



4:45 p.m.

Workshop in the County Council Chambers.

5:30 p.m.

Call to order

Opening remarks/Pledge – Rob Smith

Review and approval of agenda.

Review and approval of the minutes of the February 5, 2015 meeting.

5:35 p.m.

Consent Items

(1) **Funk Subdivision Amendment** – Matthew Funk is requesting a recommendation of approval to the County Council for the addition of one non-buildable lot to an existing subdivision on 53.3 acres of property in the Agricultural (A10) Zone located at 1075 South State, Richmond.

Regular Action Items

(2) **Paradise Horizon Subdivision** – Ray Balls is requesting a recommendation of approval to the County Council for a 3-lot subdivision on 20.19 acres of property in the Agricultural (A10) Zone located at approximately 800 East 8600 South, Paradise.

(3) **Discussion:** Title 17 Airstrip

(4) **Discussion:** Title 17.23 Signs

(5) **Discussion:** General Plan

Board Member Reports

Staff reports

Adjourn



<u>Item</u>	<u>Page</u>
1. Title 17.07.030 - Kennels	2
2. Discussion: Title 17.023 - Signs	2
3. Discussion: General Plan	Removed from Agenda
4. Training: Conditional Use Permit Webinar	4

DRAFT

1 **Present:** Stephanie Nelson, Chris Harrild, Josh Runhaar, Rob Smith, Leslie Larson, Jason Watterson,
2 Lane Parker, Brady Christensen, Jon White, Tony Baird

3
4 **Start Time:** 05:30:00

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

7
8 **05:33:00**

9
10 **Agenda**

11
12 Approved with the removal of item #3.

13
14 **Minutes**

15
16 Approved with no changes.

17
18 **05:34:000**

19
20 **#1 Title 17.07.030 – Kennels**

21
22 **Harrild** reviewed the changes discussed from the last meeting. There are definitions for boarding
23 facilities, household pet, homes based kennel, and commercial kennel/animal shelter. For a home based
24 kennel they may have up to twelve (12) adult dogs that are boarded, groomed, bred, raised, and/or
25 otherwise kept but will also require that the applicant have a setback minimum of 50 feet, noise levels
26 shall not exceed 10 decibels above the ambient noise levels at the property line. For a commercial
27 kennel/animal shelter they may have 13 or more adult dogs or cats. They will be required to have a
28 minimum of 50 feet setback and a minimum of 20 feet from a Caretaker's residence, and noise levels
29 from the kennel shall not exceed 10 decibels above the ambient noise levels at the property line.
30 Definitions for a adult dogs and adult cats were added. The sections to be deleted are 17.10.050[A][2]
31 animal confinement.

32
33 **Watterson** motioned to recommend approval to the County Council for the proposed changes to the
34 kennel ordinance; **Parker** seconded; **Passed 5, 0.**

35
36 **05:44:00**

37
38 **#2 Discussion: Title 17.23 – Signs**

39
40 **Harrild** reviewed section 17.23 of the signage ordinance. Things marked in red are a violation of the 1st
41 amendment and needs to be changed so the county doesn't get sued over the ordinance.

42
43 **05:45:00**

44
45 **Pine Canyon Gravel Pit**

46
47 **John Sather** I'm with Whitaker Constructions and I wanted to discuss an addendum to the permit for the
48 Pine Valley Gravel Pit. We would like to use the aggregate from our pit to do the road improvements.
49 We would not open for business before those improvements were completed and the canal company is
50 fine with the widening of the road.

1 **Sands** what did you find out from your borings?
2
3 **Mr. Sather** I've been told there are good structural fill under the road and there is good gravel there. We
4 would rather use our own source materials if you are agreeable.
5
6 **Sands** do you have an estimate on how much the road improvements will be?
7
8 **Mr. Sather** we have not because it depends on the tests.
9
10 **Harrild** once we get the test results our engineer will look at it and determine what improvements need to
11 be done.
12
13 **Mr. Sather** we are going to stand behind this and we want to do it right the first time and be a good
14 neighbor and partner to the county.
15
16 Staff and commission discussed Whitaker pulling the aggregate from the pit before the pit opens. Staff
17 feels this is a reasonable request and wanted to inform the Planning Commission of the request. Staff has
18 no problems and neither does the commission.
19
20 **Mr. Sather** we are going to still be putting our bond up and everything for security.
21
22 **05:50:00**
23
24 **Harrild** if you look at the code and all that is marked in red, it guts the code and this code needs some
25 real work. Included in the packet is an information sheet from the League of Minnesota Cities. The
26 information is broken down into different areas and the suggestions made by the League of Minnesota
27 Cities help sign ordinances to stand on their own and not get the counties/governments in trouble.
28
29 Staff and Commission discussed signage. The county has typically allowed off-road signage and most of
30 the major roadways in the Cache County fall under regulations that state there can be no signage unless
31 the property is a commercial property. There are most likely a number of signs that are illegal under the
32 current ordinance and would probably still be in violation even with the proposed changes simply because
33 they were put up without the proper permits/permissions. This ordinance is going to take quite a bit of
34 time work through due to the nature of needing to conform with state code, federal code, and first
35 amendment protections.
36
37 **Harrild** state code does require that if companies/persons of interest want notification of a change to the
38 ordinance they write a letter and YESCO submitted a letter a couple of years ago. So staff and the
39 commission will work through the ordinance and then will hold a public hearing and invite YESCO to
40 that hearing.
41
42 Staff and commission discussed Highway 89 from Logan to the Idaho border. Between Smithfield and
43 Logan there are areas of the highway that falls within the county jurisdiction but it is hard to know where
44 the cities begin and the county ends. There is also a difference between billboards and real estate signs.
45 Real estate signs pertain to that particular property generally and are treated different for signage for an
46 off-premise business location. Staff is working on this and is going to try to find a good middle ground
47 for the county and those interested in signage on county roads.
48
49
50
51

1 **06:05:00**

2
3 **Staff Reports**

4
5 **Harrild** a request came in from AT&T near the Cox Honey. They are requesting a 100 foot tower and
6 the county currently only allows 45 feet. The other issue is that if the tower is 100 feet tall there needs to
7 be a 100 foot setback. With this project there would also needs to be an agreement with Logan City. The
8 only way to give an avariance for that height requirement is if the location of the tower somehow detracts
9 from the tower itself. AT&T just wanted to see if there was any chance of an avariance on the height and
10 if not they wouldn't bring it before the commission.

11
12 Most Commission members expressed negative feelings regarding a tower of that height in that location.
13 There is a tower located at the old Buttar's tractors site. Staff believes that that location is in Logan City
14 but will check on the tower there.

