

CACHE COUNTY COUNCIL MEETING
March 11, 2008

The Cache County Council convened in a regular session on March 11, 2008 in the Cache County Council Chamber at 199 North Main, Logan, Utah.

ATTENDANCE:

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

The following individuals were also in attendance: James Astle, Davis Coppin, Garth Day, Vern Elwood, Jeff Gilbert, Dirk Henningsen, Sharon L. Hoth, Dan Hunsaker, Scott Hyde, Tawni Hyde, Chad Jensen, Wayne Lewis, David Mann, Terry Mann, Sheriff Lynn Nelson, Brandon Nham, David Nielsen, Pat Parker, Dave Petersen, Russ Piggott, Josh Runhaar, Jim Smith, Larry Soule, Jay Stocking, Zan Summers, Kai Torrens, Mayor Cary Watkins, Aaron Wiser, Carter Young, **Media:** Charles Geraci (Herald Journal), Arrin Brunson, (Salt Lake Tribune), Jennie Christensen (KVNU).

OPENING REMARKS AND PLEDGE OF ALLEGIANCE

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

REVIEW AND APPROVAL OF AGENDA

ACTION: Motion by Council member Yeates to approve the agenda as written. Robison seconded the motion. The vote was unanimous, 5-0. Chambers & Hansen absent.

REVIEW AND APPROVAL OF MINUTES

ACTION: Motion by Council member Yeates to approve the minutes of the February 26, 2008 Council meeting as written. Gibbons seconded the motion. The vote was unanimous, 5-0. Chambers & Hansen absent.

REPORT OF THE COUNTY EXECUTIVE: M. LYNN LEMON

APPOINTMENTS: There were no appointments

WARRANTS: There were no warrants.

OTHER ITEMS

- Emergency Operations Center Meeting-** Executive Lemon noted that all the Mayors in Cache County were invited to attend the March 10, 2008 meeting for a pre-assessment of the spring run-off preparations.

- Snotel Report** – Executive Lemon indicated that snow water equivalent is 100% of normal for the Bear River Basin. The February North American Weather Consultants report was also given to the Council.
- Bear River Health Department** has reported that the state has extended the shelf life of TAMIFLU from five to seven years.
- Cache Valley Peace Walks** has asked the County to waive the \$100.00 fee for a peace walk they are conducting on March 22, 2008. Lemon said that last year they were charged the \$100.00 fee plus a \$200.00 deposit that was refunded. The Council was supportive of again charging the \$100.00 and the refundable \$200.00 deposit.
- The Cache County Council of Governments** is meeting April 14, 2008 at 6:00 p.m. to officially organize, adopt by-laws, elect officers and begin the application and prioritization processes for road projects.
- Ruby Pipeline** – Lemon said the first pipeline route went through a small corner of the north end of Cache County. An alternate route is now proposed which will cut through the Avon and Porcupine area in the south end of the valley. Lemon said there will be a public meeting March 18, 2008. Lemon will confirm the date and time and place and inform the Council.
- RAPZ Tax Applications** – Sixty-eight RAPZ applications have been received for a total request of \$2,392,000.00 which is approximately \$500,000.00 more than what is available.
- Historic Courthouse Parking Lot** bids have been received. The work is expected to begin April 1, 2008 and finish by June 1, 2008.

Vice-Chairman Petersen indicated the Council had received the requested legal opinion from Cache County Attorney Daines concerning the motion made regarding Powder Mountain at the February 26, 2008 Council meeting. Daines stated it was a legal and correct procedure.

PUBLIC HEARINGS, APPEALS AND BOARD OF EQUALIZATION MATTERS

PUBLIC HEARING: 2ND CDBG PUBLIC HEARING – MARCH 11, 2008 – 5:15 P.M.

ACTION: Motion by Council member Zilles to open the Public Hearing-2nd CDBG Public Hearing. Yeates seconded the motion. The vote was unanimous, 5-0. Chambers & Hansen absent.

Executive Lemon explained the purpose of the meeting -- to inform citizens and interested groups about the specifics of CDBG projects and give the public a chance to raise issues or concerns -- and noted that one application for a CDBG project was received:

Neighborhood Nonprofit Housing has requested \$100,000.00 to build an office complex. The total cost of the project is \$560,000.00.

Lemon invited public comment. There was none.

ACTION: Motion by Council member Yeates to close the Public Hearing-2nd CDBG Public Hearing. Robison seconded the motion. The vote was unanimous, 5-0. Chambers & Hansen absent.

ITEMS OF SPECIAL INTEREST

- **Employee of the Month** was presented to Deputy Wayne Lewis of the Cache County Sheriff's Department by Jim Smith.

PUBLIC HEARINGS, APPEALS AND BOARD OF EQUALIZATION MATTERS

ACTION: Motion by Council member Yeates to convene as a Board of Equalization. Robison seconded the motion. The vote was unanimous, 5-0. Chambers & Hansen absent.

THE COUNCIL CONVENED AS A BOARD OF EQUALIZATION

BOARD OF EQUALIZATION

- **Tax Exemption Requests**
 - Cache Valley Christian Center
 - Cache Valley Unitarian Universalists
 - Church of Jesus Christ of Latter-day Saints
 - Ebenezer Church of God (Iglesia de Dios)
 - Emmanuel Baptist Church
 - Faith and Fellowship Center
 - First Presbyterian Church
 - Grace Baptist Church
 - Logan English Congregation of Jehovah's Witnesses
 - Logan Lighthouse Ministry
 - Logan Church of Christ
 - Maranatha Baptist Church
 - The North American Islamic Trust, Inc.
 - Prince of Peace Lutheran Church
 - Roman Catholic Church
 - Second Baptist Church

ACTION: Motion by Council member Yeates to approve the recommended property tax exemptions. Robison seconded the motion. The vote was unanimous, 5-0. Chambers & Hansen absent.

- **Tax Exemption Requests**
 - Bear River Head Start
 - Trapper Trails Council, BSA
 - Boy Scouts of America – Logan Scout Shop
 - Bridgerland Community Ice Arena, Inc.
 - Cache Employment and Training Center
 - Cache Humane Society
 - Centro de la Familia de Utah
 - Daughters of the Utah Pioneers Leavitt-Layne Camp
 - Daughters of the Utah Pioneers Museum
 - Fast Forward Charter High School

Planned Parenthood Association of Utah
Spendlove Research Foundation
Stokes Nature Center
Thomas Edison Charter School

ACTION: Motion by Council member Gibbons to approve the recommended property tax exemptions. Robison seconded the motion. The motion passed, 4 aye – Gibbons, Petersen, Robison & Zilles and 1 nay – Yeates. Chambers & Hansen absent.

- **Tax Exemption Requests**
 - American Red Cross Cache County Chapter
 - Bear River Mental Health Services
 - Cache County Children's Justice Center
 - Cache Valley Center for the Arts
 - CAPSA
 - Child and Family Support Center
 - Common Ground Outdoor Adventures
 - Community Nursing Services
 - Neighborhood Non-Profit Housing Corporation
 - Somebody's Attic
 - Whittier Community Center

ACTION: Motion by Council member Robison to approve the recommended property tax exemptions. Gibbons seconded the motion. The motion passed, 4 aye – Gibbons, Petersen, Robison & Zilles and 1 abstention – Yeates. Chambers & Hansen absent.

THE COUNCIL ADJOURNED FROM THE BOARD OF EQUALIZATION

ITEMS OF SPECIAL INTEREST

- **Children's Victim Special Report- Terryl Warner** reported that the VOCA grant is for Victim Advocates and \$53,613.00 of match money was given in 2007. The total budget was \$206,585.00 and the office served about 3000 victims. Warner reviewed some of the cases handled from June to September 2007 and thanked the Council for its support.
- **VAWA Grant Report – Deputy James Astle** reported that this year's VAWA grant money is \$32,876.00 which is down from the \$38,000.00 received in 2003 and indicated this grant may disappear in the future because of more organizations applying for it. Astle gave one case of the 130 he handles each year as an example of the work that is done.

PENDING ACTION

- Ordinance No. 2007-05 - Agricultural Subdivisions (NO ACTION TAKEN)**
- Approval of Interlocal Agreement with North Logan on funding for 200 East Road** – Mayor Watkins asked the Council to approve a \$200,000.00 advance for a study on a portion of 200 East in North Logan. Executive Lemon noted that he has not received the interlocal agreement from Attorney Daines.

Lemon said he is supportive of the project but does not want to get out in front of the road tax prioritization process. Vice-Chairman Petersen agreed that the Council should not commit any funds in advance of the Council of Governments recommendations.

INITIAL PROPOSAL FOR CONSIDERATION OF ACTION

- **Final Plat Approval – Wellsville Mountain Estates** - A five-lot subdivision in the Agricultural Zone at 4600 South 4600 West, Wellsville. Runhaar indicated that Wellsville City received money from the developer several years ago to widen a narrow bridge that crosses the property. The proposed annexation to Wellsville was withdrawn because of restrictions placed on the development by Wellsville, and Wellsville never widened the bridge. Runhaar has been in contact with Wellsville and they are trying to trace what happened to the money. After discussion, the Council asked this item be placed on the March 25, 2008 agenda when information from Wellsville will be available.
- **Final Plat Approvals – Shill and Otto Ranch Subdivisions** – Two five-lot subdivisions in the Agricultural Zone at 3750 South 4000 West, Wellsville and 3875 South 4000 West, Wellsville. Runhaar noted these two subdivisions are adjacent to each other. The Planning Commission is asking that 4000 West be paved from 4000 South to the north end of the subdivision. Council member Yeates said this is really a ten-lot subdivision and expressed displeasure. Other Council members concurred. Zilles noted this is why a county road standard is needed for larger subdivisions.

(Attachment 1)

ACTION: Motion by Council member Gibbons to waive the rules and approve the Final Plats for the Shill and Otto Ranch Subdivisions with the recommended stipulations. Robison seconded the motion. The vote was unanimous, 5-0. Chambers & Hansen absent.

Runhaar noted that Wellsville has expressed concerns over development north of Wellsville because of the proximity to the Wellsville sewer lagoons. Wellsville will probably apply for the lagoons to be an Industrial Protection Area in the near future.

- **Final Plat Approval – Dehek Subdivision** - A two-lot subdivision in the Agricultural Zone at 12600 North 400 East, Cove. Runhaar stated that the present dirt road will be widened and graveled.

(Attachment 2)

ACTION: Motion by Council member Yeates to waive the rules and approve the Final Plat for Dehek Subdivision with the recommended stipulations. Robison seconded the motion. The vote was unanimous, 5-0. Chambers & Hansen absent.

