



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 9, 2015 meeting.

5:35 p.m.

Consent Items

- (1) **Scott Wells Subdivision** – Scott Wells is requesting a recommendation of approval to the County Council for a 1-lot subdivision on 11.98 acres of property in the Agricultural (A10) Zone located at approximately 4840 West 4600 South, Wellsville, currently part of the North Pine Canyon Ranch Subdivision.
- (2) **North Pine Canyon Ranch Subdivision Amendment** – Claren J. Maughan and Jarvis Maughan are requesting a recommendation of approval to the County Council to amend the existing 3-lot subdivision with two (2) agricultural remainders on 149.68 acres of property in the Agricultural (A10) Zone located at 4901 West 4600 South, Wellsville.

Regular Action Items

- (3) **Fire Fighter Practice Cars LLC** – H. Reid Smith is requesting approval of a conditional use permit to allow the storage of fire fighter practice cars on a portion of 0.85 acres of property in the Industrial (I) Zone located at approximately 7032 West 5800 North, Cache Junction.
- (4) **Trout of Paradise, Inc.** – Grant L. White is requesting approval of a conditional use permit to allow the expansion of an existing conditional use permit with a 30' X 40' dining room addition and a 26" X 30" extension to the south end of the existing structure on 29.48 acres of property in the Agricultural (A10) Zone located at approximately 750 West 8900 South, Paradise.
- (5) **Discussion:** Title 17 Airstrip

Board Member Reports

Staff reports

Adjourn



PLANNING COMMISSION MINUTES

09 APRIL 2015

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3. Discussion: Title 17-Airstrip.....	4
4. Discussion: Title 17.23 Signs.....	Removed from agenda
5. Discussion: General Plan	7

DRAFT

1 **Present:** Jason Watterson, Rob Smith, Leslie Larson, Phillip Olsen, Chris Sands, Lane Parker, Brady
2 Christensen, Jon White, Lee Edwards, Stephanie Nelson, Chris Harrild, Josh Runhaar, Megan Izatt
3

4 **Start Time:** 05:30:00
5

6 **Sands** welcomed and **Smith** gave opening remarks
7

8 **05:33:00**
9

10 **Agenda**

11
12 Approved with the removal of item #4.
13

14 **Minutes**

15
16 Approved.
17

18 **05:36:000**
19

20 **Consent Agenda**

21
22 **Planning Commission** moved item #1 Funk Subdivision Amendment from the consent agenda to the
23 regular action item agenda.
24

25 *Larson* motioned to move item #1 to the regular action items due to possible public comment; **Smith**
26 *seconded; Passed 6, 0.*
27

28 **Regular Action Items**

29
30 **#1 Funk Subdivision Amendment (Matthew Funk)**

31
32 **Nelson** reviewed Mr. Matthew Funk's request for a recommendation of approval to the County Council
33 for the addition of one non-buildable lot to an existing subdivision on 53.3 acres of property in the
34 Agricultural (A10) Zone located at 1075 South State, Richmond.
35

36 **Alan Lower** there is a well on the Funk property and has been tested as a good quality water source and
37 we would like to secure that for our business. We use a lot of water in our business and that would help
38 up with future growth and independence. The neighbors are here and I would like to make them happy
39 and we don't want to impact their lives. We would like to build a structure and bring in power and
40 utilities. There will be a storage tank and then gravity feed it down to Lower Food.
41

42 **White** the water rights to the well, how many gallons and how is it used now?
43

44 **Mr. Lower** it is an irrigation well and we are currently working on transferring the rights.
45

46 **Terry Holden** I border this property all the way up to the spring. I was concerned about their access but
47 was told there is going to be a road right up the edge of my property. I am concerned with dust and how
48 that is going to impact my home and I am concerned with how they are going to power this. There is an
49 engine up there now and that isn't a concern. I guess the main concern I have is dust from the road being
50 used.
51

1 **Robert Dahl** Mr. Lower may have touched on this subject but one of my concerns is the noise level from
2 this but he is talking about an electric pump and don't think it is going to be an issue. I live right next to
3 the well and own part of the spring but don't think this is going to be an issue.
4

5 **Staff and Commission** members discussed what might come back to the Commission if this proceeds. If
6 a water tank is built on site that might come back to the Commission depending on the size of the tank.
7

8 **Mr. Lower** using a water source that is not a city source for a meat facility, the water would have to be
9 tested monthly but other than that we don't see this being a high traffic area. We would put in an
10 insulated building and Matt doesn't want an eye sore so the building will be nice.
11

12 *Larson motioned to recommend approval of the Funk Subdivision Amendment to the County Council*
13 *based on the four findings of fact; Smith seconded; Passed 6, 0.*
14

15 **#2 Paradise Horizon Subdivision (Ray Balls)**
16

17 **Nelson** reviewed Mr. Ray Balls request for a recommendation of approval to the County Council for a 3-
18 lot subdivision on 20.19 acres of property in the Agricultural (A10) Zone located at approximately 800
19 East 8600 South, Paradise. Access is from 8600 South and is mostly adequate. There are two portions
20 that need to be improved; one is the canal crossing and the second, the private road point of access to
21 county road 8600 South. Both sections of the road are 18' wide in these locations. At the private road
22 access, 8600 South must meet the county standards of a 22' wide paved surface with 1' wide gravel
23 shoulders. The applicant has responded that they are willing and intend to make the necessary road
24 improvements as noted. The private access road will only be serving three homes and will be a private
25 road. There is adequate water supply for the proposed building sites and all sites are feasible for on-site
26 septic tank systems. The developer has submitted a geotechnical report noting the location of the fault
27 line, and noted that earthquake ground shaking is the only geologic hazard posing a high relative risk to
28 the site and additional review is recommended at the time structures are considered. A moderate risk may
29 also exist from problem soils. Greg Hansen, from Hansen and Associates, also provided written comment
30 on the conditions and findings of fact in the staff report.
31

32 **05:58:00**
33

34 **Watterson** arrived.
35

36 **Staff and Commission** discussed the canal crossing. At some point in the future the culvert pipe for the
37 canal will be fixed by the county; hopefully sooner rather than later. There have been previous requests on
38 this road and they have been denied due to the excessive level of improvement needed. The existing safety
39 issues as 8600 South continues to the east are related to an average width of 17-18', steep grades on either
40 side of the roadway, and an open canal at the bottom of the short, downhill grade. Where there is only the
41 one choke point, at the canal crossing, an exemption is possible for this application as the rest of 8600 South
42 at that location is adequate. Staff redrafted finding of fact #5, it now reads as "A design exception is
43 granted to allow the 18' wide narrow bridge, as service provision and fire protection can be accommodated
44 with a one lane bridge and fully improved roadway." Staff and commission discussed condition of approval
45 #5; it now reads "8600 South must be fully improved to the point of access." The applicant must also
46 provide signage stating the road is a private road.
47

48 **Ray Balls** my two brothers and I own the property and we have hired Hansen and Associates to do the
49 engineering. We have tried to comply with all the requirements and I believe I have met those. I have
50 talked with Chris regarding the bridge and the entry way issue came up. We've talked about widening the

1 county road at the entry point and the reason for staying as far East as possible is because there is an
2 extreme slope that we would like to avoid.

3
4 **Staff and Commission** discussed the number of lots allowed. The application is requesting three
5 buildable lots. Four buildable lots are possible given the developable acreage, however, the developer has
6 opted to pursue only 3 lots to reduce the possible roadway construction costs.

7
8 **John Miller** my biggest concern has to do with the layout of the subdivision. Will the actual subdivision
9 be to the north? On the parcel, where will the subdivision be located?

10
11 **Runhaar** the subdivision is on the entire parcel and the home locations will be restricted due to the
12 slopes.

13
14 **Staff and Commission** discussed the private road. The road needs to be as flat as possible due to the
15 slope. The county road standard only requires there to be a 10' distance from accesses leading on to the
16 road and 8' from the property line. The access currently meets those requirements. If the applicant would
17 be willing to talk to the next property owner and join accesses that is fine but the county cannot require
18 that.

