



4:45 p.m.

Workshop in the County Council Chambers.

5:30 p.m.

Call to order

Opening remarks/Pledge – Leslie Larson

Review and approval of agenda.

Review and approval of the minutes of the July 9, 2015 meeting.

5:35 p.m.

Regular Action Items

- (1) **Upper High Creek Conditional Use Permit** – A request for approval of a conditional use permit to allow the piping of Upper High Creek Canal and the addition of two structures, located along Upper High Creek, north of Richmond (Agricultural (A10) Zone).
- (2) **Amalga MX Park Conditional Use Permit** – A request for approval of a conditional use permit to allow a motocross park on 25 acres of property located at 6700 North 1900 West, Amalga (Agricultural (A10) Zone).
- (3) **Smithfield Disc Golf Conditional Use Permit** – A request for approval of a conditional use permit to allow a 18-hole disc golf course on 72.54 acres of property located at 1575 Canyon Road, Smithfield (Agricultural (A10) Zone).
- (4) **Nautica Subdivision** - A request for a recommendation of approval to the County Council for an 11-lot subdivision and agricultural remainder on 129 acres of property located at 1550 West 6700 South, Hyrum (Agricultural (A10) Zone).

Board Member Reports

Staff reports

Adjourn



PLANNING COMMISSION MINUTES

09 JULY 2015

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DRAFT

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

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

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

7
8 **05:33:00**

9
10 **Agenda**

11 Adopted with no changes.

12
13
14 **Minutes**

15 Adopted with no changes.

16
17
18 **05:34:000**

19
20 **Consent Items**

21
22 *Smith* motioned to move item #1 to the regular action items; *Larson* seconded; **Passed 6, 0.**

23
24 **#1 Marcus Subdivision (Todd Marcus)**

25
26 **Nelson** reviewed Mr. Todd Marcus's request for a recommendation of approval to the County Council for
27 a 2-lot subdivision on 77.55 acres of property located at 7561 West 1000 South, Mendon in the Forest
28 Recreation (FR40) Zone and Agricultural (A10) Zone. This proposal is to correct the existing parcel
29 configuration by dividing parcel number 11-095-0007 into two (2) developable lots that reflect the
30 existing zoning. There is an existing home on the 37.55 acres proposed Lot #1 in the A10 zone. Lot #2,
31 the FR40 zoned parcel, is vacant. Access to the existing dwelling is from county road 1000 south and is
32 no adequate for further residential development. However, given that the new lot is in the FR40 zone and
33 would only all a recreational cabin, and that access to a cabin only requires a 12' wide gravel roadway,
34 the existing access is acceptable. Due to the steepness of 1000 South, residents in this area share a
35 frontload dumpster located at the Mendon City shop at approximately 350 West 200 North (1000 South).
36 There are moderate and steep slopes located within the subdivision boundary. Any development
37 including roadways, within moderate slope areas shall require further geotechnical review.

38
39 **Gaylen Baker** I own property to the north of this. The road up there is terrible. It washes every time the
40 water comes down there. They had a fire up there when one of Marcus's sheds burned and the fire
41 department had a very hard time getting up there and finding it. The house that is up there was originally
42 a recreation house. We've had a lot of problems with Marcus; he is a terrible neighbor. They built a
43 cabin there illegally when this was done. They didn't have a building permit. We also have had
44 problems with the fence. He left all the material for the old fence there and it's cut the cattle and the
45 horses and we've also had problems with them cutting fences and running ATVs and snowmobiles up
46 there. We've had problems with him having animals up there and letting them roam. He had a bull that
47 impregnated several cows and we couldn't sell them. The spring up there, we own Richard's springs up
48 there, and he has already tried to file on that so he can have a fish pond. The road problem is a big issue.
49 He blocked Randy Stacey from gaining access to his cabin up there and that had to go to court.

1 **Carl Baker** I used to farm all this land up there. Kids with four wheelers used to go up there and run
2 over the crops so we didn't get much up there. I've had cattle tied up with him and couldn't go over and
3 get them because they've locked everything up. I know as we get more people in there, there are going to
4 be a lot more problems with fire. That's already burned once and I would hate to see that happen again.
5 They are only supposed to be there a 180 days but they are there year round now. It's a beautiful area and
6 I would like to see it stay the way it is for our kids and the future. I hate to have a subdivision there
7 because we already have problems with the home down below. I hate to see this go in.

8
9 Staff and commission discussed the Marcus Subdivision. The subdivision currently meets all the
10 requirements of the ordinance. Occasionally the county receives complaints regarding cabins being lived
11 in more than 180 days but it's very hard to regulate that issue. Everyone is required to have a building
12 permit to build a cabin or expand any existing home/cabin. Most of the problems that have been
13 explained to the commission are not something the commission has authority over. The road is a big
14 issue and the county struggles to keep that road open but the county will not pave that road just for cabins.
15 1000 south does meet county requirements but does narrow down further up.

16
17 *Parker* motioned to recommend approval to the County Council for the Marcus subdivision with the
18 stated conditions of approval and findings of facts; *Smith* seconded; **Passed 6, 0.**

19
20 **05:58:00**

21
22 **Regular Action Items**

23
24 **#2 Upper High Creek Conditional Use Permit (Alex Vaz)**

25
26 **Nelson** reviewed Mr. Alex Vaz's request for approval of a conditional use permit (CUP) to allow the
27 piping of Upper High Creek Canal and the addition of two structures, located along Upper High Creek,
28 north of Richmond (Agricultural (A10) Zone). This use falls under "6220 Utility Facility, Distribution"
29 and is a permitted use in the A10 zone. Part of this project does fall within Richmond City's jurisdiction.
30 The intent is to pipe the existing canal to conserve and better manage the water supply. The proposed
31 pipeline will generally follow the existing canal alignment and will range in size from 36" to 15" in
32 diameter. At two locations, the new pipeline deviates from the existing canal and follows the County
33 rights-of-way on High Creek Road and Upper Richmond Road. There are two buildings proposed to
34 house irrigation valves and turbines. This facility will typically operate on a daily basis and include
35 inspection and maintenance as necessary. Access to the site is via High Creek Road and Upper Richmond
36 Road and is adequate. Any road cuts and work done in the county right-of-way must comply with county
37 standards. This has been reviewed by the storm water department of the county and the review indicates
38 that said realignment may impact adjacent properties and/or structures dependent on the actions of the
39 property owners in filling in, or leaving and maintaining the abandoned portions of the canal as is.
40 Notices were sent out and no comment has been received.

