

**APPROVED**

**CACHE COUNTY  
COUNCIL MEETING  
MINUTES  
AUGUST 27, 2019**

**COUNTY COUNCIL MEETING**  
**August 27, 2019**

<u>NATURE OR ORDER OF PROCEEDING</u>	<u>PAGE</u>
ALLEN AGRICULTURE PROTECTION AREA – Public Hearing Set-September 10, 2019-5:30 p.m.- Resolution No. 2019-27 .....	2
AMENDING THE 2019 BUDGET – Public Hearing Set-September 10, 2019-6:00 p.m.-Resolution No. 2019-28 .....	2
BUDGET – Public Hearing Set-September 10, 2019-6:00 p.m.-Resolution No. 2019-28-Amending the 2019..	2
CEMETERY BOARDS – Millville/Nibley & Paradise.....	1
CLARK, CASEY – Public Comment.....	3
COUNCIL SUMMER SOCIAL.....	5
DESIGN EXCEPTION – Pisgah .....	2
FINANCIAL STATEMENTS – July 2019 .....	1
HANSEN, BROOKS – Public Comment.....	3
HANSEN RU2 REZONE – Public Hearing-August 27, 2019-5:40 p.m.-Ordinance No. 2019-06.....	2,3
INFORMATION TECHNOLOGY – Report .....	2
ORDINANCE NO. 2019-06 – Hansen RU2 Rezone-Public Hearing-August 27, 2019-5:40 p.m. ....	2,3
PISGAH DESIGN EXCEPTION.....	2
PUBLIC COMMENT – Clark, Casey .....	3
PUBLIC COMMENT – Hansen, Brooks .....	3
PUBLIC HEARING – August 27, 2019-5:40 p.m.-Ordinance No. 2019-06-Hansen RU2 Rezone .....	2
PUBLIC HEARING SET – September 10, 2019-5:30 p.m.-Resolution No. 2019-27-Allen Agriculture Protection Area .....	2
PUBLIC HEARING SET – September 10, 2019-6:00 p.m.-Resolution No. 2019-28-Amending the 2019 Budget.....	2
RESOLUTION NO. 2019-27 – Allen Agriculture Protection Area-Public Hearing Set-September 10, 2019- 5:30 p.m.....	2
RESOLUTION NO. 2019-28 – Amending the 2019 Budget - Public Hearing Set-September 10, 2019-6:00 p.m. ....	2

**REZONE – Public Hearing-August 27, 2019-5:40 p.m.-Ordinance No. 2019-06-Hansen RU2 .....2**

**USACCC FALL CONFERENCE .....5**

**USU HOMECOMING PARADE .....5**

**WELLSVILLE FOUNDERS' DAY PARADE.....5**

**CACHE COUNTY COUNCIL MEETING  
AUGUST 27, 2019**

The Cache County Council convened in a regular session on August 27, 2019 at 5:00 p.m. in the Cache County Council Chamber at 199 North Main, Logan, Utah.

**ATTENDANCE:**

**Chairman:** Karl B. Ward  
**Vice Chair:** Gina H. Worthen  
**Council Members:** Paul R. Borup, David L. Erickson, Barbara Tidwell , Jon White, & Gordon A. Zilles  
**County Executive:** Craig "W" Buttars  
**County Clerk:** Jill N. Zollinger  
**County Attorney:** James Swink

**The following individuals were also in attendance:** Director Amy Adams, Janeen Allen, Casey Clark, Christine Gillins, Chief Rod Hammer, Brooks Hansen, Chris Harrild, Director Cameron Jensen, Director Bartt Nelson, Director Josh Runhaar, Doug Williams, **Media:** Mattie Mortensen (Herald Journal).

**OPENING REMARKS AND PLEDGE OF ALLEGIANCE**

Council member Paul Borup gave the opening remarks and led those present in the Pledge of Allegiance.

**REVIEW AND APPROVAL OF AGENDA**

**ACTION:** Motion by Vice Chair Worthen to approve the agenda. Erickson seconded the motion. The vote was unanimous, 7-0.

**REVIEW AND APPROVAL OF MINUTES**

**ACTION:** Motion by Council member Tidwell to approve the minutes of the August 13, 2019 Council meeting as written. Worthen seconded the motion. The vote was unanimous, 7-0.

**MINUTES FOLLOW-UP:** None

**REPORT OF THE COUNTY EXECUTIVE: CRAIG "W" BUTTARS**

**APPOINTMENTS:** There were no appointments, but Executive Buttars reminded the Council there are positions presently being advertised for the Millville/Nibley Cemetery Board and the Paradise Cemetery Board. Chairman Ward said he will forward the name of an interested party to Executive Buttars.

**OTHER ITEMS:**

- Financial Statements for July 2019** – Council members may access the documents on their tablets.

(Attachment 1)

**DEPARTMENT OR COMMITTEE REPORTS**

- ★ **Information Technology – Bartt Nelson** reported on the following:
- Physical server replacement
  - Mitel/Shoretel phone system
  - Cache Online Records Express (CORE)

Nelson thanked the Council for its support.

**PUBLIC HEARINGS, APPEALS AND BOARD OF EQUALIZATION MATTERS**

**PUBLIC HEARING SET: September 10, 2019 – 5:30 p.m.-Resolution No. 2019-27 – Allen Agriculture Protection Area-Request to renew and expand an Agriculture Protection Area on 46 parcels totaling 2,046.78 acres in the Cove area**

**PUBLIC HEARING SET: September 10, 2019 – 6:00 p.m.-Resolution No. 2019-28 – Amending the 2019 Budget**

**ACTION: Motion by Council member White to set Public Hearings for:  
September 10, 2019 – 5:30 p.m. – Resolution No. 2019-27 – Allen Agriculture Protection Area;**

**AND**

**September 10, 2019 – 6:00 p.m. – Resolution No. 2019-28 – Amending the 2019 Budget.  
Tidwell seconded the motion. The vote was unanimous, 7-0.**

**INITIAL PROPOSAL FOR CONSIDERATION OF ACTION**

- **Pisgah Design Exception – Request for a design exception from the Cache County Manual of Road Design and Construction Standards on a portion of the Mt. Pisgah Road** – Chris Harrild explained this is part of the Pisgah Mine which is updating its permit to allow additional traffic. The request is to not pave the road as required by County design and construction standards. JUB Engineers reviewed the request and said the existing road still meets safety standards and gravel will not require as much maintenance as asphalt. Staff concurred and recommends approval of the design exception.

**(Attachment 2)**

**ACTION: Motion by Council member Worthen to approve the Pisgah Design Exception request. Tidwell seconded the motion. The vote was unanimous, 7-0.**

**PUBLIC HEARINGS, APPEALS AND BOARD OF EQUALIZATION MATTERS**

**PUBLIC HEARING: August 27, 2019 – 5:40 p.m.-Ordinance No. 2019-06 – Hansen RU2 Rezone – Request for a rezone of 14.59 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone, located at 6600 North 400 West, near Smithfield** – Chris Harrild stated the Planning Commission recommends denial. Harrild gave a general overview of the property. The rezone would allow up to seven lots. The access to the property is a substandard road needing substantial improvement. There is an RU2 Zone directly south of the property;

however, the Planning Commission seemed to feel, in retrospect, that the approval of that rezone was a mistake.

Chairman Ward opened the Public Hearing and invited public comment.

Brooks Hansen, Agent, said the property owner is willing to fix the road if needed. The intention is for a maximum of five lots, not seven. There are no Smithfield City annexation plans regarding the property. Brooks is an agent for his father, who owns the property as well as property to the east, west and north.

Casey Clark, resident, spoke in favor of the rezone. He owns a new home in the previous rezone to the south. The road is plowed by 7:00 a.m. most days. The maintenance is better as a county road than a city road. Homeowners around him are against being annexed to Smithfield. They want to live in a country atmosphere.

There was no other public comment.

