CACHE COUNTY COUNCIL August 26, 2008

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CACHE COUNTY COUNCIL MEETING August 26, 2008

The Cache County Council convened in a regular session on August 26, 2008 in the Cache County Council Chamber at 199 North Main, Logan, Utah.

ATTENDANCE:

Chairman:John HansenVice 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: James Swink N. George Daines absent.

<u>The following individuals were also in attendance:</u> Dave Bigelow, Kenneth Cardon, Ray Clawson, Kim Datwyler, Carrie Godfrey, Sharon L. Hoth, Jim Huska, James Jenkins, Mayor Dave Kooyman, Floyd Naegle, David Nielsen, Steve Noble, Pat Parker, Lynn Pettit, Josh Runhaar, Dave Schuster, Judy Thompson, Linda Worlton, **Media:** Jennie Christensen, (KVNU).

OPENING REMARKS AND PLEDGE OF ALLEGIANCE

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

REVIEW AND APPROVAL OF AGENDA

ACTION: Motion by Council member Gibbons to approve the agenda as written. Zilles seconded the motion. The vote was unanimous, 7-0.

REVIEW AND APPROVAL OF MINUTES

ACTION: Motion by Council member Yeates to approve the minutes of the August 12, 2008 Council meeting as written. Gibbons seconded the motion. The vote was unanimous, 7-0.

REPORT OF THE COUNTY EXECUTIVE: M. LYNN LEMON

APPOINTMENTS: There were no appointments.

WARRANTS: Warrants for the period 07-11-2008 to 07-17-2008 were given to the clerk for filing.

OTHER ITEMS

□ 2009 Budget Preparation Schedule was distributed by Executive Lemon to the Council and noted that September 9 and 23, 2008 are opportunities for the Council to establish priorities in regard to the budget and October 28, 2008 is the date that a tentative budget should be presented to the Council.

☐ TV Translator Flashcut to Digital — Lemon reminded the Council that the county translator will convert to a digital signal on August 30, 2008. For the last six weeks there has been a feeder on the screen for signals coming from the translator informing the public about the conversion date.

CONSENT AGENDA

- **⋄** Final Plat Approval CTR Ranching/Hansen Lot Split Subdivision
- **Final Plat Approval CTR Ranching Subdivision** ♦
- **⋄** Final Plat Approval Thompson Subdivision/Boundary Line Adjustment
- **♦ Final Plat Approval Sagamore Subdivision**

(Attachment 1)

ACTION: Motion by Council member Gibbons to approve the items on the Consent Agenda. Chambers seconded the motion.

ACTION: Motion to amend by Council member Robison to remove the *Final Plat Approval-Mendon Shadow Subdivision Amended* from the Consent Agenda and place it as Item 12f on the agenda and approve the remaining items on the Consent Agenda. Yeates seconded the motion. The vote was unanimous, 7-0.

ACTION: Chairman Hansen called for the vote on the main motion. The vote was unanimous, 7-0.

PUBLIC HEARINGS, APPEALS AND BOARD OF EQUALIZATION MATTERS

PUBLIC HEARING SET: SEPTEMBER 9, 2008 – 6:00 P.M. – OPEN 2008 BUDGET

ACTION: Motion by Council member Gibbons to set a Public Hearing for September 9, 2008 at 6:00 p.m. – Open 2008 Budget. Yeates seconded the motion. The vote was unanimous, 7-0.

BOARD OF EQUALIZATION

<u>Set Hearing Dates for Board of Equalization</u> – Executive Lemon recommended the following dates:

```
September 4, 2008 – 7:00 a.m. to 2:00 p.m. September 8, 2008 – 7:00 a.m. to 3:00 p.m. September 10, 2008 – 7:00 a.m. to 2:00 p.m. September 16, 2008 – 7:00 a.m. to 6:00 p.m. September 17, 2008 – 7:00 a.m. to 6:00 p.m.
```

Lemon indicated that September 15, 2008 is the final date to file an appeal.

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ACTION: Motion by Council member Yeates to set September 4, 2008-7:00 a.m. to 2:00 p.m.; September 8, 2008-7:00 a.m. to 3:00 p.m.; September 10, 2008-7:00 a.m. to 2:00 p.m.; September 16, 2008-7:00 a.m. to 6:00 p.m. and September 17, 2008-7:00 a.m. to 6:00 p.m. for Board of Equalization Hearings. Robison seconded the motion. The vote was unanimous, 7-0.

ACTION: Motion by Council member Chambers to convene as a Board of Equalization. Yeates seconded the motion. The vote was unanimous, 7-0.

THE COUNCIL MOVED INTO THE BOARD OF EQUALIZATION.

♦ <u>Approval IHC Findings of Fact</u> – Gibbons reported he and Chairman Hansen met with IHC representatives and Assessor Howell reviewed the parcels. Gibbons indicated he and Chairman Hansen were satisfied that IHC met the criteria for the tax exempt status.

(Attachment 2)

ACTION: Motion by Council member Gibbons to approve the IHC Findings of Fact for 2008 which will allow IHC to receive property tax exemption for the identified properties. Petersen seconded the motion. The vote was unanimous, 7-0.

ACTION: Motion by Council member Yeates to adjourn from the Board of Equalization. Chambers seconded the motion. The vote was unanimous, 7-0.

THE COUNCIL ADJOURNED FROM THE BOARD OF EQUALIZATION

PUBLIC HEARING: CDBG - 1ST PUBLIC HEARING - AUGUST 26, 2008 - 5:15 P.M.

ACTION: Motion by Council member Gibbons to open the CDBG 1st Public Hearing. Zilles seconded the motion. The vote was unanimous, 7-0.

Executive Lemon opened the public hearing for the CDBG program and stated that the purpose of this hearing is to gain citizen input as to their needs and potential CDBG projects for which funding may be applied under the 2009 CDBG program. Any city or county may have a particular project in mind. Each project can be identified during the hearing; however, at this point we should be open to any project identified by the public and entertain sponsorship proposals from nonprofit groups. Input from this hearing will be considered by the city or county elected officials to determine which projects will be identified in the jurisdiction's capital improvement plan. All CDBG projects must be included in this plan. All persons in attendance specifically for the CDBG need to sign the roll that includes name, address and phone number. Approximately \$690,000.00 is expected to be available in the Bear River Region for CDBG projects; \$412,000.00 of which will be available for projects to be rated and ranked. All of the allocated funds must meet the HUD national objective and benefit low or moderate income individuals. Projects displacing low or moderate income persons are not likely to receive funding. Affordable housing, community infrastructure projects, etc. are in the range of activities that may be undertaken with CDBG funds.

Chairman Hansen invited public comment.

<u>Kim Datwyler</u>, Neighborhood Nonprofit Housing Corporation, indicated they are requesting approximately \$100,000.00 for a new affordable subdivision to be located in the south end of

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Cache Valley at an, as yet, undetermined location. Datwyler noted there has not been a single foreclosure on the almost two hundred homes in their projects.

<u>Josh Runhaar</u>, Cache County Development Director, said that Envision Cache Valley is seeking funding from BRAG and CDBG for planning aspects of water, transportation, etc. A detailed proposal will be forthcoming.

There was no other public comment.

ACTION: Motion by Council member Zilles to close the Public Hearing-1st CDBG Public Hearing. Robison seconded the motion. The vote was unanimous, 7-0.

PENDING ACTION

☐ Ordinance No. 2007-05 - Agricultural Subdivisions (NO ACTION TAKEN)

INITIAL PROPOSAL FOR CONSIDERATION OF ACTION

Resolution No. 2008-19 – Adopting Final Tax Rates and Budgets – Gibbons stated
that this is done every year and the issue has been thoroughly discussed at previous
Council meetings.

(Attachment 3)

ACTION: Motion by Council member Gibbons to waive the rules and approve Resolution No. 2008-19-Adopting Final Tax Rates and Budgets. Yeates seconded the motion. The vote was unanimous, 7-0.

<u>Discussion – Cloud Seeding for 2008/2009 year</u> – Executive Lemon said the county received a letter from the State of Utah indicating the state will pay fifty percent of the cost of the cloud seeding for 2008/2009 and the state needs a response by October 15, 2008. The Council was generally supportive of the county's participation in the program.

ACTION: Motion by Council member Zilles to approve Cache County's participation in the 2008/2009 cloud seeding program. Yeates seconded the motion. The motion passed, 6 aye – Chambers, Gibbons, Hansen, Robison, Yeates & Zilles and 1 nay – Petersen.

• Discussion – Commitment on Restaurant/RAPZ Tax for outside improvements at the George S. Eccles Ice Center – Executive Lemon said the Eccles Ice Center is asking for a \$50,000.00 up front allocation from this year's Restaurant/RAPZ Tax funds with a commitment of \$50,000.00 for the next four years. This will be used for a parking lot and landscaping. Proponents indicate that the Eccles Foundation will also provide funding if the county approves this request. Council members supported the initial \$50,000.00 funding but expressed concern over the four-year commitment of RAPZ funds.

In response to questions, Lemon said the Restaurant/RAPZ tax monies are allocated each year using the previous year's revenues; however, some years there is more or less than the previous year's figures. This year there is some money still available.

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The Council noted that certain interested parties were due to arrive later in the meeting and postponed the remainder of the discussion until their arrival.