41
42 It is common for a conditional use permit (CUP) to be sought when a canal company is going to pipe
43 water. This can be a contentious and concerning project and standard permitting process might miss
44 things. A CUP requires that the company sit down with everyone and go through all the issues. The
45 pipeline is about 3 miles long and some of that pipeline is in Richmond City's jurisdiction. Staff noted
46 that condition number two states that where the existing canal alignment is to be abandoned the Canal
47 Company must notify those property owners that the canal will no longer be there. Any problem that may
48 happen after the canal is moved it is the private property owner's responsibility and is no longer the
49 problem of the Canal Company. Condition number two was edited to read that the Canal Company will
50 provide evidence of notice to the property owners.
51

1 **Larson** motioned to approve the Upper High Creek Conditional Use Permit with the three findings of
2 facts and four conditions of approval with the recommended amendment of the word evidence on
3 condition #2; **Christensen** seconded; **Passed 6, 0.**
4

5 White asked about what would happen to the storm water that the abandoned section of canal currently
6 catches once that route was abandoned. Chris Harrild and the storm water inspector walked the entire
7 route of the canal and felt that the amount of storm water runoff that the canal catches is negligible.
8

9 **06:31:00**

10
11 **#3 Little Bear Field Subdivision (Kyler Archibald)**
12

13 **Runhaar** reviewed Mr. Kyler Archibald's request for a recommendation of approval to the County
14 Council for a 1-lot subdivision and agricultural remainder on 6.19 acres of property located at 4341 South
15 3600 West, Wellsville (Agricultural (A10) Zone). Typically this would be done administratively but due
16 to the roadway issues it was brought before the Commission. Access to the property is from county road
17 3600 West and is inadequate. There are no services provided down this road by the county and fire trucks
18 cannot access this subdivision. Typically the county would require the road to be brought up to standards
19 to mitigate those concerns, but the County Council has to approve the expansion of services to this
20 property. Staff has recommended a denial due to the lack of services and inadequate roadway. If the
21 County Council were to opt to increase the level of service provided on 3600 West, the proponent may be
22 permitted to make the necessary improvements to 3600 West.
23

24 **Kyler Archibald** there is a home down that road currently and the road width is the same all the way
25 down. We have submitted for our survey of a turnaround as well. There is a home down that road that is
26 in the unincorporated area of the county not Wellsville City. The owner of the property has been doing
27 the snow removal and the county has been grading the road.
28

29 **Runhaar** we don't plow the road that I am aware of and that house was built before the road standards
30 were adopted so they were likely grandfathered in.
31

32 **Archibald** the homeowner has been removing the snow.
33

34 **Sands** if they were to come in and want to subdivide today, they would have to go through the same
35 requirements that you are.
36

37 **Runhaar** if he built that now, he would be required to meet the same standards you are being held too.
38

39 **Archibald** so how do you service that with a fire truck?
40

41 **Runhaar** the road was built before the road requirements were in place and if a fire truck can't down
42 there we can't provide that service. If that home caught fire and a fire truck couldn't get there it would
43 burn.
44

45 **Edwards** reminded the audience to use the mic for the record.
46

47 **Runhaar** the road is a substandard road and does not meet code for further development. The home there
48 might be doing the snow removal but there is nothing I can do about that. The council has to approve the
49 expanded services.
50

51 **Watterson** is that a 1970 parcel?

1
2 **Nelson** it is a 1970 parcel. This originally would have gone to Josh for administrative approval where it
3 is a one lot subdivision but because of the service and road issues it needed to come here and before
4 council.

5
6 **Archibald** from the telephone pole to the ditch is 22 feet and there is vegetation growing on the east side
7 of the ditch.

8
9 From aerial photos Staff looked at the roads and there is a widening and narrowing of the road from 15
10 feet to 12 ½ feet. Even if the road was improved, Staff cannot administratively approve the expansion of
11 services to this area. The County Council will have to approve the expansion.

12
13 **Archibald** so I can't do the plowing?

14
15 **Runhaar** no, the county is liable for any work done there and cannot allow private citizens to do the work
16 there.

17
18 Staff is recommending denial at this level because the expansion of services is a legislative body's action.
19 The County Council has to vote on that action. If this goes to the council and they approve the expansion
20 of services, staff will reprocess the application and go from there.

21
22 **Runhaar** when this goes to council, your argument will be that the county should expand services to this
23 area. If that approval occurs, the road will still need to be widened and a turnaround provided and your
24 driveway cannot be the turnaround.

25
26 **Christensen** motioned to recommend denial to the County Council with the stated findings of facts; **Smith**
27 seconded; **Passed 6, 0.**

28
29 **06:32:00**

30
31 **#4 Discussion: Title 17.07 - 5100 Recreational Facility**

32
33 **Runhaar** reviewed the current definition of Recreational Facility. Currently the definition states that
34 recreational facilities must charge a fee and the county has no way to determine if places are charging fees
35 so staff is recommending that the fee be taken out and a or be added into the definition.

36
37 **Larson** motioned to recommend approval to the County Council for the changes to the Recreational
38 Facility definition as noted; **Smith** seconded; **Passed 5, 1 (Watterson opposed).**

39
40 Staff and commission discussed what constitutes a recreational facility. If you have a family that builds
41 motocross track and only they use it that is not a recreational facility. However, if the family builds a
42 track and opens it and several people every weekend and start to charge to use it; that turns into a
43 recreational facility.

44
45 **Staff Reports**

46
47 Staff will contact all the commission members to check for a quorum for the August Planning
48 Commission and the meeting may have to be moved.

