

CACHE COUNTY COUNCIL MEETING
January 22, 2008

The Cache County Council convened in a regular session on January 22, 2008 in the Cache County Council Chamber at 199 North Main, Logan, Utah.

ATTENDANCE:

Chairman: John Hansen
Vice Chairman: H. Craig Petersen
Council Members: Brian Chambers, Darrel Gibbons, Kathy Robison, Cory Yeates & Gordon Zilles.
County Executive: M. Lynn Lemon
County Clerk: Jill N. Zollinger
County Attorney: N. George Daines

The following individuals were also in attendance: Garth Barker, Michael Braegger, Garth Day, Barbara Farris, Mark Fels, Kerry Hendrickson, Tom Hogan, Sharon L. Hoth, Debbie Hutchings, Shane Krebs, Kelly Leishman, Kirt Lindley, Bryan Lundahl, Tyson Lundahl, Todd Morrill, Don Miller, Grant Morgan, Gary Murray, Sheriff Lynn Nelson, David Nielsen, Dennis Ostermiller, Jennefer Parker, Pat Parker, Rex Petersen, Tim Ramey, Stuart Reynolds, Josh Runhaar, Gary Ryan, Jim Smith, James Swink, Dan Van Horn, Marjorie Van Horn, Walt Young, **Media:** Charles Geraci (Herald Journal), Arrin Brunson (Salt Lake Tribune), Jennie Christensen (KVNU).

OPENING REMARKS AND PLEDGE OF ALLEGIANCE

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

REVIEW AND APPROVAL OF AGENDA

The agenda was approved as written.

REVIEW AND APPROVAL OF MINUTES

ACTION: Motion by Council member Chambers to approve the minutes of the January 08, 2008 Council meeting as written. Gibbons seconded the motion. The vote was unanimous, 7-0.

REPORT OF THE COUNTY EXECUTIVE: M. LYNN LEMON

APPOINTMENTS:

Don Linton	Bear River Board of Health
Harry Ames	Logan/Cache Airport Authority Board
Lloyd Berentzen	Solid Waste Advisory Board
Ryan Dupont	Solid Waste Advisory Board

ACTION: Motion by Council member Yeates to approve the recommended appointments. Robison seconded the motion. The vote was unanimous, 7-0.

WARRANTS: There were no warrants.

OTHER ITEMS

- ❑ **Legislators' Saturday Meetings** – Executive Lemon said the weekly 11:00 a.m. Saturday meetings with local legislators will resume on January 26, 2008 and invited public attendance. This meeting will not be held on February 9, 2008 due to conflicts.
- ❑ **County Officials Day** at the Legislature will be February 22, 2008 in the State Office Building Auditorium.
- ❑ **Western Interstate Regional (WIR) Annual Conference** will be in St. George this year. This is a NACO conference and Lemon encouraged Council members to attend.
- ❑ **Legislative Committee Meetings** begin Thursday, January 24, 2008 at 9:00 a.m. in the State Office Building and are broadcast to the Bear River Health Department. Executive Lemon said he plans on attending the broadcasts and invited Council members to attend. The meetings will continue each Thursday through the legislative session.
- ❑ **UAC Listing of Bills** – Executive Lemon gave the Council a memo with all the bills that UAC has listed thus far with UAC's position on each bill.

ITEMS OF SPECIAL INTEREST

- **Snowmobile Concerns – Kelly Leishman** gave a brief history of the Top of Utah Snowmobile Association in Cache County, membership, activities and taxes and fees paid by snowmobilers. Leishman expressed displeasure with the way ski races were conducted in snowmobile areas last year and hoped for better cooperation this year. Leishman suggested Sherwood Hills as a possible ski race location.
- **TV Translator Concerns – Mike Braegger** asked the Council to consider changing the translator changeover to total digital transmission scheduled for November to an earlier time citing weather concerns. Presently, residents north of 200 North in Logan cannot receive the digital channels due to interference from the Salt Lake signal. The changeover would allow these residents to receive the digital signals. There are four analog stations still being broadcast from the translator. The changeover would eliminate the analog channels. Council members were not in favor of changing to an earlier date.
- **Envision Utah Presentation – Craig Petersen** reported he was impressed with the presentation made by Envision Utah to the Regional Council. The Regional Council voted unanimously in November to pursue the process. Petersen explained the process which includes:
 - Forming committees
 - Developing future scenarios
 - Receiving public input
 - Selecting the most preferred growth scenario
 - Developing a set of guiding principles
 - Creating model ordinance language

Tape 1, Side B

Vice Chairman Petersen listed the following as possible funding sources:

Nature Conservancy
Envision Utah
CMPO
UDOT
BLM
Quality Growth Commission
Utah State University
Transit District
Chamber of Commerce-Cache Initiative
Franklin County

Vice Chairman Petersen said he likes the breadth of participation in the process and urged Council members to review the descriptive document he gave them.

PUBLIC HEARINGS, APPEALS AND BOARD OF EQUALIZATION MATTERS

PUBLIC HEARINGS SET:

FEBRUARY 12, 2008 – 6:00 P.M. – TITLE 16.02.020 NATURAL BARRIERS – DEFINE LANGUAGE.

ACTION: Motion by Council member Yeates to set a Public Hearing for February 12, 2008 at 6:00 p.m. – Title 16.02.020 Natural Barriers – Define Language. Chambers seconded the motion. The vote was unanimous. 7-0.

Council member Robison asked that notices of this public hearing be sent to the property owners who have natural barrier definition concerns. Runhaar agreed to send the notices.

FEBRUARY 12, 2008 – 6:15 P.M. – REZONE OF 138.56 ACRES FROM AGRICULTURAL ZONE TO THE MINERAL EXTRACTION ZONE LOCATED AT APPROXIMATELY 9282 NORTH 5800 WEST, EAST OF NEWTON RESERVOIR.

ACTION: Motion by Council member Yeates to set a Public Hearing for February 12, 2008 at 6:15 p.m. – Rezone of 138.56 Acres from Agricultural Zone to the Mineral Extraction Zone located at approximately 9282 North 5800 West, east of Newton Reservoir. Chambers seconded the motion. The vote was unanimous. 7-0.

PENDING ACTION

- Ordinance No. 2007-05 – Agricultural Subdivisions (NO ACTION TAKEN)**
- Cache County Salary Schedule – Discussion – Jim Smith** reviewed the numbers derived from the survey group used to compare salaries with other counties/entities. Comparisons for the County Executive and County Sheriff position were specifically reviewed. Smith briefly reviewed the comparisons for all elected officials as well as all county employees.

Tape 2, Side A

Attorney Daines reiterated his previous statement that the County Executive and the County Sheriff salaries should be raised. Daines reasoned that they supervise large numbers of people and their positions are critical to the county.

Council members Gibbons and Robison expressed a reluctance to consider raising these two salaries without considering other elected officials' salaries also. Some Council members said the proper time to consider salaries is during the budgeting process.

ACTION: Motion by Council member Zilles to raise the County Executive's salary to the equivalent of the County Attorney and the County Sheriff's salary to \$84,046.00 with the stipulation that during the next budgeting process the county will look closely at raising the salaries of all other elected officials. Petersen seconded the motion. The motion failed 3 aye – Chambers, Petersen & Zilles and 4 nay – Gibbons, Hansen, Robison & Yeates.

Council member Petersen noted that the Council will review this issue during the next budgeting cycle. The Council concurred.

Council member Gibbons left the meeting.

INITIAL PROPOSAL FOR CONSIDERATION OF ACTION

- **Ordinance No. 2008-01 – Approval of Proposed Precinct Changes** – Chairman Hansen noted that the precinct changes are necessary due to city annexations in the county.

(Attachment 1)

ACTION: Motion by Council member Yeates to waive the rules and approve Ordinance No. 2008-01-An Ordinance Amending Ordinance No. 2007-02, 2005-17, 2005-02 and 2002-06 and Establishing the Boundaries of the 83 Precincts in Cache County. Robison seconded the motion. The vote was unanimous, 6-0. Gibbons absent.

Council member Gibbons returned to the meeting.

Ordinance No 2008-01: The vote was 6-0. Gibbons absent.

	<u>CHAMBERS</u>	<u>ZILLES</u>	<u>GIBBONS</u>	<u>HANSEN</u>	<u>PETERSEN</u>	<u>ROBISON</u>	<u>YEATES</u>	<u>VOTES CAST</u>
AYE	X	X		X	X	X	X	6
NAY								0
ABSTAINED								0
ABSENT			X					1

- **Wild and Scenic River Suitability Study- Discussion** – Executive Lemon said that last year the county submitted a report on the wild and scenic river classifications. The only difference in the document just received from the US Forest Service is that a portion of High Creek has been changed from wild to a scenic river. The county needs to reply by February 15, 2008 and Lemon said the Forest Service already manages the rivers in the study in Cache County and doesn't see a need for the classifications. Council members agreed.
- **Final Plat Approval – Knox Subdivision** – A five-lot subdivision at 1555 North 6400 West (Petersboro). Runhaar stated the storm water drainage was the only concern and that is addressed in the stipulations.

(Attachment 2)

ACTION: Motion by Council member Gibbons to waive the rules and approve the Final Plat for the Knox Subdivision. Chambers seconded the motion. The vote was unanimous, 7-0.

Council member Yeates noted the stipulation that residential fire sprinklers are recommended. Gibbons agreed with the recommendation.

- **Final Plat Approval – Mt. Sterling Wright Subdivision** – A five-lot subdivision at 5820 South 2400 West (Mt. Sterling). Runhaar recommended approval with the stipulation that 5800 South will have a recorded easement of thirty-three feet from the center of the road.

(Attachment 3)

ACTION: Motion by Council member Yeates to waive the rules and approve the Final Plat for the Mt. Sterling Wright Subdivision with the stipulation recommended by Runhaar. Zilles seconded the motion. The vote was unanimous, 7-0.

- **Final Plat Approval – The Reserve Subdivision** – A five-lot subdivision at 2000 East 11800 North (Richmond). Runhaar stated the major concern for the Road Department was the sheet flow nature of the property and that issue is addressed in Site Specific Stipulation No. 8.

(Attachment 4)

Tape 2, Side B

ACTION: Motion by Council member Chambers to waive the rules and approve the Final Plat for The Reserve Subdivision. Zilles seconded the motion. The vote was unanimous, 7-0.

- **Final Plat Approval – Ron Van Horn Subdivision** – A three-lot subdivision at 2889 West 3400 North (Benson). Runhaar indicated there are no concerns.

(Attachment 5)

ACTION: Motion by Council member Yeates to waive the rules and approve the Final Plat for the Ron Van Horn Subdivision. Gibbons seconded the motion. The vote was unanimous, 7-0.

- **Clarification of Stipulations – High Creek Junction Subdivision** – Runhaar explained that this was approved with stipulations; however, Zoning has requested a clarification of stipulations. The current conditions and future expansion of 12100 North is the issue. Runhaar recommended not paving 12100 North as originally stipulated in the subdivision approval. There are problems with intersection line-up on Highway 91 and future width expansion of 12100 is hampered by houses that are too close to the road. A future closure of 12100 North is also probable. The developer is willing to provide an easement for a future road realignment or for a turn-around, if 12100 North is closed.

(Attachment 6)

ACTION: Motion by Council member Gibbons to waive the rules and accept the recommendation to remove the pavement requirement for 12100 North in the High Creek Junction Subdivision. Chambers seconded the motion. The vote was unanimous, 7-0.

OTHER BUSINESS

- ✓ **Council Committee Assignments** – Executive Lemon noted that a Fairgrounds Committee still needs to be formed and assignments to that committee will be made at a later date. Council member Gibbons suggested removing the Logan Regional Hospital and Sunshine Terrace assignments. These only occur once a year and the assignment can be made at that time.

(Attachment 7)

- ✓ **Joint Council Meeting with Logan City** – January 29, 2008 at 5:30 p.m. Cache County will be host, but will meet in the Logan City Justice Building, 290 North 100 West, Logan. Vice Chairman Petersen asked that Envision Utah be removed from the agenda items. Other items for the agenda will be:

1. 2008 RAPZ Tax Change – Zoo
2. Road Tax
3. Emission Testing
4. Countywide Library
5. Animal Policy Enforcement – Fairgrounds

COUNCIL MEMBER REPORTS

Gordon Zilles stated that a meeting date needs to be set for the Agricultural Subdivision Committee.

Craig Petersen asked if the Council could meet at 7:15 p.m. after the Joint Council Meeting on January 29, 2008 for dinner. The Council agreed to meet at Blackstone restaurant.

Cache County Council
01-22-2008

Brian Chambers recommended Council members attend the spring Utah Mental Health Conference in Salt Lake City.

The Council meeting adjourned at 8:06 p.m.

ATTEST: Jill N. Zollinger
County Clerk

APPROVAL: John Hansen
Council Chairman

CACHE COUNTY ORDINANCE NO. 2008- 01

AN ORDINANCE AMENDING ORDINANCE NO. 2007-02, 2005-17, 2005-02 AND 2002-06 AND ESTABLISHING THE BOUNDARIES OF THE 83 PRECINCTS IN CACHE COUNTY.