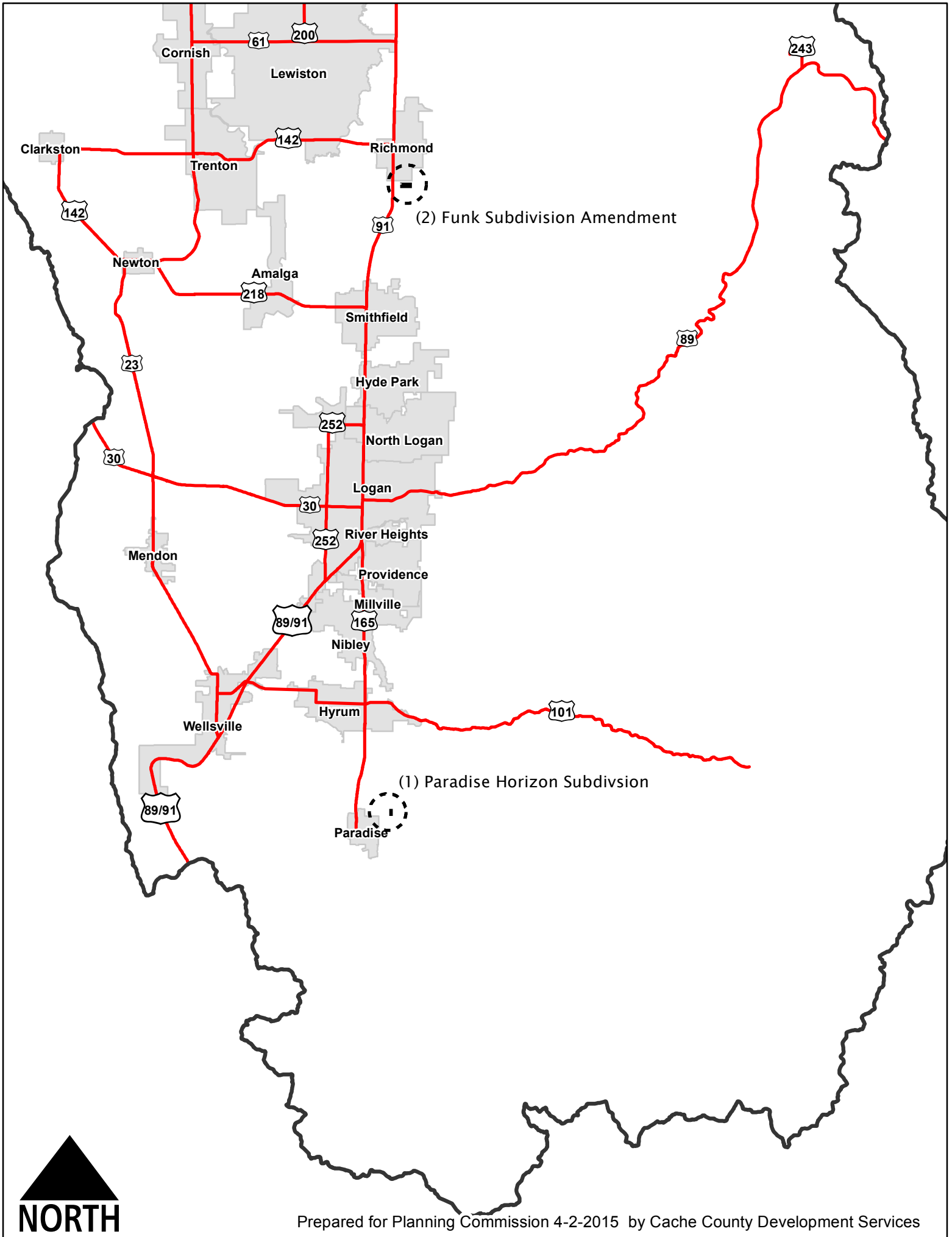
15
16 **#4 Training: Conditional Use Permit Webinar**

17
18 The commission watched a webinar training for conditional use permits (CUPs).

19
20 The difference between legislative and administrative decisions was discussed between staff and
21 commissioners. A legislative decision is something like a rezone or when the Planning Commission
22 recommends approval to the County Council for an ordinance change. Administrative decisions are
23 conditional use permits. The Wild Bunch Kennel was an administrative decision. When the applicant
24 appealed it went before the Board of Adjustments who upheld the Planning Commission's decision. The
25 applicant has since appealed the Board of Adjustments decision to the Court of Appeals. That decision of
26 denial was an administrative action.

27
28 **06:58:00**

29
30 **Adjourned.**



(2) Funk Subdivision Amendment

(1) Paradise Horizon Subdivision

NORTH

STAFF REPORT: FUNK SUBDIVISION AMENDMENT

09 APRIL 2015

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: Matthew Funk

Parcel ID#: 08-002-0017

Staff Determination: Approval

Type of Action: Administrative

Land Use Authority: Cache County Council

LOCATION

Reviewed by: Stephanie Nelson, Planner I

Project Address:

1075 South State, Richmond

Surrounding Uses:

North – Agricultural/Residential/Richmond City

South – Agricultural/Residential

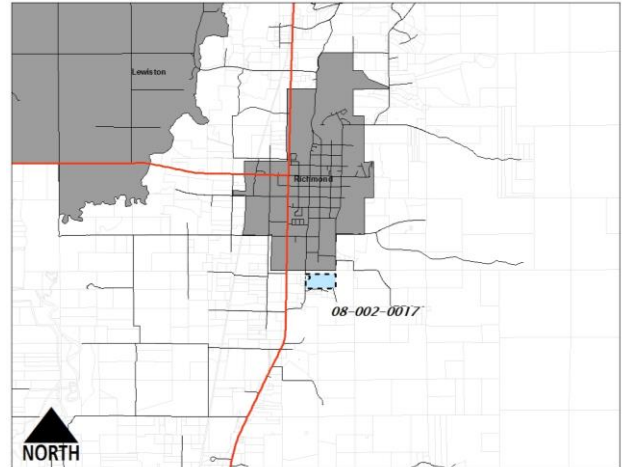
East – Agricultural/Residential

West – Agricultural/Residential

Current Zoning:

Agricultural (A10) Zone

Acres: 53.3



PURPOSE AND SUMMARY

Purpose:

To review and make a decision regarding the proposed amendment of the Funk Subdivision Amendment.

Summary:

This proposal is to amend the existing Funk Subdivision that was approved via conditional use permit on 08 July 1994. The current amendment proposal reflects the creation of a new lot for a pumping station that will provide water for Lower Foods. This new lot shall not be eligible for development. The proposed amendments meet the current density requirements as provided in §17.09.080.