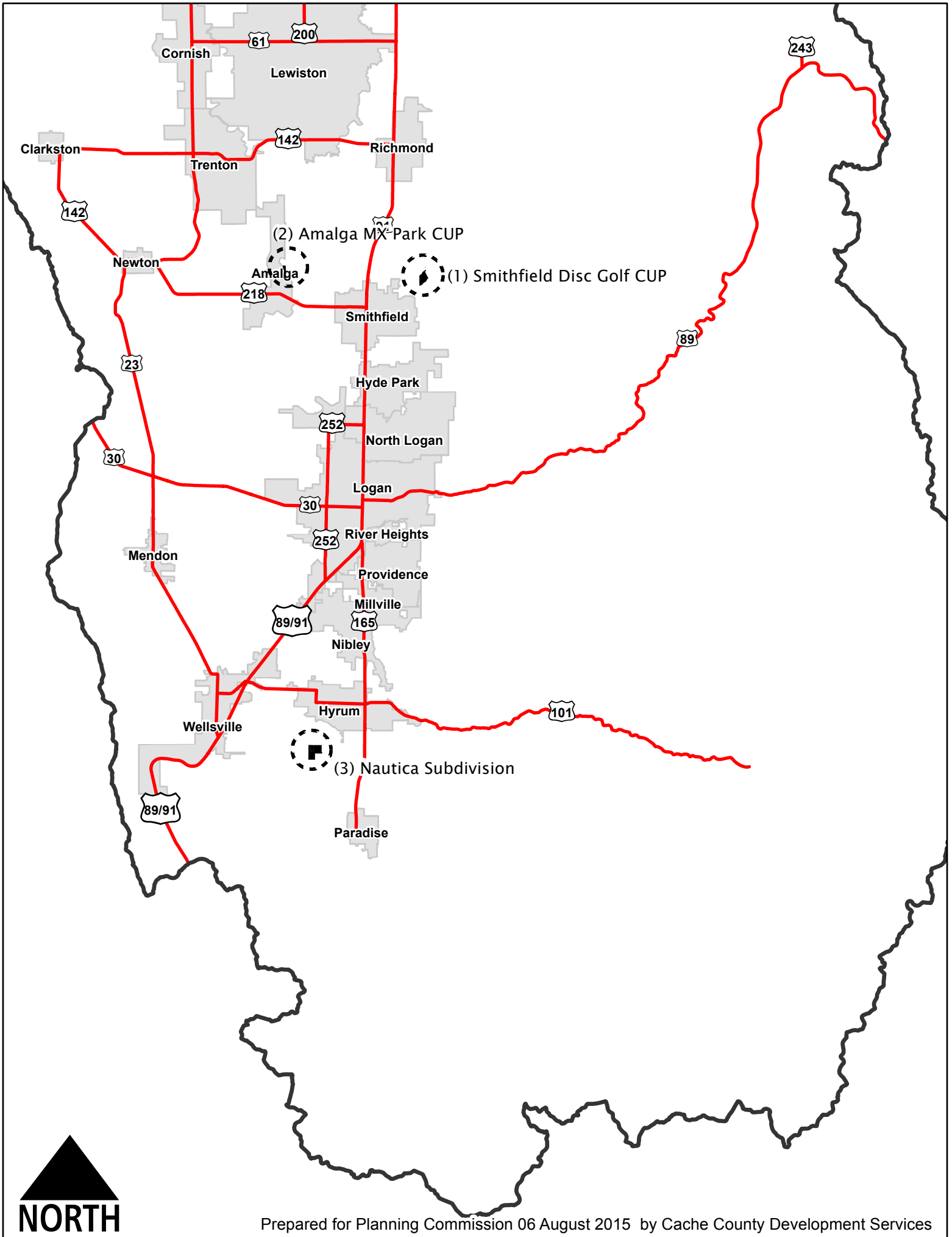
49
50 Staff handed out a draft copy of the capital improvements plan to the commission. The county is working
51 on the roadway maintenance/building budget and has pulled off most of the projects due to lack of

1 funding. Almost all of the funding has been funneled to maintenance. Gas tax has been increased by
2 about 5 cents and will hopefully make the budget meet all the maintenance requirements but will leave
3 nothing for expanding services or new projects. The project marked in the green is being funded by
4 Logan City due to annexation of that intersection. The yellow projects are being pulled off due to lack of
5 funding. The maintenance side is moving along and trying to get all the maintenance work done possible
6 for this year. Staff has deleted roads from the maintenance list that lead to single home or farms and
7 those roads will revert to gravel roads. The county will grade them but will no longer pave them.

8
9 **Adjourned**

10
11 **6:53:00**

DRAFT



NORTH

STAFF REPORT: UPPER HIGH CREEK CANAL CUP

13 August 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: Alex Vaz

Parcel ID#: Multiple

Staff Determination: Approval with conditions

Please see attached Exhibit A

Type of Action: Administrative

Land Use Authority: Cache County Planning Commission

PROJECT LOCATION

Reviewed by: Stephanie Nelson - Planner I

Project Address:

Upper High Creek Canal
Richmond

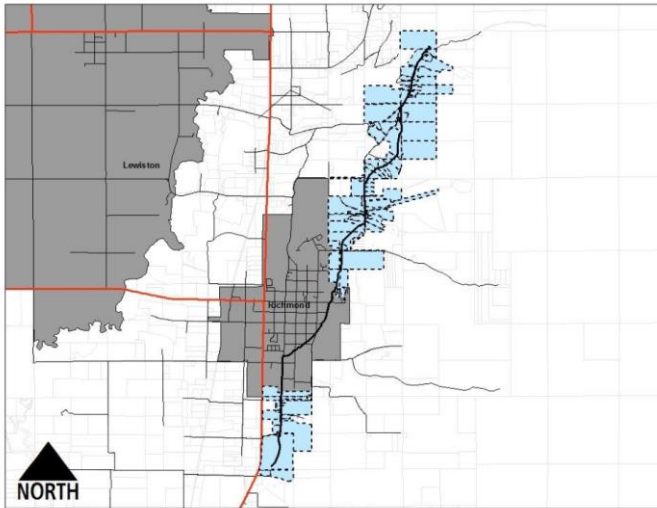
Surrounding Uses:

North – Agricultural/Residential
South – Agricultural/Residential
East – Agricultural/Residential
West – Agricultural/Residential

Current Zoning:

Acres: Multiple

Agricultural (A10)



PROJECT PURPOSE, ORDINANCE, SUMMARY, AND PUBLIC COMMENT

Purpose:

To review the request for a conditional use permit to allow the piping and realignment of the Upper High Creek Canal.

Ordinance:

This proposed use is best defined as a “6220 Utility Facility, Distribution” 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 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 piping and realignment project will occur in the unincorporated county and Richmond City boundaries. This description and review does not address the improvements to be completed within Richmond City.

Richmond Irrigation Company owns and operates the Upper High Creek Canal and intend to pipe the existing canal to conserve and better manage its water supply. The proposed pipeline will generally follow the existing canal alignment and will range in size from 36" to 15" in diameter. At two locations, the new pipeline deviates from the existing canal and follows the County rights-of-way on High Creek Road and Upper Richmond Road.

