



**4:45 p.m.**

Workshop in the County Council Chambers.

**5:30 p.m.**

Call to order

Opening remarks/Pledge – Phillip Olsen

Review and approval of agenda.

Review and approval of the minutes of the April 10, 2014 meeting.

**5:35 p.m.**

**Consent Agenda**

- (1) **Moake Subdivision** – Steven Taylor is requesting a recommendation of approval to the County Council for a 3-lot subdivision on 10 acres of property in the Rural (RU2) Zone located at approximately 1833 North 8000 West, Petersboro.
- (2) **Walker Subdivision** – Lance A. Walker is requesting a recommendation of approval to the County Council for a 2-lot subdivision on 5.18 acres of property in the Agricultural (A10) Zone located at approximately 6295 North 800 West, north of Smithfield.

**Regular Action Items**

- (3) **Casper’s Conditional Use Permit** – Kyle Smith is requesting an approval of a conditional use permit expansion on 23.42 acres of property in the Industrial Zone located at approximately 11805 North 200 East, east of Lewiston.
- (4) **Sprint Crow Mountain CUP Expansion** – Steve Crain is requesting an approval for a conditional use permit to allow the replacement of 4 antennas and 2 cabinets and the placement of two additional antennas on an existing telecommunications tower located in the Agricultural (A10) Zone and Public Infrastructure Overlay (PI) Zone at approximately 7603 North 1000 East, north of Smithfield.
- (5) **Discussion** – Special Improvement Districts.

Board Member Reports

Staff reports

Adjourn





**PLANNING COMMISSION MINUTES**

**08 APRIL 2014**

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DRAFT

1 **Present:** Stephanie Nelson, Chris Harrild, Josh Runhaar, Jason Watterson, Brady Christensen,  
2 Phillip Olsen, Chris Sands, Rob Smith, Lane Parker, Leslie Larson, Megan Izatt

3  
4 **Start Time:** 05:31:00

5  
6 **Sands** welcomed and **Smith** gave opening remarks

7  
8 **Agenda**

9  
10 Item #3 was removed from the agenda and item #4 was moved to be first on the agenda. With  
11 noted changes the agenda was approved.

12  
13 **Minutes**

14  
15 Passed with no changes.

16  
17 **05:39:00**

18  
19 **Regular Action Items**

20  
21 **#4 Kimball Subdivision (Mark Donaldson)**

22  
23 **Nelson** reviewed Mr. Mark Donaldson's request for a recommendation of approval to the County  
24 Council for a 2-lot subdivision and remainder parcel on 21.25 acres of property in the  
25 Agricultural (A10) Zone located at approximately 5650 North 1200 West, Smithfield. Access to  
26 the property is adequate but no access from SR 218 will be allowed. Utilities are adequate and  
27 the current buildings have a septic system in place that Bear River Health Department has  
28 approved. No public comment has been received for this application.

29  
30 **Staff and commission** discussed the wetlands that are currently on the property. Any additional  
31 homes would have to respect the wetlands boundaries and would not be allowed to build in those  
32 areas. Also, the land taken out for wetlands does affect the developable acreage. The applicant  
33 is eligible for up to four lots but is only requesting two lots and an undevelopable remainder.  
34 Houses more than 150 feet from the county roadway will require a 20 foot wide access.

35  
36 **Smith** motioned to recommend approval to the County Council based on the findings of fact and  
37 conditions of approval; **Larson** seconded; **Passed 7, 0.**

38  
39 **#1 Public Hearing – 5:40: Telecommunication Facilities**

40  
41 **Harrild** reviewed the telecommunication facilities ordinance. The county has not had a  
42 telecommunication facilities ordinance before but it allows the county to regulate height,  
43 placement, etc.

44  
45 **05:43:00**

46  
47 **Watterson** motioned to open the public hearing; **Larson** seconded; **Passed 7, 0.**

1 **There** was no public comment

2  
3 **05:47:00**

4  
5 *Olsen* motioned to close the public hearing; *Larson* seconded; **Passed 7, 0.**

6  
7 *Larson* motioned to recommend approval of the telecommunication facilities ordinance to the  
8 County Council; *Smith* seconded; **Passed 7, 0.**

9  
10 **05:47:00**

11  
12 **#2 Public Hearing – 6:00: Title 17.18 – Sensitive Areas**

13  
14 **Harrild** reviewed the changes to Title 17.18 – Sensitive Areas. Staff has completed revisions  
15 and completed the Important Habitat Areas map that reflects the known habitat areas of federally  
16 listed species in the unincorporated county. There are four species that have been identified -  
17 they are Maguire Primrose, Canada Lynx, Sage Grouse, and the Yellow-Billed Cuckoo. Maps of  
18 the sensitive areas for the habitat of all listed species are available in the Development Services  
19 Office.

20  
21 **Staff and commission** discussed the current ordinance. The current ordinance is impractical in  
22 application. The new ordinance is tailored to the county, easier to apply, and a clearer guide for  
23 public use. The new ordinance focuses on potentially developable and non-developable areas of  
24 the unincorporated county. The main focus of the ordinance is the health, safety, and welfare of  
25 the county and its residents. The ordinance also directs with issues regarding canals and their  
26 effect to flood plains maps. The state is requiring the county to map every canal and notify those  
27 canals when development occurs around those canals.

28  
29 **06:25:00**

30  
31 *Watterson* motioned to open the public hearing; *Larson* seconded; **Passed 7, 0.**

32  
33 **There** was no public comment

34  
35 **06:26:00**

36  
37 *Olson* motioned to close the public hearing; *Larson* seconded; **Passed 7, 0.**

38  
39 **Staff and commissioner's** discussed the fluidity of the habitat map for federally listed species.  
40 The main concern there is the Sage Grouse. The county's habitat for sage grouse is really poor.  
41 If that habitat and/or mapping changes over time, the county can meet those needs for change by  
42 adopting a new habitat map.

43  
44 *Smith* motioned to recommend 17.18 – Sensitive Areas for approval to the County Council with  
45 the changes discussed; *Larson* seconded; **Passed 7, 0.**

46  
47 **6:39:00**

1 **#3 Rita LaVern Stephens Conditional Use Permit (Rita LaVern Stephens)**

2  
3 **This** item removed from agenda

4  
5 **#5 Discussion: Rural 2 (RU2) and Rural 5 (RU5)**

6  
7 **Runhaar** the County Council has asked staff to discuss the RU2 and RU5 zones with the  
8 commission.

9  
10 **Runhaar** gave an overview of the county's zoning history. He also discussed the cost of  
11 development. It's less expensive for developers to develop in the unincorporated areas of the  
12 county. It is easier to develop in the county because the timeline is shorter, zoning is more  
13 flexible, and there are fewer and less onerous requirements.

14  
15 **Staff and commission** discussed roads and impact fees and the challenge involved in  
16 maintaining existing and potential roadways. The county does not have impact fees which  
17 results in a relatively less expensive option of developing in the county. Also, once a home is  
18 built on a county road, the road has to be maintained no matter the number of homes on that  
19 road. The county cannot currently afford to maintain the existing infrastructure. Staff is  
20 working on several other discussion points on zoning and roads.