• Discussion – Employee Compensation for 2009 – Council member Gibbons indicated this was placed on the agenda at his request because he wanted the Council to provide input prior to the submission of the 2009 budget. Gibbons said he was not supportive of salary increases because of the present economy. Lemon said the county is down in building inspection fees, recorder fees and sale tax revenues; however, last month's county option sales tax was up. Lemon said his greatest concern is jail revenue because the county depends heavily on state and Federal contracts. Lemon said it is still too early to determine the financial direction of the county this year.

Chairman Hansen asked about employees' responses to the four-day ten-hour work week and Lemon said some like it, some do not. Parker said many employees have told her they like it.

Tape 1, Side B

Josh Runhaar said the Building Department has reported there are no great problems with building inspections not being performed on Friday; however, concrete inspections may present a problem. Runhaar said most of his staff like the four-day ten-hour work week.

The consensus of the Council was to wait until Lemon has more definite information on the county's budget to consider salaries. Lemon said he should have the needed numbers by September 23, 2008.

• <u>Final Plat Approval – Mendon Shadow Subdivision Amended</u> – Prior to Runhaar's presentation, Yeates asked what a shallow septic system is? Runhaar said approximately 24 to 36 inches beneath the surface.

Runhaar noted the Mendon Shadow Subdivision amendment is at the request of the Cache County Planning Commission. This is a 5-lot subdivision on 8.4 acres in the AG zone at approximately 700 South 5400 West east of Mendon. The amendment moves the road west for a better set up for the future road system as the adjoining properties develop.

Robison said her concern is that there are twelve conditions of approval. Runhaar reminded the Council all those conditions have been dealt with when this subdivision was originally approved. The amendment deals only with the shifting of the road. Robison expressed concerns about possible future flooding in the area. Runhaar said there is a double drain system being engineered on the site.

(Attachment 4)

ACTION: Motion by Council member Zilles to waive the rules and approve the Final Plat for the Mendon Shadow Subdivision Amended. Yeates seconded the motion. The motion passed, 6 aye – Chambers, Gibbons, Hansen, Petersen, Yeates & Zilles and 1 nay – Robison.

PUBLIC HEARINGS, APPEALS AND BOARD OF EQUALIZATION MATTERS

<u>PUBLIC HEARING:</u> AUGUST 26, 2008 – 6:00 P.M. – REZONE OF 9.04 ACRES OF PROPERTY FROM THE AGRICULTURAL ZONE TO THE COMMERCIAL ZONE LOCATED AT APPROXIMATELY 6100 WEST VALLEY VIEW HIGHWAY, PETERSBORO

ACTION: Motion by Council member Yeates to open the Public Hearing – Rezone of 9.04 Acres of Property from the Agricultural Zone to the Commercial Zone located at approximately 6100 West Valley View Highway, Petersboro. Gibbons seconded the motion. The vote was unanimous, 7-0.

Runhaar said that property across the road is zoned commercial and this property is a good location for a service station or similar commercial venture.

Chairman Hansen invited public comment.

<u>Carrie Godfrey</u>, property owner requesting the rezone, spoke in support of the rezone and indicated it is not yet certain what type of business will be established on the property.

There was no other public comment.

ACTION: Motion by Council member Yeates to close the Public Hearing – Rezone of 9.04 Acres of Property from the Agricultural Zone to the Commercial Zone located at approximately 6100 West Valley View Highway, Petersboro. Zilles seconded the motion. The vote was unanimous, 7-0.

INITIAL PROPOSAL FOR CONSIDERATION OF ACTION

 Ordinance No. 2008-06 – Rezone of 9.04 Acres of property from the Agricultural Zone to the Commercial Zone located at approximately 6100 West Valley View Highway, Petersboro

(Attachment 5)

ACTION: Motion by Council member Yeates to waive the rules and approve Ordinance No 2008-06-Rezone of 9.04 Acres of property from the Agricultural Zone to the Commercial Zone located at approximately 6100 West Valley View Highway, Petersboro. Zilles seconded the motion. The vote was unanimous, 7-0.

Ordinance No 2008-06: The vote was 7-0.

	<u>CHAMBERS</u>	<u>ZILLES</u>	<u>GIBBONS</u>	<u>HANSEN</u>	PETERSEN	ROBISON	<u>YEATES</u>	VOTES CAST
AYE	Х	Х	Х	Х	Х	Х	Х	7
NAY								0
ABSTAINED								0
ABSENT								0

the George S. Eccles Ice Center – The Council returned to this discussion. Chairman Hansen asked Mayor Dave Kooyman and Floyd Naegle to address the Council. Kooyman said the parking lot and landscaping will cost \$230,000.00 to \$250,000.00 and the initial \$50,000.00 from the Restaurant/RAPZ will allow the Ice Center to receive a donation from the Eccles Foundation. Naegle said he has been in touch with representatives of the Eccles Foundation and they have deemed the Ice Center's parking lot/landscaping project worthy of funding. The application must now be sent to the Foundation. Kooyman said the Ice Center will return in the spring to apply for additional Restaurant/RAPZ tax monies as needed and Naegle said, if RAPZ money is awarded in the spring, the Eccles Foundation will replace their money with RAPZ funds and the Ice Center can use the Eccles Foundation donation for operations.

Petersen clarified that the proposal is for \$50,000.00 now and for the Ice Center to return in the spring with a request for any additional funds. Mayor Kooyman said that was correct; they want to go through the regular Restaurant/RAPZ Tax process rather than ask for future funds to be committed now.

(Attachment 6)

ACTION: Motion by Council member Yeates to approve a \$50,000.00 allocation from this year's Restaurant/RAPZ Tax monies for the Eccles Ice Center for a parking lot/landscaping project. Gibbons seconded the motion. The vote was unanimous, 7-0.

OTHER BUSINESS

- ✓ Wellsville Founder's Parade Monday, September 1, 2008 10:00 a.m. Lemon and Zilles will attend.
- ✓ River Heights City Apple Days Parade September 6, 2008 4:00 p.m. -Lemon, Yeates, Robison and Zilles will attend.

COUNCIL MEMBER REPORTS

<u>Darrel Gibbons</u> said a survey is being prepared that will be given to some valley residents with respect to water quality and source pollution, etc.

<u>Cory Yeates</u> reminded the Council members going on the Coldwater Ranch visit to meet in the Historic Courthouse parking lot Thursday, August 28, 2008 at 1:00 p.m. There will be three four-wheel drive vehicles available, participants should wear hiking clothes and shoes and expect to return around 5:00 p.m.

<u>John Hansen</u> reported a citizen contacted him to say the roads near Paradise need lines painted on them and there is a water pipe leaking near Weeks Raspberry farm that is causing a culvert to sink and creating a road hazard. Yeates noted the Council could inspect the leak when they go to Coldwater Ranch on Thursday.

A local realtor also told Hansen he is having a hard time getting deeds recorded on Fridays.

<u>Craig Petersen</u> said a person has been identified for the countywide library consultant position – Pete Giacoma. He has been the Director of the Davis County Library System for the last

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seventeen years and also worked for the Salt Lake County Library. The expectation is that he will report his recommendations by November 1, 2008.

Kathy Robison spoke with Diane Nielsen, the Governor's Energy Advisor, and her office will put together some information to help Cache County with the Ruby Pipeline proposal. Robison suggested scheduling them on an agenda in the next month.

Gordon Zilles said the next AG Subdivision Committee meeting will be September 10, 2008 at 12:30 p.m.

The Council meeting adjourned at 6:27 p.	m.
ATTEST: Jill N. Zollinger	APPROVAL: John A. Hansen

CACHE COUNTY CORPORATION

DEVELOPMENT SERVICES DEPARTMENT

JOSH RUNHAAR, AICP DIRECTOR/ ZONING ADMINISTRATOR

PAUL BERNTSON CHIEF BUILDING OFFICAL

179 North Main, Suite 305 Logan, Utah 84321 ♦ (435)755-1630 ♦ Fax (435)755-1987



Memorandum

To:

Cache County Council

From:

Josh Runhaar, Development Services Director & Zoning Administrator

Date:

August 18, 2008

Subjects:

Development Services Agenda Items

A request for the County Council to place the following on the August 26^{th} Agenda:

CONSENT AGENDA ITEMS

CTR Ranching/Hansen Lot Split Subdivision Amended - Rod Blossom is requesting a Boundary Line Adjustment in an approved subdivision on 109.66 acres of property in the Agricultural Zone located at approximately 6991 West 1400 North, Petersboro.

Recommended Findings of Fact: Five (5)

Recommended Conditions of Approval: Three (3)

Planning Commission Recommendation: Approve with Conditions (6-0)

CTR Ranching Subdivision - Rod Blossom is requesting a 3-lot subdivision on 14.01 acres of property in the Agricultural Zone located at approximately 6687 West Valley View Highway, Petersboro.

Recommended Findings of Fact: Five (5)

Recommended Conditions of Approval: Three (3)

Planning Commission Recommendation: Approve with Conditions (6-0)

Cherry Creek Ridge Subdivision Amended - Dianne S. Hall is requesting a Boundary Line Adjustments in an existing subdivision on 25.83 acres of property in the Agricultural Zone located at approximately 11300 North 2000 East, northeast of Richmond.

Recommended Findings of Fact: Five (5)

Recommended Conditions of Approval: Two (2)

Planning Commission Recommendation: Approve with Conditions (6-0)

Thompson Subdivision/Boundary Line Adjustment – Judy Thompson is requesting a 2-lot subdivision and Boundary Line Adjustment on 10.62 acres of property in the Agricultural Zone located at approximately 1305 East 13000 North, north of Richmond.