Two small buildings are proposed to house irrigation valves and turbines. At the point where the canal leaves Richmond City and enters the unincorporated county the 15" diameter pipe will continue until it reaches the existing, open canal. This facility will typically operate on a daily basis and include inspection and maintenance as necessary.

Access:

- Access to the site is via High Creek Road and Upper Richmond Road, and is adequate.
- Any road cuts and work done in the Cache County right-of-way must comply with the standards listed in the Cache County Manual of Roadway Design and Standards and be reviewed with the encroachment permit process.

Storm Water:

- An unknown but likely minimal level of storm water has historically entered and continued within the existing canal structure. In the areas where the canal will be piped and/or realigned, storm water flows will no longer follow the canal channel, but will follow the portions of abandoned canal and/or the existing natural drainage paths.
- Areas likely to be impacted by a change in storm water flows due to the realignment of the canal have been reviewed by the Cache County Storm Water Inspector. This review indicates that said realignment may impact adjacent properties and/or structures dependent on the actions of the property owners in filling in, or leaving and maintaining the abandoned portions of the canal as is.

Public Comment:

The application has entered into agreements with the affected property owners. 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 (3)

It is staff's determination that the request for a conditional use permit for Upper High Creek Canal, located in Agricultural (A10) Zone on Exhibit A and is in conformance with the Cache County Ordinance and should be approved. This determination is based on the following findings of fact:

1. The Upper High Creek Canal Piping 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 Upper High Creek Canal Piping 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 Upper High Creek Canal Piping 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 (5)

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. Prior to recordation, the canal company must provide evidence of notice to the property owners where the existing canal alignment is to be abandoned indicating the condition that the historic canal bed will be left in, and that the property owners will be responsible for the land and any residual issues present therein.
3. The proponent must adhere to the specification of any site plans, the letter of intent, and master plan as submitted to the Cache County Development Services office, and obtain encroachment permit and building permits as necessary.
4. Any further expansion or modification of the facility, site, or permit shall require the approval of the designated land use authority.
5. In locations where the location of the piping is unclear in relation to existing property lines and the Cache County right-of-way, one of following must be provided for each property.
 - a. A survey showing that the canal is within the Cache County right-of-way, or;
 - b. Permission from the affected property owners in the form of a construction easement and/or permanent easement.

Parcel Numbers	Owners Name
08-002-0008	LOWER PROPERTIES LLC
08-002-0011	RANZENBERGER & ARCHIBALD LLC
08-002-0014	NOLAN KURT ANHDER
08-002-0015	CACHE COUNTY CORP
08-002-0017	MATTHEW C & JANET M FUNK
08-002-0020	GERALD A & JUDY ANN SMITH
08-002-0021	UTAH STATE UNIVERSITY
08-002-0024	TERRY SCOTT & JULIE CARYL TRS THAIN
08-002-0026	LAURIE R TR ARCHIBALD
08-002-0027	DAVID C & RAEDELL S RIGBY
08-002-0029	PATRICK K & OCTAVIA E SKOGLUND
08-002-0032	LAURIE R TR ARCHIBALD
08-002-0033	PAUL & LORENE TRS SAUNDERS
08-002-0035	KIM L & ROZANNE B BRAEGGER
08-002-0036	ROBERT L & PAMALA L TRS DAHL
08-002-0040	TERRY LEE & THERESE ANN. HOLDEN
08-002-0042	MATTHEW C & JANET M FUNK
08-002-0051	NEBO CREEK LLC
08-017-0005	DARRYL L & JOYCE M FISH
08-017-0010	DAVID & TAMARA FUNK
09-027-0017	WALKER GRAVEL CO LLC
09-028-0007	H & M REAL PROPERTIES LLC
09-028-0024	TRAVIS TRUMAN
09-028-0026	COVEVILLE IRRIGATION COMPANY
09-028-0031	MARCIA ADAMS
09-028-0032	CACHE COUNTY CORPORATION
09-028-0035	JESSICA TAMS QUINTON
09-028-0038	MATTHEW & AMY SADLER
09-028-0042	CACHE COUNTY CORP
09-028-0051	WALKER GRAVEL CO LLC
09-028-0052	KENT W & NANCY JO WALKER
09-028-0053	KADE K & ANGIE WALKER
09-028-0054	WALKER GRAVEL CO LLC
09-028-0055	WALKER GRAVEL CO LLC
09-028-0056	TRAVIS TRUMAN
09-028-0057	TRAVIS TRUMAN
09-028-0058	TRAVIS TRUMAN
09-044-0002	LUDEEN B CHRISTENSEN
09-044-0004	FORSGREN FAMILY ASSOCIATES LTD
09-044-0006	STATE OF UTAH DEPT NATURAL RESOURCES
09-044-0007	MILEN J & MARY JENE TRS HOUSLEY
09-044-0009	FORSGREN FAMILY ASSOCIATES LTD
09-044-0010	FORSGREN FAMILY ASSOCIATES LTD
09-044-0011	ROCK BOTTOM INVESTMENTS LTD
09-044-0015	NED M & JARA LOU TRS HOUSLEY
09-044-0016	ALLEN J & GAIL TRS CHRISTENSEN

