

4:45 p.m.

Workshop in the County Council Chambers.

5:30 p.m.

Call to order

Opening remarks/Pledge – Rob Smith

Review and approval of agenda.

Review and approval of the minutes of the 01 September 2016 meeting.

5:35 p.m.**Consent Items**

1. **MJ Enterprises Subdivision 1st Amendment** — A request for a recommendation of approval to the County Council for a subdivision amendment to create two additional lots and an agricultural remainder on 79.50 acres of property at 314 North 7200 West, Petersboro, in the Agricultural (A10) Zone.
2. **Munk Brothers Subdivision** — A request for a recommendation of approval to the County Council for a three-lot subdivision with an agricultural remainder on 54.77 acres of property at 5650 North 2000 West, Benson, in the Agricultural (A10) Zone.
3. **Agriculture Protection Areas: Nelda Bair and Robert Bair** — A request for a recommendation to the County Council for Agricultural Protection Areas in two distinct areas: five parcels totaling 169.1 acres at approximately 9000 North 800 West, southwest of Richmond, and seven parcels totaling 52.74 acres at approximately 300 East 9300 North, southwest of Richmond.

Regular Action Items

4. **Hawk's Ridge Subdivision** — A request for a recommendation of approval to the County Council for an eleven-lot subdivision on 87.38 acres of property at approximately 6750 West 2000 North, Petersboro, in the Agricultural (A10) Zone.
5. **Meridian Acres Subdivision** — A request for a recommendation of approval to the County Council for a three-lot subdivision with an agricultural remainder on 35.43 acres of property at approximately 6100 South 2400 West, southwest of Hyrum, in the Agricultural (A10) Zone.
6. **Little Bear Field Subdivision** — A request for a recommendation of approval to the County Council for a one-lot subdivision with an agricultural remainder on 6.00 acres of property at 4341 South 3600 West, northeast of Wellsville, in the Agricultural (A10) Zone.
7. **Public Hearing 6:15 p.m.** — Amendments to County Land Use Ordinance §17.07 Definitions and §17.09 Schedule of Zoning Uses to create a separate use category and definition for Crematoriums.

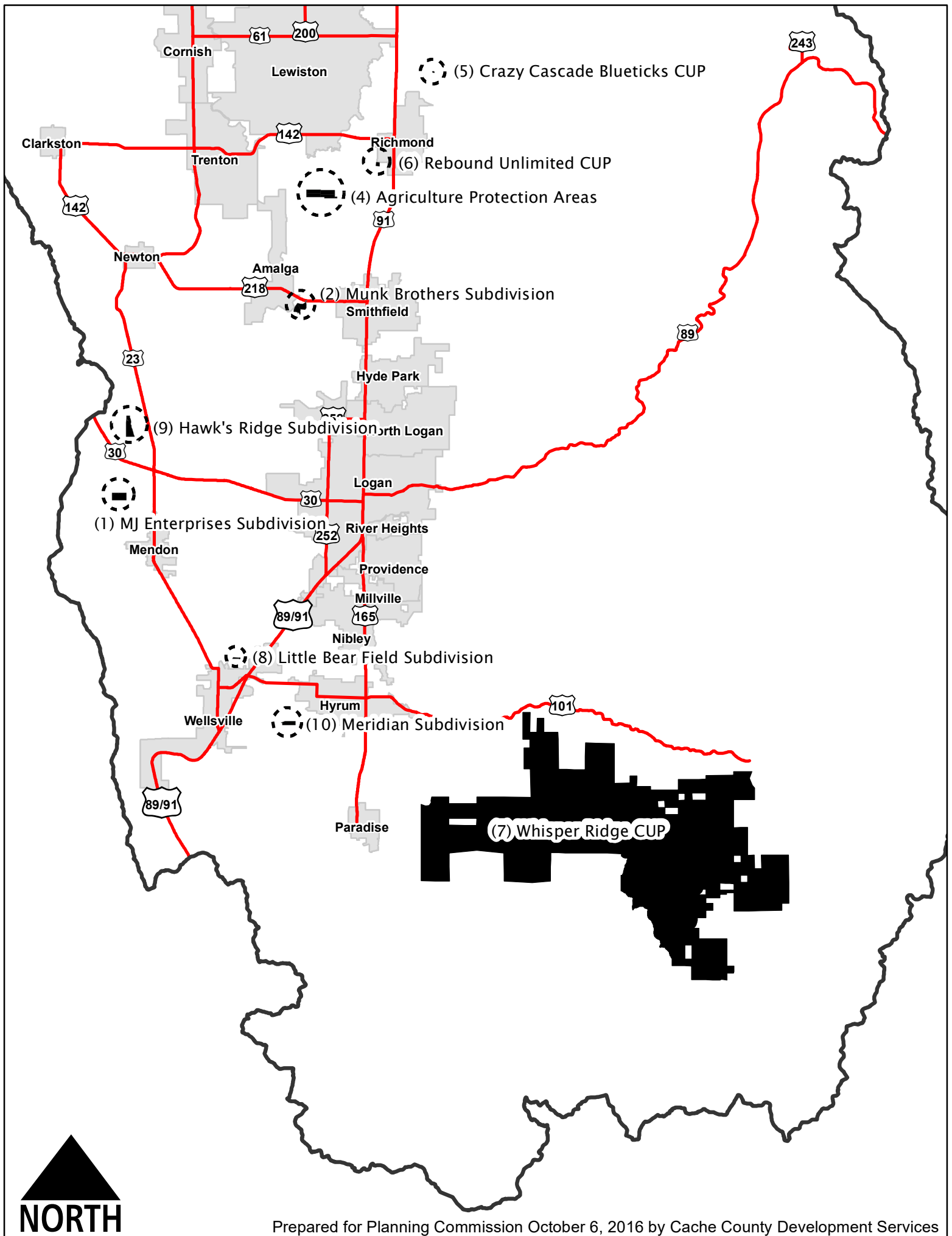


8. **Rebound Unlimited CUP** — A request for approval of a conditional use permit to allow the operation of, and the construction of a building for, a light manufacturing operation on 9.13 acres of property located at 420 East 9800 North, southwest of Richmond, in the Industrial (I) Zone.
9. **Crazy Cascade Blueticks CUP** — A request for approval of a conditional use permit to allow the operation of a Home Based Kennel for 12 dogs on 1.50 acres of property at 1980 East High Creek Road, Cove, in the Agricultural (A10) Zone.
10. **Whisper Ridge CUP** — A request for approval of an amendment to the existing conditional use permit to increase the number of employees, guests, and vehicles; to site and operate yurts at three separate locations and the base area in order to allow overnight accommodation; and to add portable shower and bathroom facilities.

Board Member Reports

Staff reports

Adjourn





PLANNING COMMISSION MINUTES

01 September 2016

Item

Page

- 1. Public Hearing 5:35 p.m. Nielsen Rezone 2**
- 2. Discussion – 17.23 Sign Standards (postponed due to lack of commission members)**

1 **Present:** Jacob Adams, Chris Harrild, Josh Runhaar, Megan Izatt, Brady Christensen, Rob Smith, Chris
2 Sands, Nolan Gunnell, Jon White

3
4 **Start Time: 05:30:00**

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

7
8 **05:32:00**

9
10 **Agenda**

11
12 With the removal of item #2 the agenda was approved.

13
14 **Minutes**

15
16 ***Gunnell** motioned to approve the minutes from August 4, 2016; **Christensen** seconded; **Passed 4, 0.***

17
18 **05:34:00**

19
20 **Regular Action Items**

21 **#1 Public Hearing (5:35 PM): Nielsen Rezone (James Nielsen)**

22
23 **Adams** reviewed Mr. James Nielsen's request for a recommendation of approval to the County Council
24 for a rezone of 5 acres of property at 100 West 6600 South, south of Hyrum, from the Agricultural (A10)
25 Zone to the Rural 2 (RU2) Zone. The potential for development under the RU2 Zone may be 2 building
26 lots. Staff contacted Hyrum City and they have no problems with this rezone. They anticipate that this
27 area at some point in the future will be annexed into the city. 6600 South is a paved road that is 21 feet
28 wide with 1 foot wide shoulders and does receive winter maintenance. Both the Fire District and Logan
29 Environmental have signed off on the rezone.

30
31 **Staff and Commission** discussed the right-of-way. The width of the right-of-way is currently unknown.
32 As 6600 South does not meet the minimum standards for right-of-way width some dedication of land for
33 an easement to the county may be required during the subdivision process. The last subdivision approved
34 on 6600 South was approved in 2011 and also had a right-of-way dedication requirement.

35
36 **05:42:00**

37
38 ***Sands** motioned to open the public hearing; **Gunnell** seconded; **Passed 4, 0.***

39
40 **Kent Nielsen** I am representing my brother for this application.

41
42 **White** whose land was it?

43
44 **Mr. Nielsen** Darwin Nielsen. We were hoping for four, two acre parcels because there are four heirs but
45 then we found out the one piece was previously subdivided and not able to be subdivided again.

46
47 **Christensen** so you are looking for 2 lots?

48
49 **Mr. Nielsen** right. From what I understand for the road, if we were to subdivide we would have to give
50 some frontage for the road?

1 **Harrild** yes.

2
3 **Staff and Commission** discussed rights-of-way. The county is looking at requiring right-of-way
4 dedication on any permits issued in the county.

5
6 **05:49:00**

7
8 *Sands* motioned to close the public hearing; *Christensen* seconded; **Passed 4, 0.**

9
10 *Sands* motioned to recommend approval to the County Council for the Nielsen Rezone with the discussed
11 findings of fact and conclusions; *Christensen* seconded; **Passed 4, 0.**

12
13 **#2 Discussion – 17.23 Sign Standards**

14
15 **Removed from agenda.**

16
17 **Staff** updated the Commission on Agritourism. The Council asked staff to pursue additional information
18 at the last council meeting.

19
20 **06:01:00**



STAFF REPORT: MJ ENTERPRISES SUBDIVISION 1ST AMENDMENT

Date: 6 October 2016

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: Matthew Cheney

Parcel ID#: 12-035-0006

Staff Determination: Approval with Conditions

12-035-0030

Type of Action: Administrative

Land Use Authority: County Council

LOCATION

Reviewed by: Jacob Adams - Planner I

Project Address:

314 North 7200 West
Petersboro, UT 84325

Current Zoning:

Agricultural (A10)

Acres: 79.5

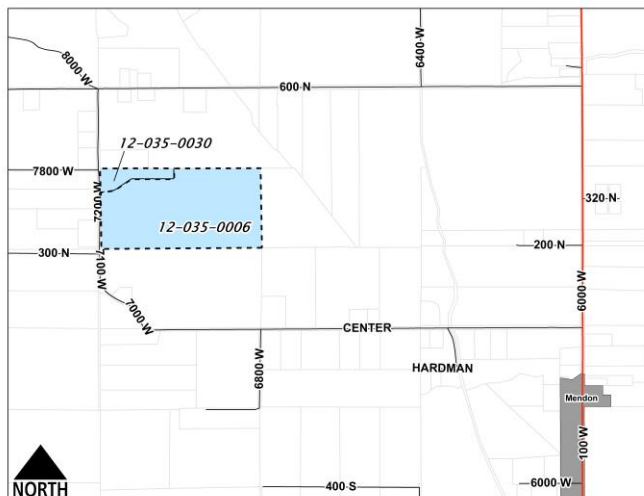
Surrounding Uses:

North – Agricultural/Residential

South – Agricultural/Residential

East – Agricultural/Residential

West – Agricultural/Residential



SUMMARY

The MJ Enterprises Subdivision 1st Amendment is a request to amend a subdivision originally approved by a conditional use permit recorded on 18 December 1996 for the creation of parcel 12-035-0030 and the construction of a dwelling on this parcel. The proposed amendment would add two new lots, with the rest of the property being designated an agricultural remainder parcel. One new lot would be for the existing dwelling on parcel 12-035-0006 while the other would be for a future dwelling.

FINDINGS OF FACT (23)

Ordinance—16.02.050, 17.02.060, 17.10.040

1. As per §17.02.060, Establishment of Land Use Authority, the County Council is authorized to act as the Land Use Authority for subdivision amendments.
2. Parcels 12-035-0006 and 12-035-0030 are legal parcels as a result of a conditional use permit recorded on 18 December 1996 for the division of parcel 12-035-0030 from parcel 12-035-0006.
3. Parcels 12-035-0006 and 12-035-0030 are considered part of a subdivision; any changes to either parcel require a subdivision amendment.
4. The parcels qualify for a development density of seven lots on 79.5 acres.
5. An Agricultural Remainder parcel does not count as a “lot” for development density but must meet the minimum size requirements of Utah Code §52-2-5 and must have a deed restriction recorded stating that the remainder is not buildable except for agricultural structures.
6. The proposed subdivision would create two new buildable lots and an Agricultural Remainder parcel for a total of three lots in the subdivision.

Access—16.04.040 [A], 16.04.080 [E], Manual of Roadway Design and Construction Standards

7. Table 2.2 of the Cache County Manual of Roadway Design and Construction Standards sets the minimum requirements of any road serving four or more dwellings as 22 feet of paved width with one-foot-wide gravel shoulders on each side and a 66-foot-wide right-of-way.
8. The current condition of county road 7200 West is as follows:
 - a. 7200 West currently provides access to multiple dwellings.
 - b. Access to the proposed lots and agricultural remainder will come from 7200 West
 - c. 7200 West consists of an approximately 24-foot-wide paved width with two-foot-wide gravel shoulders and a 50-foot-wide right-of-way.
 - d. The county provides summer and winter maintenance on 7200 West.

Water & Septic—16.040.0070, 16.04.080 [A] & [B]

9. The applicant is in the approval process for one domestic-use water right for each lot.
10. The applicant has provided a septic permit from the Bear River Health Department for the proposed lot that does not yet have a dwelling. The existing dwelling on the other proposed lot has an existing septic system.
11. If future development disturbs land area greater than 5,000 sf., a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan are required.

Service Provision—16.04.080 [C], [D], [F]

12. Residential refuse and recycling containers for the proposed lots must be placed on the east side of 7200 West. Shoulder improvements may be required to allow the containers to be placed outside the travel lane.
13. School bus service would be provided through a stop at 314 North 7200 West.
14. 7200 West meets the requirements of the County Fire District.
15. Water supply for fire suppression is provided by the Mendon Fire Department.

Sensitive Areas—17.18.040, 17.18.060

16. Initial county review has identified areas of Moderate Slopes on the proposed Lots 2 and 3 and on the agricultural remainder.
17. A geotechnical report conforming to §17.18.060 is required for development in areas with Moderate Slopes.

Public Notice and Comment—17.02.040

18. Public notice was posted online to the Utah Public Notice Website on 22 September 2016.

19. Notice was published in the Herald Journal on 25 September 2016.
20. Notices were posted in three public places on 22 September 2016.
21. Notices were mailed to all property owners within 300 feet of the subject property on 22 September 2016.
22. Mendon City was noticed by e-mail as part of the development review process on 12 September 2016.
23. At this time, no written public comment regarding this proposal has been received by the Development Services Office.

CONDITIONS (6)

These conditions are based on the Cache County Subdivision and Land Use Ordinances and on the findings of fact as noted herein.

1. Prior to final plat recordation, the applicant must reaffirm their 33-foot portion of Cache County's 66-foot wide right-of-way for all county roads along the proposed subdivision boundary.
2. Prior to final plat recordation, adequate and approved domestic water rights must be in place for all building lots within the subdivision.
3. The applicant must provide sufficient shoulder space on 7200 West for the residential refuse and recycle containers to sit four feet apart and be out of the travel lane. An encroachment permit must be obtained for any work, including access drives, within the Cache County right-of-way.
4. If future development disturbs land area greater than 5,000 sf., a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan are required.
5. If the surveyor identifies areas of Moderate or Steep Slopes on the proposed lots, a geotechnical report conforming to County Land Use Ordinance §17.18.060 must be submitted to the Development Services Office prior to final plat recordation.
6. A deed restriction must be recorded at the time of plat recordation stating that the Agricultural Remainder parcel is non-buildable except for agricultural structures.

CONCLUSIONS (1)

Based on the findings of fact and conditions noted herein, the MJ Enterprises Subdivision 1st Amendment is hereby approved as follows:

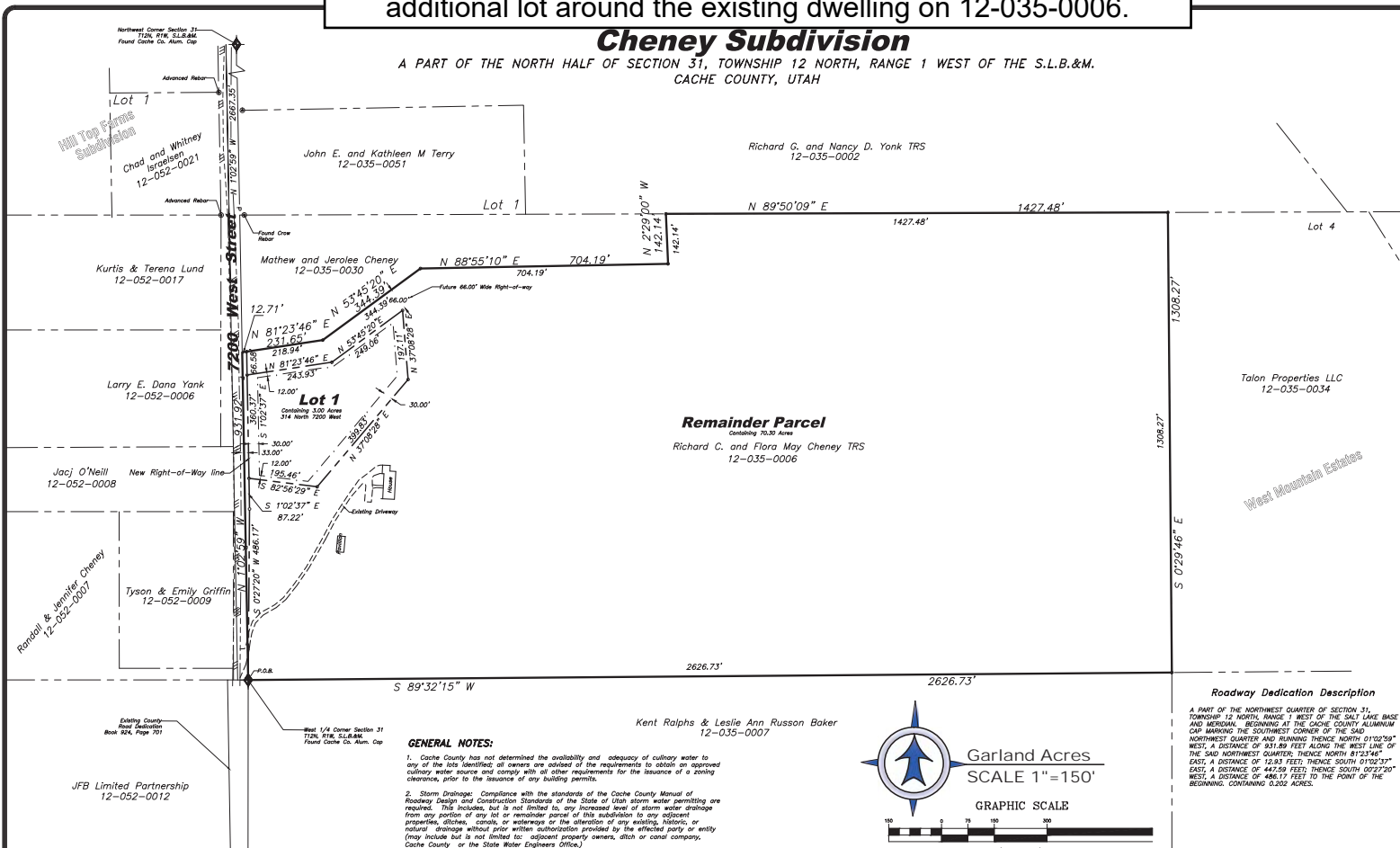
1. It has been reviewed in conformance with, and meets the requirements of, the Cache County Subdivision and Land Use Ordinances.

MJ Enterprises Subdivision 1st Amendment

Will include parcel 12-035-0030 as a lot, the identified Lot 1, and an additional lot around the existing dwelling on 12-035-0006.

Cheney Subdivision

A PART OF THE NORTH HALF OF SECTION 31, TOWNSHIP 12 NORTH, RANGE 1 WEST OF THE S.L.B.&M.
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. 5152861 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 HEREFTER TO BE KNOWN AS: CHENEY SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Subdivision Boundary

A PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 12 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT THE CACHE COUNTY ALUMINUM CAP MARKING THE SOUTHWEST CORNER OF THE SAID NORTHWEST QUARTER AND RUNNING THENCE NORTH 01°02'59" WEST, A DISTANCE OF 931.89 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO THE SOUTH LINE OF PARCEL 12-035-0030; THENCE LONG THE SOUTH AND EAST LINES OF SAID PARCEL FOLLOWING FOUR (4) COURSES: (1) NORTH 81°23'46" EAST, A DISTANCE OF 231.87 FEET; (2) NORTH 52°45'20" EAST, A DISTANCE OF 344.39 FEET; (3) NORTH 88°55'10" EAST, A DISTANCE OF 704.19 FEET; (4) NORTH 02°29'00" WEST, A DISTANCE OF 142.14 FEET; THENCE NORTH 88°50'00" EAST, A DISTANCE OF 1427.48 FEET TO THE WEST LINE OF LOT 4 OF WEST MOUNTAIN ESTATES SUBDIVISION; THENCE SOUTH 00°29'46" EAST, A DISTANCE OF 1308.27 FEET ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF THE SAID NORTHWEST QUARTER; THENCE SOUTH 88°32'15" WEST, A DISTANCE OF 2626.73 FEET ALONG THE SOUTH LINE OF THE SAID NORTHWEST QUARTER TO THE POINT OF THE BEGINNING, CONTAINING 73.50 ACRES AND TWO LOTS.



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 HEREINAFTER KNOWN AS THE "GARLAND ACRES SUBDIVISION-SECOND AMENDMENT. FURTHER WE DEDICATE AND/OR QUIT CLAIM AS APPROPRIATE THE PORTION OF PROPERTY OF PARCEL NUMBER 12-035-0001 AND 12-035-0002 THAT LIES WITHIN 15.00 FEET OF THE CENTERLINE OF THE EXISTING ROADWAY AND 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: RICHARD C. CHENEY

Date: FLORA MAY CHENEY

STATE OF UTAH) ss. ACKNOWLEDGMENT

COUNTY OF CACHE)
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

TRUSTEE ACKNOWLEDGMENT

state of UTAH)
County of CACHE)
on this _____ day of _____, personally appeared before me, the undersigned notary public in and for said county of Cache, in the state of Utah, proved to me on the basis of satisfactory evidence to be the person(s) who executed the within instrument as Trustee(s) of the _____, the signer(s) of the within instrument, who duly acknowledged to me he/she executed the same pursuant to and in accordance with the power vested in him/her by the terms of said trust agreement.

NOTARY PUBLIC

CACHE COUNTY COUNCIL

THIS PLAT WAS APPROVED AND ACCEPTED BY THE CACHE COUNTY COUNCIL ON _____, 2015.

DATED THIS DAY OF _____, DAY OF _____, 2015.

BY: _____

CHAIRMAN

ATTESTED TO: _____

CACHE COUNTY CLERK

COUNTY RECORDER

STATE OF UTAH,
COUNTY OF CACHE.
THIS PLAT HAS BEEN DULY ACKNOWLEDGED, CERTIFIED, AND APPROVED AND MAY LAWFULLY BE RECORDED IN CACHE COUNTY, UTAH.

FILED AND RECORDED:

FILED NO.: _____
DATE: _____
TIME: _____
BOOK: _____
PAGE: _____
REQUEST OF: _____

CACHE COUNTY RECORDER

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 _____, 2015. DATED THIS DAY OF _____, 2015.

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 _____, 2015.

BY: _____ TITLE: _____

STAFF REPORT: MUNK BROTHERS SUBDIVISION

Date: 6 October 2016

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: Jerry Munk

Parcel ID#: 08-095-0001

Staff Determination: Approval with Conditions

08-095-0011

Type of Action: Administrative

08-095-0013

Land Use Authority: County Council

LOCATION

Reviewed by: Jacob Adams - Planner I

Project Address:

5650 North 2000 West
Benson, UT 84335

Current Zoning:

Agricultural (A10)

Acres: 54.77

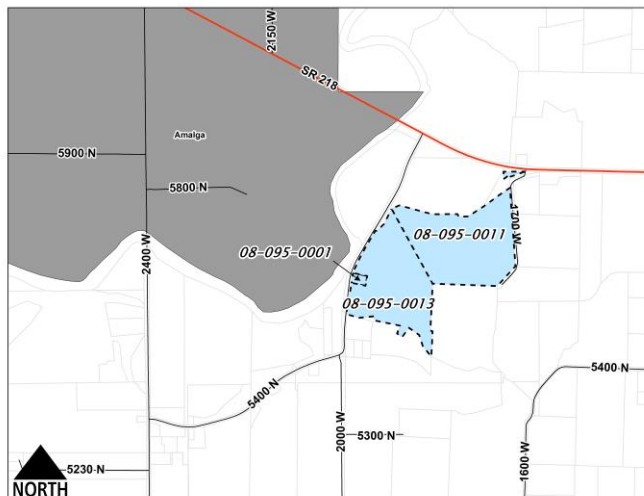
Surrounding Uses:

North – Agricultural

South – Agricultural/Residential

East – Agricultural/Residential

West – County Road/Bear River



SUMMARY

The Munk Brothers Subdivision is a request for a three-lot subdivision with an Agricultural Remainder on 54.77 acres just southeast of Amalga. Several property divisions have occurred without Land Use Authority approval in this area. The boundary of parcels 08-095-0011 and 08-095-0013 would be adjusted concurrent with this subdivision so that parcel 08-095-0011, along with parcel 08-095-0001, covers the whole area to be subdivided. After this adjustment, parcel 08-095-0012 and the new configuration of parcel 08-095-0013 would not be part of the subdivision and would remain restricted.

FINDINGS OF FACT (28)

Ordinance—17.02.060, 17.10.040

1. As per §17.02.060, Establishment of Land Use Authority, the County Council is authorized to act as the Land Use Authority for subdivisions.
2. Following an adjustment between parcels 08-095-0011 and 08-095-0013, parcels 08-095-0001 and 08-095-0011 would be restricted because they were divided without Land Use Authority. The proposed subdivision would remove this restriction.
3. The proposed subdivision qualifies for a development density of seven lots.
4. An Agricultural Remainder parcel does not count as a “lot” for development density but must meet the minimum size requirements of Utah Code §52-2-5 and must have a deed restriction recorded stating that the remainder is not buildable except for agricultural structures.
5. The proposed subdivision would create three lots, including one for the present configuration of parcel 08-095-0001, and an Agricultural Remainder parcel.