Section 1: Chapter 1.10 is hereby added to the Cache County Code as amended to read as follows:

- 1.10.010** There is established 83 precincts in Cache County. All boundary descriptions are set forth below generally and more fully set forth on the Cache County Precinct map available for inspection in the office of the Cache County Clerk. All descriptions start on the Northeast corner and continue clockwise to the point of origin. Where a description refers to streets that do not presently exist follow the lines where the North/South and East/West coordinates would most reasonably place the street in Cache County.
- 1.10.020** **AMALGA PRECINCT:** The Amalga Precinct is established with the following general boundaries: The Utah House of Representatives District 2 and the south municipal boundary of Trenton on the North, East, and South and 4600 West in Cache County on the West.
- 1.10.030** **BENSON PRECINCT:** The Benson Precinct is established with the following general boundaries: The Utah House of Representatives District 5 boundaries on the North; the Utah House of Representatives District 5 boundaries and the Logan City municipal boundaries on the East; the Valley View Highway in Cache County on the South and the Utah House of Representatives District 5 boundaries on the West.
- 1.10.040** **CLARKSTON PRECINCT:** The Clarkston Precinct is established with the following general boundaries: The Utah State border on the North; the Utah House of Representatives District 2 excepting the Trenton City municipal boundary on the East; 8800 North in Cache County on the South; the Cache County boundaries on the West.
- 1.10.050** **COLLEGE / YOUNG PRECINCT.** The College/Young precinct is established with the following general boundaries: Valley View Highway in Cache County on the North; the Logan and Nibley municipal boundaries to 1500 West in Cache County; then southward along 1500 West to 3600 South Street in Cache County on the East; 3600 South in Cache County westerly to State Highway 89 in Cache County, then on a diagonal line to a point at

3000 South and 2800 West in Cache County, then westward along 3000 South on the South; and the Utah House of Representatives District 5 on the West.

1.10.060

CORNISH PRECINCT: The Cornish Precinct is established with the following general boundaries; The Utah State border on the North; the Lewiston municipal boundaries excepting the west Trenton municipal boundaries on the East; the Trenton municipal boundaries on the South and the Utah House of Representatives District 3 boundaries on the West.

1.10.070

COVE PRECINCT: The Cove Precinct is established with the following general boundaries: the Utah State line on the North; the Utah house of Representatives District 3 boundaries on the East; the intersection of the extension of county road 11400 North and the Utah House of Representatives District 3 boundaries then westerly to county road 2000 East, then westerly along the northern municipal boundary of Richmond to county road 11400 North, then westerly along county road 11400 North and its extension to the Lewiston municipal boundaries on the south; and the Lewiston municipal boundaries on the West.

1.10.80

HYDE PARK PRECINCTS

A. The Hyde Park 1 precinct is established with the following general boundaries: Center Street in Hyde Park (3700 North and its extension to the west in Cache County) East to 400 East Street in Hyde Park; then north along 400 East to the Hyde Park municipal boundaries; then following the municipal boundaries eastward and southward to a point that is the extension to the East of Center Street in Hyde Park then east to the Utah State House of Representatives District 3 boundaries on the North; the Utah State House of Representatives District 3 boundaries on the East; the Hyde Park municipal boundaries on the South; the Utah State House of Representatives District 3 boundaries on the West.

B. The Hyde Park 2 precinct is established with the following general boundaries: 600 feet (one block) north of 4200 North street in Cache County west of State Highway 91, then north along said Highway 91 to 4500 North in Cache County, then east along 4500 north and its extension on the North; The Utah State House of Representatives District 3 boundary on the East; the eastward extension of Center Street in Hyde Park westward to the Hyde Park municipal boundaries; then northward and westward following the municipal boundaries to 400 East Street in Hyde Park; then south along 400 East Street to Center Street in Hyde

Park; then Westward along Center Street to 3700 North Street in Cache County on the South; the Utah State House of Representatives District 3 boundaries on the West.

1.10.090

HYRUM PRECINCTS.

A. Hyrum Precinct Number 1 is established with the following general boundaries: Main Street in Hyrum on the North; 200 East in Hyrum on the East; 7400 South to 900 West to 1500 West to 8000 South in Cache County on the South; and 2400 West in Cache County on the West.

B. Hyrum Precinct Number 2 is established with the following general boundaries: The Nibley municipal boundaries on the North; 500 East in Cache County and all territory within Hyrum municipal boundaries North of Highway 101 on the East; Highway 101 in Cache County westward to main Street in Hyrum then along Main Street on the South; and 200 East in Hyrum on the West.

C. Hyrum Precinct Number 3 is established with the following general boundaries: 4000 South in Cache County on the North; 200 East in Hyrum on the East; Main Street in Hyrum on the South; and 2400 West in Cache County to State Highway 101 in Cache County then along State Highway 101 to the Wellsville municipal boundaries then along the Wellsville municipal boundaries northward on the West.

D. Hyrum Precinct Number 4 is established with the following general boundaries: Main Street on the North; State Highway 165 on the East; 7400 South in Cache County on the South; and 200 East on the West.

E. Hyrum Precinct Number 5 is established with the following general boundaries: Highway 101 in Cache County on the North; the Utah House of Representatives District 5 boundaries on the East; 7300 South in Cache County on the South; and State Highway 165 on the West. (Ord. 2002-06 Sec.2 (part))

1.10.100

LEWISTON PRECINCTS.

A. Lewiston Precinct Number 1 is established with the following general boundaries: The Utah State border on the North; Lewiston municipal boundaries on the East; Cub River on the South; and 800 West in Lewiston on the West.

B. Lewiston Precinct Number 2 is established with the

following general boundaries: The Utah State border on the North; 800 West in Lewiston on the East; the Cub River, Bear River and Trenton municipal boundaries on the West.

1.10.110 **LOGAN PRECINCTS.** The Logan Precincts Number 1 through 33 are established within the Logan municipal boundaries and such internal boundaries as set forth on the Logan Precinct map available for inspection in the office of the Cache County Clerk.

1.10.120 **MENDON PRECINCTS**

A. The Mendon 1 precinct is established with the following general boundaries: The Utah State Senatorial District 17 boundaries on the North; the Utah House of Representatives District 2 on the East and South and State Highway 23 on the West.

B. The Mendon 2 precinct is established with the following general boundaries: The Utah State Senatorial District 17 boundaries on the North; State Highway 23 on the East; the Utah House of Representatives District 2 on the South and the Cache County boundaries on the West.

1.10.130 **MILLVILLE PRECINCTS**

A. The Millville 1 precinct is established with the following general boundaries: The Millville municipal boundaries on the North; the Providence municipal boundaries on the East; 100 North Street and its extensions to the west and east on the South and the Millville municipal boundaries on the West.

B. The Millville 2 precinct is established with the following general boundaries: 100 North Street and its extensions to the west and east on the North; The Utah House of Representatives District 5 boundaries on the East to the southern end of the Nibley municipal boundaries; then the Nibley municipal boundaries on the South; and the Nibley municipal boundaries to 100 North street on the West.

1.10.140 **NEWTON PRECINCT:** The Newton Precinct is established with the following general boundaries: 8800 North in Cache County on the North; 4600 West in Cache County on the East; the Utah House of Representatives District 2 boundaries and 3800 North in Cache County on the South; and the Cache County boundaries on the west.

1.10.150

NIBLEY PRECINCTS

A. The Nibley 1 precinct is established with the following general boundaries: Along the Nibley municipal boundaries eastward to 800 West in Cache County then along 800 West northward to the Logan municipal boundaries and then along the Logan municipal boundaries eastward on the North; along the Millville municipal boundaries to the extension of 2600 South Street; then West along 2600 South Street to 600 West Street; then south along 600 West Street to 500 West Street; then south along 500 West Street to 3200 South Street on the east; thence west on 3200 South Street to the Nibley municipal boundaries; then following the Nibley municipal boundaries on the West.

B. The Nibley 2 precinct is established with the following general boundaries: along 3200 South East to 500 West then north along 500 West to 600 West; then North along 600 West to 2600 South; then East following 2600 South and its extension to the Nibley municipal boundaries on the North; then southerly along the Nibley municipal boundaries to a line from the southern end of the Nibley municipal boundaries to the Utah House of Representatives District 5 boundaries and then along the Utah House of Representatives District 5 boundaries on the East; The Hyrum municipal boundaries, except always staying North of Highway 101 in Cache County, to 500 East in Cache County then along 500 East to Nibley municipal boundaries; then following the Nibley municipal boundaries to 700 West in Cache County; then along 4000 South in Cache County to the Wellsville municipal boundaries; then along the Wellsville municipal boundaries to Highway 89/91 in Cache County on the South; and then along Highway 89/91 northward to 3600 South in Cache County; then eastward along 3600 South to 1500 West in Cache County; then northward along 1500 West to 3200 South on the West.

1.10.160

NORTH LOGAN PRECINCTS

A. North Logan precinct Number 1 is established with the following general boundaries: 2200 North in North Logan on the North; 800 East in North Logan on the East and the Logan municipal boundaries on the South and West.

B. North Logan precinct Number 2 is established with the following general boundaries: the Hyde Park municipal boundaries on the North; 400 East in North Logan on the East; 2200 North in North Logan on the South and the Logan municipal boundaries on the West.

C. North Logan precinct Number 3 is established with the following general boundaries: The Hyde Park municipal boundaries on the North; 1200 East in North Logan southward to 1250 East; then south to 2300 North in North Logan; then westward to 1200 East in North Logan; then southward to 2200 North in North Logan on the East; 2200 North in North Logan on the South and 400 East in North Logan on the West.

D. North Logan precinct Number 4 is established with the following general boundaries: The Hyde Park municipal boundaries on the North; The Utah House of Representatives District 3 boundaries on the East; 2300 North in North Logan on the South; and 1250 East in North Logan northward to 1200 East in North Logan then following 1200 East north on the West.

E. North Logan precinct Number 5 is established with the following general boundaries: 2200 North in North Logan eastward to 1200 East in North Logan; then northward on 1200 East to 2300 North in North Logan, then eastward on 2300 North on the North. The Utah House of Representatives District 3 on the East; Green Canyon Road westward to 1900 North and then westward to 1800 North on the South; and 800 East on the West.

F. North Logan precinct Number 6 is established with the following general boundaries: 1800 North to 1900 North to the Green Canyon Road on the North; The Utah House of Representatives District 3 boundaries on the East; The Logan municipal boundaries on the South; and 800 East on the West.

1.10.170

PARADISE PRECINCT. The Paradise Precinct is established with the following general boundaries: Starting at 8000 South in Cache County; then east to 1500 West; then north along 1500 West to 7800 South; then east along 7800 South to 900 West; then north along 900 West to 7400 South; then east along 7400 South to State Highway 165 and north along Highway 165 to 7300 South; then the Cache County boundaries on the east and south; 2400 West in Cache County on the west.

1.10.180

PROVIDENCE PRECINCTS

A. Providence precinct Number 1 is established with the following general boundaries: The Providence municipal boundaries on the North; the Utah House of Representatives

District 5 boundaries on the East; Center Street in Providence on the South and Main Street in Providence on the West.

B. Providence precinct Number 2 is established with the following general boundaries: Center Street in Providence on the North; the Utah House of Representatives District 5 boundaries on the East; Canyon Road westerly to 600 South Street in Providence and then westerly to 650 South in Providence on the South; 100 East in Providence northerly to 200 South Street in Providence then westerly along 200 South to Main Street in Providence on the South; then northerly along Main Street to Center Street on the West

C. Providence precinct Number 3 is established with the following general boundaries: 200 South in Providence on the North; Main Street in Providence on the East; the Millville municipal boundaries on the South and the Millville and Logan Municipal boundaries on the West.

D. Providence precinct Number 4 is established with the following general boundaries: the Providence municipal boundaries on the North; Main Street in Providence on the East; 200 South in Providence on the South and the Logan municipal boundaries on the West.

E. Providence precinct Number 5 is established with the following general boundaries: 200 South Street in Providence easterly to 100 East Street in Providence; then southerly to 650 South Street in Providence; then easterly to 600 South Street in Providence; then easterly to Canyon Road in Providence on the North; the Utah House of Representatives District 5 boundaries on the East; the Millville municipal boundaries on the South; then the Millville municipal boundaries and Main Street in Providence on the West.

1.10.190

RICHMOND PRECINCTS

A. The Richmond Precinct Number 1 is established with the following general boundaries. Beginning at an extension of county road 11400 North and the Lewiston municipal boundary, then east to the northern Richmond municipal boundary; then following the Northern boundary of Richmond to county road 2000 East, then continuing easterly along an extension of 11400 North on the North; the Utah House of Representatives District 3 boundaries on the East; 100 South in Richmond and its extension on the south and the Lewiston municipal boundaries on the west.

B. The Richmond Precinct Number 2 is established with the following general boundaries. The Lewiston municipal boundaries and the extension of 100 South Street of Richmond on the North; the Utah House of Representatives District 3 boundaries on the East; 8300 North and its extensions on the South and the Bear River and the Cub River on the West.