Exhibit A
117 Affected Properties

09-044-0017 JERRY REED & JUDY ANN TAYLOR TRS WOODLAND
09-044-0021 GLEN F & KATHRYN S GANTZ
09-044-0022 KEVIN T & JULIANN BALES
09-044-0023 DONALD NORMAN & JACKLYN WALLACE SADLER
09-044-0026 STEVE D TR CHRISTENSEN
09-044-0027 RODNEY G & JOANN K HOUSLEY
09-044-0029 FORSGREN FAMILY ASSOCIATES LTD
09-044-0031 ROCK BOTTOM INVESTMENTS LTD
09-044-0034 HOUSLEY FAMILY FARM LLC
09-044-0035 CACHE COUNTY
09-044-0037 CACHE COUNTY CORP
09-044-0038 CLINT M & CONNIE C WARD
09-044-0039 CACHE COUNTY CORPORATION
09-044-0040 STEVE D & DILYNN B TRS CHRISTENSEN
09-044-0043 MARY GILBERT TR PALMER
09-044-0052 BLAIN LOREN & ANGELA HOUSLEY
09-044-0053 TIMOTHY L & DENISE CHRISTENSEN
09-044-0054 CACHE COUNTY CORPORATION
09-044-0062 TIMOTHY A & G AMBER HARRIS
09-044-0063 MIKEL R & JOLYNN STEVENS
09-044-0064 ROBERT JAMES & CHERAY CROCKETT WELLER
09-044-0065 MARK DAVID & VICKIE SUE TRS MIGLIORI
09-044-0067 MARY GILBERT TR PALMER
09-045-0001 DENNIS GEORGE HILL
09-045-0002 DENNIS GEORGE HILL
09-045-0005 KIRT L CHRISTENSEN
09-045-0006 KIRT L CHRISTENSEN
09-084-0021 LOWER PROPERTIES LLC
09-084-0035 ROBERT L & PAMALA L TRS DAHL
09-101-0018 KEVIN J & JUDY C MOSER
09-101-0026 BRET CHRISTENSEN EXCAVATING INC
09-103-0005 KEVIN L T & LEAH STALLARD
09-104-0001 WAYNE HATCH & HOLLEY B ALLEN
09-104-0002 FLOYD LEOR & JOAN TRS GRIFFITHS
09-104-0003 FLOYD L & ALISON GRIFFITHS
09-104-0004 PT SOLUTIONS INC 401K PROFIT SHARING
09-104-0005 DAVID & TINA ERNSTROM
09-106-0001 JESSICA TAMS QUINTON
09-106-0002 JESSICA TAMS QUINTON
09-106-0003 JESSICA TAMS QUINTON
09-106-0004 JESSICA TAMS QUINTON
09-106-0005 JESSICA TAMS QUINTON
18-044-0001 HIGH CREEK ESTATES LLC
18-044-0002 HIGH CREEK ESTATES LLC
18-044-0003 UTAH POWER & LIGHT COMPANY
18-044-0004 HIGH CREEK ESTATES LLC
18-044-0005 DELL R & TONNA RUE RAWLINS

18-044-0008	ALWIN GEORGE & KATRINA TRS RAWLINS
18-044-0009	GREGORY N & SHELLEY A SKABELUND
18-044-0010	HIGH CREEK ESTATES LLC
18-044-0011	LEWISTON CITY MUNICIPAL CORP
18-046-0002	HIGH CREEK ESTATES LLC
18-046-0003	HIGH CREEK ESTATES LLC
18-046-0005	LAWRENCE H & LISA A TRS WELCH
18-046-0006	KELLY J VALDEZ
18-046-0007	HIGH CREEK ESTATES LLC
18-046-0008	STEVEN BOYD ELLIOTT
18-046-0009	HIGH CREEK ESTATES LLC
18-046-0010	SYD L & LAURA SADLER
18-046-0013	ARAL W & S ELAINE TRS ALLRED
18-046-0021	AARON & FIAUNA LUND
18-046-0022	MICHAEL A & KAYLENE M ALLEN
18-046-0023	CODY KIM & ANGELA ROSE BRAEGGER
18-046-0024	MICHAEL A & KAYLENE M ALLEN
18-046-0025	CACHE COUNTY CORP
18-052-0001	HIGH CREEK ESTATES LLC
18-052-0002	KENT W & NANCY JO WALKER
18-052-0004	KENT W & NANCY JO WALKER
18-052-0005	H & M REAL PROPERTIES LLC
18-052-0008	CAPITAL ASSETS FINANCIAL SERVICES INC
18-053-0011	RODNEY GLEN & JOANN HOUSLEY

Letter of Intent – Conditional Use Permit

Project: Upper High Creek Canal Piping
Owner: Richmond Irrigation Company

Project Explanation

The Richmond Irrigation Company owns and operates the Upper High Creek Canal, which conveys irrigation water to shareholders near and in Richmond City. The irrigation company is proposing to pipe the existing canal to conserve and better manage its water supply. The proposed pipeline will generally follow the existing canal alignment. At two locations, the new pipeline deviates from the existing canal and follows the County rights-of-way on High Creek Road and Upper Richmond Road. Both roadways are designated as Rural (R) roads.

The pipeline is installed in County jurisdiction from Station 0+00 to about Station 170+00 and from Station 295+00 to the end of the pipeline. The pipe is installed in the County right-of-way in the following sections:

- Station 10+00 to 50+00 (High Creek Road)
- Station 117+00 to 145+00 (Upper Richmond Road)
- Cove Lateral (High Creek Road)

The following are locations where the pipe crosses the road:

- Pipeline Station 10+00; High Creek Road; Open Cut; Road Crossing; 36" Pipe
- Pipeline Station 21+00; High Creek Road; Open Cut; Road Crossing; 36" Pipe
- Pipeline Station 50+00; High Creek Road; Open Cut; Road Crossing; 36" Pipe
- Pipeline Station 117+00; Upper Richmond Road; Open Cut; Road Crossing; 30" Pipe
- Pipeline Station 144+00; Upper Richmond Road; About 200 feet Parallel Installation for Cherry Creek Crossing; Place Pipe Above Cherry Creek Culvert; 30" Pipe; CLSM as Backfill
- Pipeline Station 173+00; 500 North Street; Open Cut; Road Crossing; 30" Pipe
- Pipeline Station 313+50; Richmond State Street; Open Cut; Road Crossing for 12" Lateral
- Coveville Lateral Station 22+00; High Creek Road; Open Cut; Road Crossing; 18" Pipe

All pipe crossings will be open cut. Asphalt repair detail is shown on Sheet D1 – Detail A. Crossings will comply with APWA standards.

