



4:00 p.m.

Action Items

1. **Hulme Subdivision 1st Amendment** – A request to amend the boundaries of Lots 1 & 8 of a previously approved eight-lot subdivision located at 10970 South & 10760 South 800 East, Avon, in the Agricultural (A10) Zone. The boundary of the subdivision will extend to the existing southern boundary of Lot 1, which was originally 1.0 acres and is now 1.396 acres, and Lot 8 will increase from 1.85 acres to 2.348 acres by adding parcel 16-047-0001. Tax ID: 16-047-0001, 0301, -0308.

Adjourn

STAFF REPORT: HULME SUBDIVISION 1ST AMENDMENT

4 October 2017

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: Travis or Rachel Hulme

Parcel ID#: 16-047-0301, -0308, -0001

Staff Determination: Approval with conditions

Type of Action: Administrative

Land Use Authority: Director of Development Services

LOCATION

Reviewed by Angie Zetterquist

Project Address:

10460 South 800 East

Avon

Current Zoning:

Agricultural (A10)

Acres: 3.75

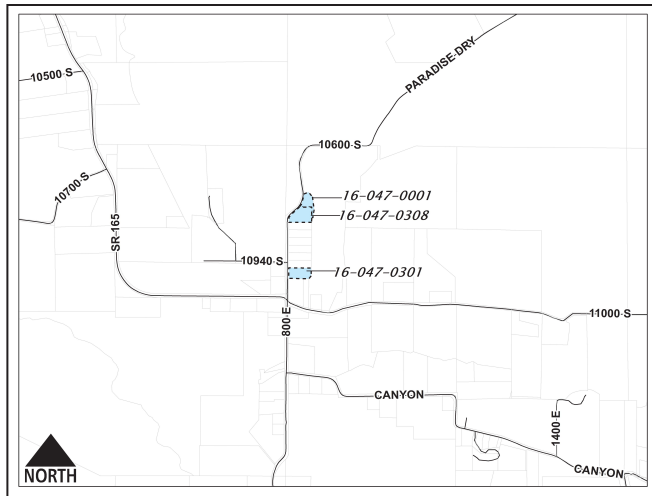
Surrounding Uses:

North – Agricultural/Residential

South – Agricultural/Residential

East – Agricultural/Residential

West – Agricultural/Residential



FINDINGS OF FACT (22)

A. Request description

1. The Hulme Subdivision 1st Amendment is a request to amend the boundaries of Lots 1 & 8 of a previously approved 8-lot subdivision. No additional building lots are being created.
 - a. Lot 1 (16-047-0301) will increase from 1.0 acres to 1.396 acres.
 - b. Lot 8 (16-047-0308) will increase from 1.0 acres to 2.348 acres.

B. Parcel legality

2. The original division of the properties occurred through a Conditional Use Permit approved in September 1997 from parent parcel 16-047-0001.
3. In 2014, parcel 16-047-0065 (31.59 acres) was divided from 16-047-0001 without land use authority rendering them both restricted parcels. After the division, the remaining piece of 16-

047-0001 was 0.77 acres. This 0.77 acre remainder piece will now become part of Lot 8 (#16-047-0308) as part of this subdivision amendment and 16-047-0065 will no longer be considered a restricted parcel.

C. Authority

4. §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 subdivision amendments between three or fewer property owners.

D. Culinary water, septic system, and storm water

5. §16.04.080 [A] Water Requirements – Under the proposed amendment, no new lots are being created and the amended lots of the subdivision have existing residential structures located on them with existing water rights assigned: Lot 1 – 25-11009, a20810b and Lot 8 – 25-11019, a20810c. Further proof of approved domestic use water rights is not necessary for this action.
6. §16.04.080 [B] Sewage Requirements – Lots 1 & 8 have existing residential structures located on them; further proof of sewage requirements is not necessary for this action.
7. §16.04.070 Storm Drainage Requirements – A Land Disturbance Permit is required for any future development. *See condition #1.*