- **Final Plat Approval – Cripple Creek Subdivision** - A three-lot subdivision in the Agricultural Zone at 3200 South 500 East, Millville. Runhaar stated that annexation to Millville is highly probable.

Robison asked if Millville Mayor Johnson's concerns have been satisfied concerning water and wells? Runhaar noted that the Millville water lines, etc. are not yet in place, but are only proposed. The Council asked that this final plat approval be continued to the March 25, 2008 agenda.

- **Final Plat Approval – Ernest Dean Subdivision** – A four-lot subdivision in the Agricultural Zone at 3385 West 2600 North, Benson. The Benson Planning Commission has approved this subdivision.

(Attachment 3)

ACTION: Motion by Council member Gibbons to waive the rules and approve the Final Plat for Ernest Dean Subdivision with the recommended stipulations. Robison seconded the motion. The vote was unanimous, 5-0. Chambers & Hansen absent.

OTHER BUSINESS

- ✓ **UAC Management Conference** will be held in Salt Lake City April 16, 17 and 18, 2008. Robison and Yeates indicated they will attend.
- ✓ **NACO Western Regional Conference** will be in St. George May 21, 22 and 23, 2008. Yeates will attend.

COUNCIL MEMBER REPORTS

Gordon Zilles stated that the AG Subdivision Committee's next meeting will be April 4, 2008 and road standards will be discussed.

Craig Petersen noted that party caucuses are scheduled for March 25, 2008 at 7:00 p.m. so the Council meeting needs to be adjourned in time for Council members to attend.

The Library Committee sent a survey to all the Mayors and City Council members asking for their feelings and comments regarding the proposed countywide library system.

Darrel Gibbons indicated that Lewiston is opposed to the countywide library system, but Gibbons feels that more information might change minds.

ACTION: Motion by Council member Yeates to adjourn from Council Meeting. Robison seconded the motion. The vote was unanimous, 5-0. Chambers & Hansen absent.

The Council meeting adjourned at 6:50 p.m.

ATTEST: Jill N. Zollinger
County Clerk

APPROVAL: H. Craig Petersen
Council Vice-Chairman

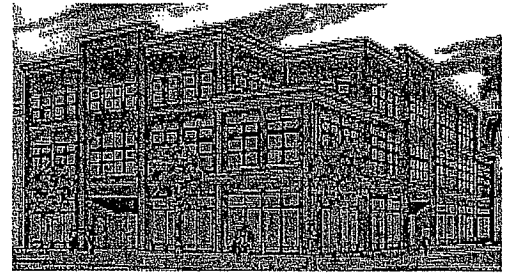
CACHE COUNTY CORPORATION DEVELOPMENT SERVICES DEPARTMENT

WENDELL MORSE
DIRECTOR/
COUNTY WIDE 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>1-9-08</u>	Received By: <u>m dg</u>	Receipt Number: <u>3560</u>	Application Number: <u></u>
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4800⁰⁰
ck # 1134
1900⁰⁰ + 50

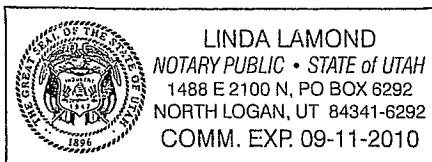
PROJECT INFORMATION	AGENT/OWNER INFORMATION
REQUEST TYPE <u>County Minor 5-lots</u>	AGENT NAME <u>ZAN SUMMERS</u>
PROJECT NAME <u>Shill Ranch</u>	ADDRESS <u>1047 So. 100 W. #130</u>
PROJECT ADDRESS <u>3750 S 4000 W</u>	<u>Logan UT. 84321</u>
<u>WELLSVILLE, UTAH</u>	TELEPHONE (DAY) <u>7559494</u> (CELL) <u>7602200</u>
SERIAL NUMBER(S) <u>11-007-0012</u> ^{9.54}	OWNER NAME <u>DR. OTTO SHILL + BETTY SHILL</u>
ZONE <u>Ag</u>	ADDRESS <u>2514 NORTH MESA DR.</u>
PROJECT LOCATION <u>CACHE COUNTY</u>	<u>MESA, ARIZONA 85201</u>
	TELEPHONE (DAY) _____ (CELL) _____

State of Utah)

County of Cache)

On this 9th day of JANUARY, 2008, personally appeared before me, ZAN SUMMERS, 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.

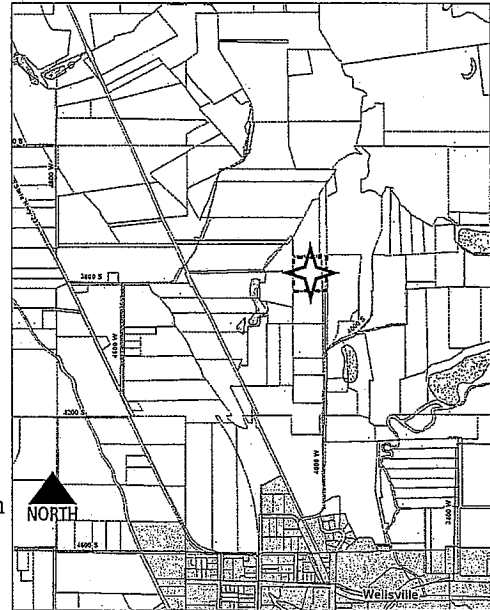
Signed _____
(Property Owner or Agent)



Notary Public

Development Services Cache County Corporation

Project Name: Shill Ranch Subdivision
Agent: Zan Summers
Request: 5-Lot Subdivision
Type of Action: Quasi-Judicial
Current Zoning: Agriculture (A)
Project Address: 3750 South 4000 West (Wellsville)
Tax ID: 11-067-0012
Staff Recommendation: Approval with Stipulations
Surrounding Uses: North – Agriculture
South – Agriculture/Homes
East – Agriculture/Proposed Subdivision
West – Agriculture



Site Location

PROJECT

Request: The applicant is requesting a subdivision to create five (5) building parcels. Lots 1 and 2 would each be 1.65 acres, Lot 3 would be 1.53 acres, Lot 4 would be 1.69 acres, and Lot 5 would be 1.67 acres. The proposed subdivision is located north of Wellsville City. 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 3970 South, a proposed private road connecting to 4000 West, a County Road. Private road 3970 South will be required to meet requirements of the 2006 International Fire Code and be constructed to minimum county standards. County Road 4000 West is a 16-foot wide gravel surface that terminates at the north end of the subdivision. The Road Department recommendation is to accept the road condition of 4000 West with the stipulation that it be widened to a minimum of 20 feet. 4000 West is paved to its intersection with 4000 South. Another proposed 5-lot subdivision across the street, by the same applicant, will utilize this same portion of 4000 West. Staff is recommending that the road be paved from the intersection of 4000 South to the northern border of the subdivision as a condition of approval for this subdivision and the proposed Otto Ranch Subdivision.

Water & Septic: The applicant has one approved, domestic water right and other agricultural water rights that may be used for all lots in the proposed subdivision. The final plat shall not be recorded until a change application has been approved by the State Water Engineer to provide domestic water for all proposed lots.

The Bear River Health Department has found that soil conditions are such that all lots are feasible for shallow onsite septic systems. Basement plumbing is not recommended on any of the proposed lots. 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 Wellsville Fire Department approximately 6.4 miles from the proposed subdivision. Access from 4000 West is not adequate. The County Road, 4000 West will need to be widened to a minimum of 20 feet wide. Private Road 3970 South will require an approved, all-weather turnaround for emergency and service vehicles. The closest bus stop is located at 590 North 200 East in Wellsville, approximately 0.8 miles from the proposed subdivision. There is currently not an adequate turnaround for a bus stop closer to the subdivision. Garbage cans may be placed on 3970 South for collection if the road is constructed to meet minimum county standards for all-weather access for large service vehicles.

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 4 property owners located within three hundred feet of the subject property and to Wellsville 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 Shill Ranch Subdivision, a five (5) lot subdivision for property located at approximately 3750 South 4000 West (Wellsville), TIN#11-067-0012.

Standard Stipulations:

1. The proponent shall reaffirm the County's right-of-way on 4000 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. The final plat will show the location of all irrigation lines with appropriate easements.
6. 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:

7. The proponent shall pave County Road 4000 West from its intersection with 4000 South to the north end of the subdivision.
8. The applicant shall provide an all-weather turnaround at the north end of 4000 West for emergency and service vehicles.
9. Improvements to County Road 4000 West 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.
10. 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.
11. The private road shall meet all applicable requirements of the 2006 International Fire Code and any other applicable codes.
12. 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.

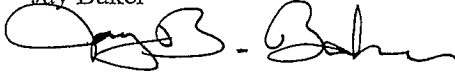
RECOMMENDED FINDINGS OF FACT

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

1. The Otto Ranch 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 Otto Ranch 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 Otto Ranch Subdivision is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjoining or area properties.
5. 4000 West, the County Road that provides access to the subject property, has an adequate capacity, or suitable level of service, for the proposed use.