Recommended Findings of Fact: Five (5)

Recommended Conditions of Approval: Two (2)

Planning Commission Recommendation: Approve with Conditions (6-0)

of approval to the County Council for a Boundary Line Adjustment in an existing 5-let subdivision on 8.38 acres of property in the Agricultural Zone located at approximately 675 South 5400 West, east of Mendon.

Recommended Findings of Fact: Four (4)

Recommended Conditions of Approval: Twelve (12)

Planning Commission Recommendation: Approve with Conditions (2)

roject Name: CTR Ranching & Hansen

Subdivision Amended

Agent:

Rod Blossom

Request:

Amendment to a 2-Lot Subdivision

Type of Action:

Recommend to County Council

Current Zoning:

Agricultural (A)

Project Address:

1400 North Hwy 30 (Petersboro) Staff Recommendation: Approval with Conditions

Tax ID:

12-022-0012

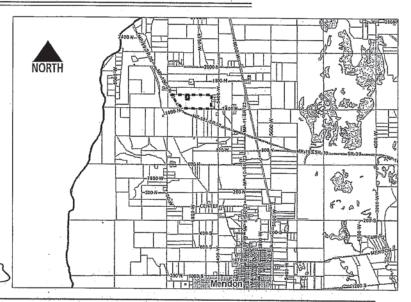
12-022-0025

Surrounding Uses: North - Agriculture

South - Agriculture East - Agriculture West - Agriculture

Reviewed by:

Jay Baker, Associate Planner II



PURPOSE: To recommend preliminary and final plat approval to the County Council for the CTR Ranching & Hansen Subdivision Amended.

PROJECT SUMMARY

The project is in the Petersboro area approximately 2.4 miles north of Mendon City in the Agricultural Zone. Lot 2 contains an existing residence with a well and septic system. Lot 1 will be designated as an Agricultural Parcel.

The subdivision is also being amended to remove a restriction that allowed no further subdivision of the lots. This restriction was placed on the original plat as per County Ordinance at the time. The current Title 16 of the County Ordinance does not require the language and will allow further subdivision of the lots.

- Access from 1400 North is adequate.
- No access will be allowed from Highway 30.

Water & Septic:

- Adequate water rights shall be in place prior to final plat recordation.
- Both lots are feasible for shallow onsite septic systems and wells.

Service Provision:

- Access from 1400 North is adequate for fire protection. The Mendon fire station is 3.7 miles from the
- Garbage collection service will be on 1400 North. Residents should provide sufficient space along the side of the road for containers.
- An existing school bus stop is located at 1400 North Highway 30.

STAFF DETERMINATION

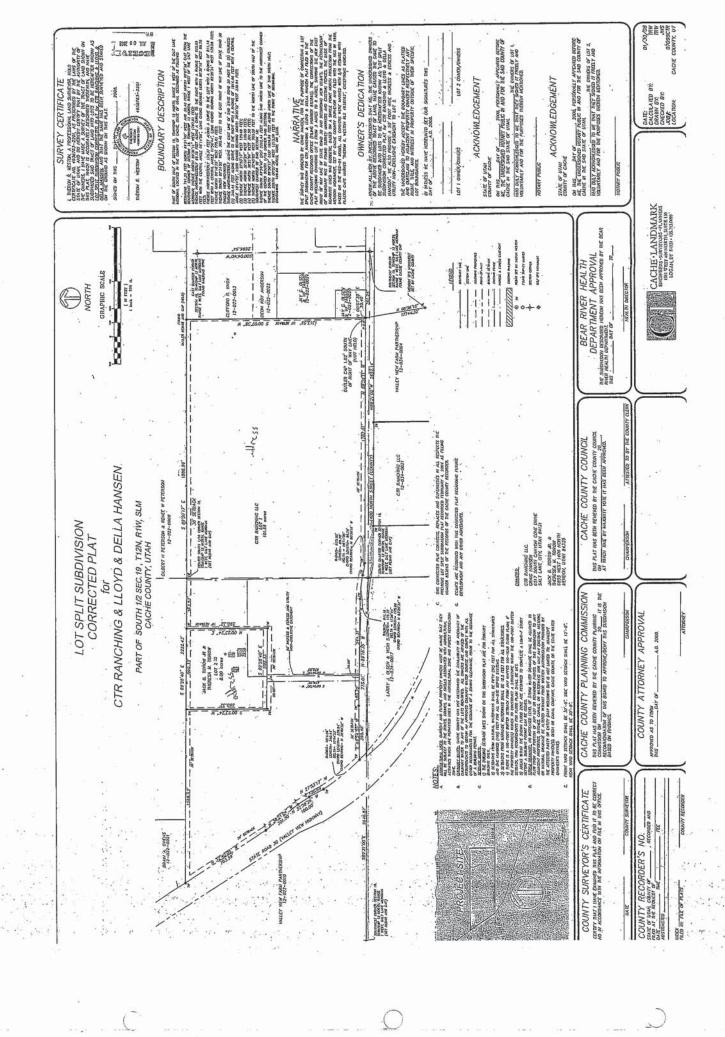
It is staff's determination that the CTR Ranching & Hansen Subdivision Amended, a two (2) lot subdivision for property located at approximately 1400 North Highway 30 (Petersboro) TIN# 12-022-0012, and 12-022-0025, is in conformance with the Cache County Ordinance and should be recommended for preliminary and final plat approval to the County Council. This determination is based on the following findings of fact:

SECTION 19, TOWNSHIP 12 NORTH, RANGE / WEST.—
SCALE I INCH = 6 CHAINS.

022

Partson SEE 12-022-3 Kim Daviglas & Natalie C. Haws בטעייה בב רבב אבזפאפטיי , 61.8 Ac SEE 12-021 CTR Ranching 30.77 Ac 1015.38 VAUGHN M PETERSON SEE 12-022-2 SIERRA HEIGHTS MINOR SUBD. SEE 12-022 VALLEY VIEW FARM PARTMEKSHIP

CTR Ranching/Hansen Subdivision Amended



oject Name:

CTR Ranching Subdivision

Agent:

Rod Blossom

Request:

3-Lot Subdivision

Type of Action:

Recommend to County Council

Current Zoning:

Agricultural (A)

Project Address:

6400 West Hwy 30 (Petersboro)

Staff Recommendation: Approval with Conditions

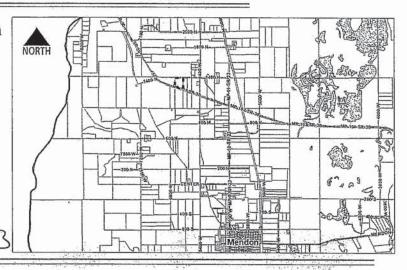
Tax ID:

12-034-0021

Surrounding Uses: North - Agriculture South - Agriculture East - Agriculture West - Agriculture

Reviewed by:

Jay Baker, Associate Planner II



PURPOSE: To recommend preliminary and final plat approval to the County Council for the CTR Ranching Subdivision.

PROJECT SUMMARY

The project is in the Petersboro area approximately 2.3 miles north of Mendon City in the Agricultural Zone.

Access:

- Access from 1400 North is adequate.
- Adequate culverts shall be installed at each driveway entrance.
- No access will be allowed on Highway 30.

Water & Septic:

- Adequate water rights shall be in place prior to final plat recordation.
- All lots are feasible for shallow onsite septic systems and wells.

Service Provision:

- Access from 1400 North is adequate for fire protection. The Mendon fire station is 3.7 miles from the
- Garbage collection service will be on 1400 North, Residents should provide sufficient space along the side of the road for containers.
- An existing school bus stop is located at 1400 North 6400 West, one block from this subdivision.

STAFF DETERMINATION

It is staff's determination that the CTR Ranching Subdivision, a three (3) lot subdivision for property located at approximately 6400 West Highway 30 (Petersboro) TIN# 12-034-0021; is in conformance with the Cache County Ordinance and should be recommended for preliminary and final plat approval to the County Council This determination is based on the following findings of fact:

- 1. The CTR Ranching 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.
- The CTR Ranching Subdivision has been revised and amended by the conditions of project approval to conform to the requirements of Titles 16 and 17 of the Cache County Code and the requirements of various departments and agencies.
- The CTR Ranching Subdivision conforms to the Preliminary plat requirements of §16.03.030 Cache County Subdivision Ordinance.