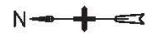
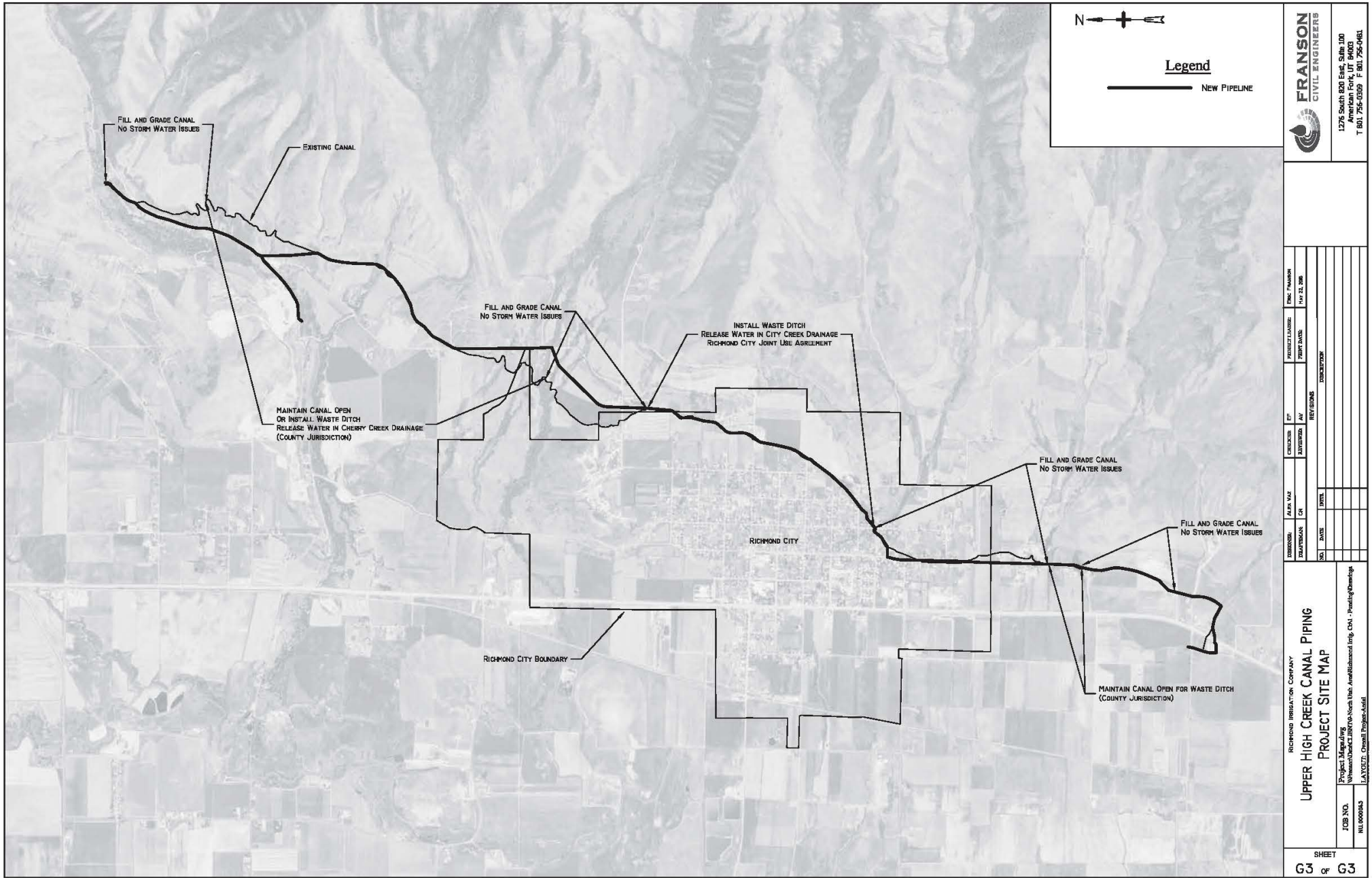
Buildings

As part of the project, two small buildings (garage type) will be installed to house irrigation valves and turbines. Below is a description of the buildings:

- Richmond Building – This building will house a 16" pressure reducing valve and two 6" turbines. The building will be 20'x30' for a total square footage of 600 SF. The building

will have a concrete floor and footings with wood framed walls and roof. The building will be constructed by TUFF Shed or equal.

- Coveville Building – This building will house a 12” flow control valve and a 6” turbine. The building will be 20’x20’ for a total square footage of 400 SF. The building will have a concrete floor and footings with wood framed walls and roof. The building will be constructed by TUFF Shed or equal.
- The only utility service to the building will be electricity from Rocky Mountain Power.
- There will be no employees or residents on the property. Richmond Irrigation Company’s water master will stop by the building daily to check on operations.



Legend

————— NEW PIPELINE

FRANSON
CIVIL ENGINEERS

1276 South 100 East, Suite 100
Provo, Utah 84604
T 801-756-0589 F 801-756-0581

DESIGNER	ALAN VAZ	CHECKER	ERIC FRANKOR
DATE	OR	DATE	NOV 23, 2005
REVISIONS	NO	NO	
NO.	DATE	DESCRIPTION	

RICHMOND IRRIGATION COMPANY
UPPER HIGH CREEK CANAL PIPING PROJECT SITE MAP

Project Mapping
Western District 2005 North West Ave. Richmond, UT, 84604
LAYOUT: Overall Project-Aerial

STAFF REPORT: AMALGA MX PARK CUP

13 August 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: Shane "T" Parker

Parcel ID#: 08-032-0002, 08-030-0024

Staff Determination: Discussion

and 08-030-0026

Type of Action: Administrative

Land Use Authority: Cache County Planning Commission

PROJECT LOCATION

Reviewed by: Stephanie Nelson - Planner I

Project Address:

6700 North 1900 West
Amalga, Utah 84335

Current Zoning:

Agricultural (A10) Zone

Acres: 68

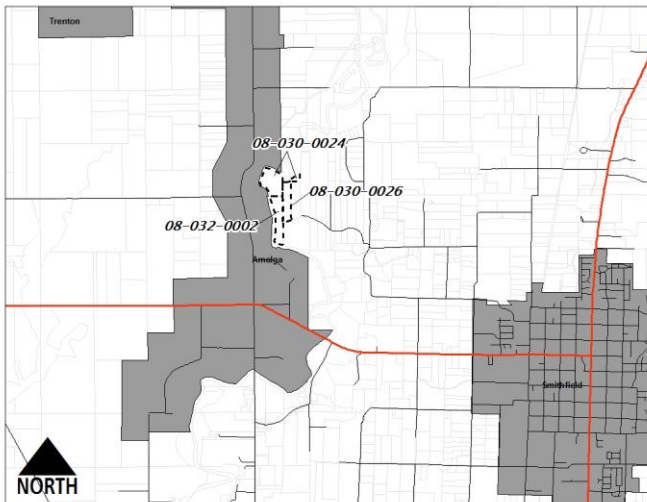
Surrounding Uses:

North – Agricultural/Residential

South – Agricultural/Residential

East – Agricultural/Residential

West – Agricultural/Residential/Amalga City



PROJECT PURPOSE, APPLICABLE ORDINANCE, SUMMARY, AND PUBLIC COMMENT

Purpose:

To review and make a decision regarding the request for a conditional use permit to allow the use of a motocross park.

