



4:45 p.m.

Workshop in the County Council Chambers.

5:30 p.m.

Call to order

Opening remarks/Pledge – Phillip Olsen

Review and approval of agenda.

Review and approval of the minutes of the November 6, 2014 meeting.

5:35 p.m.

Regular Action Items

- (1) **Elections** for 2015 Planning Commission Chairman and Vice-chairman.
- (2) **PUBLIC HEARING: 5:45 p.m. - Armor Storage Rezone** – Erik Merkley is requesting a rezone of 25 acres from the Agricultural (A10) Zone to the Commercial (C) Zone located at approximately 4400 South Highway 165, Nibley.
- (3) **Wild Bunch Kennel** – Remanded back to the Planning Commission from the Board of Adjustments for clarification of findings.
- (4) **Fox Hollow Subdivision** – Duane Williams is requesting a recommendation of approval to the County Council of a 4-lot subdivision with one remainder parcel on 49.6 acres of property in the Agricultural (A10) Zone located at approximately 320 North 6000 West, north of Mendon.
- (5) **Whitaker Construction Pine Canyon Gravel Pit** – Brett Nielsen is requesting an approval of a conditional use permit to allow a master plan for mineral extraction on 135.51 acres of property in the Mineral Extraction (ME) Zone at approximately 4997 West 4800 South, west of Wellsville.
- (6) **Red Spur Camp** – Aaron Bleak is requesting an approval of a conditional use permit to allow the expansion and operation of a recreational facility on 960 acres of property in the Forest Recreation (FR40) Zone located east of Hardware Ranch near Rich County.
- (7) **Title 17.07.030** – Kennels.

Board Member Reports

Staff reports

Adjourn



PLANNING COMMISSION MINUTES

06 NOVEMBER 2014

Item	Page
1. Rasmussen Farms Subdivision.....	2
2. Title 17.07.030 - Kennels.....	2
3. Title 17.06 - Uses.....	4
4. 2015 Meeting Dates and Application Deadlines	4
5. Discussion – MS4 Stormwater Permitting.....	4

DRAFT

1 **Present:** Stephanie Nelson, Chris Harrild, Josh Runhaar, Jason Watterson, Chris Sands, Rob Smith, Lane
2 Parker, Leslie Larson, Jon White, Megan Izatt, Tony Baird

3 **Start Time:** 05:30:00 (Time not shown on DVD)

4
5 **Sands** welcomed and **Smith** gave opening remarks

6
7 **05:32:00**

8
9 **Agenda**

10
11 Approved with no changes.

12
13 **Minutes**

14
15 Approved with no changes.

16
17 **05:33:000**

18
19 **Consent Agenda:**

20
21 **#1 Rasmussen Farms Subdivision (Brian G. Lyon)**

22
23 **Harrild** Brian G. Lyon is requesting a recommendation of approval to the County Council for a two lot
24 subdivision with two agricultural remainders on 104.14 acres of property in the Agricultural (A10) Zone
25 located at approximately 5011 North Highway 23, Cache Junction.

26
27 *Watterson* motioned to approve the consent agenda with the written findings of facts and conditions;
28 *Larson* seconded; **Passed 5, 0.**

29
30 **05:35:00**

31
32 **Regular Action Items**

33
34 **#2 Title 17.07.030 – Kennels.**

35
36 **Harrild** reviewed the changes to the proposed kennel ordinance. A handout with the other counties
37 ordinance information was handed out. Most places do not allow a kennel as a permitted use and they are
38 required to have a conditional use permit (CUP) for most zones. Most counties that staff, looked at in the
39 State, require at least 1 acre for a kennel; some require 3 acres and two counties require at least 10 acres.
40 The minimum number of dogs for most counties is 4, some are set at 3. 3 of the 7 counties do not have a
41 maximum number of dogs limit. Salt Lake County is set at a maximum of 5 dogs; Utah County is set at a
42 maximum of 10 dogs depending on the zone; Weber County is 3 to 10 dogs depending on the age of the
43 dog. As for enforcement, Salt Lake and Washington Counties are the only counties that staff looked at
44 were nuisance and enforcement is included in the ordinances for land use. There were concerns about the
45 setback requirements and staff has left that section open in the proposed ordinance for Commission to
46 decide. Staff has talked to the County animal control officer and their response is that enforcement isn't
47 easy. Usually what happens is they respond to the call and usually there is nothing happening. If
48 something was happening there is a warning given but it can happen again. Staff did express that pushing
49 everything to the enforcement side won't work very well.
50

1 Commissioners asked about the nuisance ordinance. The ordinance is very out of date and currently the
2 nuisance officer is the Fire Chief and a nuisance is only considered a nuisance if three reasonable people
3 complain. That doesn't work if there are only two neighbors. The ordinance also currently only deals
4 with noxious weeds and derelict buildings. If the nuisance ordinance were to be re-written to include
5 kennels it would probably need to be turned over to the county attorney's to be done. There are some
6 things that could possibly be handled administratively. If they are not a breeder and have 6 dogs or less
7 that could possibly be turned over to staff to handle administratively instead of forcing them to go through
8 the whole CUP process. Staff stated that if the commission wanted to approach kennels from the
9 nuisance angle then it would probably be better to leave the ordinance how it is. By doing that it comes
10 before the Commission for the CUP process and can regulate it through conditions. This also causes
11 neighbors to be the enforcement and staff doesn't really like that option. Performance based standards
12 can be possible as long as sight, sound, and smells are addressed.

13
14 The new ordinance would include language stating that all kennels would need a CUP to operate in the
15 county. There will be no minimum lot size but kennels will be required to have a certain setback from the
16 property and staff will diagram some examples out to help decide that distance.

17
18 Staff doesn't want to tie a nuisance ordinance to Titles 17 and 16. Nuisance complaints would still be
19 routed through the Sheriff's office and the County Attorney's office.

20
21 **Val Rasmussen** we have new neighbors across the street because they didn't meet the town ordinance for
22 the number of dogs they have. But the current ordinance is they can have 4 or was it 13?

23
24 **Runhaar** the current ordinance is if they have 4 or more dogs they have to have a kennel license.

25
26 **Mr. Rasmussen** I'm not against them having dogs at all or against kennels. But this does affect
27 everybody out there when people let their dogs loose and you can hear them for quite a ways.

28
29 **Caryn Mullin** I have the pugs and we have not moved down here because of this ordinance. A
30 responsible breeder will only breed their females once a year because it is too hard on them. Are you
31 restricting it to 12 females?

32
33 **Runhaar** 12 adult dogs.

34
35 **Ms. Mullin** our animal control in Wyoming does yearly visits and I have never been cited. I would rather
36 see a performance based standard. If you do a performance based standard I would be more than willing
37 to help with that.

38
39 **Runhaar** we are talking about land use; not the sanitation and health. We are looking at the surrounding
40 characteristics of the land and setbacks and things like that.

41
42 **Ms. Mullin** Okay. I'm not sure what the issue is because Lamar Clements, our neighbor in Cache
43 Junction, doesn't have a problem with us moving there. However, the White's, our other neighbors do
44 but yet they let their dogs roam out there all the time. Do I need to call animal control about that?

45
46 **Runhaar** yes because I don't have anything to do with enforcement.

47
48 **Larson** yes, if you have a problem you have to call animal control. They will issue a citation or whatever
49 needs to happen. There is two separate issues here. One is people being able to enjoy their property
50 without infringement from surrounding property owners and the other is with animal control because of
51 an infringement on your property rights because of their dogs.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37

06:35:00

#3 Title 17.06 – Uses.

