Cache County Planning Commission (CCPC)

Minutes for 8 January 2009

Present: Josh Runhaar, Jay Baker, Chris Sands, Curtis Dent, Lee Nelson, Troy Allen, Lamar Clements, Clair Ellis, Leslie Larson, James Swink, Megan Izatt

Start Time: 5:33:00 (Video time not shown on DVD)

Nelson welcomed and gave opening remarks.

Approval of Agenda

*Clements moved to approve agenda. **Larson** seconded; **passed** 7, 0.*

Approval of Minutes

*Dent moved to approve the 04 December 08 minutes. **Clements** seconded; **passed** 7, 0.*

5:37:00

#1 and 2 Cross J Subdivision Phases I and II (Nolan Gunnell

Baker reviewed Nolan Gunnell's request for a 9-lot subdivision, done in two phases, on 23.10 acres of property in the Agriculture Zone east of Wellsville. Mr. Gunnell has also requested a boundary line adjustment on lot 6. Part of the acreage will go to Brent Parker and lots 9 and 6 will be combined. With those changes the subdivision will go from 9-lots to 8-lots.

Nolan Gunnell we are now gifting 33 ft of land to the county on 3200 west so the necessary improvements can be made from lot 1 south to 6800 south.

Nelson will this be a public or private road through the subdivision?

Mr. Gunnell we would prefer it be public.

Nelson you know the county road standards?

Mr. Gunnell yes.

Vern Gunnell one of the roads need to be chip and seal and one gravel?

Runhaar yes, 3200 west only needs to be gravel. It would be unfair to require chip and seal on 3200 W. where further development of land on that road is probable.

Larson what are the buildings on the property?

Nolan Gunnell there used to be a dairy, but all the buildings but one blue shed have been demolished.

Larson what about the buildings to the east of your subdivision?

Mr. Gunnell Brent Parker leases those to a farmer for cows.

Dent *moved for recommendation of approval to the County Council for the Cross Subdivisions Phase I and Phase II with the changes to the conditions of approval and with the suggestion to the Council that the subdivision road be made public.* ***Larson*** *seconded;* ***approved*** **7,0.**

FINDINGS OF FACT:

1. The Cross J Phase I 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 Cross J Phase I 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.
3. The Cross J Phase I Subdivision conforms to the Preliminary plat requirements of §16.03.030 Cache County Subdivision Ordinance.
4. Cross J Phase I Subdivision is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjoining or area properties.

FINDINGS OF FACT:

1. The Cross J Phase II 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 Cross J Phase II 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.
3. The Cross J Phase II Subdivision conforms to the Preliminary plat requirements of §16.03.030 Cache County Subdivision Ordinance.
4. Cross J Phase II Subdivision is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjoining or area properties.

CONDITIONS OF APPROVAL
The following stipulations must be met for the developments to conform to the County Ordinance and the requirements of county service providers.

1. Prior to final plat recordation adequate water rights shall be in place.
2. Prior to final plat recordation the proponent shall meet all applicable standards of the Cache County Ordinance.
3. The proponent shall widen County Road 3200 West from the north boundary of Lot 1 to the intersection with 6800 South to a minimum of 20 feet with one-foot shoulders. The surface shall be gravel.
4. The design of all roads within the development and County Road 3200 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.
5a. The road interior to the subdivision shall be made a public road. Prior to the County accepting it as a public road the proponent shall construct the road to County standards and provide a dedicated 66-foot wide right-of-way.
5b. 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.
6a. All roads internal to the subdivision shall be constructed to a minimum 20-foot width with a double chip-and-seal surface and a minimum one foot shoulder.
6b. All roads internal to the subdivision shall be constructed to a minimum 20-foot width with a hard surface and a minimum one foot shoulder.

5:52:00 pm

#3 Utility Corridors Code Amendment

Runhaar presented an amendment to the Utility Corridors Code. The code deals with gas lines, windmills, transmission lines, etc. The proposed amendment is for clarification and would create an overlay zone where major utilities would cross other zones.

Allen moved to recommend approval to the County Council of sections 17.07, 17.08, 17.05.170, 17.02, and 17.07.070 with the proposed changes. *Clements* seconded, *approved* **6,0.**

6:04:00

Chris Sands leaves

6:52:00

Staff Reports

Jay Baker is now the Countywide Planner.

Fire sprinklers have been added to the international fire code. The international fire code will require sprinklers in all new construction beginning in 2011 unless the State amends the code prior to adopting it.

6:59:00

Adjourned