Access—16.04.040 [A], 16.04.080 [E], Manual of Roadway Design and Construction Standards

6. Table 2.2 of the Cache County Manual of Roadway Design and Construction Standards sets the minimum requirements of any road serving four or more dwellings as 22 feet of paved width with one-foot-wide gravel shoulders on each side and a 66-foot-wide right-of-way.
7. The current condition of county road 2000 West is as follows:
 - a. 2000 West currently provides access to multiple dwellings.
 - b. 2000 West consists of an approximately 24-foot-wide paved width with five-foot-wide gravel shoulders and has a right-of-way of unknown width.
 - c. Access to the proposed lots will come from 2000 West.
 - d. The county provides summer and winter maintenance on 2000 West.
8. Private driveways providing access from 2000 West must meet any applicable requirements from the County Fire District.
9. The Agricultural Remainder parcel will gain access from 2000 West via an existing gravel access and from county road 1700 West via an existing access.

Water & Septic—16.040.0070, 16.04.080 [A] & [B]

10. The applicant has approval from the Benson Culinary Water Improvement District for connections for all three proposed lots.
11. Bear River Health Department has determined that septic systems are feasible for the two new lots. The existing dwelling has an existing septic system.
12. If future development disturbs land area greater than 5,000 sf., a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan are required.

Service Provision—16.04.080 [C], [D], [F]

13. Residential refuse and recycling containers for the proposed lots must be placed on the east side of 2000 West. Shoulder improvements may be required to allow the containers to be placed outside the travel lane.
14. School bus service would be provided through a stop at 5600 North 2000 West.
15. 2000 West meets the requirements of the County Fire District.
16. Water supply for fire suppression is provided by two existing hydrants connected to the Benson water system.

Sensitive Areas—17.17, 17.18.040, 17.18.060

17. Portions of the proposed subdivision are within the FEMA floodplain for Summit Creek and the Bear River.
18. All three proposed lots are within a High liquefaction risk area.

19. Initial county review has identified areas of Moderate Slopes and Steep Slopes on or near all three proposed lots.
20. A geotechnical report conforming to §17.18.060 is required for development in areas of High liquefaction risk and areas of Moderate Slopes. No development is allowed in areas of Steep Slopes.
21. Portions of the Agricultural Remainder parcel are within the Airport Influence Zone.
22. No structures over 150 feet are allowed in the Airport Influence Zone

Public Notice and Comment—17.02.040

23. Public notice was posted online to the Utah Public Notice Website on 22 September 2016.
24. Notice was published in the Herald Journal on 25 September 2016.
25. Notices were posted in three public places on 22 September 2016.
26. Notices were mailed to all property owners within 300 feet of the subject property on 22 September 2016.
27. Amalga City was noticed by e-mail as part of the development review process on 12 September 2016.
28. At this time, no written public comment regarding this proposal has been received by the Development Services Office.

CONDITIONS (6)

These conditions are based on the Cache County Subdivision and Land Use Ordinances and on the findings of fact as noted herein.

1. Prior to final plat recordation, the applicant must reaffirm their 33-foot portion of Cache County's 66-foot wide right-of-way for all county roads along the proposed subdivision boundary.
2. Prior to final plat recordation, a geotechnical report addressing liquefaction and conforming to County Land Use Ordinance §17.18.060 must be submitted to the Development Services Office. If any Moderate or Steep slopes are identified on the property by the surveyor, they must also be addressed in the geotechnical report.
3. The private driveway providing access from 2000 West must meet any applicable requirements of the County Fire District.
4. The applicant must provide sufficient shoulder space on 2000 West for the residential refuse and recycle containers to sit four feet apart and be out of the travel lane.
5. An encroachment permit must be obtained for any work, including access drives, within the Cache County right-of-way.
6. If future development disturbs land area greater than 5,000 sf., a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan are required.
7. A deed restriction must be recorded at the time of plat recordation stating that the Agricultural Remainder parcel is non-buildable except for agricultural structures.

CONCLUSIONS (1)

Based on the findings of fact and conditions noted herein, the Munk Brothers Subdivision is hereby approved as follows:

1. It has been reviewed in conformance with, and meets the requirements of, the Cache County Subdivision and Land Use Ordinances.

Parcel 08-095-0001 will be included as a lot within this subdivision.

Munk Brothers Subdivision

A PART OF THE SOUTHEAST OF SECTION 30, TOWNSHIP 13 NORTH, RANGE 1 EAST OF THE S.L.B.&M. AMALGA, CACHE COUNTY, UTAH

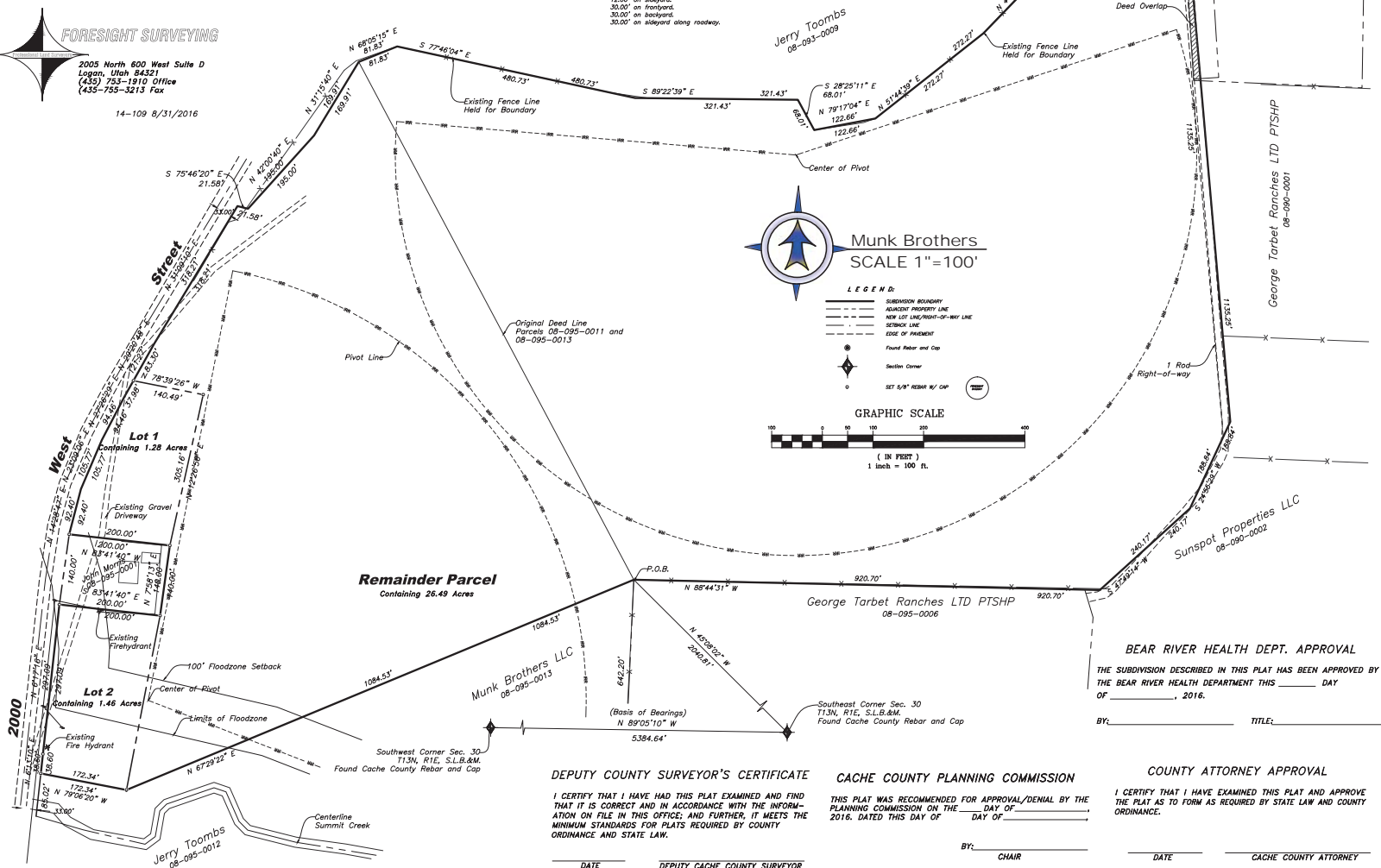


Vicinity Map

FORESIGHT SURVEYING

2005 North 600 West Suite D
Logan, Utah 84321
(435) 753-1910 Office
(435)-755-3213 Fax

14-109 6/31/2016



GENERAL NOTES:

1. 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.
2. 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, historic, 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).
3. Current and future property owners must be aware that they will be subject to the sights, smells, and sounds associated with agricultural activities which are the permitted uses in the Agricultural Zone and Forest Recreation Zone.
4. Setback lines are for primary buildings only.
12.00' on alleyway.
30.00' on frontyard.
30.00' on backyard.
30.00' on alleyway along roadway.

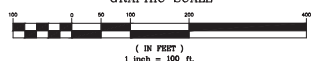


Munk Brothers
SCALE 1"=100'

LEGEND:

- SUBDIVISION BOUNDARY
- ADJACENT PROPERTY LINE
- NEW LOT LINE/RIGHT-OF-WAY LINE
- SETBACK LINE
- EDGE OF PAVEMENT
- Found Rebar and Cap
- Section Corner
- SET 5/8" REBAR W/ CAP

GRAPHIC SCALE



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 ____ 2016. DATED THIS 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

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: MUNK BROTHERS SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Subdivision Boundary

A PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 13 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT LOCATED NORTH 45°02'02" WEST A DISTANCE OF 2040.81 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 30; RUNNING THENCE SOUTH 67°29'52" WEST, A DISTANCE OF 1084.53 FEET; THENCE NORTH 79°00'30" WEST, A DISTANCE OF 175.34 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 2000 WEST STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 06°13'10" EAST, A DISTANCE OF 38.60 FEET; (2) NORTH 06°17'16" EAST, A DISTANCE OF 297.69 FEET; THENCE SOUTH 83°41'40" EAST, A DISTANCE OF 200.00 FEET; THENCE NORTH 07°58'11" EAST, A DISTANCE OF 140.00 FEET; THENCE NORTH 83°41'40" WEST, A DISTANCE OF 200.00 FEET TO THE SAID SOUTH RIGHT-OF-WAY LINE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 14°28'44" EAST, A DISTANCE OF 92.40 FEET; (2) NORTH 23°09'06" EAST, A DISTANCE OF 105.77 FEET; (3) NORTH 27°28'29" EAST, A DISTANCE OF 94.46 FEET; (4) NORTH 29°20'48" EAST, A DISTANCE OF 121.27 FEET; (5) NORTH 31°08'10" EAST, A DISTANCE OF 318.21 FEET; THENCE SOUTH 75°46'20" EAST, A DISTANCE OF 21.58 FEET; THENCE NORTH 42°00'40" EAST, A DISTANCE OF 195.00 FEET; THENCE NORTH 31°15'40" EAST, A DISTANCE OF 169.91 FEET; THENCE NORTH 68°05'15" EAST, A DISTANCE OF 81.83 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE THE FOLLOWING SIX (6) COURSES: (1) SOUTH 77°46'04" EAST, A DISTANCE OF 480.73 FEET; (2) SOUTH 80°25'20" EAST, A DISTANCE OF 321.43 FEET; (3) SOUTH 28°25'11" EAST, A DISTANCE OF 68.01 FEET; (4) NORTH 79°17'04" EAST, A DISTANCE OF 122.66 FEET; (5) NORTH 51°44'39" EAST, A DISTANCE OF 272.27 FEET; (6) NORTH 44°01'29" EAST, A DISTANCE OF 465.54 FEET; THENCE NORTH 02°17'27" EAST, A DISTANCE OF 168.80 FEET; THENCE SOUTH 87°38'33" EAST, A DISTANCE OF 70.60 FEET; THENCE SOUTH 87°38'33" EAST, A DISTANCE OF 1.55 FEET TO THE LINE OF THE SOUTH RIGHT-OF-WAY LINE; THENCE EASTERLY ALONG THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS NORTH 08°54'54" EAST, A RADIUS DISTANCE OF 291.48 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°38'17", A DISTANCE OF 185.08 FEET, CHORD BEARS SOUTH 83°41'44" EAST A DISTANCE OF 185.05 FEET; THENCE SOUTH 62°30'30" WEST, A DISTANCE OF 216.56 FEET; THENCE NORTH 45°00'00" EAST, A DISTANCE OF 115.65 FEET; THENCE SOUTH 24°55'29" WEST, A DISTANCE OF 188.84 FEET; THENCE SOUTH 47°49'14" WEST, A DISTANCE OF 240.12 FEET; THENCE NORTH 88°44'31" WEST, A DISTANCE OF 920.70 FEET TO THE POINT OF BEGINNING.



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 PERTAINING), THE WHOLE TO BE HEREINAFTER KNOWN AS THE "MUNK BROTHERS SUBDIVISION", FURTHER WE DEDICATE AND/OR QUIT CLAIM AS APPROPRIATE THE PORTION OF PROPERTY OF PARCEL NUMBER 08-095-0011 THAT LIES WITHIN 55.00 FEET OF THE CENTERLINE OF THE EXISTING ROADWAY AND 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
Date
Date

TRUSTEE ACKNOWLEDGMENT

state of UTAH
County of CACHE
on this ____ day of _____, 2016,
personally appeared before me, the undersigned notary public in and for said county of Cache, in the state of Utah, proved to me on the basis of satisfactory evidence to be the person(s) who executed the within instrument as Trustee(s) of the _____, the
signer(s) of the within instrument, who duly acknowledged to me he/she/it executed the same pursuant to and in accordance with the power vested in him/her by the terms of said trust agreement.

NOTARY PUBLIC

CACHE COUNTY COUNCIL

THIS PLAT WAS APPROVED AND ACCEPTED BY THE CACHE COUNTY COUNCIL ON THE ____ DAY OF ____ 2016.
DATED THIS ____ DAY OF ____ 2016.

ATTESTED TO:

BY: CHAIRMAN CACHE COUNTY CLERK

COUNTY RECORDER

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



STAFF REPORT: ROBERT & NELDA BAIR AG. PROTECTION AREAS

06 October 2016

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: Nelda Bair

Parcel ID#: Multiple - See Exhibit B

Staff Determination: Approval

Type of Action: Legislative

Land Use Authority: Cache County Council

PROJECT LOCATION

Reviewed by: Chris Harrild, Senior Planner

Multiple - See Exhibit A

PROJECT PURPOSE

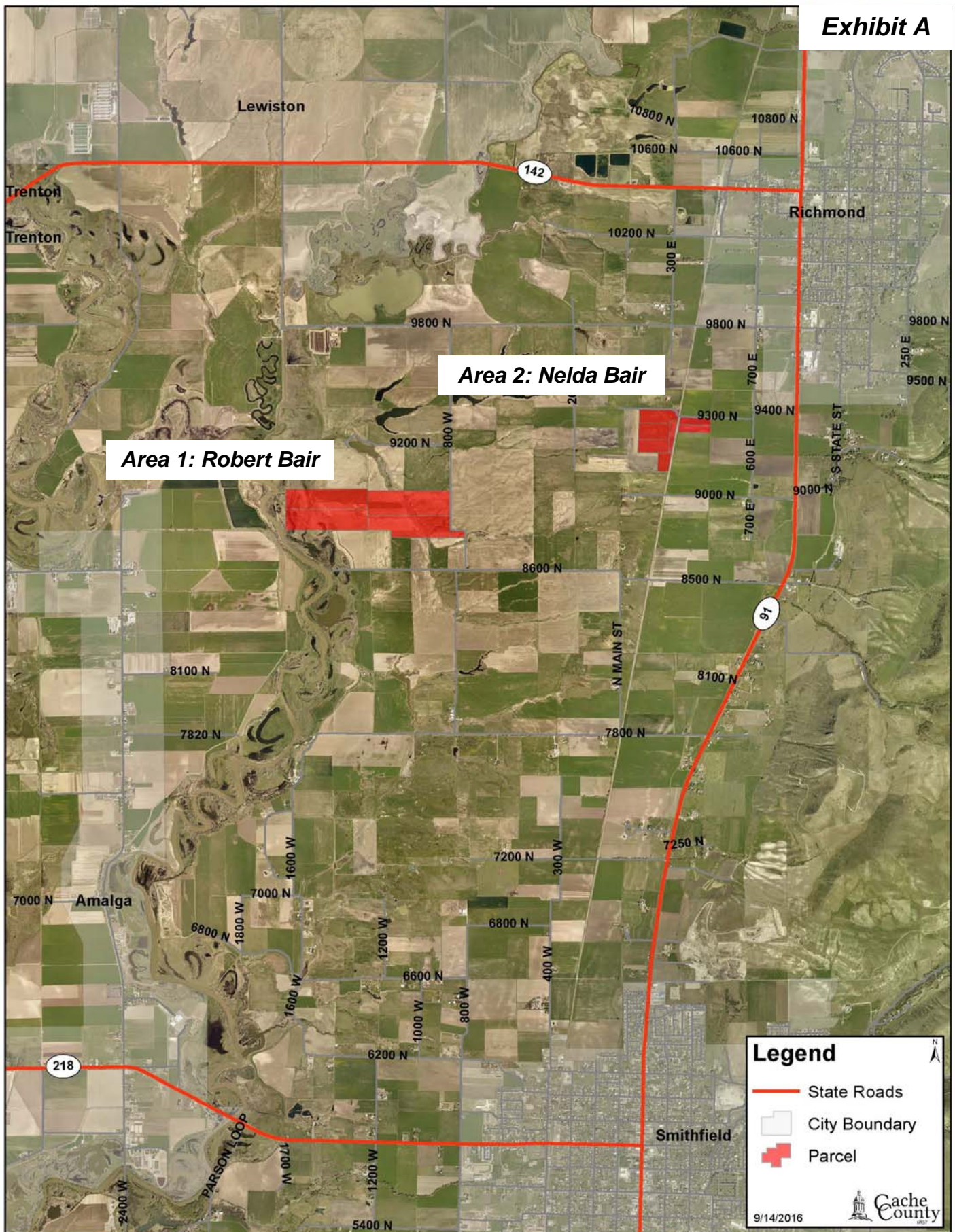
The Cache County Executive has forwarded an application to the Planning Commission for a review and recommendation to the County Council regarding the request for an agriculture protection area. This request includes 2 distinct areas. These areas are described and addressed individually in the attached Exhibit B.

CONDITIONS

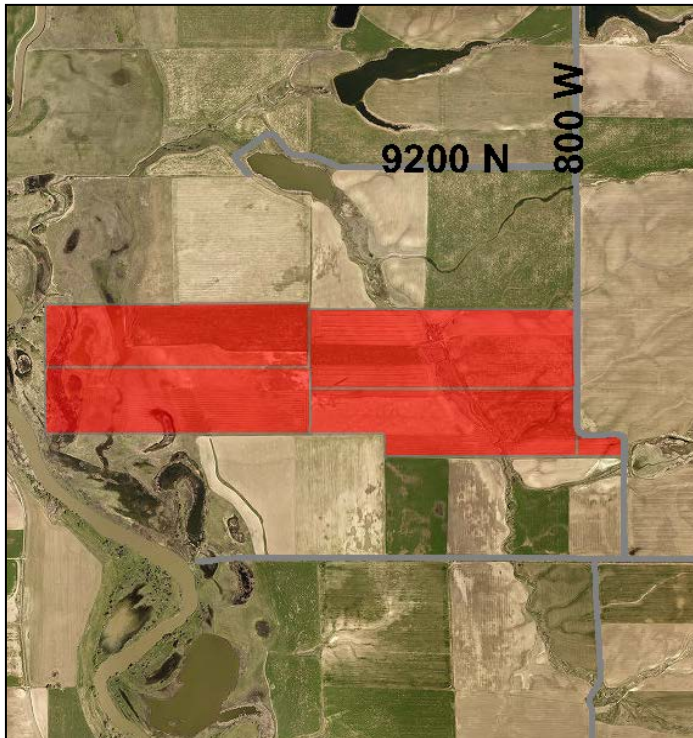
The Robert and Nelda Bair Agriculture Protection Areas must not include any portion of the 66 foot wide Cache County rights-of-way, reflecting 33 feet of each side from the existing center line, for any county roads as identified in Exhibit B.

CONCLUSION

The proposed Robert and Nelda Bair Agriculture Protection Areas have been reviewed in conformance with, and meet the requirements and criteria of, §17-41-305 of State Code and §2.70 of the County Code and are hereby approved. This conclusion is based on the findings of fact and conditions.



Area 1: Robert Bair Agriculture Protection Area – 169.1 Acres



Existing Zone:

Agricultural (A10)

Parcels (5):

08-010-0007

08-011-0009

08-011-0010

08-011-0014

08-011-0015

Findings of Fact:

1. County road 800 West borders the proposed Robert Bair Agriculture Protection Area.
2. As per State Code §17-41-305 and County Code §2.70, the following criteria have been reviewed and addressed:
 - a. *Is the area proposed greater than 5 acres in size?* Yes.
 - b. *Is the land currently being used for agriculture production?* Yes.
 - c. *Is the land zoned for agricultural use?* Yes.
 - d. *Is the land viable for agriculture production?* Yes.
 - e. *What is the extent and nature of the existing or proposed farm improvements?* Growth of wheat, barley, alfalfa, and other crops or pasture for cattle.
 - f. *What are the anticipated trends in the agricultural and technological conditions?* This is a sizeable piece of agriculture, has functioned as such in the past, and will likely continue to function in that manner into the future.
3. Notice to surrounding property owners has been provided as per State and County Code. At this time, no public comment regarding this proposal has been received by the Development Services Office.

Area 2: Nelda Bair Agriculture Protection Area – 52.74 Acres



Existing Zone:
Agricultural (A10)

Parcels (7):
08-003-0007
08-003-0008
08-003-0009
08-003-0010
08-003-0014
08-003-0016
08-003-0017

Findings of Fact:

1. County road 9300/9400 North bisects the proposed Nelda Bair Agriculture Protection Area.
2. As per State Code §17-41-305 and County Code §2.70, the following criteria have been reviewed and addressed:
 - a. *Is the area proposed greater than 5 acres in size?* Yes.
 - b. *Is the land currently being used for agriculture production?* Yes.
 - c. *Is the land zoned for agricultural use?* Yes.
 - d. *Is the land viable for agriculture production?* Yes.
 - e. *What is the extent and nature of the existing or proposed farm improvements?* Growth of wheat, barley, alfalfa, and other crops or pasture for cattle.
 - f. *What are the anticipated trends in the agricultural and technological conditions?* This is a sizeable piece of agriculture, has functioned as such in the past, and will likely continue to function in that manner into the future.
3. Notice to surrounding property owners has been provided as per State and County Code. At this time, no public comment regarding this proposal has been received by the Development Services Office.



STAFF REPORT: HAWK'S RIDGE SUBDIVISION

Date: 6 October 2016

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: Dave Griffin

Parcel ID#: 12-021-0008

Staff Determination: Approval with conditions

Type of Action: Administrative

Land Use Authority: County Council

LOCATION

Reviewed by: Jacob Adams - Planner I

Project Address:

6750 West 2000 North

Petersboro, UT

Current Zoning:

Agricultural (A10)

Acres: 87.38

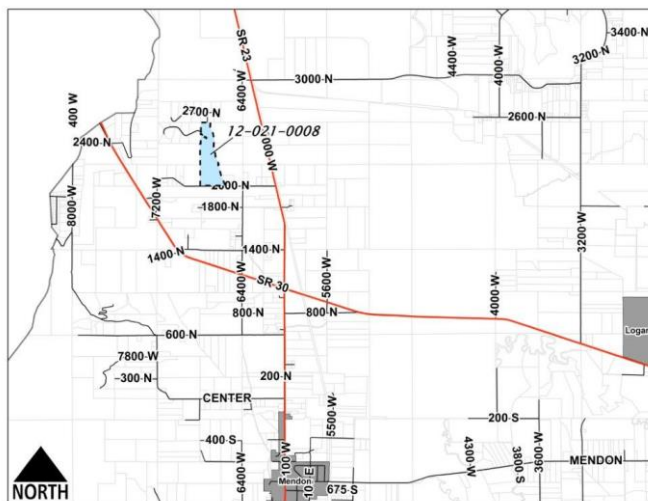
Surrounding Uses:

North – Agricultural/Residential

South – Agricultural/Residential

East – Agricultural/Residential

West – Agricultural/Residential



SUMMARY

The Hawk's Ridge Subdivision is a request to create 11 residential lots out of the existing 87.38-acre parcel 12-021-0008. These lots will gain access from an existing private road.

FINDINGS OF FACT (22)

Ordinance—17.02.060 17.07.040, 17.10.030 [A]

1. As per §17.02.060, Establishment of Land Use Authority, the County Council is authorized to act as the Land Use Authority for this application.
2. Parcel 12-021-0008 is considered a 1970 parcel as per the Policy for Determination of Parcel Legality dated 29 August 2013.

3. As a 1970 parcel, the first three lots may be divided at a density of one unit per two acres while subsequent lots may be divided at one unit per ten acres. This results in a maximum development density potential of 11 developable lots on 87.38 acres.
4. If the County Council decides to adopt 6750 West as a public road, the area required for the public right-of-way is not counted when calculating the developable acreage, which may reduce the number of developable lots.

Access—16.04.040 [A], 16.04.080 [E], Manual of Roadway Design and Construction Standards

5. Table 2.2 of the Cache County Manual of Roadway Design and Construction Standards sets the minimum requirements for any road serving four or more dwellings as 22 feet of paved width with one-foot-wide gravel shoulders on each side and a 66-foot-wide right-of-way.
6. Table A-8 sets the minimum structural requirements for paved roads as 2.5 inches of asphalt, 6 inches of road base, and 14 inches of pit run.
7. The current condition of county road 2000 North is as follows:
 - a. Access to Lot 1 is proposed to be from 2000 North, which serves multiple subdivisions and other dwellings.
 - b. 2000 North consists of a 22-foot-wide paved width with 1-foot-wide gravel shoulders.
 - c. The county provides summer and winter maintenance on 2000 North.
8. The current condition of private road 6750 West is as follows:
 - a. 6750 West was approved as a private road when the existing subdivisions were approved and platted in 2007, 2010, and 2011.
 - b. 6750 West currently provides access to 22 platted lots in the West Bench Vista, Eagle Rock, and Eagle Rock Phase 2 Subdivisions, two of which currently have dwellings.
 - c. 6750 West has a chipsealed width of 23 feet with one-foot-wide gravel/vegetated shoulders that does not meet the requirement for surface type.
 - d. The applicant has provided a core sample study of 6750 West that indicates the road structure is currently in adequate condition (Exhibit A).
 - e. The proposed subdivision plat identifies a 66-foot wide private road easement for 6750 West across portions of Lots 2 through 11.
 - f. Access to the proposed Lots 2 through 11 would be from 6750 West.
 - g. All lot owners are responsible for the construction, maintenance, and removal of snow on 6750 West. The county does not provide any road maintenance services on this road.
 - h. Specific plans for future maintenance of 6750 West have not yet been provided.
 - i. The County Road Manual does not contain standards for private roads serving more than three dwellings but instead classifies all such roads as public.
 - j. Consideration and evaluation of a design exception to the Road Manual standards requires full justification and documentation explaining the reasoning as to why the roadway standards cannot be met, why an alternative design or construction method can meet the intent of the roadway standards, and including any other relevant information.
9. The county is not accepting new public roadways unless doing so would improve the health and/or safety of existing subdivisions, homes, or businesses as per County Council Resolution 2015-20 (Exhibit A).