Harrild reviewed the minimal amendment changes that have been made to the uses ordinance. “Temporary use” has been removed because temporary uses are not allowed. The zoning administrator was changed to director. The organization of uses and their standards have been reformatted as necessary. Some rewriting has been done to help with clarity of the ordinance. One of the main changes is the expiration timeline for CUPS has been changed from 18 months to 12 months and Temporary Uses has been deleted because temporary uses are not allowed. Some minor editing changes were suggested.

Smith motioned to recommend the 17.06 Uses to the County Council with the noted edits; *Larson* seconded; **Passed 5, 0.**

06:50:00

#4 2015 Meeting Dates and Application Deadlines.

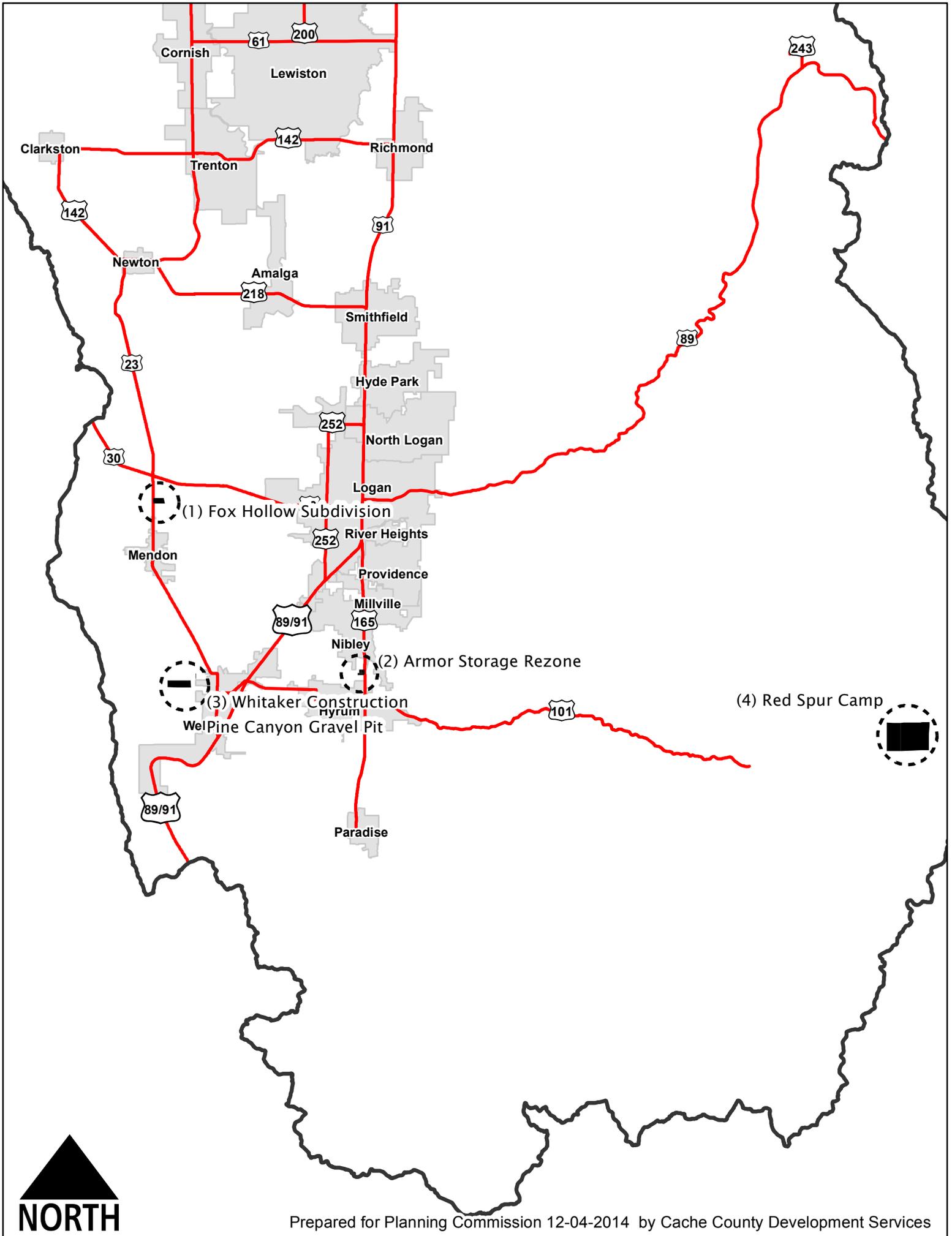
Adopted with no changes.

#5 Discussion – MS4 Stormwater Permitting

Runhaar reviewed the MS4 Stormwater permitting information. The Clean Water Act of 1972 is what started this all. The main problem for the county is enforcement. If the county fails to do proper enforcement the fines will not only go to the person/entity that fails but also to the county. Noncompliance can be many different things and some of them are very little but if an audit happens and all the ducks are not in a row it is going to hurt. MS4 stands for Municipal Separate Storm Sewer System. The permit is being developed right now and will hopefully be adopted in December by the County Council. There are 6 minimum control measures for the county and they are public education/outreach, public participation/involvement, illicit discharge detention and elimination, construction site run-off control, post-construction run-off control, and pollution prevention/good housekeeping. The county is working on ways to implement all of these areas.

07:15:00

Adjourned.



STAFF REPORT: ARMOR STORAGE REZONE

04 December 2014

This staff report is an analysis of the application based on adopted county documents, standard county development practices, and available information. The report is to be used to review and consider the merits of the application. Additional information may be provided that supplements or amends this staff report.

Agent: Erik Merkley

Parcel ID#: 03-063-0013, 0014, 0018

Staff Recommendation: Denial

and 03-065-0004

Type of Action: Legislative

Land Use Authority: Cache County Council

LOCATION

Reviewed by: Stephanie Nelson - Planner I

Project Address:
4400 South Highway 165
Nibley, Utah 84321

Acres: 24.82

Current Zoning:
Agricultural (A10)

Proposed Zoning:
Commercial (C)

Surrounding Uses:

North – Agricultural/Nibley City

South – Agricultural/Hyrum City

East – Hwy. 165/Gravel Extraction/Nibley City

West – Agricultural/Nibley City



PROJECT PURPOSE, ORDINANCE, SUMMARY, AND PUBLIC COMMENT

Purpose:

To review and make a decision regarding the proposed Armor Storage Rezone request to rezone 24.82 acres of property from the Agricultural (A10) Zone to the Commercial (C) Zone.

Ordinance:

As per §Title 17.08.030 [E], the purpose of the Commercial (C) zone is to provide locations for retail, office, and business/commerce activities, to enhance employment opportunities, to encourage the efficient use of land, to enhance property values, and to strengthen the county's tax base.

Summary:

The following is a brief history of the permits obtained at this site (it does not include zoning clearances, building permits, or business licenses):

- 17 May 2010 - A conditional use permit (CUP) for two (2) self-service storage units on parcel number 03-065-0004 was recorded.
- 21 December 2010 - A boundary line adjustment involving parcel number(s) 03-065-0004 and 03-063-0017 was recorded. Also, at that time, parcel number 03-063-0017 became parcel number 03-065-0004 and parcel number 03-065-0004 became parcel number 03-063-0018. There is no record of why the numbers for these parcels were eliminated and reassigned. The original CUP recorded on 17 May 2010 no longer applies to parcel number 03-065-0004 but now applies to parcel number 03-063-0018.
- 21 March 2011 - An expansion and update of the existing CUP as urban development on parcel number 03-063-0018 was recorded.
- 24 April 2012 – An expansion of the existing CUP as urban development on parcel number 03-063-0018 to include self-service storage units on parcel number 03-063-0014 was approved by the County Council. Recorded on 30 July 2012.
- 02 August 2012 – A rezone request from the Agricultural (A10) Zone to the Industrial Manufacturing (IM) Zone of the four parcels was denied.