21  
22 **07:54:00**

23  
24 **Adjourned.**

### STAFF REPORT: MOAKE SUBDIVISION

08 May 2014

This staff report is an analysis of the application based on adopted county documents, standard county development practices, and available information. The report is to be used to review and consider the merits of the application. Additional information may be provided that supplements or amends this staff report.

**Agent:** Steven C. Taylor

**Parcel ID#:** 12-046-0003

**Staff Determination:** Approval with conditions

**Type of Action:** Administrative

**Land Use Authority:** Cache County Council

#### LOCATION

*Reviewed by: Stephanie Nelson, Planner I*

**Project Address:**

1833 North 8000 West  
Petersboro, Utah 84325

**Current Zoning:**

Rural 2 (RU2) Zone

**Acres:** 10

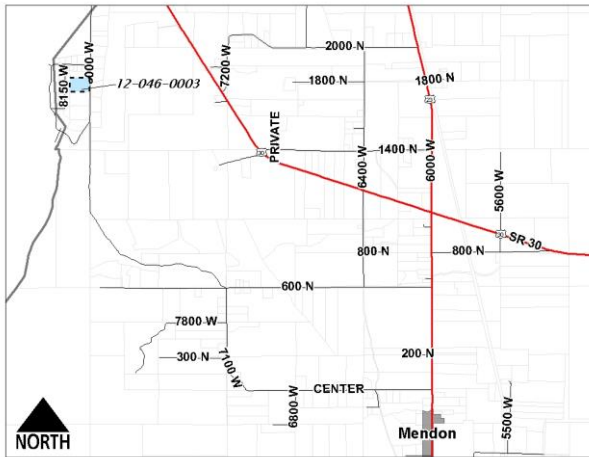
**Surrounding Uses:**

North – Agricultural/Rural 2/Box Elder County

South – Agricultural/Rural 2/FR40

East – Agricultural/Residential

West – Rural 2/Box Elder County/Residential



#### PURPOSE, ORDINANCE, AND SUMMARY

**Purpose:**

To review and make a recommendation to the County Council regarding the proposed Moake Subdivision.

**Ordinance:**

As per the Cache County Zoning Ordinance Table §17.10.030 Development Density and Standards Specific to Base Zoning Districts, this proposed subdivision qualifies for a development density of one (1) unit per two (2) acres, in the Rural 2 (RU2) Zone.

**Summary:**

This proposal is to divide a single parcel into three (3) developable lots.

**Access:**

- Access to this property is from 8000 West and is adequate. At this point, 8000 W is a 22' wide paved road with 2' wide gravel shoulders.
- As determined by Cache County a minimum 18" culvert must be installed at the access points for each lot prior to the issuance of a building permit.

**Water & Septic:**

- Culinary water is provided by the Willow Creek Water Company. Lot 1 is already a customer of the Willow Creek Water Company.
- There is a septic system for the existing dwelling. Bear River Health Department approved this new lot configuration.

**Service Provision:**

- There is sufficient shoulder space for the residential refuse and recycle containers to sit four feet apart and be out of the travel lane on 8000 West.
- A school bus stop is located at 14600 North 400 West.
- Water supply for fire protection is provided by a hydrant system. Access for emergency services is adequate.

**Public Comment:**

Notices were mailed to the property owners located within 300 feet of the subject property. At this time no public comment regarding this proposal has been received by the Development Services Department.

**STAFF DETERMINATION AND FINDINGS OF FACT (4)**

It is staff's determination that the Moake Subdivision, a 3-lot subdivision for property located at approximately 1833 North 8000 West Petersboro, Utah 84325 with parcel number 12-046-0003, is in conformance with the Cache County Ordinance requirements and should be forwarded to the County Council with a recommendation of approval. This determination is based on the following findings of fact:

1. The Moake 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 Moake 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 Moake Subdivision conforms to the preliminary and final plat requirements of §16.03.030 and §16.03.040 of the Cache County Subdivision Ordinance.
4. The Moake Subdivision is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjoining or area properties.

**CONDITIONS OF APPROVAL (3)**

The following conditions 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 the proponent shall meet all applicable standards of the Cache County Ordinance.
2. The applicant shall reaffirm their 33' portion of Cache County's 66' wide right-of-way for all county roads along the proposed subdivision boundary.
3. As determined by Cache County a minimum 18" culvert must be installed at the access points for each lot prior to the issuance of a building permit.

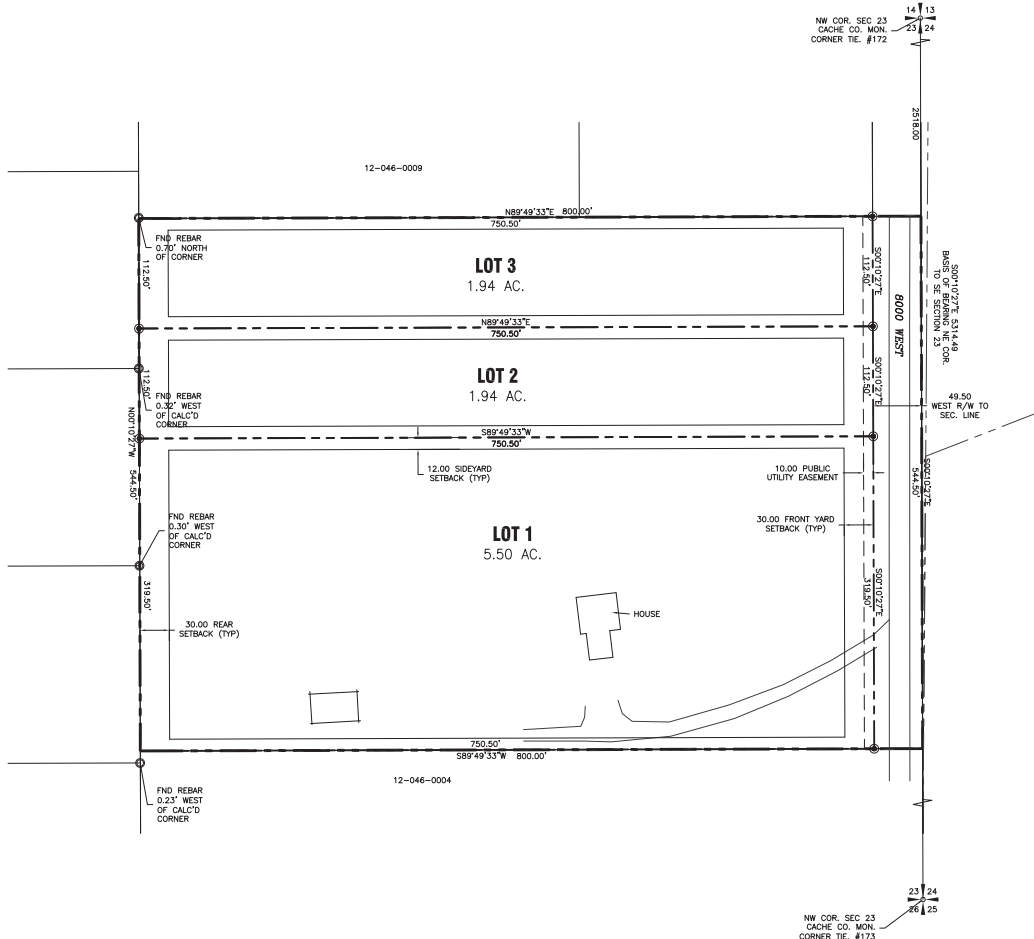


NORTH



0 60 120ft.  
SCALE 1" = 60'-0"