Ordinance:

This proposed use is best defined as “5100 Recreational 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 track has been in operation since the fall of 2014. A complaint to our office directed our investigation of the site. Once we confirmed that the use was occurring, the property owner and operator were invited to either cease operations or apply for a conditional use permit.

The proposed use will function as a motocross bike course. Hours of operation will vary between the hours of 7:00 AM – 7:00 PM, seven (7) days a week. On occasion, races will be held only on weekends (Friday-Sunday). Parking will be on-site with approximately 50-100 vehicles each day. This is the equivalent road impact of 5-10 homes. Maintenance of the site will be managed by Amalga MX Park, LLC. Three volunteers will be located on site. There will be a tractor, water truck, bull dozer, and skid steer for track and road access maintenance kept on-site.

Site plan:



Access and Parking:

- Access to the site is via county road 6800 North and is inadequate. 6800 North is a 20' wide gravel road.
- The private access is an 18' wide gravel road. There is an existing 25' recorded pipeline easement off of the private road. The Cache County Manual of Roadway Design and Construction Standards requires a recorded right-of-way and easement. The private access road must be improved from 6800 North to the access gate.
- The Cache County Manual of Roadway Design and Construction Standards requires a minimum 24' width consisting of two 10' wide paved travel lanes, with 2' wide shoulders (1' paved, 1' gravel). All parking must be done off-street and in a designated parking area on-site. Parking is not permitted in the Cache County right-of-way.
- As per §17.22 Off-Street Parking Standards, a parking analysis must be completed for the existing facility, by a licensed professional.

Service Provision:

- Emergency access to the site from 6800 North is adequate, as no structures are proposed. Fire protection will be provided by the Smithfield Fire District.
- The county does not provide winter maintenance on 6800 North. The county grades 6800 North in the spring.

Storm Water:

- A Notice of Intent (NOI) and Stormwater Pollution Prevention Plan shall be required. Best Management Practices (BMP's) should include and define how storm water will be controlled on-site.

Sensitive Areas:

- Wetlands and the FEMA floodplain may be located within the subdivision boundary, but do not appear to be located on the proposed development lots. Any additional development of this property may require a full wetland delineation.
- 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.
- There is a moderate to high liquefaction potential that includes all property within the subdivision boundary.

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.

DISCUSSION

This report has been provided to the Planning Commission and County Council to assist them in their review of this conditional use permit request. The main issue noted by staff relates to access. No determination or finding(s) of fact has been identified by staff, however all relevant information regarding the conditional use permit request has been provided.

AMALGA MX PARK LLC
LETTER OF INTENT – CONDITIONAL USE PERMIT

Please accept this letter as the Letter of Intent – Conditional Use Permit for Amalga MX Park LLC

- a. The intended proposed use is for riding motorcycles.
- b. There could be a maximum of 3 volunteer employees.
- c. Hours of operation are anticipated as:
 - Practice Weekends – Sat. & Sun. 8:00 am – 4:00 pm (maximum 7:00 am – 7:00 pm)
 - Race Weekends – Fri., Sat. & Sun 7:00 am – 7:00 pm
 - Random Week Days not to exceed 7:00 am – 7:00 pm
- d. Anticipated vehicles is 50–100 +/- each day. Parking will be on the property. Property maintenance and accessibility will be by Amalga MX Park LLC
- e. No signage anticipated at this time.
- f. There will be a tractor, Water Truck, Bull Dozer and Skid steer for track and road access maintenance.
- g. Little or no garbage is generated and will be taken care of by users.

Amalga MX Park LLC has been established to provide a safe and fun environment for the riding of motorcycles on dirt in Cache Valley. It is intended to be a family oriented riding park with constant supervision, safe equipment and all riding under safety control. It is anticipated this will be a “practice track” for our riders. Riders may begin as young as 6 years old on mini-bikes and continue up to 25+ years old for State Champions from the State of Idaho, State of Montana, State of Wyoming as well as the State of Utah.

Dirt Bike riding (or better known as Motocross) is becoming a very popular sport in America and Amalga MX Park LLC is extremely excited to bring it to Cache Valley on a well planned, excellent designed, challenging and exciting safe track.

We appreciate your time in considering this request and encourage your approval so the citizens of Cache Valley can enjoy this sport.

Sincerely,

Shane “T” Parker
Amalga MX Park LLC

STAFF REPORT: SMITHFIELD DISC GOLF CUP

13 August 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: Brett Daniels

Parcel ID#: 08-046-0002

Staff Determination: Discussion

Type of Action: Administrative

Land Use Authority: Cache County Planning Commission

PROJECT LOCATION

Reviewed by: Stephanie Nelson - Planner I

Project Address:

1575 Canyon Road
Smithfield, Utah 84335

Current Zoning:

Agricultural (A10) Zone

Acres: 72.54

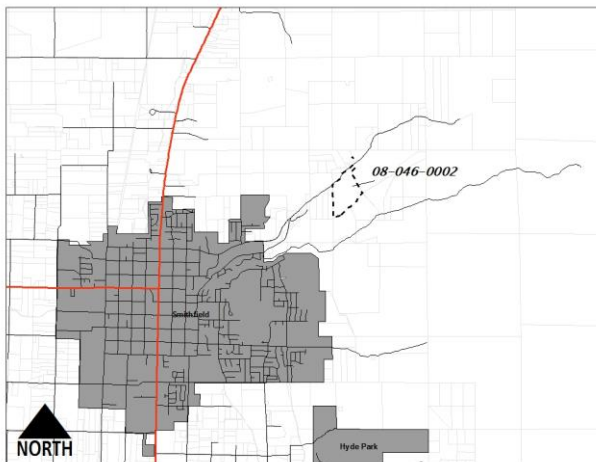
Surrounding Uses:

North – Agricultural/Residential

South – Agricultural/Residential

East – Agricultural/Residential

West – Agricultural/Residential



PROJECT PURPOSE, APPLICABLE ORDINANCE, SUMMARY, AND PUBLIC COMMENT

Purpose:

To review and make a decision regarding the request for a conditional use permit to allow the use of a disc golf course.