Access:

- Access to these lots is from 1075 South State Street in Richmond and is adequate, as this is not a buildable lot.

Service Provision:

- Water supply for fire suppression will be provided by the Richmond Fire Department. Access for emergency services is adequate.

Sensitive Areas:

- Wetlands and moderate slopes may be located within the subdivision boundary, but do not appear to be located on the proposed development lots.

Public Comment:

Notices were mailed to the property owners located within 300 feet and municipalities within one mile 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 Funk Subdivision Amendment with parcel number(s) 08-002-0017 is in conformance with the Cache County Ordinance requirements and should be approved. This determination is based on the following findings of fact:

1. The Funk Subdivision Amendment has been revised and amended by the conditions of project approval to address the issues and concerns rose within the public and administrative records.
2. The Funk Subdivision Amendment has been revised and amended to conform to the requirements of the Cache County Code, State Code, and the requirements of various departments and agencies.
3. The Funk Subdivision Amendment conforms to the subdivision amendment requirements of the Cache County Subdivision Ordinance.
4. The Funk Subdivision Amendment is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjoining or area properties.

NORTH

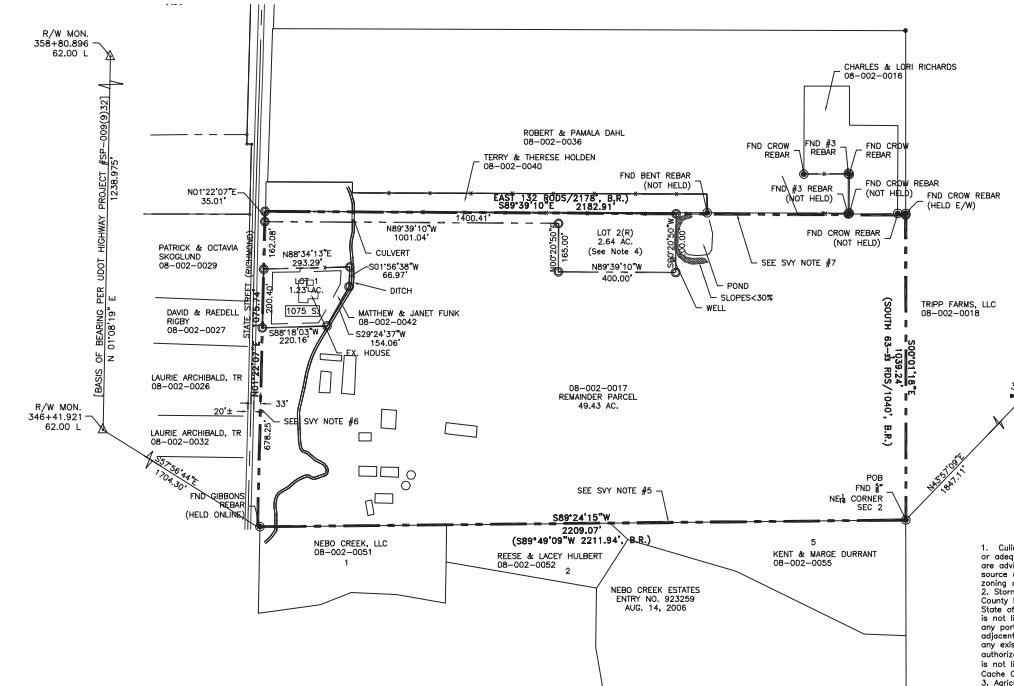
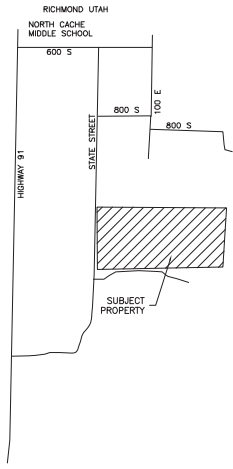


SCALE 1" = 200'-0"

FUNK SUBDIVISION
Part of the North Half of Section 2,
Township 13 North, Range 1 East,
Salt Lake Baseline & Meridian
Cache County, Utah

- LEGEND
BOUNDARY LINE
FENCE
EASEMENT
SETBACK
SET REBAR W/ PLASTIC CAP
MARKED PELS 275617
FOUND REBAR
DEED RECORD DISTANCE
SECTION CORNER

VICINITY MAP



- NOTES AND PROTECTIVE COVENANTS
1. Cullinary Water: Cache County has not determined the availability or adequacy of cullinary water to any of the lots identified. All owners are advised of the requirements to obtain an approved cullinary water source and comply with all other requirements for the issuance of a zoning clearance, prior to the issuance of a building permit.
2. Storm Water Drainage: Compliance with the standards of the Cache County Manual of Roadway Design and Construction Standards and State of Utah storm water permitting are required. This includes, but is not limited to, any increased level of storm water drainage from any portion of any lot or remainder parcel of this subdivision to any adjacent properties, ditches, canals, or waterways, or the alteration of any existing, historic, or natural drainage without prior written authorization provided by the effected party or entity (may include but is not limited to: adjacent property owner(s), ditch or canal company, Cache County, or the State Water Engineer's Office.)
3. Agricultural Uses: 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 permitted uses in the Agricultural Zone and Forest Recreation Zone.
4. Setback: 30' Front Rebar
12' Side Setback
setback lines are for primary buildings only

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 hereafter, and have subdivided said tract of land into lots and private accessways to be hereafter known as FUNK 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 divide one lot from Parcel 08-002-0017 recorded in Book 1729 Page 1051. Parcel 08-002-0042 was included on Lot 1 to meet Cache County Subdivision ordinance. The survey was requested by Matt Funk.
2. The Basis of Bearing is the west right of way line of State Highway 91 from right of way markers found at Engineers P.C. Station 346+41.921 62.00 feet left and the right of way marker found at Engineers P.C. Station 358+80.896 62.00 feet left which bears N 01°08'19"E per U.D.O.T. Highway Plans for Project RSP-009(0332).
3. 5/8" rebar to be set at property corners as shown.
4. Lot 2 is not a residential building lot.
5. Line was established along the north line of Nebo Estates Subdivision using found rebar as shown. It also follows an existing fence line.
6. Re-establish along the east right of way of State Street being 33' from the center of the road.
7. This line as established along an old fence line runs along over 70% of the length of the line. Several found rebar were found north of the fence which were not held. According to Matt Funk that fence has been there for over 45 years and it is also within 9 inches from record distance from the deed. Therefore, I believe it to be the original surveyed line.