TOTAL STATES 39.39 R 45-r 11/2' TAX UNIT 28 SECTION30, TOWNSHIP IZ NORTH, RANGE / WEST. CLYDE W KIDMAN & REEA P. KIDMAN,
TRUSTEES
2890 PC-Jerrkey C. COOPER ESAL 9 8059 20.98 AC 5000 5000 JEFFREY C COOPER ETAL VALLEY WEW FARM

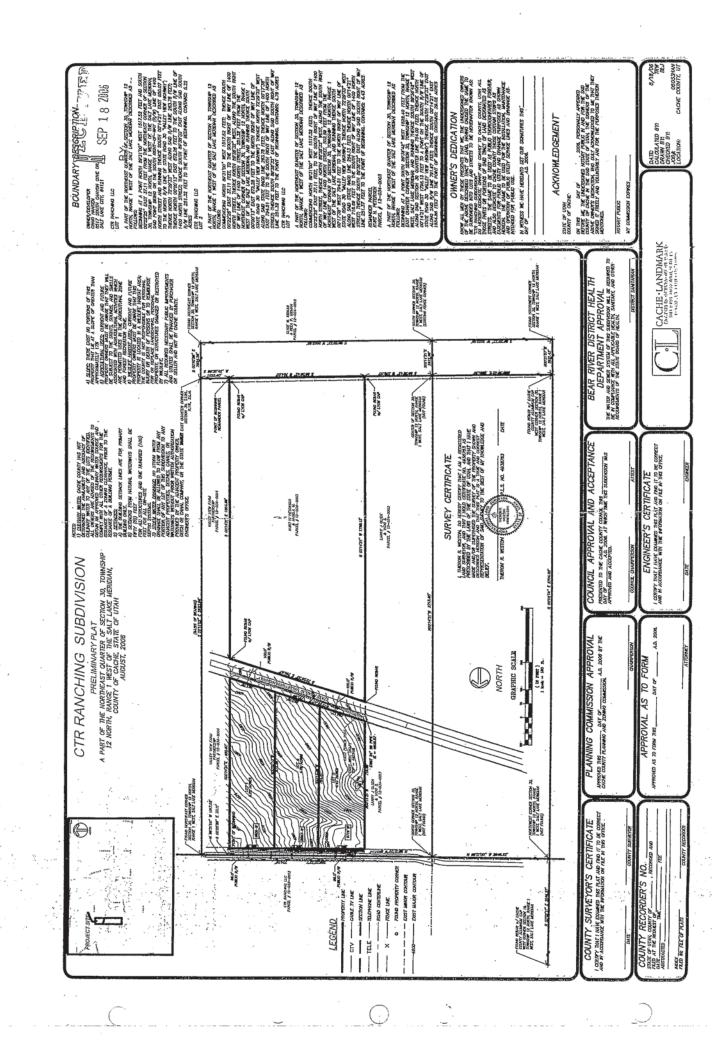
VALLEY WEW FARM

PARTNERSHIP

OOD

TAKEN 78,4c.m/ 13.84 小器 SCALE I INCH = 6 CHRINS. 28.36 AC CTR Ranching LLC SEE 12-022 15.78 Ac Larry J Olsen & Wa 29:T LARRY d. OLGEN & WF, VICKIE 5. 58,80 Ac CLYGE W KIDMAN & REEA P. KIDMAN TRUSTEES LARRY J. OLSEN & DICKI S. TRS 137.39 Ac 30.20 (x) 29.05 Chs 0000 40.49 AG. 40.37.46. 8+0-21 33S JR Randring Subdivision

(32) (45)



oject Name: Cherry Creek Ridge

Subdivision Amended

Dianne S. Hall Agent:

Request: Boundary Line Adjustment within

a recorded Subdivision

Type of Action: Recommend to County Council

Current Zoning: Agricultural (A)

Project Address: 11300 North 2000 East (Richmond) Staff Recommendation: Approval with Conditions

Tax ID: 09-044-0023 09-044-0024

Surrounding Uses: North-Homes/Preserve

South - Agriculture East - Homes/Preserve West - Agriculture/Homes

Reviewed by: Jay Baker, Associate Planner II

> PURPOSE: To recommend preliminary and final plat approval to the County Council for the Cherry Creek Ridge Subdivision Amended.



The project is east of Richmond City in the Agricultural Zone. The amendment includes a boundary line adjustment between Lot 7 and Lot 8. No additional lots are proposed.

- Access from 2000 East is adequate.
- Private roads interior to the subdivision are adequate and will be maintained by the landowners.

- Adequate water rights are in place for all lots including the existing homes.
- The proposed lots are feasible for onsite septic systems and wells.

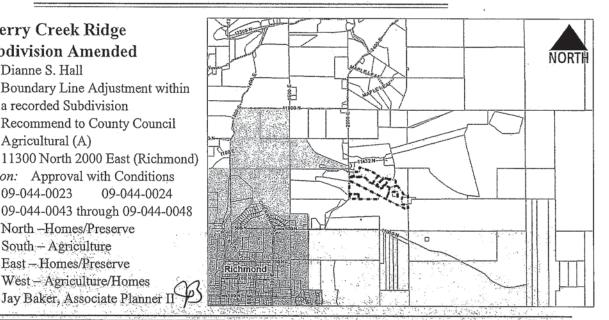
Service Provision:

- Access is adequate for fire protection. The Richmond fire station is 2.1 miles from the site.
- Garbage collection service will be on 2000 East. Residents should provide sufficient space along the side of the road for containers.
- An existing school bus stop is located at 11350 North 2000 East, adjacent to the subdivision.

STAFF DETERMINATION

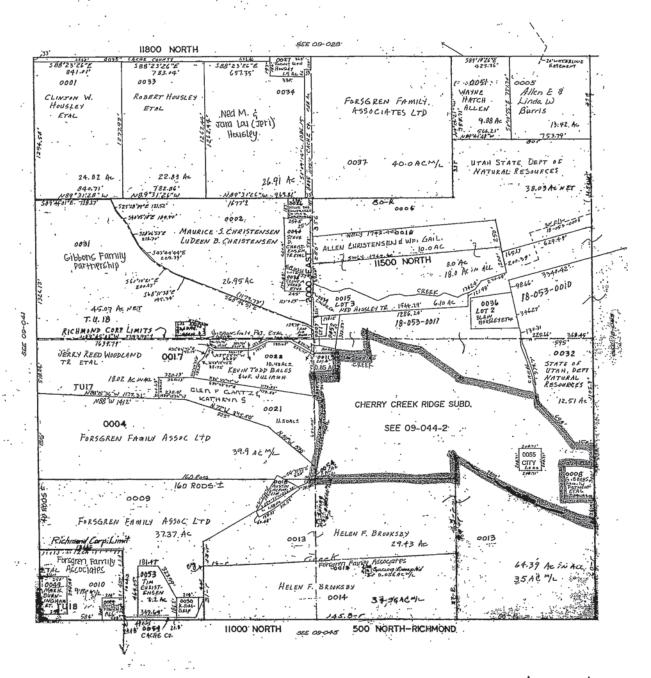
It is staff's determination that the Cherry Creek Ridge Subdivision Amended, an eight (8) lot subdivision for property located at approximately 11300 North 2000 East (Richmond) TIN# 09-044-0023, 09-044-0024, 09-044-0043, 09-044-0044, 09-044-0045, 09-044-0046, 09-044-0047, and 09-044-0048, is in conformance with the Cache County Ordinance and should be recommended for preliminary and final plat approval to the County Council. This determination is based on the following findings of fact:

- The Cherry Creek Ridge Subdivision Amended has been revised and amended by the conditions of project approval to address the issues and concerns raised within the public and administrative records.
- The Cherry Creek Ridge Subdivision Amended has been revised and amended by the conditions of project approval to conform to the requirements of Titles 16 and 17 of the Cache County Code and the requirements of various departments and agencies.

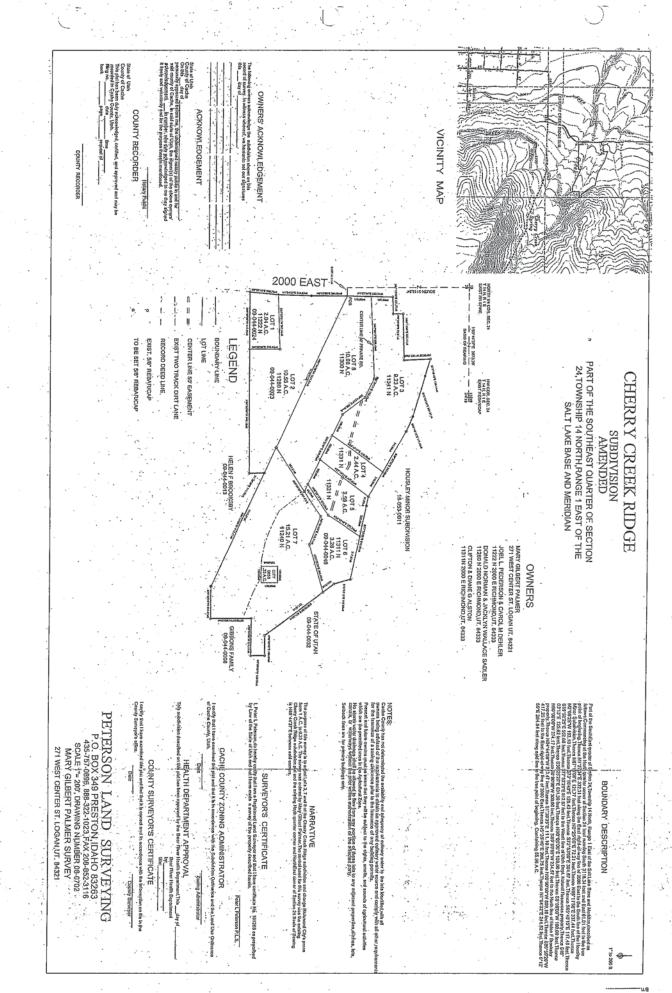




SECTION 24, TOMASHIP 14 HORTH PHINGE / ERST --



Cherry Creek Ridge Subdivision Amended



Thompson Subdivision & vject Name:

Boundary Line Adjustment

Agent:

Judy Thompson

Request: Type of Action: 2-Lot Subdivision Recommend to County Council

Current Zoning:

Agricultural (A)

Project Address:

1271 East 13000 North (Cove) Staff Recommendation: Approval with Conditions

Tax ID:

09-026-0016

09-026-0011

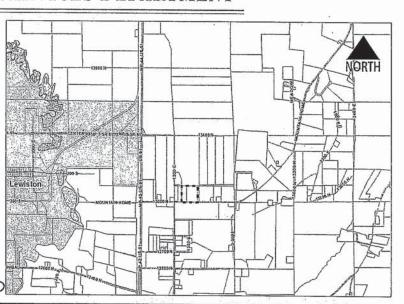
Surrounding Uses: North - Agriculture

South - Agriculture East - Agriculture

West - Agriculture/Residential

Reviewed by:

Jay Baker, Associate Planner II



PURPOSE: To recommend preliminary and final plat approval to the County Council for the Thompson Subdivision and Boundary Line Adjustment.