1.10.200 RIVER HEIGHTS PRECINCTS

A. The River Heights precinct Number 1 is established with the following general boundaries: The Logan municipal boundaries on the North; 600 East Street in River Heights southward to County Road 238 and then County Road 238 southward to the Providence municipal boundaries on the East; The Providence municipal boundaries on the South and the Logan municipal boundaries on the West.

B. The River Heights precinct Number 2 is established with the following general boundaries: The Logan municipal boundaries on the North and East; The Providence municipal boundaries on the South; County Road 238 northward to 600 East Street in River Heights northward to the Logan municipal boundaries on the West.

1.10.210 SMITHFIELD PRECINCTS

A. The Smithfield precinct Number 1 is established with the following general boundaries: 8300 North in Cache County and its extensions on the North; the Utah House of Representatives District 3 boundaries on the East; Smithfield Canyon Road in Cache County southwesterly to the intersection of Smithfield Canyon Road and Upper Smithfield Canyon Road then following the Upper Smithfield Canyon Road westerly to 200 North Street in Smithfield then West on 200 North on the South of Utah Highway 91 (Smithfield Main Street) northward on the West.

B. The Smithfield precinct Number 2 is established with the following general boundaries: 200 North in Smithfield eastward to the Upper Smithfield Canyon Road then easterly along the Upper Smithfield Canyon Road to the intersection with the Smithfield Canyon Road then northeasterly along the Smithfield Canyon Road on the North; the Utah State House of Representative District 3 boundaries on the East; Center Street in Smithfield and its extension on the South; State Highway 91 (Smithfield Main Street) on the West.

C. The Smithfield precinct Number 3 is established with the following general boundaries: Center Street in Smithfield and its extension on the North; the Utah House of Representatives District 3 boundaries on the East; Smithfield Dry Canyon in Cache County westerly to 300 South in Smithfield then westerly along 300 South on the South; State Highway 91 (Smithfield Main Street) on the West.

D. The Smithfield precinct Number 4 is established with the following general boundaries: 300 South easterly to the Smithfield Dry Canyon Road in Cache County then easterly on the North; the Utah House of Representative District 3 boundaries on the East; the Easterly extension of 4500 North in Cache County on the South; 455 East Street in Smithfield on the West.

E. The Smithfield precinct Number 5 is established with the following general boundaries: 300 South Street in Smithfield on the North; 455 East Street in Smithfield on the East; 4500 North in Cache County on the South; State Highway 91 (Smithfield Main Street) on the West.

F. The Smithfield precinct Number 6 is established with the following general boundaries: State Highway 218 (Smithfield 100 North Street) on the North; State Highway 91 (Smithfield Main Street) on the East; 600 feet (one block) north of 4200 North Street in Cache County on the South; the Utah House of Representatives District 3 on the West.

G. The Smithfield precinct Number 7 is established with the following general boundaries: 8300 North Street in Cache County on the North; State Highway 91 (Smithfield Main Street) on the East; State Highway 218 (Smithfield 100 North Street) on the South; the Utah House of Representatives District 3 boundaries on the West.

1.10.220

TRENTON PRECINCT: Trenton Precinct is established with the following general boundaries; the Trenton municipal boundaries on the north; the Lewiston municipal boundaries, the Bear River and the Trenton municipal boundaries on the East and South and West.

1.10.230

WELLSVILLE PRECINCTS

A. The Wellsville precinct Number 1 is established with the following general boundaries: 3000 South Street in Cache County

on the North; a line which is the extension on Center Street in Wellsville southward to Center Street on the East; Main Street in Wellsville westerly to the Utah House of Representatives District 5 boundaries on the South and then the Utah House of Representatives District 5 boundaries on the West.

B. The Wellsville precinct Number 2 is established with the following general boundaries: Main Street in Wellsville and its extension on the North; Center Street south to State Highway 89/91 then southerly to the Old Sardine Canyon Road in Cache County then southerly along the Old Sardine Canyon Road on the East; the Cache County boundaries on the South and the West.

C. The Wellsville precinct Number 3 is established with the following general boundaries: 3000 South in Cache County on the North; a diagonal line from a point on 3000 South and 2800 West in Cache County to 3600 South and Highway 89/91 then southward along Highway 89/91 to the Wellsville municipal boundaries then along the Wellsville municipal boundaries to Highway 101 in Cache County on the east; then following Highway 101 westward to the intersection of Main Street and Center Street in Wellsville on the South; and Center Street in Wellsville and its extension on the West.

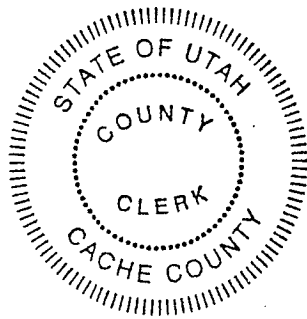
D. The Wellsville precinct Number 4 is established with the following general boundaries: Main Street in Wellsville and State Highway 101 on the North; 2400 West on the East; the Cache County boundary on the South; the Old Sardine Canyon Road in Cache County northward to State Highway 89/91 then northward to Center Street in Wellsville then northward along Center Street on the West.

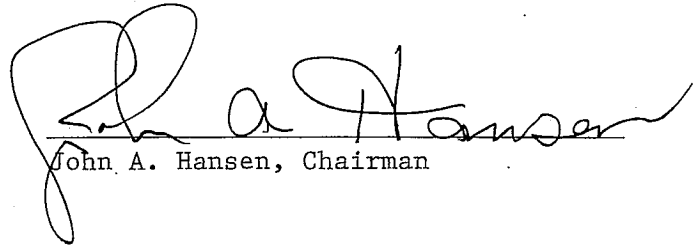
Section: This Ordinance shall become effective immediately upon publication, in the manner required by law.

This Ordinance was adopted by the County Council, Cache County, Utah on the 22nd day of Janauary 2008, upon the following vote:

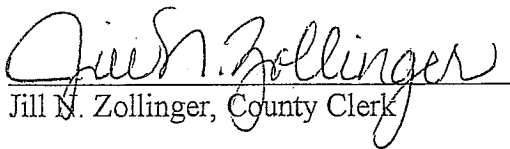
	Voting in Favor	Voting Against	Abstaining	Excused/Absent
H. Craig Petersen	X			
Brian Chambers	X			
Darrel L. Gibbons				X
John H. Hansen	X			
Kathy Robison	X			
Cory Yeates	X			
Gordon Zilles	X			

Cache County Council



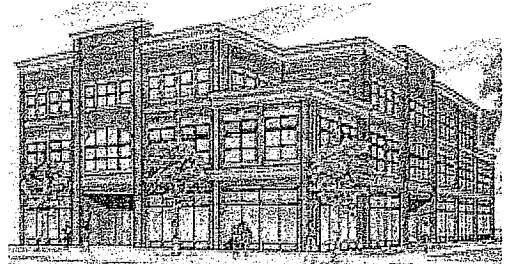

John A. Hansen, Chairman

ATTEST:


Jill N. Zollinger, County Clerk

Publication Date: February 6, 2008

CACHE COUNTY CORPORATION DEVELOPMENT SERVICES DEPARTMENT



WENDELL MORSE
DIRECTOR/
COUNTYWIDE PLANNER

JOSH RUNHAAR, AICP
COUNTY PLANNER/
ZONING ADMINISTRATOR

PAUL BERNTSON
CHIEF BUILDING
OFFICIAL

179 NORTH MAIN, SUITE 305 LOGAN, UTAH 84321 ♦ (435)755-1630 ♦ FAX (435)755-1987

APPLICATIONS ARE DUE BY 3:00 PM ON THE DAY OF THE DEADLINE
PLEASE ALLOW STAFF 20-30 MINUTES TO PROCESS THE APPLICATION
LATE APPLICATIONS WILL BE HELD FOR THE NEXT MEETING'S AGENDA
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

PROJECT APPLICATION

REVIEW AUTHORITY

- CACHE COUNTY COUNCIL
- CACHE PLANNING COMMISSION
- BENSON PLANNING COMMISSION
- BOARD OF ADJUSTMENTS
- ADMINISTRATIVE REVIEW

TYPE OF APPLICATION

- SUBDIVISION
- CONDITIONAL USE PERMIT
- ZONE CHANGE
- CODE AMENDMENT
- BOUNDARY LINE ADJUSTMENT

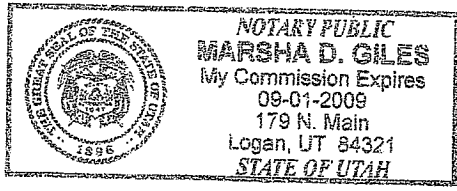
Date Received: <u>8-30-07</u>	Received By: <u>MDG</u>	Receipt Number: <u>3323</u>	Application Number: <u>4998</u> <u>900⁰⁰</u>
----------------------------------	----------------------------	--------------------------------	---

PROJECT INFORMATION	AGENT/OWNER INFORMATION
REQUEST TYPE <u>4 lot subdivision</u>	AGENT NAME _____
PROJECT NAME <u>Knox subdivision</u>	ADDRESS _____
PROJECT ADDRESS <u>1555 N 6400 W</u> <u>Petersboro</u>	TELEPHONE (DAY) _____ (CELL) _____
SERIAL NUMBER(S) <u>12-022-0013 1/2</u> <u>0022</u>	OWNER NAME <u>Clifford & Deann Knox</u>
ZONE _____	ADDRESS <u>1555 N 6400 W</u> <u>Petersboro, UT 84325</u>
PROJECT LOCATION <u>Petersboro, UT</u>	TELEPHONE (DAY) <u>752-1601</u> (CELL) <u>232-7683</u>

State of Utah)
County of Cache)

On this 30 day of August, 2007, personally appeared before me, Clifford K. Knox, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to on this instrument, and acknowledged that they executed the same.

Signed Clifford K. Knox
(Property Owner or Agent)

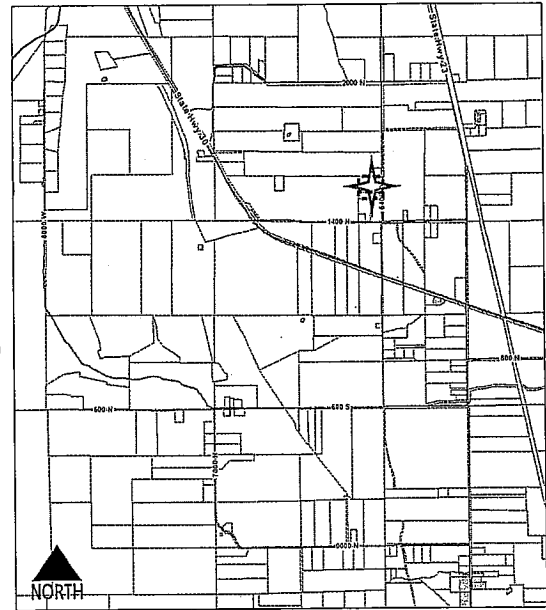


Marsha D. Giles
Notary Public

Development Services Cache County Corporation

Project Name: Knox Subdivision
Agent: Clifford & De'ann Knox
Request: 5-Lot Subdivision
Type of Action: Quasi-Judicial
Current Zoning: Agriculture (A)
Project Address: 1555 North 6400 West (Petersboro)
Tax ID: 12-022-0013
12-022-0022

Staff Recommendation: Approval with Recommendations
Surrounding Uses: North – Agriculture/ Residence
South – Agriculture/ Residence
East – Agriculture
West – Agriculture



Site Location

PROJECT

History: This application was presented to the Planning Commission on November 1, 2007 as a four lot subdivision. Several issues were presented at the meeting. One issue was that one property owner within the proposed subdivision wanted to subdivide their parcel into two lots and bring the total number of lots in the subdivision to five. Other issues were raised regarding surface water runoff and a high groundwater table in the area.

Request: The applicant is now requesting a subdivision to create five (5) new building parcels. Proposed lot sizes are as follows: Lot 1 would be 1.5 acres, Lot 2 would be 2.43 acres, Lot 3 would be 2.00 acres, Lot 4 would be 3.53 acres, and Lot 5 would be 1.5 acres. The proposed subdivision meets the minimum lot size requirements of §17.09.040 and the number of lots/ lot size requirements of §17.09.080 (there will be five lots from the original 1970 parent parcel). Lot 1 is existing and Lot 3 has an existing home.

Issues: Concerns were raised regarding a high ground water table and its effect on the proper operation of a septic system. Staff has had conversations with the Bear River Health Department who determines the feasibility of septic systems. They informed us that, while the percolation test was done at the end of a dry season, a shallow septic system would function properly in this area. They also said that problems with other septic systems in the area were due to the fact that they were installed too deep.

During spring there is a significant amount of surface runoff on the subject property which also flows onto the neighboring property to the north. The final plat requires that no increased level of storm water runoff will be allowed to flow onto adjacent properties as a result of the development. To ensure this the County Engineer has recommended that drainage plans for each lot be required when they are fully developed.