**ACTION: Motion by Vice Chair Worthen to close the Public Hearing. Zilles seconded the motion. The vote was unanimous, 7-0.**

### **INITIAL PROPOSAL FOR CONSIDERATION OF ACTION**

- **Ordinance No. 2019-06 – Hansen RU2 Rezone – Request for a rezone of 14.59 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone, located at 6600 North 400 West, near Smithfield** – Vice Chair Worthen asked if there was an issue with the road at the time of the RU2 Rezone of the property to the south approved in 2016. Was it brought to county standards? Harrild replied, yes.

Council member Tidwell asked if the road upgrade on the current rezone request would have to be done before approval of the rezone. Harrild said, “No, the question is – Is this where you want RU2 to be?” That is the Council’s decision.

Council member Erickson asked if narrowness is the road issue. Harrild said it is and agreed with Erickson’s statement that the cost to maintain asphalt is high. Erickson also asked about a drainage problem on the property to the south. Could the residents get together to try to resolve the problem? Harrild said that would have to be looked at by the county engineer.

Executive Buttars observed this is the best location for RU2 zoning.

Council member Erickson said the cost to maintain roads is a worry and wondered if the precedent could start a request for RU2 rezones along the entire road which would create a large subdivision.

Vice Chair Worthen agreed with Executive Buttars that this seems like a good place for the RU2 Zone.

Council member White responded that there is not a good spot for RU2 anywhere in the county unless it’s on a state road maintained by the state. Otherwise it is too costly for the county. The county is not taking anything away – the current zoning now allows one home.

Chris Harrild pointed out that RU2 Zones near cities create a buffer which makes it harder for a city to follow its annexation plan.

Director Runhaar stated the drainage problem on the south property means a lot of money will be spent redirecting the drainage. County standards are meant for one home, not multiple homes. This may or may not be a good place for RU2, but the county does not have any standards in place to deal with issues resulting from development. It is a constant battle dealing with infrastructure – the county is not built to service that kind of density.

Chairman Ward said this is the whole impetus in redoing the county general plan. We are simply not structured to be in the subdivision business. That is an urban-type decision process.

Executive Buttars asked if the applicant could be required to resolve the drainage problem before approval. Harrild said it has to be specifically related to his property. If it is an issue tied to property to the south, we can't extend beyond the applicant's property.

Attorney Swink interjected that he has been on the phone with a citizen with similar problems who would have to get all the surrounding properties on board which has been an impossible task and now wants the county to get involved to help.

Brooks Hansen said the current zoning allows two homes without a rezone. He is the agent for his father and the rezone request would help with his father's retirement income.

**(Attachment 3)**

**ACTION: Motion by Council member White to waive the rules and deny the Hansen RU2 Rezone request. Borup seconded the motion. The motion passed – 5 aye, Borup, Tidwell, Ward, White & Zilles; 1 nay, Worthen and 1 abstention, Erickson.**

**Ordinance No. 2019-06:** The motion passed 5 aye, 1 nay and 1 abstention.

	<u>BORUP</u>	<u>ERICKSON</u>	<u>TIDWELL</u>	<u>WARD</u>	<u>WHITE</u>	<u>WORTHEN</u>	<u>ZILLES</u>	<u>VOTES CAST</u>
AYE	X		X	X	X		X	5
NAY						X		1
ABSTAINED		X						1
ABSENT								0

Vice Chair Worthen asked where does RU2 go? Maybe we need to get rid of the zone. It doesn't seem to belong anywhere.

Council member Erickson said he believes RU2 is a city zone, not a county zone.

Council member Zilles said maybe clustering is the answer.

**OTHER BUSINESS**

- ✓ **Wellsville Founders' Day Parade** – Monday, September 2, 2019 – Ward, Tidwell, White, Zilles and Buttars will attend.
- ✓ **USACCC Fall Conference – September 25-26, 2019-Midway** – Erickson, Worthen, Ward, Borup and Tidwell will attend.
- ✓ **USU Homecoming Parade – Saturday, September 28, 2019 at 10:00 a.m.** – Borup, Erickson, Ward, Tidwell and Worthen will attend.

### **COUNCIL MEMBER REPORTS**

Paul Borup thanked Executive Buttars, Director Jensen and the Council for the budget process thus far.

Jon White asked who is coming to the Council Summer Social at his place on September 6, 2019 at 6:00 p.m. Attorney Swink will not be able to attend.

### **ADJOURNMENT**

The Council meeting adjourned at 6:25 p.m.

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**ATTEST:** Jill N. Zollinger  
County Clerk

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**APPROVAL:** Karl B. Ward  
Chairman



CACHE COUNTY GOVERNMENT  
FUND SUMMARY  
FOR THE 7 MONTHS ENDING JULY 31, 2019

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<b>REVENUE</b>					
TAXES	678,423.84	3,893,293.17	20,469,000.00	16,575,706.83	19.0
LICENSES & PERMITS	5,290.00	25,330.00	40,000.00	14,670.00	63.3
INTERGOVERNMENTAL REVENUE	85,364.24	237,151.17	928,700.00	691,548.83	25.5
CHARGES FOR SERVICES	411,091.30	2,788,047.35	6,856,000.00	4,067,952.65	40.7
FINES & FORFEITURES	8,568.98	56,167.99	121,600.00	65,432.01	46.2
MISCELLANEOUS REVENUE	199,174.49	999,686.37	1,567,500.00	567,813.63	63.8
CONTRIBUTIONS & TRANSFERS	.00	3,300.00	1,716,200.00	1,712,900.00	.2
	<b>1,387,912.85</b>	<b>8,002,976.05</b>	<b>31,699,000.00</b>	<b>23,696,023.95</b>	<b>25.3</b>

**EXPENDITURES**

COUNCIL	8,477.74	74,630.39	125,100.00	50,469.61	59.7
WATER DEVELOPMENT	.00	300,000.00	300,000.00	.00	100.0
PUBLIC DEFENDER	42,525.00	275,592.06	528,700.00	253,107.94	52.1
EXECUTIVE	13,267.77	130,418.55	198,300.00	67,881.45	65.8
FINANCE	36,717.97	273,669.99	521,100.00	247,430.01	52.5
ADMINISTRATOR	.00	.00	103,200.00	103,200.00	.0
HUMAN RESOURCES	24,696.15	147,153.22	340,100.00	192,946.78	43.3
GIS DEPT	7,997.36	63,147.28	114,000.00	50,852.72	55.4
INFORMATION TECHNOLOGY SYSTE	48,159.13	525,843.57	968,400.00	442,556.43	54.3
AUDITOR	1,275.25	12,761.86	27,900.00	15,138.14	45.7
CLERK	8,409.43	60,439.01	131,300.00	70,860.99	46.0
TREASURER	37.50	37.50	.00	( 37.50)	.0
RECORDER	10,134.22	73,194.30	179,600.00	106,405.70	40.8
ATTORNEY	106,679.74	882,492.66	1,608,900.00	726,407.34	54.9
VICITM SERVICES -CACHE ACHIEVE	4,712.84	41,940.57	79,500.00	37,559.43	52.8
VOCA -VICTIM SERVICES	22,475.59	225,677.51	442,400.00	216,722.49	51.0
VAWA - ATTORNEY - GRANT SERV	16,462.22	137,130.55	198,500.00	61,369.45	69.1
NON-DEPARTMENTAL	( 86,927.43)	311,677.68	325,900.00	14,222.32	95.6
CENTRAL MAIL	366.32	3,966.70	6,900.00	2,933.30	57.5
BUILDING & GROUNDS	16,208.56	123,916.55	331,900.00	207,983.45	37.3
ELECTIONS	24,555.07	130,853.22	248,700.00	117,846.78	52.6
PUBLIC NOTICES	.00	103.41	2,700.00	2,596.59	3.8
ECONOMIC DEVELOPMENT	10,000.00	59,270.00	68,000.00	8,730.00	87.2
SHERIFF - CRIMINAL	280,809.44	2,118,492.85	4,241,000.00	2,122,507.15	50.0
SHERIFF - SUPPORT SERVICES	161,264.11	1,290,135.75	2,454,000.00	1,163,864.25	52.6
SHERIFF - ADMINISTRATION	256,843.84	818,478.63	1,510,100.00	691,621.37	54.2
SHERIFF - SEARCH AND RESCUE	1,991.31	22,797.07	84,700.00	61,902.93	26.9
SHERIFF - MOUNTED POSSE	3,180.81	4,269.42	25,100.00	20,830.58	17.0
FIRE DEPARTMENT	106,076.67	1,037,188.00	1,652,600.00	615,412.00	62.8
SHERIFF - CORRECTIONS	668,992.82	4,639,419.99	8,293,600.00	3,654,180.01	55.9
SHERIFF - IT DEPARTMENT	1,434.01	1,434.01	27,000.00	25,565.99	5.3
BEE INSPECTION	.00	.00	2,500.00	2,500.00	.0
SHERIFF - ANIMAL CONTROL	13,530.19	87,617.96	187,500.00	99,882.04	46.7
SHERIFF - EMERGENCY MANAGEME	10,662.39	71,515.43	171,200.00	99,684.57	41.8
PUBLIC HEALTH	.00	26,344.04	320,600.00	294,255.96	8.2
PUBLIC WELFARE	.00	65,000.00	67,800.00	2,800.00	95.9
FAIRGROUNDS	75,338.56	552,307.14	1,266,100.00	713,792.86	43.6