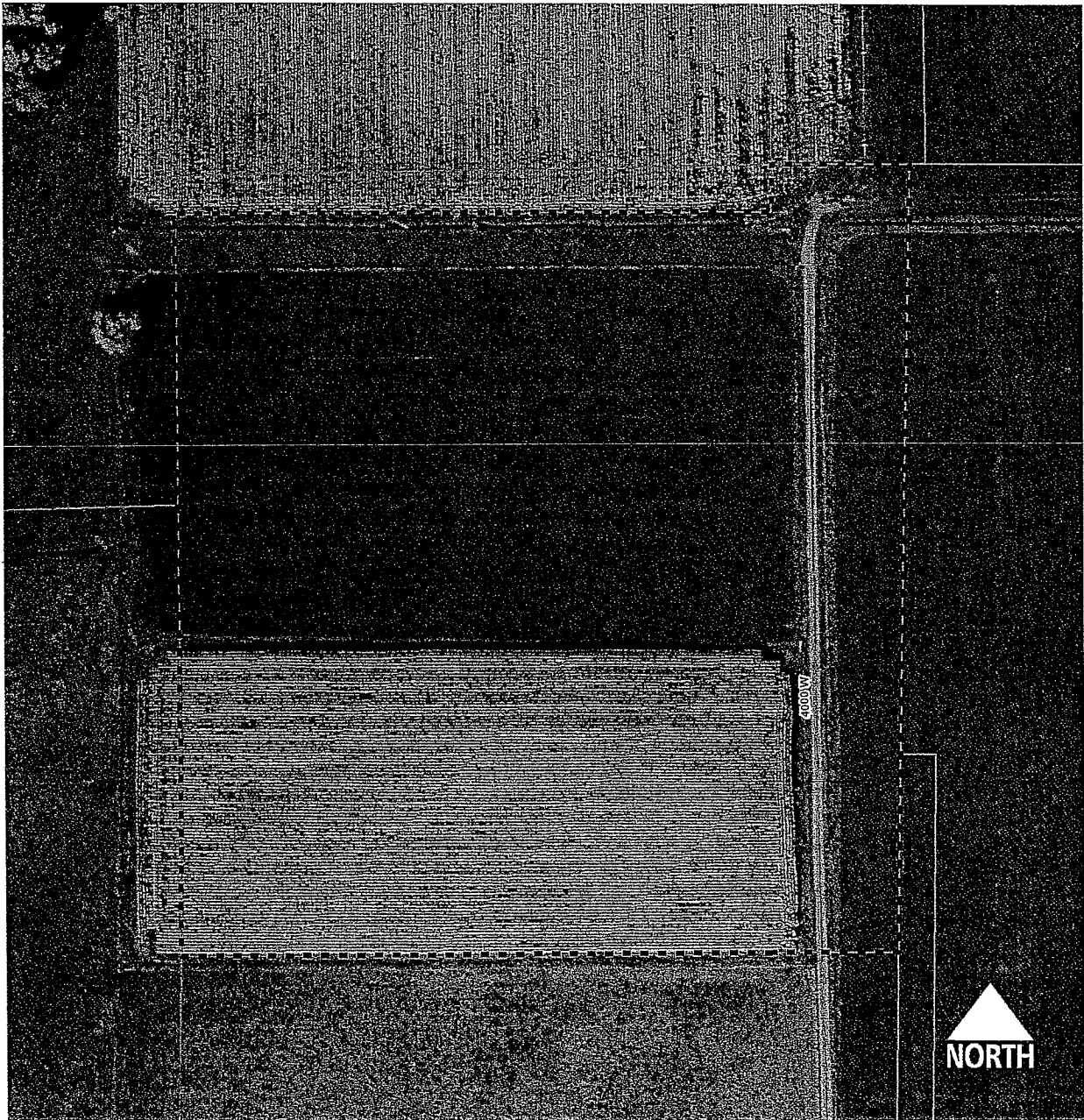
Respectfully submitted,
Jay Baker



Associate Planner I

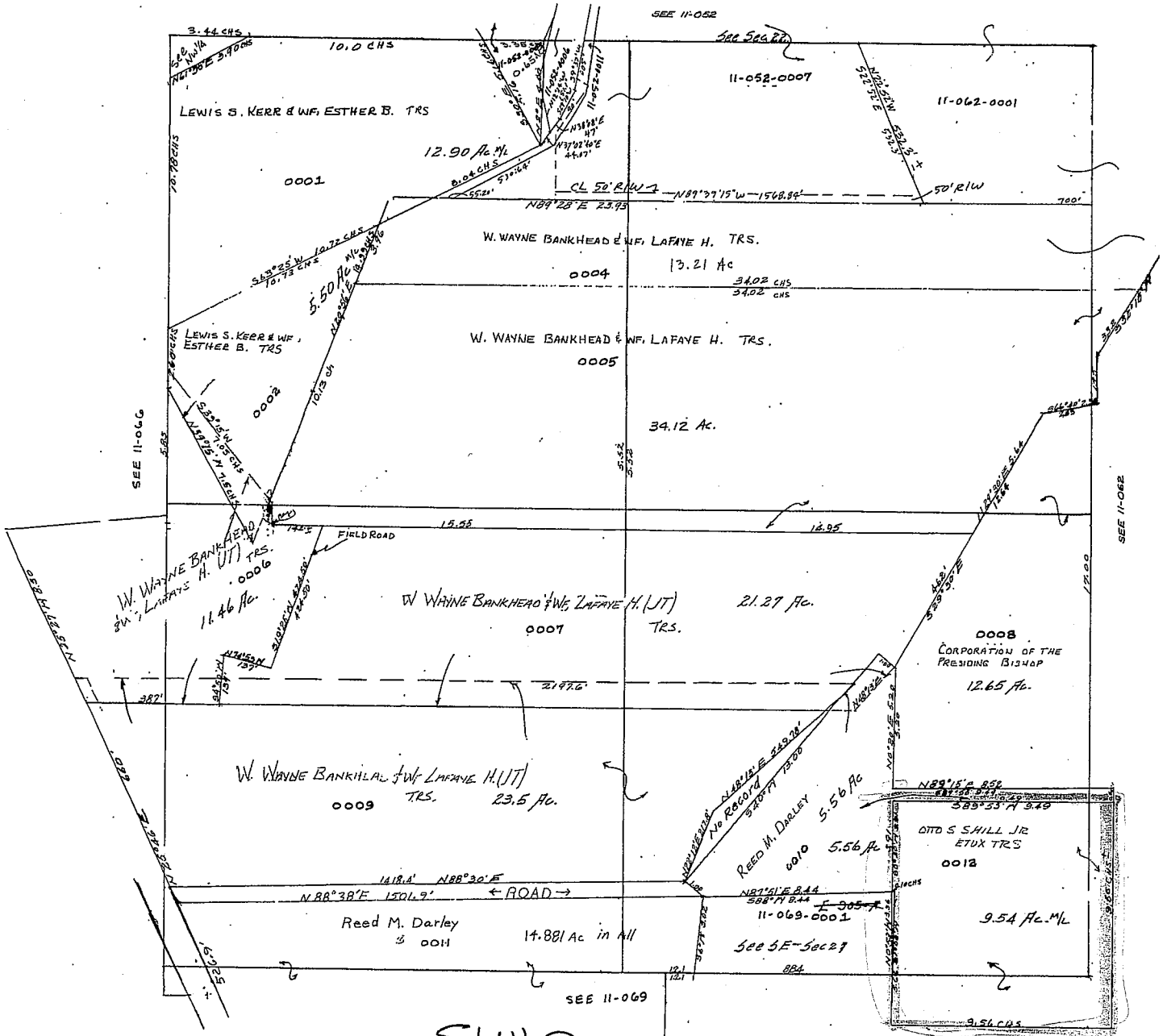
Report Published: January 30, 2008

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.



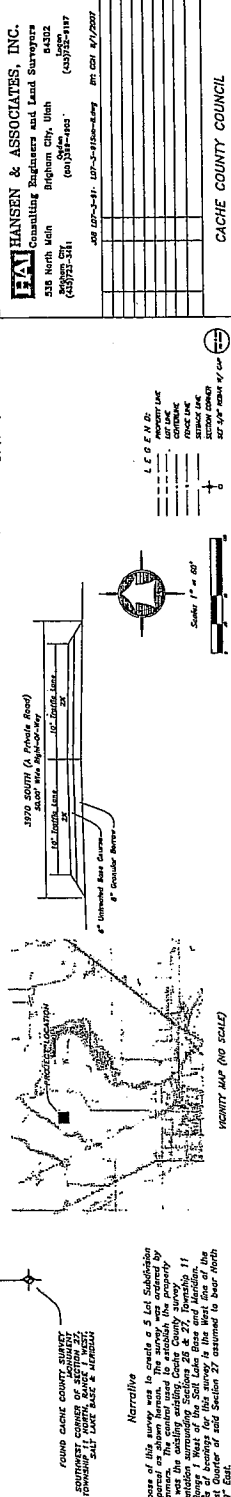
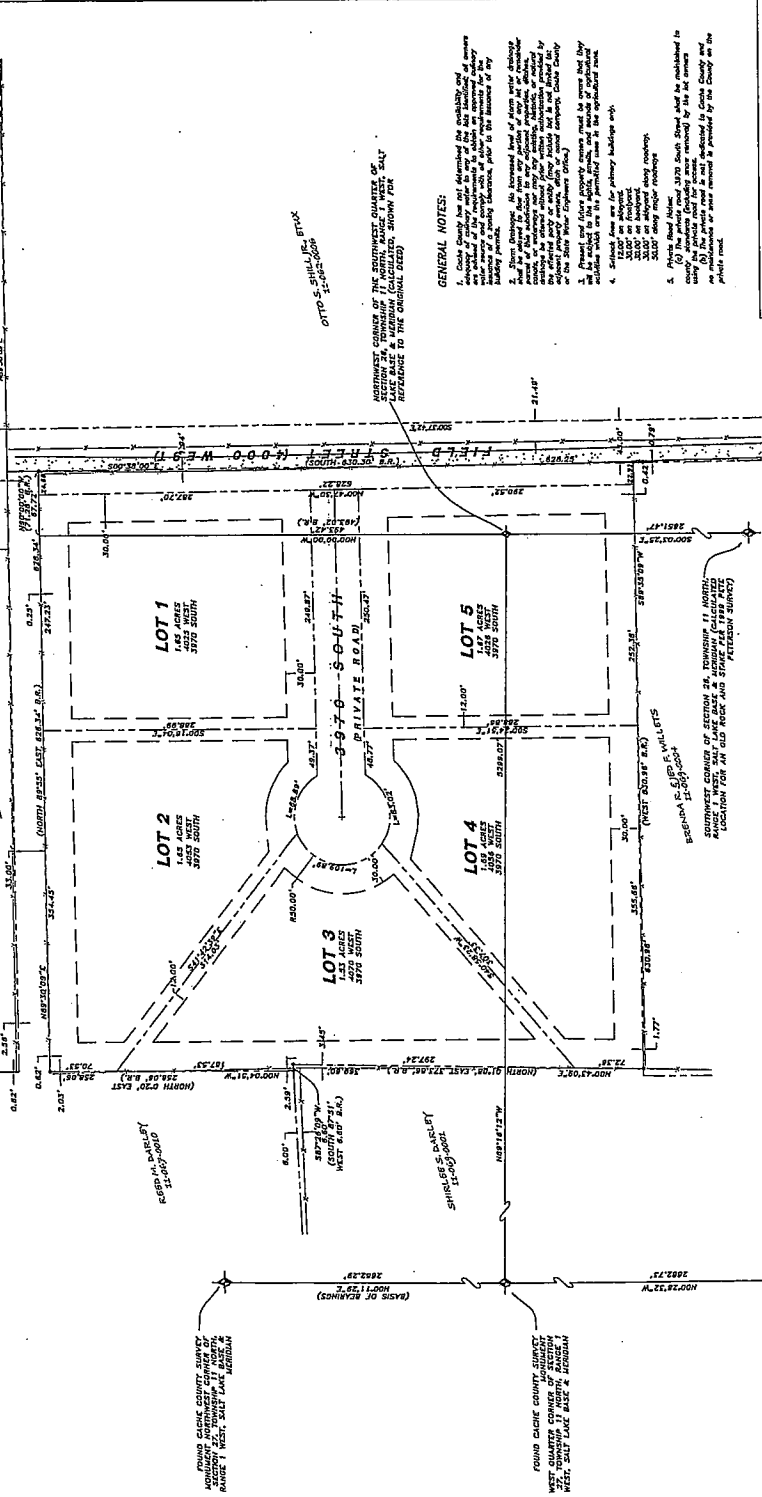
NE⁴ SECTION 27, TOWNSHIP 11 NORTH, RANGE 1 WEST.
SCALE 1 INCH = 3 CHAINS.