Access: This subdivision is proposed to be serviced from a county road, 6400 West. The county road is a 20-foot wide paved surface with a 66-foot wide right-of-way. The County Road Department recommendation is to accept the current condition of the road as adequate. Approaches to 6400 West must not be higher than the existing roadway. Staff does not recommend reduction of access points for this subdivision as 6400 West does not have the potential to be a major roadway with high volumes of traffic.

Water & Septic: The applicant has adequate water rights for this subdivision. The water rights have not been segregated and assigned to lots. A change of use from agricultural to domestic is currently in process. The final plat shall not be recorded until change application has been approved by the State Water Engineer.

Lots 1 and 3 have existing septic systems and culinary wells. The Bear River Health Department has found that the soils and site conditions on Lots 2, 4, and 5 are suitable for standard septic systems with shallow drainfields. Maximum trench depth will be limited to 12 inches below natural grade. A lift pump will be required for any below grade plumbing. Each home will be required to obtain a permit and install the wastewater system in accordance with R317-4 Utah Administrative Code, Onsite Wastewater Systems Rule.

Service Provision: Water supply tenders would be from Mendon Fire Department, approximately 4 miles away. An additional inspection of individual buildings will be required before building permits can be issued on the lots. The bus stop would be at 1587 North 6400 West. Garbage cans must be placed on County Road 6400 West for collection.

AGENCY AND COUNTY DEPARTMENT RECOMMENDATIONS

Cache County Fire Department:

- Due to the distance from the fire department, a lack of water supply, and unavailability of fire hydrants in the area, residential fire sprinklers are recommended.

PUBLIC COMMENTS

Notices were mailed to 6 property owners located within three hundred feet of the subject property. At the time this staff report was published no comments had been received from the public.

STAFF RECOMMENDATIONS

Action: Staff recommends that the Planning Commission approve a motion to recommend approval to the County Council of the Knox Subdivision, a five (5) lot subdivision for property located at approximately 1555 North 6400 West, TIN #12-022-0013, and 12-022-0022.

Standard Stipulations:

1. The proponent shall reaffirm the County's right-of-way on County Road 6400 West with an easement or dedication to be recorded on the final survey plat.
2. Any new septic systems shall meet the requirements of the Bear River Health Department and shall be 100 to 200 feet from any water way or well unless otherwise designated by the Health Department.
3. Each landowner shall obtain a septic tank permit from the Bear River Health Department prior to construction on any lot.
4. All trash containers shall be placed on County Road 6400 West for collection.
5. All landowners are required to obtain a Zoning Clearance and all applicable department reviews prior to any construction on the lots.
6. The final plat will show the location of all irrigation lines with appropriate easements.
7. The final plat shall not be recorded until the change application for the water rights has been approved by the State Water Engineer.

Site Specific Stipulations:

8. Construction for all approaches to 6400 West will require an encroachment permit from the County. Said approaches shall not be higher than the existing roadway.
9. Approved domestic water rights shall be assigned to each lot prior to recordation of the final plat.
10. A storm water drainage plan shall be submitted at the time of application for Zoning Clearance for each home in the subdivision.

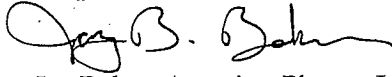
RECOMMENDED FINDINGS OF FACT

The Planning Commission bases its decision on the following findings supported in the administrative record for this project.

1. The Knox Subdivision has been revised and amended by the conditions of project approval to address the issues and concerns raised within the public and administrative records.

2. The Knox Subdivision has been revised and amended by the conditions of project approval to conform to the requirements of Title 17 of the Cache County Code and the requirements of various departments and agencies.
3. The subdivision approval is issued in conformance with Title 17 of the Cache County Code.
4. The Knox Subdivision is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjoining or area properties.
5. 6400 West, the County Road that provides access to the subject property, has an adequate capacity, or suitable level of service, for the proposed use.

Respectfully submitted,



Jay Baker, Associate Planner I

Report Published: November 26, 2007

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 prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report. The Zoning Administrator reserves the right to supplement the material in the report with additional information at the Planning



#1 Knox 5 lot Subdivision (Clifford & De'ann Knox)

Baker reviews issues: County Engineer recommends drainage plan when lots are developed, Bear River Health will require shallow septic systems.

Runhaar recommends amending stipulation 10 adding that if basements are constructed they will be included in the drainage plan.

Sands moved to recommend approval to the County Council the Knox 5 lot Subdivision with staff recommended stipulations and findings of fact with amendment to stipulation 10. **Clements** seconded; passed 6,0.

STAFF RECOMMENDATIONS

Action: Staff recommends that the Planning Commission approve a motion to recommend approval to the County Council of the Knox Subdivision, a five (5) lot subdivision for property located at approximately 1555 North 6400 West, TIN #12-022-0013, and 12-022-0022.

Standard Stipulations:

1. The proponent shall reaffirm the County's right-of-way on County Road 6400 West with an easement or dedication to be recorded on the final survey plat.
2. Any new septic systems shall meet the requirements of the Bear River Health Department and shall be 100 to 200 feet from any water way or well unless otherwise designated by the Health Department.
3. Each landowner shall obtain a septic tank permit from the Bear River Health Department prior to construction on any lot.
4. All trash containers shall be placed on County Road 6400 West for collection.
5. All landowners are required to obtain a Zoning Clearance and all applicable department reviews prior to any construction on the lots.
6. The final plat will show the location of all irrigation lines with appropriate easements.
7. The final plat shall not be recorded until the change application for the water rights has been approved by the State Water Engineer.

Site Specific Stipulations:

8. Construction for all approaches to 6400 West will require an encroachment permit from the County. Said approaches shall not be higher than the existing roadway.
9. Approved domestic water rights shall be assigned to each lot prior to recordation of the final plat.
10. A storm water drainage plan shall be submitted at the time of application for Zoning Clearance for each home in the subdivision. If basements are proposed as part of the home they will be included in the drainage plan.

RECOMMENDED FINDINGS OF FACT

The Planning Commission bases its decision on the following findings supported in the administrative record for this project.

1. The Knox Subdivision has been revised and amended by the conditions of project approval to address the issues and concerns raised within the public and administrative records.
2. The Knox Subdivision has been revised and amended by the conditions of project approval to conform to the requirements of Title 17 of the Cache County Code and the requirements of various departments and agencies.
3. The subdivision approval is issued in conformance with Title 17 of the Cache County Code.
4. The Knox Subdivision is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjoining or area properties.
5. 6400 West, the County Road that provides access to the subject property, has an adequate capacity, or suitable level of service, for the proposed use.

5:39:00

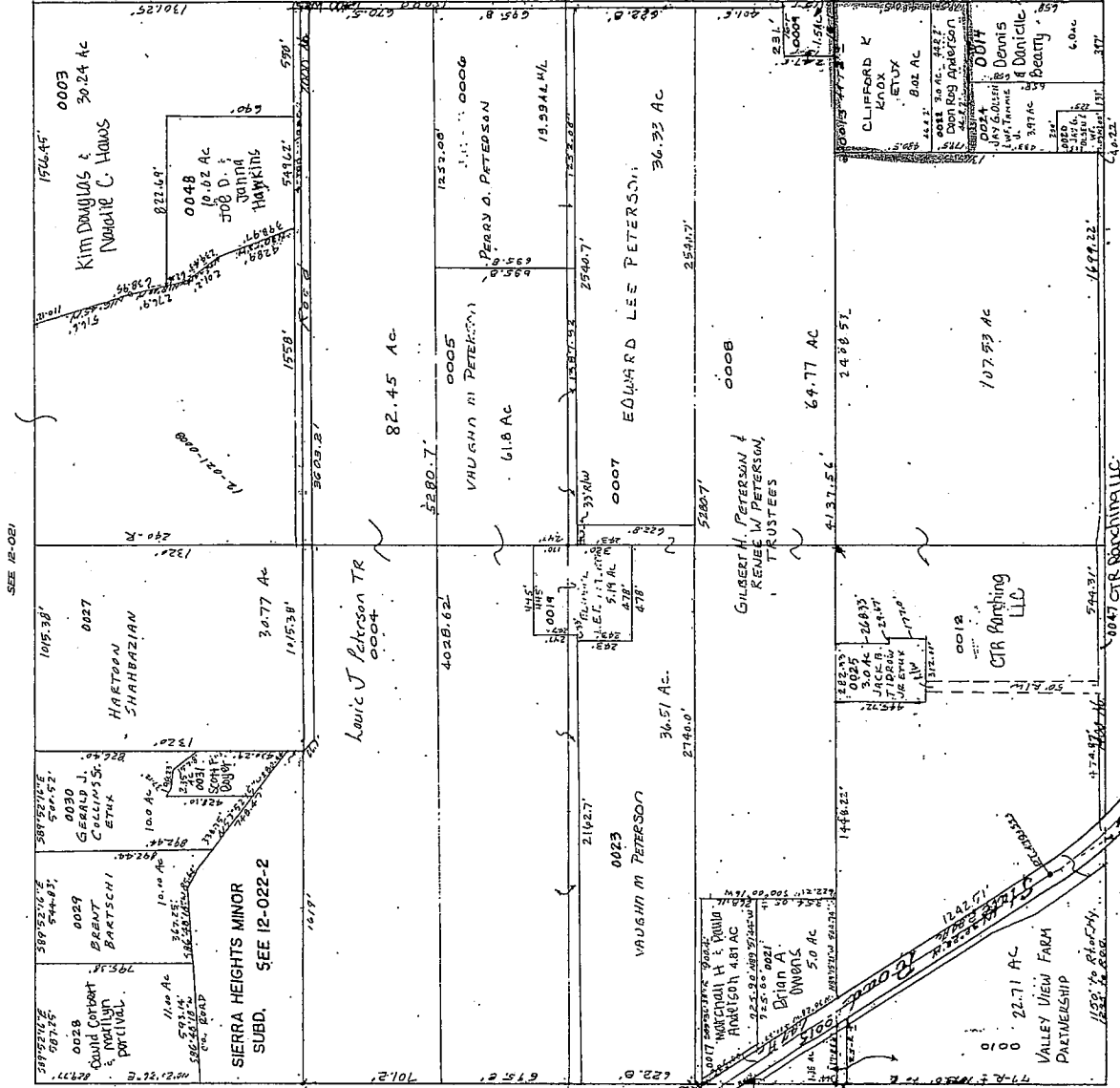
12
022

1

SECTION 19, TOWNSHIP 12 NORTH, RANGE 1 WEST.

SCALE 1 INCH = 6 CHAINS.

TAX UNIT 28



SEE 12-021

SEE 12-047

SEE 12-024

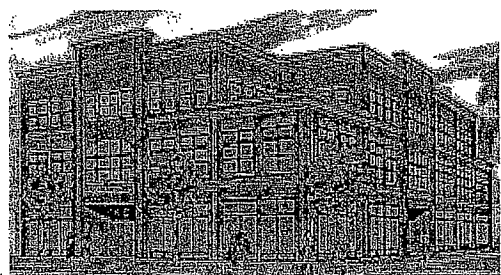
Richard G. Parrie
Parrie

SEE 12-023

SEE 12-034

SEE 12-047

CACHE COUNTY CORPORATION DEVELOPMENT SERVICES DEPARTMENT



WENDELL MORSE
DIRECTOR/
COUNTYWIDE PLANNER

JOSH RUNHAAR, AICP
COUNTY PLANNER/
ZONING ADMINISTRATOR

PAUL BERNTSON
CHIEF BUILDING
OFFICIAL

179 NORTH MAIN, SUITE 305 LOGAN, UTAH 84321 ♦ (435)755-1630 ♦ FAX (435)755-1987

APPLICATIONS ARE DUE BY 3:00 PM ON THE DAY OF THE DEADLINE
PLEASE ALLOW STAFF 20-30 MINUTES TO PROCESS THE APPLICATION
LATE APPLICATIONS WILL BE HELD FOR THE NEXT MEETING'S AGENDA
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

PROJECT APPLICATION

REVIEW AUTHORITY

- CACHE COUNTY COUNCIL
- CACHE PLANNING COMMISSION
- BENSON PLANNING COMMISSION
- BOARD OF ADJUSTMENTS
- ADMINISTRATIVE REVIEW

TYPE OF APPLICATION

- SUBDIVISION
- CONDITIONAL USE PERMIT
- ZONE CHANGE
- CODE AMENDMENT
- BOUNDARY LINE ADJUSTMENT

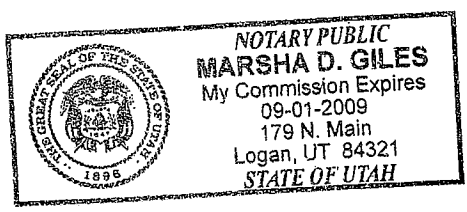
Date Received: <u>9-4-07</u>	Received By: <u>JB</u>	Receipt Number: <u>3330</u>	Application Number: <u>ck 1137</u> <u>1900⁰⁰</u>
---------------------------------	---------------------------	--------------------------------	---

PROJECT INFORMATION	AGENT/OWNER INFORMATION
REQUEST TYPE <u>5 Lot Subdivision</u>	AGENT NAME <u>KIRT LINDLEY</u>
PROJECT NAME <u>Mt. Sterling Wright Subdivision</u>	ADDRESS <u>6200 S 1800 W</u>
PROJECT ADDRESS <u>5820 S 2400 W</u>	<u>Hyrum UT 84319</u>
SERIAL NUMBER(S) <u>01-061-0001</u>	TELEPHONE (DAY) _____ (CELL) <u>512-6658</u>
ZONE <u>Ag.</u>	OWNER NAME <u>Stephen M Wright</u>
PROJECT LOCATION <u>5800 S 2400 W</u> <u>Mt Sterling</u>	ADDRESS <u>2024 W 5800 S</u>
	<u>Mt Sterling UT 84339</u>
	TELEPHONE (DAY) _____ (CELL) <u>770-1097</u>

State of Utah)
 §
County of Cache)

On this 4 day of September, 2007, personally appeared before me, Kirt Lindley, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to on this instrument, and acknowledged that they executed the same.