The subject parcels are located in the Agricultural (A10) Zone and are surrounded by parcels west of Highway 165 that are primarily agricultural in use. The subject parcels are also in close proximity to Nibley and Hyrum and are within Hyrum City's annexation area. Any further development on the noted parcels would be considered Urban Development as defined by State Code and requires input from Hyrum City.

Hyrum City has provided comment (Exhibit A), and has stated concern and opposition, and requested that the property owner(s) work instead to annex the parcels into Hyrum City.

Access:

- The access from county road 4400 South to parcel 03-063-0014 is adequate.
- Access to 4400 South is from Highway 165 and is adequate.

Service Provision:

- Existing hydrant service and water supply for fire protection is provided by Nibley City.

Public Comment:

Notices were mailed to the property owners located within 300 feet and municipalities within one mile of the subject property. At this time no public comment regarding this proposal has been received by the Development Services Department.

STAFF DETERMINATION AND FINDINGS OF FACT (2)

It is staff's determination that the Armor Storage Hyrum rezone with parcel number(s) 03-063-0013, 03-063-0014, 03-063-0018, and 03-065-0004 located at approximately 50 West 4400 South is not in conformance with the Cache County Ordinance and should be recommended for denial to the Cache County Council. This determination is based on the following findings of fact:

1. These parcels are located within the City of Hyrum annexation area, and as per State Code are defined as Urban Development. This designation required the county to obtain input from Hyrum City regarding the rezone request. Hyrum City has provided comment and specified objection to this rezone request and requested that the proponent(s) work instead to pursue future annexation of the property into Hyrum City.
2. Most services required for the potential development that could be located within the requested Commercial (C) rezone would be and/or are provided by an adjacent municipality, and as such any future development should be annexed so as to meet with municipal standards for development and land use, as has been requested by Hyrum City.



HYRUM CITY

83 West Main • Hyrum, Utah 84319

Phone (435) 245-6033

Stephanie Miller, Mayor

Council Members

Scot M. Allgood

Jared L. Clawson

Martin L. Felix

Paul C. James

Aaron Woolstenhulme

City Administrator

Ron W. Salvesen

Recorder

Stephanie B. Fricke

Treasurer

Todd Perkins

October 27, 2014

Josh Runhaar
Cache County Development Services Director
179 North Main, Suite 305
Logan, Utah 84321

Re: Armor Storage Rezone

Mr. Runhaar

Pursuant to discussion in a recent public meeting, the governing body of Hyrum City desires to inform you of the city's opposition to the proposed rezone of Armor Storage from Agriculture to Commercial (C) Zone. In the same meeting the City Council indicated its preference for Armor Storage to pursue future annexation of this property to Hyrum City.

Armor Storage lies at the gateway to our community and well within our annexation policy declaration area and is highly visible to traffic entering and leaving Hyrum. While Mr. Knight is to be commended for his landscaping and general maintenance of the storage complex thus far, a subsequent owner may not be as congenial or as sensitive to the lifestyle and esthetics of the surrounding area.

Hyrum City's general plan projects rural and low-medium density residential and agricultural-related uses for the area between Hyrum and Nibley along SR165. Some commercial activities may fit adjacent to the highway. We urge the county to leave its current zoning in place and encourage Mr. Knight to seek annexation to Hyrum City.

Respectfully,

HYRUM CITY CORP.

Stephanie Miller
Mayor

STAFF REPORT: FOX HOLLOW SUBDIVISION

04 December 2014

This staff report is an analysis of the application based on adopted county documents, standard county development practices, and available information. The report is to be used to review and consider the merits of the application. Additional information may be provided that supplements or amends this staff report.

Agent: Duane Williams

Parcel ID#: 12-036-0005

Staff Determination: Approval with conditions

Type of Action: Administrative

Land Use Authority: Cache County Council

LOCATION

Reviewed by: Stephanie Nelson - Planner I

Project Address:

320 North Highway 23

Petersboro

Current Zoning:

Agricultural (A10)

Acres: 49.6

Surrounding Uses:

North – Agricultural/Residential

South – Agricultural/Residential

East – Agricultural/Residential

West – Agricultural/Residential



PURPOSE, APPLICABLE ORDINANCE, AND SUMMARY

Purpose:

To review and make a recommendation to the County Council regarding the proposed Fox Hollow Subdivision.

Ordinance:

As per the Cache County Zoning Ordinance Table §17.10.030 Development Density and Standards Specific to Base Zoning Districts, this proposed subdivision qualifies for a development density of one (1) unit per ten (10) acres.

Summary:

This proposal is to divide parcel number 12-036-0005 into four (4) developable lots and one (1) agricultural remainder. The total developable acreage for this subdivision is 49.6 acres. The maximum development potential is four (4) lots.

Access:

- Highway 23 is an adequate access route. UDOT has reviewed and identified requirements for access from Highway 23. At a minimum this includes paving the throat of the access within the UDOT right-of-way.
- The access road to the proposed lots must meet the minimum county requirements, specifically, a 22' wide paved surface with 1' wide gravel shoulders from Highway 23.
- The Cache County Manual of Roadway Design and Construction Standards Section 2.5 specifies that the maximum length of terminal roads shall not be longer than 500 feet from the centerline of the adjoining road to the center of the cul-de-sac. The proposed private road 320 North is 398' long.
- The county road standard required that this be considered a county road once built to the county standard. However, staff proposes that a design exception be granted to allow this roadway to function as a private road as it is not contiguous to other county roadways.

Water & Septic:

- An adequate, approved, domestic water right must be in place for all buildable lots prior to final plat recordation.
- The proposed lots are feasible for an on-site septic tank system.

Service Provision:

- Residential refuse and recycling collection:
 - a. The proponent must provide sufficient shoulder space for the residential refuse and recycle containers to sit four feet apart and be out of the travel lane on Highway 23. A UDOT permit may be required, or;
 - b. If collection is to be on 320 North, the road and the turnaround must meet county specifications to provide all weather access for large collection trucks. A liability waiver must also be submitted to Logan City before they can begin collection on the private road.
- A school bus stop is located at the intersection of 320 North and Highway 23.
- Any driveways shall meet all applicable requirements of the current International Fire Code, minimum county standards, and any other applicable codes.
- Water supply for fire suppression will be provided by the Mendon City Fire Department. Access for emergency services will require further review following the construction of the private road.

Sensitive Areas:

- Wetlands may be located within the subdivision boundary, but do not appear to be located on the proposed development lots.
- A fault line crosses this property, but the specific location is not known. A geotechnical report shall be required as specified B §17.18.060 to determination the location of said fault line.
- The existing drainage ditch, and flow, through the center of the property must be maintained.

Public Comment:

Notices were mailed to the property owners located within 300 feet and municipalities within one mile of the subject property. At this time no public comment regarding this proposal has been received by the Development Services Department.

STAFF DETERMINATION AND FINDINGS OF FACT (5)

It is staff's determination that the Fox Hollow Subdivision, a 4-lot subdivision for property located at approximately 320 North Highway 23 in Petersboro with parcel number 12-036-0005, is in conformance with the Cache County Ordinance requirements and should be forwarded to the County Council with a recommendation of approval. This determination is based on the following findings of fact:

1. The Fox Hollow Subdivision has been revised and amended by the conditions of project approval to address the issues and concerns raised within the public and administrative records.
2. The Fox Hollow Subdivision has been revised and amended by the conditions of project approval to conform to the requirements of Titles 16 and 17 of the Cache County Code and the requirements of various departments and agencies.
3. The Fox Hollow Subdivision conforms to the preliminary and final plat requirements of §16.03.030 and §16.03.040 of the Cache County Subdivision Ordinance.
4. The Fox Hollow Subdivision is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjoining or area properties.
5. A design exception is granted, to allow 320 North to function as a private roadway, and shall not be maintained by the county as it not contiguous to existing county roadways.