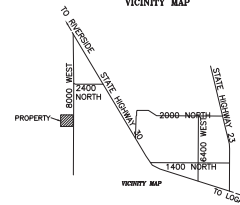
MOAKE SUBDIVISION  
Part of the East Half of Section 23,  
Township 12 North, Range 2 West,  
Salt Lake Baseline & Meridian  
Cache County, Utah



LEGEND

- BOUNDARY LINE
- x- FENCE
- - - EASEMENT
- ⊙ SET REBAR W/ PLASTIC CAP  
MARKED PELS 275617
- FOUND REBAR
- (120' B.R.) DEED RECORD DISTANCE
- ⊕ SECTION CORNER

VICINITY MAP



NOTES AND PROTECTIVE COVENANTS

1. CURRENT AND FUTURE PROPERTY OWNERS MUST BE AWARE THAT THEY WILL BE SUBJECT TO THE SIGHTS, SOUNDS, AND SMELLS ASSOCIATED WITH AGRICULTURAL ACTIVITIES WHICH ARE THE PERMITTED USES IN AGRICULTURE ZONE.
2. NO INCREASE IN STORM WATER DRAINAGE SHALL BE ALLOWED TO FLOW FROM ANY SUBDIVISION LOT TO ANY ADJACENT LOTS, PROPERTIES, DITCHES, CANALS, OR WATERWAYS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE AFFECTED PARTY.
3. CACHE COUNTY HAS NOT DETERMINED THE AVAILABILITY AND ADEQUACY OF CULINARY WATER TO ANY OF THE LOTS IDENTIFIED. ALL OWNERS ARE ADVISED TO OBTAIN A CULINARY WATER SOURCE AND TO COMPLY WITH ALL OTHER REQUIREMENTS FOR THE ISSUANCE OF A ZONING CLEARANCE, PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
4. SETBACK LINES ARE FOR PRIMARY BUILDINGS ONLY.

COUNTY SURVEYOR'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THE COUNTY SURVEYOR'S OFFICE AND FURTHER THAT IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY COUNTY ORDINANCE AND STATE LAW.

DATE \_\_\_\_\_ COUNTY SURVEYOR OFFICE \_\_\_\_\_

BEAR RIVER HEALTH DEPARTMENT APPROVAL

THE SUBDIVISION DESCRIBED IN THIS PLAT HAS BEEN APPROVED BY THE BEAR RIVER HEALTH DEPARTMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014.

BEAR RIVER HEALTH DEPARTMENT  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

CACHE COUNTY ATTORNEY

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE PLAT AS TO FORM AS REQUIRED BY STATE LAW AND COUNTY ORDINANCE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014.

CACHE COUNTY ATTORNEY \_\_\_\_\_

CACHE COUNTY PLANNING COMMISSION

THIS PLAT WAS REVIEWED BY THE CACHE COUNTY PLANNING COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2008. IT IS THE RECOMMENDATION OF THIS BOARD TO APPROVE/DENY THIS SUBDIVISION BASED ON ITS FINDINGS.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014

CACHE COUNTY PLANNING COMMISSION  
BY: \_\_\_\_\_  
CHAIRMAN

SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 275617, as prescribed by the laws of the State of Utah, and do hereby certify that by authority of the owners, I have made a survey of the tract of land shown on this plat, which is accurately described here-with, and have subdivided said tract of land into lots and private accesses to be hereafter known as MOAKE SUBDIVISION and that the same has been surveyed and staked on the ground as shown on this plat.



SURVEYOR'S NOTES/NARRATIVE

1. The purpose of this survey was to create a three lot subdivision of Parcel 04-046-0003. The survey was requested by Scott Moake.
2. The basis of bearing is S 00°10'27" E from the Northeast Corner to the Southeast Corner of Section 23 as monumented this Cache County Surveyors Office.
3. 5/8" rebar to be set at all property corners.
4. The north, south and west line was established per deed.
5. The east line was established 49.2' west of the east line of Section 23.

SUBDIVISION BOUNDARY DESCRIPTIONS

Part of the East Half of Section 23, Township 12 North, Range 2 West, Salt Lake Baseline and Meridian described as follows:  
Beginning at a point S00°10'27" E 2518.00 feet along the section line from the Northeast Corner of Section 23 and running thence S00°10'27" E along said Section line 544.50 feet; thence S89°49'33" W 800.00 feet; thence N00°10'27" W 544.50 feet; thence S89°49'33" E 800.00 feet to the point of beginning, containing 10.00 acres.

OWNERS ACKNOWLEDGEMENT

THE UNDERSIGNED, BEING THE OWNER(S) OF RECORD OF THE ABOVE-DESCRIBED PARCEL OF LAND DO HEREBY SUBMIT SAID PARCEL OF LAND TO BE SUBDIVIDED.

D. SCOTT MOAKE SHARON C. MOAKE

ACKNOWLEDGEMENT

STATE OF UTAH  
COUNTY OF CACHE  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014,  
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF CACHE, IN SAID STATE OF UTAH, THE SIGNERS OF THE ATTACHED OWNERS' DECLARATION, IN NUMBERS, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC

COUNTY COUNCIL APPROVAL AND ACCEPTANCE  
THIS PLAT WAS APPROVED BY THE CACHE COUNTY COUNCIL BY MAJORITY VOTE \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014  
CACHE COUNTY COUNCIL  
BY: \_\_\_\_\_  
ATTESTED TO: CHAIRMAN  
CACHE COUNTY CLERK \_\_\_\_\_

COUNTY RECORDER

State of Utah, County of Cache, recorded and filed at the request of  
Date \_\_\_\_\_ Time \_\_\_\_\_ Fee \_\_\_\_\_  
Entry \_\_\_\_\_  
Index  
Filed In: File of plats \_\_\_\_\_ County Recorder

PROJECT FILE: MOAKE SUBDIVISION  
Part of the East Half of Section 23,  
Township 12 North, Range 2 West,  
Salt Lake Baseline & Meridian  
Cache County, Utah

DATE: MAR 25, 2014  
DRAWING NO. 1  
of 1

OWNERS: VYBRY & SUE GREEN  
7350 W. 800 N.  
COPD GREEN  
CACHE JUNCTION, UTAH 84304

ENGINEER: ALLIANCE CONSULTING ENGINEERS  
150 EAST 200 NORTH SUITE P  
LOCAL, UTAH 84321  
allianceeng@westoffice.net



### STAFF REPORT: WALKER SUBDIVISION

08 May 2014

This staff report is an analysis of the application based on adopted county documents, standard county development practices, and available information. The report is to be used to review and consider the merits of the application. Additional information may be provided that supplements or amends this staff report.