CACHE COUNTY GOVERNMENT  
 FUND SUMMARY  
 FOR THE 7 MONTHS ENDING JULY 31, 2019

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
COMMUNICATIONS	504.44	6,633.12	12,700.00	6,066.88	52.2
LIBRARY	4,492.04	45,519.78	105,700.00	60,180.22	43.1
USU AG EXTENSION SERVICE	279.65	44,140.18	245,500.00	201,359.82	18.0
COUNTY FAIR	37,949.68	47,272.41	160,200.00	112,927.59	29.5
RODEO	2,727.57	5,806.57	179,700.00	173,893.43	3.2
STATE FAIR	.00	.00	1,000.00	1,000.00	.0
AGRICULTURAL PROMOTION	3,000.00	3,000.00	6,000.00	3,000.00	50.0
CONTRIBUTIONS	.00	400,000.00	1,122,500.00	722,500.00	35.6
TRANSFERS OUT	.00	.00	2,314,800.00	2,314,800.00	.0
MISCELLANEOUS	5,602.36	164,783.78	396,000.00	231,216.22	41.6
	<u>1,950,910.32</u>	<u>15,306,072.71</u>	<u>31,699,000.00</u>	<u>16,392,927.29</u>	<u>48.3</u>
	<u>( 562,997.47)</u>	<u>( 7,303,096.66)</u>	<u>.00</u>	<u>7,303,096.66</u>	<u>.0</u>

CACHE COUNTY GOVERNMENT  
FUND SUMMARY  
FOR THE 7 MONTHS ENDING JULY 31, 2019

ASSESSING & COLLECTING FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
TAXES	37,898.74	365,704.05	3,261,000.00	2,895,295.95	11.2
CHARGES FOR SERVICES	55,936.90	183,777.26	545,000.00	361,222.74	33.7
MISCELLANEOUS REVENUE	288.47	1,514.96	.00	( 1,514.96)	.0
CONTRIBUTIONS & TRANSFERS	.00	.00	326,800.00	326,800.00	.0
	<u>94,124.11</u>	<u>550,996.27</u>	<u>4,132,800.00</u>	<u>3,581,803.73</u>	<u>13.3</u>
 <u>EXPENDITURES</u>					
COUNCIL	941.97	8,292.26	13,700.00	5,407.74	60.5
EXECUTIVE	2,341.37	23,015.04	35,100.00	12,084.96	65.6
FINANCE	4,079.78	30,407.78	58,000.00	27,592.22	52.4
ADMINISTRATOR	.00	.00	18,300.00	18,300.00	.0
HUMAN RESOURCES	4,358.14	25,968.21	55,700.00	29,731.79	46.6
GIS DEPT	11,996.06	94,720.93	166,700.00	71,979.07	56.8
INFORMATION TECHNOLOGY SYSTE	50,357.44	443,851.50	805,600.00	361,748.50	55.1
AUDITOR	7,833.70	78,394.27	171,500.00	93,105.73	45.7
TREASURER	20,783.02	144,389.11	304,700.00	160,310.89	47.4
RECORDER	10,134.22	73,194.31	179,700.00	106,505.69	40.7
ATTORNEY	10,550.74	87,279.49	159,200.00	71,920.51	54.8
ASSESSOR	139,642.14	984,078.29	1,920,500.00	936,421.71	51.2
NON-DEPARTMENTAL	( 9,658.61)	27,453.07	28,000.00	546.93	98.1
CENTRAL MAIL & COPY	164.58	1,782.14	3,100.00	1,317.86	57.5
BUILDING & GROUNDS	7,282.11	55,672.66	130,700.00	75,027.34	42.6
ADVERT & PROMOTION	.00	126.40	3,300.00	3,173.60	3.8
CONTRIBUTIONS	888.90	8,803.87	79,000.00	70,196.13	11.1
	<u>261,695.56</u>	<u>2,087,429.33</u>	<u>4,132,800.00</u>	<u>2,045,370.67</u>	<u>50.5</u>
	<u>( 167,571.45)</u>	<u>( 1,536,433.06)</u>	<u>.00</u>	<u>1,536,433.06</u>	<u>.0</u>

CACHE COUNTY GOVERNMENT  
FUND SUMMARY  
FOR THE 7 MONTHS ENDING JULY 31, 2019

MUNICIPAL SERVICES FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
TAXES	438,455.26	2,031,976.84	3,666,400.00	1,634,423.16	55.4
LICENSES & PERMITS	150,213.26	762,122.20	976,400.00	214,277.80	78.1
INTERGOVERNMENTAL REVENUE	661,384.62	1,923,039.82	4,918,700.00	2,995,660.18	39.1
CHARGES FOR SERVICES	48,886.40	216,869.00	1,082,200.00	865,331.00	20.0
MISCELLANEOUS REVENUE	1,125.16	224,615.90	445,500.00	220,884.10	50.4
CONTRIBUTIONS & TRANSFERS	.00	6,000.00	3,786,300.00	3,780,300.00	.2
	<u>1,300,064.70</u>	<u>5,164,623.76</u>	<u>14,875,500.00</u>	<u>9,710,876.24</u>	<u>34.7</u>
<u>EXPENDITURES</u>					
FINANCE	.00	.00	10,500.00	10,500.00	.0
ZONING DEPARTMENT	32,616.80	210,957.76	837,300.00	626,342.24	25.2
FIRE DEPARTMENT	519.75	32,486.10	173,000.00	140,513.90	18.8
BUILDING INSPECTION	52,831.99	407,486.80	848,500.00	441,013.20	48.0
ANIMAL CONTROL	.00	12,000.00	12,000.00	.00	100.0
ROAD	841,660.31	3,514,706.59	9,763,800.00	6,249,093.41	36.0
SANITATION/WASTE COLLECTION	.00	.00	30,000.00	30,000.00	.0
WEED ERADICATION DEPARTMENT	58,947.26	405,083.88	633,100.00	228,016.12	64.0
PUBLIC WORKS	49,282.49	182,311.36	546,700.00	364,388.64	33.4
TRAILS MANAGEMENT	14,282.17	102,672.81	821,600.00	718,927.19	12.5
CONTRIBUTIONS	.00	14,268.00	949,600.00	935,332.00	1.5
TRANSFERS OUT	.00	.00	247,900.00	247,900.00	.0
MISCELLANEOUS	.00	.00	1,500.00	1,500.00	.0
	<u>1,050,140.77</u>	<u>4,881,973.30</u>	<u>14,875,500.00</u>	<u>9,993,526.70</u>	<u>32.8</u>
	<u>249,923.93</u>	<u>282,650.46</u>	<u>.00</u>	<u>( 282,650.46)</u>	<u>.0</u>