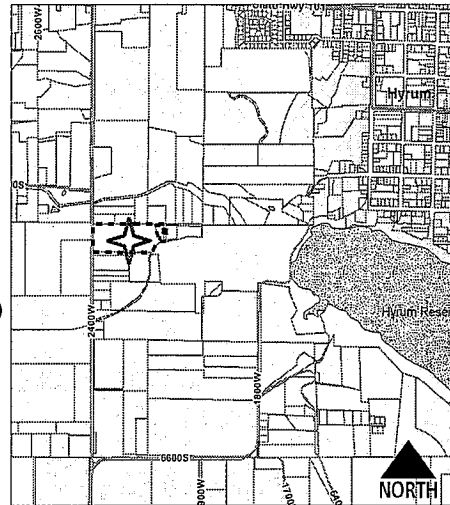
Signed Kirt Lindley
(Property Owner or Agent)



Marsha D Giles
Notary Public

Development Services Cache County Corporation

Project Name: Mt. Sterling Wright Subdivision
Agent: Kirt Lindley
Request: 5-Lot Subdivision
Type of Action: Quasi-Judicial
Current Zoning: Agriculture (A)
Project Address: 5820 South 2400 West (Mt. Sterling)
Tax ID: 01-061-0001
Staff Recommendation: Approval with Stipulations
Surrounding Uses: North – Agriculture/Homes
 South – Agriculture/Homes
 East – Agriculture
 West – Agriculture



Site Location

PROJECT

Request: The applicant is requesting a subdivision to create five (5) building parcels. Lot sizes are as follows: Lots 1, 2, 3, and 4 are approximately 3.05 acres each, and Lot 5 is 13.81 acres. The proposed subdivision meets the minimum lot size requirements of §17.09.040 and the number of lots/ lot size requirements of §17.09.080 (there will be five lots from the original 1970 parent parcel).

Access: This subdivision would be serviced from 2400 West, a County road. County Road 2400 West is a 25-foot wide paved surface. The Road Department recommendation is to accept the road condition as adequate. All lots would be accessed by 5800 South, a 17-foot wide private road with a 26-foot wide easement that services the Meridian Meadows Subdivision and five additional homes to the east.

Private road 5800 South is a dead end with the potential to service 13 homes. There is no possibility of making this a through road as that would require crossing a U.S. canal and the Little Bear River. As 5800 South may be classified as a minor collector, staff recommends that the right-of-way be 50 feet as per §16.04.040 and 12.04.010 Cache County. Because the road is already constructed within the existing 26-foot right-of-way it is recommended that an additional 12 feet of easement be granted as part of this subdivision request. The remaining 12 feet would be required of future development to the north of the existing easement.

Water & Septic: There is an existing home on Lot 5 with an approved water right. The applicant has obtained agricultural water rights that may be used for Lots 1-4 in the proposed subdivision. There has been an application to the State Water Engineer to change the use to domestic water and to assign them to the proposed lots. The final plat shall not be recorded until change application has been approved by the State Water Engineer.

The Bear River Health Department has found that soil conditions are such that all lots are feasible for shallow onsite septic systems. Site and soil conditions on the northern lots will not allow for deep basement systems. Each home will be required to obtain a permit and install the septic system in accordance with R317-4 Utah Administrative Code. Any new septic system shall be between 100 and 200 feet from any water ways or wells, as determined by the Bear River Health Department.

Service Provision: Water for fire protection is only available from water tender trucks from the Hyrum Fire Department, approximately 3.2 miles away. Access from 2400 West is adequate. The bus stop would be located at 5790 South 2400 West adjacent to the proposed subdivision. All garbage cans must be placed on County Road 2400 West for collection. Each property owner will be required to construct a gravel pad to allow refuse containers to be located off of the traveled way of the County Road.

Agency and County Department recommendations*Fire Department:*

- Due to the distance from the fire department, a lack of water supply, and unavailability of fire hydrants in the area, residential fire sprinklers are recommended.

PUBLIC COMMENTS

Notices were mailed to 4 property owners located within three hundred feet of the subject property and to Hyrum City. At the time this report was published, staff had received no comments.

STAFF RECOMMENDATIONS

Action: Staff recommends that the Planning Commission recommend approval to the County Council for the Mt. Sterling Wright Subdivision, a five (5) lot subdivision for property located at approximately 5820 South 2400 West (Mt. Sterling), TIN#01-061-0001.

Standard Stipulations:

1. The proponent shall reaffirm the County's right-of-way on County Road 2400 West with an easement or dedication to be recorded on the final survey plat.
2. Any new septic systems shall meet the requirements of the Bear River Health Department and shall be 100 to 200 feet from any water way or well unless otherwise designated by the Health Department.
3. Each landowner shall obtain a septic tank permit from the Bear River Health Department prior to construction on any lot.
4. All landowners are required to obtain a Zoning Clearance and all applicable department reviews prior to any construction on the lots.
5. An Encroachment Permit will be required for all construction within the County right-of-way.
6. The final plat will show the location of all irrigation lines with appropriate easements.
7. The final plat shall not be recorded until the change application for the water rights has been approved by the State Water Engineer.

Site Specific Stipulations:

8. The design of private road 5800 South shall be reviewed by the County Engineer for compliance with applicable codes. The proponent shall submit a full set of engineered design and construction plans. The plans shall address issues of grade, drainage, base preparation and construction, and surfacing for the road. The cost of such review shall be paid by the proponent.
9. The private road shall meet all applicable requirements of the 2006 International Fire Code and any other applicable codes.
10. Construction of all improvements shall be completed before recording the final subdivision plat. The developer may enter into a development agreement with the County and provide financial surety for the construction of said improvements in lieu of finishing the construction prior to plat recordation.
11. The plat shall not be recorded until an agreement in regards to the Covenants, Conditions, and Restrictions is approved by the Cache County Attorney and Zoning Administrator to ensure that the private road can be adequately funded and maintained.
12. All lots will be accessed from the private road 5800 South. 5800 South shall have a minimum easement or right-of-way width of 33 feet from the center of the road for all users of the road.

RECOMMENDED FINDINGS OF FACT**AG**

The Planning Commission bases its decision on the following findings supported in the administrative record for this project.

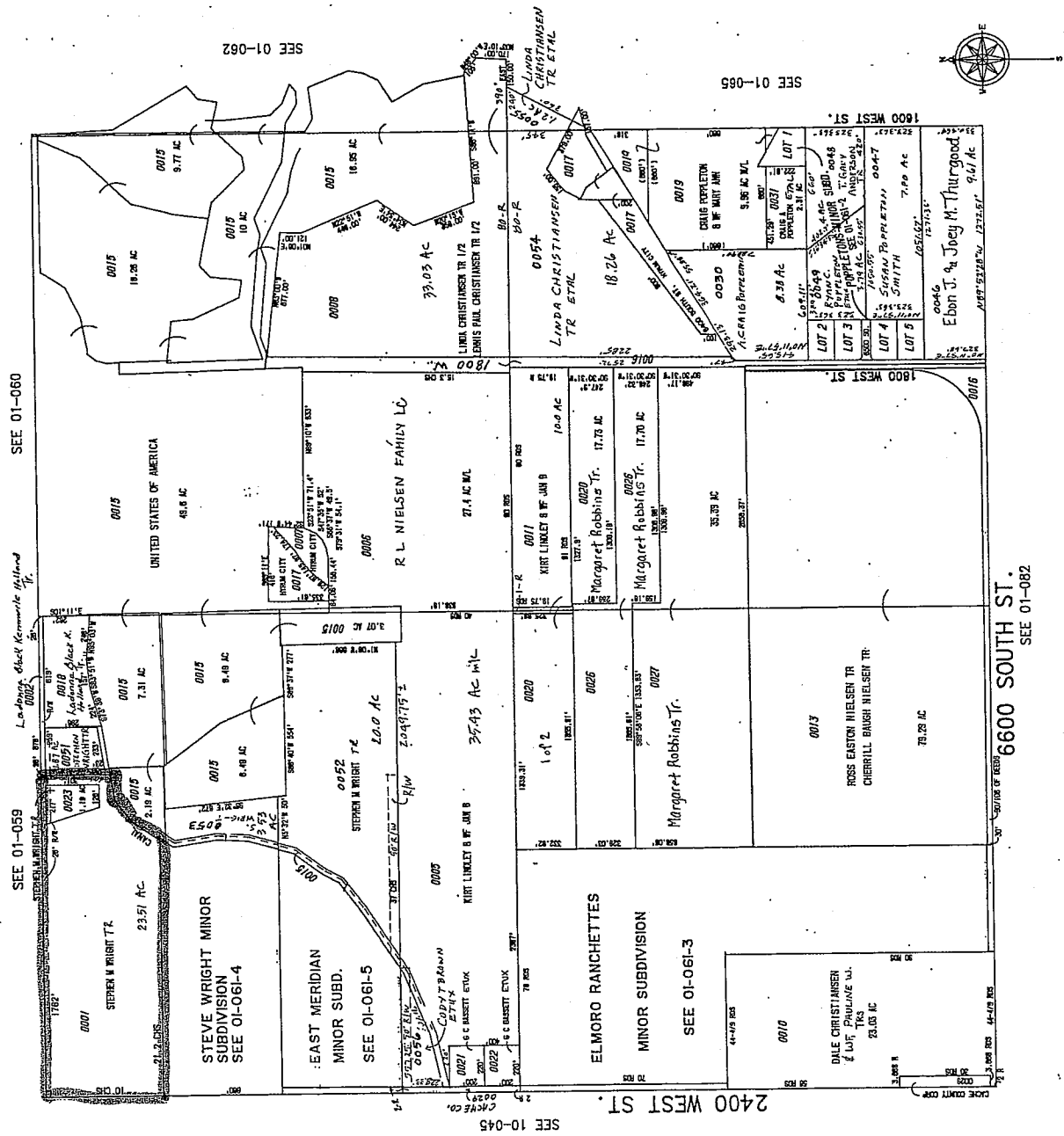
MH

1. The Mt. Sterling Wright Subdivision has been revised and amended by the conditions of project approval to address the issues and concerns raised within the public and administrative records.
2. The Mt. Sterling Wright Subdivision has been revised and amended by the conditions of project approval to conform to the requirements of Title 17 of the Cache County Code and the requirements

Section 7, Township 10 North, Range 1 East

Scale 1" = 400 Feet

TAX UNIT 28



SEE 01-059

SEE 01-060

SEE 01-062

SEE 10-045

2400 WEST ST.

SEE 01-065

6600 SOUTH ST.

SEE 01-082



- of various departments and agencies.
3. The subdivision approval is issued in conformance with Title 17 of the Cache County Code.
 4. The Mt. Sterling Wright Subdivision is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjoining or area properties.
 5. 2400 West, the County Road that provides access to this parcel, has an adequate capacity, or suitable level of service, for the proposed use.

Respectfully submitted,
Jay Baker

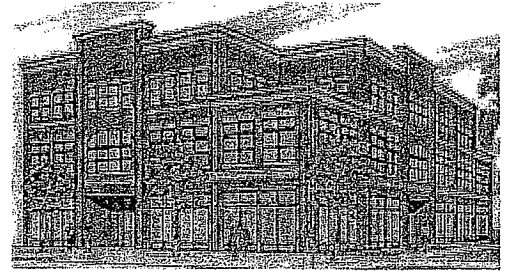
Associate Planner I

Report Published: November 28, 2007

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 prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report. The Zoning Administrator reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.