TAX UNIT 28



Shill Ranch Subdivision

**A PRELIMINARY PLAT FOR:
SHILL RANCH SUBDIVISION**
A PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTIONS 26 AND 27 AND A PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 27 TOWNSHIP 11 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.



GENERAL NOTES:

- Cache County has not determined the true location of any boundary line shown on this plat. It is the responsibility of the owner to determine the true location of any boundary line shown on this plat.
- Shill Ranch, an increased lot of 1000 acres, being divided into five lots, as shown on this plat, is being subdivided into five lots, as shown on this plat, by the Shill Ranch Subdivision, as shown on this plat.
- The plat is subject to all laws, rules, regulations, and ordinances of the State of Utah, and the County of Cache, and to all laws, rules, regulations, and ordinances of the State of Utah, and the County of Cache, and to all laws, rules, regulations, and ordinances of the State of Utah, and the County of Cache.
- The plat is subject to all laws, rules, regulations, and ordinances of the State of Utah, and the County of Cache, and to all laws, rules, regulations, and ordinances of the State of Utah, and the County of Cache.

OWNER'S DEDICATION
THE UNDERSIGNED, BEING ALL OWNERS OF RECORD OF THE ABOVE-DESCRIBED PARCELS AND PARTS, HAVE EXECUTED THIS PLAT AND DEDICATION THE _____ DAY OF _____, 2007.

ACKNOWLEDGMENT
I, _____, of the County of _____, State of _____, do hereby certify that the undersigned hereby public in and for said County of _____, in the State of Utah, the signers of the attached names and substance and for the purposes therein mentioned.

ACKNOWLEDGMENT
I, _____, of the County of _____, State of _____, do hereby certify that the undersigned hereby public in and for said County of _____, in the State of Utah, the signers of the attached names and substance and for the purposes therein mentioned.

CACHE COUNTY COUNCIL
THE PLAT WAS APPROVED AND ACCEPTED BY THE _____ 2007.
DATED THIS DAY OF _____ DAY OF _____, 2007.
BY: _____ CHAIRMAN
ATTESTED TO: _____ CLERK

SURVEYOR'S CERTIFICATE
I, _____, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 16919 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND RECORDED TO BE KNOWN AS SHILL RANCH SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Subdivision Boundary
A PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 26 AND 27 AND A PART OF THE NORTHEAST AND SOUTHWEST QUARTERS OF SECTION 27 TOWNSHIP 11 NORTH RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, BEING 1000 ACRES, MORE OR LESS, AS SHOWN ON THIS PLAT, IS BEING SUBDIVIDED INTO FIVE LOTS, AS SHOWN ON THIS PLAT, BY THE SHILL RANCH SUBDIVISION, AS SHOWN ON THIS PLAT.

Roadway Dedication
A PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, BEING 1000 ACRES, MORE OR LESS, AS SHOWN ON THIS PLAT, IS BEING DEDICATED TO THE PUBLIC AS SHOWN ON THIS PLAT.

OWNER'S DEDICATION
THE UNDERSIGNED, BEING ALL OWNERS OF RECORD OF THE ABOVE-DESCRIBED PARCELS AND PARTS, HAVE EXECUTED THIS PLAT AND DEDICATION THE _____ DAY OF _____, 2007.

ACKNOWLEDGMENT
I, _____, of the County of _____, State of _____, do hereby certify that the undersigned hereby public in and for said County of _____, in the State of Utah, the signers of the attached names and substance and for the purposes therein mentioned.

ACKNOWLEDGMENT
I, _____, of the County of _____, State of _____, do hereby certify that the undersigned hereby public in and for said County of _____, in the State of Utah, the signers of the attached names and substance and for the purposes therein mentioned.

CACHE COUNTY SURVEYOR
I, _____, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 16919 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND RECORDED TO BE KNOWN AS SHILL RANCH SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

CACHE COUNTY COUNCIL
THE PLAT WAS APPROVED AND ACCEPTED BY THE _____ 2007.
DATED THIS DAY OF _____ DAY OF _____, 2007.
BY: _____ CHAIRMAN
ATTESTED TO: _____ CLERK

GENERAL NOTES:

- Cache County has not determined the true location of any boundary line shown on this plat. It is the responsibility of the owner to determine the true location of any boundary line shown on this plat.
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- The plat is subject to all laws, rules, regulations, and ordinances of the State of Utah, and the County of Cache, and to all laws, rules, regulations, and ordinances of the State of Utah, and the County of Cache.

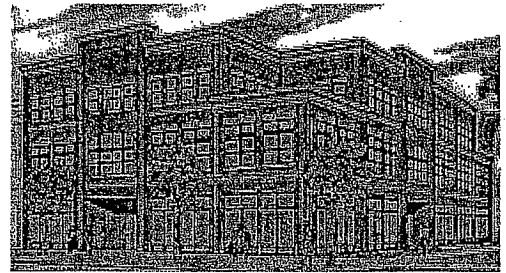
OWNER'S DEDICATION
THE UNDERSIGNED, BEING ALL OWNERS OF RECORD OF THE ABOVE-DESCRIBED PARCELS AND PARTS, HAVE EXECUTED THIS PLAT AND DEDICATION THE _____ DAY OF _____, 2007.

ACKNOWLEDGMENT
I, _____, of the County of _____, State of _____, do hereby certify that the undersigned hereby public in and for said County of _____, in the State of Utah, the signers of the attached names and substance and for the purposes therein mentioned.

ACKNOWLEDGMENT
I, _____, of the County of _____, State of _____, do hereby certify that the undersigned hereby public in and for said County of _____, in the State of Utah, the signers of the attached names and substance and for the purposes therein mentioned.

CACHE COUNTY COUNCIL
THE PLAT WAS APPROVED AND ACCEPTED BY THE _____ 2007.
DATED THIS DAY OF _____ DAY OF _____, 2007.
BY: _____ CHAIRMAN
ATTESTED TO: _____ CLERK

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

4800⁰⁰
CR #1134
1900⁰⁰ + 500

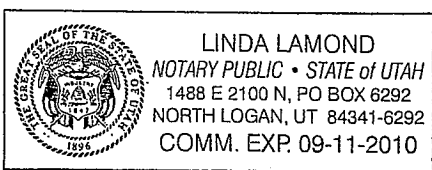
Date Received: 1-9-08	Received By: m.d.g.	Receipt Number: 3560	Application Number:
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PROJECT INFORMATION	AGENT/OWNER INFORMATION
REQUEST TYPE <u>COUNTY MILLOR</u> ^{5-lots}	AGENT NAME <u>ZAN SUMMERS</u>
PROJECT NAME <u>OTTO RAJIC</u>	ADDRESS <u>1047 S 100 W #130</u>
PROJECT ADDRESS <u>3875 SO 4000 W</u>	<u>LOGAN, UT 84321</u>
<u>WELLSVILLE, UT.</u>	TELEPHONE (DAY) <u>755-9494</u> (CELL) <u>760-2200</u>
SERIAL NUMBER(S) <u>11-062-0006</u> ^{23.01}	OWNER NAME <u>DR. OTTO SHILL & BETTY SHILL</u> ^{TI}
ZONE <u>AG</u>	ADDRESS <u>2514 NORTH MESA DR.</u>
PROJECT LOCATION <u>CACHE COUNTY</u>	<u>MESA, ARIZONA 85201</u>
<u>NO. OF WELLSVILLE</u>	TELEPHONE (DAY) _____ (CELL) _____

State of Utah)
County of Cache)

On this 9th day of JANUARY, 2008, personally appeared before me, ZAN SUMMERS, 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.

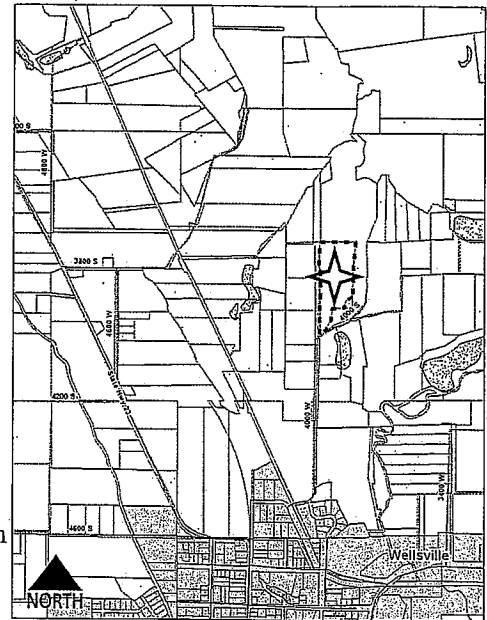
Signed _____
(Property Owner or Agent)



Linda Lamond
Notary Public

Development Services Cache County Corporation

Project Name: Otto Ranch Subdivision
Agent: Zan Summers
Request: 5-Lot Subdivision
Type of Action: Quasi-Judicial
Current Zoning: Agriculture (A)
Project Address: 3875 South 4000 West (Wellsville)
Tax ID: 11-062-0006
Staff Recommendation: Approval with Stipulations
Surrounding Uses: North – Agriculture
South – Agriculture/Homes
East – Agriculture
West – Agriculture/Proposed Subdivision



Site Location

PROJECT

Request: The applicant is requesting a subdivision to create five (5) building parcels. Lot 1 would be 2.41 acres, Lot 2 would be 4.78 acres, Lot 3 would be 4.74 acres, Lot 4 would be 4.89 acres, and Lot 5 would be 5.11 acres. The proposed subdivision is located north of Wellsville City. 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 4000 West, a County Road with a 16-foot wide gravel surface that terminates at the north end of the subdivision. The Road Department recommendation is to accept the road condition of 4000 West with the stipulation that it be widened to a minimum of 20 feet. 4000 West is paved to its intersection with 4000 South. This is also the southern most point of Lot 1. Another proposed 5-lot subdivision across the street, by the same applicant, will utilize this same portion of 4000 West. Staff is recommending that the road be paved from the intersection of 4000 South to the northern border of the subdivision as a condition of approval for this subdivision and the proposed Shill Ranch Subdivision.