**Agent:** Lance and Juliann Walker  
**Staff Determination:** Approval with conditions  
**Type of Action:** Administrative  
**Land Use Authority:** Cache County Council

**Parcel ID#:** 08-039-0013

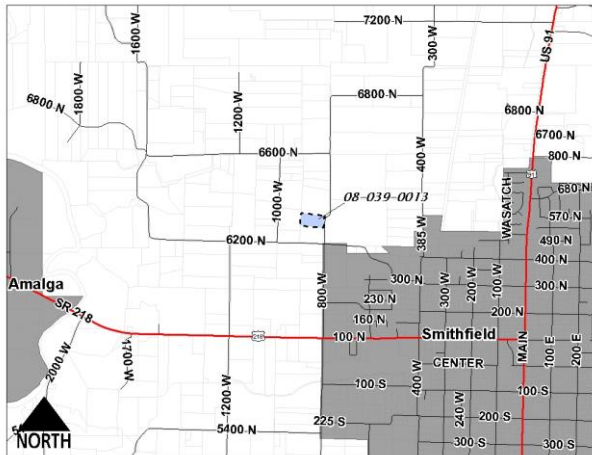
#### LOCATION

*Reviewed by: Stephanie Nelson - Planner I*

**Project Address:**  
 6295 North 800 West

**Surrounding Uses:**  
 North – Agricultural/Residential  
 South – Agricultural/Smithfield City  
 East – Agricultural/Residential  
 West – Agricultural/Residential

**Current Zoning:** Agricultural (A10) Zone  
**Acres:** 5.18



#### PURPOSE, APPLICABLE ORDINANCE, AND SUMMARY

**Purpose:**

To review and make a recommendation to the County Council regarding the proposed Walker Subdivision.

**Ordinance:**

As per the Cache County Zoning Ordinance Table §17.10.030 Development Density and Standards Specific to Base Zoning Districts, this proposed subdivision qualifies for a development density of one (1) unit per ten (10) acres, in the Agricultural (A10) Zone.

**Summary:**

This proposal is to divide parcel number 08-039-0013 and create an additional developable lot.

**Access:**

- Access to this property is from county road 800 West and is adequate. At this point, 800 West is a 21’ wide paved road with 2’ wide gravel shoulders.

**Water & Septic:**

- The Bear River Health Department has approved this new lot configuration.

**Service Provision:**

- There is sufficient shoulder space for the residential refuse and recycle containers to sit four feet apart and be out of the travel lane on 800 West.
- A school bus stop is located at 6615 North 800 West.
- Any driveways shall meet all applicable requirements of the current International Fire Code, minimum County standards, and any other applicable codes.
- Water supply for fire suppression will be provided by the city of Smithfield Fire Department. Access for emergency services is adequate.

**Public Comment:**

Notices were mailed to the property owners located within 300 feet of the subject property. At this time no public comment regarding this proposal has been received by the Development Services Department.

**STAFF DETERMINATION AND FINDINGS OF FACT (4)**

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It is staff’s determination that the Walker Subdivision, a 2-lot subdivision for property located at approximately 6295 North 800 West with parcel number 08-039-0013, is in conformance with the Cache County Ordinance requirements and should be forwarded to the County Council with a recommendation of approval. This determination is based on the following findings of fact:

1. The Walker 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 Walker 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 Walker Subdivision conforms to the preliminary and final plat requirements of §16.03.030 and §16.03.040 of the Cache County Subdivision Ordinance.
4. The Walker Subdivision is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjoining or area properties.

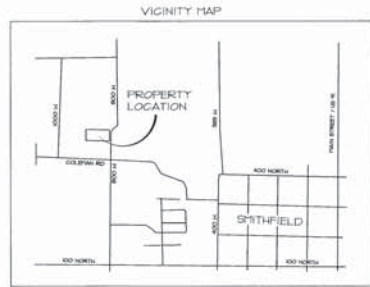
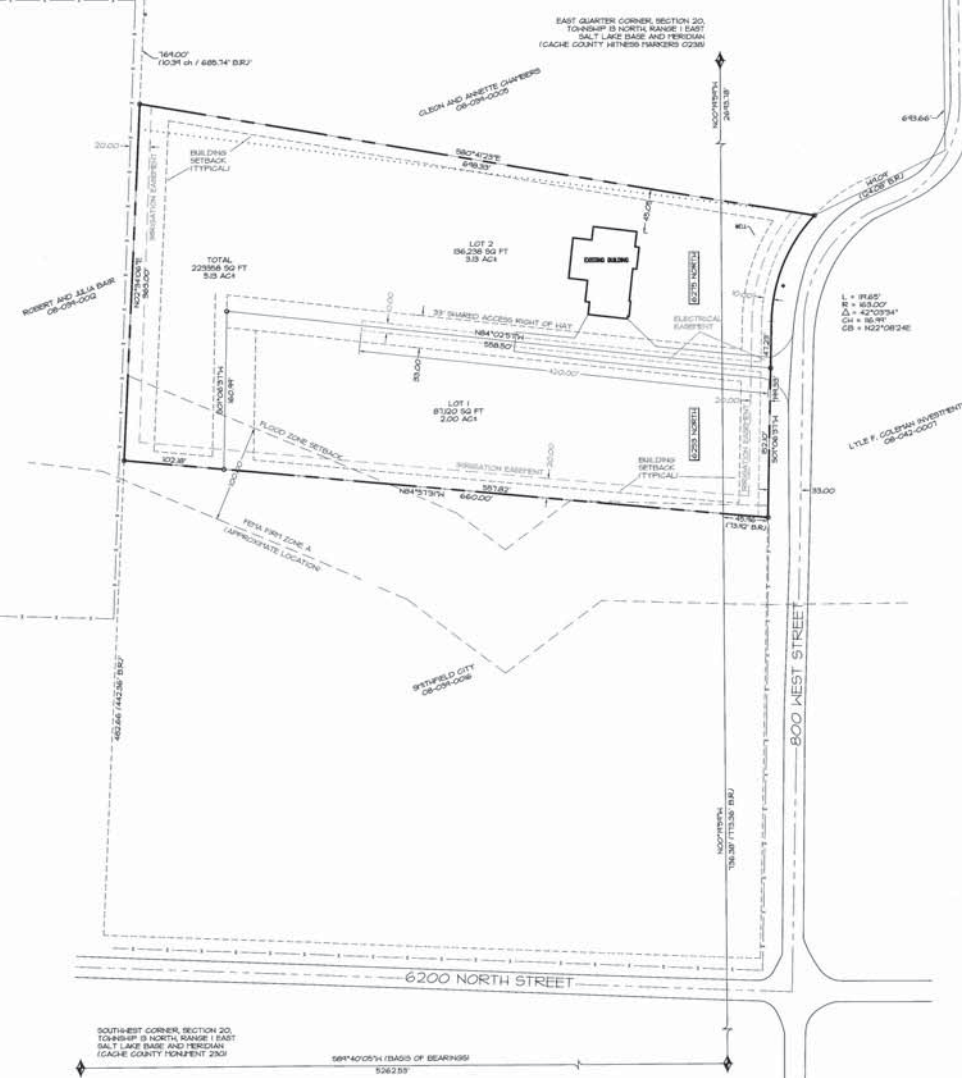
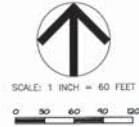
**CONDITIONS OF APPROVAL (2)**

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

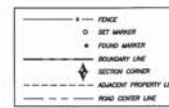
1. Prior to final plat recordation the proponent shall meet all applicable standards of the Cache County Ordinance.
2. The applicant shall reaffirm their 33’ portion of Cache County’s 66’ wide right-of-way for all county roads along the proposed subdivision boundary.