E. Access

8. §16.04.040 [A] Roads – All roads must be designed and constructed in accordance with Title 12 of the County Code.
9. §12.02.010 Roadway Standards – Requirements for roadway improvement are provided in the current Manual of Roadway Design and Construction Standards (Road Manual).
10. §16.04.080 [E] Roads and Access – A basic road review is required and must consider:
 - a. The layout of proposed roads;
 - b. An analysis of existing roadway compliance with the Road Manual requirements;
 - c. Existing maintenance;
 - d. And any additional impacts to the proposed development access roads.
11. The Road Manual specifies the following:
 - a. §2.1-A-5 Private Road, Table 2.2 - Roadway Typical Sections: Roads with up to 30 Average Daily Traffic (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. These roads are not typically through roads providing public access to points beyond the areas the road is intended to serve.
 - b. Table 2.2 Roadway Typical Sections: Private roads must meet the minimum standards of a 33-foot-wide right-of-way, two 10-foot-wide gravel travel lanes for a total width of 20 feet.
 - 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. Table A-8 Typical Cross Section Structural Values: The minimum structural composition for gravel roads requires 14” depth of granular borrow, 6” depth of road base, and paved roads required an additional 2.5” depth of asphalt.
 - e. §2.4-A-4-b: The review of requests for development on existing roadways must occur through the Design Exception process.
 - f. §1.8 Authority and Design Exception: 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.

12. A basic review of the access to the existing lots identifies the following:
 - a. The existing lots gain access from 800 East in Avon.
 - b. 800 East:
 - i. Is an existing county facility that provides access to the general public.
 - ii. Currently provides access to multiple dwellings, vacant lots, and agricultural parcels.
 - iii. Consists of an average 21-foot paved width and 4-foot wide gravel shoulders for the length of the subdivision up to the access point for Lot 8. After the access point to Lot 8, the road turns to an 18-foot wide gravel road.
 - iv. Has an unknown depth and type of material.
 - v. Is maintained year round. *See conclusion #2*
13. The identified access roads will not be impacted by in an increase in ADT due to this proposal. *See conclusion #2.*

F. Service Provision

14. §16.04.080 [C] Fire Control – The County Fire District identified that the existing access is acceptable. Any future development on the property must be reevaluated and may require improvements based on the location of any proposed development. Water supply for fire suppression would be provided by the Paradise Fire Department.
15. §16.04.080 [F] Solid Waste Disposal – Logan City Environmental is currently providing service for the subject properties, but has experienced difficulties in servicing this subdivision. The original subdivision approval had a temporary turn-around on the plat that was never implemented. Logan City Environmental is requesting that the applicant provide a level, all-weather, large truck turn-around at or near Lot 8. *See condition #2*
16. §16.04.080 [D] School Bus Service – There are no changes to school bus service based on this proposed amendment; school bus service is provided through a stop at 11000 South 800 East.

G. Sensitive Areas

17. §17.08.040 General Definitions, Sensitive Area; §17.18 Sensitive Area
 - a. There are no known Sensitive Areas present within the subject subdivision.

H. Public Notice and Comment—§17.02.040 Notice of Meetings

18. Public notice was posted online to the Utah Public Notice Website on 21 September 2017.
19. Notice was published in the Herald Journal on 24 September 2017.
20. Notices were posted in three public places on 21 September 2017.
21. Notices were mailed to all property owners within 300 feet of the subject property on 21 September 2017.
22. At this time, no written public comment regarding this proposal has been received by the Development Services Office.

CONDITIONS (2)

Based on the Cache County Subdivision and Land Use Ordinances, Road Manual, and on the findings of fact as noted herein, staff recommends the following conditions:

1. A Land Disturbance Permit is required for any future development. (*See D-7*)
2. Prior to recording the plat, the applicant must meet Logan City Environmental Services' access requirements and provide staff a copy of letter or other approval from Logan City Environmental Services confirming their requirements are being met. (*See F-15*)

CONCLUSIONS (2)

Based on the findings of fact and conditions noted herein, staff recommends approval of the Hulme Subdivision 1st Amendment as:

1. It has been reviewed by the Director of Development Services in conformance with, and meets the requirements of, the Cache County Subdivision and Land Use Ordinances, and;
2. Design Exception (*See E-11, E-12, E-13*): A design exception is hereby approved for the substandard areas of 800 East regarding structural fill and width as:
 - a. 800 East is a public facility owned and maintained by the county.
 - b. No additional developable lots are being proposed as part of the subdivision amendment.
 - c. The identified access roads will not be impacted by in an increase in Average Daily Traffic due to this proposal.