SUBDIVISION BOUNDARY DESCRIPTIONS
Part of the North Half of Section 2, Township 13 North, Range 1 East of the Salt Lake Base and Meridian described as follows:
Beginning at the Southeast Corner of Lot 2 (Northeast 1/18 Corner), Section 2, Township 13 North, Range 1 East of the Salt Lake Baseline and Meridian monumented with a 5/8" Rebar at a fence intersection and running thence S89°24'15"W 2209.07 feet (S89°40'0"W 2211.94 feet, By record) along the north line of Nebo Creek Estates recorded August 14, 2006 under Entry No. 923259 to the east line of State Street; thence N01°22'07"E 1075.74 feet along said east line; thence S89°39'10"E 2182.91 feet (East 132 rods/2178 feet, By Record); thence S00°01'18"E 1039.24 feet (South 63-1/23 rods/1039.24 feet, By Record) to the point of beginning, containing 53.30 acres.

OWNERS DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERIGNED OWNERS OF THE TRACT OF LAND DEPICTED AND DESCRIBED HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, THE WHOLE TO BE HEREINAFTER KNOWN AS THE "FUNK SUBDIVISION", FURTHER WE DEDICATE AND/OR QUIT CLAIM AS APPROPRIATE 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 AND ALSO DEDICATE THE PUBLIC UTILITY EASEMENT AS SHOWN TO CACHE COUNTY.

ACKNOWLEDGEMENT
MATTHEW C. FUNK JANET M. FUNK
STATE OF UTAH JSS.
COUNTY OF CACHE
THE FOREGOING INSTRUMENT WAS PERSONALLY ACKNOWLEDGED BEFORE ME, THE UNDERIGNED NOTARY PUBLIC THIS ____ DAY OF ____ 20____ BY ____ WHO PROMISED 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.
NOTARY PUBLIC

COUNTY COUNCIL APPROVAL AND ACCEPTANCE
THIS PLAT WAS APPROVED BY THE CACHE COUNTY COUNCIL BY MAJORITY VOTE ON THE ____ DAY OF ____ 20____.
DATED THIS ____ DAY OF ____ 2015
CACHE COUNTY COUNCIL
BY:
ATTESTED TO: CHAIRMAN
CACHE COUNTY CLERK

COUNTY RECORDER
State of Utah, County of Cache, recorded and filed of the request of
Date _____ Time _____ Fee _____
Entry _____
Index _____
Filed In: File of plats _____ County Recorder

DEPUTY COUNTY SURVEYOR
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 _____ DEPUTY COUNTY SURVEYOR _____

CACHE COUNTY PLANNING COMMISSION
THIS PLAT WAS REVIEWED BY THE CACHE COUNTY PLANNING COMMISSION ON THE ____ DAY OF ____ 2015. IT IS THE RECOMMENDATION OF THIS BOARD TO APPROVE/DENY THIS SUBDIVISION BASED ON ITS FINDINGS.
CACHE COUNTY PLANNING COMMISSION
BY: _____ CHAIRMAN

BEAR RIVER HEALTH DEPARTMENT APPROVAL
THE SUBDIVISION DESCRIBED IN THIS PLAT HAS BEEN APPROVED BY THE BEAR RIVER HEALTH DEPARTMENT THIS ____ DAY OF ____ 2015.
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 ____ 2015.
CACHE COUNTY ATTORNEY

ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
LOCAL, UTAH 84321
alan@acewestoffice.net

REGISTERED PROFESSIONAL ENGINEER
BRIAN G. LYON
STATE OF UTAH
275617
3/28/18

OWNERS
MATTHEW C. FUNK
JANET M. FUNK
RODMAN, UTAH 84333

Table with columns: NO., PROPERTY SUBMISSIONS, DATE, DRAWING NO., PROJECT NO.

FUNK SUBDIVISION
Part of the North Half of Section 2,
Township 13 North, Range 1 East,
Salt Lake Baseline and Meridian
Cache County, Utah
DATE: JAN. 22, 2015
DRAWING NO. 1
of 1

STAFF REPORT: PARADISE HORIZON SUBDIVISION

09 April 2015

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: Ray Balls

Parcel ID#: 01-093-0014

Staff Determination: Approval with conditions

Type of Action: Administrative

Land Use Authority: Cache County Council

LOCATION

Reviewed by: Stephanie Nelson - Planner I

Project Address:

800 East 8600 South
Paradise, Utah 84302

Current Zoning:

Agricultural (A10)

Acres: 20.19

Surrounding Uses:

North – Agricultural/Residential

South – Agricultural/Residential

East – Agricultural/Residential

West – Agricultural/Residential



PURPOSE, APPLICABLE ORDINANCE, AND SUMMARY

Purpose:

To review and make a recommendation to the County Council regarding the proposed Paradise Horizon 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 for the first three lots, then one (1) unit per ten (10) acres thereafter.

Summary:

This proposal is to divide parcel number 01-093-0014 into three (3) developable lots. The total developable acreage for this subdivision is 20.19 acres. The maximum development potential is four (4) lots.

Access:

- Access to this property is from county road 8600 South, and is adequate except for the portion at the canal crossing and the private road point of access to 8600 South. These substandard portions are 18' wide.
- Staff proposes that a design exception be granted to allow the narrow crossing of the 8600 South bridge. At present, this sub-standard bridge serves a number of homes within the Charlieville area. The addition of two more buildable lots does not justify the expansion of the bridge, as ingree/egress function with this single choke point for emergency equipment.
- The access road to the proposed lots must meet the minimum county requirements, specifically, a 22' wide paved surface with 1' wide gravel shoulders from 8600 South. The throat of access must be paved within the county right-of-way
- The Cache County Manual of Roadway Design and Construction Standards §2.5 specifies that the maximum length of terminal roads shall not be longer than 500 feet from the centerline of the adjoining road to the center of the cul-de-sac. The proposed private road Paradise Horizon Drive is 326' long.
- As this roadway will only service three single family dwellings it is not required that it be considered a county road.
- Dedication of right-of-way for the portion within 38' of centerline of 8600 South.

Water & Septic:

- An adequate, approved, domestic water right must be in place for all buildable lots prior to final plat recordation.
- Only one dry lot is permitted per subdivision. This lot is not buildable until an approved, domestic water right, in the owner's name is in place.
- The proposed lots are feasible for an on-site septic tank system. Additional review and permitting by the Bear River Health Department may be required prior to placement of a septic system.