**WALKER SUBDIVISION**  
 PART OF THE SOUTHEAST QUARTER OF  
 SECTION 20, AND THE SOUTHWEST QUARTER  
 OF SECTION 21,  
 TOWNSHIP 13 NORTH, RANGE 1 EAST,  
 SALT LAKE BASE & MERIDIAN  
 CONTAINING 5.13 ACRES+/-



- Survey Narrative.**
- The Basis of Bearing for this survey is South 81°40'05" West along the South line of Section 20 from found Cache County monuments.
  - The purpose of this survey is to divide property recorded as being MOBILE in the office of the Cache County Recorder into two lots as shown.
  - Reconnaissance. The South line is of the North line of property owned by Shreveport City remains of an old fence east near the toe of a hill slope. This is accepted as the best evidence of this line. The only evidence of the ditch along the North line is possibly remains of a concrete diversion box at the northeast corner which roughly parallels with the record dimension of the East line. The East line is along the west right of way line of 800 West Street. The West line is by record distance from the East line.
  - Placed 5/8" x 24" iron bar and plastic caps for corners as shown. The corner in the driveway is pointed above if beneath the ground.

- ADDITIONAL NOTES**
- CACHE COUNTY HAS NOT DETERMINED THE AVAILABILITY AND ADEQUACY OF GILNARY WATER TO ANY OF THE LOTS IDENTIFIED. ALL OWNERS ARE ADVISED OF THE REQUIREMENTS TO OBTAIN AN APPROVED GILNARY WATER SOURCE AND COMPLY WITH ALL OTHER REQUIREMENTS FOR THE ISSUANCE OF ZONING CLEARANCE, PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
  - NO STORM WATER DRAINAGE SHALL BE ALLOWED TO FLOW FROM ANY LOT OR PARCEL OF THE SUBDIVISION TO ANY ADJACENT PROPERTIES OR LOTS, DITCHES, CANALS, OR WATERWAYS WITHOUT THE PRIOR WRITTEN AUTHORIZATION FROM THE AFFECTED PARTY.
  - PRESENT AND FUTURE PROPERTY OWNERS MUST BE AWARE THAT THEY WILL BE SUBJECT TO THE RIGHTS, SPELLS, AND BONDS OF AGRICULTURAL ACTIVITIES WHICH ARE THE PERMITTED USES IN THE AGRICULTURAL ZONE.
  - BUILDING SETBACKS (PRIMARY STRUCTURE)  
 FRONT: 30 FEET  
 SIDE: 12 FEET  
 BACK: 30 FEET



**SURVEY CERTIFICATE**

I, LANCE J. SMITH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 35661, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE ASSISTANCE OF THE ENGINEER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND RECORDED HEREIN AND HAVE SUBMITTED SAID TRACT AND LOTS, HEREIN REFER TO BE KNOWN AS WALKER SUBDIVISION, AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE INDICATED WIDTHS.

LANCE J. SMITH  
 DATE: 2/11/2014

**BOUNDARY DESCRIPTION**

**Legal Description.**  
 Part of the Southeast Quarter of Section 20 and part of the Southeast Quarter of Section 21, Township 13 North, Range 1 East of the Salt Lake Base and Meridian described as follows:  
 Beginning North 02°06'03" West, 136.56 feet (North, 113.36 by record) and South 84°13'18" East, 42.96 feet (East, 18.72 by record) from the Southeast corner of said Section 20, said point being on the West right of way line of 800 West Street; and thence North 84°13'18" West (East) by record, 660.00 feet; thence North 02°06'03" East (North) by record, 368.00 feet to a point that lies West, 295.68 feet (294 by record) and North, 252.96 feet (247.44 by record) of the Southeast corner of said Section 20;  
 thence South 80°40'05" East (Southeasterly) along a ditch by record, 698.300 feet to the West right of way line of 800 West Street;  
 thence along the West right of way line in the following 2 courses:  
 1. 19.65 feet along a curve to the left with a radius of 83.00 feet, included angle of 42°09'34"; and a long chord that bears South 22°08'24" West, 86.94 feet;  
 2. South 07°06'31" West, 198.35 feet (the previous two courses being by record South, 314.00 feet) to the beginning.  
 Containing 5.13 acres+/-.

LANCE AND JULIANNA WALKER  
 LANCE WALKER  
 297 N MAIN STREET  
 SMITHFIELD, UTAH 84395  
 433-8811 - 8110

CACHE COUNTY ATTORNEY  
 APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

COUNCIL APPROVAL AND ACCEPTANCE  
 PRESENTED TO THE \_\_\_\_\_ A.D. 20\_\_\_\_ AT WHICH TIME THIS SURVEY WAS APPROVED AND ACCEPTED.  
 COUNCIL CHAIRPERSON: \_\_\_\_\_ ATTEST: CLERK: \_\_\_\_\_

COUNTY PLANNING COMMISSION  
 THIS PLAN HAS BEEN REVIEWED BY THE CACHE COUNTY PLANNING COMMISSION ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. IT IS THE RECOMMENDATION OF SAID COMMISSION THAT THIS SUBDIVISION BE APPROVED AS SHOWN ON THIS PLAN, TO CACHE COUNTY FOR THE USE OF THE PUBLIC, AND HEREBY GRANT TO THE COUNTY THE RIGHT TO MAKE ANY AND ALL IMPROVEMENTS FOR THE CONSTRUCTION, MAINTENANCE AND REPAIR OF SAID ROADWAY.  
 CHAIRPERSON: \_\_\_\_\_

OWNER'S DEDICATION  
 KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SURVEYED AND LOTS THEREOF TO BE HEREBY KNOWN AS THE WALKER SUBDIVISION, FURTHER WE DEDICATE OR DEDICATE AS APPROPRIATE ANY PORTION OF PROPERTY OF 50' OR MORE (OR 33'-00" TO 50') THAT LIES WITHIN 33 FEET OF THE CENTER LINE OF THE EXISTING ROADWAY; AND AS SHOWN ON THIS PLAN, TO CACHE COUNTY FOR THE USE OF THE PUBLIC, FOREVER; AND HEREBY GRANT TO THE COUNTY THE RIGHT TO MAKE ANY AND ALL IMPROVEMENTS FOR THE CONSTRUCTION, MAINTENANCE AND REPAIR OF SAID ROADWAY.  
 IN WITNESS WHEREOF WE HAVE HERETO SET OUR SIGNATURES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

BEAR RIVER HEALTH DEPARTMENT APPROVAL  
 THE SUBDIVISION DESCRIBED IN THIS PLAN HAS BEEN APPROVED BY THE BEAR RIVER HEALTH DEPARTMENT ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
 TITLE: \_\_\_\_\_

ACKNOWLEDGMENT  
 THE FOREGOING INSTRUMENT WAS PERSONALLY ACKNOWLEDGED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_ WHO PROVIDED ON BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THIS INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL.  
 MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_

COUNTY SURVEYOR'S CERTIFICATE  
 I CERTIFY THAT I HAVE EXAMINED THIS PLAN AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.  
 DATE: \_\_\_\_\_ COUNTY SURVEYOR: \_\_\_\_\_