CACHE COUNTY CORPORATION DEVELOPMENT SERVICES DEPARTMENT



WENDELL MORSE
DIRECTOR/
COUNTYWIDE PLANNER

JOSH RUNHAAR, AICP
COUNTY PLANNER/
ZONING ADMINISTRATOR

PAUL BERNTSON
CHIEF BUILDING
OFFICIAL

179 NORTH MAIN, SUITE 305 LOGAN, UTAH 84321 ♦ (435)755-1630 ♦ FAX (435)755-1987

APPLICATIONS ARE DUE BY 3:00 PM ON THE DAY OF THE DEADLINE
PLEASE ALLOW STAFF 20-30 MINUTES TO PROCESS THE APPLICATION
LATE APPLICATIONS WILL BE HELD FOR THE NEXT MEETING'S AGENDA
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

PROJECT APPLICATION

REVIEW AUTHORITY

- CACHE COUNTY COUNCIL
- CACHE PLANNING COMMISSION
- BENSON PLANNING COMMISSION
- BOARD OF ADJUSTMENTS
- ADMINISTRATIVE REVIEW

TYPE OF APPLICATION

- SUBDIVISION
- CONDITIONAL USE PERMIT
- ZONE CHANGE
- CODE AMENDMENT
- BOUNDARY LINE ADJUSTMENT

Date Received: <u>7-5-07</u>	Received By: <u>J.B.</u>	Receipt Number: <u>3163</u>	Application Number: <u>#197</u> <u>\$1900⁰⁰</u>
---------------------------------	-----------------------------	--------------------------------	--

PROJECT INFORMATION

REQUEST TYPE Property Subdivision

PROJECT NAME The Reserve

PROJECT ADDRESS 2000 E 18000 NO.
Richmond, UT

SERIAL NUMBER(S) 09-044-0037

ZONE Agricultural

PROJECT LOCATION 2000 E. 18000 NO.
Richmond, UT

AGENT/OWNER INFORMATION

AGENT NAME MARK BERGESON

ADDRESS 211 NORTH MAIN
Lewiston, UT 84320

TELEPHONE (DAY) 258-2180 (CELL) 994-0555

OWNER NAME Kevin Forgren

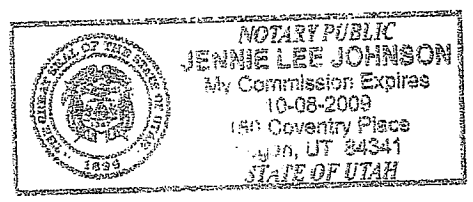
ADDRESS 1841 E. 11000 NO.
Richmond, UT 84333

TELEPHONE (DAY) 258-2339 (CELL) —

State of Utah)
 §
County of Cache)

On this 27 day of June, 2007, personally appeared before me, Mark Bergeson, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to on this instrument, and acknowledged that they executed the same.

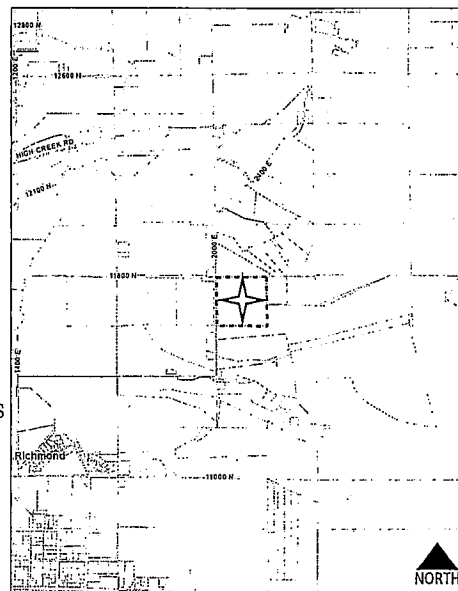
Signed Mark A Bergeson
(Property Owner or Agent)



Jennie Lee Johnson
Notary Public

Development Services Cache County Corporation

Project Name: The Reserve Subdivision
Agent: Mark Bergeson
Request: 5-Lot Subdivision
Type of Action: Quasi-Judicial
Current Zoning: Agriculture (A) 11800
Project Address: 2000 East 1800 North (Richmond)
Tax ID: 09-044-0037
Staff Recommendation: Recommend Approval with Stipulations
Surrounding Uses: North – Agriculture/House
South – Agriculture/House
East – Agriculture/House
West – Agriculture/House



PROJECT

Site Location

Request: The applicant is requesting a subdivision to create five (5) building parcels. Lot sizes are as follows: Lot 1 is 18.15 acres, Lots 2, 3, 4, and 5 are 5.00 acres each. The proposed subdivision meets the minimum lot size requirements of §17.09.040 and the number of lots/ lot size requirements of §17.09.080 (there will be five lots from the original 1970 parent parcel).

Access: This subdivision would be serviced from 2000 East, a county road, and a private road within the subdivision. County Road 2000 East is a 20-foot wide paved surface. The drainage pattern on this parcel is primarily sheet flow. The road department is concerned that the proposed private road will redirect greater amounts of stormwater onto the county road at the point where the two roads join. Currently there is no drainage feature on the east side of 2000 East to handle such runoff. The Road Department recommendation is to accept the road condition as adequate with the recommendation to address the drainage problems before allowing building.

Water & Septic: The applicant has obtained sufficient water for all lots within the proposed subdivision. The existing water right must be divided into one culinary water right for each lot before the subdivision can be recorded.

The Bear River Health Department has found that soil conditions on all lots to be feasible for onsite septic systems. Each home will be required to obtain a permit and install the septic system in accordance with R317-4 Utah Administrative Code. Any new septic system shall be between 100 and 200 feet from any water ways or wells, as determined by the Bear River Health Department.

Service Provision: Water supply tenders from Richmond Fire Department are 2.5 miles away. Access from County Roads 2000 East and 11800 North is adequate. An additional review will be required with each individual lot before construction to review access. The private road will need to be constructed to meet the requirements of the 2006 International Fire Code.

The bus stop would be located at 2000 East 11800 North, approximately two blocks from the proposed subdivision. Garbage cans must be placed on 2000 East and allow sufficient space along the road for refuse and recycle containers.

AGENCY AND COUNTY DEPARTMENT RECOMMENDATIONS

Fire Department:

- Due to the distance from the fire department, a lack of water supply, and unavailability of fire hydrants in the area, residential fire sprinklers are recommended.

PUBLIC COMMENTS

Notices were mailed to 10 property owners located within three hundred feet of the subject property and to Richmond City. At the time this report was published, staff had received no comments.

STAFF RECOMMENDATIONS

Action: Staff recommends that the Planning Commission make a motion to recommend approval to the County Council of the Reserve Subdivision, a five (5) lot subdivision for property located at approximately 2000 East ~~18000~~¹¹⁸⁰⁰ North (Richmond), TIN #09-044-0037.

Standard Stipulations:

1. The proponent shall reaffirm the County's right-of-way on 2000 East adjacent to the development area with an easement or dedication to be recorded on the final survey plat.
2. Any new septic systems shall meet the requirements of the Bear River Health Department and shall be 100 to 200 feet from any water way or well unless otherwise designated by the Health Department.
3. Each landowner shall obtain a septic tank permit from the Bear River Health Department prior to construction on any lot.
4. All trash containers shall be placed on County Road 2000 East for collection.
5. All landowners are required to obtain a Zoning Clearance and all applicable department reviews prior to any construction on the lots.

Site Specific Stipulations:

6. An appropriate drainage mechanism for the private road and the entire frontage of 2000 East shall be installed by the proponent of the subdivision. The design of the drainage shall be reviewed by the County Engineer. The proponent shall pay the cost of this review.
7. The plat shall not be recorded until an agreement in regards to the Covenants, Conditions, and Restrictions is approved by the Cache County Attorney and Zoning Administrator to ensure that all private roads can be adequately funded and maintained.
8. The design of all private roads within the development shall be reviewed by the County Engineer for compliance with applicable codes. The proponent shall submit a full set of engineered design and construction plans. The plans shall address issues of grade, drainage, base preparation and construction, and surfacing for the road. The cost of such review shall be paid by the proponent.
9. The private road shall meet all applicable requirements of the 2006 International Fire Code and any other applicable codes.
10. The Subdivision shall be limited to 2 access points with all necessary joint access agreements. No other access from 200 East will be permitted.

RECOMMENDED FINDINGS OF FACT

The Planning Commission bases its decision on the following findings supported in the administrative record for this project.

1. The Reserve Subdivision has been revised and amended by the conditions of project approval to address the issues and concerns raised within the public and administrative records.
2. The Reserve Subdivision has been revised and amended by the conditions of project approval to conform to the requirements of Title 17 of the Cache County Code and the requirements of various departments and agencies.
3. The subdivision approval is issued in conformance with Title 17 of the Cache County Code.
4. The Reserve Subdivision is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjoining or area properties.
5. 2000 East, the County Road that provides access to the subject property, has an adequate capacity, or suitable level of service, for the proposed use.