PROJECT SUMMARY

The project is in the Cove area in the Agricultural Zone. The property line of two 1970 parcels is being adjusted. One of the resulting parcels will be subdivided into two lots.

Access from 13000 North is adequate.

Water & Septic:

- Adequate water rights are in place. Lot 1 has an existing home with a well and septic. Lewiston City will provide water for Lot 2.
- The lots are feasible for onsite septic systems and wells.

Service Provision:

- Access from 13000 North is adequate for fire protection. There is an existing fire hydrant at 1200 East 13000 North. Lewiston fire station is 3.1 miles from the site.
- Garbage collection service will be on 13000 North. Residents should provide sufficient space along the side of the road for containers.
- A school bus stop is located at approximately 1200 East 13000 North, one block from the proposed subdivision.

STAFF DETERMINATION

It is staff's determination that the Thompson Subdivision and Boundary Line Adjustment, a two (2) lot subdivision for property located at approximately 1271 East 13000 North (Cove) TIN# 09-026-0016, and 09-026-0011, is in conformance with the Cache County Ordinance and should be recommended for preliminary and final plat approval to the County Council. This determination is based on the following findings of fact:

The Thompson Subdivision and Boundary Line Adjustment has been revised and amended by the conditions of project approval to address the issues and concerns raised within the public and administrative records.

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1" to 100 ft will be subject to the sights, smells, and sounds of agricultura SURVEYING bed on this plat has been approved by the Bear River Health Department. This P.O. BOX 349 PRESTON IDAHO 83263 435-757-0896, 888-322-1023, FAX 208-852-3116 SCALE 1"= 100", DRAWING NUMBER 08-0708 Présent and fabrie owness must be aware that they will be subject to the abilita, amelia, and aouns which are the permitted use; in se, beforeusit Zone. When so no the permitted use; in se, before they applied to the subject debut to say adjace they subject debut to say adjace than subject debut to say adjace than a subject subject of the affected party. CACHE COUNTY ZONING ADMINISTRATOR COUNTY SURVEYOR'S CERTIFICATE 1271 EAST 13000 NORTH COVE, UT. 84320 i, Pelèr L. Poteison, do hareby cerilly that I am a Rogistaried Land Sueveyor and thet I have by Law of the Stein of Ubih and that I have midde a sterety of the property described here HEALTH DEPÄRTMENT APPROVAL ISURVEYOR'S CERTIFICATE JUDY THOMSON SURVEY BOUNDARY DESCRIPTION lined this plat and that it is in accordance with the Subdivi I carlify that I have examined this plot and find that it is correct and in acco. County Surveyor's office. PETERSON LAND Lostlify that I have extend of Cache County, Ulah. Garnet Comish 08-026-0017 1271 E 13000 N COVE, UT. 84320 JEFFREY L MILLER TR. OWNERS PART OF THE NORTHEAST QUÁRTER OF SECTION 11,TOWNSHIP 14 NORTH, RANGE 1 EAST OF THE SALT LAKÉ BASE AND MERIDIAN 13000 NORTH MINOR SUBDIVISION THOMPSON 1.50 A.C. 1305 EAST Gary G Allen 09-026-0010 Neta E Allen 09-026-0038 1.00 A.C. 1271 EAST Gary G Allen Center Sec. 11 T14N,R1E Exist P-K/washer South 1/4 Cor. Sec. 11,T14N,R1E Exist R.R spike Lyle D Allen On this and off of our day of care in a day of our day of care in a day of our day of our day of our day of the our day of the our day of our d ive following awmers acknowledge the kill spill subdivision shown on this scool of survey, in witness whereof, we hereunto set our signetures OWNERS' ACKNOWLEDGEMENT 6/8" REBARVCAP TO BE SET COUNTY RECORI ACKNOWLEDGEMENT COUNTY RECORDER RECORD DEED LINE VICINITY MAP EXIST FENCE LINE EXIST REBARACAP BOUNTARY LINE SETBACK LINE LEGEND State of Ulah County of Cache The plat lass been duly acknowlediged, ceriffed, recorded in Cache Geenty, Uhah. Ifing no.

oject Name: Sagamore Subdivision

Agent: Jon Lee

Request: 4-Lot Subdivision

Type of Action: Recommend to County Council

Current Zoning: Agricultural (A)

Project Address: 400 West 7800 South (Paradise)

Staff Recommendation: Approval with Conditions

Tax ID: 01-086-0009

Surrounding Uses: North - Agriculture/Residential

South – Agriculture East – Agriculture West – Agriculture

Reviewed by: Jay Baker, Associate Planner IT

MORTH

Wellsville

Tools

Tool

PURPOSE: To recommend preliminary and final plat approval to the County Council for the Sagamore Subdivision.

PROJECT SUMMARY

The project is approximately 1.0 mile north of Paradise Town in the Agricultural Zone. Lots 1, 2, and 3 are proposed development lots while Lot 4 will remain an Agricultural Parcel.

Access:

- Access from County Road 400 East is adequate.
- Access from County Road 7800 South is not adequate. Only agricultural access will be allowed from this road.

Water & Septic:

- Adequate water rights are in place for all proposed development lots.
- All proposed lots are feasible for onsite septic systems and wells.

Service Provision:

- Access for fire protection is adequate. Tender trucks from the Paradise fire station are 2.1 miles from the site.
- Due to the distance from the fire department and a lack of water supply in the area residential fire sprinklers are recommended.
- Garbage collection service will be provided on 400 West. Residents should construct gravel pads to provide sufficient space along the side of the road for containers.
- An existing school bus stop is located approximately 3 blocks from the proposed subdivision. The School District recommends that a new bus stop be located at 400 West 7800 South.

STAFF DETERMINATION

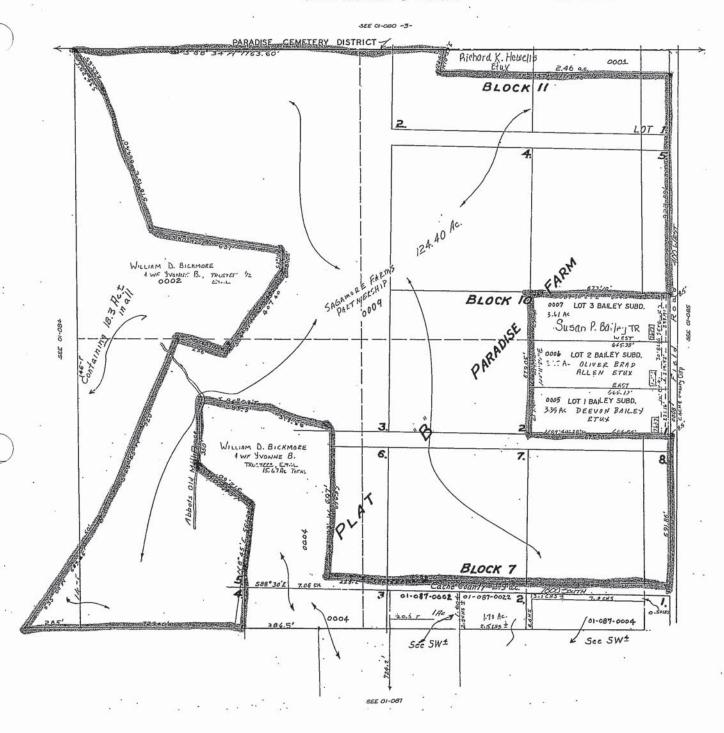
It is staff's determination that the Sagamore Subdivision, a four (4) lot subdivision for property located at approximately 400 West 7800 South (Paradise) TIN# 01-086-0009, is in conformance with the Cache County Ordinance and should be recommended for preliminary and final plat approval to the County Council. This determination is based on the following findings of fact:

- 1. The Sagamore 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 Sagamore Subdivision has been revised and amended by the conditions of project approval to conform to the requirements of Titles 16 and 17 of the Cache County Code and the requirements of various departments and agencies.