CACHE COUNTY GOVERNMENT  
 FUND SUMMARY  
 FOR THE 7 MONTHS ENDING JULY 31, 2019

HEALTH FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
TAXES	10,553.90	101,512.20	952,000.00	850,487.80	10.7
CHARGES FOR SERVICE	25,785.00	150,008.25	280,000.00	129,991.75	53.6
CONTRIBUTIONS	.00	.00	111,900.00	111,900.00	.0
	<u>36,338.90</u>	<u>251,520.45</u>	<u>1,343,900.00</u>	<u>1,092,379.55</u>	<u>18.7</u>
<u>EXPENDITURES</u>					
PUBLIC HEALTH	316,185.25	948,555.75	1,268,900.00	320,344.25	74.8
CONTRIBUTIONS	.00	.00	75,000.00	75,000.00	.0
	<u>316,185.25</u>	<u>948,555.75</u>	<u>1,343,900.00</u>	<u>395,344.25</u>	<u>70.6</u>
	<u>( 279,846.35)</u>	<u>( 697,035.30)</u>	<u>.00</u>	<u>697,035.30</u>	<u>.0</u>

CACHE COUNTY GOVERNMENT  
 FUND SUMMARY  
 FOR THE 7 MONTHS ENDING JULY 31, 2019

CACHE CO REDEVELOPMENT AGENCY

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
TAXES	.00	.00	60,000.00	60,000.00	.0
CONTRIBUTIONS	.00	.00	262,600.00	262,600.00	.0
	<u>.00</u>	<u>.00</u>	<u>322,600.00</u>	<u>322,600.00</u>	<u>.0</u>
 <u>EXPENDITURES</u>					
COMMUNITY DEVELOPMENT	.00	7,630.00	300,000.00	292,370.00	2.5
CONTRIBUTIONS	.00	.00	11,000.00	11,000.00	.0
TRANSFERS OUT	.00	.00	11,600.00	11,600.00	.0
	<u>.00</u>	<u>7,630.00</u>	<u>322,600.00</u>	<u>314,970.00</u>	<u>2.4</u>
	<u>.00</u>	<u>( 7,630.00)</u>	<u>.00</u>	<u>7,630.00</u>	<u>.0</u>

CACHE COUNTY GOVERNMENT  
FUND SUMMARY  
FOR THE 7 MONTHS ENDING JULY 31, 2019

FUND 230

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
TAXES	82,447.99	304,452.19	1,036,200.00	731,747.81	29.4
INTERGOVERNMENTAL REVENUE	18,075.00	18,075.00	18,100.00	25.00	99.9
CHARGES FOR SERVICES	4,821.85	21,910.07	35,000.00	13,089.93	62.6
MISCELLANEOUS REVENUE	.00	500.00	100.00	( 400.00)	500.0
CONTRIBUTIONS & TRANSFERS	.00	.00	32,300.00	32,300.00	.0
	<u>105,344.84</u>	<u>344,937.26</u>	<u>1,121,700.00</u>	<u>776,762.74</u>	<u>30.8</u>
<u>EXPENDITURES</u>					
VISITORS BUREAU	98,162.52	401,889.34	859,700.00	457,810.66	46.8
TRANSFERS OUT	.00	.00	262,000.00	262,000.00	.0
	<u>98,162.52</u>	<u>401,889.34</u>	<u>1,121,700.00</u>	<u>719,810.66</u>	<u>35.8</u>
	<u>7,182.32</u>	<u>( 56,952.08)</u>	<u>.00</u>	<u>56,952.08</u>	<u>.0</u>

CACHE COUNTY GOVERNMENT  
FUND SUMMARY  
FOR THE 7 MONTHS ENDING JULY 31, 2019

COUNCIL ON AGING

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
INTERGOVERNMENTAL REVENUE	1,905.69	81,853.04	310,800.00	228,946.96	26.3
CHARGES FOR SERVICES	226.25	2,132.24	8,500.00	6,367.76	25.1
MISCELLANEOUS REVENUE	263.95	2,265.68	4,100.00	1,834.32	55.3
CONTRIBUTIONS & TRANSFERS	6,862.49	46,586.44	400,300.00	353,713.56	11.6
	<u>9,258.38</u>	<u>132,837.40</u>	<u>723,700.00</u>	<u>590,862.60</u>	<u>18.4</u>
<u>EXPENDITURES</u>					
CONTRIBUTIONS	.00	.00	29,800.00	29,800.00	.0
NUTRITION-MANDATED	36,409.95	228,560.35	413,000.00	184,439.65	55.3
SR CITIZENS CENTER-NON-MANDATE	12,179.82	75,650.85	159,600.00	83,949.15	47.4
ACCESS - MANDATED	10,251.43	62,594.95	121,300.00	58,705.05	51.6
	<u>58,841.20</u>	<u>366,806.15</u>	<u>723,700.00</u>	<u>356,893.85</u>	<u>50.7</u>
	<u>( 49,582.82)</u>	<u>( 233,968.75)</u>	<u>.00</u>	<u>233,968.75</u>	<u>.0</u>



CACHE COUNTY GOVERNMENT  
 FUND SUMMARY  
 FOR THE 7 MONTHS ENDING JULY 31, 2019

MENTAL HEALTH FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
INTERGOVERNMENTAL REVENUE	182,164.72	1,170,183.25	3,000,000.00	1,829,816.75	39.0
CONTRIBUTIONS	.00	72,624.00	135,000.00	62,376.00	53.8
	<u>182,164.72</u>	<u>1,242,807.25</u>	<u>3,135,000.00</u>	<u>1,892,192.75</u>	<u>39.6</u>
<u>EXPENDITURES</u>					
PUBLIC HEALTH	.00	155,126.25	3,135,000.00	2,979,873.75	5.0
	<u>.00</u>	<u>155,126.25</u>	<u>3,135,000.00</u>	<u>2,979,873.75</u>	<u>5.0</u>
	<u>182,164.72</u>	<u>1,087,681.00</u>	<u>.00</u>	<u>( 1,087,681.00)</u>	<u>.0</u>

CACHE COUNTY GOVERNMENT  
 FUND SUMMARY  
 FOR THE 7 MONTHS ENDING JULY 31, 2019

RESTAURANT TAX FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
TAXES	155,784.09	657,790.51	1,607,200.00	949,409.49	40.9
	<u>155,784.09</u>	<u>657,790.51</u>	<u>1,607,200.00</u>	<u>949,409.49</u>	<u>40.9</u>
<u>EXPENDITURES</u>					
TOURISM AWARDS	6,850.00	156,850.00	313,400.00	156,550.00	50.1
FACILITY AWARDS	13,706.66	419,154.20	905,100.00	485,945.80	46.3
CONTRIBUTIONS	.00	.00	45,000.00	45,000.00	.0
TRANSFERS	.00	.00	343,700.00	343,700.00	.0
	<u>20,556.66</u>	<u>576,004.20</u>	<u>1,607,200.00</u>	<u>1,031,195.80</u>	<u>35.8</u>
	<u>135,227.43</u>	<u>81,786.31</u>	<u>.00</u>	<u>( 81,786.31)</u>	<u>.0</u>

CACHE COUNTY GOVERNMENT  
 FUND SUMMARY  
 FOR THE 7 MONTHS ENDING JULY 31, 2019

RAPZ TAX FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
TAXES	145,845.78	664,994.09	1,773,700.00	1,108,705.91	37.5
CONTRIBUTIONS	.00	.00	61,000.00	61,000.00	.0
	<u>145,845.78</u>	<u>664,994.09</u>	<u>1,834,700.00</u>	<u>1,169,705.91</u>	<u>36.3</u>
<u>EXPENDITURES</u>					
FACILITIES AWARDS	196,132.00	915,700.53	981,000.00	65,299.47	93.3
PROGRAM AWARDS	66,000.00	540,000.00	698,800.00	158,800.00	77.3
TRANSFERS OUT	.00	.00	154,900.00	154,900.00	.0
	<u>262,132.00</u>	<u>1,455,700.53</u>	<u>1,834,700.00</u>	<u>378,999.47</u>	<u>79.3</u>
	<u>( 116,286.22)</u>	<u>( 790,706.44)</u>	<u>.00</u>	<u>790,706.44</u>	<u>.0</u>