Water & Septic—16.040.0070, 16.04.080 [A] & [B]

10. The applicant has 11 unapproved domestic use water rights that are currently in the approval process.
11. Bear River Health Department has provided a septic system feasibility letter for all 11 lots.
12. If future development disturbs land area greater than 5,000 sf. a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan is required.

Service Provision—16.04.080 [C], [D], [F]

13. Residential refuse and recycling containers for Lot 1 must be placed on 2000 North. Shoulder improvements may be required to provide enough space for the containers to avoid interfering with passing traffic.
14. Residential refuse and recycling containers for Lots 2 through 11 must be placed on 6750 West. Shoulder improvements may be required to provide enough space for the containers to avoid interfering with passing traffic.
15. School bus service would be provided through a stop at 6750 West 2000 North.
16. 2000 North and 6750 West meet the requirements of the County Fire District.
17. Water supply for fire suppression would be provided by the Mendon Fire Department.

Public Notice and Comment—17.02.040

18. Public notice was posted online to the Utah Public Notice Website on 19 July 2016 and on 22 September 2016.
19. Notice was published in the Herald Journal on 24 July 2016 and on 25 September 2016.
20. Notices were posted in three public places on 19 July 2016 and on 22 September 2016.
21. Notices were mailed to all property owners within 300 feet of the subject property on 19 July 2016.
22. At this time, no written public comment regarding this proposal has been received by the Development Services Office.

CONDITIONS (6)

These conditions are based on the Cache County Subdivision and Land Use Ordinances and on the findings of fact as noted herein.

1. Prior to final plat recordation, the applicant must reaffirm their 33-foot portion of Cache County's 66-foot wide right-of-way for all county roads along the proposed subdivision boundary.
2. Prior to final plat recordation, adequate, approved domestic-use water rights must be in place for all building lots within the subdivision.
3. The applicant must provide sufficient shoulder space on 2000 North for the residential refuse and recycle containers to sit four feet apart and be out of the travel lane.
4. An encroachment permit must be obtained for any work, including access drives, within the Cache County right-of-way.
5. If future development disturbs land area greater than 5,000 sf., a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan are required.
6. A specific plan for future maintenance as required by the County Road Department must be prepared and recorded against the properties at the time the subdivision plat is recorded.

CONCLUSIONS (2)

Based on the findings of fact and conditions noted herein, the Hawk's Ridge Subdivision is hereby approved as follows:

1. It has been reviewed in conformance with, and meets the requirements of, the Cache County Subdivision and Land Use Ordinances.
2. A design exception for the private road 6750 West is hereby approved for the surfacing material type to reflect the previous improvement requirements because the private road would provide a level of service adequate for more than three homes.

RESOLUTION NO. 2015-20

CACHE COUNTY, UTAH

SERVICE PROVISION ON COUNTY ROADS

A RESOLUTION OUTLINING THE COUNTY COUNCIL'S POLICY REGARDING THE EXPANSION OR CONTINUATION OF SERVICES ON COUNTY ROADS

Whereas, Cache County has reviewed the impact of new development along unimproved roadways on the safety and welfare of citizens of Cache County, and;

Whereas, Cache County has determined that within the existing budget constraints funding is not sufficient for the existing network of roadways to be properly maintained and that additional road length is a net cost to the county even considering existing Class B allocations from the State and property tax rates, and;

Whereas, it is not in the best interest for the safety and/or welfare of existing or future residents of Cache County to diminish services on existing roadways to maintain new roads or to provide substandard service on new roadways, and;


Whereas, there are nearly 200 miles of existing paved road in Cache County that can accommodate development with little to no impact on the County's ability to serve said development.

NOW, THEREFORE, BE IT RESOLVED that the County Council of Cache County, Utah, in a regular meeting, lawful notice of which has been given, finds that it is in the best interests of the citizens of Cache County to hereby adopt the following resolution:

- 1) There shall be no further expansion of road services on substandard roads that do not already serve existing homes including:
 - a. No expansion of winter maintenance activities (snow plowing).
 - b. No gravel roads be paved or "Chip Sealed".
 - c. No acceptance of new roadways, gravel or paved.
- 2) The County Council may grant exceptions to this policy if proposed road improvements improve the health and/or safety of existing subdivisions, homes, or businesses.

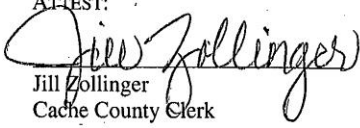
APPROVED AND ADOPTED this 25th day of August, 2015.

CACHE COUNTY COUNCIL


Kathy Robison, Chair
Cache County Council



ATTEST:


Jill Zollinger
Cache County Clerk

Disclaimer: This is provided for informational purposes only. The formatting of this resolution may vary from the official hard copy. In the case of any discrepancy between this resolution and the official hard copy, the official hard copy will prevail.

WEST BENCH VISTA 2

Part of the Southwest Quarter of Section 18,
Township 12 North, Range 1 West
Salt Lake Baseline & Meridian
Cache County, Utah

NORTH



0 200 400ft.
SCALE 1" = 200'-0"

LEGEND

SECTION CORNER

QUARTER SECTION CORNER

SET REBAR w/ CAP LABELED 275617

SET 5/8" REBAR w/ CAP LABELED PLUS 275617 PREVIOUS SURVEY

BOUNDARY LINE

ROAD CENTERLINE

EASEMENT

FENCE LINE

SETBACK

WEST QUARTER COR.
SEC 18, FND CACHE
CO. MON.

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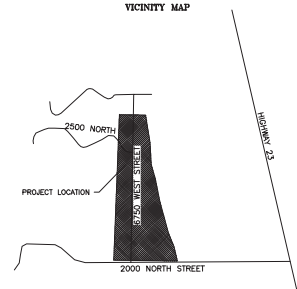
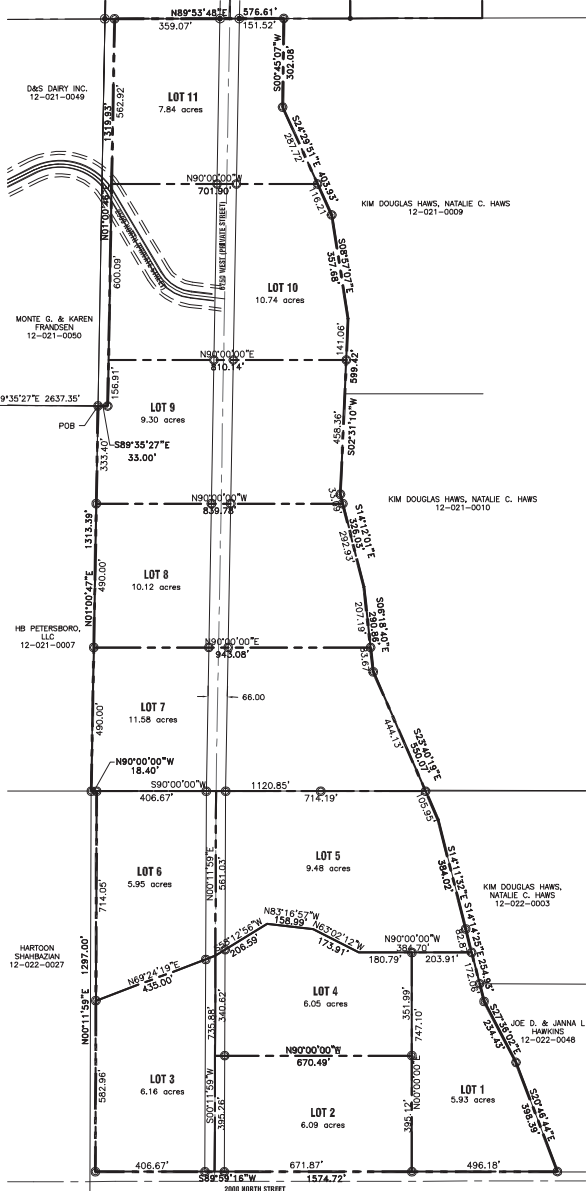
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NOTES AND PROTECTIVE COVENANTS

- 1. Culinary Water: Cache County has not determined the availability or 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 a building permit.
- 2. Storm Water Drainage: Compliance with the standards of the Cache County Manual of Roadway Design and Construction Standards and 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, historic, or natural drainage without prior written authorization provided by the affected party or entity (may include but is not limited to adjacent property owner(s), ditch or canal company, Cache County, or the State Water Engineer's Office.)
- 3. Agricultural Uses: Current and future property owners must be aware that they will be subject to the sights, sounds, and smells associated with agricultural activities which are permitted uses in the Agricultural Zone and Forest Recreation Zone.
- 4. Setback: 30' Front Rear
- 5. Private roads: A. The private interior road 2500 North and 6750 West is not dedicated to Cache County and no maintenance or snow removal will be provided by Cache County. B. The private interior road 6750 West shall be used by all lots in this subdivision for access to the public road. C. All lot owners of this subdivision are responsible for the construction, maintenance, and removal of snow on the private interior road 6750 West with required participation in a Homeowners' Association agreement covering these matters. D. The private roads are also considered a public utility easement.

DIRECTOR OF DEVELOPMENT SERVICES

THIS PLAN WAS APPROVED AND ACCEPTED BY THE CACHE COUNTY DIRECTOR OF DEVELOPMENT SERVICES ON THIS DAY OF _____, 2016.

BY: _____ DIRECTOR

DEPUTY COUNTY SURVEYOR

I CERTIFY THAT I HAVE EXAMINED THIS PLAN AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THE COUNTY SURVEYOR'S OFFICE AND FURTHER THAT IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY COUNTY ORDINANCE AND STATE LAW.

DATE _____ DEPUTY COUNTY SURVEYOR

BEAR RIVER HEALTH DEPARTMENT APPROVAL

THE SUBDIVISION DESCRIBED IN THIS PLAN HAS BEEN APPROVED BY THE BEAR RIVER HEALTH DEPARTMENT THIS _____ DAY OF _____, 20____.

BY: _____ BEAR RIVER HEALTH DEPARTMENT

TITLE: _____

CACHE COUNTY ATTORNEY

I CERTIFY THAT I HAVE EXAMINED THIS PLAN AND APPROVE THE PLAN AS TO FORM AS REQUIRED BY STATE LAW AND COUNTY ORDINANCE THIS _____ DAY OF _____, 20____.

CACHE COUNTY ATTORNEY

SURVEYOR'S CERTIFICATE
I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 275617, as prescribed by the laws of the State of Utah, and do hereby certify that by authority of the owners, I have made a survey of the tract of land shown on this plat, which is accurately described therein, and have subdivided said tract of land into lots and private easements to be hereafter known as WEST BENCH VISTA 2, and that the same has been surveyed and staked on the ground as shown on this plat.



SURVEYOR'S NOTES/NARRATIVE

1. The purpose of this survey was to subdivide Parcel 12-021-0008 record under Entry No. 664356. The survey was requested by David Griffin and Kim Haws.
2. The basis of bearing is S 00°40'11" W from the West Quarter Corner of Section 18 to the Southwest Corner Section 18 as monumented this Cache County Surveyors Caps.
3. 5/8" rebar to be set at all property corners.

SUBDIVISION BOUNDARY DESCRIPTIONS

Part of the Southwest Quarter of Section 18, Township 12 North, Range 1 West, Salt Lake Baseline and Meridian described as follows:
Commencing at the West Quarter Corner of Section 18, Township 12 North, Range 1 West, Salt Lake Baseline and Meridian monumented with a Cache County Monument thence S00°40'11"W 1288.01 feet along the west line of the Southwest Quarter of Section 18; thence S89°35'27"E 1300.53 feet along the south line of West Bench Vista to the Southwest Corner of Lot 1 West Bench Vista and the POINT OF BEGINNING and running
thence N 13°00'14" E 748.30 feet to the centerline of 2500 North Street; thence along said centerline the next five courses:
1) thence S 37°55'29" E 201.03 feet;
2) thence 274.68 feet along a curve to the left with a radius of 200.00 feet, a central angle of 78°41'22" and a chord that bears S77°16'10"E 253.59 feet;
3) thence N 63°23'09" E 624.41 feet;
4) thence 300.11 feet along a curve to the right with a radius 200.00 feet, a central angle of 85°58'30" and a chord that bears S73°57'34"E 272.74 feet;
5) thence S 30°38'21" E 6.50 feet;
thence S 01°00'46" W 721.65 feet to the south line of West Bench Vista; thence N 89°35'27" W 1349.82 feet along said south line to the point of beginning, containing 19.41 acres.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DEPICTED AND DESCRIBED HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, THE WHOLE TO BE HEREINAFTER KNOWN AS THE "WEST BENCH VISTA 2".

ACKNOWLEDGEMENT

THE UNDERSIGNED, BEING THE OWNER(S) OF RECORD OF THE ABOVE-DESCRIBED PARCEL OF LAND DO HEREBY SPLIT SAID PARCEL OF LAND TO BE SUBDIVIDED.

STATE OF UTAH SS
COUNTY OF CACHE
ON THIS _____ DAY OF _____, 2016, _____

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF CACHE, IN SAID STATE OF UTAH, THE SIGNERS OF THE ATTACHED OWNERS' DEDICATION, IN NUMBERS, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC
STATE OF UTAH)
COUNTY OF CACHE)
On this the _____ day of _____, A.D., 2016, personally appeared before me, the undersigned notary public in and for said County of Cache in said State of Utah, and after being duly sworn, acknowledged to me that _____ of _____ corporation and that he/she signed it freely and voluntarily and in behalf of said corporation for the purpose therein mentioned.
Notary Public

COUNTY RECORDER

State of Utah, County of Cache, recorded and filed at the request of
Date _____ Time _____ Fee _____
Entry _____

Index
Filed In: File of plats _____ County Recorder

ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
allianceengr@westoffice.net

OWNERS
D&S DAIRY, INC.
P.O. Box 233
Newtown, Utah 84427
P.O. Box 233
Newtown, Utah 84427

DATE
MAY 13, 2016

PROJECT TITLE
WEST BENCH VISTA 2

Part of the Southwest Quarter of Section 18,
Township 12 North, Range 1 West
Salt Lake Baseline & Meridian
Cache County, Utah

DRAWING NO.
1
of 1

STAFF REPORT: MERIDIAN ACRES SUBDIVISION

Date: 6 October 2016

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: Kirt Lindley

Parcel ID#: 01-061-0005

Staff Determination: Approval with conditions

Type of Action: Administrative

Land Use Authority: County Council

LOCATION

Reviewed by: Jacob Adams - Planner I

Project Address:

6100 South 2400 West
Southwest of Hyrum, UT

Current Zoning:

Agricultural (A10)

Acres: 35.43

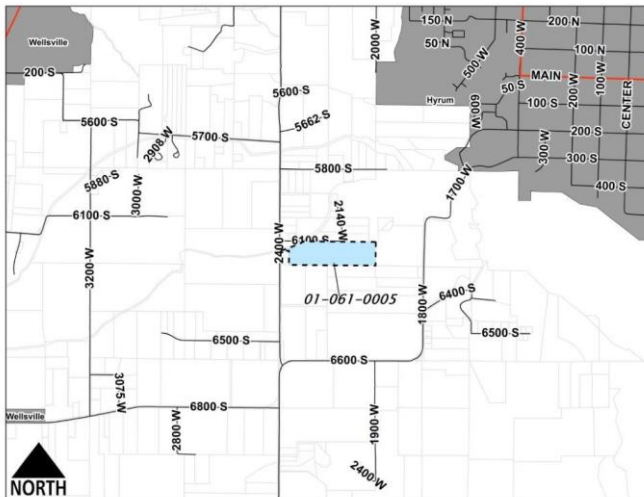
Surrounding Uses:

North – Agricultural/Residential

South – Agricultural/Residential

East – Agricultural/Residential

West – Agricultural/Residential



FINDINGS OF FACT (30)

Ordinance—17.02.060, 17.07.040, 17.10.030 [A], 17.10.040

1. As per §17.02.060, Establishment of Land Use Authority, the County Council is authorized to act as the Land Use Authority for this application.
2. Parcel 01-061-0005 is considered a legal parcel as a result of the BS Acres Subdivision recorded on 26 December 2001.
3. Under the Agricultural (A10) Zone, lots may be divided at a development density of one unit per ten acres. This results in a maximum development density potential of three developable lots on 35.43 acres.
4. An Agricultural Remainder parcel does not count as a “lot” for development density but must meet the minimum size requirements of Utah Code §52-2-5 and must have a deed restriction recorded stating that the remainder is not buildable except for agricultural structures.
5. The proposed subdivision would have three lots and one Agricultural Remainder.
6. Lots must have a minimum frontage of 90 feet.

Access—16.04.040 [A], 16.04.080 [E], Manual of Roadway Design and Construction Standards

7. Table 2.2 of the Cache County Manual of Roadway Design and Construction Standards sets the minimum requirements of any road serving four or more dwellings as 22 feet of paved width with one-foot-wide gravel shoulders on each side and a 66-foot-wide right-of-way.
8. Table A-8 sets the minimum structural requirements for paved roads at 2.5 inches of asphalt, 6 inches of road base, and 14 inches of pit run.
9. County road 2400 West consists of a 22-foot-wide paved width with 1-foot-wide gravel shoulders in 33-foot-wide right-of-way that covers the east side of the required 66-foot-wide right-of-way.
 - a. Access to private road 6100 South is from 2400 West, which serves multiple subdivisions and other dwellings.
 - b. The county provides summer and winter maintenance on 2400 West.
 - c. The structural base of 2400 West is unknown.
10. Private road 6100 South currently provides access to 9 platted lots in the East Meridian, Sterling Country Estates, and Wellsville View Estates Subdivisions, two of which currently have dwellings.
 - a. 6100 South was approved as a private road when the existing subdivisions were approved and platted in 2004 and 2010.
 - b. Access to the proposed lots and agricultural remainder would be from 6100 South.
 - c. 6100 South has an approximately 18-foot-wide chipsealed surface with one-foot gravel shoulders. The existing chipseal surface has substantially degraded.
 - d. 6100 South has a 50-foot-wide ingress/egress easement in favor of the applicant recorded on 9 January 2002. This easement is adjacent to the north border of the subject property.
 - e. 6100 South crosses the Wellsville Mendon Conservation District canal via culverts with a 28-foot-wide driving surface. No load limit has been identified for this crossing.
 - f. All lot owners are responsible for the construction, maintenance, and removal of snow on 6100 South. The county does not provide any road maintenance services on this road.
 - g. The existing structural road conditions, previous road maintenance, and detailed future maintenance plans are unknown at this time.
 - h. The County Road Manual does not contain standards for private roads serving more than three dwellings and classifies all such roads as public.

- i. Consideration and evaluation of a design exception to the Road Manual standards requires full justification and documentation explaining the reasoning as to why the roadway standards cannot be met, why an alternative design or construction method can meet the intent of the roadway standards, and including any other relevant information.
- 11. The county is not accepting new roadways unless doing so would improve the health and/or safety of existing subdivisions, homes, or businesses as per County Council Resolution 2015-20 (Exhibit A).

Water & Septic—16.040.0070, 16.04.080 [A] & [B]

- 12. The applicant has three domestic-use water rights currently in the review process.
- 13. Bear River Health Department has provided a septic system feasibility letter for all three lots.
- 14. If future development disturbs land area greater than 5,000 sf., a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan is required.

Service Provision—16.04.080 [C], [D], [F]

- 15. Residential refuse and recycling containers for all lots must be placed on 2400 West.
- 16. The Logan City Environmental Department has expressed concerns about the ability to operate their trucks on 6100 South due to inadequate turnaround space and possible winter maintenance issues on the steep portions of the road.
- 17. School bus service will be provided through a stop at 6116 South 2400 West.
- 18. 2400 West and 6100 South meet the requirements of the County Fire District.
- 19. Water supply for fire suppression would be provided by the Hyrum Fire Department.

Sensitive Areas—17.18.040, 17.18.060

- 20. The property is bordered to the northwest by the Wellsville Mendon Conservation District Canal.
- 21. The entire parcel has been designated as an agricultural protection area.
- 22. A note, as specified in the County Code, referencing the Agriculture Protection Area must be included on the subdivision plat. The County Code also requires that a certificate stating the same be recorded against the property
- 23. Initial county review has identified areas of Moderate Slopes on portions of the proposed agricultural remainder.
- 24. A geotechnical report conforming to §17.18.060 is required for development in areas with Moderate Slopes.

Public Notice and Comment—17.02.040

- 25. Public notice was posted online to the Utah Public Notice Website on 19 July 2016 and on 22 September 2016.
- 26. Notice was published in the Herald Journal on 24 July 2016 and on 25 September 2016.
- 27. Notices were posted in three public places on 19 July 2016 and on 22 September 2016.
- 28. Notices were mailed to all property owners within 300 feet of the subject property on 19 July 2016.
- 29. Hyrum City was noticed by e-mail as part of the development review process on 8 July 2016.
- 30. One item of public comment has been received with concerns about water and the loss of farmland and open space.

CONDITIONS (7)

These conditions are based on the Cache County Subdivision and Land Use Ordinances and on the findings of fact as noted herein.

1. The applicant must provide sufficient shoulder space on 2400 West for the residential refuse and recycle containers to sit four feet apart and be out of the travel lane.
2. An encroachment permit must be obtained for any work, including access drives, within the Cache County right-of-way.
3. If future development disturbs land area greater than 5,000 sf., a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan are required.
4. A specific plan for future maintenance as required by the County Road Department must be prepared and recorded against the properties at the time the subdivision plat is recorded.
5. Prior to recording the plat, 6100 South must be repaired and improved to meet the conditions of approval from the Sterling Country Estates and Wellsville View Estates Subdivisions. The applicant must obtain core samples to determine the current structure of the road.
6. Prior to recording the plat, a note, as specified in the County Code, referencing the Agriculture Protection Area must be included on the subdivision plat, and a certificate stating the same must be recorded against all buildable lots.
7. A deed restriction must be recorded at the time of plat recordation stating that the Agricultural Remainder parcel is non-buildable except for agricultural structures.

CONCLUSIONS (2)

Based on the findings of fact and conditions noted herein, the Meridian Acres Subdivision is hereby approved as follows:

1. It has been reviewed in conformance with, and meets the requirements of, the Cache County Subdivision and Land Use Ordinances.
2. A design exception for the private road 6100 South is hereby approved for the surfacing material type to reflect the previously improvement requirements because the private road would, if repaired, provide a level of service adequate for more than three homes.

RESOLUTION NO. 2015-20

CACHE COUNTY, UTAH

SERVICE PROVISION ON COUNTY ROADS

A RESOLUTION OUTLINING THE COUNTY COUNCIL'S POLICY REGARDING THE EXPANSION OR CONTINUATION OF SERVICES ON COUNTY ROADS

Whereas, Cache County has reviewed the impact of new development along unimproved roadways on the safety and welfare of citizens of Cache County, and;

Whereas, Cache County has determined that within the existing budget constraints funding is not sufficient for the existing network of roadways to be properly maintained and that additional road length is a net cost to the county even considering existing Class B allocations from the State and property tax rates, and;

Whereas, it is not in the best interest for the safety and/or welfare of existing or future residents of Cache County to diminish services on existing roadways to maintain new roads or to provide substandard service on new roadways, and;

Whereas, there are nearly 200 miles of existing paved road in Cache County that can accommodate development with little to no impact on the County's ability to serve said development.

NOW, THEREFORE, BE IT RESOLVED that the County Council of Cache County, Utah, in a regular meeting, lawful notice of which has been given, finds that it is in the best interests of the citizens of Cache County to hereby adopt the following resolution:

- 1) There shall be no further expansion of road services on substandard roads that do not already serve existing homes including:
 - a. No expansion of winter maintenance activities (snow plowing).
 - b. No gravel roads be paved or "Chip Sealed".
 - c. No acceptance of new roadways, gravel or paved.
- 2) The County Council may grant exceptions to this policy if proposed road improvements improve the health and/or safety of existing subdivisions, homes, or businesses.

APPROVED AND ADOPTED this 25th day of August, 2015.

CACHE COUNTY COUNCIL

Kathy Robison, Chair
Cache County Council



ATTEST:

Jill Zollinger
Cache County Clerk

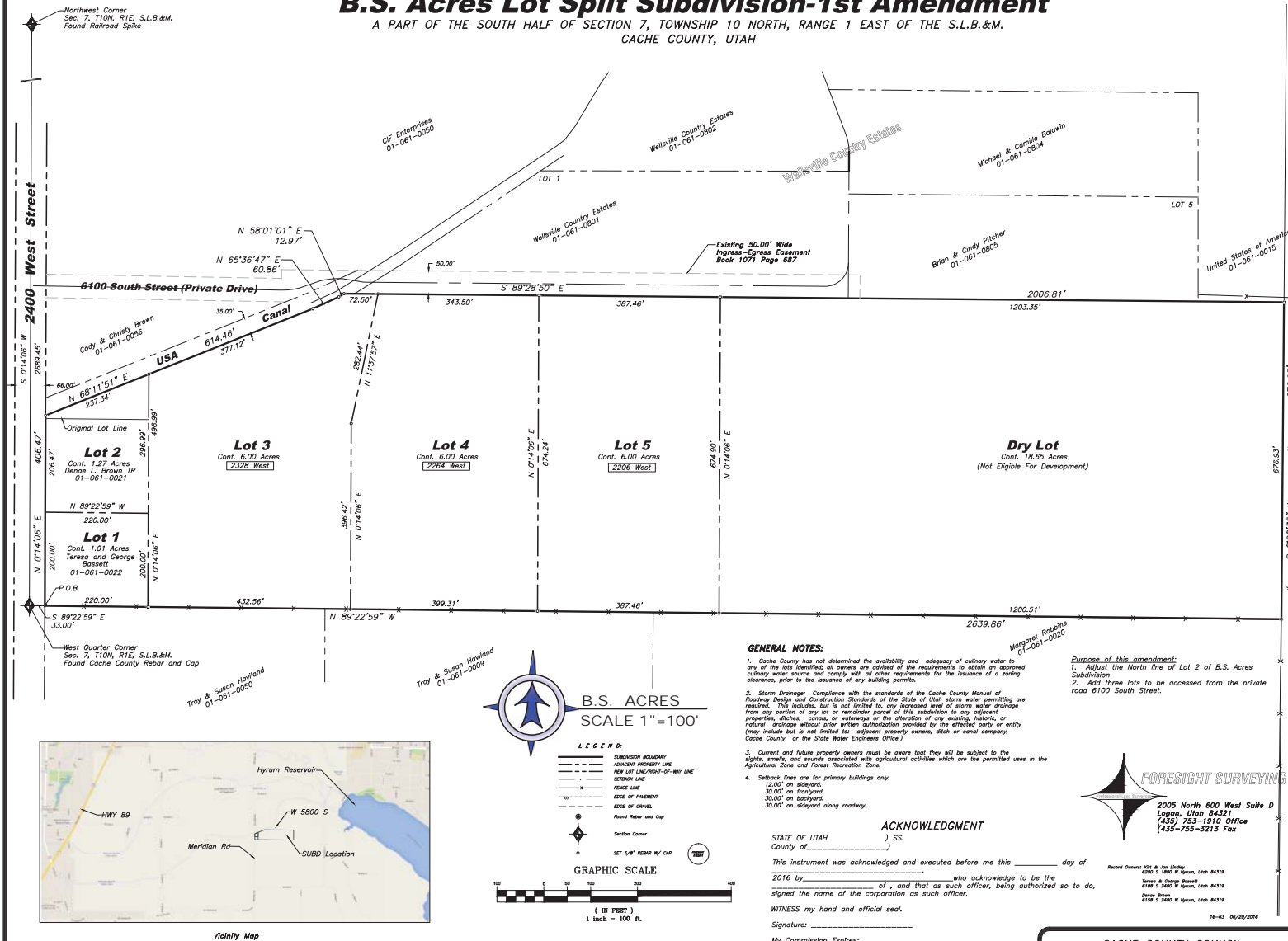
Disclaimer: This is provided for informational purposes only. The formatting of this resolution may vary from the official hard copy. In the case of any discrepancy between this resolution and the official hard copy, the official hard copy will prevail.