19
20 *Olsen motioned to recommend approval for the Paradise Horizon Subdivision to the County Council with*
21 *the amended conditions and findings of fact; Christensen seconded; Passed 7, 0.*

22
23 **06:13:00**

24
25 **#3 Discussion: Title 17 – Airstrip**

26
27 **Harrild** reviewed the proposed amendments to Title 17. There have been requests in the past for people
28 to be able to land a plane in the Agricultural (A10) Zone. Currently the ordinance does not allow those
29 types of runways to occur in the A10 Zone; they are defined as an airport. Staff has separated airstrips
30 out from “Airport” and has developed a definition for airstrips. Staff has received public comment in
31 support of these changes. The definition for airstrip will read:

32
33 **AIRSTRIP:** A private runway without airport facilities whose use is restricted to the existing property
34 owner with the exception of aircraft emergencies. The following requirements also apply:

- 35
- 36 1. A copy of an airspace analysis issued by the Federal Aviation Administration for the
37 proposed airstrip must be provided at the time of application, and any requirements or
38 recommendations as specified within said analysis must be met.
 - 39 2. The Planning Commission may limit the number of plans and the specific use of an airstrip
40 (e.g. Flight training, intensity of use, and similar) based upon the standards and criteria of
41 §17.06.050 Conditional Uses.
 - 42 3. If there is a change in the approved land use and/or structures on property adjacent to or
43 including approved airstrip that will likely impact the safety of persons or property on the
44 ground due to said change, the following may be required:
 - 45 a. Additional airspace analysis by the Federal Aviation Administration, and;
 - 46 b. Review by the Planning Commission

47
48 **Staff and Commission** discussed the use of the airstrips by planes other than the property owners.
49 Typically if it is being used consistently by other users than the owners it is no longer an airstrip, it is an
50 airport. Staff is not expecting the commission to take any action on this item tonight. The thing to note is
51 this is a conditional use and every application for an airstrip would come before the Planning
Commission. Staff is not aware if there is a cost for the review by the FFA for an applicant but there is

1 no cost to the county. There are currently 1 or 2 airstrips that the county is specifically aware of. There
2 were complaints received of planes landing on a shared private road in Mendon, and there was a
3 complaint of a plane landing in a residential area on a private airstrip outside of Paradise. In both of these
4 instances the main concern was safety.

5
6 **06:27:00**

7
8 **Parker** left

9
10 **Staff and Commission** continued...The impetus for the ordinance changes is the proximity to homes and
11 safety concerns. There are people who would like to see this change in the County. The County Council
12 has not seen this proposed ordinance change but this is only a discussion item for this meeting. Most
13 jurisdictions do not have an ordinance in place that addresses airstrips.

14
15 **Rachel Holyoak** I live in Mendon, where the problem happened. Originally our property was listed with
16 an airstrip and that was requested to be removed. My husband does have a pilot's license and we have a
17 plane we hangar in Brigham. There is another pilot in our neighborhood that was landing on the private
18 road and he was doing that because our airstrip was no longer useable. I didn't know all this was
19 happening. I would like the opportunity to have a private airstrip on my property and would be subject to
20 this Commission, as a landowner I want to abide by the rules. As someone who is hoping this will be
21 considered, I want to be a law abiding citizen and still hangar our plane at our house. Whoever approved
22 the house let the hangar be put on the property and I feel like if we were able to have some method to
23 come before and present my case it would be helpful.

24
25 **Sands** are you on farm land?

26
27 **Ms. Holyoak** we are, we have 20 acres and every lot in our subdivision has 20 acres. There is good
28 distance between us and other properties. Both our neighbors on either side are amenable to this. We do
29 have a neighbor with some concerns and we would address those. Our intent wouldn't be to be a trouble
30 or cause problems but to be able to use the property for some of the reasons we purchased it.

31
32 **Larson** you are in the county?

33
34 **Ms. Holyoak** yes.

35
36 **Olsen** how long was the landing strip that was there?

37
38 **Ms. Holyoak** I believe the landing strip was over 1,200 feet. It would easily accommodate a Cessna 182
39 and light sport planes that can be landed at 20 miles an hour.

40
41 **Olsen** was it a gravel landing strip?

42
43 **Ms. Holyoak** it was dirt and had a culvert over a creek, and we would need to work with the county on
44 that.

45
46 **Bill Francis** I am in support of this and I've talked to both the FFA and the State Aeronautics about this
47 and neither have concerns. The FFA actually owns all the airspace above us. More and more people are
48 getting in to light sport airplanes and can land on a field. Any of these planes would do very little damage
49 even if they did hit a house. I think we need to be opened minded about this. I probably have landed on
50 more dirt working with the wildlife and fisheries service than most people. There are all kinds of ways

1 around this but the bottom line is as private landownership we should be able to land our planes on our
2 land.

3
4 **Sands** is there a fee associated with getting the approval with the FFA?

5
6 **Mr. Francis** the FFA will charge a fee to designate it as a landing strip. The thing to note is once it is
7 designated at a landing strip it will be listed on sectional charts and that could invite more people to land.

8
9 **Sands** do you know what the fee is?

10
11 **Mr. Francis** I think it is \$40.

12
13 **Gordon Wood** I am a local physician and for the first five years of my career I worked in Alaska. We
14 would fly out to different areas for medical care and that is how we got to secluded areas and where I
15 learned to fly. For the last 25 years I have lived here I've landed my super cub on my property and others
16 who invited me. I've also been hired by environmentalists for taking photos and we have landed off
17 runway for them to do studies. When I first moved here the population was smaller and I used to land my
18 super cub all over the place but as the population has grown and there have been more houses that has
19 changed because people are scared of that. I am not against having an airstrip but if you have an airplane
20 like I have you don't need a strip. You need 500 feet of smooth ground. I hate to see restrictions placed
21 on this. This attracts people to our area. We have had the glider competition and part of the reason they
22 come here is there are lots of open fields for them to land in if needed. Obviously they don't like to land
23 where they don't have permission but if something happens the space is there. If this became too
24 restrictive that would preclude that activity from meeting here which does bring income to the valley. I
25 am in support of this but I don't want it to be too restrictive. I try to be careful in terms of where I land
26 but the law is that you have to be 500 feet off the ground where there is low population and 1,500 feet off
27 the ground over a city. There are already laws governing how landing at airports is handled.

28
29 **Cindee Musselman** my husband is a pilot in the military. Unfortunately he is not here to speak on this
30 due to being deployed but my husband mentioned that laws are already in place in how far you have to be
31 from structures and the ground when you fly. As Ms. Holyoak said, pilot licenses are dependent on
32 obeying the rules that are in place. I think that the two things that are of concern is first, safety. It feels
33 like many people think airplanes are not safe. But in consideration of how many crashes there with cars
34 compared to airplanes, it is very minute. Safety is a concern but as Mr. Wood stated the rules are in place
35 for the safety of flying. The second thing that I hear is the control of the county to be able to say no on an
36 airstrip or on 500 feet of grass. In our case, my husband built his plane which is a tiny airplane. You
37 don't even need an airstrip with this type of plane. I think the concern of the county of those being
38 abused, such as landing a helicopter in a backyard; I can see how that would need to be addressed. But
39 with the way this is written you would maintain that control and you could tell individuals no. As long as
40 that pilot had been approved by the FFA and all of the other check marks you still keep the power to say
41 no. It has been my experience that with us landing on our own field, we didn't know that was against
42 regulation and we stopped as soon as we knew that was the regulation. This regulation isn't common in
43 other counties. I think this is a novelty and its fun to watch your neighbor land in his backyard and would
44 like to be able to see that happen.

45
46 **Lan Turner** I am one of the leadership of the Logan Aviation Association. I would like to confirm and
47 agree with what has been said. Just to make one point, when I vote I always look for the candidate that
48 believes in the least amount of government. I don't like a lot of government oversight and I would hope
49 you would agree with that vision. To have an airstrip approved by the FFA is fine but I don't want that
50 confused with people who occasionally land off airport and land in a field or in their field in a recreational
51 format. Please don't confuse those two things.

1 **Staff and Commissioners** discussed the difference between an airstrip and a landing area. The current
2 ordinance defines airport and does not have an airstrip definition. Currently the definition of airport states
3 that any where an aircraft consistently lands and takes off is an airport. If the county wants something for
4 smaller operations than that then an airstrip is the way to address that. This suggested change to the
5 ordinance is to help with an area that is a habitual landing area for planes not for the one time landing of a
6 plane in a field. Several Commission members were fine keeping the ordinance the way it is because they
7 feel it does not restrict where landings can occur in small planes currently. Staff is looking for clear,
8 distinct language for enforceability issues with the public, and for there to be a clearly defined process
9 when applications/complaints are received by staff. The county's regulations can be simple because
10 everything has to go through the FFA.

11
12 **07:14:00**

13
14 **Smith** leaves.

15
16 **Staff and Commissioners** continue...Staff does not want to regulate occasional landing. The reason for
17 this suggested ordinance change is for areas that are being landed on several times and to also make sure
18 that the correct permits/clearances are obtained. This ordinance is geared to specific airstrips that are
19 contiguous to homes and designated roads. Staff will take the information gathered tonight and will do
20 more research/changes for the next meeting for this item.

21
22 **07:24:00**

23
24 **Staff Reports**

25
26 **Runhaar** The County Council passed the kennel ordinance updates and denied Armor Storage. There
27 has been a group discussing regional trail systems and the county is about 2/3's of the way through
28 funding a regional trail coordinator for the county who would also help municipalities. Cherry Peak was
29 given a stop work order in December. The county tried to work with Cherry Peak for a month on the
30 permit issues but the county was forced to issue a stop work order. They have since asked to convert the
31 lodge into a hotel and their permit does not allow that. There are issues on the newly improved road that
32 they will need to repair. They have not called for a building inspection since the beginning of the year.
33 The county typically tries to work with people and try to be creative in making things work but
34 sometimes that isn't possible and that is where staff is at. Staff is working with Autonomous Solutions
35 and is in negotiations with them and will hopefully be able to bring them back before the Commission in
36 the future.