CONDITIONS OF APPROVAL (8)

The following conditions must be met prior to recordation for the developments to conform to the County Ordinance and the requirements of county service providers.

1. The proponent shall meet all applicable standards of the Cache County Ordinance.
2. An adequate, approved, domestic water right shall be in place for all building lots within the subdivision.
3. Residential refuse and recycling collection:
 - a. The proponent must provide sufficient shoulder space for the residential refuse and recycle containers to sit four feet apart and be out of the travel lane on Highway 23. A UDOT permit may be required. Or;
 - b. If collection is to be on 320 North, the road and the turnaround must meet county specifications to provide all weather access for large collection trucks. A liability waiver must also be submitted to Logan City before they can begin collection on the private road.
4. The design of all roads providing access to the development shall be reviewed and approved by the Cache County Engineer for compliance with applicable codes. A full set of engineered design and construction plans shall be submitted and shall address issues of grade, drainage, base preparation and construction, and surfacing for the road. Fees for any engineering review shall be borne by the proponent.
5. The private road 320 North shall be built to meet and/or exceed county roadway standards, including but not limited to:
 - a. 22' wide paved surface with 1' wide gravel shoulders to the specifications of the Cache County Roadway Construction Manual.
 - b. Costs for any and/or all engineering review shall be borne by the proponent.
 - c. Evidence of UDOT approval and acceptance of work required to connect the private road 320 North to Highway 23.
6. The applicant shall post MUTCD compliant signage to indicate that the road is private and there shall be no county maintenance or snow removal on 320 North.
7. A geotechnical report shall be required on the proposed development to determine the location of said fault line.
8. The existing drainage ditch, and flow, through the center of the property must be maintained.

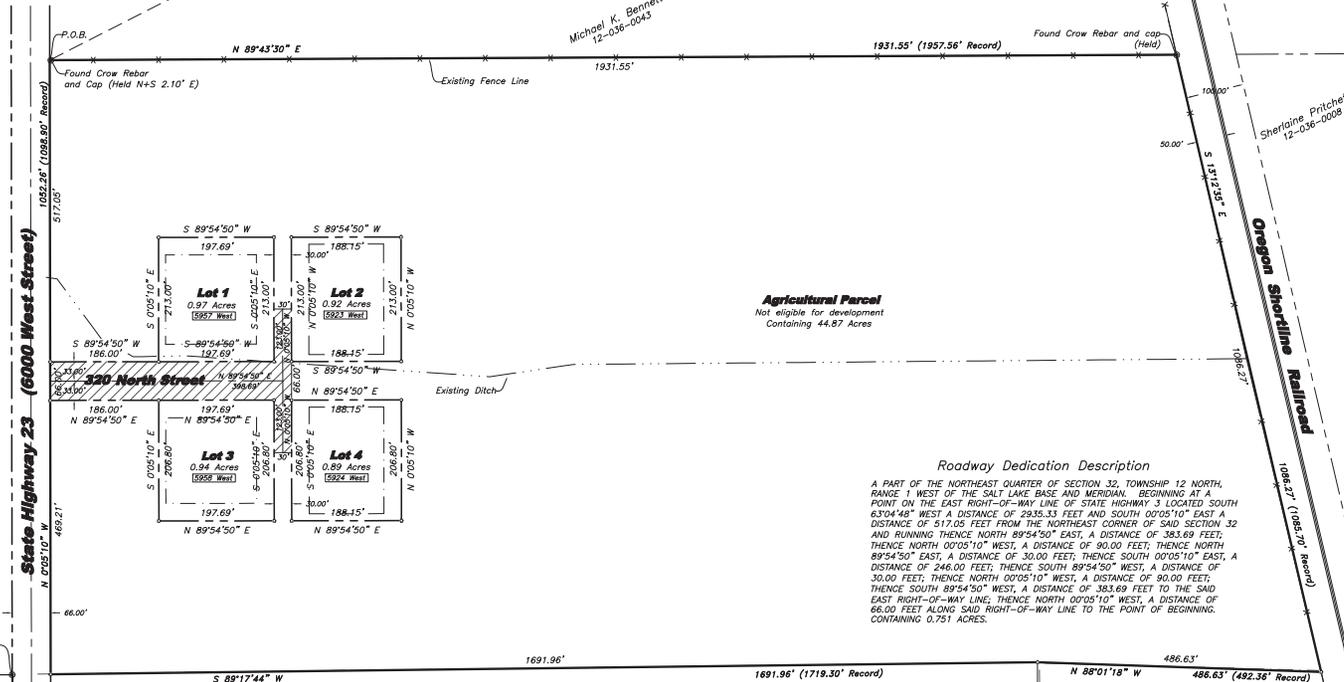
Section Line S 89°44'19" W Basis of bearings
 5305.79'

Fox Hollow

A PART OF THE NORTHEAST QUARTER OF SECTION 32, T12N, R1W, S.L.B.&M.
 MENDON, CACHE COUNTY, UTAH

SURVEYOR'S CERTIFICATE
 I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152661 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 BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS: FOX HOLLOW SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Subdivision Boundary
 A PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 12 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 23 LOCATED SOUTH 63°04'48" WEST, A DISTANCE OF 2935.33 FEET FROM THE CACHE COUNTY ALUMINUM CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 32 AND RUNNING THENCE NORTH 89°44'30" EAST, A DISTANCE OF 1931.55 FEET (1957.56' BY RECORD) TO THE WEST RIGHT-OF-WAY LINE OF THE OREGON SHORTLINE RAILROAD; THENCE SOUTH 13°12'35" EAST, A DISTANCE OF 1086.27 FEET (1085.70 FEET BY RECORD) ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTH LINE OF PARCEL 12-036-0016; THENCE NORTH 88°01'18" WEST, A DISTANCE OF 486.63 FEET (492.36 FEET BY RECORD) ALONG SAID NORTH LINE; THENCE SOUTH 89°17'44" WEST, A DISTANCE OF 1691.96 FEET (1719.30 FEET BY RECORD) TO THE SAID EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 23; THENCE NORTH 00°05'10" WEST, A DISTANCE OF 1052.26 FEET (1098.90 FEET BY RECORD) ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, CONTAINING 48.538 ACRES.



Agricultural Parcel
 Not eligible for development
 Containing 44.87 Acres

Roadway Dedication Description

A PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 12 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 3 LOCATED SOUTH 63°04'48" WEST A DISTANCE OF 2935.33 FEET AND SOUTH 00°05'10" EAST A DISTANCE OF 517.05 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 32 AND RUNNING THENCE NORTH 89°54'50" EAST, A DISTANCE OF 383.69 FEET; THENCE NORTH 00°05'10" WEST, A DISTANCE OF 90.00 FEET; THENCE NORTH 89°54'50" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 00°05'10" EAST, A DISTANCE OF 246.00 FEET; THENCE SOUTH 89°54'50" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 00°05'10" WEST, A DISTANCE OF 90.00 FEET; THENCE SOUTH 89°54'50" WEST, A DISTANCE OF 351.69 FEET TO THE SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 00°05'10" WEST, A DISTANCE OF 66.00 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, CONTAINING 0.751 ACRES.