Preliminary plat. Name will be changed to "Meridian Acres Subdivision" and will only involve Lots 3, 4, 5, and the Dry Lot as currently shown on the plat. Lots 1 and 2 as shown here are not included.

Exhibit B

B.S. Acres Lot Split Subdivision-1st Amendment

A PART OF THE SOUTH HALF OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE S.L.B.&M.
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: B.S. ACRES LOT SPLIT SUBDIVISION-1ST AMENDMENT AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Subdivision Boundary

A PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 2400 SOUTH STREET LOCATED SOUTH 89°22'59" EAST, A DISTANCE OF 33.00 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 7, RUNNING THENCE NORTH 00°14'06" EAST, A DISTANCE OF 406.47 FEET ALONG THE SAID EAST RIGHT-OF-WAY LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE USA CANAL, THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 68°11'51" EAST, A DISTANCE OF 614.46 FEET; (2) NORTH 65°36'47" EAST, A DISTANCE OF 60.86 FEET; (3) NORTH 58°01'01" EAST, A DISTANCE OF 12.97 FEET TO THE SOUTH LINE OF WELLSVILLE COUNTRY ESTATES, THENCE SOUTH 89°28'50" EAST, A DISTANCE OF 2006.81 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF THE SAID NORTHWEST QUARTER OF SECTION 7, THENCE SOUTH 00°28'35" WEST, A DISTANCE OF 676.93 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF THE SAID NORTHWEST QUARTER, THENCE NORTH 89°22'59" WEST, A DISTANCE OF 2639.86 FEET ALONG THE SAID SOUTH LINE TO THE POINT OF BEGINNING, CONTAINING 38.931 ACRES AND 5 LOTS.



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 "B.S. ACRES LOT SPLIT SUBDIVISION-1ST AMENDMENT".

Date	Signature
	Jeff C. Nielsen
	Jan B. Lindley
	Teresa Bassett
	George Cahin Bassett
	Dennis L. Brown

ACKNOWLEDGMENT

STATE OF UTAH)
County of)
This instrument was acknowledged and executed before me this _____ day of _____, 2016 by _____, who acknowledge to be the _____ of _____, and that as such officer, being authorized so to do, signed the name of the corporation as such officer.

WITNESS my hand and official seal.
Signature: _____
My Commission Expires: _____

TRUSTEE ACKNOWLEDGMENT

State of UTAH)
County of CACHE)
on this _____ day of _____, 2016, I, _____, the undersigned notary public in and for said county of Cache, in the state of Utah, do hereby certify that on the basis of satisfactory evidence to be the person(s) who executed the within instrument as Trustee(s) of the "B.S. Acres Lot Split Subdivision-1st Amendment", the signature of the within instrument, who duly acknowledged to me she executed the same pursuant to and in accordance with the power vested in her by the terms of said trust agreement.

NOTARY PUBLIC

COUNTY RECORDER

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

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 _____, 2016. DATED THIS 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 _____, 2016.

BY: _____ TITLE: _____

CACHE COUNTY COUNCIL

THIS PLAT WAS APPROVED AND ACCEPTED BY THE CACHE COUNTY COUNCIL ON _____, 2016.
DATED THIS DAY OF _____, 2016.
BY: _____ CHAIRMAN
ATTESTED TO: _____
CACHE COUNTY CLERK



STAFF REPORT: LITTLE BEAR FIELD SUBDIVISION

Date: 6 October 2016

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: Kyler Archibald

Parcel ID#: 11-084-0009

Staff Determination: Approval with Conditions

11-084-0024

Type of Action: Administrative

Land Use Authority: County Council

LOCATION

Reviewed by Chris Harrild

Project Address:

4341 South 3600 West
Northeast of Wellsville, UT

Current Zoning:

Agricultural (A10)

Acres: 6.19

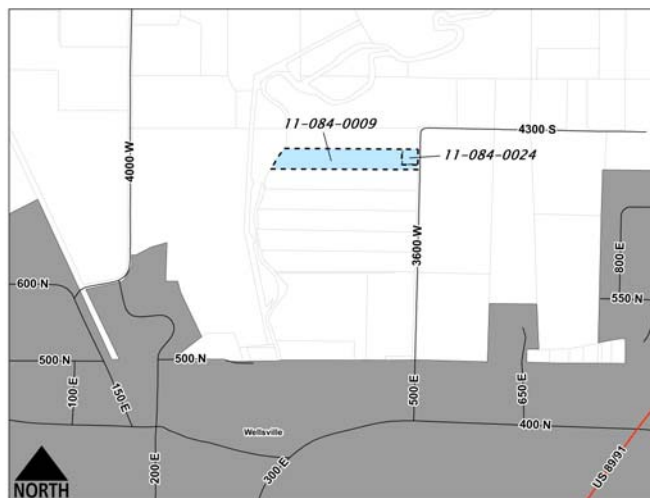
Surrounding Uses:

North – Agricultural

South – Agricultural

East – Agricultural

West – Little Bear River/Ag./Residential



FINDINGS OF FACT (33)

Summary

1. The Little Bear Field Subdivision is a request for a Single Lot Subdivision with an agricultural remainder.

Ordinance—§12.02.010; §16.02.080, §17.02.060, §17.07.040, §17.10.040

2. As per §17.02.060, Establishment of Land Use Authority, the Director of Development Services or designee is authorized to act as the Land Use Authority for single lot subdivisions.
See conclusion #1.
3. The parent parcel 11-084-0009 was a legal lot, identified as a 1970 parcel as per the “Policy for Determination of Parcel Legality” dated 29 August 2013.

4. The division of parcel 11-084-0024 from 11-084-0009 in 2015 without Land Use Authority approval restricts both parcels from non-agricultural development. If approved and recorded, this subdivision would remove the existing restriction from these parcels.
5. The proposed subdivision consists of a single 0.50 acre lot with a 5.405 acre agricultural remainder.
6. The proposed subdivision qualifies as a Single Lot Subdivision and is not required to meet the minimum density in the Agricultural (A10) Zone of one unit per ten acres if created from an existing legal lot.
7. For parcels identified as agricultural remainders, a deed restriction stating that the remainder is non-buildable except for agricultural structures is required to be recorded against said parcel. ***See condition #2.***
8. §12.02.010 adopts the Manual of Roadway Design and Construction Standards (Road Manual) for roadway improvement requirements.

Access—§16.04.040 [A], §16.04.080 [E], Road Manual, Resolution 2015-20

9. The Cache County Manual of Roadway Design and Construction Standards (Road Manual) specifies the following:
 - a. Rural Road: Roads with up to 30 Average Daily Trips (ADT). This includes roadways that have the capacity for moderate to low speeds and low volumes. This category provides access to farms, other agricultural uses, and dispersed rural residences and may not provide access to proposed commercial or industrial development.
 - b. Rural roads must meet the minimum standards of a 66' wide right-of-way, two 10' wide gravel travel lanes with 2' wide gravel shoulders for a total width of 24'.
 - c. 2.4-A-1-c: Development on inadequate roadways is not allowed, and any substandard sections of roadway access must be improved to meet the minimum standards specified in the Road Manual.
 - d. 2.4-A-3-b:
 - i. The proponent must improve the travel lanes of the roadways providing access to the development to the minimum standards identified in Table 2.2 – Roadway Typical Sections.
 - ii. At a minimum, improvement of the shoulder and clear zone is required for the immediate frontage of the developing parcel. Based on traffic volume and site/safety considerations, the County may require that shoulder and clear zone improvements are completed on both sides of the affected roadway.
 - e. The minimum structural composition for gravel roads requires 14" depth of granular borrow and 6" depth of road base.

See conditions #2 and #3.
10. The proposed Lot 1 and Agricultural Remainder would gain access from county road 3600 West:
 - a. 3600 West currently provides access to one dwelling and numerous agricultural parcels.
 - b. 3600 West consists of an average 14' wide gravel width and a 33' wide right-of-way.
 - c. 3600 West is bordered by telephone poles on the west and by irrigation canals on the east and west, and these structures are located in such a way that the widening of 3600 West would impact these structures.
 - d. At this location the county does not provide adequate winter maintenance on 3600 West for a single family dwelling, and Council extension of maintenance services for ~1,000 feet on 3600 West would be required.
 - e. The proponent has not requested extension of county maintenance to the proposed lot.

See conditions #3 and #4.

11. The county is not expanding winter maintenance activities, paving existing gravel roads, or accepting new gravel or paved roads unless doing so would improve the health and/or safety of existing subdivisions, homes, or businesses at the discretion of the County Council as per County Council Resolution 2015-20. *See conditions #3 and #4.*
12. Consideration and evaluation of a design exception to the Road Manual standards requires full justification and documentation explaining the reasoning as to why the roadway standards cannot be met, why an alternative design or construction method can meet the intent of the roadway standards, and including any other relevant information.

Water & Septic—§16.040.0070, §16.04.080 [A] & [B]

13. The applicant has one approved, domestic-use water right in place.
14. Bear River Health Department has determined that septic systems are feasible for Lot 1.
15. If future development disturbs land area greater than 5,000 sf., a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan are required. *See condition #5.*

Service Provision—§16.04.080 [C], [D], [F]

16. Logan City Environmental has identified that residential refuse and recycling containers for the proposed lots must be placed on the corner of 400 North 500 East (3600 West) in Wellsville.
17. School bus service would be provided through a stop at 4700 South 3600 West.
18. The County Fire District requires a minimum 20' wide all weather surface for emergency access.
19. Water supply for fire suppression would be provided by the Wellsville Fire Department.

Sensitive Areas—§17.17, §17.18.040, §17.18.060

20. Portions of the proposed Agricultural Remainder are within the FEMA floodplain for the Little Bear River.
21. A floodplain permit is required for any development within the FEMA floodplain, and an elevation certificate showing 1' of freeboard is required for any development within 100' of the floodplain.
22. Portions of the proposed Agricultural Remainder contain areas identified as wetlands in the U.S. Fish and Wildlife Service.
23. Full wetland delineation may be required for development on or near identified wetland areas.
24. The entire proposed subdivision is within a Moderate to High liquefaction risk area.
25. A geotechnical report conforming to §17.18.060 is required for development in areas of Moderate to High liquefaction risk. *See condition #6.*
26. The proposed subdivision is within 300 feet of an Agriculture Protection Area as defined by State of Utah Code.
27. A note, as specified in the County Code, referencing the Agriculture Protection Area must be included on the subdivision plat. The County Code also requires that a certificate stating the same be recorded against the property. *See condition #7.*

Public Notice and Comment—§17.02.040

28. Public notice was posted online to the Utah Public Notice Website on 22 September 2016.
29. Notice was published in the Herald Journal on 25 September 2016.
30. Notices were posted in three public places on 22 September 2016.
31. Notices were mailed to all property owners within 300 feet of the subject property on 22 September 2016.
32. Wellsville City was noticed by e-mail as part of the development review process on 12 September 2016.
33. At this time, no written public comment regarding this proposal has been received by the Development Services Office.

CONDITIONS (7)

These conditions are based on the Cache County Subdivision and Land Use Ordinances, Road Manual, and on the findings of fact (F) as noted herein.

1. Prior to recording the final plat, a deed restriction stating that “the remainder is non-buildable except for agricultural structures” must be recorded against the parcel identified as an Agricultural Remainder. *See F-7.*
2. Prior to recording the final plat, the applicant must reaffirm their 33-foot portion of Cache County’s 66-foot wide right-of-way for all county roads along the proposed subdivision boundary. *See F-9.*
3. Prior to recording the final plat, the proponent must improve their portion of 3600 West to meet the minimum county requirements for a Rural Road. The design of all roads providing access to the development must be reviewed and approved by the Cache County Engineer for compliance with applicable codes. A full set of engineered design and construction plans must be submitted and must address issues of grade, drainage, and base preparation and construction. Fees for any engineering plan and construction review must be borne by the proponent. *See F-9, 10.*
4. Prior to recording the plat, the proponent must submit a request for extension of county maintenance to the proposed lot in order to obtain an exception to County Council Resolution 2015-20, and thereby extend maintenance services on 3600 West. *See F-10, 11.*
5. If future development disturbs land area greater than 5,000 sf., a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan are required. *See F-15.*
6. Prior to recording the final plat, a geotechnical report addressing liquefaction and conforming to County Land Use Ordinance §17.18.060 must be submitted to the Development Services Office. *See F-24, 25.*
7. Prior to recording the plat, a note, as specified in the County Code, referencing the Agriculture Protection Area must be included on the subdivision plat, and a certificate stating the same must be recorded against the property. *See F-27.*

CONCLUSIONS (2)

Based on the findings of fact and conditions noted herein, the Little Bear Field Subdivision is hereby approved as follows:

1. The Director of Development Services hereby designates the County Council as the Land Use Authority for the Little Bear Field Subdivision application. *See F-2.*
2. It has been reviewed in conformance with, and meets the requirements of, the Cache County Subdivision and Land Use Ordinances.



Little Bear Field Subdivision

Wellsville, Cache County, Utah
A Part of the North Half of Section 35,
Township 11 North, Range 1 West, Salt Lake Base & Meridian

SURVEYOR'S CERTIFICATE

I, Clinton G. Hansen, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 7881387, 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 hereafter to be known as Little Bear Field Subdivision and the same had been correctly surveyed and all streets are the dimensions shown.

SUBDIVISION BOUNDARY

A Part of the North Half of Section 35, Township 11 North, Range 1 West of the Salt Lake Base and Meridian

Beginning at a Point Located 1777.71 Feet North 00°09'56" East (1794.54 Feet North By Record) and 171.73 Feet South 89°33'30" East (193.38 Feet East By Record) from the Southeast Corner of the Northwest Quarter of said Section and Running Thence North 89°33'30" West 1354.97 Feet (West 1226.28 Feet By Record) to the Center Line of the Little Bear River; Thence Along said Center Line the Following Two (2) Courses: (1) North 12°32'13" East 138.80 Feet; (2) North 35°01'08" East 87.60 Feet; Thence South 89°35'25" East 1320.80 Feet (East 1251.36 Feet By Record); Thence South 01°25'37" West 192.23 Feet (South 193.38 Feet By Record) to the Point of Beginning, Containing 6.000 Acres.



Clinton G. Hansen
P.L.S. No. 7881387

OWNER'S DEDICATION

Know all men by these presents that we the undersigned owners of the tract of land depicted and described herein, having caused the same to be subdivided into lots and streets (as pertaining), the whole to be hereinafter known as the "Little Bear Field Subdivision". Further we dedicate and/or quit claim as appropriate the portion of property of [11-084-0009] that lies within 55 feet of the center line of the existing right-of-way, and 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.

Kirt Archibald Date Kim Archibald Date Kyler Archibald Date

ACKNOWLEDGMENT

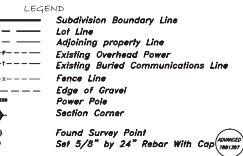
State of Utah
County of _____
On this _____ day of _____, 2016, Kirt and Kim Archibald, Husband and Wife as Joint Tenants, Personally Appeared before me, the Signers of the Attached Owners Dedication, two in Numbers, who duly Acknowledged to me they Signed it Freely and Voluntarily and for the Purpose Therein Mentioned.

Notary Public

ACKNOWLEDGMENT

State of Utah
County of _____
On this _____ day of _____, 20____, Kyler Archibald Personally Appeared before me, the Undersigned Notary Public in and for said County and State, the Signer of the Attached Owners Dedication, who duly Acknowledged to me he Signed it Freely and Voluntarily and for the Purpose Therein Mentioned.

Notary Public



RECORD OWNER'S

Kirt Archibald
Kim Archibald
Kyler Archibald
PO Box 150
Wellsville, Utah 84339
(435) 757-5884

West Quarter Corner of Section 35, T11N, R1W, S18E4 Found 5/8" Rebar

NARRATIVE

The Purpose of this Survey was to create a buildable Lot along 3600 West as shown and Described Hereon. This Survey was Ordered by Kyler Archibald. The Control used to Establish the Property Corners was the existing survey monumentation within Section 35, Township 11 North, Range 1 West, Salt Lake Base and Meridian. The Parcels on the West side of 3600 West were proportioned to distribute the shortage both along the frontage and the back as shown hereon. The basis of bearings is a line from the East Quarter Corner of said Section to the West Quarter Corner of said Section which bears South 89°50'04" East, Utah North, State Plane NAD83(2011) Calculated Bearing.

COUNTY ATTORNEY APPROVAL

I certify that I have examined this plat and approve this plat as to form as required by State law and County ordinance.

BEAR RIVER HEALTH DEPARTMENT APPROVAL

This subdivision described in this plat has been approved by the Bear River Health Department on the _____ day of _____, A.D., 20____.

By: _____ Title: _____ Director

COUNTY PLANNING COMMISSION

This plat recommended for approval by the Cache County Planning Commission this _____ day of _____, A.D., 20____.

Chairman

COUNTY COUNCIL APPROVAL

Approved & Accepted by the Cache County Council, this _____ day of _____, A.D., 20____.

Chairman

County Clerk

Attest:



Cache County Attorney Date Deputy County Surveyor Date

Chairman Date County Clerk

GENERAL NOTES:

- A. Culinary Water Note:** Culinary Water: Cache County has not determined the availability or 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 a building permit.
- B. Storm Water Drainage Note:** Storm Water Drainage: Compliance with the standards of the Cache County Manual of Roadway Design and Construction Standards and 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, historic, or natural drainage without prior written authorization provided by the affected party or entity (may include but is not limited to: adjacent property owner(s), ditch or canal company, Cache County, or the State Water Engineer's Office.)
- C. Agricultural Note:** Agricultural Uses: Current and future property owners must be aware that they will be subject to the sights, sounds, and smells associated with agricultural activities which are permitted uses in the Agricultural Zone and Forest Recreation Zone.
- D. The entirety of the subdivision is located with an area with moderate to high liquefaction potential**
- E. Wetland areas may be present on the agricultural remainder. Additional development of this property may require a full wetland delineation.**
- F. Agriculture Protection Area:** This property is located in the vicinity of an established agriculture protection area in which normal agricultural uses and activities have been afforded the highest priority use status. It can be anticipated that such agricultural uses and activities may now or in the future be conducted on property included in the agriculture protection area. The use and enjoyment of this property is expressly conditioned on the acceptance of any circumstances related to land use which may result from such normal agricultural uses and activities.

COUNTY RECORDER

State of Utah
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

INSTITUTIONAL, PUBLIC, AND UTILITY USES:

6100 PUBLIC/INSTITUTIONAL FACILITY: Includes the following specific uses:

6110 CEMETERY: A location used for interment of human or animal remains, including a burial park for earth interments, a mausoleum for vault or crypt interments, a columbarium for cinerary interments, or a combination thereof, and meeting all applicable local, state, and federal requirements and regulations.

Deleted: A place designated for the burial or keeping of the remains of the dead, whether human or animal, including crematories and mausoleums,

6120 CREMATORIUM: A location containing a cremation chamber or retort intended for use in the act of cremation of human or animal remains, and that meets all applicable local, state, and federal requirements and regulations.

6130 PUBLIC USES: A use operated exclusively by a public entity over which the county has no jurisdiction in compliance with §17-27a-304, Utah Code Annotated, 1953, as amended.

Deleted: 2

6140 RELIGIOUS MEETING HOUSE: A building wherein persons regularly assemble for religious worship and which is maintained and controlled by a religious body organized to sustain public worship, together with all accessory buildings and uses customarily associated with such primary purpose. Includes synagogue, temple, mosque, or other such place for worship and religious activities.

Deleted: 3

6150 CORRECTIONAL FACILITY: Facilities for the judicially required detention or incarceration of people, where inmates and detainees are under 24-hour supervision by professionals, except when on approved leave. If the use otherwise complies with this definition, a correctional facility may include, by way of illustration, a prison, jail, or probation center.

Deleted: 4

6160 RESERVED

Deleted: 5

6170 EDUCATIONAL FACILITY: Any building or part thereof which is designed, constructed, or used for education or instruction by a public or private organization in any branch of knowledge, but excluding preschool centers. Includes the following uses:

Deleted: 6

1. Boarding School: As licensed by the State of Utah and defined within Utah Code Annotated, 1953, as amended, §62A-2-101.
2. Therapeutic School: As licensed by the State of Utah and defined within Utah Code Annotated, 1953, as amended, §62A-2-101.

6100	Public/Institutional Uses										
6110	Cemetery	N	N	C	N	N	N	N	N	-	
6120	Crematorium	N	N	C	N	N	N	C	-	-	Deleted: 2
6130	Public Uses	P	P	P	P	P	P	P	N	-	Deleted: 3
6140	Religious Meeting House	C	C	C	N	C	C	N	N	-	Deleted: 4
6150	Correctional Facility	N	N	N	N	N	N	N	N	-	Deleted: 5
6160	Reserved										Deleted: 6
6170	Educational Facility	N	N	N	N	N	C	N	N	-	



BUILDING | COUNTYWIDE PLANNING | ENGINEERING | GIS | PLANNING & ZONING

6 October 2016

Agent: Angela Yunker

Parcel ID#: 09-076-0003

Staff Determination: Approval with conditions

Type of Action: Administrative

Land Use Authority: Cache County Planning Commission

Reviewed by Jacob Adams - Planner 1

Project Address:

420 East 9800 North
Richmond, UT 84333

Current Zoning:

Industrial (I)

Acres: 9.13

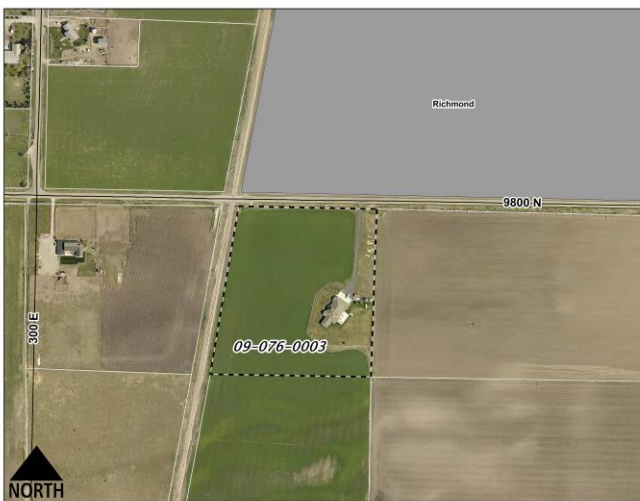
Surrounding Uses:

North – Agricultural/Residential

South – Agricultural

East – Agricultural/Industrial/Residential

West – Agricultural/Residential



SUMMARY

This is a request for a conditional use permit (CUP) to allow a light manufacturing business for the assembling of bungee trampolines and the manufacturing of trampoline harnesses and other related soft goods. A large structure would be built for this business. It is the applicant's stated intent to apply for an amendment to the permit in the future to allow a pet crematorium in the building as well if the ordinance is amended to allow crematoriums in the Industrial (I) Zone. If the ordinance is amended, a future amendment to this CUP will require a separate application and review by the county Land Use Authority.

Letter of Intent Summary—See Exhibit A

1. The letter of intent for the Rebound Unlimited conditional use permit (CUP) reflects the following:
 - a. Property: The business would be operated out of a new structure to be built on a 9.13-acre parcel that currently contains an existing dwelling (see findings 1c and 9) and that was recently rezoned to the Industrial (I) Zone.
 - b. Employees: The applicant is requesting two part time employees who would travel to the site daily.
 - c. Existing Structure: The parcel currently contains a single family dwelling, which would continue to be used by the applicant as a Caretaker Residence.
 - d. New Structure: The request includes an 8100-square-foot building to house the manufacturing operation. This building would be 180 feet long, 45 feet wide, and 14 feet tall. The building would include space for a future crematorium; a change in the ordinance and an amendment to the permit are required before the crematorium would be permitted.
 - e. Equipment: The business would use a forklift to move material and industrial-strength sewing machines for the soft goods.
 - f. Days/Hours of Operation: The request indicates the business would be operated Monday through Friday, 8:00 AM to 3:00 PM.

Compliance with Law—17.02.060, 17.07.030, 17.07.040 17.09.030, 17.06.050-B, UCA 17-27a-506-2-a

2. The County Land Use Ordinance stipulates that:
 - a. The proposed conditional use must comply with the regulations and conditions specified in the County Code and other applicable agency standards for such use.
 - b. The proposed conditional use must be consistent with the intent, function, and policies of the Cache County General Plan, Ordinance(s), and land use, and/or compatible with existing uses in the immediate vicinity.
3. §17.02.060, Establishment of Land Use Authority, authorizes the Planning Commission to act as a Land Use Authority for a CUP.
4. Parcel 09-076-0003 has been determined to be a legal parcel as the result of a conditional use permit recorded on 20 September 1994 for the division of property as per the “Policy for Determination of Parcel Legality” dated 29 August 2013.
5. §17.07.030, Use Related Definitions defines this use as “2100 General Manufacturing.”
6. §17.07.040, Definitions, defines a Caretaker’s Residence as “A single family dwelling unit accessory to a commercial or industrial use for occupancy by the person who oversees the nonresidential operation, and his or her family.” ***See condition 4.***
7. §17.09.030, Schedule of Uses by Zoning District, permits this use as a CUP in the Industrial (I) Zone only if reviewed and approved in accordance with the conditional use review procedures of §17.06 Uses. ***See condition #2.***
8. §17.06.050-B, Conditional Uses, directs the Land Use Authority to review CUP requests based on the standards and criteria that include and are defined therein: health, safety, and welfare; compliance with law; adequate service provision; impacts and mitigation.
9. Utah Code Annotated §17-27a-506, Conditional uses, item 2-a specifies that “A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.”

Health, Safety, and Welfare—17.06.050-B-2-a

10. The County Land Use Ordinance stipulates that:

- a.** Proposed CUP's must not be detrimental to the public health, safety and welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity. A conditional use shall be considered detrimental if:
 - i.** It causes unreasonable risks to the safety of persons or property because of vehicular traffic or parking, or other similar risks, and/or;
 - ii.** It unreasonably interferes with the lawful use of surrounding property.

11. All activities as identified within the Rebound Unlimited CUP request occur on parcel 09-076-0003.

Adequate Service Provision—17.06.050, 17.07.040, 17.22, Manual of Roadway Design and Construction Standards, Site visit

12. The County Land Use Ordinance stipulates that:

- a.** The proposed conditional use must not result in a situation that creates a need for essential services that cannot be reasonably met by local service providers, including but not limited to: Roads and year round access for emergency vehicles and residents, fire protection, law enforcement protection, schools and school busing, potable water, septic/sewer, storm water drainage, and garbage removal.

