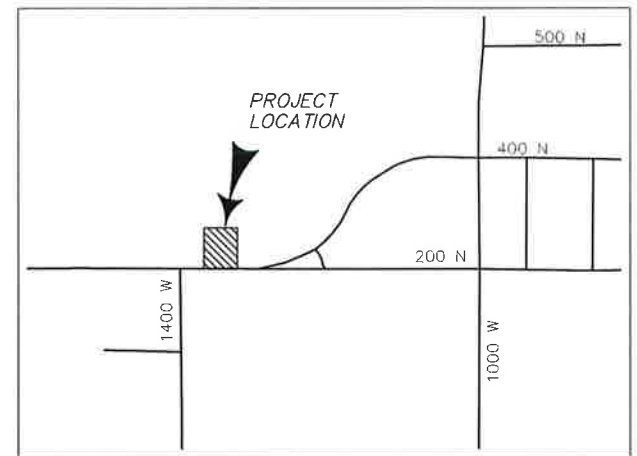
SHEET DESCRIPTION:

VALLEY VIEW BUSINESS PARK 1375 W 200 NORTH LOGAN, UTAH, 84321



95 Golf Course Rd. Suite 101 Logan, UT 84321 435.713.0999

DATE: 23 JANUARY 2020  
SCALE: 1" = 30'  
DESIGN BY: J. JENSEN  
CHECKED BY: S. EARL  
APPROVED BY: S. EARL  
PROJECT NUMBER: 19062VVB  
SHEET:



VICINITY MAP

LEGEND

- PROPERTY LINE
- PHASE LINE
- EDGE OF CONCRETE
- PROPOSED CURB & GUTTER
- PAINT STRIPING
- CCM
- EXISTING UNDERGROUND COMMUNICATION LINE
- GAS
- EXISTING GAS LINE
- OHP
- EXISTING OVERHEAD POWER LINE
- USGP
- EXISTING UNDERGROUND POWER LINE
- UGP
- PROPOSED UNDERGROUND POWER LINE
- SD
- EXISTING STORM DRAIN LINE
- SD
- PROPOSED STORM DRAIN LINE
- SS
- EXISTING SEWER LINE
- P-SS
- EXISTING PRESSURE SEWER LINE
- 4"SS
- PROPOSED 4" SEWER LINE
- 6"SS
- PROPOSED 6" SEWER LINE
- 18"W
- EXISTING WATER LINE AND SIZE
- 1"W
- PROPOSED WATER LINE AND SIZE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- SEWER MANHOLE
- EXISTING TREE

HATCH LEGEND:

- PROPOSED ASPHALT
- PROPOSED CONCRETE
- STORM WATER DETENTION AREA
- PROPOSED BUILDING
- LANDSCAPE AREA

PARKING STALLS (TOTAL SITE)  
PROVIDED = 78  
REQUIRED = 72 (1 STALL PER 500 SF)