Water & Septic: The applicant has one approved, domestic water right and other agricultural water rights that may be used for all lots in the proposed subdivision. The final plat shall not be recorded until a change application has been approved by the State Water Engineer to provide domestic water for all proposed lots.

The Bear River Health Department has found that soil conditions are such that all lots are feasible for onsite septic systems. Lots 1 and 2 are suitable for basement plumbing. The remaining lots may require shallow 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 for fire protection is only available from water tender trucks from the Wellsville Fire Department. Access from 4000 West is not adequate. The County Road, 4000 West will need to be widened to a minimum of 20 feet wide. The closest bus stop is located at 590 North 200 East in Wellsville, approximately 0.8 miles from the proposed subdivision. There is currently not an adequate turnaround for a bus stop closer to the subdivision. All garbage cans must be placed on County Road 4000 West for collection. The road must meet minimum county standards for all weather access for large service vehicles.

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 and to Wellsville 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 Otto Ranch Subdivision, a five (5) lot subdivision for property located at approximately 3875 South 4000 West (Wellsville), TIN#11-062-0006.

Standard Stipulations:

1. The proponent shall reaffirm the County's right-of-way on 4000 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. The final plat will show the location of all irrigation lines with appropriate easements.
6. 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:

7. The proponent shall pave County Road 4000 West from its intersection with 4000 South to the north end of the subdivision.
8. The applicant shall provide an all-weather turnaround at the north end of 4000 West for emergency and service vehicles.
9. Improvements to County Road 4000 West 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.

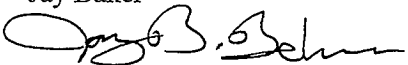
RECOMMENDED FINDINGS OF FACT

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

1. The Otto Ranch 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 Otto Ranch 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 Otto Ranch Subdivision is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjoining or area properties.
5. 4000 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,

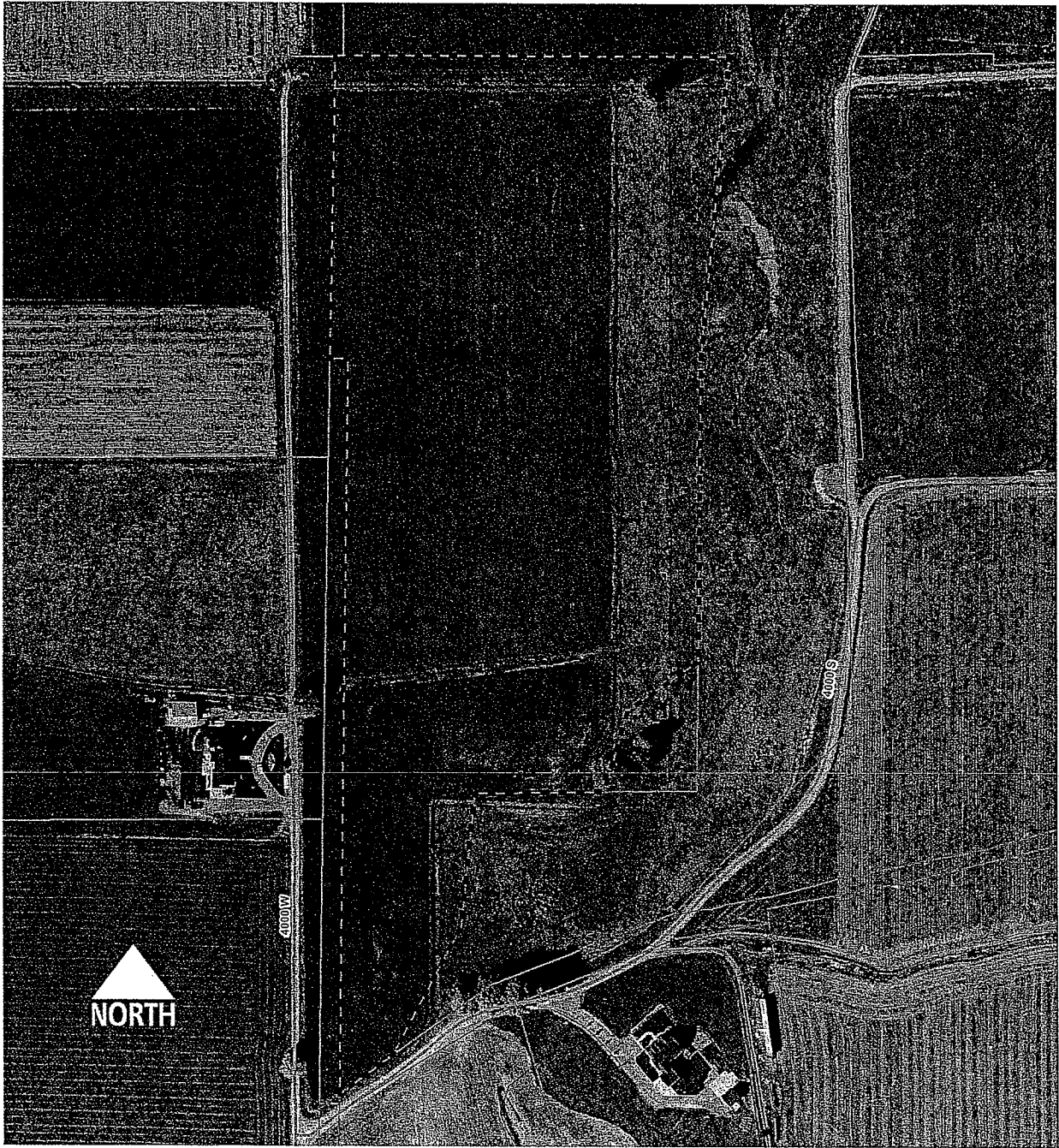
Jay Baker



Associate Planner I

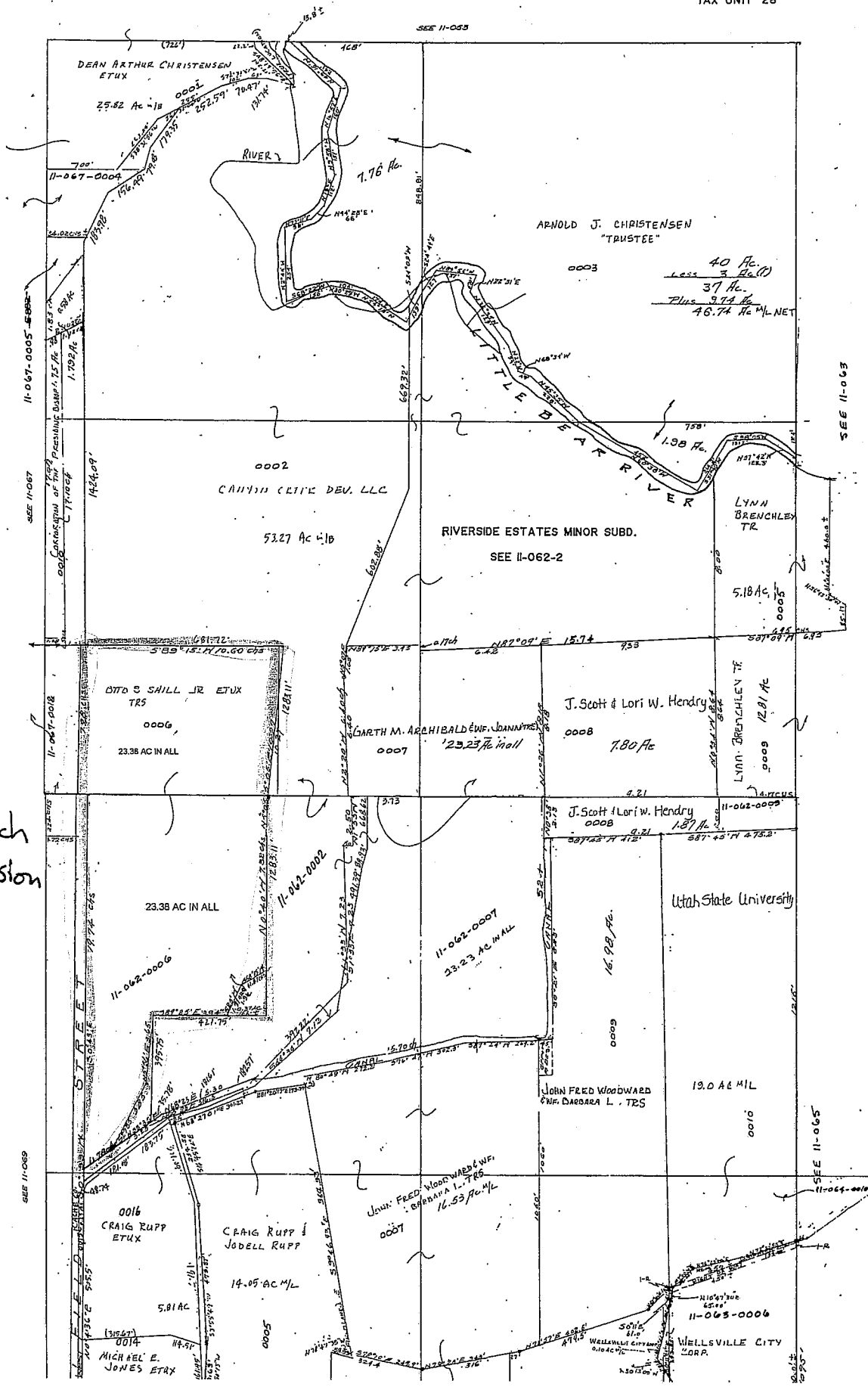
Report Published: January 30, 2008

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.



NW SECTION 26, TOWNSHIP 11 NORTH, RANGE 1 WEST.
 SCALE 1 INCH = 3 CHAINS.

TAX UNIT 28



Otto Ranch
 Subdivision

SEE 11-063

SEE 11-065

SEE 11-069

SEE 11-053

SEE 11-067

SEE 11-064

40 Ac.
 Less 3 Ac. (1)
 37 Ac.
 Plus 9.74 Ac.
 46.74 Ac. NET

ARNOLD J. CHRISTENSEN
 "TRUSTEE"

CANYON CLINIC DEV. LLC

RIVERSIDE ESTATES MINOR SUBD.
 SEE 11-062-2

LYNN BRECHLEY TR

OTTO S. SHALL JR ETUX TRS

GARTH M. ARCHIBALD ETUX JOANNTRES

J. Scott & Lori W. Hendry

LYNN BRECHLEY TR

J. Scott & Lori W. Hendry

Utah State University

JOHN FRED WOODWARD
 ETUX DAERAGA L. TRS

JOHN FRED WOODWARD ETUX
 DAERAGA L. TRS

CRAIG RUPP ETUX

CRAIG RUPP &
 JOBELL RUPP

MICHAEL E. JONES ETUX

WELLSVILLE CITY CORP.