Service Provision:

- The proponent must provide sufficient shoulder space for the residential refuse and recycle containers to sit four feet apart and be out of the travel lane on 8600 South.
- A school bus stop is located at the intersection of 8600 South 800 East.
- 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 Paradise Fire Department. Access for emergency services will require further review following the construction of the private road.

Sensitive Areas:

- Moderate slopes, and to a minimal degree steep slopes, are located within the subdivision boundary. Any development within moderate slope areas shall require further geotechnical review.
- A geotechnical report was submitted to determine the location of said fault line. The report's conclusions and recommendations stated that earthquake ground shaking is the only geologic hazard posing a high relative risk to the site. A moderate risk may also exist from problem soils. The site is suitable for the proposed development and additional geotechnical engineering studies should be conducted prior to construction.

Public Comment:

Notices were mailed to the property owners located within 300 feet and municipalities within one mile 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 (5)

It is staff's determination that the Paradise Horizon Subdivision, a 3-lot subdivision for property located at approximately 800 East 8600 South with parcel number 01-093-0014, 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 Paradise Horizon 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 Paradise Horizon 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 Paradise Horizon 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 Paradise Horizon Subdivision is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjoining or area properties.
5. A design exception is granted to allow the narrow bridge.

CONDITIONS OF APPROVAL (7)

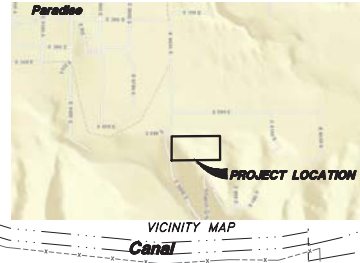
The following conditions must be met prior to recordation for the developments to conform to the County Ordinance and the requirements of county service providers.

1. The proponent shall meet all applicable standards of the Cache County Ordinance.
2. An adequate, approved, domestic water right shall be in place for all building lots within the subdivision.
3. The proponent must provide sufficient shoulder space for the residential refuse and recycle containers to sit four feet apart and be out of the travel lane on 8600 South.
4. The design of the private road providing access to the development shall be reviewed and approved by the Cache County Engineer for compliance with applicable codes. A full set of engineered design and construction plans shall be submitted and shall address issues of grade, drainage, base preparation and construction, and surfacing for the road. Fees for any engineering review of the private road shall be borne by the proponent.
5. The right-of-way for the private road Paradise Horizon Drive shall be built to meet and/or exceed county roadway standards, including but not limited to:
 - a. 22' wide paved surface with 1' wide gravel shoulders to the specifications of the Cache County Roadway Construction Manual.
6. The applicant shall post MUTCD compliant signage to indicate that the road is private and there shall be no county maintenance or snow removal on Paradise Horizon Drive.
7. It is recommended, as identified in the geotechnical report that additional geotechnical engineering studies should be conducted prior to construction.

PRELIMINARY PLAT NOTES:

- 1. No Agricultural Protection Area.
2. Main Building Setbacks, Front 30', Rear 30', Side 12'.
3. Tax ID# of subject property 01-093-0014
4. Approximate Address: 700 East 8600 South Paradise, Utah

Final Plat
Paradise Horizon Subdivision
Cache County, Utah
A Part of the Northeast Quarter of Section 27,
Township 10 North, Range 1 East, Salt Lake Base & Meridian



SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 56, Chapter 22, Professional Engineers and Land Surveyors Act...



Signed this ___ day of ___, 2015.
K. Greg Hansen P.L.S.
Utah Land Surveyor License No. 167819

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT LOCATED 33.00 FEET NORTH 00°32'28" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 27 BEING A CACHE COUNTY RAILROAD SPIKE; RUNNING THENCE NORTH 89°42'21" WEST 660.00 FEET; THENCE NORTH 00°32'36" WEST 1329.53 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89°40'51" EAST 660.00 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00°32'28" EAST 1335.63 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING, CONTAINING 20.190 ACRES.

OWNER'S DECLARATION

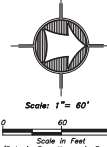
Know all men by these presents that we, the undersigned owners of the tract of land depicted and described herein, having caused the same to be subdivided into lots, the whole to be hereinafter known as Paradise Horizon Subdivision. Further we dedicate and/or Quit Claim as appropriate the portion of property of 01-093-0014 that lies within 16.5' of the centerline of the existing roadway with the cul-de-sac as shown on this plat...

this ___ day of ___, 2015.

BALLS BROTHERS FARMS, LLC, BY RAY BALLS

CORPORATE ACKNOWLEDGMENT

State of Utah
County of:
The foregoing instrument was personally acknowledged before me, the undersigned Notary Public this ___ day of ___, 2015, by Ray Balls who proved on basis of satisfactory evidence to be ___ of Balls Brothers Farm, LLC and is said person whose name is subscribed to this instrument and that said document was signed by him in behalf of said Balls Brothers Farm, LLC by authority of its laws. Witness my hand and official seal.