13. Access: The property gains access from county road 9800 North.

- a.** The County Road Manual requires all industrial development to gain access from a roadway that that qualifies, at a minimum, as a Local Road.
 - i.** Local Road: Roads with more than 30 Average Daily Trips (ADT). This includes roadways that have the capacity for moderate to low speeds and moderate volumes. This category provides a balance between through traffic movements and direct access. These facilities move both regional and local rural traffic with emphasis on local movements, and may provide access to proposed commercial or industrial development.
 - ii.** Local roads must meet the minimum standards of two 10' wide paved travel lanes with 2' wide shoulders, which consist of 1' paved width and 1' gravel width, for a total paved width of 22' and a total overall width of 24'.
 - iii.** The minimum structural composition for paved roads requires 14" depth of granular borrow, 6" depth of road base, and 2.5" of bituminous surface course (asphalt) for the paved portion.
- b.** Consideration and evaluation of a design exception to the Road Manual standards requires full justification and documentation explaining the reasoning as to why the roadway standards cannot be met, why an alternative design or construction method can meet the intent of the roadway standards, and including any other relevant information. ***See conclusion #2.***
- c.** 9800 North is a local road with a 20-foot-wide paved surface and 4-foot-wide gravel shoulders, which does not meet the requirement for a 22-foot-wide paved width. ***See conclusion #2.***
- d.** The county performs summer and winter maintenance on 9800 North.
- e.** The private driveway providing access from 9800 North to the Rebound Unlimited parking area must meet any applicable requirements of the County Fire District.
- f.** The proposed business would involve two part-time employees coming to the location and a daily parcel delivery truck for deliveries, for an approximate increase of 6-10 ADT. ***See conclusion #2.***

- g. Customers may be coming to the location to pick up their product fewer than ten times a year. *See conclusion #2.*
- h. Finished products would be delivered from the location by a rented box truck about 10 times a year. *See conclusion #2.*

14. Parking:

- a. All uses that fall under Use Index 2000, including “2100 General Manufacturing,” require a minimum of one parking space per 1000 square feet (with all fractions being rounded up) or a Parking Analysis conforming to §17.07.040.
- b. Based on a building size of 8100 square feet, 9 parking spaces are required under the base parking requirements.

15. Refuse:

- a. The applicant has stated there would only be a minimal increase in waste and that it can all be handled through the existing refuse collection service.
- b. Logan City Environmental Department has stated that additional waste collection carts are available if requested.

16. Fire: The access road meets the fire code.

- a. The proposed structure will be reviewed by the Cache County Fire District when a building permit is submitted. It is likely that the structure will require a water holding tank on the property for fire suppression. *See condition #1.*

17. Water: The applicant has one approved, domestic-use water right for the existing dwelling. No additional water rights are needed for the proposed use.

18. Septic: A new septic system would be installed for the proposed building. The applicant has provided a copy of a septic permit from Bear River Health Department.

19. Storm Water: A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan are required for a disturbance of land area greater than 5,000 sf. *See condition #3.*

Impacts and Mitigation—17.18.040, 17.18.060

20. The County Land Use Ordinance stipulates that:

- a. Reasonably anticipated detrimental effects of the proposed conditional use must be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards.
- b. Examples of potential negative impacts include but are not limited to odor, vibration, light, dust, smoke, noise, impacts on sensitive areas as defined by the Code, and/or disruption of agricultural practices.

21. Noise: The proposed use would only be in operation from 8:00 AM to 3:00 PM. It is not anticipated that the manufacturing processes proposed would create excessive amounts of noise.

22. Traffic: The proposed use would have two part time employees and a daily parcel delivery truck. Customers would be coming to the home fewer than ten times a year, and deliveries by box truck from the location would occur about ten times a year.

23. Signage: The applicant has stated there would be no signage associated with the proposed business or structure.

24. Sensitive Areas: There are no sensitive areas as defined by the County Land Use Ordinance within the proposed CUP boundary.

Public Notice and Comment—17.02.040

25. Public notice was posted online to the Utah Public Notice Website on 22 September 2016.

26. Notice was published in the Herald Journal on 25 September 2016.

27. Notices were posted in three public places on 22 September 2016.

28. Notices were mailed to all property owners within 300 feet of the subject property on 22 September 2016.
29. At the time the property was rezoned to the Industrial (I) Zone, Richmond City provided a letter dated 21 April 2016 that they are not considering annexation of this property at this time. The city council and mayor also expressed that they had no concern with the industrial zone at that location.
30. At this time, no written public comment regarding this proposal has been received by the Development Services Office.

CONDITIONS (5)

These conditions are based on the Cache County Land Use Ordinance and on the findings of fact as noted herein:

1. The applicant must meet all requirements of the Cache County Fire District for the proposed structure and business, including any requirements for on-site water storage for fire suppression. *See F-16-a.*
2. Any expansion or modification of the proposed use must obtain the approval of the Land Use Authority. *See F-7.*
3. A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan are required for a disturbance of land area greater than 5,000 sf. *See F-19.*
4. The single family dwelling on the property may only be occupied by the person who oversees the nonresidential operation(s) and his or her family, and the number of dwelling units must not be expanded. *See F-6.*
5. Prior to recordation, either a parking plan identifying nine parking spaces or a Parking Analysis as defined by the Cache County Land Use Ordinance must be submitted to the Development Services Office for the review and approval of the Director. *See F-14.*

CONCLUSIONS (2)

Based on the findings of fact and conditions noted herein, the Rebound Unlimited CUP is hereby approved as follows:

1. It has been reviewed in conformance with, and meets the requirements of, the Cache County and Land Use Ordinance.
2. County road 9800 North does not meet the minimum county standards for paved width. *See F-13.* A design exception is hereby granted for the paved width of this county roadway due to the following:
 - a. 9800 North meets the requirements for road classification and overall road width. *See F-13-a-i and F-13-a-ii.*
 - b. The anticipated number of trips per day creates a minimal impact of approximately 6-10 ADT. *See F-13-f.* Very few customers would be coming to the site and very few deliveries would be occurring from the site. *See F-13-g and F-15-h.*
 - c. The addition of a 2-foot-wide strip of pavement is not practical and may create future maintenance and structural issues on the roadway.

Rebound Unlimited, Inc.

150 West 700 South • Smithfield, Utah 84335 U.S.A.
(435) 563-1650 • FAX (435) 563-0166 • www.bungeesport.com

To whom it may concern;

9/8/16

The proposed use for the property is to assemble bungee trampolines and manufacture bungee trampoline harnesses and other soft goods.

There will be two part time employees working Monday thru Friday from 8am to 3pm. The traffic will consist of these same two part time employees and a daily fed ex truck picking packages up.

There will be no signage as it is not needed.

The only equipment involved will be a forklift to move things around.

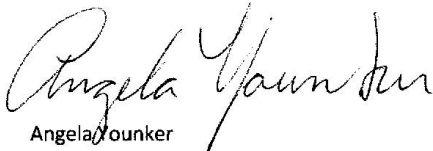
A regular garbage can will be sufficient as it is just scrap fabric from the soft goods that would be garbage. There will be no additional waste.

Thank you for your time and consideration in this matter.

Sincerely



William Rocco Mackin


Angela Younger

Angie,

I'm working on our staff report for your conditional use permit application and I have a few questions. Could you please respond to this e-mail with more information on these items?

- What are the dimensions of your proposed building—height, length, width, and overall square footage?

14 foot roof that slops. 180 feet long and 45 feet wide. 8000 square feet.

- Will there be any customers coming to the location to pick up their product.
Very few. Less than 10 a year.

Very few. Less than 10 a year.

- How are finished products shipped from the facility? Is this by normal parcel services (FedEx, etc) as well? Will there ever be any larger trucks coming to the business?

Federal Express. We ship about 10 of the complete rides a year. We have our own truck driver for this. He rents a Penske truck to take our rides.

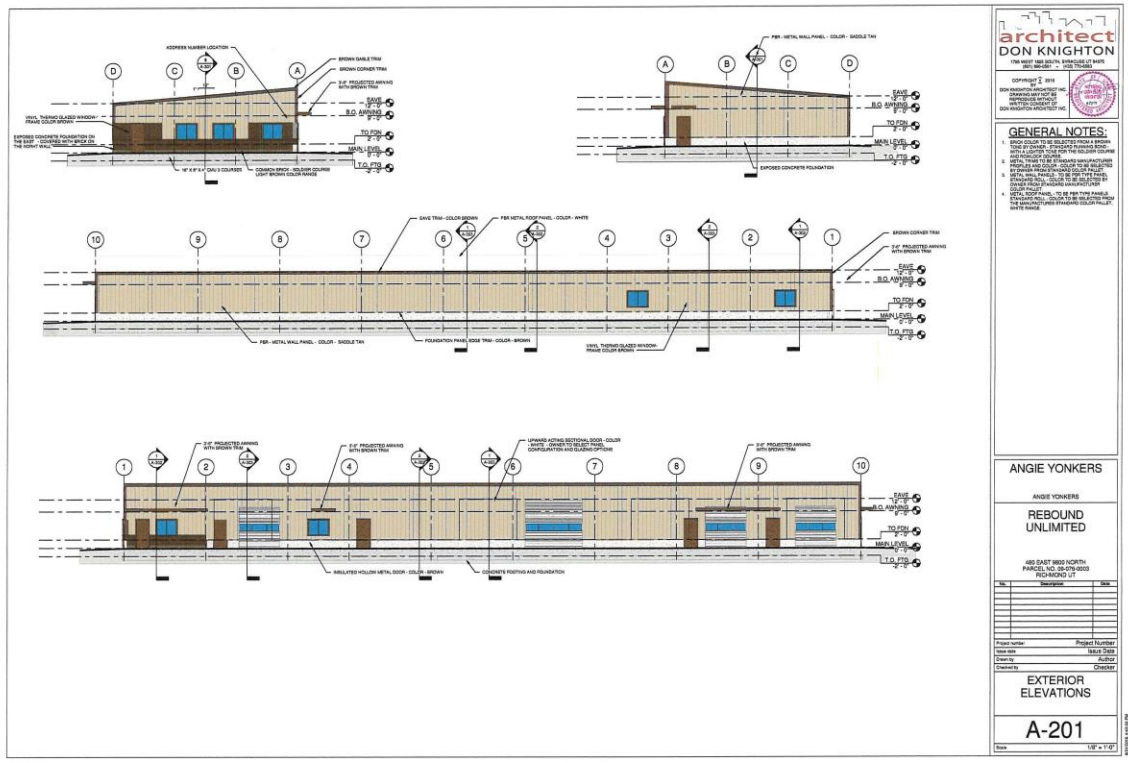
- What sort of tools will you be using for the manufacturing process? Your letter of intent only stated a forklift, but I'm assuming there are more tools and equipment used?

Industrial sewing machines for the soft goods.

- Your letter of intent stated the part time employees will be working from 8:00 to 3:00, Monday through Friday. Are these the hours of operation you would like to be associated with the permit, or are there other times as well?

No. We are 8:00 to 3:00 Monday - Friday.

Thanks for addressing these. This will help us prepare an accurate and comprehensive staff report for the Planning Commission.





STAFF REPORT: CRAZY CASCADE BLUETICKS CUP

06 October 2016

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: Steven Phipps

Parcel ID#: 09-028-0006

Staff Determination: Approval with conditions

Type of Action: Administrative

Land Use Authority: Cache County Planning Commission

PROJECT LOCATION

Reviewed by Chris Harrild

Project Address:

1980 E. High Creek Road
Cove, UT 84320

Current Zoning:

Agricultural (A10)

Acres: 1.50

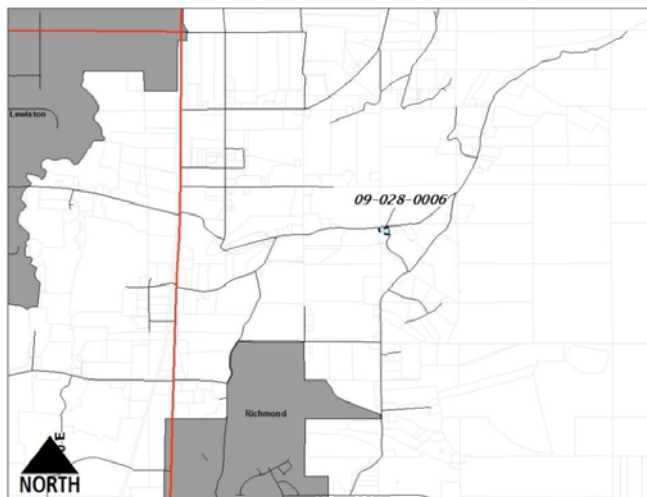
Surrounding Uses:

North – Agricultural/Residential

South – Agricultural/Residential

East – Agricultural/Residential

West – Agricultural/Residential



FINDINGS OF FACT (31)

Project Summary—Exhibit A

1. The proposed use is currently a land use enforcement issue as the use is currently in operation without a permit. The intent of the review, approval, and recording of this permit is to resolve the land use violation by coming into compliance with the County Land Use Ordinance.
2. The letter of intent for the Crazy Cascade Blueticks Conditional Use Permit (CUP) reflects the following (See Exhibit A):
 - a. Activity at the site will consist of the boarding and training of adult dogs. The proponent currently has five of their own dogs, and intends to board and train up to seven additional adult dogs for a total of no more than 12 dogs at the site. **See condition #3.**
 - b. Employees: The only employee is Mr. Phipps.

- c. Structures: The parcel currently contains a single family dwelling, a 900 sf. pole barn kennel with weather and sound proofing, multiple single dog kennels, and various accessory and agricultural structures. Any of said structures that have not obtained a zoning clearance, and as necessary, a building permit, must obtain said approval. ***See condition #6.***
- d. Equipment: A pick-up truck for the transportation of dogs, a 14' trailer for storage, a phone, a computer, and various minor accessories for the care of the dogs.
- e. Days/Hours of Operation: Activity at the kennel varies, but the most active times are at feeding and watering times, during kennel cleaning, and in the loading/unloading of dogs in transport. These activities occur throughout the day Monday through Saturday.

Compliance with Law—§17.02.060; §17.06.050-B; §17.07.030; §17.07.040; §17.09.030; 17.22; UCA §17-27a-506-2-a

- 3. This parcel is Lot #2 of the Wilson-Checketts Lot Split Subdivision recorded on August 12, 2005.
- 4. The parcel included in the request has been found to be a legal parcel as per the “Policy for Determination of Parcel Legality” dated 29 August 2013.
- 5. The County Code stipulates that:
 - a. The proposed conditional use must comply with the regulations and conditions specified in the County Code and other applicable agency standards for such use.
 - b. The proposed conditional use must be consistent with the intent, function, and policies of the Cache County General Plan, Ordinance(s), and land use, and/or compatible with existing uses in the immediate vicinity.
- 6. §17.02.060, Establishment of Land Use Authority, authorizes the Planning Commission to act as a Land Use Authority for a conditional use permit (CUP).
- 7. §17.07.030, Use Related Definitions defines this use as “7220 Home Based Kennel”, and specifies that:
 - a. A home based kennel shall consist of no more than 12 adult dogs. ***See condition #3.*** More than 12 dogs may be permitted as a home based kennel if it is otherwise shown by the applicant that:
 - i. Impacts can be mitigated by distance, vegetation, geography, and/or structures.
 - ii. The kennel is secondary to the home and the use of the property is not primarily for commercial purposes.
 - b. All kennel facilities must be a minimum of 50 feet from the property boundary – ***See Exhibit A and condition #4.***
 - c. Noise levels from the kennel shall not exceed 10 decibels (dBA, Leq) above the existing ambient noise levels at the property line at any time of day or night. A sound level impact and assessment report prepared and signed by a qualified professional must be provided at the time of application to support the same (see F-25).
- 8. §17.07.040, General Definitions defines an adult dog as a dog that is six months of age or older.
- 9. §17.09.030, Schedule of Uses by Zoning District, permits “7220 Home Based Kennel” as a conditional use in the Agriculture (A10) Zone only if reviewed and approved in accordance with the conditional use review procedures of §17.06 Uses.
- 10. §17.06.050-B, Conditional Uses directs the Land Use Authority to review CUP requests based on the standards and criteria that include and are defined therein: Health, safety, and welfare; compliance with law; adequate service provision; impacts and mitigation.

11. §17.22.020, Development Standards specifies that off-street parking standards for this use require 2 spaces per dwelling unit or a Parking Analysis.
12. Utah Code Annotated §17-27a-506, Conditional uses, item 2-a specifies that “A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.”

Health, Safety, and Welfare—§17.06.050-B-2-a

13. The County Code stipulates that:
 - a. Proposed CUP’s must not be detrimental to the public health, safety and welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity. A conditional use shall be considered detrimental if:
 - i. It causes unreasonable risks to the safety of persons or property because of vehicular traffic or parking, or other similar risks, and/or;
 - ii. It unreasonably interferes with the lawful use of surrounding property.
14. All activities as identified within the Crazy Cascade Blueticks CUP request occur on parcel 09-028-0006.

Adequate Service Provision—§17.06.050; Manual of Roadway Design and Construction Standards (Road Manual); Site visit; 17.22

15. The County Code stipulates that:
 - a. The proposed conditional use must not result in a situation that creates a need for essential services that cannot be reasonably met by local service providers, including but not limited to: Roads and year round access for emergency vehicles and residents, fire protection, law enforcement protection, schools and school busing, potable water, septic/sewer, storm water drainage, and garbage removal.
16. **Access:** The primary access to the dwelling on the site is from county road High Creek Road, a Local Road. The primary access to the kennel area is from county road 2000 East, a Rural Road. **See condition #4.**
 - a. Specific to roadway width and structural values, the Cache County Manual of Roadway Design and Construction Standards (Road Manual) stipulates that:
 - i. Rural Road: Roads with up to 30 ADT. This includes roadways that have the capacity for moderate to low speeds and low volumes. This category provides access to farms, other agricultural uses, and dispersed rural residences. Gravel surfacing is acceptable and must meet the minimum standard of a 66’ wide right-of-way, two, 10’ wide gravel travel lanes with 2’ wide gravel shoulders (24’ total width), 14” depth of granular borrow, a 6” depth of road base, and chip-seal requirements as applicable.
 - ii. Local Road: Roads with more than 30 ADT. This includes roadways that have the capacity for moderate to low speeds and moderate volumes. This category provides a balance between through traffic movements and direct access. These facilities move both regional and local rural traffic with emphasis on local movements, may provide access to proposed commercial or industrial development, and must meet the minimum standard of a 66’ wide right-of-way; two, 10’ wide paved travel lanes; 2’ wide shoulders consisting of 1’ paved width, 1’ gravel width (24’ total width); 14” depth of granular borrow; 6” depth of road base; and 2.5” of bituminous surface course (asphalt).

- b. High Creek Road currently provides agricultural and recreational access and consists of:
 - i. A 50 wide dedicated right-of-way;
 - ii. A paved surface;
 - iii. An average travel lane width of 11.5' with 4' wide gravel shoulders (31' total width).
 - c. 2000 East currently provides agricultural and recreational access and consists of:
 - i. A 50 wide dedicated right-of-way;
 - ii. A paved surface;
 - iii. An average travel lane width of 12' with 4' wide shoulders (32' total width).
 - d. The private driveways providing access must meet any applicable requirements of the County Fire District.
 - e. The county performs summer and winter maintenance on these roadways.
 - f. Traffic to the site will typically only consist of the property residents.
- 17. Parking:** There is parking available for more than two vehicles at the site. There will be no customer pick-up or drop-off of dogs at the site.
- 18. Refuse:** Any refuse, including dog waste, is collected by Logan City with the typical collection service.
- 19. Fire:** Access for emergency services is adequate. Water supply for fire suppression is provided by the Lewiston Fire Department.
- 20. Water:** There is an existing domestic-use water right provided by the High Creek Culinary Water Company.
- 21. Septic:** There is an existing septic system for the existing dwelling.
- 22. Storm Water:** If future development disturbs land area greater than 5,000 sf., a State of Utah Notice of Intent (NOI) and Storm Water Pollution Prevention Plan are required. *See condition #5.*
- 23. Signage:** No signage is proposed.

Impacts and Mitigation—§17.06.050; §17.07.030; §17.18.040

- 24.** The County Code stipulates that:
- a. Reasonably anticipated detrimental effects of the proposed conditional use must be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards.
 - b. Examples of potential negative impacts include but are not limited to odor, vibration, light, dust, smoke, noise, impacts on sensitive areas as defined by the Code, and/or disruption of agricultural practices.
- 25. Noise:** A sound level impact and assessment report has been provided. This report identifies that measurements were taken to identify if noise levels at the site due to the dogs exceeded more than 10 dBA (Leq) over ambient conditions at any time of the day or night. The result of the study indicates a 3.8 dBA increase above ambient conditions which is within the 10 dBA maximum allowable increase.
- 26. Sensitive Areas:** The relevant Sensitive Areas consist of Non-Developable areas and Potentially Developable Areas as follows:
- a. Non-Developable
 - i. Natural Waterways – A portion of High Creek is located along the southern property line but is not directly impacted by the proposed CUP.

b. Potentially Developable:

- i. Floodplain** – The entirety of the site is within the FEMA FIRM Floodplain or floodplain buffer. An elevation certificate has been completed.

Public Notice and Comment—§17.02.040

- 27.** Public notice was posted online to the Utah Public Notice Website on 22 September 2016.
- 28.** Notice was published in the Herald Journal on 25 September 2016.
- 29.** Notices were posted in three public places on 22 September 2016.
- 30.** Notices were mailed to all property owners within 300 feet of the subject property on 22 September 2016.
- 31.** At this time, no written public comment regarding this proposal has been received by the Development Services Office.

CONDITIONS (7)

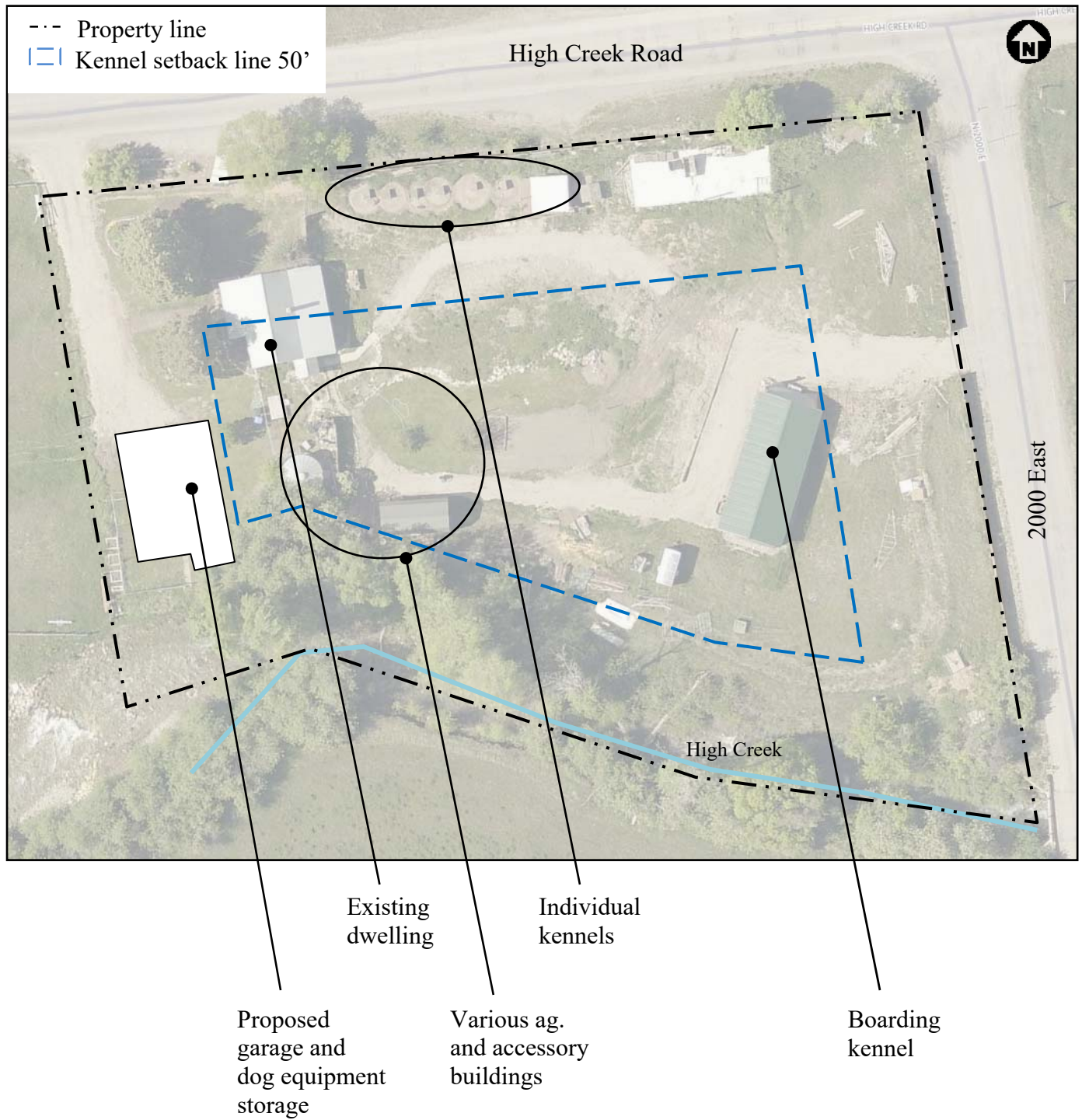
These conditions are based on the Cache County Land Use Ordinance, Road Manual, and on the findings of fact (F) as noted herein, and are appurtenant to the property as identified.

- 1.** The proponent and property owner(s) must abide by the information as provided in the application and the information as identified in this report.
- 2.** Any expansion or modification of the proposed use must obtain the approval of the Land Use Authority.
- 3.** This approval is for no more than 12 adult dogs. *See F-2-a and F-7-a.*
- 4.** Prior to recordation, any existing facilities must be moved if located within 50' of a property line. Any proposed structures to be used as kennel facilities must also be located outside of the noted 50' setback. *See F-7-b.*
- 5.** Prior to recording the CUP, the proponent must dedicate to the county the applicable portion of a Cache County 66-foot wide right-of-way for all county roads along the property boundary reflecting 33' from the center of the existing right-of-way. *See F-16.*
- 6.** If future development disturbs land area greater than 5,000 sf., a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan are required. *See F-22.*
- 7.** Prior to recordation, any structures that have not obtained a zoning clearance, and as necessary, a building permit, must obtain said approval. *See F-2-c.*

CONCLUSIONS (1)

Based on the findings of fact and conditions noted herein, the Crazy Cascade Blueticks CUP is hereby approved as follows:

- 1.** It has been reviewed in conformance with, and meets the requirements of, the Cache County Land Use Ordinance.



Letter of Intent:

The intent is to board 5 of our own and others, but not more than 12 AKC & UKC registered Bluetick Coon Hounds in a 900 square foot pole barn kennel (see attached picture & description) on our property (1.5 acres, below High Creek Canyon. High Creek runs through our property, surrounded by mountain, hillsides, and thick vegetation of trees, shrubs, grasses, etc.) for the purpose to board while not out in the field training, to assist, and collaring to track for State Biologists, USDA Wildlife Services, Jaguar Conservation, and Outfitters throughout the world.