CACHE COUNTY CORPORATION

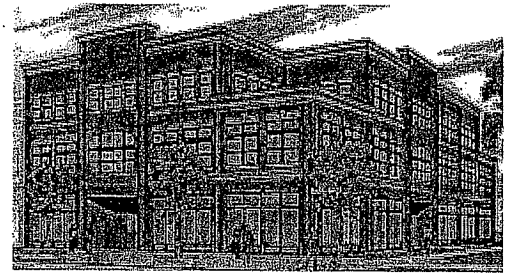
DEVELOPMENT SERVICES DEPARTMENT

WENDELL MORSE
DIRECTOR/
COUNTYWIDE PLANNER

JOSH RUNHAAR, AICP
COUNTY PLANNER/
ZONING ADMINISTRATOR

PAUL BERTSON
CHIEF BUILDING
OFFICIAL

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



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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>12-5-07</u>	Received By: <u>M DG</u>	Receipt Number: <u>3524</u>	Application Number: <u>ck # 1056</u> <u>600⁰⁰-4500</u>
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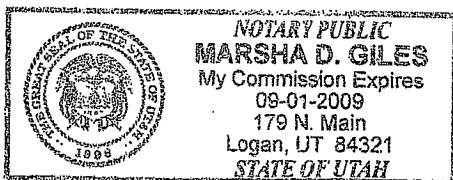
PROJECT INFORMATION	
REQUEST TYPE	<u>Subdivision (2)</u>
PROJECT NAME	<u>Dehek Subdivision</u>
PROJECT ADDRESS	<u>400 East D Street</u> <u>Cove</u>
SERIAL NUMBER(S)	<u>09-030-0008</u> <u>0040</u>
ZONE	<u>Ag</u>
PROJECT LOCATION	<u>COUL</u>

AGENT/OWNER INFORMATION	
AGENT NAME	<u>Steve Dehek</u>
ADDRESS	<u>400 East D Street</u> <u>Servistan, Ut 84320</u>
TELEPHONE (DAY)	<u>760-3046</u> (CELL) <u>SAME</u>
OWNER NAME	<u>Tiffany Dehek</u>
ADDRESS	<u>SAME</u>
TELEPHONE (DAY)	<u>SAME</u> (CELL)

State of Utah)
County of Cache) §

On this 5 day of December 2007, personally appeared before me, Steve Dehek, 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 Steve Dehek
(Property Owner or Agent)

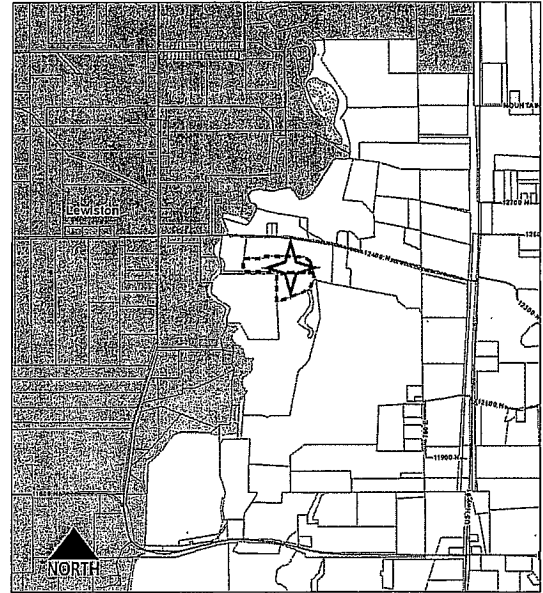


Marsha D. Giles
Notary Public

*2-28-08
Called to come
sign new map*

Development Services Cache County Corporation

Project Name: Dehek Subdivision
Agent: Steve Dehek
Request: 2-Lot Subdivision
Type of Action: Quasi-Judicial
Current Zoning: Agriculture (A)
Project Address: 12600 North 400 East (Cove)
Tax ID: 09-030-0008
09-030-0040
Staff Recommendation: Approval with Stipulations
Surrounding Uses: North – Agriculture/Residences
South – Agriculture
East – Agriculture
West – Agriculture



Site Location

PROJECT

Request: The applicant is requesting a subdivision to create two (2) building parcels. Lot 1 would be 7.67 acres and Lot 2 would be 7.32 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 two lots from the original 1970 parent parcel).

Access: This subdivision would be serviced from 400 East, a private road connecting to County Road 12600 North. The private road is a 12 to 13 foot wide gravel surface within a 50 foot wide easement. International Fire Code requires that this road be a minimum of 20 feet wide. County Road 12600 North is a 22 foot wide paved surface. The Road Department recommendation is to accept the road condition of 12600 North as adequate.

Water & Septic: There is an existing home on Lot 2 with an approved water right. The applicant has obtained agricultural water rights that may be used for Lot 1 in the proposed subdivision. There has not 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 Lot 1 is feasible for a shallow onsite septic system. There is an existing septic system on Lot 2. 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 Lewiston Fire Department, approximately 2.4 miles away. Access from 12600 North is adequate. Access from private road 400 East is not adequate. The road must be widened to a minimum of 20 feet with an approved turnaround at the end. The bus stop would be located at 565 East 12600 North, approximately 4 blocks from the proposed subdivision. All garbage cans must be placed on County Road 12600 North for collection.

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 3 property owners located within three hundred feet of the subject property and to Lewiston 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 Dehek Subdivision, a two (2) lot subdivision for property located at approximately 12600 North 400 East (Cove), TIN#09-030-0008, and 09-030-0040.

Standard Stipulations:

1. 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.
2. Each landowner shall obtain a septic tank permit from the Bear River Health Department prior to construction on any lot.
3. All landowners are required to obtain a Zoning Clearance and all applicable department reviews prior to any construction on the lots.
4. The final plat will show the location of all irrigation lines with appropriate easements.
5. 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:

6. Improvements to private road 400 East 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.
7. The private road shall meet all applicable requirements of the 2006 International Fire Code and any other applicable codes.
8. 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.
9. 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.

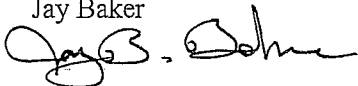
RECOMMENDED FINDINGS OF FACT

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

1. The Dehek 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 Dehek 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 Dehek 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: December 24, 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.

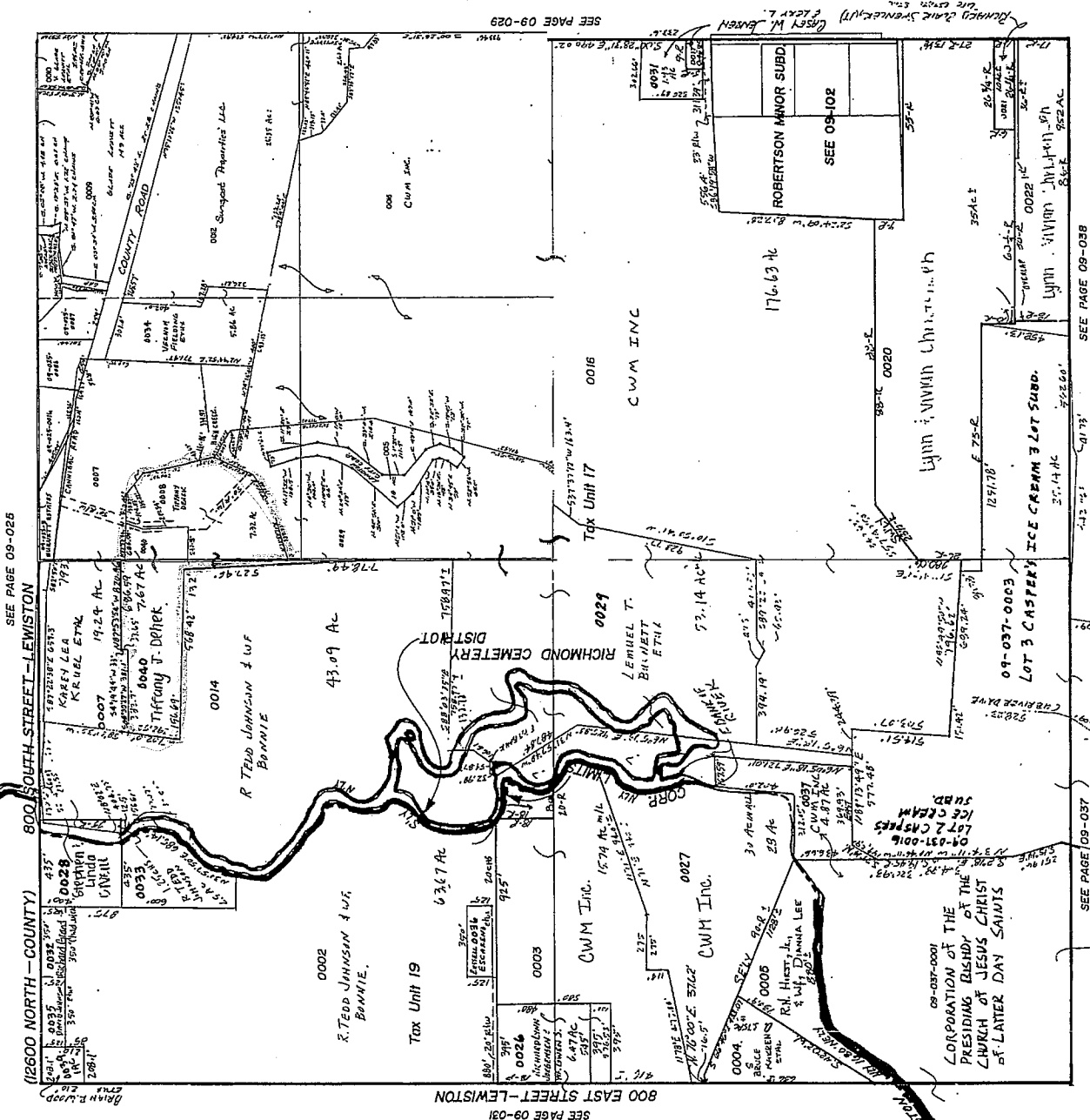


Section 15 Township 14 North Range 1 East

Scale 1 Inch = 400 Feet

TAX UNIT 17 & 19

Dehek Subdivision



SEE PAGE 09-026

800 SOUTH STREET-LEWISTON

(12600 NORTH-COUNTY)

SEE PAGE 09-031

800 EAST STREET-LEWISTON

SEE PAGE 09-029

SEE PAGE 09-038

SEE PAGE 09-037

NORTH

SURVEY CERTIFICATE

LAND SURVEYING IS A PROFESSIONAL SERVICE AND THE SURVEYOR IS NOT TO BE HELD RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR THE ACCURACY OF THE SURVEY. THE SURVEYOR'S ONLY RESPONSIBILITY IS TO THE PUBLIC AND TO THE STATE OF UTAH. THE SURVEYOR IS NOT TO BE HELD RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR THE ACCURACY OF THE SURVEY.