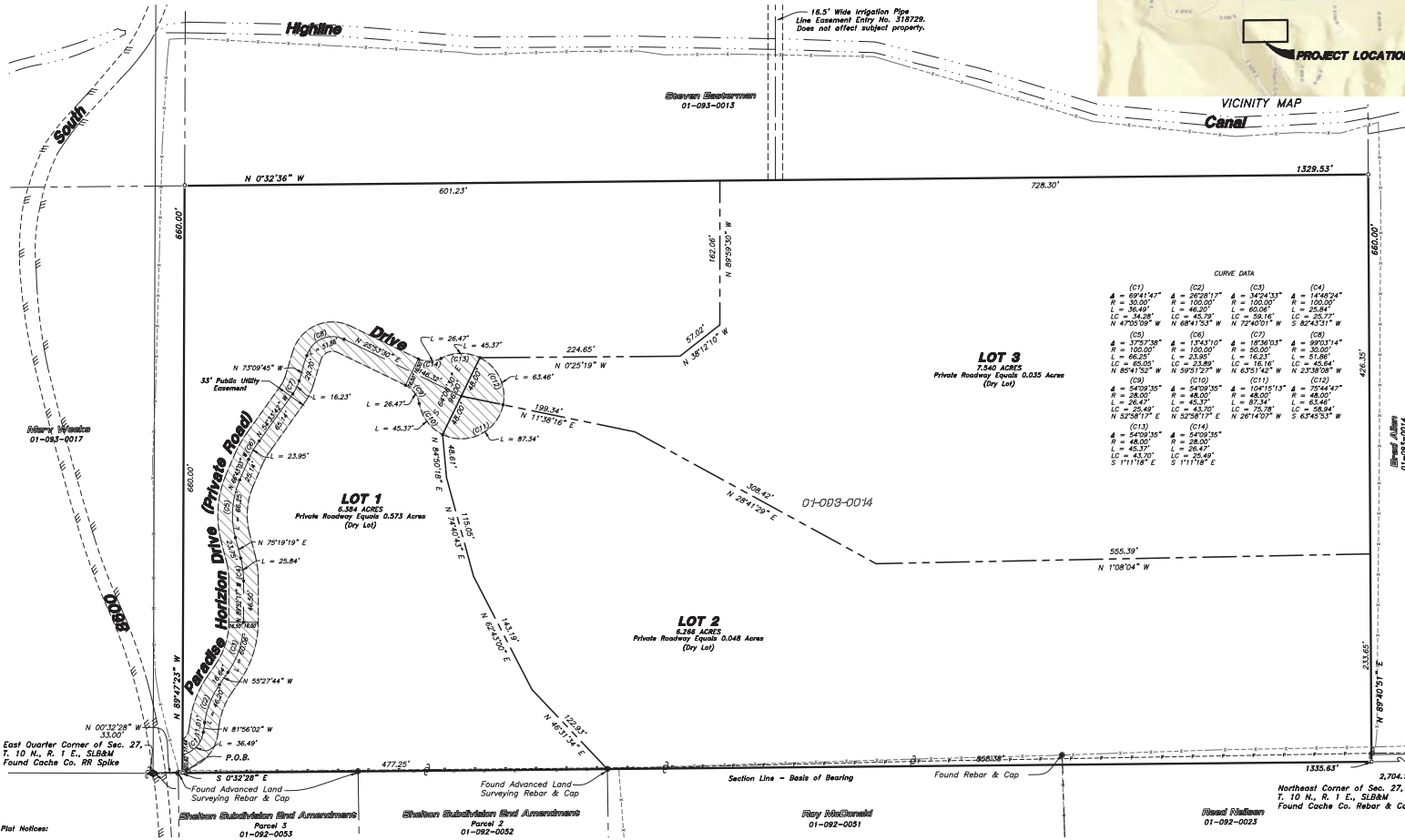
LEGEND
Sublot Property Line
Adjacent Property Line
Curved Line
Pit Line
Section Corner
Steel Monument
Found Survey Point
Set 5/8" x 2 1/2" Rebar With Cap

COUNTY RECORDER

STATE OF UTAH
COUNTY OF CACHE
THIS PLAT HAS BEEN DULY ACKNOWLEDGED, CERTIFIED, AND APPROVED AND MAY LAWFULLY BE RECORDED IN CACHE COUNTY, UTAH.
FILED AND RECORDED:

PLANNING COMMISSION APPROVAL
DATE:
TIME:
BOOK:
PAGE:
REQUEST OF:
DATE:
2015.

CACHE COUNTY RECORDER



- 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 permitted uses in the Agricultural Zone.
2. Cache County has not determined the availability or adequacy of culinary water to any of the lots identified. All owners are advised of the requirements to obtain an approved culinary water source and comply with all other requirements for the issuance of a zoning clearance, prior to the issuance of a building permit.
3. (a) The private interior road, Paradise Horizon Drive is not dedicated to Cache County and no maintenance or snow removal will be provided by Cache County.
(b) The private interior road, Paradise Horizon Drive shall be used by all lots in this subdivision for access each individual lot and to the public road.
(c) All lot owners of this subdivision are responsible for the construction, maintenance, and removal of snow on the private interior road Paradise Horizon Drive.
4. Storm Water Drainage: Compliance with the standards of the Cache County Manual of Roadway Design and Construction Standards and State of Utah storm water permitting are required. This includes, but not limited to, any increase level of storm water drainage from any portion of any lot or remediates parcel of this subdivision to any adjacent properties, ditches, canals, or waterways, or the alteration of any existing, natural, or natural drainage without prior written authorization provided by the affected party or entity (may include but is not limited to: adjacent property owner(s), ditch or canal company, Cache County, or the State Water Engineer's office.) On-site retention plans to be submitted with site plans upon building permit submittal.
5. Dry Lot: Development restricted until an approved, domestic, water right is provided.

DIRECTOR OF DEVELOPMENT SERVICES

THIS PLAT WAS APPROVED AND ACCEPTED BY THE CACHE COUNTY DIRECTOR OF DEVELOPMENT SERVICES ON THIS ___ DAY OF ___, 2015.

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

BEAR RIVER HEALTH DEPARTMENT APPROVAL

THIS SUBDIVISION DESCRIBED IN THIS PLAT HAS BEEN APPROVED BY THE BEAR RIVER HEALTH DEPARTMENT THIS ___ DAY OF ___, 2015.

COUNTY ATTORNEY APPROVAL
I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THIS PLAT AS TO FORM AS REQUIRED BY STATE LAW AND COUNTY ORDINANCE.

NARRATIVE / BASIS OF BEARING

The Purpose of this Survey was to Establish and set the Property Corners of the Three Lot Subdivision as Shown and Described Hereon. This Survey was Ordered by Ray Balls. The Control used to Establish the Property Corners was the Existing Cache County Surveyor Monumentation Surrounding Section 27, Township 10 North, Range 1 East, S.L.B.&M. The basis of bearing is the East line of the Northeast Quarter of said Section which bears North 00°32'28" West, Utah North, State Plane, Calculated H.A.D.83 Bearing.