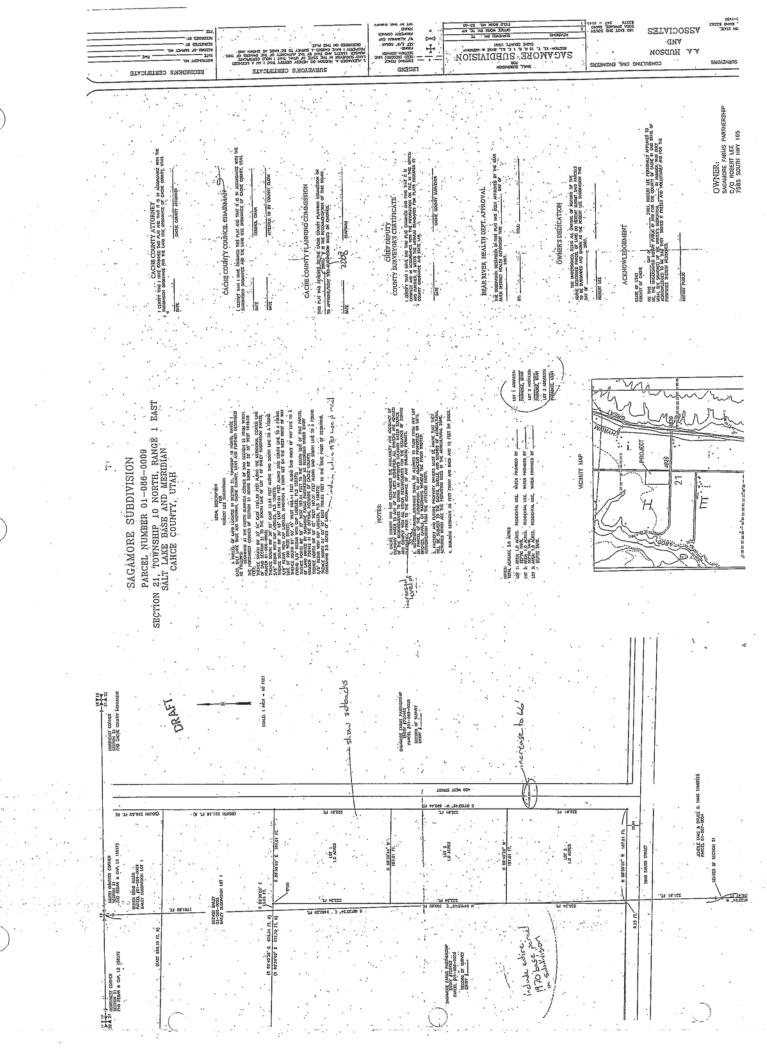
01-086

Scale 1 Inch = 3 Chains

TAX UNIT OI



Sagamore Subdivision



1	Cache County Planning Commission (CCPC)
$\binom{2}{3}$	Minutes for 07 August 2008
4 5 6	Present: Josh Runhaar, Jay Baker, Chris Sands, Curtis Dent, Lee Nelson, Lamar Clements, Clair Ellis, Leslie Larson, Megan Izatt
7 8 9	Start Time: 5:30:00 pm (Video time not shown on DVD)
10 11	Nelson welcomed; Ellis gave opening remarks.
12 13	Approval of Agenda
14 15 16	Dent moved to approve agenda with item $\#7$ being removed from the agenda. Clements seconded; passed $6, 0$.
17 18	Approval of Minutes
19 20	Clements moved to approve the 10 July 08 minutes. Dent seconded; passed 6, 0.
21 22	Consent Agenda
23	#1 CTR Ranching/Hansen Lot Split Subdivision Amended (Rod Blossom)
24 25 26 27 28 29 30 31	Larry Olsen I'm here regarding items 1 and 2 on the consent agenda. I live in Petersboro and am a 5 th generation farmer there. Dry farming is being eaten up piece by piece. There are 9 subdivisions in Petersboro currently and with those subdivisions we are losing 7-900 acres of farmland. I disapprove of developers swallowing up the land. The CTR Ranch Subdivision is on my east boundary. People are also running out of water and all these subdivisions are not going to help the situation. I know you don't have anything to do with the water but I hope you understand that this land was meant to be farmland.
32 33 34 35	Nelson we are aware of the water situation and we hope that people who handle the water rectify that quickly.
36 37	Mr. Olsen If you have a lot, you can get a well permit.
38 39 40	Clements I am concerned about the water situation and worried about a lot of subdivisions being out there.
41 42	Mr. Olsen the entire county needs to be looked at.
43 44	Ellis the number of subdivisions approved, are those 95 lots still being farmed.
45 46	Mr. Olsen 2 lots have been sold; the other 93 are still being farmed.

Ellis the subdivisions are on the book, but still being farmed.

- CTR Ranching Subdivision is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjoining or area
 properties.
- 1400 North, the County road that provides access to the subject property, has an adequate capacity, or suitable level of service, for the proposed use.

CONDITIONS OF APPROVAL

The following stipulations must be met for the development to conform to the County Ordinance and the requirements of county service providers.

All access to the proposed lots shall be from County Road 1400 North.

Prior to final plat recordation adequate water rights shall be in place.

Prior to final plat recordation the proponent shall meet all applicable standards of the Cache County Ordinance.

#3xCherry Creek Ridge Subdivision Amended (Dianne S. Hall)

Findings of Fact:

- 11. The Cherry Creek Ridge Subdivision Amended has been revised and amended by the conditions of project approval to address the issues and concerns raised within the public and administrative records.
- 12. The Cherry Creek Ridge Subdivision Amended has been revised and amended by the conditions of project approval to conform to the requirements of Titles 16 and 17 of the Cache County Code and the requirements of various departments and agencies.
- 13. The Cherry Creek Ridge Subdivision Amended conforms to the Preliminary plat requirements of §16.03.030 Cache County Subdivision Ordinance.
- 14. Cherry Creek Ridge Subdivision Amended is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjoining or area properties.
- 15. 2000 East, the road that provides access to the subject property, has an adequate capacity, or suitable level of service, for the proposed level of development.

CONDITIONS OF APPROVAL

The following stipulations must be met for the development to conform to the County Ordinance and the requirements of county service providers.

Prior to final plat recordation adequate water rights shall be in place.

Prior to final plat recordation the proponent shall meet all applicable standards of the Cache County Ordinance.

#4 Thompson Subdivision/Boundary Line Adjustment (Judy Thompson)

Findings of Fact:

- 16. The Thompson Subdivision and Boundary Line Adjustment has been revised and amended by the conditions of project approval to address the issues and concerns raised within the public and administrative records.
- 17. The Thompson Subdivision and Boundary Line Adjustment has been revised and amended by the conditions of project approval to conform to the requirements of Titles 16 and 17 of the Cache County Code and the requirements of various departments and agencies.
- 18. The Thompson Subdivision and Boundary Line Adjustment conforms to the Preliminary plat requirements of §16.03.030 Cache County Subdivision Ordinance.
- 19. Thompson Subdivision and Boundary Line Adjustment is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjoining or area properties.
- 20. 13000 North, the road that provides access to the subject property, has an adequate capacity, or suitable level of service, for the proposed use.

CONDITIONS OF APPROVAL

The following stipulations must be met for the development to conform to the County Ordinance and the requirements of county service providers.

Prior to final plat recordation adequate water rights shall be in place.

Prior to final plat recordation the proponent shall meet all applicable standards of the Cache County Ordinance.

#5 Mendon Shadow Subdivision (Dan-Paskett)

Findings of Fact:

- 21. The Mendon Shadow Subdivision Amended has been revised and amended by the conditions of project approval to address the issues and concerns raised within the public and administrative records.
- 22. The Mendon Shadow Subdivision Amended has been revised and amended by the conditions of project approval to conform to the requirements of Titles 16 and 17 of the Cache County Code and the requirements of various departments and agencies.
- 23. The Mendon Shadow Subdivision Amended conforms to the Preliminary plat requirements of §16.03.030 Cache County Subdivision Ordinance.

1	Chief Pettigrew we could show this map to the Association of Mayors and explain it.
2 3	Runhaar we can utilize county planning to contact the cities this affects.
4 5	Clements it needs to be approved by the County Council before it becomes official.
6 7	Runhaar correct.
8	
9 10	Nelson education can be a vital thing and I think a little education goes a long ways with people. Do all you can to educate people. Also, people in the cities this affects need to know.
11	
12 13	Sands I noticed private pockets of land near lands that are included, why aren't those pockets included?
14	
15 16	Chief Pettigrew those lands can't be built on. There are six areas of criteria that have to be met to go into the interface: 1: less than a 30% slope; 2: non-irrigated crop land; 3: one structure per
17 18	40 acres; 4: roads less than 20 ft. wide; 5: areas above major canals; 6: private property bordering subdivisions on a less than 30% slope.
19 20 21	Nelson is vegetation looked at?
22 23	Chief Pettigrew yes.
24 -25	Ellis cities need to be aware of the requirements for what needs to be done in these areas.
26 27	Clements we were also promised to be able to amend the ordinance.
28 29	Runhaar you can still approve the map separately.
30	Larson moved to recommend approval of the Urban-Wild Land Interface Map to the County
31 32	Council and to have an agenda item to review the ordinance text, and that cities be notified of the map. Clements seconded; approved 6,0.
33	
34	6:22:00
35	
36	#8 Sagamore Subdivision (Jon Lee)
37	
38	6:23
39	
40 41	Ellis leaves.
42 43 44	Baker reviews Jon Lee's request for a recommendation of approval for a 40lot subdivision on 124.40 acres of property in the Agricultural Zone located north of Paradise. 7800 south does not meet road requirements and will be restricted to agricultural access only.
45 46 47	Sands I am on the Agricultural Advising Board and a Sagamore Farm came before that board, is this part of that?

oject Name:

McEvoy Commercial Rezone

ent:

Roger McEvoy

Request:

Rezone from Agricultural to Commercial

Type of Action:

Recommend to County Council

Current Zoning:

Agricultural (A)

Project Address:

6100 West Highway 30 (Petersboro)

Staff Recommendation: Approval with Conditions

Tax ID:

12-033-0004

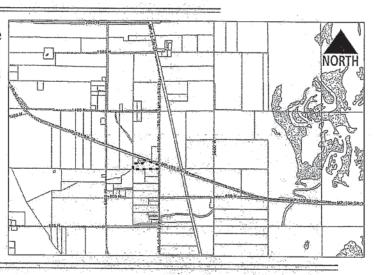
Surrounding Uses: North - Agriculture

South - Agriculture East - Agriculture

Reviewed by:

West - Agriculture/Planned Park & Ride

Jay Baker, Associate Planner II



PURPOSE: To recommend approval to the Cache County Council for the McEvoy Commercial Rezone, a change from the Agricultural to the Commercial Zoning District.