DATE: _____ TIME: _____

BOUNDARY DESCRIPTION

THE BOUNDARY OF THE DEHEK SUBDIVISION IS DESCRIBED AS FOLLOWS:

1. NORTHWEST CORNER OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (ROUND RAILROAD SPINE)

2. EAST 1/4 SECTION 15, TOWNSHIP 14 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (ROUND RAILROAD SPINE)

3. EAST 1/4 SECTION 15, TOWNSHIP 14 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (ROUND RAILROAD SPINE)

4. EAST 1/4 SECTION 15, TOWNSHIP 14 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (ROUND RAILROAD SPINE)

5. EAST 1/4 SECTION 15, TOWNSHIP 14 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (ROUND RAILROAD SPINE)

6. EAST 1/4 SECTION 15, TOWNSHIP 14 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (ROUND RAILROAD SPINE)

7. EAST 1/4 SECTION 15, TOWNSHIP 14 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (ROUND RAILROAD SPINE)

8. EAST 1/4 SECTION 15, TOWNSHIP 14 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (ROUND RAILROAD SPINE)

9. EAST 1/4 SECTION 15, TOWNSHIP 14 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (ROUND RAILROAD SPINE)

10. EAST 1/4 SECTION 15, TOWNSHIP 14 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (ROUND RAILROAD SPINE)

11. EAST 1/4 SECTION 15, TOWNSHIP 14 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (ROUND RAILROAD SPINE)

12. EAST 1/4 SECTION 15, TOWNSHIP 14 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (ROUND RAILROAD SPINE)

13. EAST 1/4 SECTION 15, TOWNSHIP 14 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (ROUND RAILROAD SPINE)

14. EAST 1/4 SECTION 15, TOWNSHIP 14 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (ROUND RAILROAD SPINE)

15. EAST 1/4 SECTION 15, TOWNSHIP 14 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (ROUND RAILROAD SPINE)

16. EAST 1/4 SECTION 15, TOWNSHIP 14 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (ROUND RAILROAD SPINE)

17. EAST 1/4 SECTION 15, TOWNSHIP 14 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (ROUND RAILROAD SPINE)

18. EAST 1/4 SECTION 15, TOWNSHIP 14 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (ROUND RAILROAD SPINE)

19. EAST 1/4 SECTION 15, TOWNSHIP 14 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (ROUND RAILROAD SPINE)

20. EAST 1/4 SECTION 15, TOWNSHIP 14 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (ROUND RAILROAD SPINE)

OWNER/SUBDIVIDER:
 ADDRESS: 400 E. D STREET
 SALT LAKE CITY, UT 84102
 PHONE: (801) 740-4040

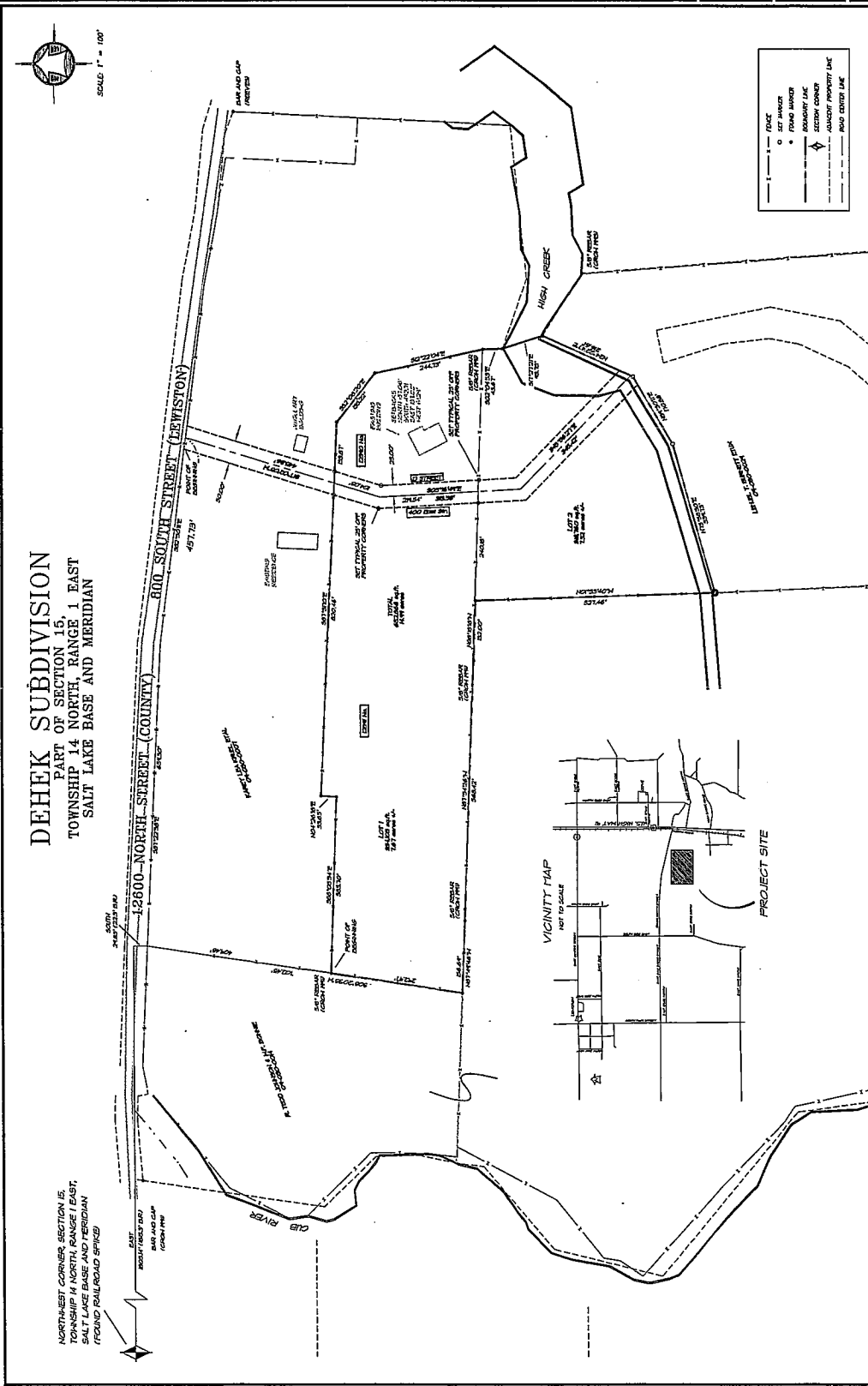


DEHEK SUBDIVISION

UNSUBDIVIDED

FINAL PLAN

Project Number:	000001
Drawn By:	IA, WJ, BJS
Checked By:	IA, WJ, BJS
Reviewed By:	IA, WJ, BJS
Scale:	1" = 100'
Sheet No.:	1 of 1



OWNER'S DECLARATION

I, the undersigned, being the owner of the above described premises, hereby certify that the above described premises are not subject to any other liens, mortgages, or other encumbrances, and that the same are being offered for sale or lease as shown on the plat attached hereto. I hereby authorize the undersigned to execute and deliver the foregoing plat and to file the same in the office of the County Recorder of Salt Lake County, Utah, for recording.

WITNESSED my hand and seal this _____ day of _____, A.D. 20__.

APPROVAL AS TO FORM

APPROVED AS TO FORM THE _____ DAY OF _____, A.D. 20__.

ATTEST:

ACKNOWLEDGMENT

I, the undersigned, being the owner of the above described premises, hereby certify that the above described premises are not subject to any other liens, mortgages, or other encumbrances, and that the same are being offered for sale or lease as shown on the plat attached hereto. I hereby authorize the undersigned to execute and deliver the foregoing plat and to file the same in the office of the County Recorder of Salt Lake County, Utah, for recording.

WITNESSED my hand and seal this _____ day of _____, A.D. 20__.

COUNCIL APPROVAL AND ACCEPTANCE

APPROVED AND ACCEPTED:

COUNCIL CHAIRMAN: _____

CLERK: _____

CACHE COUNTY PLANNING COMMISSION

THE PLAN HAS BEEN REVIEWED BY THE PLANNING COMMISSION AND IS HEREBY APPROVED AND ACCEPTED FOR RECORDATION IN THE PUBLIC RECORDS OF SALT LAKE COUNTY, UTAH.

COUNTY SURVEYOR'S CERTIFICATE

I, the undersigned, being the County Surveyor of Salt Lake County, Utah, do hereby certify that the above described premises are not subject to any other liens, mortgages, or other encumbrances, and that the same are being offered for sale or lease as shown on the plat attached hereto. I hereby authorize the undersigned to execute and deliver the foregoing plat and to file the same in the office of the County Recorder of Salt Lake County, Utah, for recording.

DATE: _____

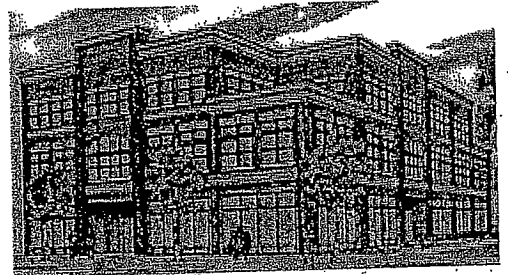
COUNTY SURVEYOR: _____

COUNTY RECORDER'S No. _____

FILED IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY, UTAH, THIS _____ DAY OF _____, A.D. 20__.

FILED IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY, UTAH, THIS _____ DAY OF _____, A.D. 20__.