37
38 **#5 Discussion: General Plan**

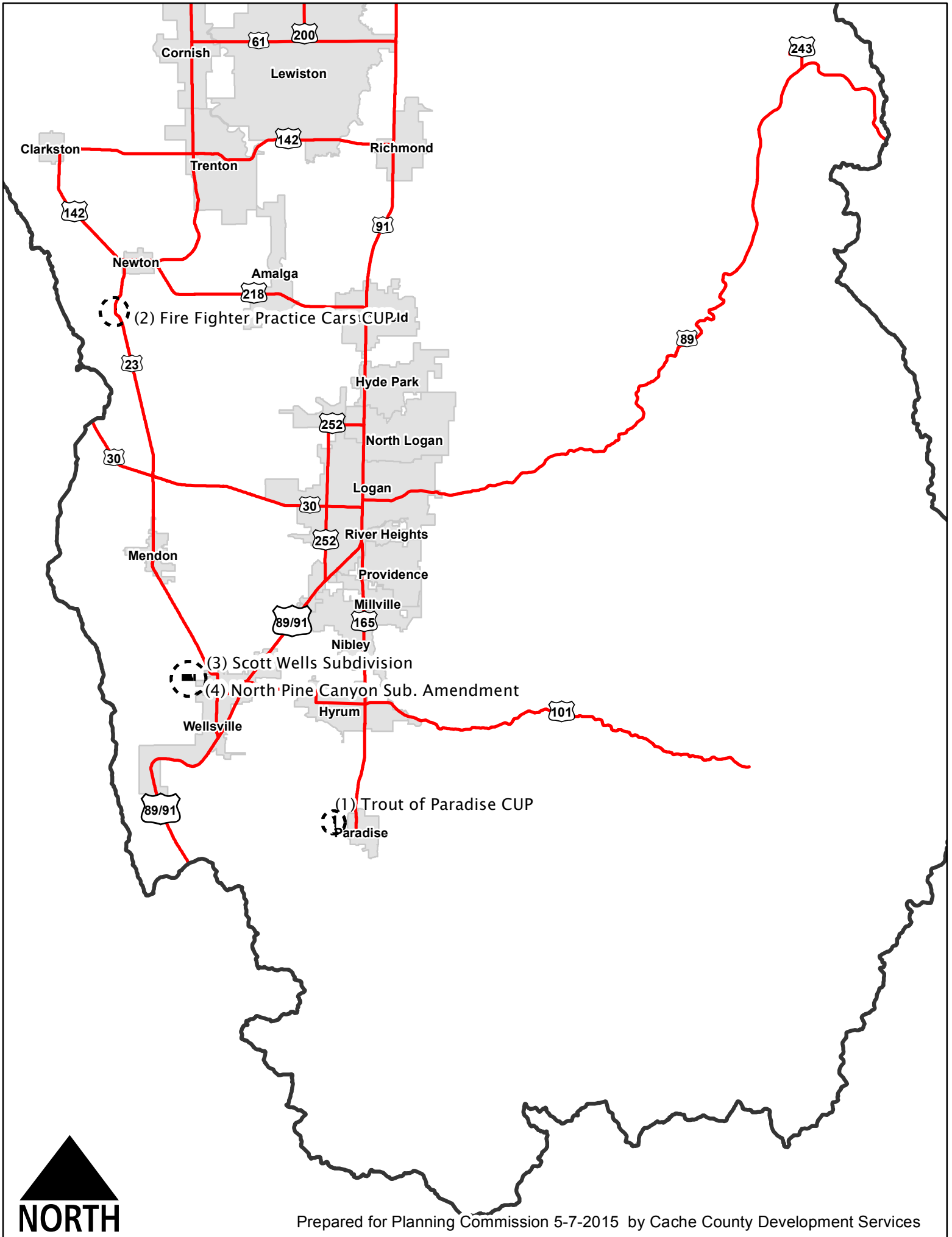
39
40 **Runhaar** the current plan was drafted in 1996 and was adopted in 1998. The total length of the plan is
41 391 pages with a transportation element that was never officially adopted. I went through the current plan
42 a while back to see what could be maintained and there is nothing really in it that is useable. Staff is
43 looking at what needs to be in the plan, and the current intent is to make it a total of 37 pages. That would
44 mean 3 pages for intro and assumptions; the land use plan would be 13 pages; 3 pages for infrastructure; 8
45 pages for environmental analysis; 4 pages for transportation; 4 pages for economic analysis of
46 development patterns and cost; and 2 pages for summary goals and objectives. However with HB 323 of
47 the Utah State Code, Title 17, requires that counties include resource management plans in the general
48 plan "as a basis for communicating and cording with the federal government on land and resource
49 management issues." However, it isn't necessarily feasible for the county to complete each of the 27
50 different sections that address all the items necessary for that resource management plan. Staff supports
51 the Economic Analysis of Development Patterns & Costs as one of the main driving forces in the general

1 plan. Staff has been working with Logan City and other cities on urban fringe development and making it
2 all work for the county. However, there isn't sufficient staff time available to complete all of the
3 requirements of HB323 in a reasonable time frame. There is some grant funding available but major
4 grant sources are gone. The economic model is going to cost at least \$30-\$40K and \$60-\$80K for the
5 core plan. Funding for this isn't necessarily going to be easy to find, but is needed.
6

7 **Adjourned**

8
9 **07:48:00**

DRAFT



(2) Fire Fighter Practice Cars CUP

(3) Scott Wells Subdivision

(4) North Pine Canyon Sub. Amendment

(1) Trout of Paradise CUP



**STAFF REPORT: NORTH PINE CANYON RANCH SUBDIVISION AMENDMENT
& SCOTT WELLS SUBDIVISION**

07 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: Scott Wells, Amy Wells, Jarvis Maughan,
and Claren Maughan

Parcel ID#: 11-075-0009, 0017, and 0019

Staff Determination: Approval with conditions

Type of Action: Administrative

Land Use Authority: Cache County Council

LOCATION

Reviewed by: Stephanie Nelson - Planner I

Project Address:

4840 West 4600 South and 4901 W 4600 S
Wellsville, Utah 84339

North – Agricultural/Residential

South – Agricultural/Residential/Mineral
Extraction and Excavation

Current Zoning:

Agricultural (A10)

Acres: 74.81

East – Forest Recreation/Residential

West – Agricultural/Residential/City of
Wellsville

Surrounding Uses:



PURPOSE, APPLICABLE ORDINANCE, AND SUMMARY

Purpose:

To review and make a recommendation to the County Council regarding the proposed North Pine Canyon Ranch Subdivision Amendment and Scott Wells Subdivision.

Ordinance:

As per the Cache County Zoning Ordinance Table §17.10.030 Development Density and Standards Specific to Base Zoning Districts, a development density of one (1) unit per ten (10) acres is permitted in this zone. Adequate acreage is available for both the amendment and subdivision.

Summary:

The existing North Pine Canyon Ranch Subdivision contains 161.66 acres and consists of three (3) buildable lots with existing dwellings (11-075-0010, 0011, and 0017) and two (2) agricultural remainders (11-075-0009 and 11-075-0007). The subdivision was amended in July of 2013 without approval when an additional agricultural parcel (11-075-0019) was divided from 11-075-0017. These proposals will legalize parcels 11-075-0017 and 11-075-0019 in the Scott Wells Subdivision and add one (1) buildable lot to the North Pine Canyon Ranch Subdivision Amendment.

The North Pine Canyon Ranch Subdivision Amendment will amend the existing subdivision boundary by, 1) removing parcels 11-075-0017 and 0019 from the subdivision boundary, and 2) the division of a new, one (1) acre buildable lot from the existing agricultural remainder #1 (11-075-0009).

The Scott Wells Subdivision will legally divide parcels 11-075-0017 and 11-075-0019 into one (1) developable lot and one (1) agricultural remainder parcel. The total developable acreage for this subdivision is 11.98 acres.

Developable Acreage:

- There is adequate acreage for the addition of one (1) lot in the North Pine Canyon Ranch Subdivision Amendment and the division/creation of an agricultural remainder in the Scott Wells Subdivision.

Access:

- Access to these properties is from 4600 South and is adequate. 4600 South is a 22' wide paved roadway with a 1' gravel shoulder.

Storm Water:

- Any future building construction or land disturbance for the Scott Wells Subdivision shall require Storm Water review.

Water & Septic:

- An adequate, approved, domestic water right is currently in place for all building lots within the proposed subdivision.
- The existing dwellings each have septic systems in place. The Bear River Health Department has approved the new lot configurations and has provided a feasibility letter for the proposed lot in the North Pine Canyon Ranch Subdivision Amendment.

Service Provision:

- A school bus stop is located at 4840 West 4600 South, approximately 0.1 mile(s) from the proposed subdivision(s).
- Residential refuse and recycle containers shall be placed on 4600 South for Tuesday collection.
- The residents shall provide sufficient shoulder space for the residential refuse and recycle containers to sit four feet apart and be out of the travel lane.
- Water supply for fire suppression will be provided by the City of Wellsville Fire Department. Access for emergency services is adequate.