PROJECT SUMMARY

Location: The project is located in the Petersboro area on the southwest corner of the intersection of Highways 30 and 23 in the Agricultural Zone. The total rezone area is 8.06 acres.

- 4.8 acres of land on the northwest corner of the intersection is currently zoned commercial.
- Annexation to a city is not possible.
- Adjacent property to the west is planned as a commuter parking facility to be built by UDOT.

Access:

- Access from Highway 23, is adequate. The applicant has met with UDOT officials to discuss access. UDOT recommended that access be from Highway 23 and as far from the intersection as possible.
- Access through the commuter parking facility may also be possible.
- A culvert may be required at the entrance to the property. Further analysis of access will be required at the time of application for site development.

Service Provision:

Adequacy of all services will be fully evaluated at the time of application for site development.

STAFF DETERMINATION

It is staff's determination that the McEvoy Commercial Rezone located at approximately 6100 West Highway 30 (Petersboro) TIN# 12-033-0004, may be recommended for approval to the Cache County Council. This determination is based on the following findings of fact:

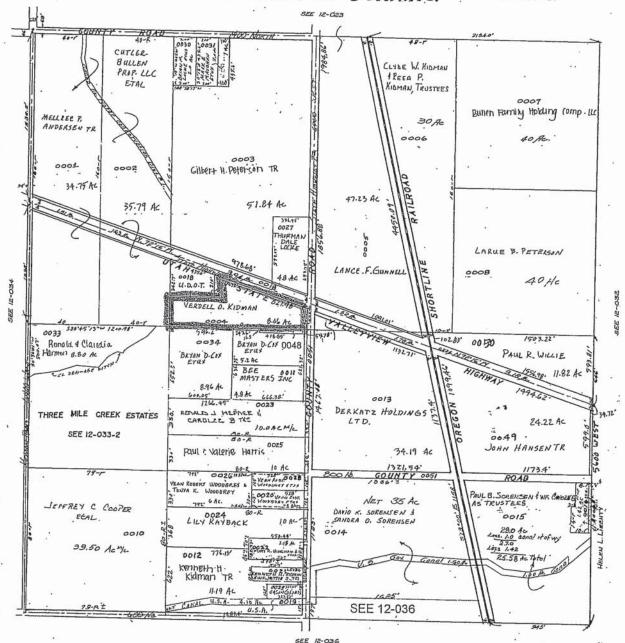
- The location of the subject property is compatible with the purpose of the proposed Commercial zoning district.
- The subject property is suitable for development within the proposed Commercial zoning district without increasing the need for variances or special exceptions.
- The subject property is suitable as a location for all of the permitted uses within the proposed 3. Commercial zoning district.
- The subject property, when used for the permitted uses in the Commercial zoning district, would be compatible with adjoining land uses.

CONDITIONS OF APPROVAL

1. Development within the rezoned area will only be approved in conjunction with final approval of a master plan of the entire 8.06 acres.







McEvoy Rezone

BEFORE THE BOARD OF EQUALIZATION OF CACHE COUNTY

)	
IN RE: The matter of the Application for exemption from property taxation of IHC SERVICES, INC., for the LOGAN REGIONAL HOSPITAL))))	FINDINGS AND DETERMINATION FOR TAX YEAR 2008
	,	

This matter came before the Board of Equalization of Cache County, Utah on April, 2008 on the verified application for property tax exemption submitted by IHC HEALTH SERVICES, INC., for the LOGAN REGIONAL HOSPITAL.

FINDINGS

Based upon the verified application and matters presented to the Board of Equalization at its hearing on April 8, 2008 and other materials presented to it, the Board of Equalization finds that:

- IHC HEALTH SERVICES, INC., is the owner of record of the Logan Regional
 Hospital which is located on the real property described in the attached "Exhibit
 A" and other parcels of property described therein.
- 2. Darrell L. Gibbons and John A. Hansen, members of the Board of Equalization, met with the owner's representatives on April 8, 2008 and reviewed the application of the owners and relevant facts and standards. The County Auditor, Tamra Stones and County Assessor, Kathleen Howell, attended also to clarify real

and personal property issues.

- 3. It was recommended that some exemption be granted to the applicant for the Tax Year 2008 on the basis that IHC HEALTH SERVICES, INC., and the Logan Regional Hospital property qualify for exemption from the property tax under Standards I, II, III, IV, V, and VI as promulgated by the Utah State Tax Commission on December 18, 1990, and as delineated by the Utah Supreme Court in its decision dated September 1, 1994, in a case appealed to that Court by the Cache County Assessor and the Salt Lake County Assessor from decisions of the Board of Equalization of their respective counties.
- 4. The assessor has created shadow parcel numbers which reflect the taxable portion of the properties within the hospital campus. The original parcel numbers reflect the total market value attributable to that particular parcel. Refer to the "Exhibit A" for a complete parcel list.
- 5. Parcel No. 05-016-0001 is the parcel on which the Day Care Center is located and is deemed exempt. IHC has acquired the following parcels from Dr's Neal Mortenson and Earl Duke March 26, 2008 and request exemption on; 05-016-0109, 05-016-0091, and 05-016-0092 (which comprise Suite K 1,2, and 3) This area is currently being leased to Cache Valley Community Health Center, dba Bear Lake Community Health Center, a not for profit clinic. They will move out early in 2009, Logan Regional Hospital is planning to remodel and use this main floor space for dialysis service. The maximum amount of tax be canceled from the acquisition date to the year end by parcel is as follows:

05-016-0091	\$853.09
05-016-0092	\$930.03
05-016-0109	\$4,767.06

Further, shadow parcel 05-500-0114 is the portion of the new Cancer Center that the Logan Regional Hospital leases to Dr. Ben Jacob for his medical practice. He did not move in his practice until June 2008. The hospital would like to request a one-time exemption for the five months in 2008 during construction and prior to his occupancy. The maximum tax amount to cancel is \$2,868.04.

6. The Board of Equalization in a public meeting held August 26, 2008, upon lawful notice, met and approved the amended requests for tax exemption as contained in these findings.

DETERMINATION

The Board of Equalization of Cache County, Utah, determines that:

IHC HEALTH SERVICES, INC., is hereby granted an exemption from property taxes for portions of the real property described in the attached "Exhibit A" which is used for the Logan Regional Hospital, its Medical Office Building-Surgical Center, its Home Health Agency, its Day Care Center and the personal property listed therein for the Tax Year 2008.

The foregoing findings were approved by the following votes by the members of the Board of Equalization on August 26, 2008.

COUNCIL MEMBER	IN FAVOR	AGAINST	ABSENT
S. Brian Chambers	X		
Darrel L. Gibbons	X		
John A. Hansen	X		
H. Craig Petersen	X		
Kathy Robison	X		
Cory Yeates	X		
Gordon A. Zilles	X		

These findings and determination are approved as written this 26th day of August, 2008.

John A. Hansen, Chairman Board of Equalization

Attested To:

Tamra Stones, Clerk of Board of Equalization

Resolution Adopting Final Tax Rates and Budgets Report 800

Form PT-255 pt-255.xls Rev. 2/01

County:

CACHE

Year:

2008

It is hereby resolved that the governing body of (entity name): CACHE COUNTY approves the following property tax rate(s) and revenue(s) for the year: 2008.

1 Fund/Budget Type	,	2 Revenue	3 Tax Rate
County General Fund	\$	7,711,919	0.001664
County Health Fund	\$	656,488	0.000142
Assess & Collect - State	\$	560,869	0.000121
Assess & Collect - County	\$	1,390,584	0.000300
	-		
Totals	\$	10,319,860	0.002227

This resolution is adopted after proper notice and hearing in accordance with UCA 59-2-919 and shall be forwarded to the County Auditor and the Tax Commission in accordance with UCA 59-2-913 and 29-2-920.

Signature of Gowerning Chair

A. Hansen

Title: Cache County Council Chairman

Date:

12-Aug-08

Attested by:

JILL N. ZOLLINGER Cache County Clerk

Mendon Shadow Subdivision oject Name:

Amended

Agent:

Dan Paskett

Request:

Boundary Line Adjustment within

a recorded Subdivision

Type of Action:

Recommend to County Council

Current Zoning:

Agricultural (A)

Project Address: Staff Recommendation:

675 South 5400 West (Mendon) Approval with Conditions

Tax ID:

11-009-0021

11-009-0022

11-009-0023

11-009-0024

11-009-0025

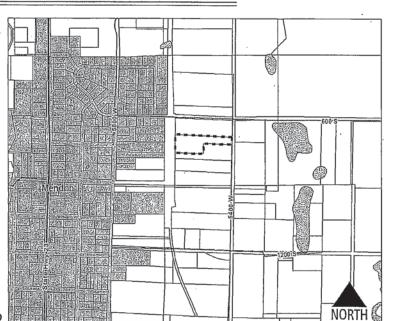
Surrounding Uses: North - Agriculture

South - Agriculture East - Agriculture

West - Agriculture/Mendon City

Reviewed by:

Jay Baker, Associate Planner II



PURPOSE: To recommend preliminary and final plat approval to the County Council for the Mendon Shadow Subdivision Amended.