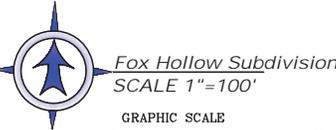
SIGNATURE _____ DATE _____

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DEPICTED AND DESCRIBED HEREON, HAVING THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS (AS PERTAINS), THE WHOLE TO BE HEREAFTER KNOWN AS THE "FOX HOLLOW SUBDIVISION". FURTHER WE DEDICATE AND/OR QUIT CLAIM AS APPROPRIATE THE PORTION OF PROPERTY OF PARCEL NUMBER 12-036-0005 FOR 320 NORTH STREET AS SHOWN ON THIS PLAT, TO CACHE COUNTY, FOR THE USE OF THE PUBLIC FOREVER, AND HEREBY GRANT TO THE COUNTY THE RIGHT TO MAKE ANY AND ALL IMPROVEMENTS FOR THE CONSTRUCTION, MAINTENANCE AND REPAIR OF SAID ROADWAY.

Date _____ Duane L. Williams

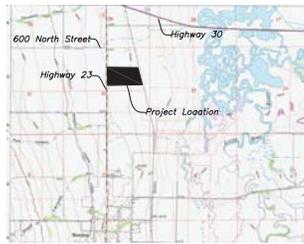
- GENERAL NOTES:**
- Cache County has not determined the availability and adequacy of culinary water to any of the lots identified; all owners are advised of the requirements to obtain an approved culinary water source and comply with all other requirements for the issuance of a zoning clearance, prior to the issuance of any building permits.
 - Storm Drainage: Compliance with the standards of the Cache County Manual of Roadway Design and Construction. Standards of the State of Utah storm water permitting are required. This includes, but is not limited to, any increased level of storm water drainage from any portion of any lot or remainder parcel of this subdivision to any adjacent properties, ditches, canals, or waterways or the alteration of any existing ditches, or natural drainage without prior written authorization provided by the affected party or entity (may include but is not limited to: adjacent property owners, ditch or canal company, Cache County, or the State Water Engineers Office.)
 - Current and future property owners must be aware that they will be subject to the rights, smells, and sounds associated with agricultural activities which are the permitted uses in the Agricultural Zone and Forest Recreation Zone.
 - Setback lines are for primary buildings only:
 12.00' on sidewalk
 30.00' on frontyard
 30.00' on backyard
 30.00' on sidewalk along roadway.



Fox Hollow Subdivision
 SCALE 1" = 100'

GRAPHIC SCALE
 (IN FEET)
 1 inch = 100 ft.

- LEGEND:**
- PROPOSED LINE
 - EXISTING LINE
 - SETBACK LINE
 - OTW
 - FENCE LINE
 - Found Rebar and Cap
 - Section Corner
 - SET 5/8" REBAR W/ CAP
 - 320 North Street Dedication



Vicinity Map

Record Owners: Duane L. Williams
 73 South 300 West
 Smithfield, Utah 84333
 Phone: (435) 757-0436

FORESIGHT SURVEYING

2005 North 600 West Suite D
 Logan, Utah 84321
 (435) 753-1810 Office
 (435) 755-3213 Fax

14-53 July 31, 2014

DEPUTY COUNTY SURVEYOR'S CERTIFICATE
 I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE; AND FURTHER, IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY COUNTY ORDINANCE AND STATE LAW.
 DATE _____ DEPUTY CACHE COUNTY SURVEYOR

CACHE COUNTY PLANNING COMMISSION
 THIS PLAT WAS RECOMMENDED FOR APPROVAL/DENIAL BY THE PLANNING COMMISSION ON THE _____ DAY OF _____ 2014. DATED THIS DAY OF _____ DAY OF _____
 BY: _____ CHAIR

COUNTY ATTORNEY APPROVAL
 I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE PLAT AS TO FORM AS REQUIRED BY STATE LAW AND COUNTY ORDINANCE.
 DATE _____ CACHE COUNTY ATTORNEY

BEAR RIVER HEALTH DEPT. APPROVAL
 THE SUBDIVISION DESCRIBED IN THIS PLAT HAS BEEN APPROVED BY THE BEAR RIVER HEALTH DEPARTMENT THIS _____ DAY OF _____ 2014.
 BY: _____ TITLE: _____

CACHE COUNTY COUNCIL
 THIS PLAT WAS APPROVED AND ACCEPTED BY THE CACHE COUNTY COUNCIL ON _____ 2014.
 DATED THIS DAY OF _____ DAY OF _____, 2014.
 BY: _____ CHAIRMAN
 ATTESTED TO: _____ CACHE COUNTY CLERK

STATE OF UTAH ACKNOWLEDGMENT
 COUNTY OF CACHE) SS.
 THE FOREGOING INSTRUMENT WAS PERSONALLY ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS _____ DAY OF _____, 20____, BY _____ WHO PROVED ON BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THIS INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL.
 NOTARY PUBLIC _____

STATE OF UTAH, COUNTY RECORDER
 COUNTY OF CACHE.
 THIS PLAT HAS BEEN DULY ACKNOWLEDGED, CERTIFIED, AND APPROVED AND MAY LAWFULLY BE RECORDED IN CACHE COUNTY, UTAH.
 FILED AND RECORDED:
 FILING NO.: _____
 DATE: _____
 TIME: _____
 BOOK: _____
 PAGE: _____
 REQUEST OF: _____
 CACHE COUNTY RECORDER

You created this PDF from an application that is not licensed to print to novaPDF printer (<http://www.novapdf.com>)

STAFF REPORT: PINE CANYON GRAVEL PIT CONDITIONAL USE PERMIT 04 December 2014

This staff report is an analysis of the application based on adopted county documents, standard county development practices, and available information. The report is to be used to review and consider the merits of the application. Additional information may be provided that supplements or amends this staff report.

Agent: Brett Nielsen

Parcel ID#: 11-075-0008

Staff Determination: Approval with conditions

Type of Action: Administrative

Land Use Authority: Cache County Planning Commission

PROJECT LOCATION

Reviewed by: Stephanie Nelson - Planner I

Project Address:

4997 West 4800 South
Wellsville, Utah

Primary Current Zoning: Acres: 135.51
Mineral Extraction and Excavation (ME)

Surrounding Uses:

North – Forest Recreation/Gravel Pit

South – Forest Recreation/Gravel Pit

East – Residential/Wellsville City

West – Agricultural/Forest Recreation



PROJECT PURPOSE, APPLICABLE ORDINANCE, SUMMARY, AND PUBLIC COMMENT

Purpose:

To review and make a decision regarding the Pine Canyon Gravel Pit Conditional Use Permit to allow mineral extraction on 135.51 acres of property in the Mineral Extraction and Excavation (ME) Zone.

Ordinance:

This proposed use is best defined as “7400 Mineral Extraction” under Cache County Ordinance §17.07.020 Definitions, and as per §17.09.030 Schedule of Uses by Zone, this use is permitted as a conditional use in Mineral Extraction and Excavation (ME) Zone only if reviewed and approved in accordance with the conditional use review procedures of §17.06 Uses. These procedures are detailed under §17.06.060 Conditional Uses and §17.06.070 Standards and Criteria for Conditional Use. This use must also meet the requirements of §17.13 Mineral Extraction and Excavation (ME) Overlay Zone.

Summary:

On 27 March 2012 parcel number 11-075-0008 was rezoned from the Agricultural (A10) Zone to the Mineral Extraction and Excavation (ME) Zone. Whitaker Construction Company, agent Brett Nielsen, plans to excavate in a two (2) phase process:

1. Excavation: A maximum of 10 acres will be actively mined.
2. Reclamation: Impacted slopes will be seeded with native grasses and the operation will shift to an adjacent 10 acre tract. Control points will be established to verify that all slopes and 10 acre segments are maintained. The proponent anticipates that the reclamation of the proposed gravel pit will be minimal as the excavation/extraction, phasing concept, and grading plans have been developed with future development uses of the property considered. A bond shall be provided for reclamation.