Respectfully submitted,

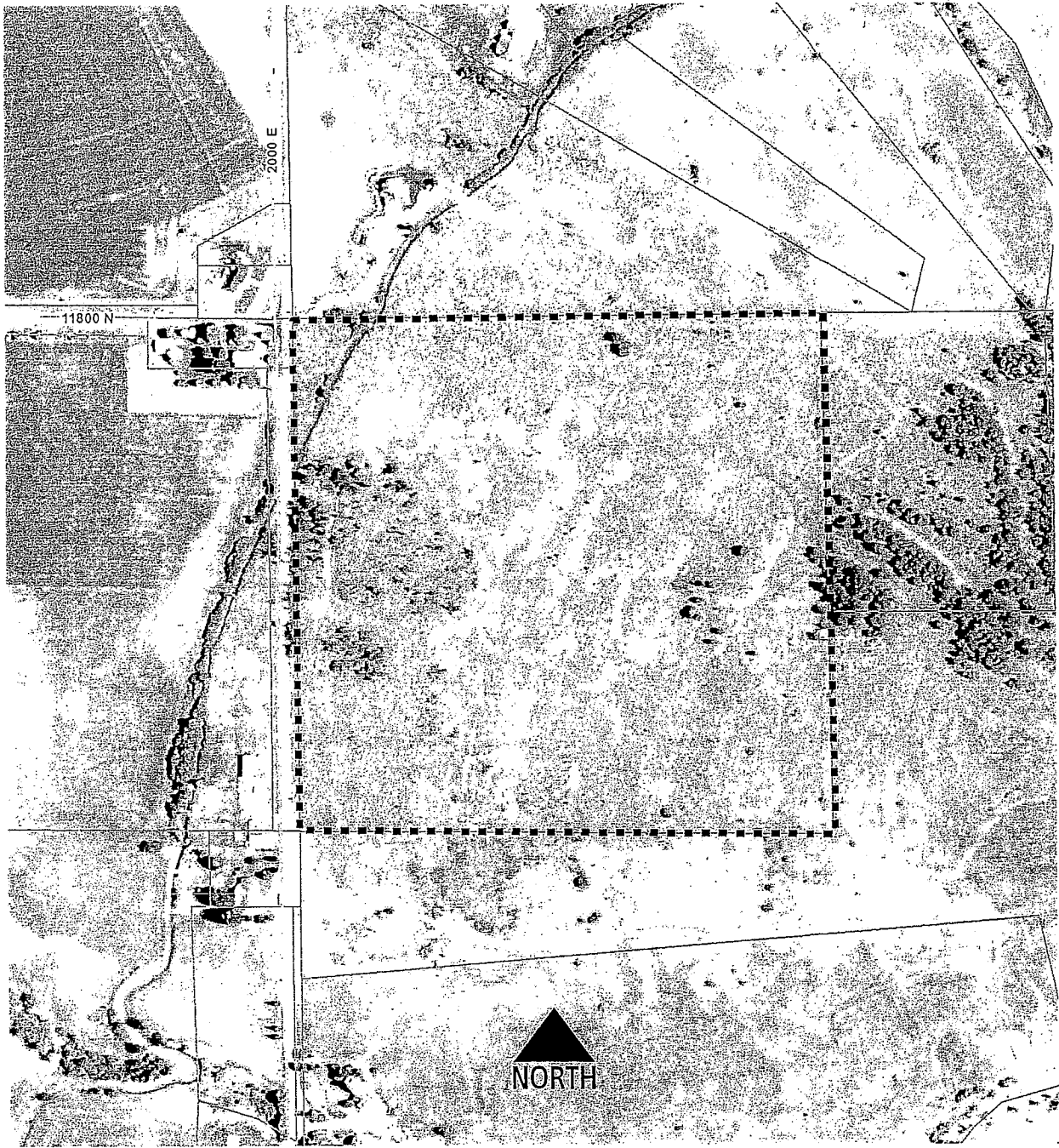
Jay Baker



Associate Planner I

Report Published: July 23, 2007

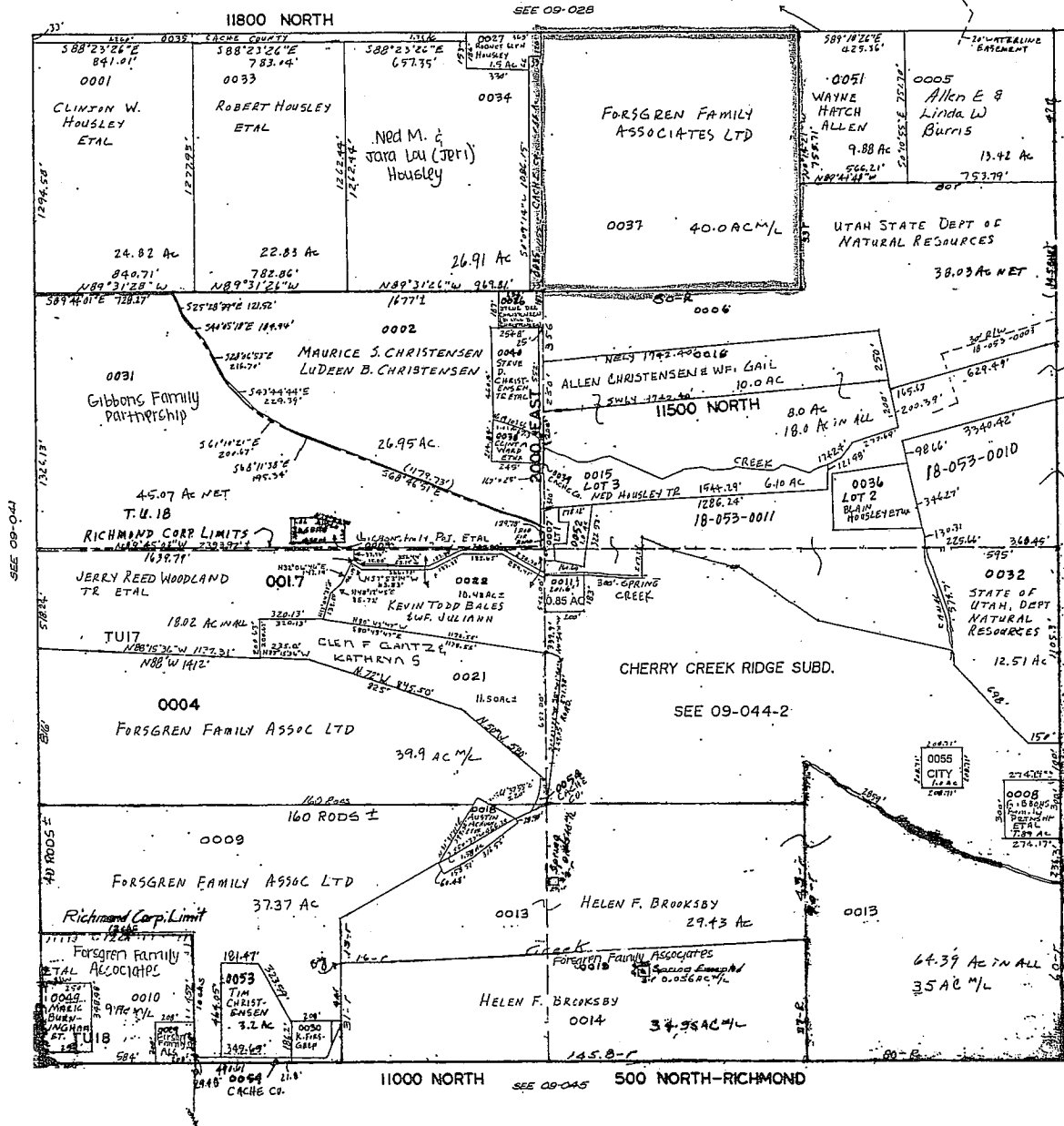
This staff report is an analysis of the application based on adopted County documents, standard County development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report. The Zoning Administrator reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.



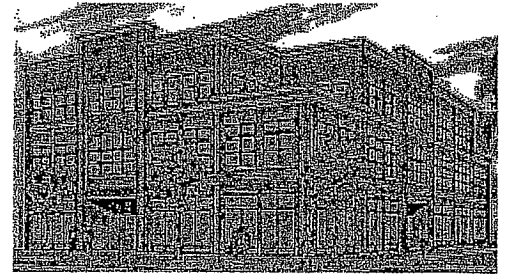
SECTION 24, TOWNSHIP 14 NORTH, RANGE 1 EAST

09-044

SCALE 1 INCH = 6 CHAINS



CACHE COUNTY CORPORATION DEVELOPMENT SERVICES DEPARTMENT



WENDELL MORSE
DIRECTOR/
COUNTYWIDE PLANNER

JOSH RUNHAAR, AICP
COUNTY PLANNER/
ZONING ADMINISTRATOR

PAUL BERNTSON
CHIEF BUILDING
OFFICIAL

179 NORTH MAIN, SUITE 305 LOGAN, UTAH 84321 ♦ (435)755-1630 ♦ FAX (435)755-1987

APPLICATIONS ARE DUE BY 3:00 PM ON THE DAY OF THE DEADLINE
PLEASE ALLOW STAFF 20-30 MINUTES TO PROCESS THE APPLICATION
LATE APPLICATIONS WILL BE HELD FOR THE NEXT MEETING'S AGENDA
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

PROJECT APPLICATION

REVIEW AUTHORITY

- CACHE COUNTY COUNCIL
- CACHE PLANNING COMMISSION
- BENSON PLANNING COMMISSION
- BOARD OF ADJUSTMENTS
- ADMINISTRATIVE REVIEW

TYPE OF APPLICATION

- SUBDIVISION
- CONDITIONAL USE PERMIT
- ZONE CHANGE
- CODE AMENDMENT
- BOUNDARY LINE ADJUSTMENT

Date Received: <u>10-30-2007</u>	Received By: <u>JB</u>	Receipt Number: <u>3463</u>	Application Number: <u>-</u>
-------------------------------------	---------------------------	--------------------------------	---------------------------------

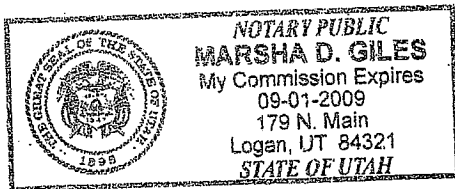
CR# 100
\$1100.00
(600.00 + 500.00)

PROJECT INFORMATION	AGENT/OWNER INFORMATION
REQUEST TYPE <u>3 lot subdivision</u>	AGENT NAME <u>Ron Van Horn</u>
PROJECT NAME <u>Ron Van Horn Sub</u>	ADDRESS <u>799 W 3900 N</u>
PROJECT ADDRESS <u>2889 W 3400 N</u>	<u>Benson</u> <u>84335</u>
SERIAL NUMBER(S) <u>12-014-0005</u>	TELEPHONE (DAY) <u>753-7077</u> (CELL) _____
ZONE <u>AG</u>	OWNER NAME _____
PROJECT LOCATION <u>Benson</u>	ADDRESS _____
	TELEPHONE (DAY) _____ (CELL) _____

State of Utah)
 §
County of Cache)

On this 24 day of October, 2007, personally appeared before me, RON VAN HORN, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to on this instrument, and acknowledged that they executed the same.

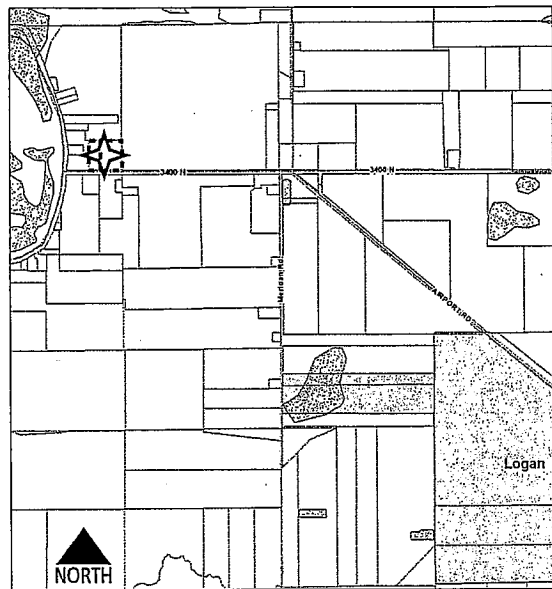
Signed Ron Van Horn
(Property Owner or Agent):



Marsha D Giles
Notary Public

Development Services Cache County Corporation

Project Name: Ron Van Horn 3-Lot Subdivision
Agent: Ron Van Horn
Request: 3-Lot Subdivision
Type of Action: Quasi-Judicial
Current Zoning: Agriculture (A)
Project Address: 2889 West 3400 North (Benson)
Tax ID: 12-014-0005
12-014-0026
Staff Recommendation: Approval with Stipulations
Surrounding Uses: North – Agriculture
South – Agriculture/Residential
East – Agriculture
West – Church



Site Location

PROJECT

Request: The applicant is requesting a subdivision to create 3 lots on a 1970 parcel. Lots 1 and 2 are existing and were split by Conditional Use Permit in 1999. The proposed lot sizes are 2.21 acres (Lot 1), 2.26 acres (Lot 2), and 2.27 acres (Lot 3). The lot sizes of all lots meet the minimum lot size requirements for an agricultural subdivision as provided in §17.09.080 Cache County Ordinance.

Access: All lots will gain access from County Road 3400 North. The road is a 22-foot wide paved surface. A 66-foot right-of-way has already been dedicated to the County for 3400 North.

Water & Septic: The Benson Culinary Water District has provided a letter stating that Lots 1 and 3 are currently connected to the Benson Culinary Water System. Lot 2 has also been approved for a connection to the Culinary Water System.

The proposed subdivision is in an area of high ground water which will require a shallow septic system with a maximum depth of 24 inches. Lots 1 and 3 have existing septic systems that are adequate. Lot 2 is determined feasible for a shallow septic system.

Service Provision: At the time this report was published a full review of the proposal by the County Fire Department had not been received. However, the County Fire Chief provided an initial review stating that there are no problems with the proposal. A full review will be available at the time of the Benson Planning Commission meeting to provide direction regarding fire hydrant placement.

Residents will be required to bring containers to 3400 North for collection. They also need to provide sufficient space along the side of the road for the containers. The bus stop is located across the street from the proposed subdivision at 2894 West 3400 North.

PUBLIC COMMENTS

Notices were mailed to 7 property owners located within three hundred feet of the subject property. As of the publication of this report no comments had been received.

STAFF RECOMMENDATIONS

Action: Staff recommends that the Benson Planning Commission approve a motion to recommend that the County Council approve the Ron Van Horn 3-Lot Subdivision for property located at approximately 2889 West 3400 North (Benson), TIN # 12-014-0005, and 12-014-0026.

Standard Stipulations:

1. Any new septic systems shall meet the requirements of the Bear River Health Department and shall be a minimum of 200 feet from any water way or well unless otherwise designated by the Health Department.
2. All trash containers shall be placed on County Road 2400 West for collection.
3. All landowners are required to obtain a Zoning Clearance and all applicable department reviews prior to any construction on the lots.

Site Specific Stipulations:


4. The applicant shall install fire hydrants within 400 feet of each developable lot as required by the County Fire Department. The applicant shall work with the Fire Department regarding placement of the hydrant(s).

RECOMMENDED FINDINGS OF FACT

The Benson Planning Commission bases its decision on the following findings supported in the administrative record for this project.

1. The Ron Van Horn Subdivision has been revised and amended by the conditions of project approval to address the issues and concerns raised within the public and administrative records.
2. The Ron Van Horn Subdivision has been revised and amended by the conditions of project approval to conform to the requirements of Title 17 of the Cache County Code and the requirements of various departments and agencies.
3. The subdivision approval is issued in conformance with Title 17 of the Cache County Code.
4. The Ron Van Horn Subdivision is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjoining or area properties.
5. 3400 North, the road that provides access to the subject property, has an adequate capacity, or suitable level of service, for the proposed use.