OPEN SPACE (TOTAL SITE)  
PROVIDED = 26.8%  
REQUIRED = 20.0%

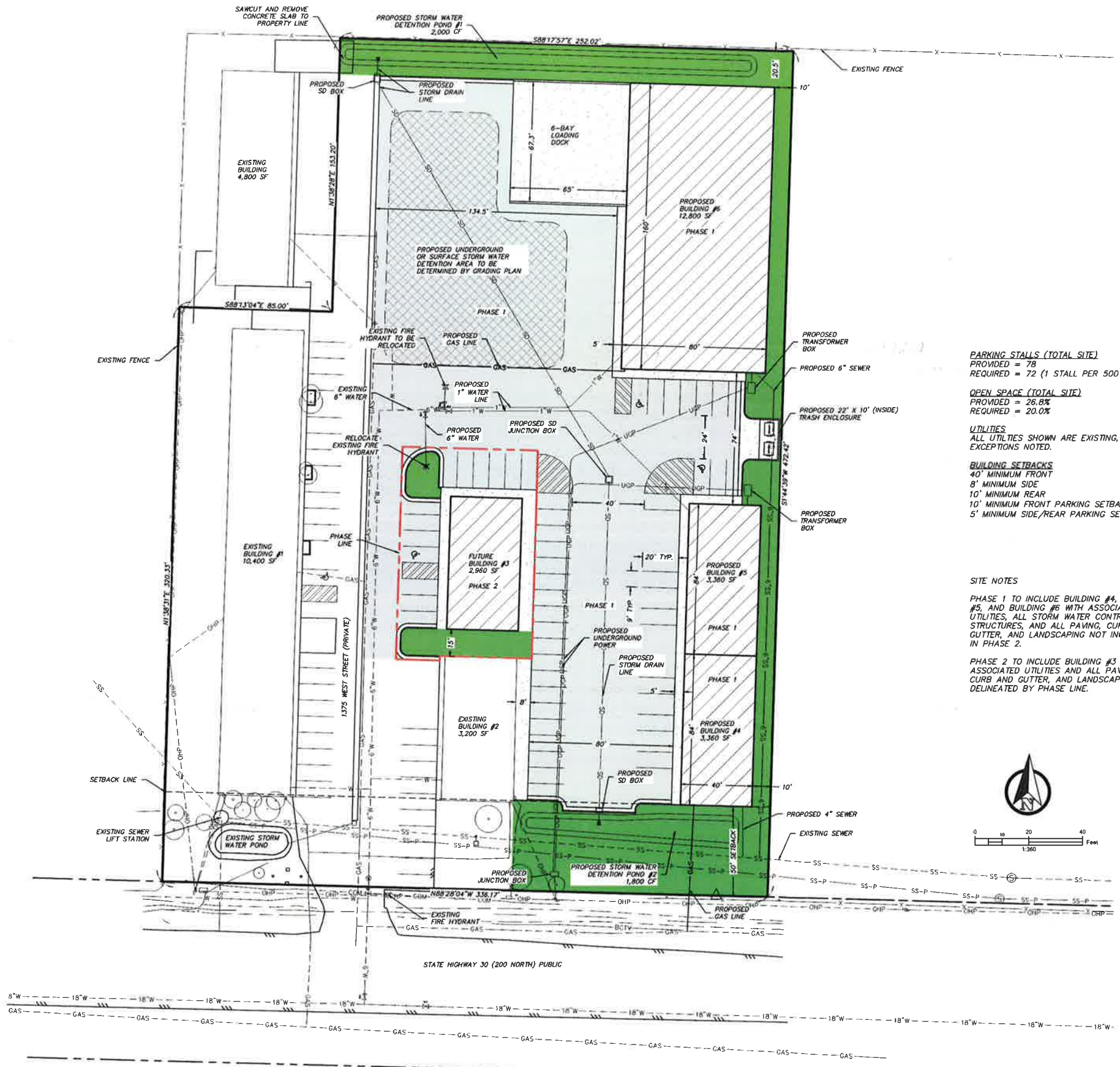
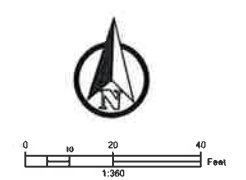
UTILITIES  
ALL UTILITIES SHOWN ARE EXISTING,  
EXCEPTIONS NOTED.

BUILDING SETBACKS  
40' MINIMUM FRONT  
8' MINIMUM SIDE  
10' MINIMUM REAR  
10' MINIMUM FRONT PARKING SETBACK  
5' MINIMUM SIDE/REAR PARKING SETBACK

SITE NOTES

PHASE 1 TO INCLUDE BUILDING #4, BUILDING #5, AND BUILDING #6 WITH ASSOCIATED UTILITIES, ALL STORM WATER CONTROL STRUCTURES, AND ALL PAVING, CURB AND GUTTER, AND LANDSCAPING NOT INCLUDED IN PHASE 2.

PHASE 2 TO INCLUDE BUILDING #3 WITH ASSOCIATED UTILITIES AND ALL PAVING, CURB AND GUTTER, AND LANDSCAPING AS DELINEATED BY PHASE LINE.



PLOTTED: January 24, 2020 By: Jeremy Jensen File: 230119 PROJECTS\19062VVB.MXD CARROLL - VALLEY VIEW BK - LOGAN, UT\MAPS\19062VVB.GEN BASE (CONCRETE) LINE



**VALLEY VIEW BUSINESS PARK, PHASE 1 AMENDED**

PART OF THE NW 1/4 AND SW 1/4 OF SECTION 32 T12N R1E SLM

ALSO, PART OF LOTS 2 AND 3, BLOCK 34,  
PLAT "E", LOGAN FARM SURVEY,  
LOGAN CITY, CACHE COUNTY, UTAH

**SURVEY CERTIFICATE**

I, STEVEN C. EARL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 318575-2201, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND COMMON AREAS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS VALLEY VIEW BUSINESS PARK PHASE 1 AMENDED AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