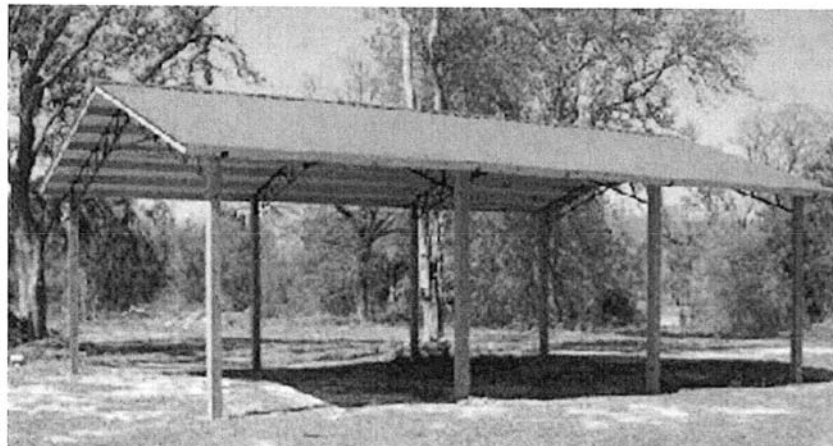
It will be a one man (Steven Phipps) operation. No employees. Dog food is stored in an enclosed 14 foot trailer, parked on the property. Dog waste and empty dog food bags are put in the garbage, which is picked up by Logan City. All hounds are vaccinated and seen by a Veterinarian for health checks.

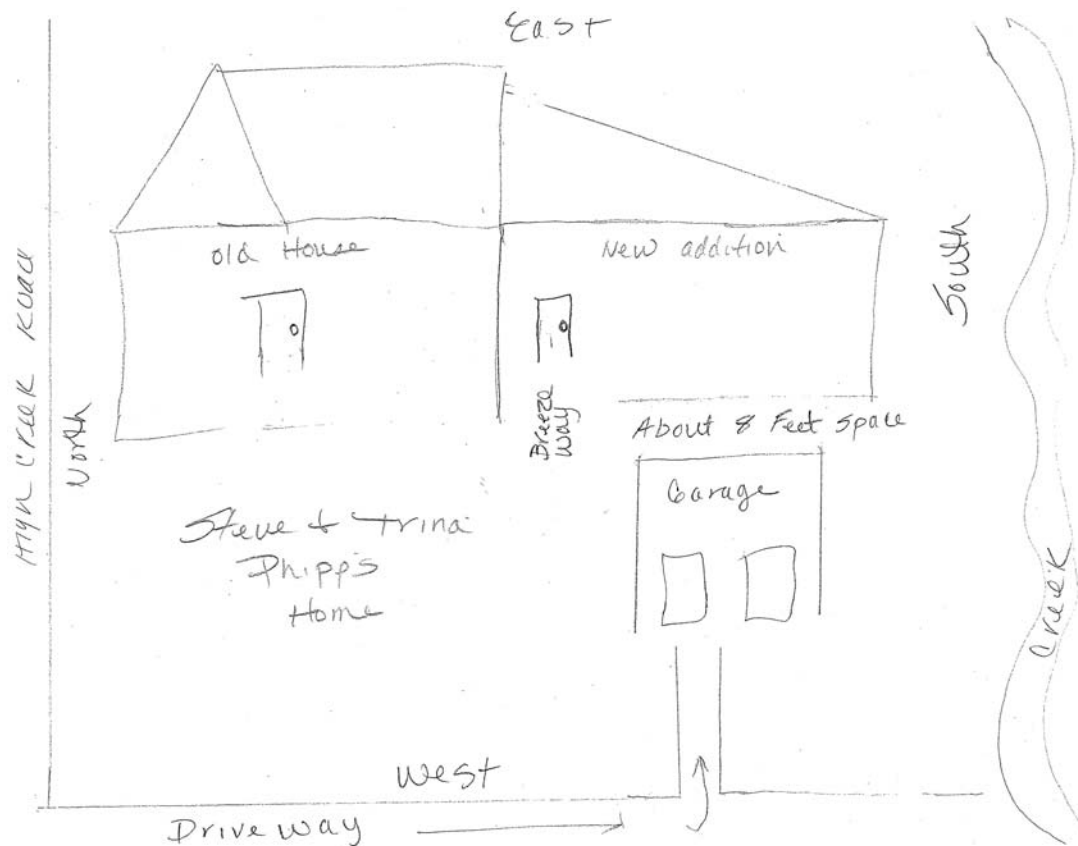
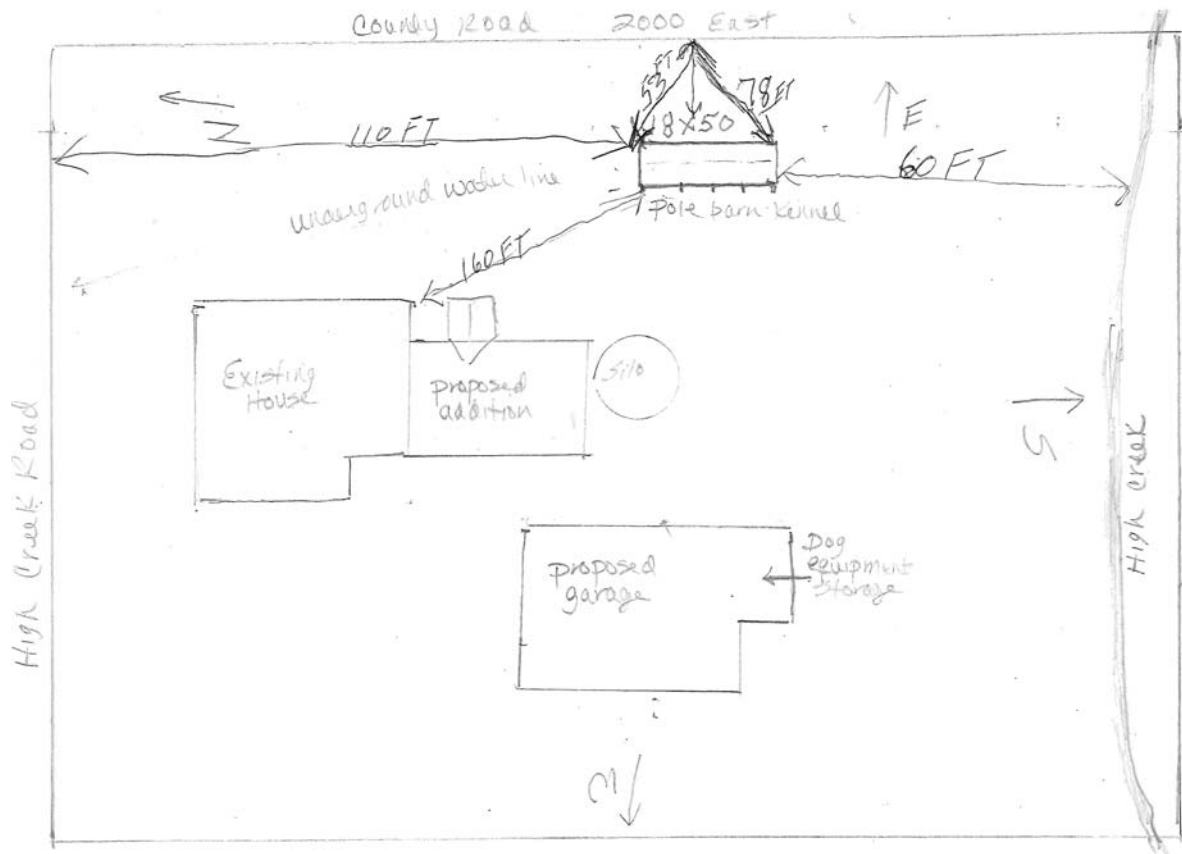
Hounds are received and shipped out through major domestic and international airports. They will be transported from our property, in my personal Toyota Tacoma pick-up truck, to the airport, and to train in the field.

Because, no one will be picking up, or dropping off hounds at our property, no signage will be on the road. Other items of use: phone and computer for communication.

Operational Times: feeding time is approximately 30 minutes daily, between the hours of 4:00 PM and 8:00PM (dependent upon wintertime vs. summertime). During summer months (May-September), weather permitting, additional watering and cooling off time between 12:00 noon and 4:00 PM. Kennel cleaning is one hour duration between 9:00 AM and 10:00 AM daily. Loading time for transport, is between 5:00 AM and 8:00 AM, two to three times a week on various days, Monday through Saturday.

900 square foot pole barn kennel, with a cement pad, kennel panels, and a roll down insulated, sound and weather proof covers on the backside (east) and south end.





September 16, 2016

Mr. Steve Phipps
Crazy Cascade Blueticks
1980 East High Creek Road
Cove, Utah 84320

Subject: Crazy Cascades Blueticks Kennel – Noise Impact Assessment – Cache County, UT

Dear Mr. Phipps:

MD Acoustics (MD) has completed a noise impact assessment for the dog kennel at the Crazy Cascade Blueticks home located at 1980 East High Creek Road, Cove, UT. The project was assessed with regard to the Cache County acoustical requirements for Home Based Kennel (No. 7220). The results will serve as the basis for the owner's submittal to the County for a permit.

1.0 Assessment Overview

The project proposes to operate a dog kennel. Per the County's request, a noise assessment is required to ensure noise levels are not 10 dBA higher (above ambient conditions) during any time of the day or night. MD conducted baseline measurements with and without the dogs (in the kennel) at the nearest property line and compared the results to the County's noise limit. Exhibit A illustrates the location of the project. A glossary of Acoustical Terms is located in Appendix A.

2.0 Acoustical Requirements

The following outlines the County noise regulations as it relates to Home Based Dog Kennels:

7220 Home Based Kennel: *Any establishment, accessory to a dwelling unit and/or adjacent to a neighboring parcel under the same ownership, at which seven (7) or more adult dogs are boarded, groomed, bred, raised, and/or otherwise kept. This excludes a single, incidental litter in a 12-month period. A home based kennel must comply with the following requirements:*

1. *A home based kennel shall consist of no more than 12 adult dogs. More than 12 dogs may be permitted as a home based kennel if it is otherwise shown by the applicant that:*
 - a. *Impacts can be mitigated by distance, vegetation, geography, and/or structures.*
 - b. *The kennel is secondary to the home and the use of the property is not primarily for commercial purposes.*
2. *All kennel facilities must be a minimum of 50 feet from the property boundary.*
3. *Noise levels from the kennel shall not exceed 10 decibels (dBA, Leq) above the existing ambient noise levels at the property line at any time of day or night. A sound level impact and assessment report prepared and signed by a qualified professional must be provided at the time of application to support the same.*

Therefore, this study compares the measured noise levels to the requirements above.

Exhibit A
Location Map



3.0 Study Method and Procedure

Noise Measurement Procedure and Criteria

MD performed a site visit on 9/9/2016 and analyzed the existing baseline condition at the project site. MD utilized a calibrated NTi Type 1 sound level meter. Sound level measurements (SLMs) were performed at the nearest property line (approximately 53 feet from the Kennel). Noise measurements were taken when no dogs were present to establish the background noise levels. The dogs were then brought back and agitated to bark as much as possible. The difference between the background level and the dogs barking level was then compared to County's noise limit. Field data is located in Appendix B.

4.0 Existing Noise Level

The existing ambient level measured 38.1 dBA. During the measurement all dogs were removed from the kennel. Background noise consisted of typical rural noises such as local roadway traffic, birds and other local farm/wildlife noises.

5.0 Findings and Recommendations

An additional measurement was conducted with all dogs' present. The "with dogs" scenario measured 41.9 dBA at the nearest property line. The property line experienced an increase of 3.8 dBA. The "with dogs" scenario is 6.2 dBA below the County's requirement. This increase is below the County's 10 dBA above the background requirement and is therefore compliant to the County's Code. The project therefore is compliant and no further noise mitigation is required.

6.0 Conclusions

MD is pleased to provide Crazy Cascade Blueticks with the noise assessment for the proposed project. If you have any questions regarding this analysis or need further review, please call our office at (602) 774-1950.

Sincerely,
MD Acoustics



Mike Dickerson, INCE
Principal

Appendix A
Glossary of Acoustical Terms

Glossary of Terms

A-Weighted Sound Level: The sound pressure level in decibels as measured on a sound level meter using the A-weighted filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear. A numerical method of rating human judgment of loudness.

Ambient or Background Noise Level: The composite of noise from all sources, near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

Decibel (dB): A unit for measuring the amplitude of a sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micro-pascals.

dB(A): A-weighted sound level (see definition above).

Equivalent Sound Level (LEQ): The sound level corresponding to a steady noise level over a given sample period with the same amount of acoustic energy as the actual time varying noise level. The energy average noise level during the sample period.

Field Sound Transmission Class (FSTC): The field sound transmission class (FSTC) rating is used for in situ wall and floor/ceiling sound isolation performance assessment. The standard requires the measurement of sound transmission loss and includes required procedure to show that the FSTC rating, as it has been determined by the test procedure, was not influenced by flanking of sound around the partition intended to be tested. Sound transmission class and FSTC ratings are intended by standard to be equivalent; however, practical experience indicates that FSTC ratings tend to be up to five ratings points less than laboratory-measured STC ratings.

Noise: Any unwanted sound or sound which is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. The State Noise Control Act defines noise as "...excessive undesirable sound...".

Noise Isolation Class (NIC): The noise isolation class (NIC) rating is similar to STC and FSTC. However, the standard STC rating contour is applied to the one-third octave band noise reduction measured in a field situation, rather than the transmission losses measured in the field. No correction to the measured noise reduction data is made to account for partition size, receiving room absorption, or sound flanking. Like the STC and FSTC ratings, the field measured NIC rating of a noise reduction spectrum is equal to the value of the contour crossing at 500 Hz. In the absence of sound flanking, the NIC is generally within five points of the laboratory STC rating for typical

building partition constructions. The NIC rating is used to assess the sound isolation performance of in situ partition construction, especially complicated ones that involve multiple sound transmission paths that are not suited for laboratory testing. The NIC rating is often used in lieu of STC and FSTC.

Normalized Noise Isolation Class (NNIC): The normalized noise isolation class (NNIC) is the same as the NIC rating except the receiving room absorption is normalized to correspond to a 0.5-s reverberation time.

Sound Level (Noise Level): The weighted sound pressure level obtained by use of a sound level meter having a standard frequency-filter for attenuating part of the sound spectrum.

Sound Level Meter: An instrument, including a microphone, an amplifier, an output meter, and frequency weighting networks for the measurement and determination of noise and sound levels.

Sound Transmission Class (STC): To quantify STC, a Transmission Loss (TL) measurement is performed in a laboratory over a range of 16 third-octave bands between 125 – 4,000 Hertz (Hz). The average human voice creates sound within the 125 – 4,000 Hz 1/3rd octave bands.

STC is a single-number rating given to a particular material or assembly. The STC rating measures the ability of a material or an assembly to resist airborne sound transfer over the specified frequencies (see ASTM International Classification E413 and E90). In general, a higher STC rating corresponds with a greater reduction of noise transmitting through a partition.

STC is highly dependent on the construction of the partition. The STC of a partition can be increased by: adding mass, increasing or adding air space, adding absorptive materials within the assembly. The STC rating does not assess low frequency sound transfer (e.g. sounds less than 125 Hz). Special consideration must be given to spaces where the noise transfer concern has lower frequencies than speech, such as mechanical equipment and or/or music. The STC rating is a lab test that does not take into consideration weak points, penetrations, or flanking paths.

Even with a high STC rating, any penetration, air-gap, or “flanking path can seriously degrade the isolation quality of a wall. Flanking paths are the means for sound to transfer from one space to another other than through the wall. Sound can flank over, under, or around a wall. Sound can also travel through common ductwork, plumbing or corridors. Noise will travel between spaces at the weakest points. Typically, there is no reason to spend money or effort to improve the walls until all weak points are controlled first.

Appendix B
Field Measurement Data

FIELD SHEET

PROJECT: Crazy Cascade Blueticks Kennel Cove				ENGINEER: Mike Dickerson		DATE: 9/9/2016	
MEASUREMENT ADDRESS: 1980 East High Creek Road			CITY: Cove, UT 84320		<input checked="" type="checkbox"/> Single-Family <input type="checkbox"/> Recreational		SITE NO.: 1
SOUND LEVEL METER: <input type="checkbox"/> LD-824 <input type="checkbox"/> LD-831 <input checked="" type="checkbox"/> NTI-XL2 _____		MICROPHONE: <input checked="" type="checkbox"/> WIND SCREEN <input type="checkbox"/> NON-POLAR <input checked="" type="checkbox"/> POLARIZED <input checked="" type="checkbox"/> 1/2-INCH <input checked="" type="checkbox"/> FREEFIELD <input type="checkbox"/> 1-INCH <input type="checkbox"/> RANDOM		PRE AMP: <input type="checkbox"/> LD-900 <input checked="" type="checkbox"/> M2210 .. _____		NOTES: SYSTEM PWR: <input checked="" type="checkbox"/> BAT <input type="checkbox"/> AC (observations at start of measurement) TEMP: <u>72</u> °F R.H.: <u>12</u> % WIND SPEED: <u>3</u> MPH TOWARD (DIR): <u>N/E</u> SKIES: <u>SUNNY</u> CAMERA <u>SAMSUNG</u> PHOTO NOs. <u>2</u>	
SERIAL #: AZA-05967-E0		SERIAL #: 2350		SERIAL #: N/A			
CALIBRATOR: <input checked="" type="checkbox"/> LD CAL200 Freq. Hz. <input type="checkbox"/> _____ <input type="checkbox"/> 250 S/N _____ <input checked="" type="checkbox"/> 1000		CALIBRATION RECORD: Input, dB / Reading, dB / Offset, mV / Time Before <u>114.0</u> / <u>114.0</u> / <u>21.6</u> / <u>1:30PM</u> After <u>114.0</u> / <u>114.0</u> / <u>21.6</u> / <u>2:30PM</u>					
METER SETTINGS: <input checked="" type="checkbox"/> A-WTD <input checked="" type="checkbox"/> LINEAR <input checked="" type="checkbox"/> SLOW <input checked="" type="checkbox"/> 1/1 OCT <input checked="" type="checkbox"/> INTERVALS 10- MINUTE <input checked="" type="checkbox"/> C-WTD <input type="checkbox"/> IMPULSE <input checked="" type="checkbox"/> FAST <input checked="" type="checkbox"/> 1/3 OCT <input checked="" type="checkbox"/> L _N PERCENTILE VALUES							

NOTES: SLM placed along eastern entrance to the property perimeter, 53 ft away from kennel. Ambient noise consisted of roadway traffic and typical residential noise (3.g. occupants, birds).												MEAS. TYPE: <input type="checkbox"/> Long Term <input checked="" type="checkbox"/> Short Term	
Dist. to Center of Nearest Lane _____ <input type="checkbox"/> Video <input type="checkbox"/> Radar Counts <u>AT</u> <u>MT</u> <u>HT</u>													
Date	Location	Start Time	L _{EQ}	L _{MAX}	L _{MIN}	L ₀₂	L ₀₈	L ₂₅	L ₅₀	L ₉₀	L ₉₅	L ₉₉	NOTES:
9/9/2016	1	7:28 PM	38.1	59.5	29	43	35.2	31.2	30.5	29.6	29.4	29	Ambient noise levels no dogs Truck noise 10 Min
9/9/2016	1	7:51 PM	41.9	61.0	32.2	52.4	42.8	36.5	35.0	33.4	33.0	32.4	Ambient Noise Levels 10 Min with dogs





STAFF REPORT: WHISPER RIDGE CONDITIONAL USE PERMIT

06 October 2016

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: Delaney Stephens, Dan Lockwood

Staff Determination: Approval with conditions

Type of Action: Administrative

Land Use Authority: Cache County Planning Commission

Parcel ID#: Multiple

(See Exhibit A)

PROJECT LOCATION

Reviewed by Chris Harrild

Project Address:

Blacksmith Fork and Scare Canyon Area

Current Zoning:

Acres: 32,332.36

Forest Recreation (FR-40)

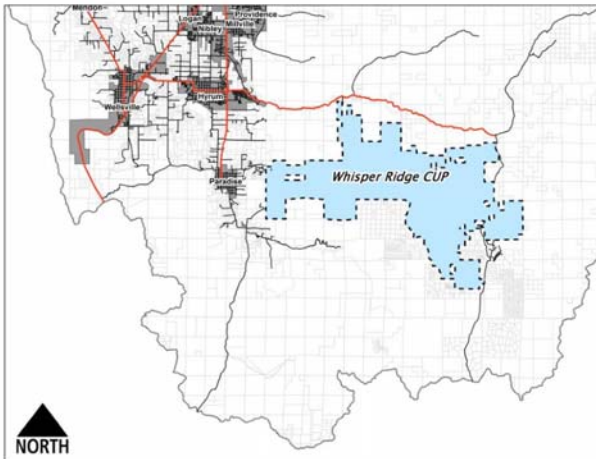
Surrounding Uses:

North – Forest/Recreation/Hwy 101

South – Forest/Recreation

East – Forest/Recreation/Ant Flat Road

West – Forest/Recreation/Paradise City



SUMMARY

This is a request to expand the existing Whisper Ridge CUP. The existing use provides guided snow skiing via snow cat and helicopter. The specific amendments do not affect all parcels (see Exhibit A). Additional details regarding the expansion of the CUP are found in the findings of fact.

FINDINGS OF FACT (30)

Letter of Intent Summary—See Exhibit B

1. The total acreage and number of involved properties is unchanged. The most affected properties are identified in Exhibits A. The expansion request reflects the following:

	Existing	Proposed
a. Employees (FTE)	i. 15	ii. 21
b. Structures	i. 1 Mobile shop with fuel and maintenance operations – 16-031-0001 ii. 2 ATF “bomb boxes” *The three cabins present within the CUP boundary were excluded from the original CUP request and are also excluded from this request - <i>See condition #3.</i>	iii. 1 Mobile shop with fuel and maintenance operations – 16-031-0001 iv. 2 ATF “bomb boxes” v. 10 yurts with stand-alone decks and mobile shower/restroom facilities as necessary for the occupants of each site: vi. 1 yurt – 16-031-0001 (base) vii. 3 yurts – 17-006-0006 viii. 3 yurts – 17-006-0010 ix. 3 yurts – 17-008-0002 x. 1 Radio repeater w/~6’ tall transmitter – 17-010-0005
c. Customers	i. Typically 12-16 guests per snow cat per day; 3 snow cats.	ii. Typically 12-16 guests per snow cat per day; 3 snow cats. iii. 3-36 persons per site; this will vary depending upon the requested accommodation.
d. Equipment	i. 3 Snow cats ii. 1 Rescue snow cat iii. 3 Snowmobiles iv. 2 ATV’s	v. 5 Snow cats for passengers (12-16 guests per snow cat) vi. 3 operational snow cats vii. 5 Snowmobiles viii. 2 ATV’s ix. Some skier drop-offs by helicopter
e. Days/Hours of Operation	i. Ski operations on an approximate basis; weather, dependent; typically ~5 months from December through April; 7 days a week including holidays; 24 hours a day. Maintenance and improvement of the site e.g. brush clearing, throughout the year.	ii. Ski operations on an approximate basis; weather, dependent; typically ~5 months from December through April; 7 days a week including holidays; 24 hours a day. Maintenance and improvement of the site e.g. brush clearing, throughout the year. iii. Yurts will be erected in the fall (mid-October) and be taken down in the spring (end of April). Ski operations will continue with the same hours, but will now include overnight accommodation.

Compliance with Law—§17.02.060; §17.07.030; §17.09.030; §17.06.050-B; UCA §17-27a-506-2-a; §17.20

2. The County Code stipulates that:
 - a. The proposed conditional use must comply with the regulations and conditions specified in the County Code and other applicable agency standards for such use.
 - b. The proposed conditional use must be consistent with the intent, function, and policies of the Cache County General Plan, Ordinance(s), and land use, and/or compatible with existing uses in the immediate vicinity.
3. §17.02.060, Establishment of Land Use Authority, authorizes the Planning Commission to act as a Land Use Authority for a conditional use permit (CUP).
4. All parcels included in the request (Exhibit A) have been found to be legal parcels as per the “Policy for Determination of Parcel Legality” dated 29 August 2013.
5. §17.07.030, Use Related Definitions defines this use as “5100 Recreational Facility”.
6. §17.09.030, Schedule of Uses by Zoning District, permits 5100 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.
7. §17.06.050-B, Conditional Uses directs the Land Use Authority to review CUP requests based on the standards and criteria that include and are defined therein: Health, safety, and welfare; compliance with law; adequate service provision; impacts and mitigation.
8. Utah Code Annotated §17-27a-506, Conditional uses, item 2-a specifies that “A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.”
9. The existing Whisper Ridge CUP was reviewed and approved by the Planning Commission on January 7, 2015 and recorded on January 8, 2016.

Health, Safety, and Welfare—§17.06.050-B-2-a

10. The County Code stipulates that:
 - a. Proposed CUP’s must not be detrimental to the public health, safety and welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity. A conditional use shall be considered detrimental if:
 - i. It causes unreasonable risks to the safety of persons or property because of vehicular traffic or parking, or other similar risks, and/or;
 - ii. It unreasonably interferes with the lawful use of surrounding property.
11. All activities as identified within the Whisper Ridge CUP expansion request occur within the identified boundary of the approved CUP.
12. Members of the snow cat staff have search and rescue training. In emergency/trauma situations air evacuation will be used. Life Flight and Air Med have been notified of the proposed operation. A smaller, rescue snow cat will also be present with a trauma pack and backboards if necessary. Emergency services for back country areas are handled by Cache County Search and Rescue.

Adequate Service Provision—§17.06.050; Manual of Roadway Design and Construction Standards (Road Manual); Site visit; 17.22

13. The County Code stipulates that:
 - a. The proposed conditional use must not result in a situation that creates a need for essential services that cannot be reasonably met by local service providers, including but not limited to: Roads and year round access for emergency vehicles and residents,

fire protection, law enforcement protection, schools and school busing, potable water, septic/sewer, storm water drainage, and garbage removal.

14. Access: Primary access to the base site on parcel 16-031-0001 is via county roads 800 East (Local and Rural Road), 10600 South (Mountain Road), and Paradise Dry Road (Mountain Road). Access to the ski areas from the base site will be on Paradise Dry Road and then over back country private property within the CUP boundary to the ski areas and yurt sites via snow cat.