CACHE COUNTY GOVERNMENT  
 FUND SUMMARY  
 FOR THE 7 MONTHS ENDING JULY 31, 2019

CCCOG FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
TAXES	364,389.55	1,662,390.70	4,436,200.00	2,773,809.30	37.5
	364,389.55	1,662,390.70	4,436,200.00	2,773,809.30	37.5
<u>EXPENDITURES</u>					
ROAD PROJECTS	.00	477,851.73	4,369,600.00	3,891,748.27	10.9
TRANSFERS OUT	.00	.00	66,600.00	66,600.00	.0
	.00	477,851.73	4,436,200.00	3,958,348.27	10.8
	364,389.55	1,184,538.97	.00	( 1,184,538.97)	.0

CACHE COUNTY GOVERNMENT  
 FUND SUMMARY  
 FOR THE 7 MONTHS ENDING JULY 31, 2019

AIRPORT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
INTERGOVERNMENTAL REVENUE	( 42,849.56)	69,961.20	462,500.00	392,538.80	15.1
MISCELLANEOUS REVENUE	.00	13,038.79	62,500.00	49,461.21	20.9
AIRPORT LAND LEASE REVENUES	92,876.66	95,716.13	95,000.00	( 716.13)	100.8
CONTRIBUTIONS & TRANSFERS	.00	.00	107,500.00	107,500.00	.0
	<u>50,027.10</u>	<u>178,716.12</u>	<u>727,500.00</u>	<u>548,783.88</u>	<u>24.6</u>
<u>EXPENDITURES</u>					
AIRPORT DEPARTMENT	<u>123,950.62</u>	<u>451,977.55</u>	<u>727,500.00</u>	<u>275,522.45</u>	<u>62.1</u>
	<u>123,950.62</u>	<u>451,977.55</u>	<u>727,500.00</u>	<u>275,522.45</u>	<u>62.1</u>
	<u>( 73,923.52)</u>	<u>( 273,261.43)</u>	<u>.00</u>	<u>273,261.43</u>	<u>.0</u>

CACHE COUNTY GOVERNMENT  
 FUND SUMMARY  
 FOR THE 7 MONTHS ENDING JULY 31, 2019

CHILDREN'S JUSTICE CENTER

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
INTERGOVERNMENTAL REVENUE	52,593.37	101,002.33	458,200.00	357,197.67	22.0
CONTRIBUTIONS & TRANSFERS	.00	.00	3,900.00	3,900.00	.0
	<u>52,593.37</u>	<u>101,002.33</u>	<u>462,100.00</u>	<u>361,097.67</u>	<u>21.9</u>
<u>EXPENDITURES</u>					
CHILDREN'S JUSTICE CNTR - VOCA	13,263.29	168,457.41	267,400.00	98,942.59	63.0
CHILDREN'S JUSTICE CENTER	11,898.85	108,948.71	194,700.00	85,751.29	56.0
	<u>25,162.14</u>	<u>277,406.12</u>	<u>462,100.00</u>	<u>184,693.88</u>	<u>60.0</u>
	<u>27,431.23</u>	<u>( 176,403.79)</u>	<u>.00</u>	<u>176,403.79</u>	<u>.0</u>

CACHE COUNTY GOVERNMENT  
 FUND SUMMARY  
 FOR THE 7 MONTHS ENDING JULY 31, 2019

AMBULANCE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
MISCELLANEOUS REVENUE	.00	33,600.00	.00	( 33,600.00)	.0
CONTRIBUTIONS	.00	576,000.00	1,158,000.00	582,000.00	49.7
	<u>.00</u>	<u>609,600.00</u>	<u>1,158,000.00</u>	<u>548,400.00</u>	<u>52.6</u>
<u>EXPENDITURES</u>					
AMBULANCE DEPARTMENT	14,781.91	208,947.73	1,158,000.00	949,052.27	18.0
	<u>14,781.91</u>	<u>208,947.73</u>	<u>1,158,000.00</u>	<u>949,052.27</u>	<u>18.0</u>
	<u>( 14,781.91)</u>	<u>400,652.27</u>	<u>.00</u>	<u>( 400,652.27)</u>	<u>.0</u>

CACHE COUNTY GOVERNMENT  
 FUND SUMMARY  
 FOR THE 7 MONTHS ENDING JULY 31, 2019

DEBT SERVICE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
MISCELLANEOUS REVENUE	868.67	3,973.48	.00	( 3,973.48)	.0
CONTRIBUTIONS AND TRANSFERS IN	.00	.00	1,795,100.00	1,795,100.00	.0
	<u>868.67</u>	<u>3,973.48</u>	<u>1,795,100.00</u>	<u>1,791,126.52</u>	<u>.2</u>
 <u>EXPENDITURES</u>					
CAPITAL LEASE - PATROL VEHICLE	97,032.98	318,916.16	468,800.00	149,883.84	68.0
CAPITAL LEASE - ROAD EQUIPMENT	.00	16,493.53	31,400.00	14,906.47	52.5
SALES TAX REVENUE BONDS	.00	65,509.60	1,274,200.00	1,208,690.40	5.1
CAPITAL LEASE - IT EQUIPMENT	.00	19,166.59	20,700.00	1,533.41	92.6
	<u>97,032.98</u>	<u>420,085.88</u>	<u>1,795,100.00</u>	<u>1,375,014.12</u>	<u>23.4</u>
	<u>( 96,164.31)</u>	<u>( 416,112.40)</u>	<u>.00</u>	<u>416,112.40</u>	<u>.0</u>



CACHE COUNTY GOVERNMENT  
 FUND SUMMARY  
 FOR THE 7 MONTHS ENDING JULY 31, 2019

CAPITAL PROJECTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
CONTRIBUTIONS AND TRANSFERS IN	.00	.00	381,000.00	381,000.00	.0
	.00	.00	381,000.00	381,000.00	.0
<u>EXPENDITURES</u>					
DEPARTMENT 4415	.00	.00	350,000.00	350,000.00	.0
COUNTY EVENT CENTER	.00	( 14,224.15)	31,000.00	45,224.15	( 45.9)
	.00	( 14,224.15)	381,000.00	395,224.15	( 3.7)
	.00	14,224.15	.00	( 14,224.15)	.0

CACHE COUNTY GOVERNMENT  
 FUND SUMMARY  
 FOR THE 7 MONTHS ENDING JULY 31, 2019

CAPITAL ASSETS/ LONG-TERM DEBT

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>					
DEFERRED REVENUE ADJUSTMENT	.00	( 1,194,551.00)	.00	1,194,551.00	.0
	.00	( 1,194,551.00)	.00	1,194,551.00	.0
<u>EXPENDITURES</u>					
	.00	.00	.00	.00	.0
	.00	( 1,194,551.00)	.00	1,194,551.00	.0



MEMORANDUM

27 August 2019

**To:** County Council

**Subject:** A design exception request for a portion of Mount Pisgah Road

**A. Description**

1. This request has been made by Lance Anderson, P.E., with Cache Landmark Engineering. Mr. Anderson has identified that the existing roadway is structurally sufficient to accommodate the anticipated number of trips without the required 2.5 inches of Bituminous Surface Course (BSC) for a portion of Mount Pisgah Road. Refer to Attachment A for the design exception request.

**B. Design Exception Requirements**

1. The Cache County Manual of Roadway Design and Construction Standards (Road Manual) section 1.8 Authority and Design Exceptions, specifies that:
  - “Full justification and documentation must be provided 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.”
  - a. This means that an applicant may request to build a roadway with alternative construction methodologies due to a different approach, or to account for specific conditions that are present in the environment. This requires a request to be supported by information documenting that an alternative design or construction standard can meet or exceed the minimum safety requirements; it is not an opportunity to waive all requirements.