The Whitaker Construction Company will have 3-4 employees working at the gravel pit location. Equipment will include: 1-2 front end loader(s), 1-3 pieces of mobile crushing and/or screening equipment, a tracked excavator, and a bull dozer. The proponent has also committed to follow the requirements as set forth in Section 17.13.070 of the Cache County Code in the operation of the facility.

Access:

- Access to the site from county road 4600 North via a private drive. These access routes are substandard as there are multiple points along each route that do not meet the minimum county roadway standards. This includes but is not limited to:
 - a. 4600 South averages a 17' pavement width and 1' wide gravel shoulders.
 - b. There is a narrow culvert on 4600 South that must be replaced. The developer must also work with the canal company to determine sizing.
 - c. The private road access to the property consists of a 15' wide paved roadway.
- The proponent and/or developer have expressed their intent to make the necessary improvements to the substandard portions of roadway and private drive to meet the minimum county standards.
- Any engineering review costs shall be borne by the proponent.

Service Provision:

- Emergency access is currently inadequate. Road and access improvements are required as outlined within the access section. Road review shall be required after road construction is complete. Water supply for fire suppression will be provided by the Wellsville Fire Department.

Public Comment:

Notices were mailed to the property owners located within 300 feet and municipalities within one mile of the subject property. Wellsville City commented that they had reviewed and approved the routing and increased truck traffic.

STAFF DETERMINATION AND FINDINGS OF FACT (3)

It is staff's determination that the request for a conditional use permit for Whitaker Construction, located in the Mineral Extraction and Excavation (ME) at approximately 4997 West 4800 South with parcel number 11-075-0008 is in conformance with the Cache County Ordinance and should be approved. This determination is based on the following findings of fact:

1. The Pine Canyon Gravel Pit Conditional Use Permit has been revised and amended by the conditions of project approval to address the issues and concerns raised within the public and administrative records.
2. The Pine Canyon Gravel Pit Conditional Use Permit has been revised and amended by the conditions of project approval to conform to the requirements of Title 17 of the Cache County Code and the requirements of various departments and agencies.
3. The Pine Canyon Gravel Pit Conditional Use Permit has been reviewed in conformance with §17.06.070 of the Cache County Ordinance, Standards and Criteria for Conditional Use, and conforms to said title, pursuant to the conditions of approval.

CONDITIONS OF APPROVAL (8)

The following conditions must be met for the development to conform to the County Ordinance and the requirements of county service providers:

1. The proponent and/or developer must abide by the letter of intent and master plan as submitted to the Cache County Development Services Department.
2. Any further expansion or modification of the facility or site shall require the approval of the designated land use authority.
3. The proponent shall comply with the minimum requirements for operations as outlined in Section 17.13 of the County Ordinance.

Prior to Recordation:

4. The proponent shall meet all applicable standards of the Cache County Ordinance.
5. The design of all substandard roads providing access to the development shall be reviewed and approved by the Cache County for compliance with applicable codes. A full set of engineered design and construction plans shall be submitted and shall address issues of grade, drainage, base preparation and construction, and surfacing for the road. Fees for any engineering review shall be borne by the proponent.
6. The proponent and/or developer shall construct the substandard roadways to meet and/or exceed the minimum county roadway standards as specified in the design and construction plans.
7. A copy of any all state or federal permits as required shall be submitted to the Development Services Department.

Prior to Operations:

8. An improvement agreement shall be required as outlined within 17.13.080 of the County Ordinance.



whitaker

construction co.

44 S 1050 W Brigham City, UT 84302 PO Box 430

Phone # (435) 723-2921 Fax# (435) 723-5808

October 24, 2014

Cache County Planning Commission
179 North Main Street, Suite 305
Logan, Utah 84321

RE: LETTER OF INTENT - GRAVEL PIT OPERATION

To All Planning Commission Members,

Whitaker Construction Company recently executed a Sand and Gravel Lease Agreement with the Margaret G. Maughan Trust with the intent of securing a permit to begin a Gravel Pit Operation at 4997 W. 4800 So. near Wellsville City Utah of which a Memorandum of Sand and Gravel Lease was filed on September 11, 2014 with the Cache County Recorder's Office (Attachment – A). Also attached is the Tax Roll Information, a list of the current Property Owners and a letter authorizing Whitaker Construction to act as the agent for the purpose of securing a Conditional Use Permit (Attachment – B) for the parcel of the intended gravel pit. The parcel of the intended Gravel Pit Operation is currently zoned Mineral Extraction and Excavation (ME).

Whitaker Construction Company is a family owned construction business operating in its 61st year of business. With its headquarters in Brigham City, Utah it is currently being operated and managed by third generation family members employing roughly 225 employees and contributing greatly to the Northern Utah economy. Whitaker Construction is an Underground Utility and Heavy Civil Earthwork Contractor with significant experience in Construction Aggregates and Gravel Pit Operations with our current Management group having over 100 combined years of Gravel Pit Operation experience. Whitaker Construction Company has majority ownership of Rocky Mountain Aggregates dba Nish Rock in Plymouth, Utah. Additionally Whitaker Construction owns 108 acres zoned and permitted as a Gravel Pit Operation near Corrine, Utah and recently opened a commercial Gravel Pit Operation in Herriman, Utah under a long term lease on the site of a future Commercial Subdivision.

Construction Aggregates have been a part of Whitaker Construction Company's business from its beginning with founder James Whitaker and his previous business partner Ken Hunsaker operating the Hunsaker Gravel Pit in Brigham City, Utah prior to founding Whitaker Construction Company. As our business and the construction aggregate landscape in our market has evolved over the last 61 years, it has become necessary to be as self-supporting as possible in regards to construction aggregates to remain competitive.

Proposed Use

Whitaker Construction proposes to operate the gravel pit as a Commercial Operation as defined in section 17.13.050 in the Cache County Zoning Regulations under the name of Pine Canyon Gravel Pit. It is the intent of Whitaker Construction to extract and process aggregates to be sold on a commercial basis to both outside customers as well as internally as needed for projects constructed by Whitaker Construction.

Site Plan / Excavation/Extraction Operation

An aggregate volume calculation was performed in 2012 which provided information in establishing the proposed extraction depth of aggregates and final grading plan of the property. Attached is a final grading plan (See Attachment – C) which specifies a 3:1 slope from the boundaries of the South and West property lines and approximately 50' north of the North Property line downward to the depth of the anticipated pit floor. The actual extraction depth to the pit floor may vary from what is shown once extraction occurs and the suitability of material is actually known at which time adjustments to the grading plan will be amended maintaining the 3:1 slope on the previously described borders. Extraction of material will continue to the east until the pit floor grade is gradually decreased towards the east edge of the property where the grade will match the existing elevation. This concept is beneficial to the landowner as well the local municipalities that will one day provide utility services and roads to a potential future development by avoiding a hole in the ground or "bathtub" effect created by similar gravel pit operations. It is our intent to negotiate with Legrand Johnson to remove the wedge along approximately 1400' of the south east property line which is adjacent to the Legrand Johnson Gravel Pit. Removing this wedge left between each operation will result in a better graded more aesthetically pleasing transition between the two parcels.

Once a Conditional Use Permit has been issued, test holes will be excavated to determine the best location to begin the extraction operation. It is the intent to have a maximum of a 10 acre tract being actively mined on the parcel at any instance with the rough and final grading occurring concurrently. Once a ten acre segment of the operation has been mined and graded in accordance with the grading plan, the slopes will be seeded with native grasses and the operation will shift to an adjacent 10 acre tract, avoiding bouncing around the entire parcel. Control points will be established to verify that all slopes and 10 acre segments are maintained.