Respectfully submitted,



Jay Baker

Associate Planner I

Report Published: November 13, 2007

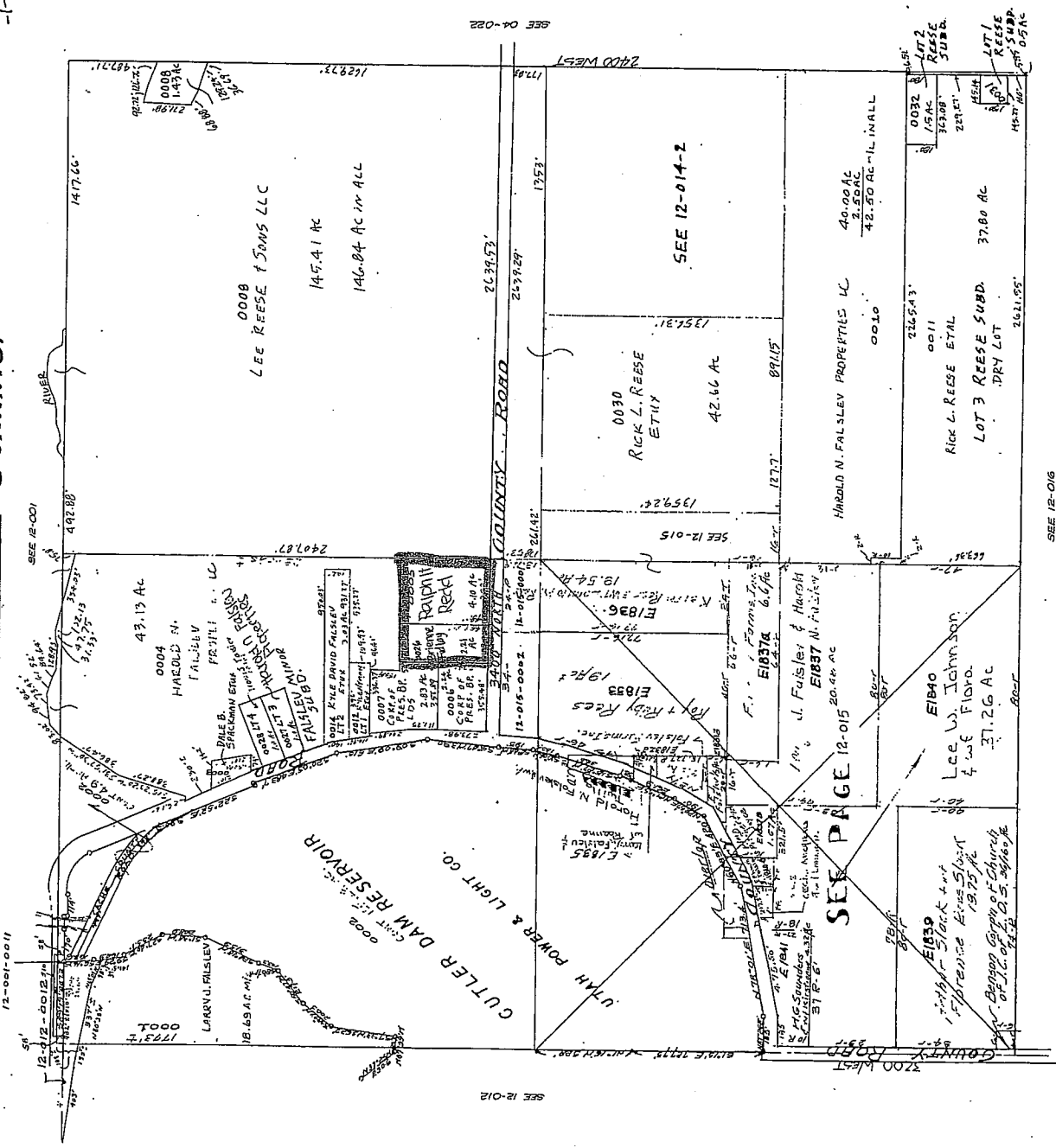
This staff report is an analysis of the application based on adopted County documents, standard County development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report. The Zoning Administrator reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.



SECTION 12, TOWNSHIP 12 NORTH, RANGE 1 WEST.
 SCALE 1 INCH = 6 CHAINS.

TAX UNIT 28

12-014



SEE 04-022

SEE 12-012

SEE PAGE 12-015

SEE 12-016

0008
 LEE REESE & SONS LLC
 145.41 AC
 146.84 AC in ALL

SEE 12-014-2

0030
 RICK L. REESE
 ETHY
 42.66 AC

HAROLD N. FALSLEY PROPERTIES LC
 40.00 AC
 2.50 AC
 42.50 AC in ALL

0011
 RICK L. REESE ETAL
 LOT 3 REESE SUBD.
 DRY LOT
 37.80 AC

0004
 HAROLD N.
 FALSLEY
 43.12 AC

0007
 RAYMOND
 REED
 19.54 AC

0033
 RICK L. REESE
 19.72 AC

0037
 J. FALSLEY & HAROLD
 N. FALSLEY
 20.40 AC

0040
 LEE W. JOHNSON
 & WIFE FLORA
 37.26 AC

GUTLER DAM RESERVOIR
 UTAH POWER & LIGHT CO.

0039
 RAYMOND
 REED
 15.75 AC

0032
 LOT 2
 REESE
 SUBD.
 28.27 AC

0032
 LOT 1
 REESE
 SUBD.
 37.80 AC

12-001-0011

SEE 12-001

162973

170317

12-012-0012

170317

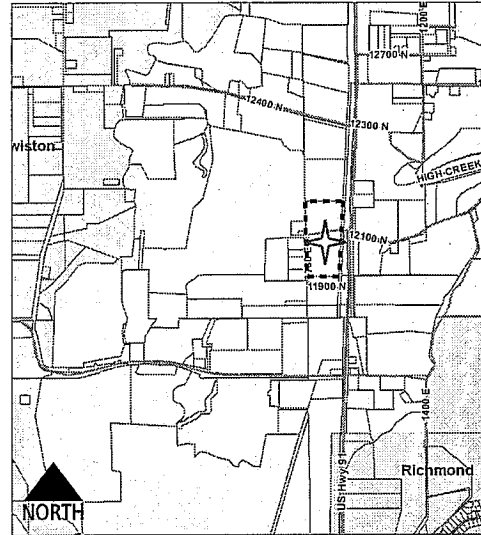
162973

170317

162973

Development Services Cache County Corporation

Project Name: High Creek Junction Subdivision
Agent: Todd Morrill
Request: 5-Lot Subdivision
Type of Action: Quasi-Judicial
Current Zoning: Agriculture (A)
Project Address: 815 East 12100 North (Cove)
Tax ID: 09-029-0016
Staff Recommendation: Approval with Stipulations
Surrounding Uses: North – Gravel Pit
 South – Agriculture
 East – Agriculture/House
 West – Agriculture/Houses



Site Location

PROJECT

Request: The applicant is requesting a subdivision to create five (5) building parcels. Lot sizes are as follows: Lot 1 is 5.50 acres, Lot 2 is 7.79 acres, Lots 3 is 5.90 acres, and Lots 4 and 5 are 4.00 acres each. The proposed subdivision meets the minimum lot size requirements of §17.09.040 and the number of lots/ lot size requirements of §17.09.080 (there will be five lots from the original 1970 parent parcel).

Issues: The proposed subdivision does not have approved culinary water rights assigned to each lot. County Ordinance §16.04.090 and §16.04.100 allow provision of domestic water rights as a condition of approval for any subdivision request. It has been the County's policy to require domestic water for all subdivisions at the time of application. No application should be determined complete unless the proponent provides verification of an approved culinary water right for each lot within the proposed development.

Access: This subdivision would be serviced from 12100 North and 800 East, both county roads. County Road 12100 North is a 17-foot wide gravel surface. This road is a dead end that services two other parcels beyond the proposed subdivision. County Road 800 East is a 20-foot wide gravel surface. The Road Department recommendation is to accept the road condition as adequate with the recommendation to widen 12100 North to a 20-foot gravel surface.

Water & Septic: The applicant has obtained agricultural water rights that may be used for the proposed subdivision. There has been no application to the State Water Engineer to change the use to culinary water or to assign them to any of the proposed lots except Lot 1 which has an existing house and well.

The Bear River Health Department has found that soil conditions on Lots 2-5 to be feasible for onsite septic systems. There is an existing septic system on Lot 1. Site and soil conditions on Lots 2 and 3 will allow for a septic system with a maximum depth of 4 feet. Conditions on Lot 4 allow for a standard trench system with a maximum depth of 2 feet. There is seasonally high groundwater up to 48 inches on Lot 4. Site and soil conditions on Lot 5 will allow for a standard trench system with a maximum depth of 2.5 feet. The evaluation of Lot five was performed in the northwest portion of the lot which was determined to be the only portion of the lot feasible for a septic system due to the sloping and variability of the landscape. Each home will be required to obtain a permit and install the septic system in accordance with R317-4 Utah Administrative Code. Any new septic system shall be between 100 and 200 feet from any water ways or wells, as determined by the Bear River Health Department.

Service Provision: Water supply tenders from Lewiston Fire are 4.0 miles away. Access from 12100 North and 800 East is adequate. The bus stop would be located at the corner of High Creek Road and

Highway 91, approximately three blocks from the farthest proposed lot (Lot 5). Garbage cans must be placed on the north and west side of the County Roads and allow sufficient space along the road for refuse and recycle containers.

Agency and County Department recommendations

Fire Department:

- Due to the distance from the fire department, a lack of water supply, and unavailability of fire hydrants in the area, residential fire sprinklers are recommended.

PUBLIC COMMENTS

Notices were mailed to 13 property owners located within three hundred feet of the subject property and to Richmond City and Lewiston City. At the time this report was published, staff had received no comments.

STAFF RECOMMENDATIONS

Action: Staff recommends that the Planning Commission continue the High Creek Junction Subdivision, a five (5) lot subdivision for property located at approximately 815 East 12100 North (Cove), TIN #09-029-0016.

Standard Stipulations:

1. The proponent shall reaffirm the County's right-of-way on all County Roads adjacent to and within the development area with an easement or dedication to be recorded on the final survey plat.
2. Any new septic systems shall meet the requirements of the Bear River Health Department and shall be 100 to 200 feet from any water way or well unless otherwise designated by the Health Department.
3. Each landowner shall obtain a septic tank permit from the Bear River Health Department prior to construction on any lot.
4. All trash containers shall be placed on county road a county road for collection.
5. All landowners are required to obtain a Zoning Clearance and all applicable department reviews prior to any construction on the lots.
6. An Encroachment Permit will be required for all construction within the County right-of-way.

Site Specific Stipulations:

7. County Road 12100 North shall be improved to minimum County road standards, with a minimum gravel surface of 20 feet.
8. The applicant shall provide an easement or right-of-way for the potential realignment of 12100 North to the south to eliminate the offset intersection with 12100 North on the east side of State Hwy 91. The easement or right-of-way shall be designed by the applicant and reviewed by the County Engineer to ensure that proper alignment can be maintained for a future 12100 North.
9. No lots will be directly accessed from State Hwy 91.
10. Access to Lot 3 will be restricted to 800 East.
11. The final plat will show the location of all irrigation lines with appropriate easements.
12. Approved domestic water rights shall be assigned to each lot prior to recordation of the final plat.

RECOMMENDED FINDINGS OF FACT

AG

The Planning Commission bases its decision on the following findings supported in the administrative record for this project.

MH

1. The High Creek Junction Subdivision has been revised and amended by the conditions of project approval to address the issues and concerns raised within the public and administrative records.
2. The High Creek Junction Subdivision has been revised and amended by the conditions of project approval to conform to the requirements of Title 17 of the Cache County Code and the requirements of various departments and agencies.
3. The subdivision approval is issued in conformance with Title 17 of the Cache County Code.

- 4. The High Creek Junction Subdivision is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjoining or area properties.

Respectfully submitted,
Jay Baker

Associate Planner I

Report Published: August 30, 2007

Republished: January 28, 2008

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 prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report. The Zoning Administrator reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.



BOARDS & COMMITTEE ASSIGNMENTS

January 22, 2008

Cache County Municipal Building Authority

Registered Agent	John A. Hansen
President	John A. Hansen
Vice-President	H. Craig Petersen
Secretary	Jill Zollinger
Treasurer	Karen Jeppesen
Board Members	Brian Chambers Kathy Robison

Cache County Community Foundation Board

Registered Agent	Tamra Stones
President	M. Lynn Lemon
Vice-President	Kathy Robison
Secretary	Tamra Stones

CCEMS (Cache County Emergency Medical Services) Governing Authority

Chairman	Darrel Gibbons
Board Member	Lynn Lemon
Board Member	John Hansen

Cache County Fire Board

Chairman	Brian Chambers
Vice-Chairman	Darrel L. Gibbons
Board Member	M. Lynn Lemon

Cache County Audit Committee

Cory Yeates
H. Craig Petersen
Tamra Stones

Logan-Cache Airport Authority Board

Lynn Lemon
Brian Chambers

Department of Workforce Services

John Hansen

Hardware Ranch Advisory Board

John Hansen

Bear River Association of Governments Governing Board

Cory Yeates
Darrel L. Gibbons
M. Lynn Lemon

BRAG Human Services Board

Kathy Robison

Solid Waste Advisory Board

Darrel Gibbons (represents Agricultural Community)

North Park Interlocal Cooperative Governing Board (Ice Arena)

Gordon Zilles
M. Lynn Lemon
Brian Chambers

Water Policy Advisory Board

Gordon Zilles

Library Board

Kathy Robison

County Block Committee

H. Craig Petersen
M. Lynn Lemon
N. George Daines

Cache County Agricultural Advisory Board

Gordon A. Zilles

Cache County Planning and Zoning Commission

Gordon Zilles (Council Liaison)

Don Briel
Lynn Lemon
Craig Petersen
Kathleen Howell
Jill Zollinger

Water Committee

Darrel L. Gibbons
Gordon Zilles
John Hansen
Lynn Lemon

RAPZ/Restaurant Tax Committee

H. Craig Petersen
John Hansen
Lynn Lemon
Cameron Jensen, Staff

Regional Council

H. Craig Petersen

Agricultural Subdivision Ordinance Committee

Brian Chambers
H. Craig Petersen
Gordon Zilles

Law Enforcement Advisory Board

Council Chairman – John A. Hansen
Council Vice Chairman – H. Craig Petersen
Past Council Chairman – Darrel L. Gibbons

Property Tax Hardship Committee

Kathy Robison
Tamra Stones
Kathleen Howell
Lynn Lemon
Cory Yeates