**C. Proponent Justification and Staff Response**

1. **Justification 1:** “The current road has been in operation since the first phase of mineral extraction and has operated sufficiently. The current road profile has supported daily truck traffic for the last four years”.
  - a. **Staff Response to Justification 1:**
    - i. While no information was provided to document this assertion, there have been no known negative affects to Mt. Pisgah Road due to the existing truck traffic associated with the operation of the mine.
2. **Justification 2:** “The current road cross section width exceeds the Road Design Manual.”
  - a. **Staff Response to Justification 2:**
    - i. The Road Manual requires that roadways serving commercial operations must meet the minimum standards for a Local roadway section. In this instance, the minimum requirements for a Local roadway section are a 20’ wide paved surface, a 2’ wide shoulder with 1’ paved and 1’ gravel (a total of 24’), 14” of subbase, 6” of road base, 2.5” of asphalt, and a 66’ wide right-of-way.
    - ii. The width of this portion of Mt. Pisgah Road varies in width from 40-55 feet and exceeds the minimum 24’ county standard for the total width of the roadway.

3. **Justification 3:** "The current road profile structure exceeds the requirements of the Road Design Manual".

**a. Staff Response to Justification 3:**

- i. As noted under justification #2 above, the minimum structural requirements for a Local roadway section are 14" of subbase, 6" of road base, and 2.5" of asphalt.
  - ii. Based on the four test pits identified in Attachment A, the typical depth of subbase material is 26" and the typical depth of road base is 6". This exceeds the minimum county standard.
  - iii. While no information was provided by the applicant to support that the existing structure of the road is sufficient without the addition of BSC (asphalt), there have been no known negative affects to Mt. Pisgah Road due to the existing truck traffic associated with the operation of the mine.
  - iv. The County Engineer (JUB) concurs that the existing structure of the road is sufficient without the addition of BSC (asphalt). The gravel surface will also require less maintenance as compared to an asphalt surface as it can be maintained with routine grader operation.
4. **Justification 4:** "The future plans for the road may require an underpass under Highway 89/91 and realignment of the road"

**a. Staff Response to Justification 4:**

- i. While this may be applicable to the financial cost of future development, it is not relevant to the exception request regarding the requirement that BSC (asphalt) be included as part of the roadway section.

**Staff Recommendation and Conclusions**

Staff recommends that the Council approve this request for a Design Exception based on the following conclusions:

1. The road width, base, and subbase exceed the county minimum standards.
2. The County Engineer (JUB) concurs that the existing structural section of this portion of Mt. Pisgah road is sufficient for the proposed use. The gravel surface will also require less maintenance as compared to an asphalt surface as it can be maintained with routine grader operation.

# ORDINANCE NO. 2019-06

CACHE COUNTY, UTAH

## HANSEN RU2 REZONE

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### AN ORDINANCE REQUEST TO AMEND THE COUNTY ZONING MAP

WHEREAS, the "County Land Use Development and Management Act," Utah Code Ann. §17-27a-101 *et seq.*, as amended (the "Act"), provides that each county may enact a land use ordinance and a zoning map establishing regulations for land use and development; and

WHEREAS, pursuant to the Act, the County's Planning Commission (the "Planning Commission") shall prepare and recommend to the county's legislative body, following a public hearing, a proposed land use ordinance and a zoning map, or amendments thereto, that represent the Planning Commission's recommendations for zoning the area within the county; and

WHEREAS, the Planning Commission caused notice of the hearing to be advertised at least ten (10) days before the date of the public hearing in *The Herald Journal*, a newspaper of general circulation in Cache County; and

WHEREAS, on July 11, 2019, 6:20 p.m., the Planning Commission held a public hearing for a rezone from the Agricultural (A10) Zone to Rural 2 (RU2) Zone, which meeting was preceded by all required legal notice and at which time all interested parties were given the opportunity to provide written or oral comment concerning the proposed rezone; and

WHEREAS, on July 11, 2019 the Planning Commission recommended the denial of said rezone and forwarded such recommendation to the County Council for final action; and

WHEREAS, the Act also provides certain procedures for the county legislative body to adopt or reject amendments to the land use ordinance and zoning map for the county; and

WHEREAS, the County Council caused notice of the hearing to be advertised before the date of the public hearing in *The Herald Journal*, a newspaper of general circulation in Cache County; and

WHEREAS, on August 27, 2019, 5:40 p.m., the County Council held a public hearing to consider any comments regarding the proposed rezone. The County Council accepted all comments; and

WHEREAS, after careful consideration of the recommendation of the Planning Commission, comments at the public hearing and other public meetings where such proposed rezone was discussed, recommendation of county staff, and the findings of fact identified in the staff report, the Council has determined that it is in the best interest of the health, safety and welfare of the citizens of Cache County to reject such rezone;

NOW, THEREFORE, the County Legislative Body of Cache County ordains as follows:

1. Statutory Authority

A. The statutory authority for enacting this ordinance is Utah Code Annotated Sections 17-27a Part 1 and Part 3, and 17-53 Part 2 (1953, as amended to date).

2. Action taken

A. This 27<sup>th</sup> day of August, 2019, in consideration of the request to amend the zoning map under Ordinance 2019-06 the County Legislative Body of Cache County acts on the motion to deny the request as follows:

	In Favor	Against	Abstained	Absent
Borup	X			
Erickson			X	
Tidwell	X			
Ward	X			
White	X			
Worthen		X		
Zilles	X			
Total	5	1	1	

B. The County Council hereby rejects the request for Ordinance 2019-06, the rezone of parcel 08-043-0001, 14.59 acres of property.

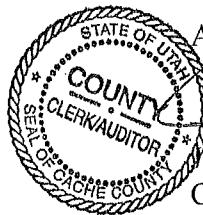
C. Conclusions

- i. Access to the subject property is from a substandard public road that will require substantial improvements to meet the minimum county standard.
- ii. The location of the proposed rezone would set a precedent for increased density and development along this corridor, which has a primarily agricultural character at this location.
- iii. Access comes through Smithfield City and issues with infrastructure would be better addressed as part of a Smithfield City development through an annexation process.

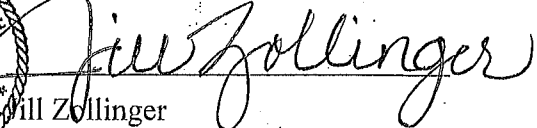
CACHE COUNTY COUNCIL



Karl Ward, Chair  
Cache County Council



ATTEST:



Will Zollinger  
Cache County Clerk

Publication Date:

\_\_\_\_\_, 2019

**STAFF REPORT: HANSEN RU2 REZONE**

11 July 2019

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:** Brooks Hansen

**Parcel ID#:** 08-043-0001

**Staff Recommendation:** None

**Type of Action:** Legislative

**Land Use Authority:** Cache County Council

**LOCATION**

*Reviewed by Angie Zetterquist*

**Project Address:**  
6600 North 400 West  
Smithfield

**Acres:** 14.59

**Surrounding Uses:**

North – Agricultural/Residential

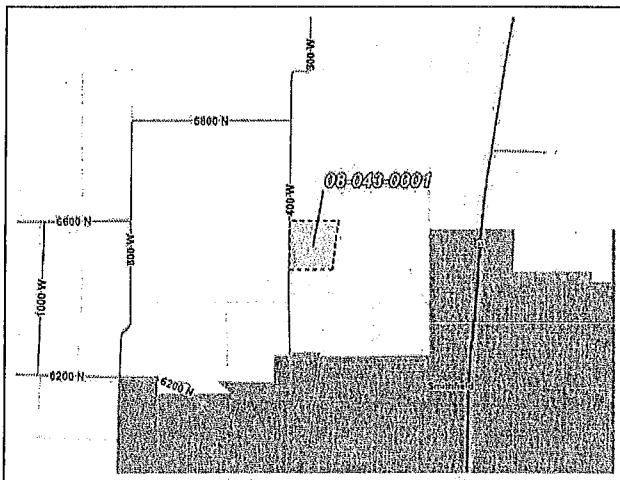
South – Residential

East – Agricultural

West – Agricultural/Residential

**Current Zoning:**  
Agricultural (A10)

**Proposed Zoning:**  
Rural 2 (RU2)



**FINDINGS OF FACT (16)**

**A. Request description**

1. A request to rezone a 14.59 acre property from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.
2. This rezone may allow the parcel to be legally divided into a maximum of seven (7) separate lots as part of a subdivision amendment process.
3. Staff has identified general information as pertains to the subject property to assist the Planning Commission and County Council in arriving at a decision. This information is reflected in the attached map (Attachment A) and in the following text:
  - a. Land Use Context:

- i. Parcel status: In 2014, the subject property was 14.21 acres but was adjusted to its present size and configuration after parcels to the south were merged and gap parcels absorbed into the subject property and the property to the south. The parcel is legal.
- ii. Average Lot Size: Of the parcels immediately adjacent to the proposed rezone, including the subject property, there are five (5) parcels with a home and an average lot size of 4.6 acres. The average lot size of the eight (8) parcels immediately adjacent with no home is 14.4 acres.