**LEGAL DESCRIPTION**

PART OF THE NW 1/4 OF SECTION 32, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN; ALSO A PART OF LOTS 2 AND 3, BLOCK 34, PLAT E OF THE LOGAN FARM SURVEY LOCATED IN LOGAN CITY, CACHE COUNTY, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF VALLEY VIEW BUSINESS PARK, PHASE 1 RECORDED JANUARY 12, 2001 UNDER ENTRY NO. 752642;

THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION FOR THE FOLLOWING SIX COURSES:

1. N88°28'04"W 336.17 FEET;
2. N01°38'31"E 320.33 FEET; (319.13 FEET BY RECORD)
3. S88°13'04"E 85.00 FEET;
4. N01°38'28"E 153.20 FEET;
5. S88°17'57"E 252.02 FEET;
6. S01°44'39"W 472.42 FEET (472.60 FEET BY RECORD) TO THE POINT OF BEGINNING.

CONTAINING 3.36 ACRES, MORE OR LESS.

**OWNER'S DEDICATION AND CONSENT TO RECORD**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS VALLEY VIEW BUSINESS PARK, PHASE 1 AMENDED AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES. WE ALSO INCORPORATE THE NOTES & RESTRICTIONS LISTED HEREON.

BY: VALLEY VIEW BUSINESS COMPLEX, LLC

BY: MIKE CARDALL, MANAGER

**ACKNOWLEDGMENT**

STATE OF UTAH

COUNTY OF CACHE

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 2020, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC, PERSONALLY APPEARED MIKE CARDALL, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED HIMSELF TO BE THE MANAGER OF VALLEY VIEW BUSINESS COMPLEX, LLC, A LIMITED LIABILITY COMPANY, AND IN THAT CAPACITY BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE LIMITED LIABILITY COMPANY BY HIMSELF AS THE MANAGER.

NOTARY PUBLIC SIGNATURE: \_\_\_\_\_  
NOTARY PUBLIC FULL NAME: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
A NOTARY PUBLIC COMMISSIONED IN UTAH

**SURVEY NARRATIVE**

THIS SURVEY WAS ORDERED BY MIKE CARDALL TO ADJUST LOTS WITHIN THE VALLEY VIEW BUSINESS PARK AS SHOWN. ORIGINAL CONTROL WAS FOUND FROM THE VALLEY VIEW BUSINESS PARK AND USED TO RETRACE THE BOUNDARY.

**NOTES & RESTRICTIONS**

1. ALL AREAS EXCLUDING BUILDING PADS ARE CONSIDERED COMMON AREAS. ALL COMMON AREAS ARE DEDICATED AS BLANKET PUBLIC UTILITY EASEMENTS.

**APPROVAL AS TO FORM**

APPROVED AS TO FORM THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

KYMBER HOUSLEY, CITY ATTORNEY

**LAND USE AUTHORITY**

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 AND THE CITY ORDINANCE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

WILLIAM YOUNG, CITY ENGINEER

**COUNTY RECORDER'S NO.**

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_  
DATE \_\_\_\_\_ TIME \_\_\_\_\_ FEE \_\_\_\_\_  
ABSTRACTED \_\_\_\_\_

INDEX FILED IN: FILE OF PLATS

MICHAEL GLEED, COUNTY RECORDER

POINT OF BEGINNING LOCATED FROM SE CORNER VALLEY VIEW BUSINESS PARK, PHASE 1

	WEST	NORTH
LOT 1	305.31'	57.14'
LOT 2	181.50'	54.11'
LOT 3	178.53'	149.42'
LOT 4	48.26'	135.39'
LOT 5	48.26'	135.39'
LOT 6A	80.89'	294.52'

**LEGEND**

- BOUNDARY
- LOT LINE
- RIGHT-OF-WAY
- SETBACK LINE
- STREET ADDRESS
- SET 5/8" REBAR W/ ORANGE PLASTIC CAP OR MAG NAIL IN ASPHALT WITH WASHER STAMPED "STEVEN C. EARL PLS 318575"
- FOUND REBAR W/ UNKNOWN OR MISSING CAP
- PUBLIC MONUMENT
- PRIVATE
- COMMON AREA
- UTILITY/DRAINAGE EASEMENT

**LINE TABLE**

LINE	LENGTH	BEARING
L1	1.54'	N1°44'39"E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	Δ	CH. BEARING	CHORD
C1	56.88'	940.57'	3°27'55"	N89°59'03"E	56.88'



**PLANNING COMMISSION APPROVAL**

THIS SUBDIVISION, ENTERED INTO CITY RECORDS AS PLANNING COMMISSION DOCKET #97-069 WAS HEARD BEFORE THE COMMISSION IN A PUBLIC HEARING ON THE 8TH DAY OF JANUARY 1998, AND WAS APPROVED IN SUBSTANTIAL CONFORMANCE WITH THE REQUIREMENTS AND DESIGN SHOWN UPON THIS PLAT MAP.