COUNTY RECORDER'S No. \_\_\_\_\_  
 STATE OF UTAH, COUNTY OF \_\_\_\_\_, RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_ TIME \_\_\_\_\_ FEE \_\_\_\_\_  
 INDEX FILED IN FILE OF PLATS \_\_\_\_\_ COUNTY RECORDER: \_\_\_\_\_

**Skyline A/E/S, INC.**  
 Professional Engineering Services  
 16 W. Gulf Coast Rd. #101, Logan, UT 84301  
 (435) 753-8801 / Fax: (435) 753-8807

Project Title: **WALKER SUBDIVISION**  
 CACHÉ COUNTY, UT

Sheet Title: **FINAL PLAN**

Drawn By: L.S.M.H.	Project Number: 14-011	Sheet No.: 1
Designed By: _____	Date: 21 MAY 2014	1 of 1
Reviewed By: L.S.M.H.	Sheet Scale: 1" = 60'	

FILED IN 14-011-011-011.DWG





### STAFF REPORT: CASPER'S ICE CREAM CONDITIONAL USE PERMIT

08 May 2014

This staff report is an analysis of the application based on adopted county documents, standard county development practices, and available information. The report is to be used to review and consider the merits of the application. Additional information may be provided that supplements or amends this staff report.

**Agent:** Kyle Smith

**Parcel ID#:** 09-037-0016

**Staff Determination:** Approval with conditions

**Type of Action:** Administrative

**Land Use Authority:** Cache County Planning Commission

#### PROJECT LOCATION

*Reviewed by: Stephanie Nelson, Planner I*

**Project Address:**

11805 North 200 East  
Richmond, Utah 84333

**Current Zoning:**

Industrial (I)

**Acres:** 23.42

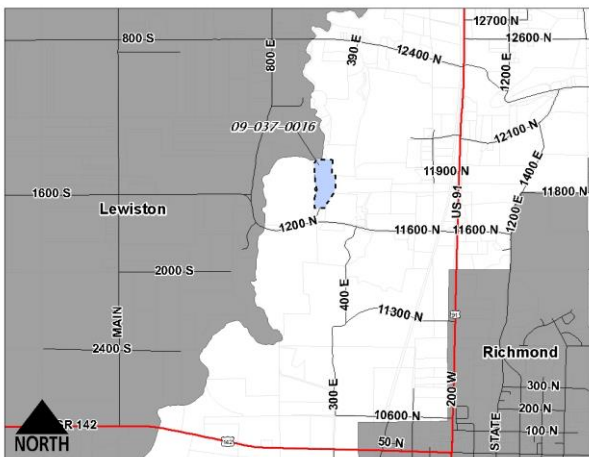
**Surrounding Uses:**

North – Agricultural/Residential

South – Agricultural/Residential

East – Agricultural/Residential/Lewiston City

West – Agricultural/Residential



#### PROJECT PURPOSE, APPLICABLE ORDINANCE, SUMMARY, AND PUBLIC COMMENT

**Purpose:**

To review and make a decision for the request of a conditional use permit for a master plan to allow expansions for Casper’s Ice Cream on 23.42 acres of property in the Industrial Zone located at approximately 11805 North 200 East, east of Lewiston.

**Ordinance:**

This proposed use is best defined as “General Manufacturing” under Cache County Ordinance §17.07.030 Use related Definitions, and as per §17.09.030 Schedule of Uses by Zoning District, this use is permitted as a conditional use in the Industrial (I) Zone only if reviewed and approved in accordance with the conditional use review procedures of §17.06 Uses. These procedures are detailed under §17.06.060 Conditional Uses and §17.06.070 Standards and Criteria for Conditional Use.

**Summary:**

This proposal is to expand Casper's Ice Creams current Conditional Use Permit approved on 13 July 2001. The current Condition Use Permit states that "Any expansion of this business in construction of additional buildings, additions to the existing approved buildings, etc. would require Planning Commission review and approval prior to the expansion."

**Access:**

- Access from county road 11600 North is adequate. Access from 11600 via private road 250 East (Cub River Drive) and is also adequate.

**Water & Septic:**

- Bear River Heath Department approved the proposed expansion.

**Service Provision:**

- Casper's shall submit plans for the Fire District to review the future water supply and fire department access, prior to construction.

**Public Comment:**

Notices were mailed to the property owners located within 300 feet of the subject property. At this time no public comment regarding this proposal has been received by the Development Services Department.

**STAFF DETERMINATION AND FINDINGS OF FACT (3)**

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It is staff's determination that the request for a conditional use permit for Casper's Ice Cream, located in the Industrial (I) at approximately 11805 North 200 East richmond, Utah 84333 with parcel number 09-037-0016 is in conformance with the Cache County Ordinance and should be approved. This determination is based on the following findings of fact:

1. The Casper's Ice Cream conditional use permit 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 Casper's Ice Cream condition use permit 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 Casper's Ice Cream conditional use permit has been reviewed in conformance with §17.06.070 of the Cache County Ordinance, Standards and Criteria for Conditional Use, and conforms to said title, pursuant to the conditions of approval.

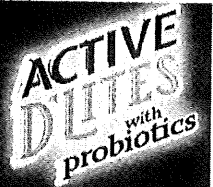
**CONDITIONS OF APPROVAL (2)**

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

1. Prior to recordation the proponent shall meet all applicable standards of the Cache County Ordinance.
2. Casper's shall submit plans for the review of the Cache County Fire District regarding future water supply and fire department access, prior to issuance of a building permit.