Sensitive Areas:

- Moderate and steep slopes are located within the subdivision(s) boundary, but are not located on the proposed developable lot in the North Pine Canyon Ranch Subdivision Amendment.
- The FEMA floodplain crosses through the subdivision(s) boundary, and may be located within the proposed developable lots of the North Pine Canyon Ranch Subdivision Amendment. A floodplain permit shall be required before issuance of building permits.

Public Comment:

Notices were mailed to the property owners and municipalities 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.

**NORTH PINE CANYON RANCH SUBDIVISION AMENDMENT
STAFF DETERMINATION AND FINDINGS OF FACT (4)**

It is staff's determination that the North Pine Canyon Ranch Subdivision Amendment on property located at approximately 4901 West 4600 South with parcel numbers 11-075-0007, 0009, and 0019, 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 North Pine Canyon Ranch Subdivision Amendment has been revised and amended by the conditions of project approval to address the issues and concerns raised within the public and administrative records.
2. The North Pine Canyon Ranch Subdivision Amendment 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 North Pine Canyon Ranch Subdivision Amendment conforms to the preliminary and final plat requirements of §16.03.030 and §16.03.040 of the Cache County Subdivision Ordinance.
4. The North Pine Canyon Ranch Subdivision Amendment 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. The proponent shall meet all applicable standards of the Cache County Ordinance.
2. The proposed Lot 4 of the North Pine Canyon Ranch Subdivision Amendment must provide sufficient shoulder for the residential refuse and recycle containers to sit four feet apart and be out of the travel lane.

The following conditions must be met prior to the recordation of the final plat:

3. The proponent shall reaffirm 33' from the centerline of Cache County's 66' wide right-of-way for all county roads along the proposed subdivision amendment and subdivision boundaries.

SCOTT WELLS SUBDIVISION

STAFF DETERMINATION AND FINDINGS OF FACT (4)

It is staff's determination that the Scott Wells Subdivision on property located at approximately 4840 West 4600 South with parcel number(s) 11-075-0017 and 0019, 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 Scott Wells 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 Scott Wells 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 Scott Wells 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 Scott Wells Subdivision is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjoining or area properties.

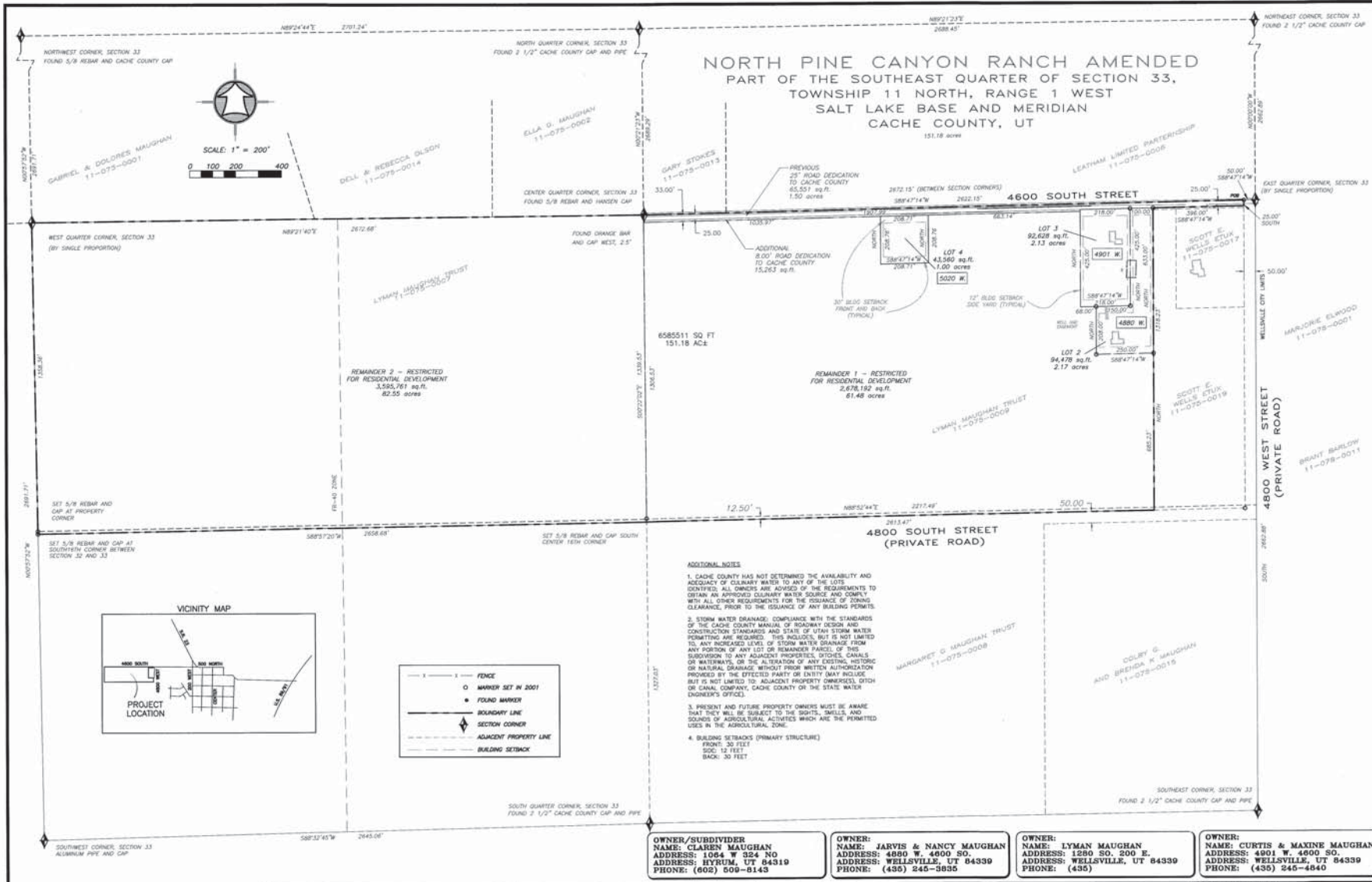
CONDITIONS OF APPROVAL (2)

The following conditions must be met 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.

The following conditions must be met prior to the recordation of the final plat:

2. The proponent shall reaffirm 33' from the centerline of Cache County's 66' wide right-of-way for all county roads along the proposed subdivision amendment and subdivision boundaries.



SURVEY CERTIFICATE

I, LARNE A. SMITH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 344561, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW AND HAVE SUBDIVIDED SAID TRACT INTO LOTS AND STREETS, HEREINAFTER TO BE KNOWN AS NORTH PINE CANYON RANCH AMENDED, AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE OWNERS' PROPERTY.

LARNE A. SMITH
DATE: MARCH 25, 2015

BOUNDARY DESCRIPTION

LEGAL DESCRIPTION
PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 11 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:
BEGINNING SOUTH 89°47'14" WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 (WEST BY RECORD), 50.00 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 33, AND THENCE SOUTH ALONG A LINE PARALLEL WITH AND WEST 50.00 FEET OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, 35.00 FEET;
THENCE SOUTH 89°47'14" WEST ALONG A LINE PARALLEL WITH AND SOUTH 35.00 FEET OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, 38.00 FEET;
THENCE SOUTH, 1316.23 FEET;
THENCE SOUTH 89°47'14" WEST, 2217.49 FEET TO A POINT SOUTH 00°22'10" EAST, 12.50 FEET OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 33;
THENCE SOUTH 89°57'20" WEST, 2058.68 FEET TO A POINT BEING SOUTH 89°57'20" WEST (SOUTH BY RECORD), 12.50 FEET OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 33;
THENCE NORTH 00°22'10" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, 1358.36 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 33;
THENCE NORTH 89°11'40" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, 975.68 FEET TO THE CENTER OF SAID SECTION 33;
THENCE NORTH 89°47'14" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 (WEST BY RECORD), 2822.15 FEET TO THE BEGINNING.
CONTAINING 151.18 ACRES +/-.

SURVEY NARRATIVE:

- BASIS OF BEARING IS THE EAST LINE OF SECTION 33, TOWNSHIP 11 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN FROM CACHE COUNTY MARKERS.
- THE PURPOSE OF THIS SURVEY IS TO RETRACE AND SUBDIVIDE NORTH PINE CANYON RANCH AS SHOWN, NORTH PINE CANYON RANCH AS FILED AS ENTRY NO. 830388 IN THE OFFICE OF THE CACHE COUNTY RECORDS.
- RETRACEMENT: ALL LINES ARE AT RECORD DIMENSIONS OF NORTH PINE CANYON RANCH AS SHOWN ON THE OFFICIAL PLAT THEREOF.
- SET 5/8 REBAR AND CAPS AT PROPERTY CORNERS AS SHOWN.