- a. The county performs winter maintenance on these roadways with the exception of Paradise Dry Road.
- b. The county performs summer maintenance on these roadways with the exception of Paradise Dry Road where only the first ~0.5 mile portion of the roadway is graded on an annual basis.
- c. The estimated, existing average daily trips (ADT) including all existing uses and reflecting the Whisper Ridge CUP, and 1 cabin is equal to ~30 ADT. The level of ADT due to recreational access is unknown.
- d. Agriculture structures are exempt from meeting roadway standards and are not considered when calculating ADT.
- e. The first review and approval of the Whisper Ridge CUP estimated an increase of ~18 ADT, and did not require roadway improvement due to the seasonal and controlled nature of the proposed use as the proponent indicated that customers would typically be transported in a carpool.
- f. Typical traffic to the site under the amended request will consist of employees and catering services on a daily basis, and guests typically every three days.
- g. The resultant ADT of the proposed amendment is unknown - ***See conditions #4 and #5.***
- h. Specific to roadway width and structural values, the Cache County Manual of Roadway Design and Construction Standards (Road Manual) stipulates that:
 - i. Mountain Road: Roads with up to 30 ADT. This includes forest access roads, mountain roads, back roads, and other special use facilities. Gravel roads (14" depth of granular borrow, and a 6" depth of road base) are most typical, but some roads have limited improvements or are "two-track" in nature. Single lane roads (12' total width) may be permitted for Mountain Roadways.
 - ii. Rural Road: Roads with up to 30 ADT. This includes roadways that have the capacity for moderate to low speeds and low volumes. This category provides access to farms, other agricultural uses, and dispersed rural residences. Gravel or chip & seal road surfacing is typically acceptable and must meet the minimum standard of two, 10' wide gravel travel lanes with 2' wide gravel shoulders (24' total width), 14" depth of granular borrow, a 6" depth of road base, and chip-seal requirements as applicable.
 - iii. Local Road: Roads with more than 30 ADT. This includes roadways that have the capacity for moderate to low speeds and moderate volumes. This category provides a balance between through traffic movements and direct access. These facilities move both regional and local rural traffic with emphasis on local movements, may provide access to proposed commercial or industrial development, and must meet the minimum standard of two, 10' wide paved travel lanes with 2' wide shoulders; 1' paved, 1' gravel (24' total width), 14" depth of granular borrow, a 6" depth of road base, and 2.5" of bituminous surface course (asphalt).

- i. Consideration and evaluation of a design exception to the Road Manual standards requires full justification and documentation explaining the reasoning as to why the roadway standards cannot be met, why an alternative design or construction method can meet the intent of the roadway standards, and including any other relevant information - *See conclusions #2 and #3.*
 - j. The paved portion of Local Roadway 800 East has a dedicated right-of-way, an average travel lane width of 10.5' with 5' wide gravel shoulders (31' total width), and currently provides residential, agricultural, and recreational access - *See conclusion #3.*
 - k. The gravel portion of Rural Roadway 800 East has a dedicated right-of-way, an average travel lane width of 9' with 1' wide shoulders (20' total width), sight distance concerns, an area with a steep drop-off, and currently provides residential, agricultural, and recreational access. Reflector posts or a medium barrier are recommended by the Public Works Inspector at the location of the steep drop-off - *See condition #6.*
 - l. Mountain Roadway 10600 South is a gravel, public road by use, has an average travel lane width of 10' with 1' wide shoulders (22' total width), and currently provides agricultural and recreational access.
 - m. Mountain Roadway Paradise Dry Road is a gravel/dirt, public road by use, has an average travel lane width of 6' with 1' wide shoulders (14' total width), and currently provides agricultural and recreational access.
 - n. The private driveway providing access from Paradise Dry Road to the Whisper Ridge parking area must meet any applicable requirements of the County Fire District.
- 15. Parking:** The existing CUP recognized that 8-10 vehicles would be present at the site at any one time, and the initial staff review identified that parking areas would accommodate more than 50 vehicles. Snow cat parking was identified separately. A Parking Analysis was not required at that time, but the permit did identify that a Parking Analysis and improvements may be required with future development and/or expansion - *See condition #7.*
- 16. Refuse:** Any refuse will be handled with a zero impact policy. All garbage will be packed out daily.
- 17. Fire:** As the proposed structures are not accessible by the Cache County Fire District in the case of fire suppression, the Fire District requires that a fire extinguisher and carbon monoxide detector must be placed in each of the proposed structures - *See condition #12.*
- 18. Water:** Evidence of an approved, domestic-use water right is not required for this use. Water will be hauled in.
- 19. Septic:** Restrooms will be mobile and consist of units containing two compostable toilets, two low volume showers, and two sinks. These facilities are completely self-contained and will not release waste or waste water. More than one unit may be placed at the yurt areas or base site to accommodate the guests as necessary.
- 20. Storm Water:** If future development disturbs land area greater than 5,000 sf., a State of Utah Notice of Intent (NOI) and Storm Water Pollution Prevention Plan are required - *See condition #8.*

Impacts and Mitigation—§17.06.050; §17.18.040; §17.18.060; §17.07.030; FAA Title 14, Part 157

- 21.** The County Code stipulates that:
- a. Reasonably anticipated detrimental effects of the proposed conditional use must be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards.

- b.** Examples of potential negative impacts include but are not limited to odor, vibration, light, dust, smoke, noise, impacts on sensitive areas as defined by the Code, and/or disruption of agricultural practices.
- 22. Explosives:** The “bomb boxes” are stocked and utilized by ATF certified/approved technicians. A blasting permit from the Utah State Fire Marshall for avalanche control has been submitted to the Development Services Department, a copy of ATF certification has been provided to the Development Services Department, and the location of the “bomb boxes” has been disclosed to the Cache County Fire District. The use of the explosives is overseen by the ATF and the State Fire Marshall. An updated ATF Federal Explosives License has been provided.
- 23. Heli-skiing:** The proponent has not explored or provided details regarding the extent of helicopter use and activity. The County Land Use Ordinance §17.07.030, 6310 Private Airport references the definition under Federal Aviation Administration (FAA) Title 14, Part 157 regarding helicopter activity and temporary or intermittent use of a site, helicopter activity is limited to the following - *See condition #8.*:
 - a.** Flight operations conducted under visual flight rules (VFR) and which use is used or intended to be used for a period of less than 30 consecutive days with no more than 10 operations per day on an annual basis, or;
 - b.** The intermittent use of a site that is not an established airport, which is used or is intended to be used less than one year and at which flight operations will be conducted only under VFR. Intermittent use means:
 - i.** for no more than 3 days in any one week, and;
 - ii.** No more than 10 operations will be conducted in any one day at that site.
- 24. Signage:** The proponent has identified that the property will be signed with general “No Trespassing” signs, and with “Warning” signs in avalanche control areas.
- 25. Sensitive Areas:** The Sensitive Areas within the CUP boundary consist of Non-Developable areas and Potentially Developable Areas as follows:
 - a.** Non-Developable
 - i.** Wetlands – Not affected by the existing CUP or proposed amendment. Known wetlands as identified by the U.S. Fish and Wildlife Service appear to be present on parcel 17-10-0004, but no activities or development is proposed at or near this location. Any development within mapped or unmapped wetland requires full wetland delineation.
 - ii.** Steep Slopes – Steep Slopes cover the majority of the property within the CUP area. The development of structures or roadways is not permitted within Steep Slope areas.
 - iii.** Natural Waterways – Not affected by the existing CUP or proposed amendment. A portion of the Blacksmith Fork River is present on parcel 17-014-0005 in the northeast corner of the CUP area. An intermittent stream called Third Fork is also present across parcels 17-008-0003 and 17-009-0004.
 - b.** Potentially Developable:
 - i.** Moderate Slopes – Not affected by the existing CUP or proposed amendment. The development of structures or roadways is permitted within Steep Slope areas if supported by a geotechnical report as specified by §17.18 of the County Code - *See condition #10.*
 - ii.** Ridgelines – The placement of the radio repeater is within the Ridgeline area. To the maximum extent possible, development is not permitted within 100 vertical feet of ridgelines unless approved as an exception by the Land Use Authority. Exceptions are permissible if the impact is minimized, and/or in

keeping with the Purpose and Standards of §17.18 of the County Code - *See conclusion #2.*

- iii. Floodplain – Not affected by the existing CUP or proposed amendment. A small portion of Floodplain is identified on the western boundary of parcel 01-091-0002 outside of proposed activity and development areas.
- iv. Important Habitat Areas – Not affected by the existing CUP or proposed amendment. The eastern portion of the CUP area includes a portion of the Greater Sage Grouse habitat area approximately 3.5 miles from the nearest activity area. Any future activities or development within this area must meet the minimum standards of §17.18 of the County Code - *See condition #11.*
- v. Geologic Hazards – *See condition #10.*
 - 1) A Geotechnical Report is required for habited, permanent structures in landslide areas or within the immediate proximity of mapped faults.
 - 2) Landslides: There are various landslide areas as identified by the Utah Geological Survey (UGS). The UGS has also provided an update regarding the inaccuracy of that mapping layer and it is therefore used strictly as a reference tool.
 - 3) Fault Lines: There are mapped fault lines on both the east and west ends of the CUP area.
- vi. Wildfire Hazards – A Medium Wildfire Hazard area is present on the northern boundary of the CUP area on parcels 17-006-0001 and 0006 and on the southern boundary on parcels 16-031-0002 and 16-076-0005. Measures to mitigate wildfire hazards and risks may be required based on the recommendation and review of the Cache County Fire District - *See condition #12.*
- vii. Historic, Prehistoric, and Cultural Resources – There are no known sites or structures determined to have historical or archaeological significance to the community, the region, or the State of Utah within the CUP area.

26. General ski areas appear to extend onto two parcels that are not included as part of the CUP application. These parcels are 17-006-0005 and 17-010-0003 - *See condition #13.*

Public Notice and Comment—§17.02.040

- 27. Public notice was posted online to the Utah Public Notice Website on 22 September 2016.
- 28. Notice was published in the Herald Journal on 25 September 2016.
- 29. Notices were posted in three public places on 22 September 2016.
- 30. Notices were mailed to all property owners within 300 feet of the subject property on 23 September 2016.
- 31. At this time, no written public comment regarding this proposal has been received by the Development Services Office.

CONDITIONS (13)

These conditions are based on the Cache County Land Use Ordinance, Road Manual, and on the findings of fact (F) as noted herein, and are appurtenant to the properties as identified in Exhibit A and supersede the previous approval.

- 1. The proponent and property owner(s) must abide by the information as provided in the application and the information as identified in this report.
- 2. Any expansion or modification of the proposed use must obtain the approval of the Land Use Authority.
- 3. The existing cabins within the CUP boundary must not be used to accommodate the proposed use. *See F-1-b.*

4. Prior to recordation, an analysis, performed by a licensed traffic engineer, identifying the average daily trips (ADT) generated by the proposed use must be submitted to the Development Services Department for the review and approval of the Director. *See F-14.*
5. Prior to recordation, if the ADT analysis as specified in condition #2 indicates that the ADT on the existing roads (i.e. the gravel portion of 800 East, 10600 South, and Paradise Dry Road) exceeds allowable levels as per the County Road Manual, additional county review is required, and as necessary, the proponent must improve the substandard sections of roadway in compliance with the roadway standards as found in the County Code. *See F-14.*
6. Prior to recordation, MUTCD compliant safety signage or barrier must be placed at the location of the steep drop-off on 800 East. *See F-14-k.*
7. Prior to recordation, a Parking Analysis as defined by the Cache County Land Use Ordinance must be submitted to the Development Services Department for the review and approval of the Director. *See F-15.*
8. If future development disturbs land area greater than 5,000 sf., a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan are required. *See F-17.*
9. As defined under FAA Title 14, Part 157 regarding helicopter activity and temporary or intermittent use of a site, helicopter activity is limited to the following *See F-23.:*
 - a. Flight operations conducted under visual flight rules (VFR) and which use is used or intended to be used for a period of less than 30 consecutive days with no more than 10 operations per day on an annual basis, or;
 - b. The intermittent use of a site that is not an established airport, which is used or is intended to be used less than one year and at which flight operations will be conducted only under VFR. Intermittent use means:
 - i. for no more than 3 days in any one week, and;
 - ii. No more than 10 operations will be conducted in any one day at that site.
10. A geotechnical report must be submitted to the Development Services Office for any structure of habitation located within a Sensitive Area. *See F-25-b-i and v.*
11. The eastern portion of the CUP area includes a portion of the Greater Sage Grouse habitat area. Any future activities or development within this area must meet the minimum standards of §17.18 of the County Code. *See F-25-b-iv.*
12. Compliance with the Cache County Fire District and Building Department requirements is mandatory. *See F-17 and F-25-b-vi.*
13. Parcels 17-006-0005, and 17-010-0003 are not part of this request, and therefore, operation of skiing or related activities is not permitted on these parcels. *See F-26.*

CONCLUSIONS (3)

Based on the findings of fact and conditions noted herein, the Whisper Ridge CUP 1st Amendment is hereby approved as follows:

1. It has been reviewed in conformance with, and meets the requirements of, the Cache County Land Use Ordinance.
2. An exception for the radio repeater in the Sensitive Area - Ridgelines is hereby extended due to the minimal size, and therefore minimal associated impact, of the repeater. *See F-25-b-ii.*
3. The paved portion of county road 800 East does not meet the minimum county standards. *See F-14.* A design exception is hereby extended for the travel lane width of this county roadway as:
 - a. The total roadway width exceeds the minimum county requirements, and;
 - b. The addition of a 1' wide strip of pavement is not practical and may create future maintenance and structural issues on the roadway.

01-091-0002	17-002-0011
01-111-0001	17-002-0013
16-031-0001	17-005-0001
16-031-0002	17-005-0002
16-076-0002	17-005-0003
16-076-0004	17-005-0004
16-076-0005	17-006-0001
16-086-0001	17-006-0004
16-086-0003	17-006-0006
16-086-0006	17-008-0001
16-086-0007	17-008-0002
16-086-0009	17-008-0003
16-086-0010	17-008-0004
16-086-0012	17-009-0001
16-087-0001	17-009-0002
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16-087-0009	17-014-0004
16-087-0015	17-014-0005
16-087-0020	17-015-0004
16-087-0021	17-015-0006
16-087-0022	17-016-0009
16-087-0025	17-016-0010
16-088-0001	17-017-0007
16-088-0002	17-017-0008
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16-092-0003	17-018-0004
16-092-0007	17-018-0005
16-092-0008	17-018-0006
16-093-0001	17-019-0001
16-093-0008	17-019-0002
16-097-0001	17-019-0004
16-097-0003	17-019-0005
16-097-0008	

Yurt Locations

No Name Yurt Area: 17-008-0002

Rosenson Yurt Area: 17-006-0006

Hyrum Meadow Yurt Area: 17-010-0006

General Ski Areas

Paradox: 17-008-0003

POF (Plenty of Freshies): 17-008-0003

Nuemans: 17-008-0003

No Name: 17-008-0002

Cornice: 17-008-0002

Rosenson Bowl: 17-006-0006

Big Hollow Landing: 17-006-0006

Polaris Point: 17-009-0002

Hyrum Dry Point (Repeater Location): 17-010-0005

Landing Zones (LZ) - For emergency response and heli-skiing

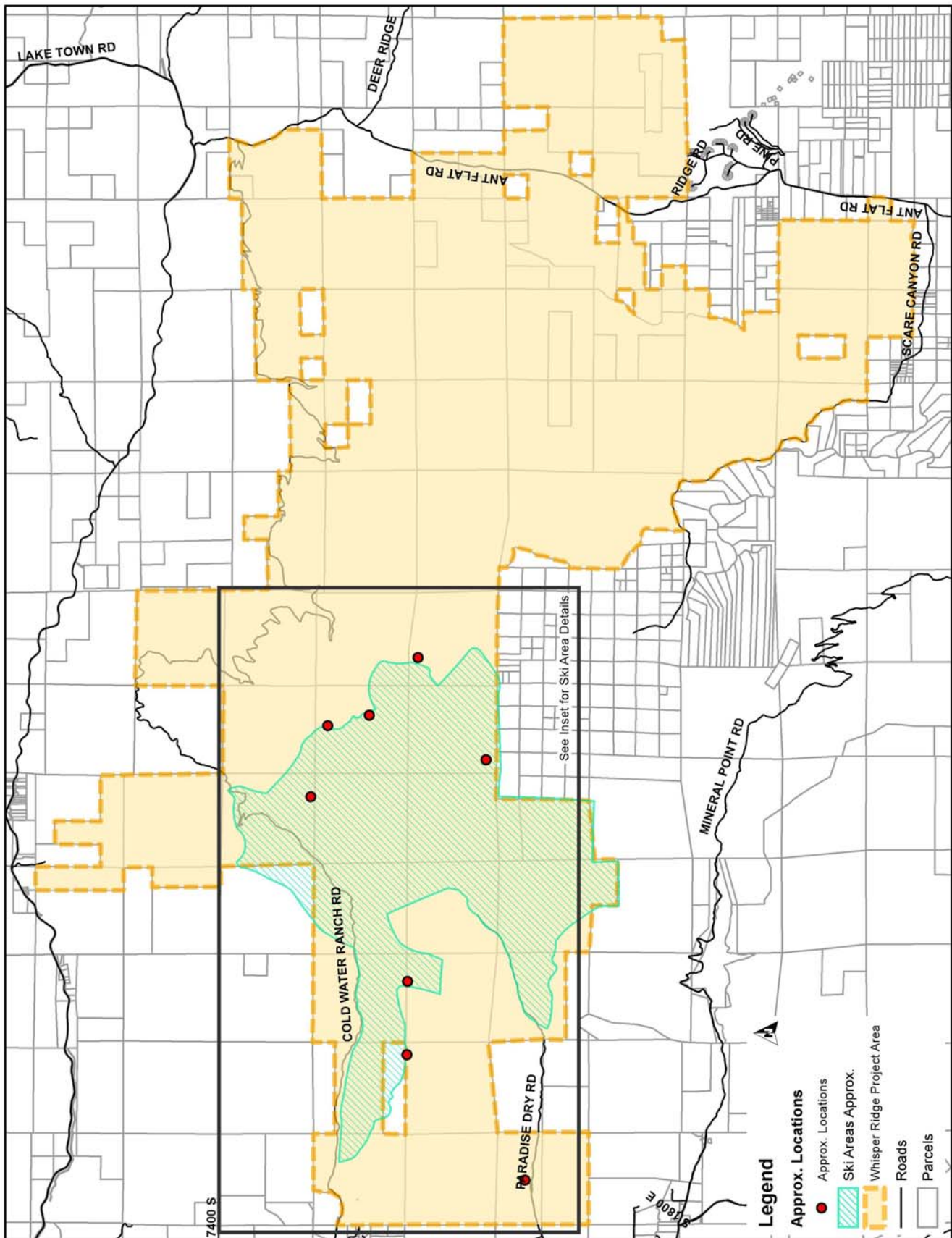
LZ 1 (Basecamp): 16-031-0001

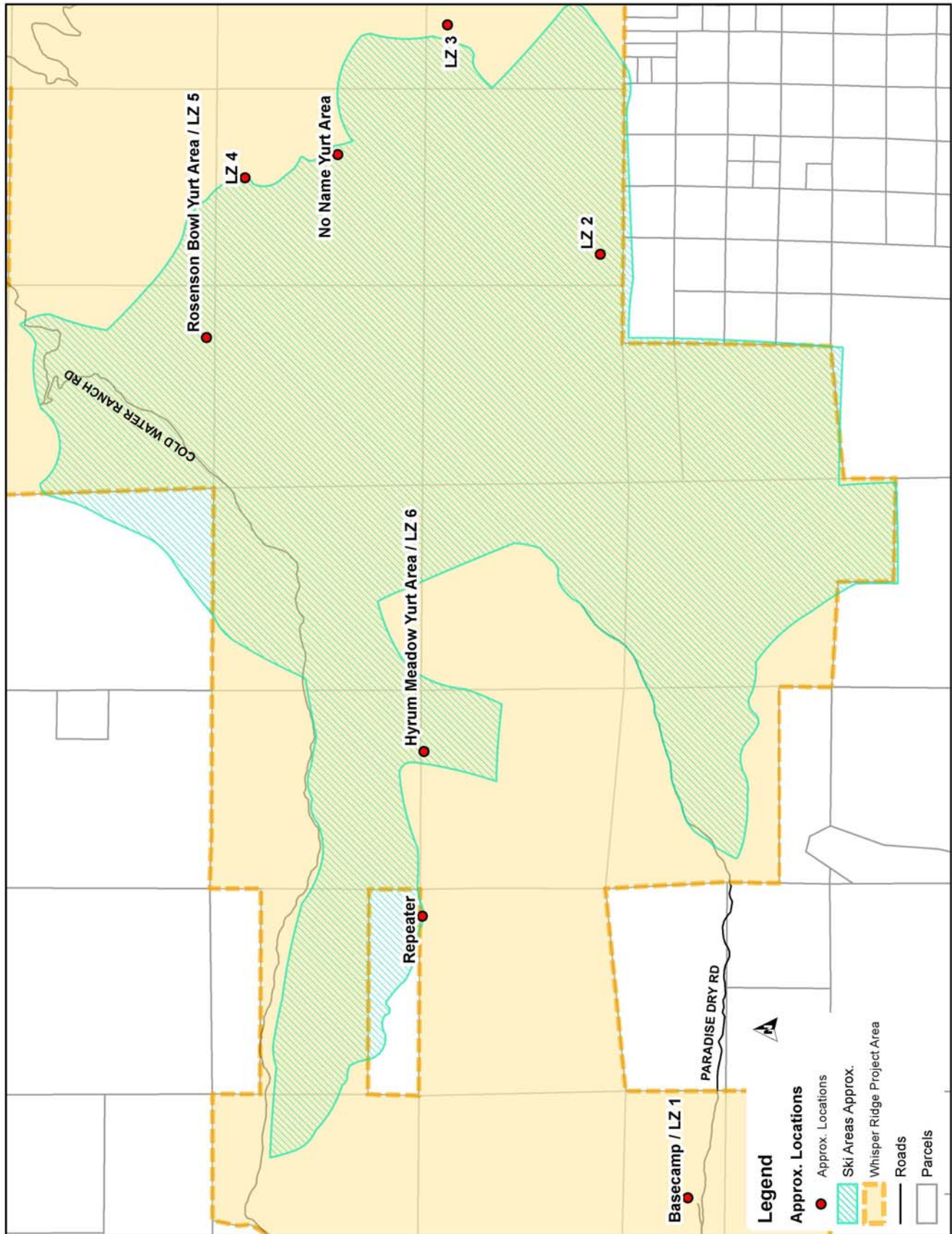
LZ 2 (Paradox): 17-008-0003

LZ 3: 17-008-0004

LZ 4: 17-008-0002

LZ 5 (Rosenson Bowl): 17-006-0006





Summary:

To the best of the county's knowledge and with the exception of parcels 16-031-0001, and 17-017-0007 where seasonal cabins are present the other existing parcels are currently vacant. The intent of the use is to provide recreational powder skiing with the use of snow cats and professional guide. This use will be based out of the Avon area at approximately 2000 Ease Paradise Dry Road on parcel 10-031-0001. Each guided trip will typically consist of 12 guests per snow cat, but may range as high as 16 on occasion. Customers will arrive at this site and be transported via snow cat over Paradise Dry Road to the identified private property and the various ski sites therein.

The use of the cabin as part of this use has not been identified by the proponent. The proponent has identified that they will not use the existing cabin on parcel 16-031-0001. Staff anticipates the same is true of the cabins on parcel 17-017-0007 and had addressed that the possibility in the conditions of approval. If the proponent ever expands the intent of the used, including but not limited to the said cabins, an application review and approval of that expansion by the appropriate land use authority shall be required. Additional permitting and review by the Cache County Fire District and Building Department may also be required.

As identified in the submitted letter of intent, the following is a summary of the intended use with staff comment as necessary:

	Year 1	Subsequent Years
1. Property	30,000 ac.	Additional acreage may be added. <u>Any additional acreage shall require the review and approval of the Cache County Planning Commission.</u> Still using porta-pottie.
2. Employees	Approximately 15 (21) FTE 6 (10) Guides 3 (7) Snow Cat operators 2 (4) Ski patrollers	Up to 25 FTE
3. Structures	A mobile shop located at the base site. No other structures are intended for the first year.	Three yurt sites plus a Base yurt on parking and mobile shop site (parcel 16-031-0001) 10 yurts all together with stand-alone decking sites for view settings will be added. Three mobile shower room facilities all self-contained will also be added.
4. Equipment	3 (5) snow cats 3 (5) snowmobiles 2 ATV's	
5. Active operation:	Approximately December 1-April 15 each year 9 weather permitting); Daily operations will be from 7 a.m. to 5 p.m., 7 days a weekly, including holidays. Maintenance and snow road construction may take place 24 hours a day.	

6. Deliveries: Daily deliveries of catered food to clients at the base and yurt sites.
7. Fuel and Maintenance: It is anticipated that all fuel and maintenance for operations will be located on parcel 16-031-0001. If any fuel/maintenance structures are found to be necessary aside from this area, additional permitting and approval from Cache County is required.
8. Access: The access was sufficient and served all of our needs during the last season.
9. Summary statements.

Yurts are the major changes from last season. The yurts will be erected in the fall and taken down in the spring (mid- October-end of April). They will be assembled in a village style configuration with three yurts per village. They will collectively accommodate 12 guests. Food will be delivered to each village daily with one trip per day. The caterers will be handling linens and food prep and clean up each day during their trip. Sanitation will be gathered to the lower location and removed to the landfill each day. Restroom facilities will be a mobile variety with 2 compostable toilets, two low volume showers and two sinks they will be separate male and female bathrooms. The bathroom facilities are completely self-contained and no waste or waste water .

The yurts will be equipped with two 10lb extinguishers as well as a smoke detector and c02 detector as per consult with the Cache county fire Marshall.

Yurts will be heated with a fire rated pellet stove, electrical will consist of LED lighting, small mini fridge and boot driers.

Electrical will be supplied by a generator and back up battery/solar configuration rated to handle the specified loads.

We had ample parking last season and made accommodations for the additional parking for this upcoming season.

The additional guests will also be coming and going approximately every three days as the yurt packages will be marketed as multiple day/night stays and will not add significantly to the daily traffic.

Chris Harrild - Whisper ridge

From: Delaney Stephens <delaney.stephens@gmail.com>
To: Chris Harrild <chris.harrild@cachecounty.org>
Date: 9/23/2016 2:57 PM
Subject: Whisper ridge

Chris,

In reference to our phone call Wednesday, I wanted to put those points in an email.

Yurt areas will have 3 yurts which could have up to 12 guests per yurt or 36 guests per yurt area.

Total acreage listed on our promotional website includes properties in cache count as well as other counties.

Our parking area will remain the same from last year. We will maintain that same area. We will have multi day guests this year whose cars will stay in our parking area.

We plan to use helicopters to drop some skiers off to ski down to the snowcats and then return them after their day of cat skiing.