PROJECT SUMMARY

This subdivision is being amended to move the proposed road easement for the future 5500 West between Lots 3 and 4. The boundary between Lots 2 and 3 are being adjusted to accommodate the easement. The project is located across the railroad tracks, east of Mendon City in the Agricultural Zone.

- Access to all lots will be from private road 675 South.
- Access to the private road from County Road 5400 West is adequate.
- The applicant shall install a minimum 18 inch culvert in the approach to the subdivision.

Water & Septic:

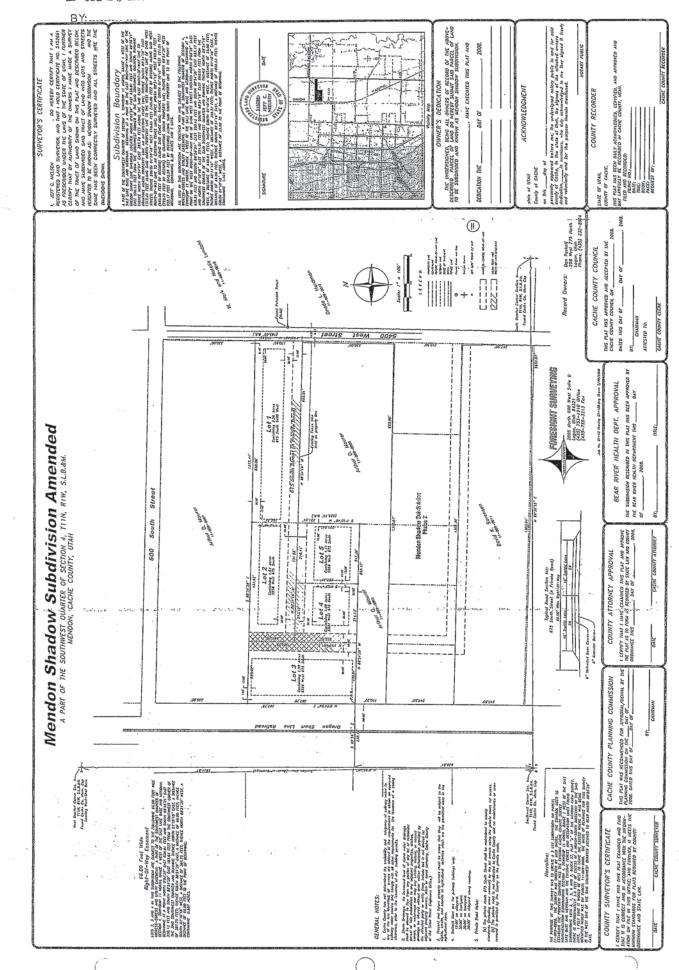
- Adequate water rights for all lots are approved and will be in place prior to recording the final plat.
- All lots are feasible for shallow onsite septic systems and well. Trench depth will be limited to 10 inches below grade.
- The Health Department requires a licensed engineer to submit plans that each septic system can be protected from seasonal high groundwater.
- Due to high groundwater it is recommended that basements not be allowed on these lots.
- The perimeter of the subdivision shall be protected from flood irrigation of adjacent properties.

Service Provision:

- Access for fire protection is adequate. The Mendon fire station is 1.5 miles from the site.
- The Fire department requires an additional plan review of the private road to ensure that all applicable standards are met.
- Due to the distance from the fire department and lack of water supply in the area, residential sprinklers are recommended.
- Garbage collection service will be on 5400 West. If collection will be on 675 South, the private road must meet County standards and a private road access liability waiver must be signed.
- An existing school bus stop is located ½ mile from this subdivision. A bus stop at 760 South 5400 West may be provided for Bus Eligible students.







CACHE COUNTY ORDINANCE NO. 2008-06

AN ORDINANCE REZONING CERTAIN REAL PROPERTY AND AMENDING THE CACHE COUNTY LAND USE ORDINANCE NO. 90-15.

The Cache County Council, in a regular meeting, lawful notice of which has been given, finds that the following rezoning should be approved; and that the Cache County Land Use Ordinance, No. 90-15, together with the official Zoning Map of Cache County, should be amended, accordingly.

Therefore, the Cache County Council ordains, as follows:

1. That the following described real property located in Cache County, State of Utah, consisting of approximately 9.04 acres, which is owned by Roger & Donna S. McEvoy NW/4 Section 29, Township 12 North, Range 1 West, Parcel #12-033-0004 be rezoned from Agricultural Zone to Commercial Zone described as follows:

Parcel 12-033-0004

BEG 37.7 FT W OF SE COR NW/4 SEC 29 T 12N R 1W & TH NW'LY 204 FT TO S LINE VALLEY VIEW HWY 67.7 FT W OF E LINE SD NW/4 TH N 72*16' W 1326.9 FT TO INTERSEC OF SD HWY WITH W LINE OF E/2 OF NW/4 SEC TH S TO S/4 COR SD NW/4 TH E 78 RDS TO BEG SUBJ TO R/W NET 11.50 AC

PARCEL CONT 2.63 AC FOR COMMUTER PARKING FACILITY PT 12.-033-0018 ENT 920441 PARCEL CONT 0.30 AC FOR COMMUTER PARKING FACILITY PT 12-033-0018

ENT 920442 NET 8.57 AC LESS PARCEL TO UDOT FOR HWY 23 ENT 935084 CONT 0.51 AC NET 8.06 AC

- 2. That the Cache County Land Use Ordinance, No. 90-15, together with the official Zoning Map of Cache County, are hereby amended accordingly.
- 3. This Ordinance shall become effective immediately upon publication, in the manner provided by law.

4. This Ordinance was adopted by the Cache County Council on the 46 day of 100 day of 2008 upon the following vote:

		AUAII	NOT.	<u>ADS.</u>	I LYT
Chambers Gibbons Hansen Petersen Robison Yeates Zilles	X				

CACHE COUNTY COUNCIL

By: John A. Hansen, Chairman

ATTESTED BY:

TOTAL

Jill N. Zollinger, County Clerk

Publication Date: September 10, 2008



President
Sheri Becker
President-Elect
Bryan King
Secretary
Teresa Harris

Trustees
Jason Kimber
Justin Jensen
David Kooyman
Cameron Jensen

Max Longhurst Kevin Dustin Honorary Trustees
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Spencer F. Eccles
Jeffery Gibson
Jim Laub
Merlin Olsen

Executive Director Floyd Naegle

2825 North 200 East N. Logan UT 84341

435-787-2288

fax: 435-787-2244

• www.ecclesice.com

August 20, 2008

Mr. M. Lynn Lemon Cache County Executive 199 North Main Street Logan, UT 84321

Dear Mr. Lemon, Mh 8/20/08

On behalf of the Bridgerland Community Ice Arena (BCIA) Board of Trustees and the George S. Eccles Ice Center management, this is a formal request for the purpose of obtaining RAPZ tax funds in order to support the Exterior Capital Improvement Project at the Eccles Ice Center.

We respectfully request that you please approach the Cache County Counsel in a "business meeting session" and request \$50,000 to be allocated immediately from the current reserve. In addition, we would like to obtain a commitment for \$50,000 per year for four years to be awarded during the normal funding period totaling in the amount of \$250,000.

As you know, we are currently constructing a proposal to obtain funding for a much needed parking lot and other exterior capital improvements including completion of the landscaping. During our hockey season, we have spectators parking in an unfinished mud/snow field. It has become a frustration for all involved, and we, along with Utah Sate University Hockey, believe it is costing us revenue. The Eccles Ice Center management has developed this unique strategic plan in order to complete the needed exterior capital improvements while simultaneously ensuring the attainment of funding for operational costs. The plan is resourceful as the funding for the exterior capital improvements will help to leverage funds for operational costs which are often highly difficult to secure.

With the acquired commitment from the Cache County Counsel along with North Park Interlocal Cooperative's (NPIC) commitment of \$20,000 minimum per year for five years for maintenance costs, the Eccles Ice Center will be able to use these funds as leverage with the George S. and Dolores Dore Eccles Foundation. We feel confident that the George S. and Dolores Dore Eccles Foundation will commit funds up front for the project and then allow us to shift these funds to operating costs as the RAPZ money becomes available.

The timing of this project is of the utmost importance as it is our full intent to complete the Exterior Capital Improvement Project this fall.

The following breakdown approximately summarizes how the requested \$250,000 RAPZ funds would be used:

\$137,000	Parking Lot
\$30,000	Electricity
\$7,000	Survey
\$1,000	Detention Pond
\$30,000	Landscaping
\$38,000	Side Road
\$5,000	Other/Contingency

We are willing to provide additional information as needed. If you have any questions or concerns regarding this request or any other issues please do not hesitate to contact Floyd Naegle by email at floyd@ecclesice.com, by phone at (435) 787-2288, or by fax at (435) 787-2244.

Sincerely,

Floyd Naegle

Executive Director

George S. Eccles Ice Center