CACHE COUNTY CORPORATION DEVELOPMENT SERVICES DEPARTMENT



WENDELL MORSE
DIRECTOR/
COUNTYWIDE PLANNER

JOSH RUNHAAR, AICP
COUNTY PLANNER/
ZONING ADMINISTRATOR

PAUL BERTSON
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

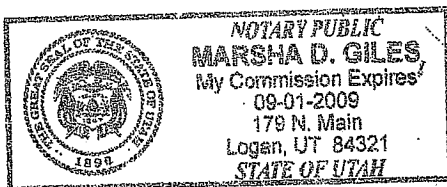
Date Received: <u>12-17-07</u>	Received By: <u>JB</u>	Receipt Number: <u>3556</u>	Application Number: <u>ck 109 600⁰⁰</u>
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PROJECT INFORMATION	AGENT/OWNER INFORMATION
REQUEST TYPE <u>lot split Ernest Dean Silchrisson</u>	AGENT NAME <u>Clara Hobbs Ryan Merrill</u>
PROJECT NAME <u>Clara Hobbs</u>	ADDRESS <u>3402 W 3000 N</u>
PROJECT ADDRESS <u>3356 W 3000 N</u>	<u>Benson UT 84335</u>
<u>Benson UT 84335</u>	TELEPHONE (DAY) <u>752-2603</u> (CELL) _____
SERIAL NUMBER(S) <u>12-017-0024</u>	OWNER NAME <u>✓ Ryan & Michelle Merrill</u>
<u>12-017-0075</u>	ADDRESS <u>3402 W 3000 N</u>
ZONE <u>12-017-0082</u>	<u>Benson UT 84335</u>
PROJECT LOCATION _____	TELEPHONE (DAY) _____ (CELL) <u>757-6844</u>

State of Utah)
County of Cache)

On this 17 day of December 2007, personally appeared before me, RYAN Merrill, 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 _____
(Property Owner or Agent)

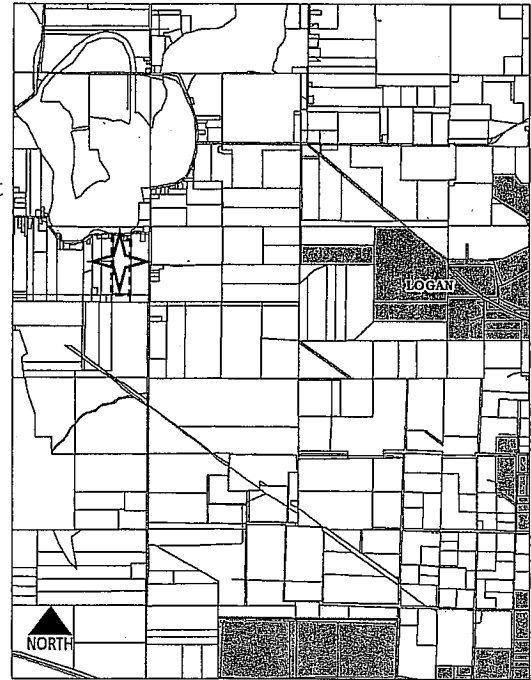


Marsha D Giles
Notary Public

Development Services Cache County Corporation

Project Name: Ernest Dean Subdivision Amendment
Agent: Ernest Dean
Request: Four (4) Lot Subdivision
Type of Action: Quasi-Judicial
Current Zoning: Agriculture (A)
Project Address: 3385 West 2600 North, Benson
Tax ID: 12-017-0075
12-017-0082
12-017-0024

Staff Recommendation: Approval with Stipulations
Surrounding Uses: North - Agriculture
South - Agriculture
East - Agriculture/Homes
West - Agriculture/Wetlands



Site Location

PROJECT

Request: The applicant is requesting a subdivision amendment to add an additional lot to an existing three lot subdivision on an original 1970 parcel. The agent for this subdivision is requesting that a single lot be divided from Lot 3 (the Agricultural Parcel). The additional lot (Lot 4) would include the existing home. Because Lot 4 is the only new Lot being created by this subdivision amendment and there are no proposed changes to any other lots, staff is providing this review for Lot 4 only. Lot 4 is proposed to be a 0.50 acre lot with access onto 3000 North. 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: Lots 3 and 4 will be accessed from 3000 North, a County road, which has a paved surface, width of approximately 20 feet.

Water & Septic: The Benson Culinary Water District is already providing service to the home located on Lot 4. Lot 3 will remain an Agricultural Parcel and does not require a culinary water connection. The Bear River Health Department has provided a feasibility letter for Lot 4 and determined that a 0.50 acre lot is feasible with the existing septic system.

A portion of the Benson Irrigation Canal is located within the boundaries of this subdivision, and forms the boundary between Lots 1 and 3.

Service Provision: Fire service is currently provided to the existing house. Any new structures on this or other lots will require additional review from the County Fire Department. Resident will bring containers to 3000 North for collection. Sufficient space must be allowed along the side of the county road in front of the home for both refuse and recycle containers. Garbage service is already provided for the home on Lot 4. No new services have been requested. The School District currently provides a bus stop near the existing home. No bus stops will be added.

PUBLIC COMMENTS

Notices were mailed to 9 property owners located within three hundred feet of the subject property. At the time the staff report was prepared, no written comments had been received by Staff.

STAFF RECOMMENDATIONS

Action: Staff recommends that the Benson Planning District Commission approve a motion to recommend that the County Council approve the Ernest Dean Subdivision Amendment, a four (4) lot

subdivision for property located at approximately 3385 West 2600 North, Benson, TIN #12-017-0075, 12-017-0082, and 12-017-0024.

Stipulations:

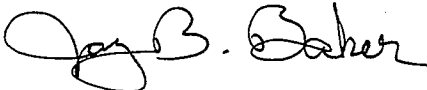
1. Any new septic systems shall meet the requirements of the Bear River Health Department and shall be a minimum of 200 feet from any water way or well unless otherwise designated by the Health Department.
2. All trash containers shall be placed on County Road 3000 North or 2600 North for collection.
3. All landowners are required to obtain a Zoning Clearance and all applicable department reviews prior to any construction on the lots.
4. Lot 3 will be labeled Agricultural Parcel on the final plat and will not be eligible for residential or commercial development until the subdivision is amended to change this designation.

RECOMMENDED FINDINGS OF FACT

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

1. The Ernest Dean Subdivision Amendment 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 Ernest Dean Subdivision Amendment 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 Ernest Dean Subdivision Amendment is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjoining or area properties.
5. 3000 North 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 II

Report Published: January 7, 2008

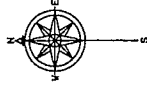
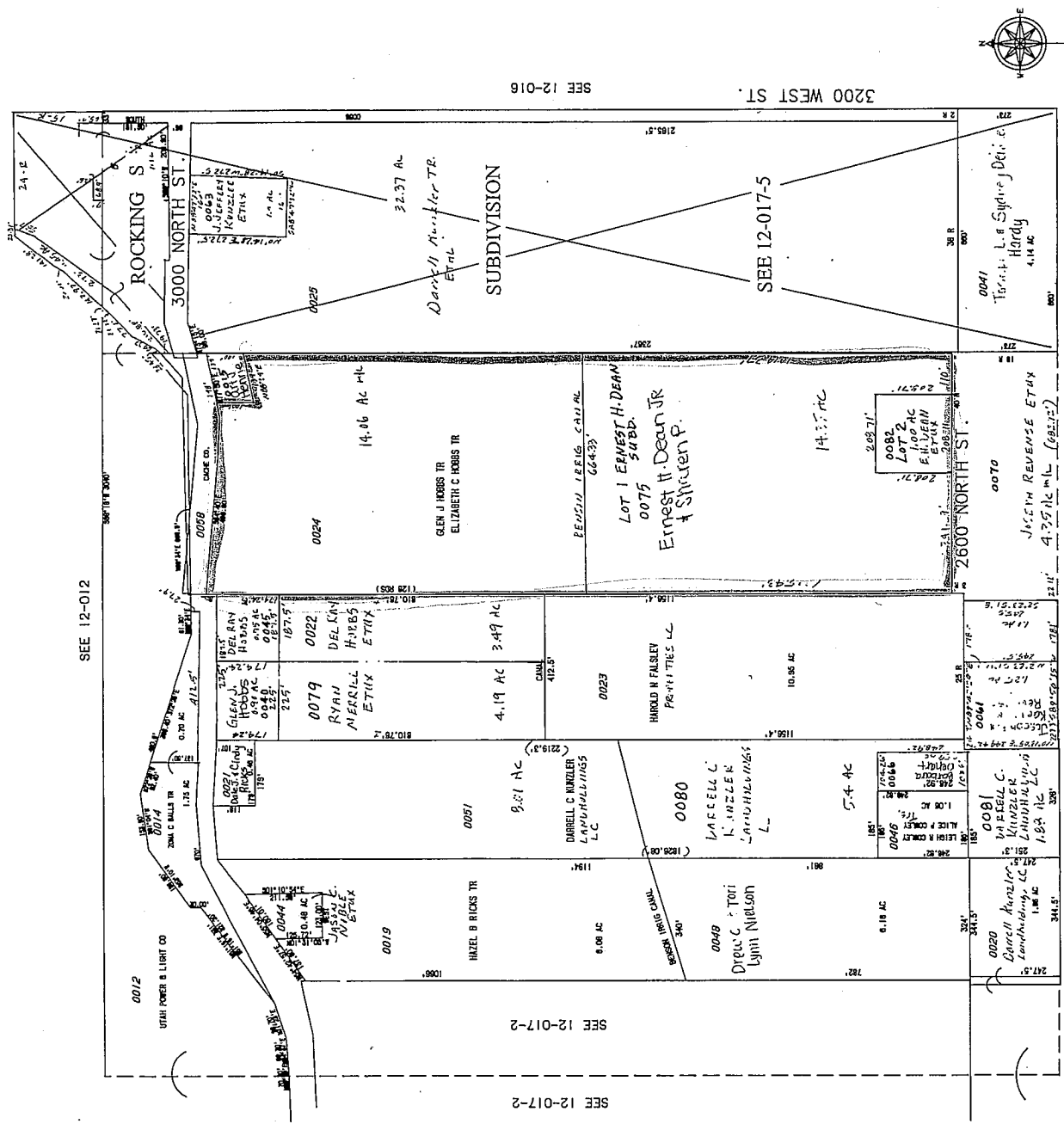
This staff report is an analysis of the application based on adopted County documents, standard County development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional 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.



NE/4 Sec 14 Township 12 North, Range 1 West

Scale 1" = 200 Feet

TAX UNIT 228



SEE 12-016

3200 WEST ST

SEE 12-017-5

0041 Terrill L & Signe J Deiters Hardy 4.14 AC

SEE 12-017-1

SEE 12-017-2

SEE 12-017-2