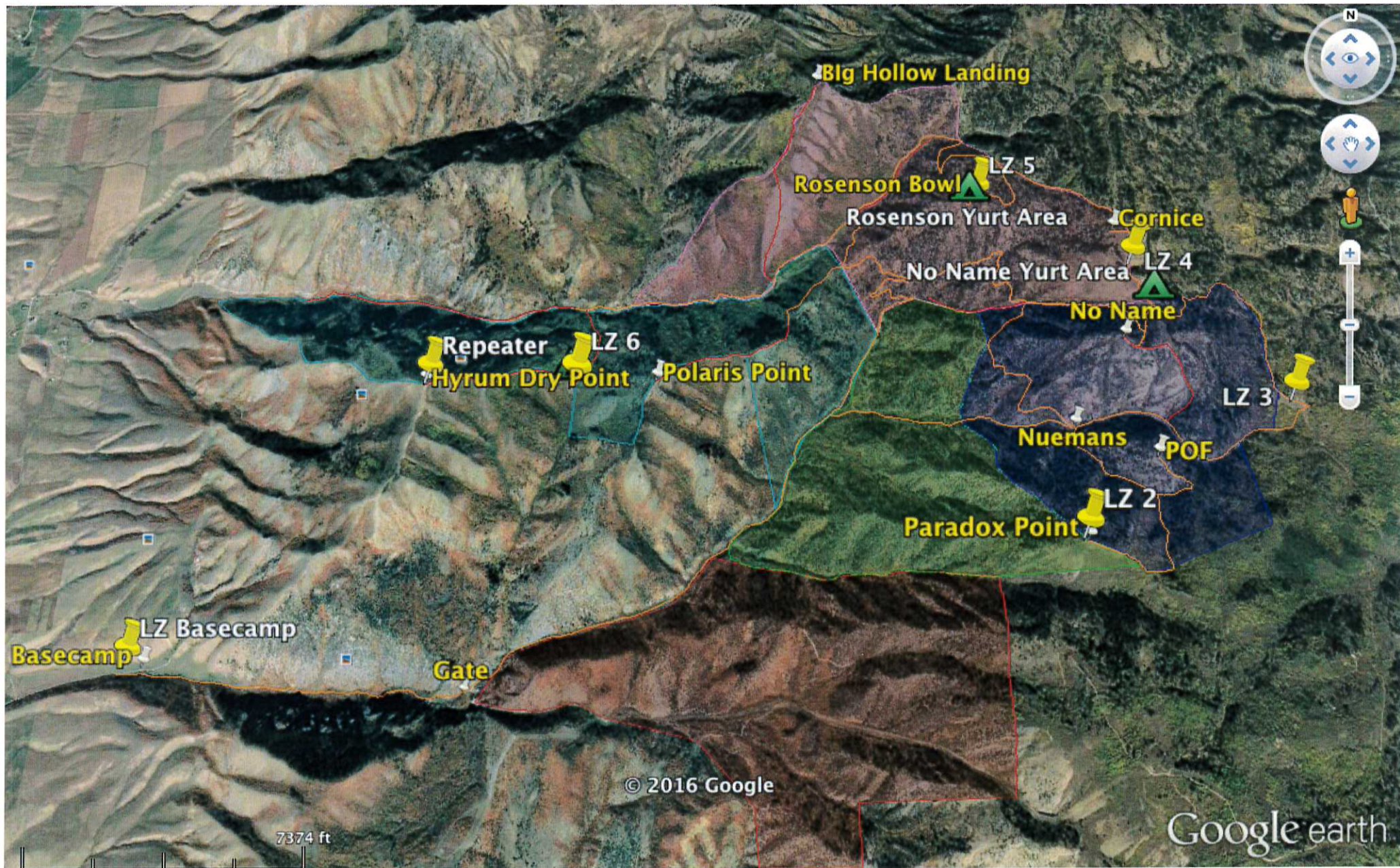
We plan to use up to 8 snowcats on the property. This would include 5 cats with passengers as well as cats to provide a back up if there is a breakdown. We will also have cats that are packing/maintaining roads during snow storms.

I will send you a copy of the atf permit.

Let me know if you need anything else.

Thank you

Delaney Stephens
8013903095



The Point at No Name Ridge

The Nest at Rosenson Bowl

Mavericks Camp at Hyrum Meadow

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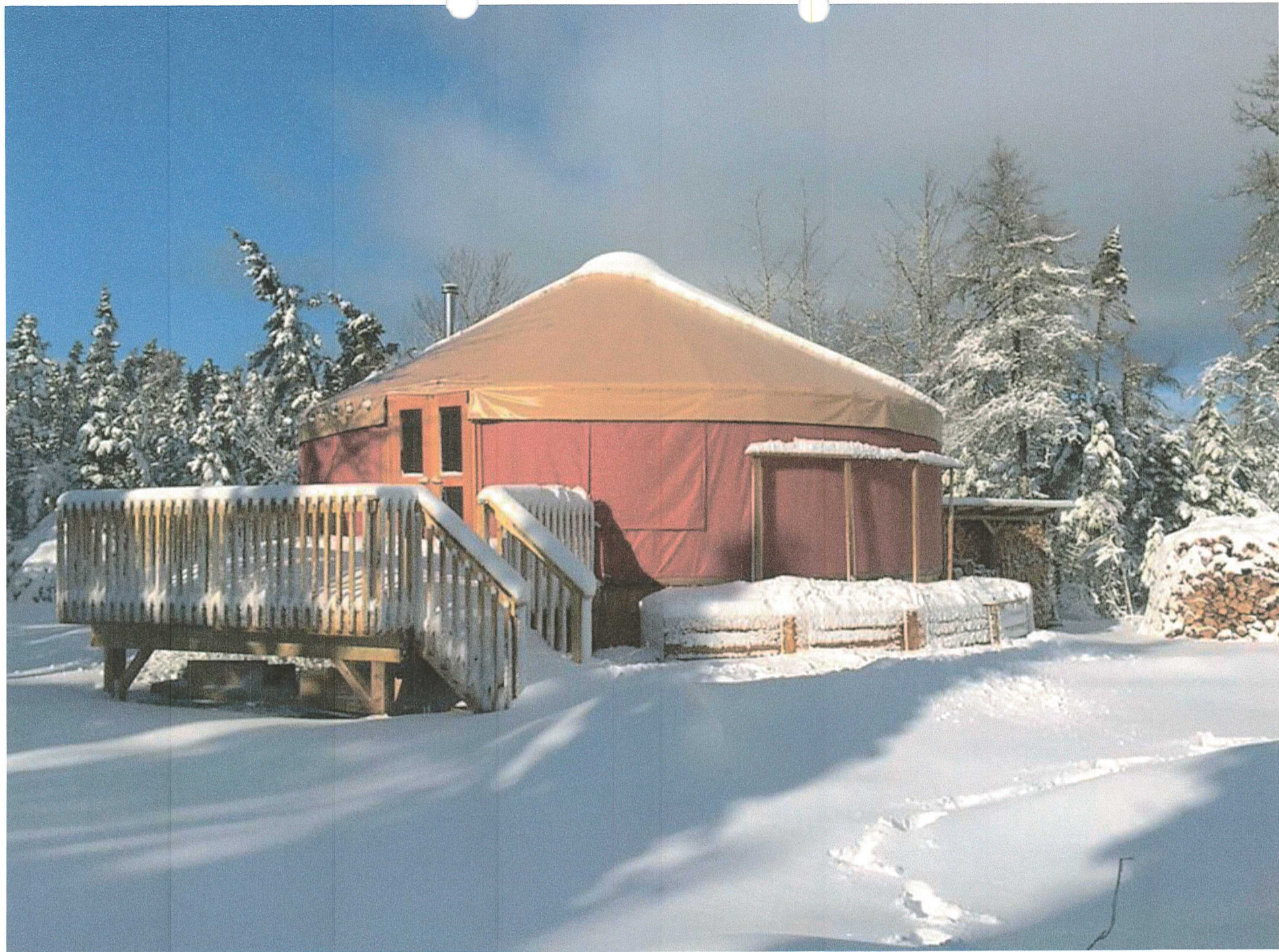
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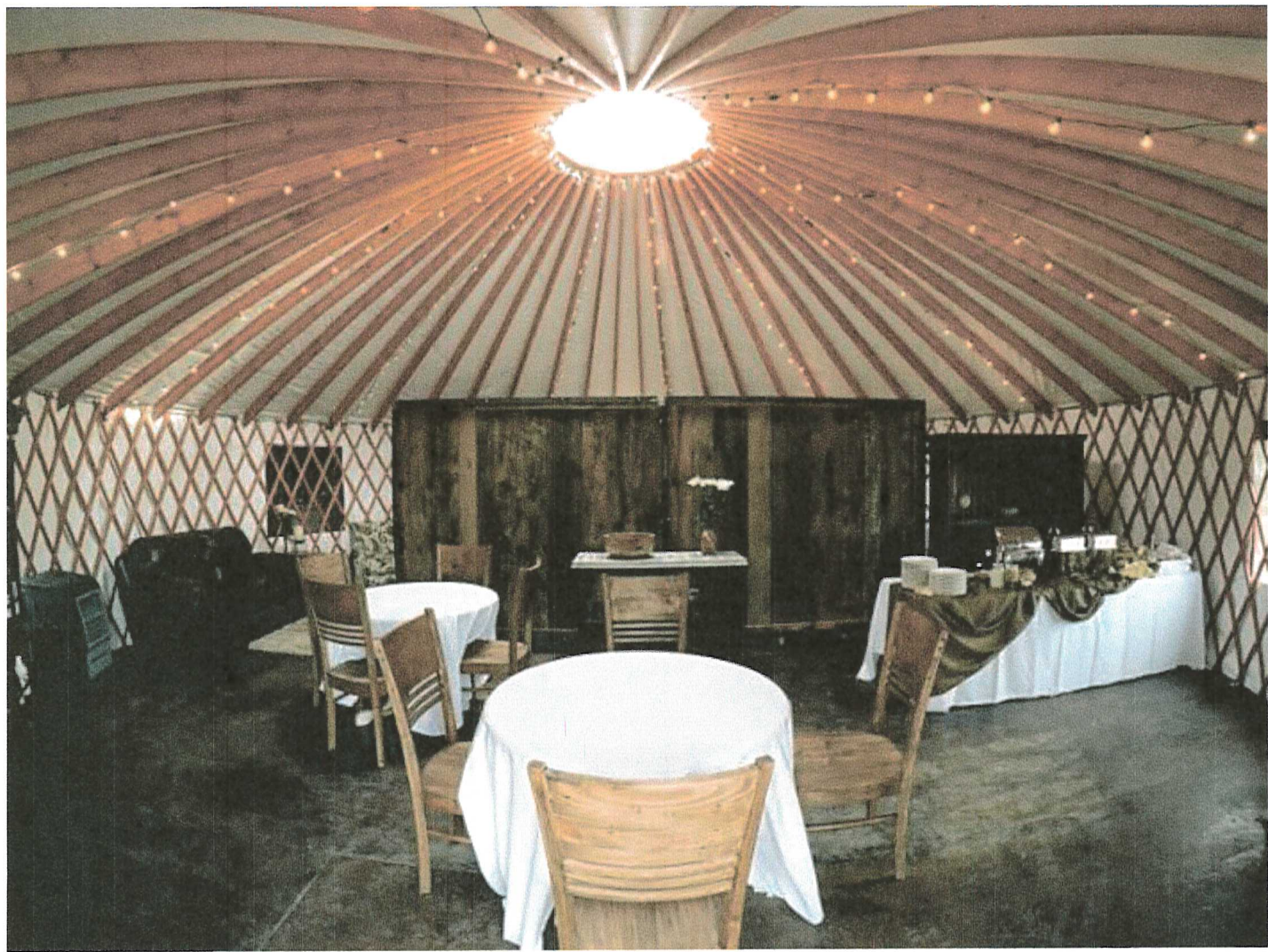
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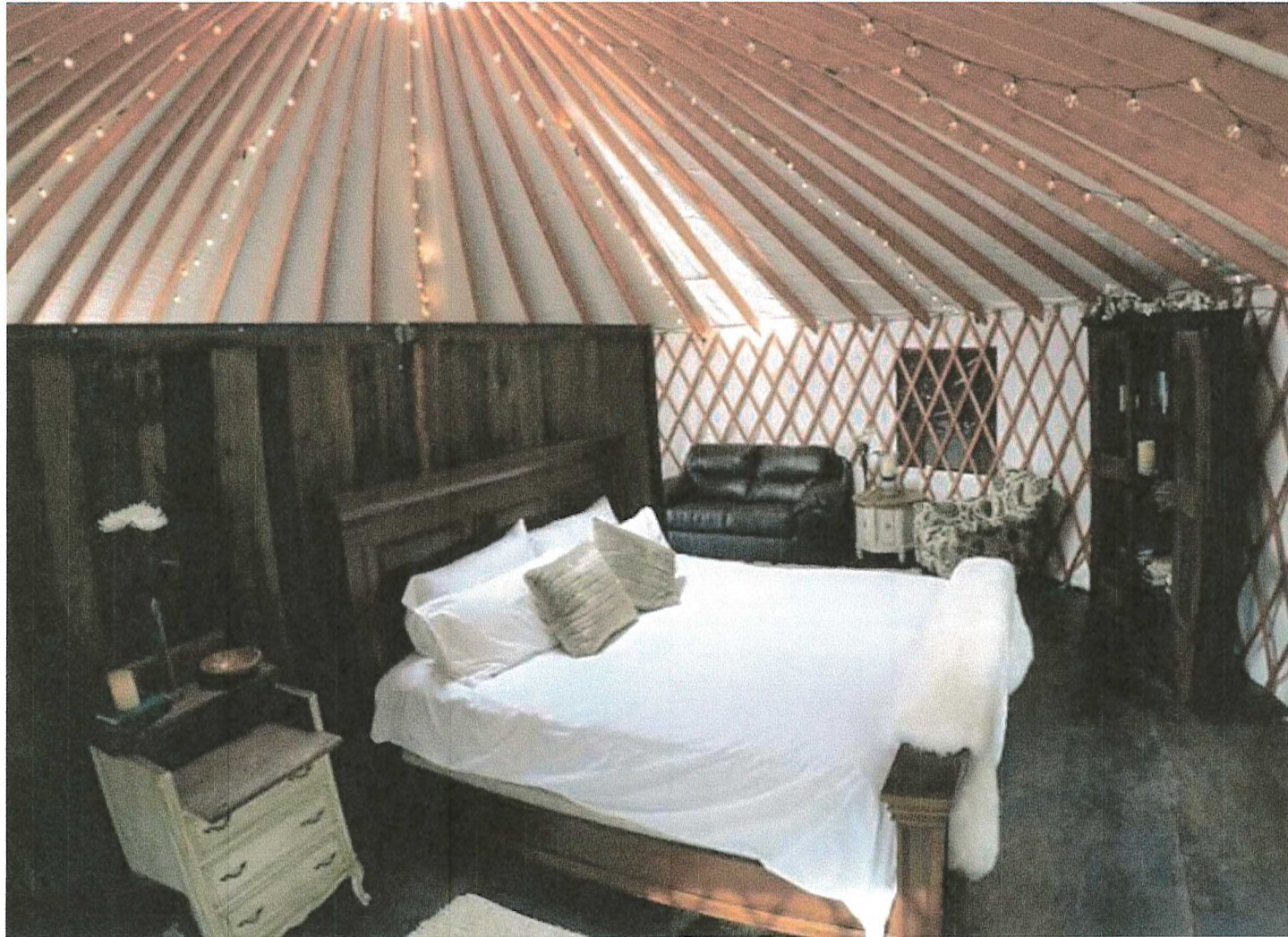


1993

Imagery Date: 10/7/2014 41°33'37.89" N 111°45'37.58" W elev 7668 ft eye alt









Repeater

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Google

3409 ft



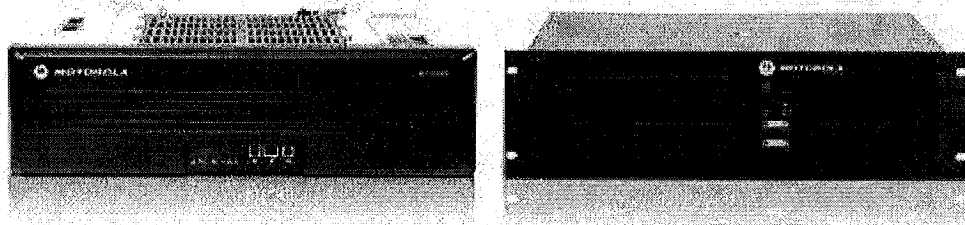
1993

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41°33'37.51" N 111°46'39.23" W elev 6148 ft

eye alt





THE FUTURE OF BUSINESS COMMUNICATION, DELIVERED TODAY

MOTOTRBO™ DIGITAL TWO-WAY RADIO REPEATERS

Make technology more productive and personal. You asked for a forward-thinking way to connect your people to their work, wherever they go. An innovative business tool that increases their efficiency while lowering your costs. Versatile and powerful, MOTOTRBO combines the best of two-way radio functionality with the latest digital technology. It integrates voice and data seamlessly, offers enhanced features that are easy to use and delivers increased capacity to meet your communication needs from the field to the factory floor. With exceptional voice quality and long battery life, MOTOTRBO keeps your work teams connected when communication is a must.

HIGH-POWERED PERFORMANCE

Because MOTOTRBO uses TDMA digital technology, it delivers integrated voice and data, twice the calling capacity plus clearer voice communications. When it comes to battery performance, MOTOTRBO radios operate 40 percent longer between recharges compared to analog. In fact, the leading-edge IMPRES™ technology in our batteries, chargers and audio accessories also ensures longer talk time and clearer audio.

INDUSTRY-LEADING APPLICATIONS

Motorola's Application Developer Program offers customized data applications so you can adapt your radios to your unique business needs. Because we've created the largest developer program in the industry, we can provide nimble applications that address your challenges and answer your objectives – from work order ticket management to network management, email gateways to location tracking, dispatch consoles to telephony integration, and beyond.

Whether you want to send text messages or track work order information, pinpoint work crew locations with integrated GPS or manage your fleet from a central dispatch location, MOTOTRBO™ paves the way – with customizable data applications on one convenient device.

ADDED FUNCTIONALITY

MOTOTRBO offers added functionality, including dispatch capability with the MIP 5000 VoIP console, enhanced call signaling, basic and enhanced privacy-scrambling, option board expandability and compatibility with SCADA solutions for utility and public service monitoring and alarms. Plus digital telephone interconnect capability to enable communication between radios and landline or mobile phones as well as a transmit interrupt suite – with voice interrupt, emergency voice interrupt or data over voice interrupt – to prioritize critical communication the moment you need it.

EXPANDED CAPACITY AND COVERAGE

Your workforce is hard at work every day – picking up loads, making road repairs, providing security, responding to guest requests or restoring power after a storm. That's why you need the proven performance of MOTOTRBO radio systems for non-stop communication no matter the size of your work force, no matter where they go.

MOTOTRBO's IP Site Connect dramatically improves customer service and productivity by using the Internet to extend coverage to users anywhere in the world. Our

scalable, single-site Capacity Plus solution expands capacity to over 1,000 users without adding new frequencies.

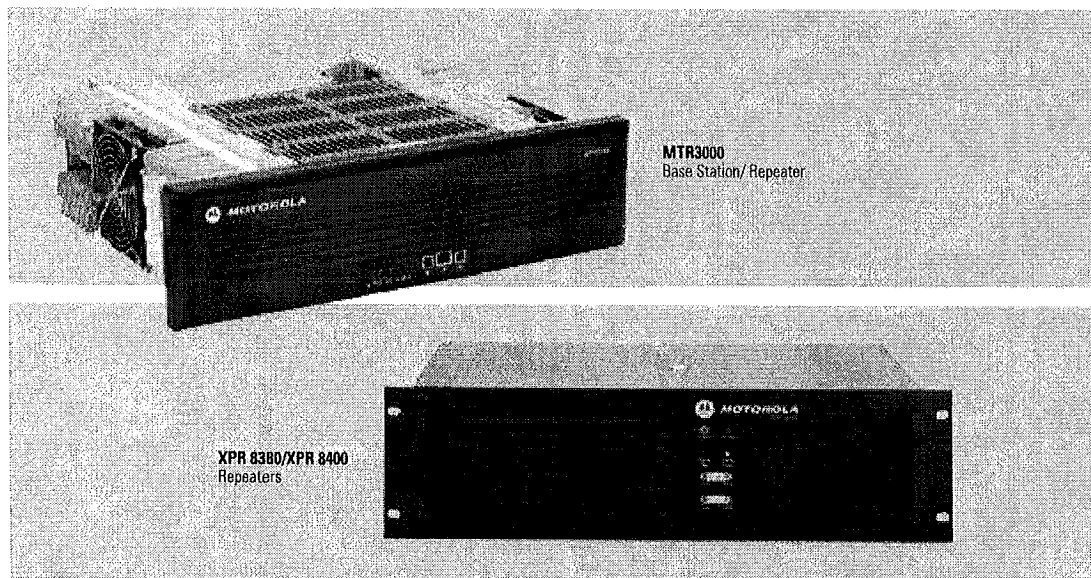
Connect Plus multi-site digital trunking enables you to accommodate the high volume, wide area communication your business requires. Whether you need coverage at a single site or across multiple sites, MOTOTRBO can be scaled to meet your needs.

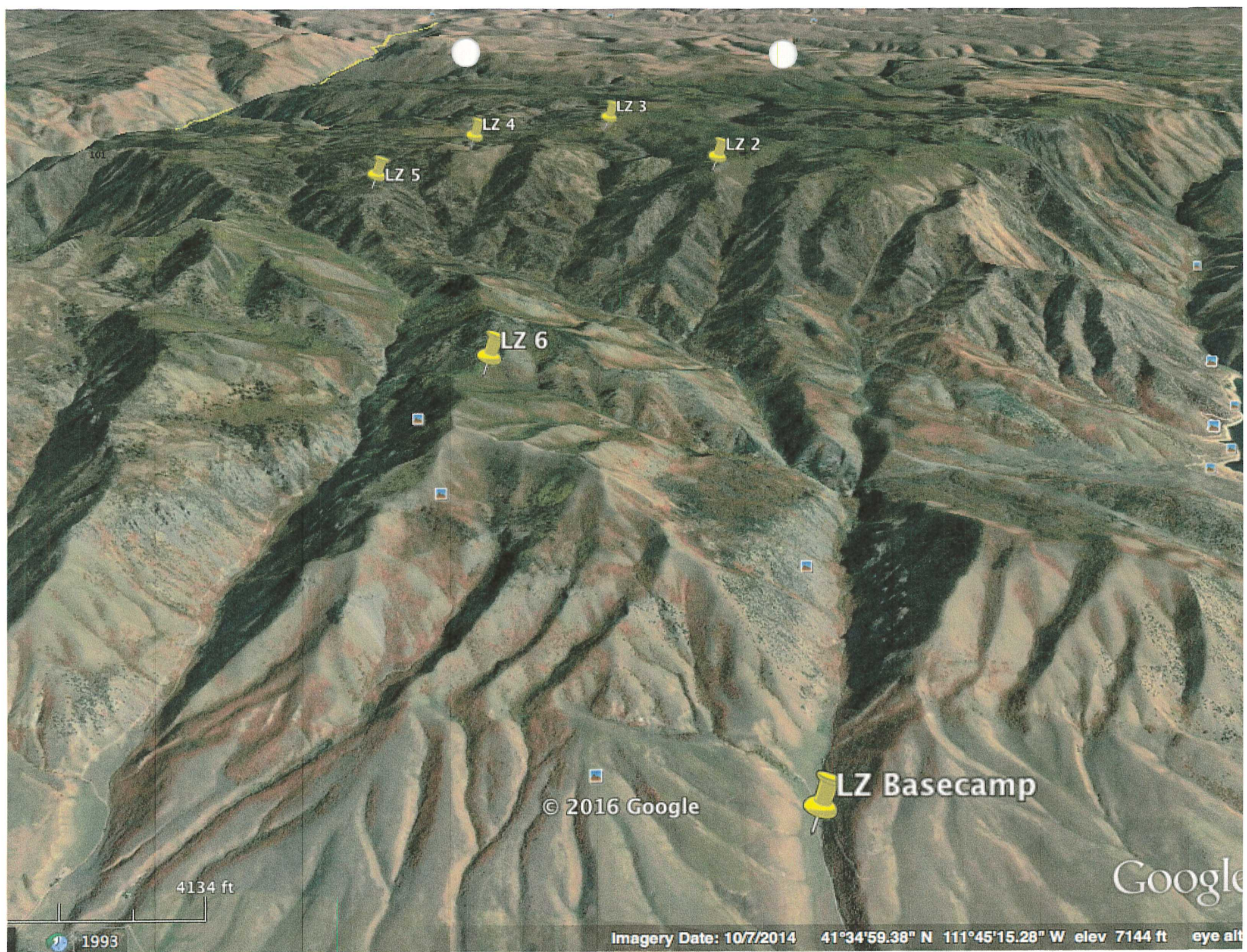
MIGRATE AT YOUR OWN PACE

Keeping operations running smoothly during a change in communication systems is vital to your business. It's easy to migrate to digital with MOTOTRBO because radios operate in analog and digital mode while the dynamic mixed mode repeater functionality streamlines automatic switching between analog and digital calls. So you can begin using MOTOTRBO radios and repeaters on your existing analog system, and when your time and budget allow you can begin migrating to digital at your own pace.

RELIABLE DURABILITY

MOTOTRBO repeaters are backed by a two-year Standard Warranty.





101

LZ 5

LZ 4

LZ 3

LZ 2

LZ 6

LZ Basecamp

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Google

4134 ft



1993

Imagery Date: 10/7/2014 41°34'59.38" N 111°45'15.28" W elev 7144 ft eye alt



Cornice

The Perch at No Name Ridge

No Name

Paradox Point

Scare Canyon Point

The Nest at Rosenson Bowl

Nuemans

Rosenson Bowl

Big Hollow Landing

Polaris Point

Mavericks Camp at Hyrum Meadow

Hyrum Dry Point

Gate

Basecamp

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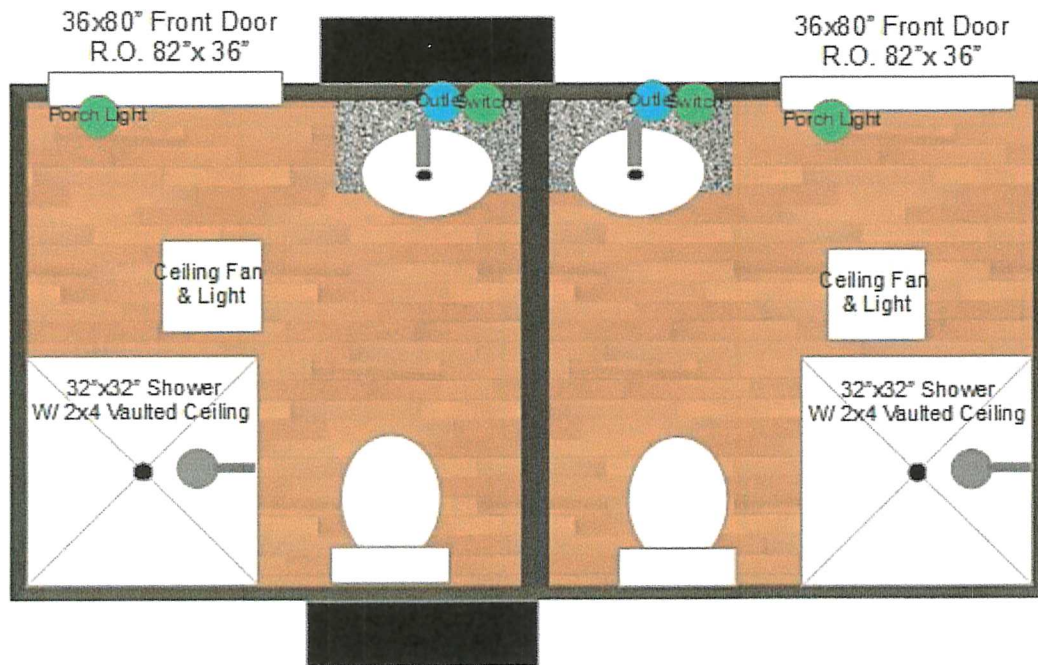
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6x12 Bath House



6x12 Bath House

What's Included:

- Two Full Bathrooms
- Water Tanks
- 500 Watt Solar Kit
- 2x10 R35 Flooring Fully Insulated to Keep Pipes Warm
- R30 2x6 Walls