Storm Water Control

Once the Conditional Use Permit is secured, Whitaker Construction will create a Storm Water Pollution Prevention Plan and file it with the State of Utah's Division of Water Quality. Essentially the plan will require all surface water run-off to be channelized with berms and retained on site by utilizing berming and/or retention ponds. It is also worth noting that utilizing the nearly 2300' of gravel access from the nearest point of the gravel pit operation to the asphalt roadway at 4600 S will provide an adequate distance for trucks to drop any dirt or gravel that may otherwise be tracked onto the public right of way.

Dust Control

Dust Control will be accomplished by utilizing a number of best practices, examples include but are not limited to: Water truck utilization, limiting the speed that construction equipment and dump trucks operate and roadway maintenance with base course and or gravel.

Reclamation Plan

Whitaker Construction Company anticipates that the reclamation of the proposed gravel pit will be minimal as the excavation/extraction, phasing concept and grading plans were developed with future development uses of the property considered. Based on the minimal reclamation required due to the majority of the grading and prep work being completed during the extraction phase, Whitaker Construction proposes that the bond amount be set at \$1,000 per active acre being mined secured with a reclamation bond issued by a Surety licensed to do business in Utah and is rated by A.M. Best as A- or better. Whitaker Construction Company feels this amount is sufficient as DOGM estimates re-vegetation costs to be \$500 per acre in calculating their bonding amounts. The proposed amount allows an additional \$500 per acre available for any incidentals.

Number of Employees

It is anticipated that in the beginning of the extraction and processing phase, Whitaker Construction will have 3 to 4 employees working at the gravel pit location. Depending on seasonal and market demands, onsite employee needs could reach 10 or more.

Hours of Operation

Typical business hours for extraction activities will occur Monday through Saturday 6:00 AM to 8:00 PM May – September; and 6:00 AM to 6:00 PM October – April. Typical hours of operation for crushing activities will occur Monday through Saturday 7:00 AM to 5:00 PM. Whitaker Construction reserves the right to modify these hours based on adjustments for weather and market demands. In no event will hours of operation for extraction or crushing operations exceed parameters set forth in Section 17.13.070 Part C of the Cache County Zoning Regulations.

Traffic and Parking

Employee traffic is anticipated to be minimal with 3 to 10 vehicles entering and leaving the site several times per day. It is anticipated that truck traffic will vary depending on weather and market demands with 1 to 50 trucks entering and leaving the site per day. Access to the Gravel Pit Operation (See Attachment – D) is west approximately .6 of a mile on 500 North (4600 So.) from SR-23 onto a 2250' long access road that varies from 40' to 50' wide to the main segment of the parcel. It is worth noting that Whitaker Construction presented to the Wellsville City Council on October 1st of this year the proposed Gravel Pit Operation and discussed the truck traffic that would occur on their roadway (east of the canal). Wellsville City did not have issue to the proposed truck traffic and we both agreed that we would work with each other and make any necessary adjustments that may needed once the operation began. With exception of the canal crossing, access to the gravel pit along 4600 So. meets the typical roadway section as "Local" under Table 2.2 in section 2.3 Roadway Sections of the Cache County, Utah – Manual of Roadway Design and Construction Standards. Whitaker Construction intends to contact the canal company to coordinate and construct widening of the crossing when the Conditional Use Permit is secured.

Equipment

Equipment required for the operation will vary with 1 to 2 Front End Loader(s) 6.0 – 7.25 CY Bucket, 1 to 3 pieces of mobile crushing and or screening equipment with multiple belts/stackers and intermittently a tracked excavator and dozer.

Waste & Garbage

Portable restrooms will be utilized for employee and truck drivers restroom needs while trash generated at the site will be stored in a commercial dumpster and collected as needed.

Signage

See Attachment – E

Title Letter Report

See Attachment – F

Whitaker Construction has recently completed numerous construction projects as well as being unsuccessful on various other projects for customers around the Cache Valley. With some of these unsuccessful endeavors, we discovered the need to have and alternate to current aggregate sources. This intended Gravel Pit will be a benefit to many smaller contractors, multiple municipalities and business owners while allowing Whitaker Construction Company to compete in this market. Feel free to contact me with any questions you may have in regards to this Conditional Use Permit request.

Regards,



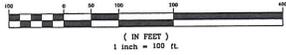
Brett Nielsen
Vice President of Operations
Whitaker Construction Company



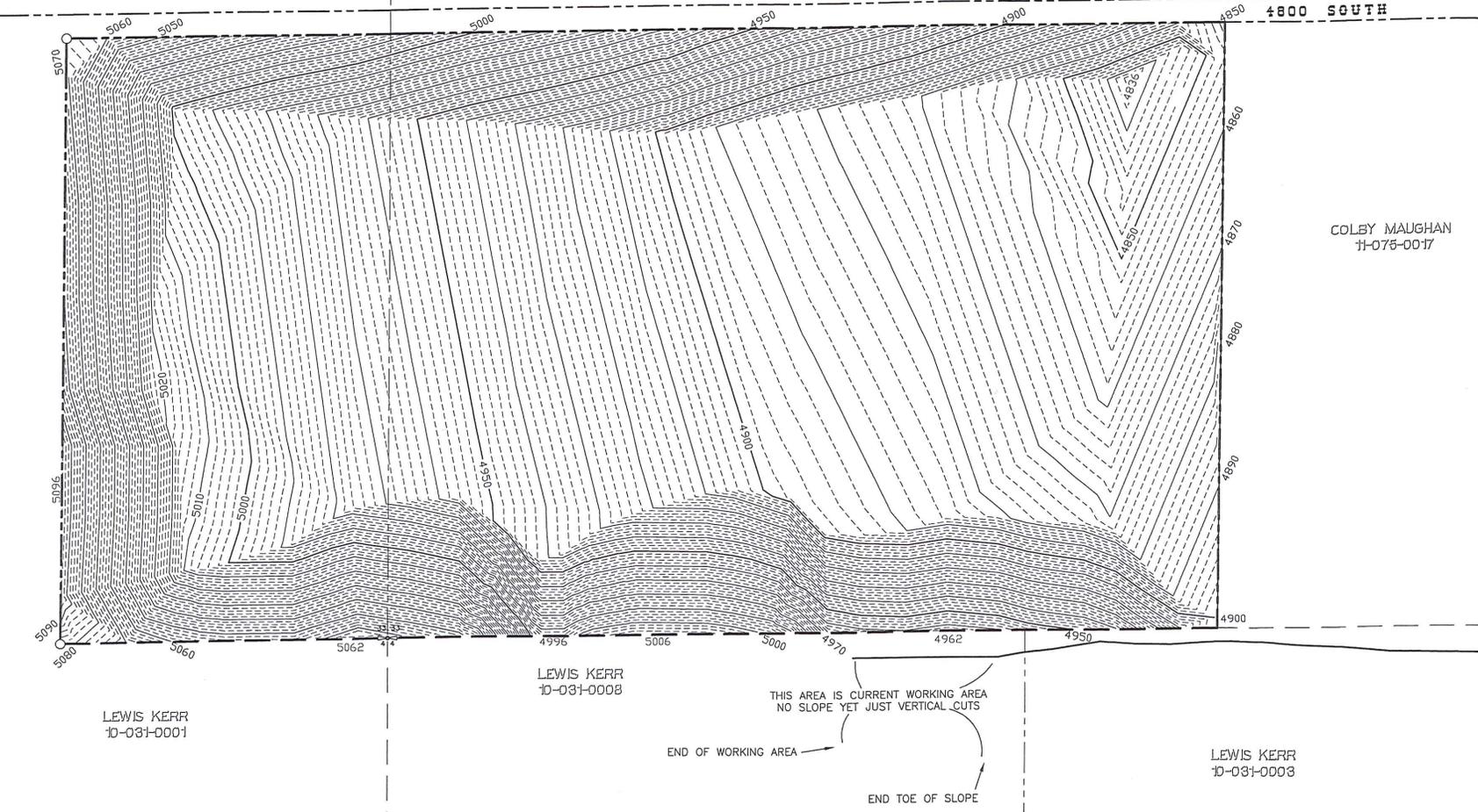
SCALE: 1" = 100'