DIRECTOR OF COMMUNITY DEVELOPMENT

FINAL PLAT

VALLEY VIEW BUSINESS PARK PHASE 1 AMENDED

PROJECT TITLE



Cache • Landmark  
Engineers  
Surveyors  
Planners

95 W. Golf Course Rd.  
Suite 101  
Logan, UT 84321  
435.713.0099

DATE: 23 JANUARY 2020

SCALE: 1" = 30'

CALCULATIONS BY: J.JENSEN

CHECKED BY: S. EARL

APPROVED BY: S. EARL

PROJECT NUMBER: 19082VVB

SHEET

1 of 1

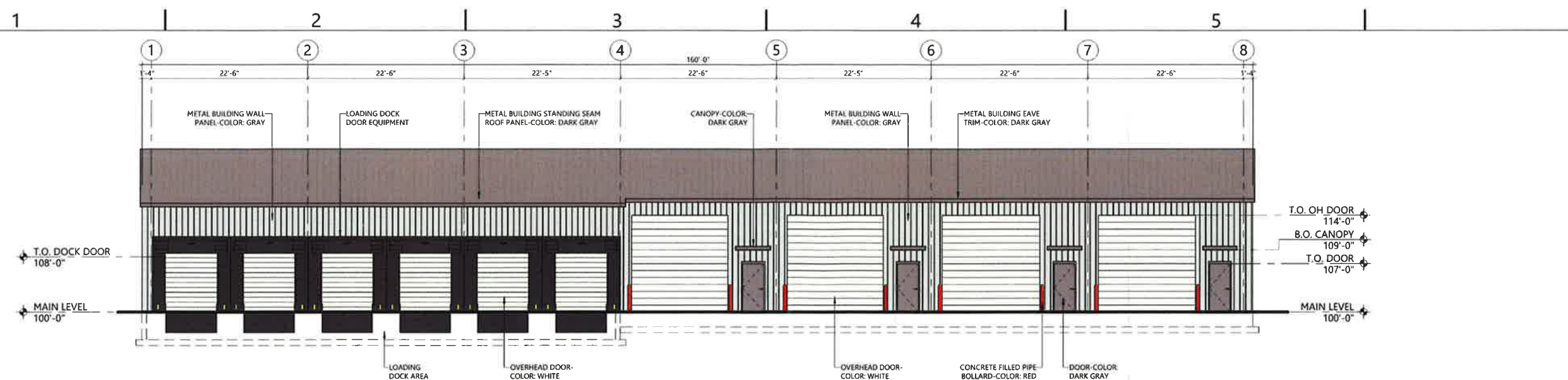
CARTWRIGHT PROJECT #	119104.1
DATE:	01/22/2020
DRAWN BY:	CW
CHECKED BY:	CW
APPROVED BY:	IC