Letter of Intent – Conditional Use Permit

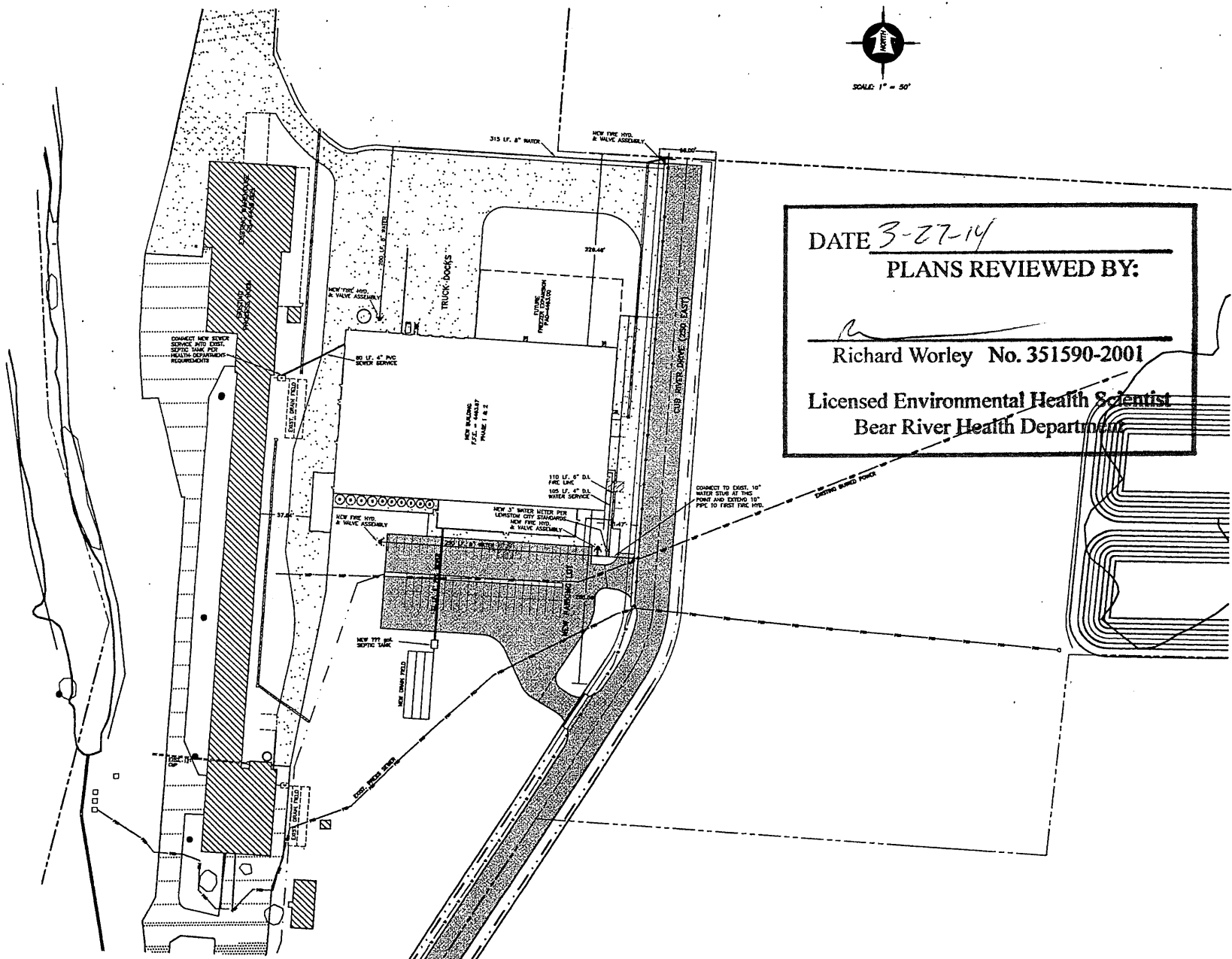
- 1) What is the type and services offered? Type – Manufacturing Plant  
Services: The proposed new 82,000 SF plant will be used to manufacture all ice cream products that Casper's Ice Cream, Inc. produces and ships to multiple customers in the United States.  
The Size and Phase time line is as follows:  
Phase 1; 25,802 S.F. Freezer/Dry Storage to be constructed 2014  
Phase 2; 42,032 S.F. Production Floor/Offices to be constructed in 2-5 years based on growth requirements.  
Phase 3; 13,365 S.F. Freezer Expansion to be constructed in 5-15 years based on growth requirements.
- 2) How many people do you propose to employ? Casper's Ice Cream, Inc. currently employs 115 employees with plans to add 10-15 upon completion of the first phase of construction. 75% of our employees are from Utah with 25% residing in Idaho.
- 3) What are the proposed hours of operation? Mon-Sat 24 hours
- 4) List the type and number of deliveries to and from this business: Daily Mail, Daily UPS and FedEx, and 8-10 Semi-trucks average per day.
- 5) Will there be any signage on the structure or site? No
- 6) Will all Waste/garbage be disposed of by Logan City? Yes
- 7) What equipment will be used for this use? Office Equipment, Forklifts, Refrigeration equipment, product handling and packaging equipment, and ice cream manufacturing equipment.
- 8) How will you provide adequate parking for customers and/or employees? There is current parking around existing facility for our employees with new parking planned in future phases. We don't need customer parking.

Acknowledgment

I, Paul C Merrill hereby state that the above information is an accurate and complete description of my proposed business.

Paul C. Merrill  
Signature

4-8-14  
Date



DATE 3-27-14  
 PLANS REVIEWED BY:  
Richard Worley No. 351590-2001  
 Licensed Environmental Health Scientist  
 Bear River Health Department

**NOTES:**

**LEGEND**

	EXISTING PAVEMENT
	EXISTING BURIED POWER
	EXISTING PRESSURE SEWER
	EXISTING WATER LINE
	NEW CONCRETE PAVEMENT
	NEW ASPHALT PAVEMENT
	NEW DRAINAGE PIPE
	NEW DRAINAGE SWALE

REVISION	DATE

**Skyline**  
A/E/S, INC.  
 Professional Engineers & Surveyors  
 1000 East Center Street, Suite 100, Ogden, Utah 84401  
 (435) 763-4507 / Fax (435) 763-4477

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Project Number: \_\_\_\_\_  
 Engineer: \_\_\_\_\_

Project Name: <b>CASPER'S ICE CREAM</b> LEWISDALE, UTAH		
Sheet Title: <b>UTILITY PLAN</b>		
Drawn By:	Project Number:	Sheet No.:
Designed By:	07-034	
Reviewed By:	Date:	

**STAFF REPORT: SPRINT-CROW MOUNTAIN CONDITIONAL USE PERMIT**

08 May 2014

This staff report is an analysis of the application based on adopted county documents, standard county development practices, and available information. The report is to be used to review and consider the merits of the application. Additional information may be provided that supplements or amends this staff report.

**Agent:** Steve Crain

**Parcel ID#:** 08-020-0001

**Staff Determination:** Approval with conditions

**Type of Action:** Administrative

**Land Use Authority:** Cache County Planning Commission

**PROJECT LOCATION**

*Reviewed by: Stephanie Nelson, Planner I*

**Project Address:**

7603 North 1000 East

North of Smithfield

**Current Zoning:** 475 SF of 183 Ac.

Agricultural (A10) Zone and

Public Infrastructure Overlay (PI) Zone

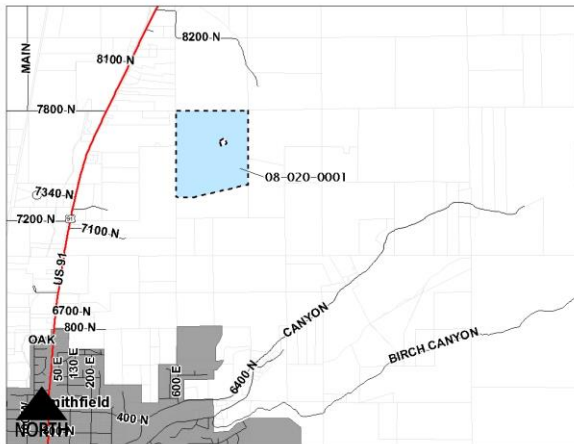
**Surrounding Uses:**

North – Agricultural/Telecom facilities

South – Agricultural/Telecom facilities

East – Agricultural/Telecom facilities

West – Agricultural/Telecom facilities



**PROJECT PURPOSE, APPLICABLE ORDINANCE, SUMMARY, AND PUBLIC COMMENT**

**Purpose:**

To review and make a decision for a conditional use permit to allow the replacement of 4 antennas, 2 cabinets and the placement of two additional antennas on an existing telecommunications tower located in the Agricultural (A10) Zone and Public Infrastructure Overlay (PI) Zone at approximately 7603 North 1000 East.

**Ordinance:**

This proposed use is best defined as “6240 Telecommunication Facility” under Cache County Ordinance §17.07 Definitions, and as per §17.09.030 Use Related Definitions, is permitted as a conditional use in the Public Infrastructure (PI) Overlay Zone only if reviewed and approved in accordance with the conditional use review procedures of §17.06 Uses. These procedures are detailed under §17.06.060 Conditional Uses and §17.06.070 Standards and Criteria for Conditional Use.