LYMAN P MAUGHAN
11-075-0007

GRAPHIC SCALE



LYMAN P MAUGHAN
11-075-0009



LEWIS KERR
10-031-0001

LEWIS KERR
10-031-0008

THIS AREA IS CURRENT WORKING AREA
NO SLOPE YET JUST VERTICAL CUTS

END OF WORKING AREA

END TOE OF SLOPE

LEWIS KERR
10-031-0003

COLBY MAUGHAN
11-075-0017

DRAWN BY:	JPM
DESIGNED BY:	JPM
CHECKED BY:	JPM
SCALE:	AS SHOWN
JOB #:	11-075-0007
REVISIONS:	
REVISION:	
BY:	
DATE:	

ENGINEERING SPECIALTIES PC

CIVIL 1576 South 3200 West
STRUCTURAL Logan, Utah 84321
GEOTECH (435) 713-0100

JPM
SURVEYING & DRAFTING INC.
P.O. BOX 500
WELLSVILLE, UTAH
(435) 245-5000 • FAX: (435) 245-5000

CONTOUR PLAN WITH 10:1 EASTSIDE SLOPE FOR
MAUGHAN PROPERTY
WELLSVILLE, UTAH

SHEET
1
SHEETS

6' Wide

Pine Canyon Gravel Pit



whitaker
construction co.

Cell 801-577-1233
Office 435-723-2921

4' High

STAFF REPORT: RED SPUR CAMP CUP EXPANSION

04 December 2014

This staff report is an analysis of the application based on adopted county documents, standard county development practices, and available information. The report is to be used to review and consider the merits of the application. Additional information may be provided that supplements or amends this staff report.

Agent: Aaron Bleak

Parcel ID#: 17-020-0002 and 17-021-0007

Staff Determination: Approval

Type of Action: Administrative

Land Use Authority: Cache County Council

PROJECT LOCATION

Reviewed by: Stephanie Nelson - Planner I

Project Address:

20 Mile West Little Creek Road

Surrounding Uses:

North – Forest Recreation

South – Forest Recreation

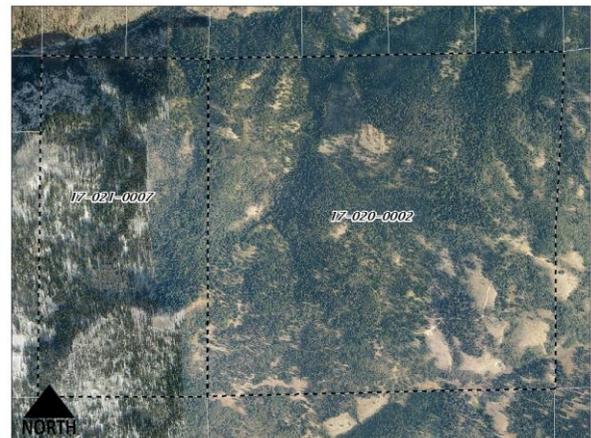
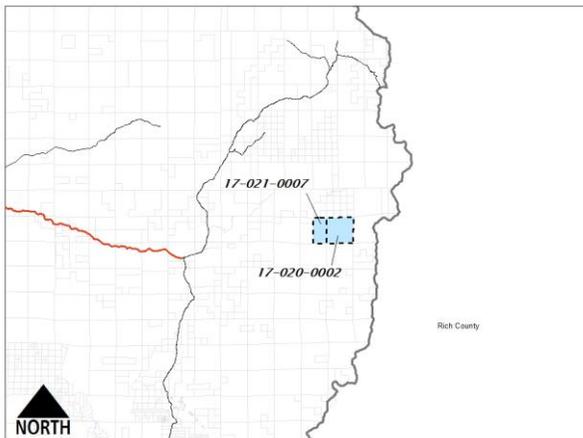
East – Forest Recreation/Rich County

West – Forest Recreation

Current Zoning:

Forest Recreation (FR40)

Acres: 960



PROJECT PURPOSE, APPLICABLE ORDINANCE, SUMMARY, AND PUBLIC COMMENT

Purpose:

To review and make a decision regarding the request for a conditional use permit to allow the expansion and operation of the Red Spur Camp.

Ordinance:

This proposed use is best defined as “5100 Recreational Facility” under Cache County Ordinance §17.07.020 Definitions, and as per §17.09.030 Schedule of Uses by Zone, this use is permitted as a conditional use in the Forest Recreation (FR40) Zone only if reviewed and approved in accordance with the conditional use review procedures of §17.06 Uses. These procedures are detailed under §17.06.060 Conditional Uses and §17.06.070 Standards and Criteria for Conditional Use.

Summary:

This recreational facility is typically used by The Church of Jesus Christ of Latter-Day Saints church groups. This proposal to expand the existing use includes:

1. The construction of a 650 square foot shower facility. A new septic system is proposed to be constructed with the shower facility to treat all waste water.
2. The addition of a 260 square foot enclosed storage space to an existing pavilion at Red Spur Camp. The use of this site as a recreational facility predates the current ordinance requirements. This site is expected to be used during weekdays and nights from Monday morning until Saturday night, by 200 participants per week between May 1st through October 1st of each year.

Access:

- 20 Mile West Little Creek Road, a private dirt road, provides access to the property that is off of and is adequate.

Water & Septic:

- An adequate, approved, domestic water right is required for this use prior to conditional use permit recordation.
- The proponent has indicated that they intend to improve the existing water source to meet the State of Utah drinking water standards.
- The Bear River Health Department has approved this proposal.

Service Provision:

- All waste is “pack it in, and pack it out”. However, beginning in 2015 a bear resistant dumpster will be provided.
- Emergency access to the site is adequate. Fire protection will be provided by the Cache County Fire District.

Public Comment:

Notices were mailed to the property owners located within 300 feet and municipalities within one mile of the subject property. At this time no public comment regarding this proposal has been received by the Development Services Department.

STAFF DETERMINATION AND FINDINGS OF FACT (3)

It is staff's determination that the request to expand the conditional use permit for Red Spur Camp, located in the Forest Recreation Zone (FR40) at approximately 20 Mile West Little Creek Road with parcel number(s) 17-020-0002 and 17-021-0007 is in conformance with the Cache County Ordinance and should be approved. This determination is based on the following findings of fact:

1. The Red Spur Camp conditional use permit has been revised and amended by the conditions of project approval to address the issues and concerns raised within the public and administrative records.
2. The Red Spur Camp conditional use permit has been revised and amended by the conditions of project approval to conform to the requirements of Titles 16 and 17 of the Cache County Code and the requirements of various departments and agencies.
3. The Red Spur Camp conditional use permit has been reviewed in conformance with §17.06.070 of the Cache County Ordinance, Standards and Criteria for Conditional Use, and conforms to said title, pursuant to the conditions of approval.

CONDITIONS OF APPROVAL (4)

The following conditions must be met prior to recordation for the development to conform to the County Ordinance and the requirements of county service providers.

1. The proponent and/or developer shall meet all applicable standards of the Cache County Ordinance.
2. Adequate, approved, domestic water rights are required for this use prior to conditional use permit recordation; therefore, evidence of state approval must be submitted to the Development Services office.
3. Any further expansion or modification of the facility or site shall require the approval of the designated land use authority.
4. The proponent and/or developer must follow site plans submitted to the Cache County Development Services office.