DATE	REVISIONS DESCRIPTION

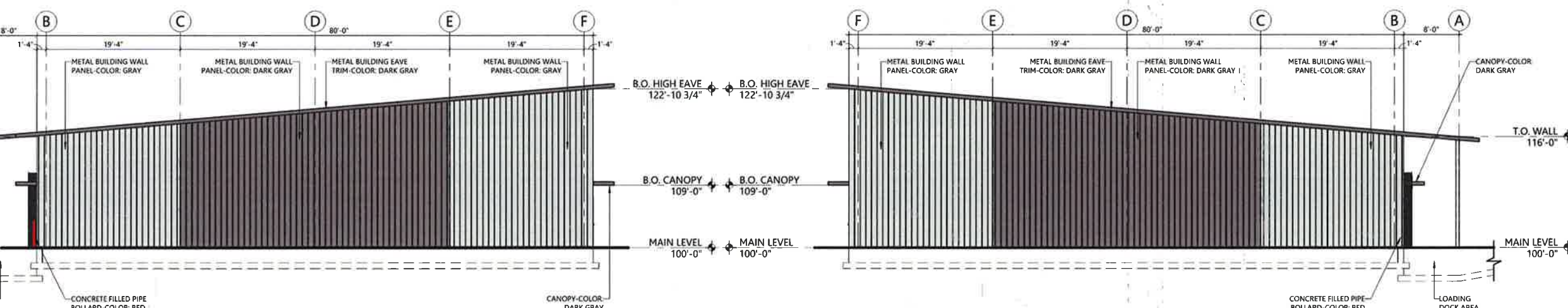
DESIGN REVIEW  
EXTERIOR  
ELEVATIONS

**DR201**

PRELIMINARY

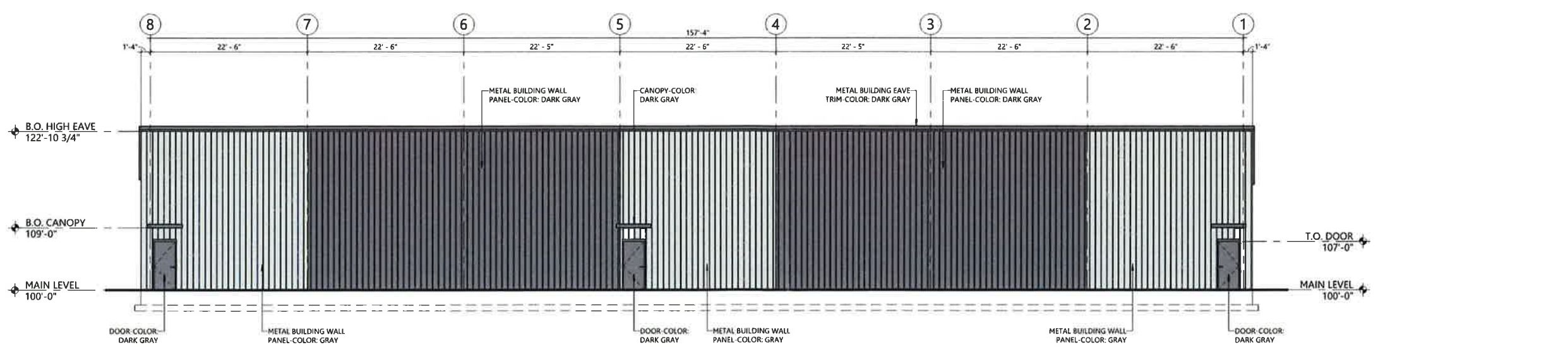


**D3 WEST FACING EXTERIOR ELEVATION**  
SCALE: 1/8" = 1'-0"



**B2 SOUTH FACING EXTERIOR ELEVATION**  
SCALE: 1/8" = 1'-0"

**B4 NORTH FACING EXTERIOR ELEVATION**  
SCALE: 1/8" = 1'-0"



**A3 EAST FACING EXTERIOR ELEVATION**  
SCALE: 1/8" = 1'-0"

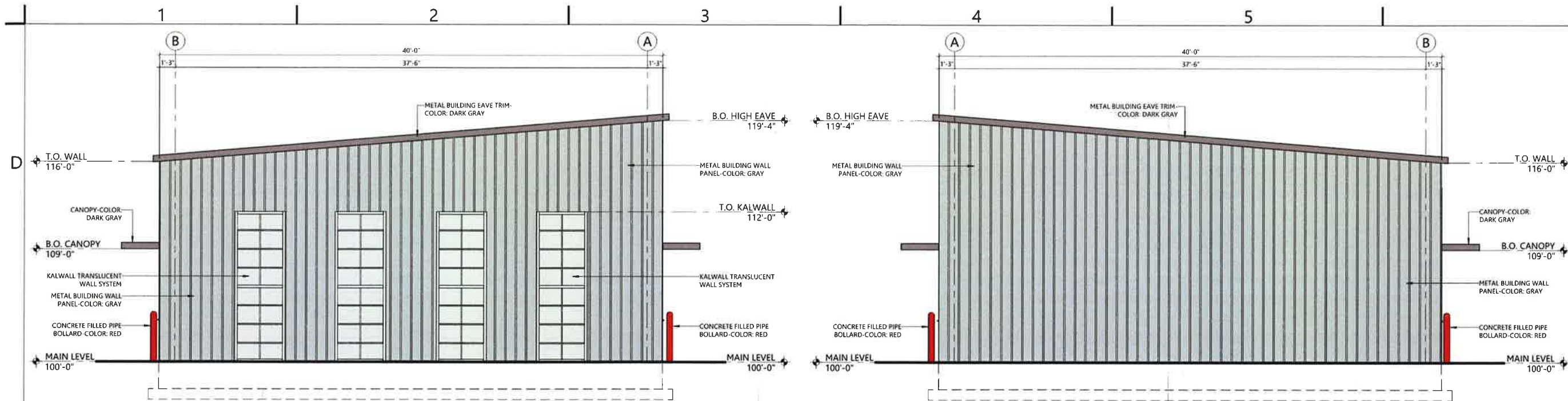
CARTWRIGHT PROJECT #	1191042
DATE	01/22/2020
DRAWN BY:	CW
CHECKED BY:	CW
APPROVED BY:	JC