**Summary:**

A portion of a 183 acre parcel was rezoned to include the Public Infrastructure (PI) Overlay zone on 6 November 2013 as Ord. 2013-15. There is an existing tower and equipment building on the 475 SF area. The original conditional use permit recorded on 11 July 2005 was approved for a 50 foot tall monopole tower with 4 antennas, one dish, and equipment cabinets.

**Access:**

- Access to this property is from a private, gravel road that is accessed from Highway 91.
- The proponent has made the necessary improvements to the existing roadway as noted by the Cache County Fire District, and is now a 12' wide gravel surface.
- Water supply for fire protection will be provided by Smithfield fire.
- MUTCD type signage must be placed to clearly identify emergency vehicle access to Crow Mountain.
- Comment from UDOT regarding this access is pending and will be addressed on 7 May 2014.

**Public Comment:**

Notices were mailed to the property owners located within 300 feet of the subject property. One public comment received regarding concerns about Crow Mountain's road improvements and use.

**STAFF DETERMINATION AND FINDINGS OF FACT (3)**

It is staff's determination that the request for a conditional use permit for Sprint-Crow Mountain, located in the Agricultural (A10) and Public Infrastructure (PI) Overlay zone at approximately 7603 North 1000 East with parcel number 08-020-0001 is in conformance with the Cache County Ordinance and should be approved. This determination is based on the following findings of fact:

1. The Sprint Crow Mountain conditional use permit 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 Sprint Crow Mountain conditional use permit 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 Sprint Crow Mountain conditional use permit has been reviewed in conformance with §17.06.070 of the Cache County Ordinance, Standards and Criteria for Conditional Use, and conforms to said title, pursuant to the conditions of approval.

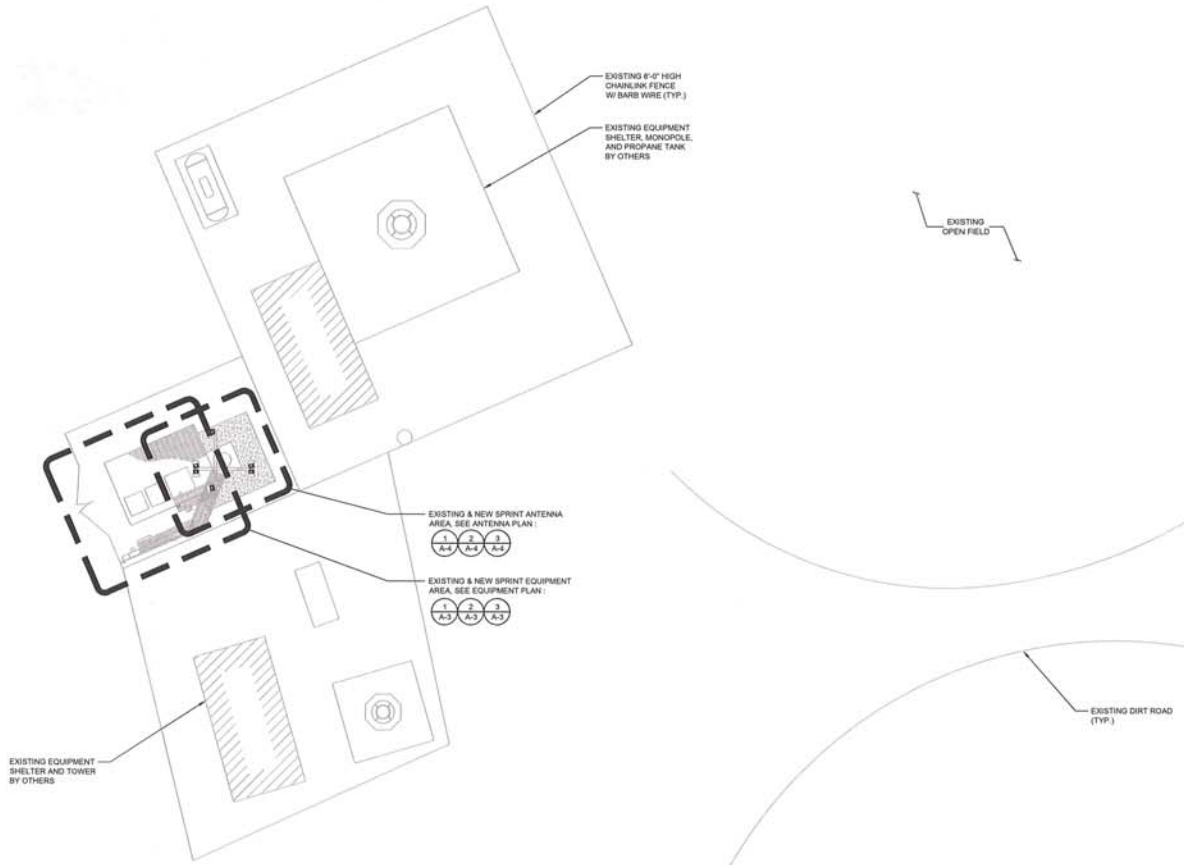
**CONDITIONS OF APPROVAL (2)**

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

1. Prior to recordation the proponent shall meet all applicable standards of the Cache County Ordinance, and must:
  - a. Place MUTCD type signage to clearly identify emergency vehicle access to Crow Mountain.
  - b. Work with UDOT in the placement of any signs and any UDOT required improvement of the private access road within the UDOT right-of-way.
  - c. Establish access rights with all owner(s) of properties crossed by the roadway.
2. Any further expansion or modification of the facility or site shall require the approval of the designated land use authority.

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

SITE INFORMATION	
LATITUDE	41.87193 / 41° 52' 18.93" N
LONGITUDE	-111.80972 / 111° 49' 34.98" W
PARCEL NUMBER	09-020-0001
AMBL / AGL	5833'-0" / 60'-0"



**GENERAL DYNAMICS**  
Information Technology

1171 WEST 2400 SOUTH  
WEST VALLEY CITY, UT 84119

**Technology Associates**  
EC Inc.

**UTAH MARKET OFFICE**  
9847 SOUTH 500 WEST  
SANDY, UTAH 84070  
(801) 463-1020

REV	DATE	DESCRIPTION	BY
B	10/20/13	ISSUED FOR REVIEW	CMR
A	10/20/13	ISSUED FOR REVIEW	CMR

IT IS A VIOLATION OF LAW FOR ANY PERSON,  
UNLESS THEY ARE ACTING UNDER THE DIRECTION  
OF A LICENSED PROFESSIONAL ENGINEER,  
TO ALTER THIS DOCUMENT.

NETWORK VISION WIRELESS LICENSEE

**CROW MOUNTAIN**  
SL03UB106  
7003 N. 1500 E. HWY 91  
SMITHFIELD, UT 84335

SHEET TITLE  
**ENLARGED  
SITE PLAN**

SHEET NUMBER

**A-2**

**ENLARGED SITE PLAN**

0 2' 4' 8'  
SCALE: 1/8" = 1'-0" (24x36)  
(OR) 1/16" = 1'-0" (11x17)

**1**