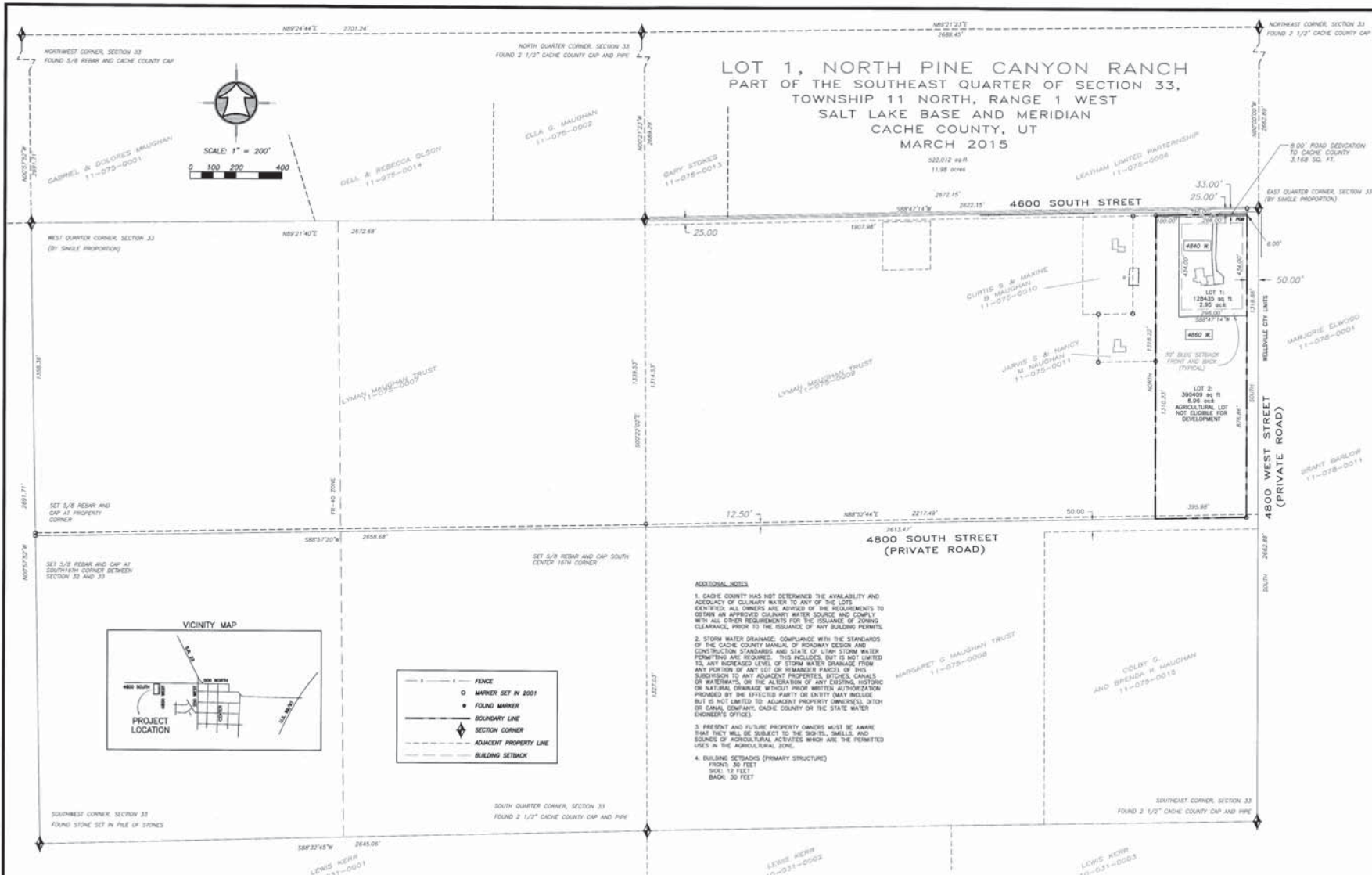
NO.	REVISION	DATE



Project Title:
NORTH PINE CANYON RANCH AMENDED
WELLSVILLE, UT

Sheet Title:
SURVEY PLAT

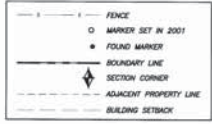
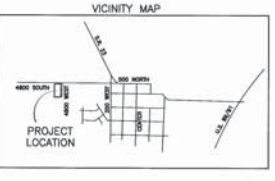
Drawn By: J. BOCKY	Project Number: 15-017	Sheet No.:
Designed By:	Date: MARCH 25, 2015	1
Reviewed By: L. SMITH	Sheet Scale: 1" = 200'	1 of 1
C:\DATA\15-017-2		



LOT 1, NORTH PINE CANYON RANCH
 PART OF THE SOUTHEAST QUARTER OF SECTION 33,
 TOWNSHIP 11 NORTH, RANGE 1 WEST
 SALT LAKE BASE AND MERIDIAN
 CACHE COUNTY, UT
 MARCH 2015

ADDITIONAL NOTES

- CACHE COUNTY HAS NOT DETERMINED THE AVAILABILITY AND ADEQUACY OF CLARITY WATER TO ANY OF THE LOTS CENTERED. ALL OWNERS ARE ADVISED OF THE REQUIREMENTS TO OBTAIN AN APPROVED CLARITY WATER SOURCE AND COMPLY WITH ALL OTHER REQUIREMENTS FOR THE ISSUANCE OF ZONING CLEARANCE, PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
- STORM WATER DRAINAGE COMPLIANCE WITH THE STANDARDS OF THE CACHE COUNTY MANUAL OF ROADWAY DESIGN AND CONSTRUCTION STANDARDS AND STATE OF UTAH STORM WATER FLOWING ARE REQUIRED. THIS INCLUDES, BUT IS NOT LIMITED TO, ANY INCREASED LEVEL OF STORM WATER DRAINAGE FROM ANY PORTION OF ANY LOT OR TRACTS OF LAND, OR MATERIALS OR THE ALTERATION OF ANY EXISTING HISTORIC OR NATURAL DRAINAGE WITHOUT PRIOR WRITTEN AUTHORIZATION PROVIDED BY THE EFFECTIVE PARTY OR ENTITY MAY INCLUDE, BUT IS NOT LIMITED TO, ADJACENT PROPERTY OWNERS, DITCH OR CANAL COMPANY, CACHE COUNTY OR THE STATE WATER ENGINEER'S OFFICE.
- PRESENT AND FUTURE PROPERTY OWNERS MUST BE AWARE THAT THIS WILL BE SUBJECT TO THE SIGHTS, SOUNDS, AND SOUNDS 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 L. SMITH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 22465 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OFFICE, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND HAVE SUBMITTED SAID TRACT INTO LOTS AND STREETS, HEREINAFTER TO BE KNOWN AS LOT 1, NORTH PINE CANYON RANCH SUBDIVISION, AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

LANCE L. SMITH
 DATE: _____
 STATE OF UTAH

BOUNDARY DESCRIPTION

ALL OF LOT 1, NORTH PINE CANYON RANCH AS RECORDED UNDER FILING NO. 830389 IN THE OFFICE OF THE CACHE COUNTY RECORDER, LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 10 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:
 BEGINNING SOUTH 88°47'14" WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 (WEST BY RECORD), 50.00 FEET AND SOUTH 25.00 FEET OF THE EAST QUARTER CORNER OF SAID SECTION 33;
 AND THENCE SOUTH 1318.88 FEET;
 THENCE SOUTH 88°52'44" WEST, 395.88 FEET;
 THENCE NORTH 1318.22 FEET;
 THENCE NORTH 88°17'14" EAST, 396.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.98 ACRES +/-.

- SURVEY NARRATIVE:**
- BASES OF BEARING IS THE EAST LINE OF SECTION 33, TOWNSHIP 11 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN FROM CACHE COUNTY MARKERS.
 - THE PURPOSE OF THIS SURVEY IS TO RETRACE AND SUBDIVIDE LOT 1 OF NORTH PINE CANYON RANCH AS SHOWN. LOT 1 IS FILED AS ENTRY NO. 849889 IN THE OFFICE CACHE COUNTY RECORDER.
 - RETRACEMENT: ALL LINES ARE AT RECORD DIMENSIONS OF NORTH PINE CANYON RANCH AS SHOWN ON THE OFFICIAL PLAT THEREOF.
 - SET 5/8 REBAR AND CAPS AT PROPERTY CORNERS AS SHOWN.