Within a ¼ mile of the proposed rezone the average size of parcels (10 parcels) with a dwelling increases to 6.0 acres; the average size of parcels (27 parcels) without a dwelling is 14.3 acres. One parcel within the Smithfield City boundary is located within the ¼ mile buffer without a home, it has a lot size of 1.6 acres.

When the buffer is expanded to a ½ mile of the proposed rezone, the average size of parcels in unincorporated county with a home (14 parcels) increases to 6.6 acres. There are 165 parcels with a home located in Smithfield City within the ½ mile buffer with an average lot size of 0.4 acres. Parcels in unincorporated county without a home in the ½ mile buffer have an average lot size of 13.1 acres (51 parcels), and the average size for parcels without a home in Smithfield City is 1.7 acres (31 parcels). (Attachment A)

The proposed RU2 zone allows a maximum density of 1 lot for every 2 acres, whereas the current A10 zone allows a maximum density of 1 lot for every 10 acres. With approximately 14.59 acres of property, the subject subdivision cannot be divided into any additional lots under the current A10 Zone; a rezone to RU2 may allow up to seven (7) buildable lots.
- iii. Schedule of Zoning Uses: Under the current County Land Use Ordinance, the RU2 Zone is more restrictive in the uses allowed when compared to the Agricultural (A10) Zone. There are no uses that are allowed as a permitted or conditional use within the RU2 Zone that are not allowed as a permitted or conditional use within the A10 Zone. The following uses are conditional uses in the A10 Zone but are not allowed in the RU2 Zone:
  - Agricultural Manufacturing
  - Recreational Facility
  - Cemetery
  - Private Airport
  - Concentrated Animal Feed Operation
  - Livestock Auction Facility
  - Topsoil Extraction
- iv. Adjacent uses: The properties adjacent to the subject rezone are primarily used for agricultural with single family dwellings located primarily to the south and east within Smithfield City.
- v. Annexation Areas: The subject property is located within the Smithfield City future annexation area. However, as the property is not contiguous to the city boundary, a letter from the City was not required as part of the application submittal.
- vi. Zone Placement: As identified by the Planning Commission and the County Council at the time the RU2 Zone was adopted, the intended/anticipated placement of this zone was in areas of the unincorporated county adjacent to municipalities. The Smithfield City boundary, at its closest point, is approximately 0.27 miles south of the subject property on 400 West.



The nearest RU2 zone is immediately south of the subject property. This RU2 zone, the Hansen Rezone, includes a total of 8.76 acres and was approved in 2016. Since the rezone approval, a four-lot subdivision (i.e., Hansen 400 West Subdivision) has been approved and homes have been constructed.

The next closest RU2 zoned properties, approximately 1.4 miles away via the most direct road route, are on the west side of Smithfield City on the corner of 800 West and SR 218: the Birch Hollow, Birch Hollow South, and West Acres rezones approved in 2017 & 2018.

**B. Ordinance—§12.02.010, §17.02.060; §17.08.030 [C]**

4. 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.
5. The current County Land Use Ordinance does not specify appropriate locations for the Rural 2 (RU2) Zone but does contain possible guidelines for its implementation. County Land Use Ordinance §17.08.030 [B] [1] identifies the purpose of the RU2 Zone and includes the following:
  - a. “To allow for residential development in a moderately dense pattern that can allow for rural subdivisions, and to allow for clustering plans larger than a single parcel. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities.
  - b. To implement the policies of the Cache Countywide Comprehensive Plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipal standards.
  - c. This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.”
6. Consideration of impacts related to uses allowed within the RU2 Zone will be addressed as part of each respective approval process required prior to site development activities.

**C. Access—16.04.040 [A], 16.04.080 [E], Road Manual**

7. The Road Manual specifies the following:
  - a. Local Road: Roads with approximately 40 to 1500 Average Daily Traffic (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.
  - b. Local Roads must meet the minimum standard of two, 10-foot wide paved travel lanes with 2-foot wide shoulders: 1-foot paved, 1-foot gravel (24 feet total width), 14-inches depth of granular borrow, a 6-inches depth of road base, 2.5-inches of bituminous surface course (asphalt), and a 66-foot wide right-of-way (ROW).
8. A basic review of the access to the subject property identifies the following:
  - a. Primary access to the subject property is from 400 West, a County road at the location of the subject property, but changes to a Smithfield City road approximately ¼ mile south of the property.
9. 400 West:
  - a. Is an existing county facility that provides access to the general public.
  - b. Is also identified as 400 West as it passes through Smithfield City approximately ¼ mile south of the subject property.
  - c. Currently provides access to multiple dwellings, vacant lots, and agricultural parcels.

- d. Consists of an average 15-foot paved width with 1-foot wide gravel shoulders, which does not meet the requirements of a Local Road per the Road Manual.
- e. Has an unknown depth and type of material under the surface.
- f. Is maintained year round.

**D. Service Provisions:**

10. §16.04.080 [C] Fire Control – The County Fire District evaluated the access road to the subject property and found that it meets their requirements, but future access must be reevaluated and may require improvements based on the location of any proposed structure on lots created through a subdivision process. Water supply for fire protection will be provided by the Smithfield Fire Department.
11. §16.04.080 [F] Solid Waste Disposal – Logan City Environmental did not have any comments on the rezone itself but did identify that collection for the subdivision lots will occur on 400 West for Friday collection. The applicant must provide sufficient shoulder space along 400 West for the refuse and recycling containers to be 3-to-4 feet apart and be placed far enough off the road so as not to interfere with passing traffic.