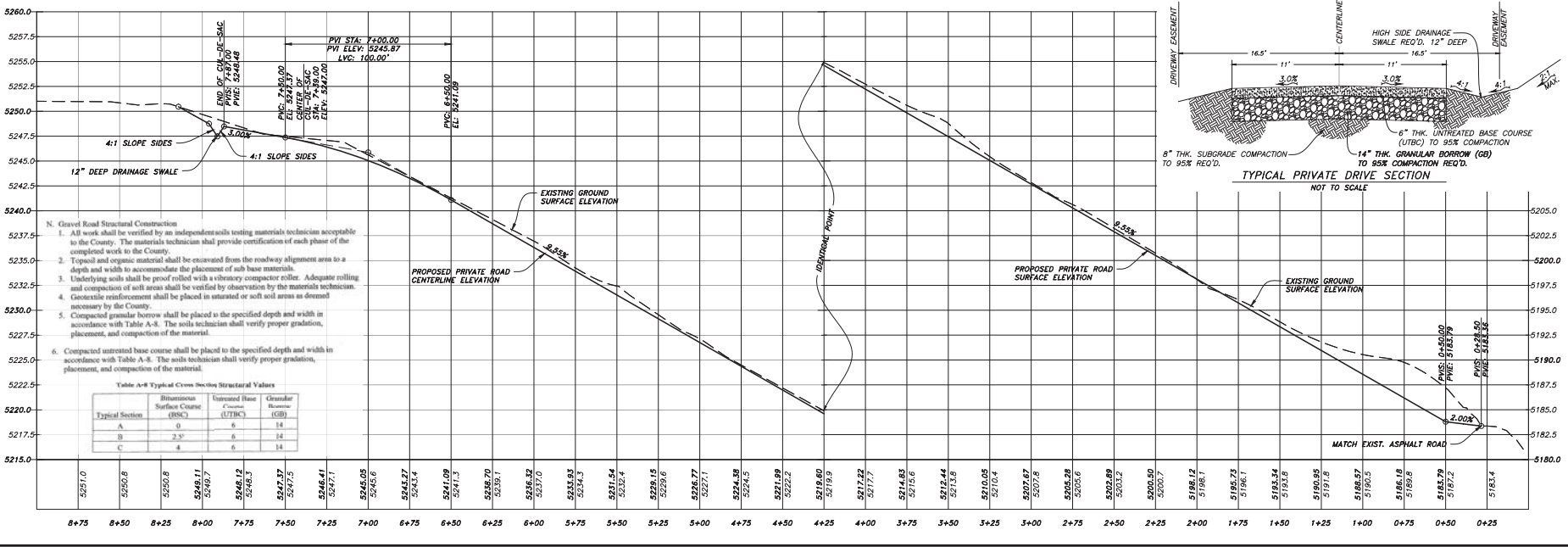
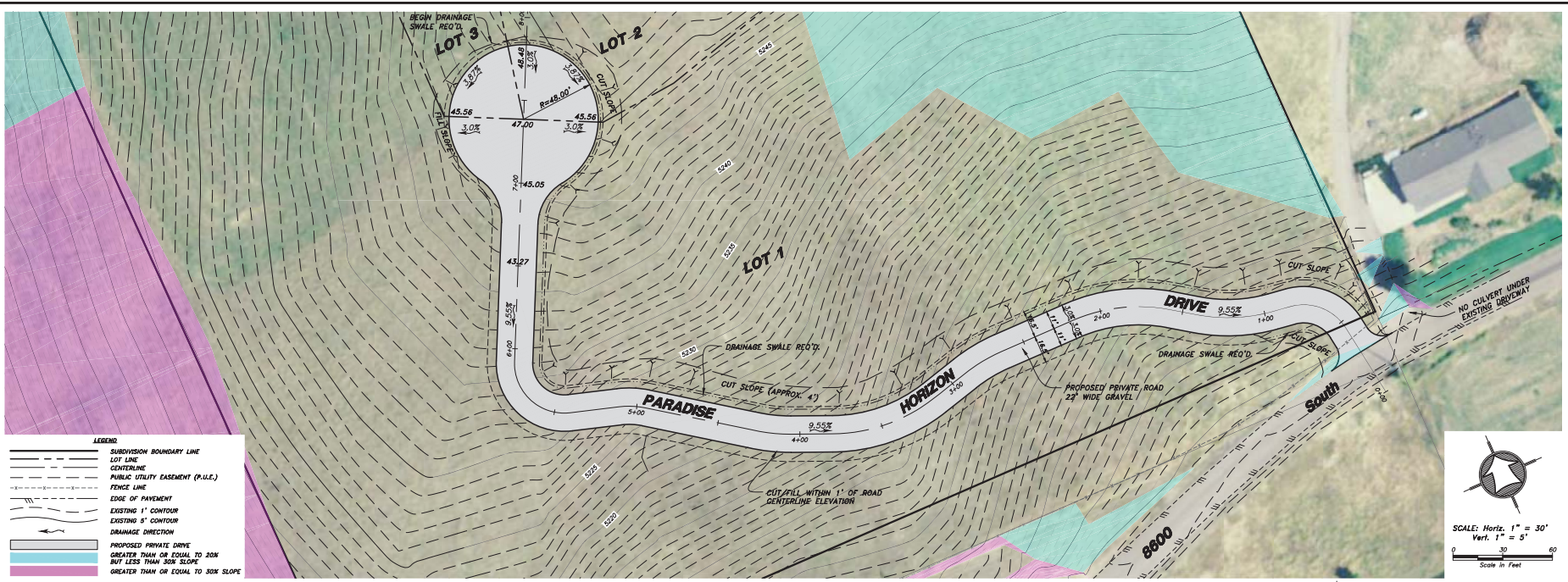
CACHE COUNTY COUNCIL
THIS PLAT WAS APPROVED AND ACCEPTED BY THE CACHE COUNTY COUNCIL ON THE ___ DAY OF ___, 2015. DATED THIS ___ DAY OF ___, 2015.