OWNER/SUBDIVIDER
 NAME: SCOTT WELLS
 ADDRESS: 4840 W. 4600 S.
 ADDRESS: WELLSVILLE, UT 84538
 PHONE: (435) 890-2110

NO.	REVISION	DATE



Project Title:
LOT 1, NORTH PINE CANYON RANCH
 WELLSVILLE, UT

Sheet Title:
FINAL PLAT

Drawn By: J. BOOLEY	Project Number: 15-017	Sheet No.:
Designed By:	Date: MARCH 23, 2015	1
Reviewed By: L. SMITH	Sheet Scale: 1" = 200'	1 of 1

COUNTY RECORDER'S No. _____ STATE OF UTAH, COUNTY OF _____ RECORDED AND FILED AT THE REQUEST OF _____ DATE ABSTRACTED _____ TIME _____ FILE _____ INDEX FILED IN FILE OF PLATS _____ COUNTY RECORDER	CACHE COUNTY ATTORNEY APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____ _____ ATTORNEY	PLANNING COMMISSION APPROVAL APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE CACHE COUNTY PLANNING COMMISSION. _____ CHAIRPERSON	CACHE COUNTY COUNCIL APPROVAL AND ACCEPTANCE PRESENTED TO THE CACHE COUNTY COUNCIL THIS _____ DAY OF _____ A.D. 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. _____ COUNCIL 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 INTO LOTS AND STREETS TO BE HEREINAFTER KNOWN AS LOT 1, NORTH PINE CANYON RANCH SUBDIVISION, DO HEREBY WARRANT AND GIVE CACHE COUNTY PARCELS FROM ANY EASEMENTS AND ENCUMBRANCES AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. IN WITNESS WHEREOF WE HAVE HERETO SET OUR SIGNATURES THIS _____ DAY OF _____ A.D. 20____
	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 THIS OFFICE. _____ DATE _____ COUNTY SURVEYOR	BEAR RIVER HEALTH DEPARTMENT APPROVAL THE SUBDIVISION AMENDMENT DESCRIBED IN THIS PLAT HAS BEEN APPROVED BY THE BEAR RIVER HEALTH DEPARTMENT THE _____ DAY OF _____ 20____ _____ TITLE:	ACKNOWLEDGMENT THE FOREGOING INSTRUMENT WAS PERSONALLY ACKNOWLEDGED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC THIS _____ DAY OF _____ 20____ BY _____ WHO SUBSCRIBED TO THIS INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____ NOTARY PUBLIC	STATE OF UTAH COUNTY OF _____ I CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 22465 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OFFICE, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND HAVE SUBMITTED SAID TRACT INTO LOTS AND STREETS, HEREINAFTER TO BE KNOWN AS LOT 1, NORTH PINE CANYON RANCH SUBDIVISION, AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN. LANCE L. SMITH DATE: _____ STATE OF UTAH

STAFF REPORT: FIRE FIGHTER PRACTICE CARS, L.L.C. CUP

07 May 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: H. Reid Smith

Parcel ID#: 13-048-0013

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:

7032 West 5800 North
Cache Junction

Current Zoning:

Industrial (I)

Acres: 0.85

Surrounding Uses:

North – Agricultural/Residential

South – Industrial

East – Agricultural

West – Agricultural



PROJECT PURPOSE, ORDINANCE, SUMMARY, AND PUBLIC COMMENT

Purpose:

To review the request for a conditional use permit to allow the storage and work on up to eight (8) vehicles.

Ordinance:

This proposed use is best defined as a “2200 Storage and Warehousing” under Cache County Ordinance §17.07.030 Use Related Definitions, and as per §17.09.030 Schedule of Uses by Zone, 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 proposed use is located on 0.106 acres of a 0.85 acre property at the northwest corner of Walton Feed West in Cache Junction. The proposed site location will store and/or work on vehicles awaiting their intended use for fire department drills in extrication or for use in demolition derbies. A single tow truck will also be kept on site. Additional mechanic work on derby cars and storage of vehicles, until they go to a fire department or to a salvage yard, will also take place on site. There will be one employee at the site at this time delivering and working on vehicles. Hours of operation will vary during daylight hours. Customers will not come to the site. The proponent has also identified signage to be placed on the property and existing building, however that current proposal will need to be revised to meet the Cache County sign standards found in §17.23 that specify a maximum sign area of 12 square feet for free standing signs and a maximum sign area of 20% of the wall area not to exceed 24 square feet for building signs. Additional permitting is required for the signage.

Access and Parking:

- Access to the site is via State Highway 23 and county road 5800 North. 5800 North is an 18’ wide gravel road. The Road Manual requires a 22’ wide paved surface and a total roadway width of 24 feet for commercial businesses. However, a design exception is recommended as the roadway impact due to the use, as proposed, is minimal.
- A large parking area has been designated and has an approximate parking capacity for several vehicles.

Storm Water:

- The proponent must identify and use appropriate pollution control best management practices (BMP’s) to control any automotive fluid leakage.

Service Provision:

- All refuse will be handled by the Logan City Environmental Department.
- Any driveways shall meet all applicable requirements of the current International Fire Code, minimum County standards, and any other applicable codes.
- Access for emergency services is adequate. Water for fire suppression will be provided by the Newton Fire Department.

Public Comment:

Notices were mailed to the property owners located within 300 feet and municipalities within one mile of the subject property. No public comment regarding this proposal has been received by the Development Services Office.

STAFF DETERMINATION AND FINDINGS OF FACT (4)

It is staff’s determination that the request for a conditional use permit for the Fire Fighter Practice Cars, LLC, located in the Industrial (I) Zone at approximately 7032 West 5800 North on parcel number 13-048-0013 is in conformance with the Cache County Ordinance and should be approved. This determination is based on the following findings of fact:

1. The Fire Fighter Practice Cars, LLC 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 Fire Fighter Practice Cars, LLC has been revised and amended by the conditions of project approval to conform to the requirements of Titles 17 of the Cache County Code and the requirements of various departments and agencies.

3. The Fire Fighter Practice Cars, LLC 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.
4. A design exception is hereby approved to allow 5800 North to function as a 18' wide gravel road as the roadway impact due to the use, as proposed, is minimal.

CONDITIONS OF APPROVAL (4)

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. Any further expansion or modification of the facility, site, or permit shall require the approval of the designated land use authority.
3. Requested signage must meet the Cache County sign standards found in §17.23 and obtain County permitting prior to installation.
4. The proponent must submit a copy of the pollution control best management practices (BMP's), to be used in the control of any automotive leakage, to the Cache County Storm Water Inspector for review and approval.

Letter of Intent

Regarding: Fire Fighter Practice Cars LLC

a) Describe the proposed use.--

The Property is at the north west corner of Walton Feed West in Cache Junction. The property is zoned industrial. We will be using about 1/10th of an acre for storing vehicles. These vehicles will be awaiting their intended use of being used for fire drills in extrication or for a derby to promote and advertise our business. To receive our license with the state we must have a business license, one of the options for licensing are under a body shop license. The county has an option for commercial property to operate a body shop and general auto repair 4500. My issue is the county has a stipulation that dismantling can not be done under this license. My use of this property will simply be for the purpose of having a yard that has a fence that will store a minimum of 3 vehicles with in fenced area. The license the state grants is called a Dismantlers License. We will not be dismantling like a scrap yard. We will have a maximum of 8 vehicles being worked on or waiting for a department that needs them. We will be doing some mechanic work on the derby cars but mostly storing vehicles until they go to a fire department then directly to a salvage yard like valley metals or dd auto.

b) Number of employees. --

We will have only myself delivering and working on vehicles at this time with the exception of the derby driver of a specific vehicle they will be driving.

c) Hours of operation.--

Limited hours on demand but only during daylight.

d) Traffic and parking.--

We will not have costumers coming to our facility as we will be going to their homes to pick up vehicles then likewise delivering them to fire department or other locations to practice on then we will take them to the salvage yards there will be very limited traffic to our facility.