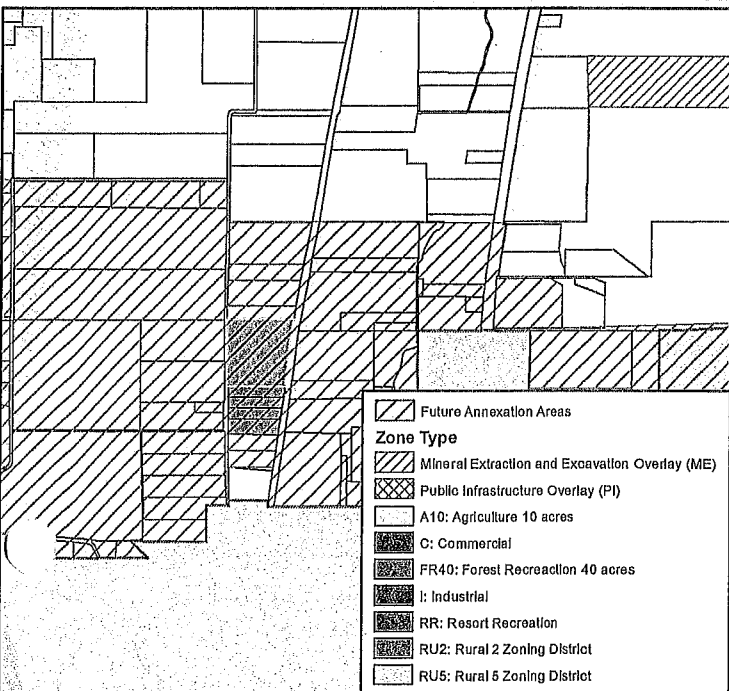
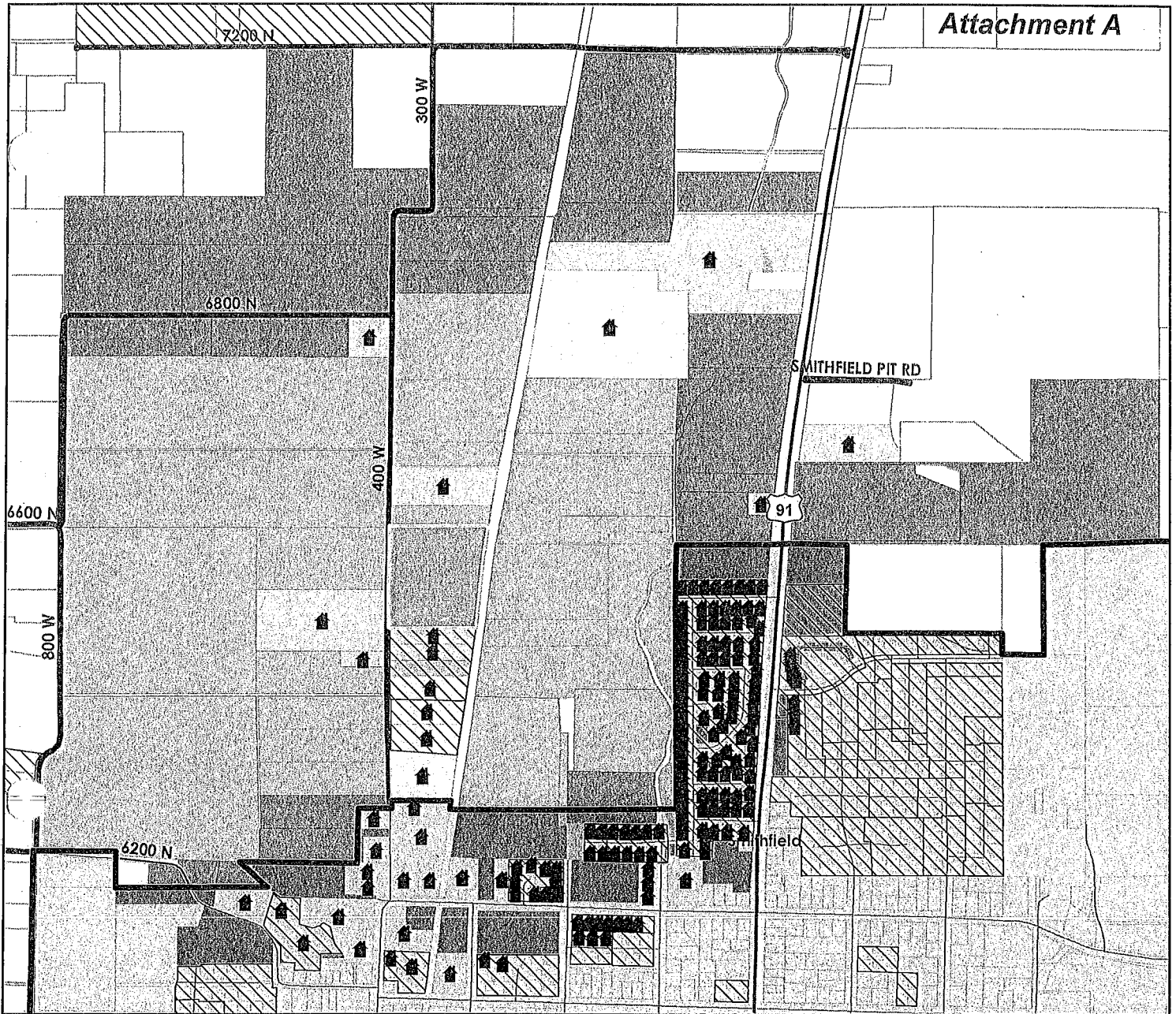
**E. Public Notice and Comment—§17.02.040 Notice of Meetings**

12. Public notice was posted online to the Utah Public Notice Website on 27 June 2019.
13. Notice was published in the Herald Journal on 29 June 2019.
14. Notices were posted in three public places on 27 June 2019.
15. Notices were mailed to all property owners within 300 feet and Smithfield City on 27 June 2019.
16. At this time, no written public comment regarding this proposal has been received by the Development Services Office.

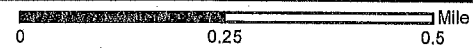
**PLANNING COMMISSION CONCLUSION**

Based on the findings of fact noted herein, the Hansen RU2 Rezone is hereby recommended for denial to the County Council as follows:

1. Access to the subject property is from a substandard public road that will require substantial improvements to meet the minimum county standard.
2. The location of the proposed rezone would set a precedent for increased density and development along this corridor, which has a primarily agricultural character at this location.
3. Access comes through Smithfield City and issues with infrastructure would be better addressed as part of a Smithfield City development through an annexation process.



- Future Annexation Areas
- Zone Type**
- Mineral Extraction and Excavation Overlay (ME)
- Public Infrastructure Overlay (PI)
- A10: Agriculture 10 acres
- C: Commercial
- FR40: Forest Recreation 40 acres
- I: Industrial
- RR: Resort Recreation
- RU2: Rural 2 Zoning District
- RU5: Rural 5 Zoning District



**Legend**

- Proposed Rezone
- Municipal Boundaries
- Subdivisions
- Parcels
- Winter Maintenance
- County Roads
- Highways

Average Parcel Size	
Adjacent Parcels	With a Home: 4.6 Acres (5 Parcels)
	Without a Home: 14.4 Acres (8 Parcels)
1/4 Mile Buffer	With a Home: 6 Acres (10 Parcels)
	Without a Home: 14.3 Acres (27 Parcels)
1/2 Mile Buffer	Without a Home in Smithfield City: 1.6 Acres (1 Parcel)
	With a Home: 6.6 Acres (14 Parcels)
	With a Home in Smithfield City: 0.4 Acres (165 Parcels)
1/2 Mile Buffer	Without a Home: 13.1 (51 Parcels)
	Without a Home in Smithfield City: 1.7 Acres (31 Parcels)



1 **Gunnell** motioned to recommend denial to the County Council for the 165 Subdivision Rezone based on  
2 the findings of fact and conclusions; **Gunnell** seconded; **Passed 4, 0.**

3 **06:50:00**

4 **#10 Public Hearing (6:20 p.m.) – Hansen RU2 Rezone**

5 **Zetterquist** reviewed the staff report for the Hansen RU2 Rezone and noted the applicant was not in  
6 attendance, but submitted a written statement in support of the rezone that had been emailed to the  
7 Commissioners and a hard copy had been distributed prior to the meeting.

8 **06:55:00**

9 **Gunnell** motioned to open the public hearing for the Hansen RU2 Rezone; **Parker** seconded; **Passed 4, 0.**

10 **Rhett Nielsen** asked about the width and maintenance/snow removal for the road and possible  
11 annexation into Smithfield City.

12 **Christensen** asked about concerns regarding the width.

13 **Mr. Nielsen** responded the existing width is 15 feet.

14 **Christensen** stated that if approved, the developer would have to meet the county standards; for snow  
15 removal the county does its best.

16 **Mr. Nielsen** asked about the likelihood of annexation.

17 **Runhaar** responded that laws have changed regarding annexation and it is property owner driven.

18 **06:59:00**

19 **Gunnell** motioned to close the public hearing for the Hansen RU2 Rezone; **Parker** seconded; **Passed 4,**  
20 **0.**

21 **Commission** and **Staff** discussed the development patterns north of Smithfield and roads.

22 **Gunnell** motioned to recommend denial to the County Council for the Hansen RU2 Rezone based on the  
23 findings of fact and conclusions; **Parker** seconded; **Passed 4, 0.**

24 **07:05:00**

25 **Runhaar** informed the Commission that an appeal has been filed on the Holyoak Airport CUP and staff  
26 was working on processing the appeal with the Board of Adjustments.

27 **07:06:00**

28 **Adjourned**