REVISIONS	
DATE	DESCRIPTION

DESIGN REVIEW  
EXTERIOR  
ELEVATIONS

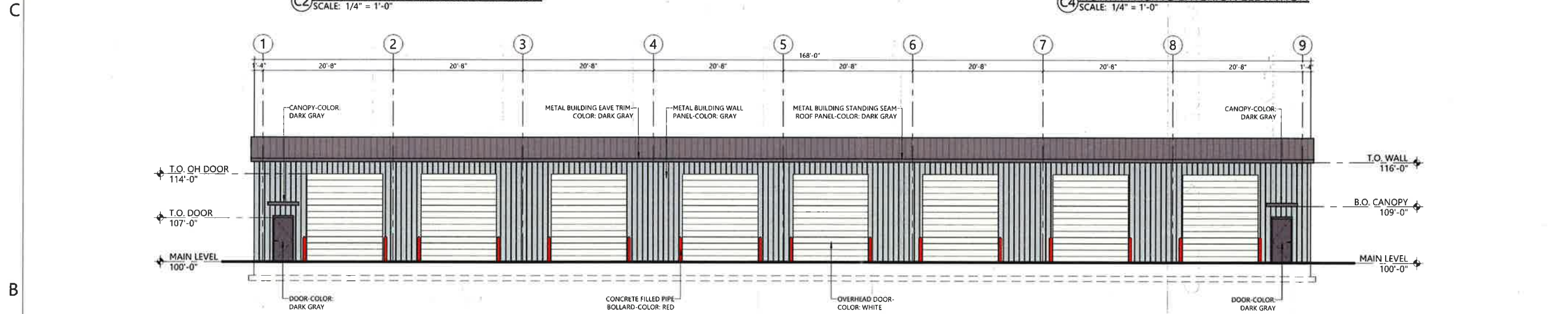
**DR201**

PRELIMINARY

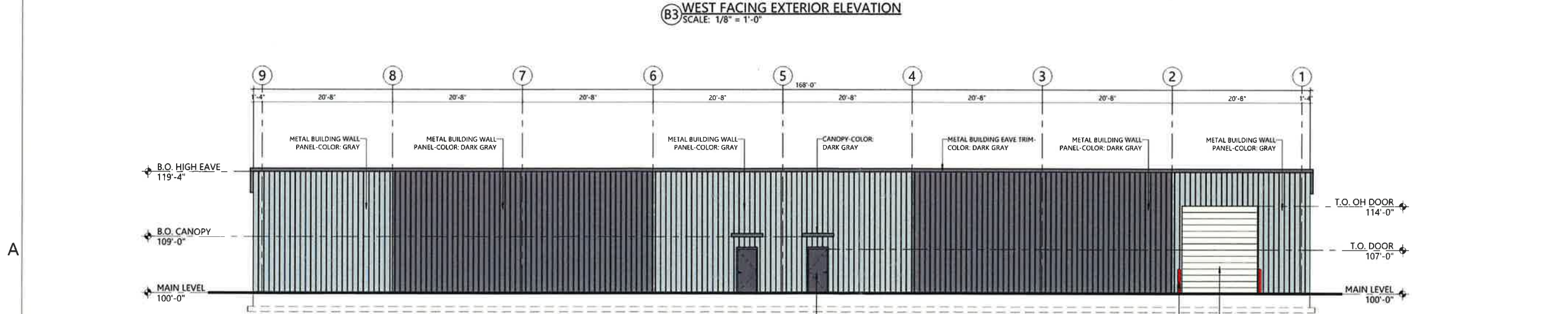


**C2 SOUTH FACING EXTERIOR ELEVATION**  
SCALE: 1/4" = 1'-0"

**C4 NORTH FACING EXTERIOR ELEVATION**  
SCALE: 1/4" = 1'-0"



**B3 WEST FACING EXTERIOR ELEVATION**  
SCALE: 1/8" = 1'-0"



**A3 EAST FACING EXTERIOR ELEVATION**  
SCALE: 1/8" = 1'-0"