e) Signage.--

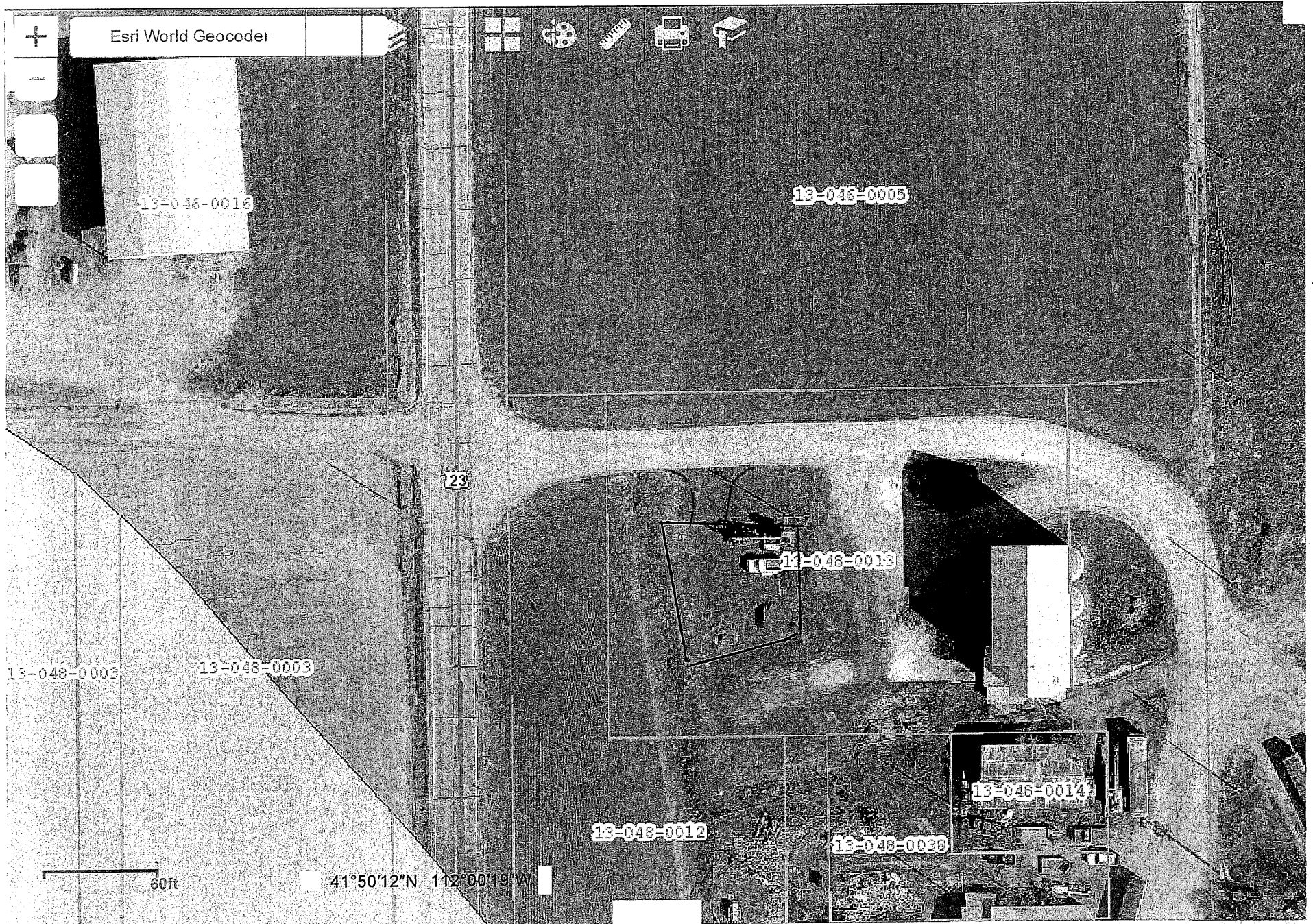
I will be building a sign in compliance with the state requirements larger then 25 ft square and to comply with the county it will be smaller then 60 square feet and located on the property. The sign will include the Name, Address, Website and contact info.

f) Equipment.--

We will be using a pickup and trailer with a winch. Later we may buy a tow truck.

g) Waste and or garbage.

The only waste or garbage I foresee will be things removed from cars to be used in derby. This will be placed in trunks of other vehicles going to scrap.



STAFF REPORT: TROUT OF PARADISE, INC. CUP

07 May 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: Grant L. White

Parcel ID#: 01-098-0014

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:

750 West 8900 South (Mt. Pisgah Road)
Paradise, Utah 84328

Current Zoning:

Agricultural (A10)

Acres: 29.48

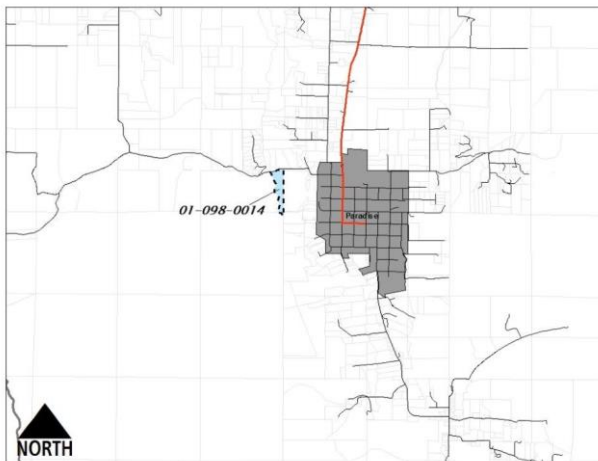
Surrounding Uses:

North – Agricultural/Recreational Uses

South – Agricultural/Residential

East – Agricultural/Residential

West – Agricultural/Residential



PROJECT PURPOSE, ORDINANCE, SUMMARY, AND PUBLIC COMMENT

Purpose:

To review the request for the expansion of an existing conditional use permit for a recreational facility located at approximately 750 West 8700 South, west of Paradise.

Ordinance:

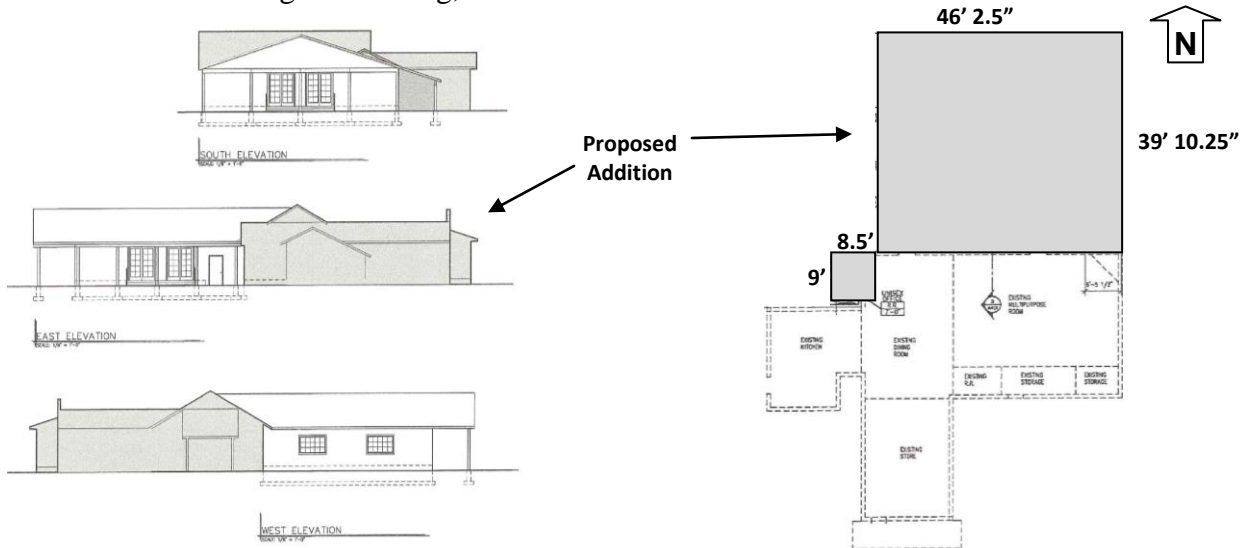
This proposed use is best defined as “5100 Recreation Facility” under Cache County Ordinance §17.07.020 Definitions, and as per §17.09.030 Schedule of Uses by Zone, this use is permitted as a conditional use in the Agricultural (A10) Zone only if reviewed and approved in accordance with the conditional 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 business currently provides recreational fly fishing, hunting, lodging, commercial kitchen facilities, and a dining area that accommodates up to 35 patrons. This request for the expansion of the existing conditional use permit includes the expansion of the dining area, additional lodging, and the addition of meeting facilities as follows:

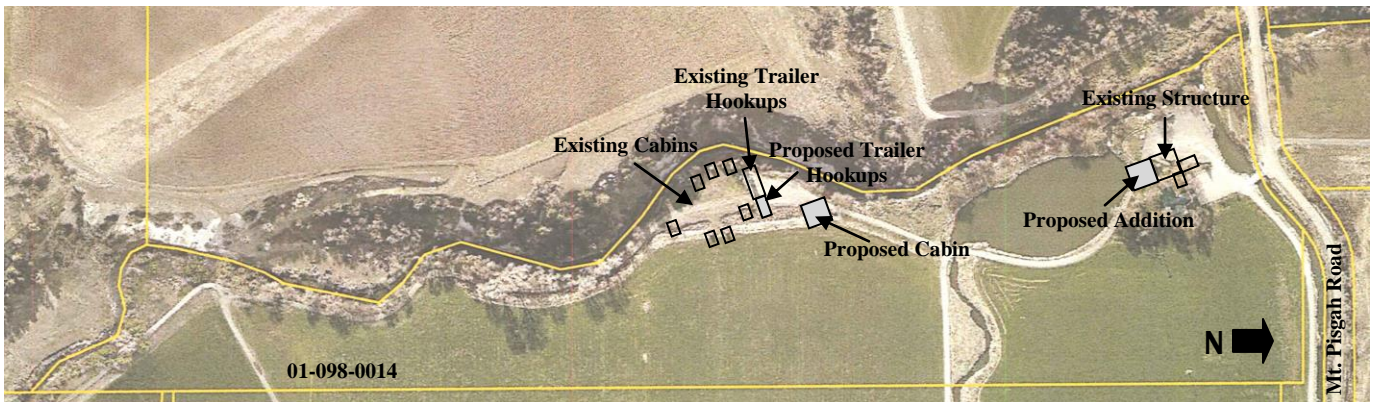
0-1 year:

- 1) A 1,900 SF expansion on the south side of the existing facility, to include a multipurpose room for meetings and dining, and a restroom.



1-15 year(s):

- 1) Expansion of the overnight accommodations to include 5-6 additional rooms in a single structure placed north of the existing cabins.
- 2) Additional trailer hookups also located north of the existing cabins.