ATTESTED TO:
CACHE COUNTY CLERK

DEVELOPER: RAY BALLS

487 N. MAIN STREET
BRIGHAM CITY, UTAH 84302
PHONE: (435) 730-2888

HANSEN & ASSOCIATES, INC.
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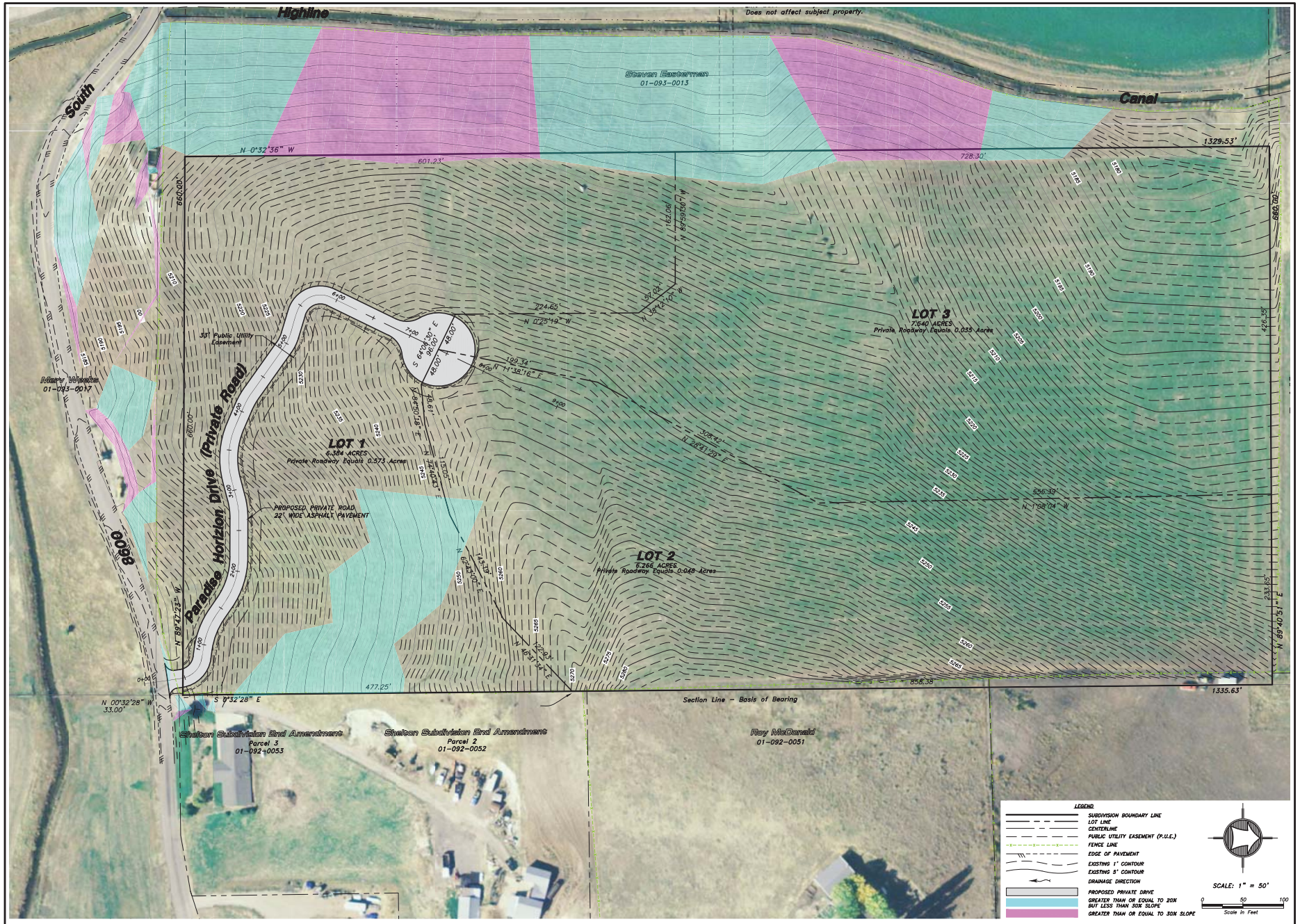
Drawn By: MEJ Date: 2/18/2015
 Designed By: MEJ
 Checked By: MEJ
 Scale: 1" = 30'
 Drawing File: 14-153 V12.DWG
 Job Number: 14-153

PARADISE HORIZON SUBDIVISION
 A Part of the Paradise Horizon Subdivision, Section 27 Township 10 North, Range 1 East, S14E4A

Revision

No.	Date	By

Sheet **2** of **2** Sheets



No.	Date	By	Revision

HANSEN & ASSOCIATES, INC.
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www.hanseninc.com



Drawn By: MBJ Date: 2/19/2015
 Designed By: _____
 Approved By: _____
 Scale: 1" = 50'
 Drawing File: 14-133_V12.DWG
 Job Number: 14-133

**SLOPE ANALYSIS AND OVERALL SITE PLAN FOR
 PARADISE HORIZON
 SUBDIVISION**
 A Part of the Northeast Quarter of Section 27
 Township 10 North, Range 1 East, S.L.R.M.

Sheet
1
 of
2
 Sheets

Proposed amendments to the Cache County Ordinance §17.07 and 17.09 regarding the definition of “6300 Airport” and the creation of a new definition/use “6310 Airstrip”.

Changes are indicated as follows:

Existing code
Addition

17.07.030 Use Related Definitions

6300 AIRPORT: An area where aircraft can land and take off. Accessory uses include runways, hangars, facilities for refueling and repair, and various accommodations for passengers. See §17.17 Airport Limitation Areas of this title.

6310 AIRSTRIP: A private runway without airport facilities whose use is restricted to the existing property owner with the exception of aircraft emergencies. The following requirements also apply:

1. A copy of an airspace analysis issued by the Federal Aviation Administration for the proposed airstrip must be provided at the time of application, and any requirements or recommendations as specified within said analysis must be met.
2. The Planning Commission may limit the number of planes and the specific use of an airstrip (ie. flight training, intensity of use, and similar) based upon the standards and criteria of §17.06.050 Conditional Uses.
3. If the safety of persons or property on the ground becomes evident due to a change in land use or structures on adjacent property, additional airspace analysis by the Federal Aviation Administration, and review by the Planning Commission may be required.

17.09.030 Schedule of Zoning Uses

Index	Description	Base Zone							Overlay Zone	
		RU2	RU5	A10	FR40	RR	C	I	ME	PI
6300	Airport	N	N	N	N	N	N	N	N	C
6310	Airstrip									

Blank boxes on the use chart to be discussed and determined by the Planning Commission

Please contact Chris Harrild with the Development Services Office with any questions.

GREGORY SCOTT MUSSELMAN
11344 S 1300 E
PARADISE, UT 84328-9002
March 8, 2015

Planning and Zoning Board
Cache County Development Services
179 North Main Street #305
Logan, UT 84321

MAR 13 2015
Gt

Dear Planning and Zoning Board Representative,

As a pilot and citizen of Cache County, I would like to express my support for the proposed ordinance concerning personal airstrips. The proposed ordinance utilizes Federal Aviation Administration expertise in analyzing the airspace around a proposed airstrip, obstructions, and airstrip layout at no cost to the county. In addition, the ordinance specifies the use of a conditional use permit which simplifies the application process, while providing for proper oversight of personal airstrips by county officials. The ordinance also provides for the reevaluation of issued permits in the event that an airstrip can no longer meet the constraints set by a conditional use permit.

One area of concern is the zoning where this ordinance can be applied. I strongly urge the planning and zoning board to allow this ordinance to be applied as a conditional use in agriculture, forest recreation, commercial, industrial, resort recreation, mineral extraction and excavation, and public infrastructure zones. Limiting the zones where the personal airstrip ordinance is allowed would, in some instances, require a land owner to apply for a zoning variance or a public infrastructure overlay that is not necessary, given the nature of the ordinance.

If a personal airstrip is approved, and at a later date is no longer viable due to encroachment or other reasons, the conditional use permit can be revisited, and if remedy is not found, can be revoked. This provision of the ordinance gives the planning and zoning board the necessary authority to manage personal airstrips without excessively restricting the zones where the ordinance is allowed.

I urge you to pass the proposed personal airstrip ordinance with the zoning restrictions previously mentioned. Thank you for your time and consideration.

Sincerely,



GREGORY SCOTT MUSSELMAN