Access and Parking:

- Access to the site is via county road 8600 South and is adequate. 8600 South is a 20' wide paved roadway with a 1' gravel shoulder. The Road Manual requires a total roadway width of 24 feet.
- Staff recommends that a design exception be granted for the county roadway width as it is adequate for the proposed use.
- All parking must be done off-street and in the designated parking area on-site. Parking is not permitted in the Cache County right-of-way.
- A large parking area has been designated and has a parking capacity of 10 vehicles and a graveled area with an overflow parking of approximately 30 spaces. Future and/or additional parking may also be made available on the north side of the facility. A parking analysis must be completed for the existing facility including the proposed expansion, by a licensed professional, as per §17.22 Off-Street Parking Standards.

Sensitive Areas:

- Moderate and steep slopes are present on the site; however, they do not appear to affect the existing structure or proposed addition.
- Floodplain is present on this property, and a floodplain permit for the proposed addition must be obtained.
- This property is also located within the Wildfire Hazard Area; however, it does not appear to affect the existing structure or proposed addition.

Water & Septic:

- An adequate, approved, domestic water right is required for this use prior to conditional use permit recordation. The applicant has an approved water right for the site which allows water for up to 100 persons per day at a rate of 10 gallons per person per day. If the use of water surpasses the water rights currently held on this parcel, the applicant must obtain water rights equal to the need demonstrated by the use.
- The Bear River Health Department is not requiring an additional septic system for the added restroom as the existing system is adequate.

Storm Water:

- Any additional development as referenced in the Master Plan shall require additional storm water review.
- Due to the proximity of the Little Bear River the proponent must identify and use appropriate best management practices (BMP's) e.g. (silt fence, waddles) to prevent any sediment or other pollutants from entering the Little Bear River during construction.

Service Provision:

- All refuse will be handled by the Logan City Environmental Department. Additional residential trash carts are available if needed, or if the volume warrants it dumpsters are available.
- Emergency access to the site is adequate. Fire protection will be provided by the Paradise Fire Department.

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 (3)

It is staff's determination that the request for a conditional use permit expansion for the Trout of Paradise, Inc. Conditional Use Permit, located in the Agricultural (A10) Zone at approximately 750 West 8900 South on parcel 01-098-0014 is in conformance with the Cache County Ordinance and should be approved. This determination is based on the following findings of fact:

1. The Trout of Paradise, Inc. 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 Trout of Paradise, Inc. 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 Trout of Paradise, Inc. 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 (6)

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

Prior to Recordation:

1. The proponent shall meet all applicable standards of the Cache County Ordinance.
2. Due to the proximity of the Little Bear River the proponent must identify and provide the Development Services office a copy of the appropriate best management practices (BMP's) e.g. (silt fence, waddles) to prevent any sediment or other pollutants from entering the Little Bear River during construction.
3. A parking analysis must be completed for the existing facility including the proposed expansion, by a licensed professional, as per §17.22 Off-Street Parking Standards.

Prior to Operation:

4. The proponent must follow the site plans and letter of intent submitted to the Cache County Development Services office.
5. Any further expansion or modification of the facility, site, or permit shall require the approval of the designated land use authority.
6. If the demand for water surpasses the water rights currently held on this parcel, the applicant must obtain water rights equal to the need demonstrated by the use, and provide evidence of such to the Development Services office.

TROUT OF PARADISE, INC.
399 West 9000 South
Paradise, UT 84328-0129
435-245-3053

Master Plan

Trout of Paradise, Inc. was forced to change its business focus in 1990 and again in 1992 due to fishery diseases. Since those years the focus has been dedicated to recreational fly fishing catch and release. Fortunately, the business has grown steadily since 1993 and has required some expansion to accommodate our client's expectations. During the growth years we have come before this committee twice to further expand our facilities.

In 1993 we requested permission to create and build a guardhouse with warming facilities, restroom facilities and a storage area. In approximately 2000 we again approached this committee to request permission to build five cabins with sleeping areas and bathroom facilities. The cabins have allowed our Sportspersons to stay over night and further experience the wonders of rural America. In 2002 we expanded our Sportsman's experiences by adding upland game hunting and big game hunting to our recreational package. The big game hunting has ended but we will continue the fly fishing and upland game hunting.

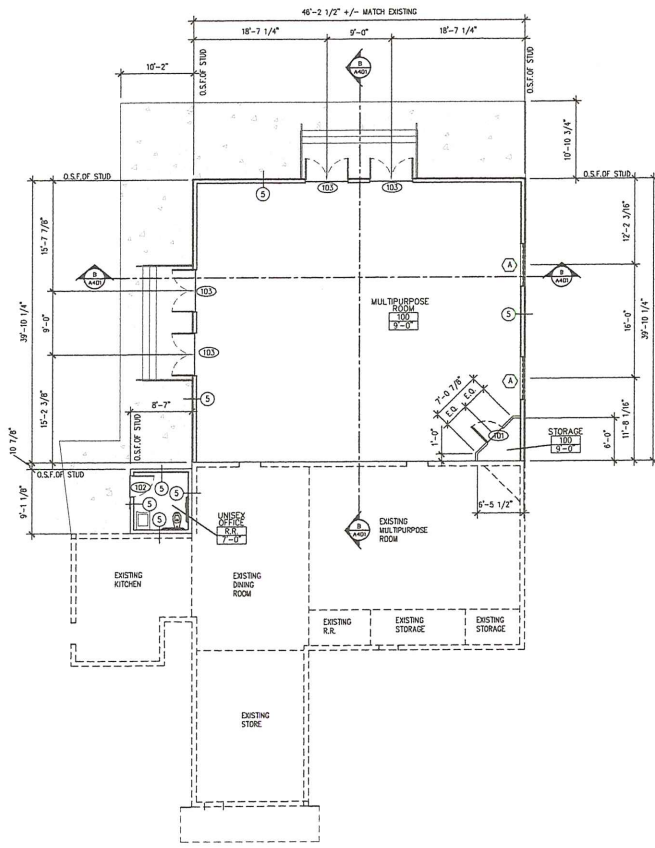
Through the growth years, we have found that our corporate clients have been fully utilizing our facilities more each year. Over the past couple years they have asked about meeting facilities to the point of which some companies have stated they would hold monthly meetings if we could provide the meeting area. Therefore, this year we are requesting permission to build a 26" X 30" extension on the southwest side of the existing facility with another restroom. This would be large enough to accommodate the corporate client's meetings. They will be able to have a meeting for as long as they like and then experience fly-fishing and upland game hunting at its best. During this same year the Bear River Health Department determined we were cooking more meals than had anticipated and we needed to have a full commercial inspected kitchen to meet their requirements. We then had to expand our kitchen to fit the required equipment to meet the food safety regulations.

Over the next 1-15 years we will have to expand our overnight accommodation by five or six more rooms. The rooms would be the same size and quality of our cabins but built together in one structure. This structure would be directly north of the five cabins. We also have had requests for trailer hookups. Although we believe that the trailer hookups would compete with our cabins we do not want to drop the idea entirely. The location for the hook ups would be on the south side Mt Pisgah road directly north of the cabins.

The kitchen expansion we accomplished in 2000 creating a full commercial kitchen has increased the number of meals that we prepare not only for our hunting and fishing clients but for other organizations within Cache Valley. We now have 8-10 companies within the valley

and 3-4 companies along the Wasatch Front that have their Company summer parties at our facilities. Presently our dining room can only accommodate 35 patrons. This seating capacity is normally fine because we can seat some outside during the summer months. The Cache Valley weather however has caused some night mares when scheduling out 4 months in advance hoping it will not rain. We are now asking to increase our dining room with a 30 X 40 foot expansion on the south end of the existing structure.

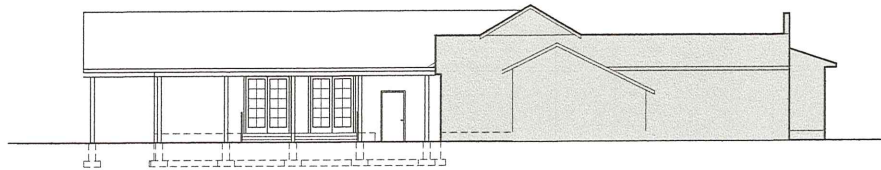
This includes what we believe would be the limit to our recreational expansion.



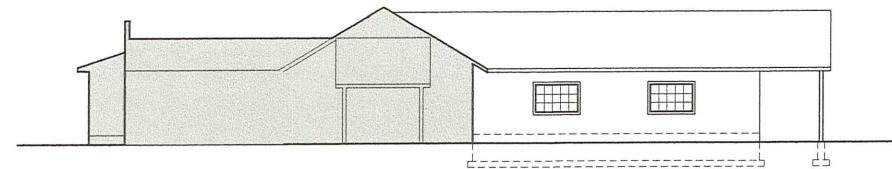
FLOOR PLAN
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

REV#	REVISION DESCRIPTION	D/



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Designed By:	Date:	Sheet Number:
Reviewed By:	Sheet Scale:	of

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. This does not apply to, nor restrict, the incidental, accessory, or infrequent use of property as a landing area for small engine aircraft.~~