Ordinance:

This proposed use is best defined as “5100 Recreational 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:

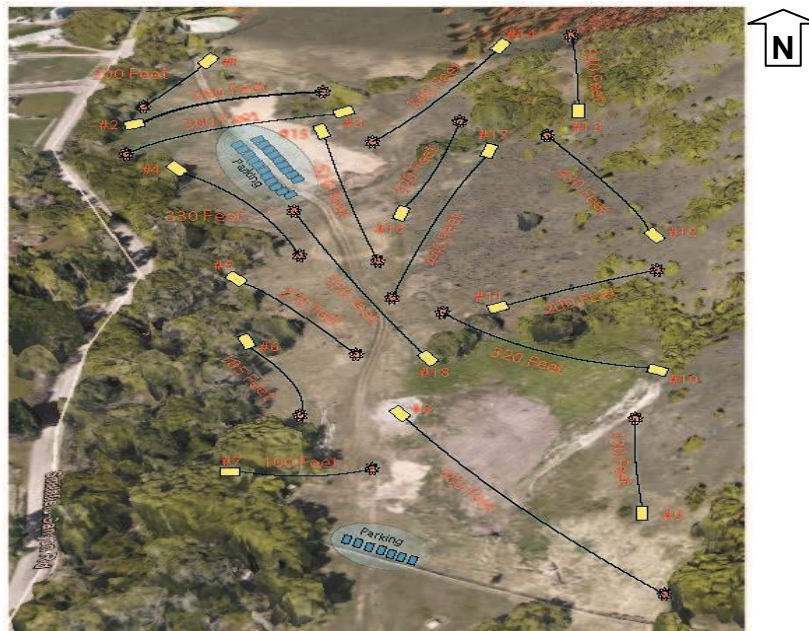
The proposed use will function as an 18-hole disc golf course. Hours of operation will be from dawn to dusk seven (7) days a week. Parking will include the removal of vegetation to create two (2) dirt and/or gravel sections to accommodate 10-20 vehicles each.

Each of the 18 “holes” consist of:

1. 5' X 10' cement pad
2. Small, wooden post which shows the hole number and location of the “hole” or target
3. Chain basket

No temporary or permanent employees will be located on site. As this property is owned by Smithfield City, the “ungroomed” course will be visited by a city employee on occasion for cutting any overgrown grass as part of the city’s usual fire control procedures. A small welcome sign is proposed. There will be no cost to use this site with the exception of tournaments. On the occasion of a tournament, the participation fee is collected by the tournament sponsors who are not employed by the city or the disc golf course. Tournament fees are collected by sponsors for purposes of providing prizes and awards for the players.

Site plan:



Access and Parking:

- Access to the site is via county road Smithfield Canyon Road and is inadequate. Smithfield Canyon Road is a 19' wide road with a 1' wide gravel shoulder. The proximity of vegetation and winding nature of the roadway also limit site distance.
- The access bridge is a 15' wide cement and metal crossing and is adequate as to its width. The load bearing maximum is unknown.
- There are two existing culverts that narrow the width of Smithfield Canyon Road to 16.5' and 18' at those points, which create traffic constrictions.
- The Cache County Manual of Roadway Design and Construction Standards requires a minimum 24' width consisting of two 10' wide paved travel lanes, with 2' wide shoulders (1' paved, 1' gravel).
- 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.

- Two (2) parking areas have been designated with a capacity of 10-20 vehicles each. As per §17.22 Off-Street Parking Standards, a parking analysis must be completed for the existing facility by a licensed professional.
- It is anticipated that this use will generate approximately 20-200 average daily trips (ADT) reflecting general weekday use and a tournament event. This is the equivalent road impact of 2-20 homes. This information reflects the approximate existing activity found at the 18-hole disc golf course located on the Cache County Fairgrounds.

Service Provision:

- Emergency access to the site from Smithfield Canyon Road is inadequate. The access road to the property must be a 12' wide all-weather surface, as no structures are proposed. Fire protection will be provided by the Smithfield Fire District.
- Smithfield Canyon Road is maintained by the Cache County Road Department.

Storm Water:

- Any future building construction or land disturbance shall require Storm Water review. If the proposed parking area disturbs over 5000 SF a Notice of Intent (NOI) and Stormwater Pollution Prevention Plan shall be required.

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.

DISCUSSION

This report has been provided to the Planning Commission and County Council to assist them in their review of this conditional use permit request. The main issue noted by staff relates to access, sight distance, and safety hazards. No determination or finding(s) of fact has been identified by staff, however all relevant information regarding the conditional use permit request has been provided.

A) Smithfield City desires to set up a disc golf course on the property located on Smithfield Canyon Road, designated as Parcel 08-046-0002. The disc golf course would allow citizens open access to the property in order to play the game of disc golf on an 18-hole course. The County can reference the existing 18-hole disc golf course located on the Cache County Fairgrounds as a comparison, except that Smithfield's proposed course will be "ungroomed" (will not require mowing, sprinklers, and other park maintenance).

The installation of a disc golf course will not require the construction or use of any permanent buildings. The city could decide to place a portable toilet (porta-potty) on the property for use by the patrons. The course requires the following installations:

Tee pads, which are initially created by clearing a 5' X 10' dirt piece of ground where the players can stand to initiate their approach to the "hole". There would be 18 tee pads. These tee pads would eventually be made more permanent by pouring a 5' X 10' cement pad for each of the 18 holes. Each tee pad would also feature a small, wooden post which shows the hole number and the location of the "hole" or target.

The "holes" in disc golf are chain baskets. The baskets are installed by placing a sleeve into a hole in the ground (similar to a fence post), approximately 2 feet deep, held in place by rocks and concrete (or the sleeve could be placed in a bucket with concrete and the bucket is placed in the hole in the ground). The sleeve is exposed approximately 2 inches above ground level so that the basket fixture is then slid and locked into place inside the sleeve. This allows for the baskets to easily be removed for any reason. Again, see the Cache County fairgrounds course, where baskets are removed for events like the County Fair, car shows, dog shows, family reunions, etc. and then are replaced for disc golf after those events.

B) There would be no temporary or permanent employees on the property. The "ungroomed" course would only be visited by a city employee on occasion for cutting any overgrown grass as part of the city's usual fire control procedures (this is already done on the property). Patrons would use the disc golf course free of charge. On the occasion of a tournament (Health Days, etc.) a tournament participation fee is collected by the tournament sponsors who are NOT employed by the city or the disc golf course. Tournament fees are collected by sponsors for purposes of providing prizes and awards for the players, or for course improvements.

C) The hours of operation for the disc golf course would be during daylight hours (dawn to dusk).

D) The property would have a small area cleared for vehicles to park. This would mean removing the grass and other plant growth to create a dirt and / or gravel section of ground to accommodate 10-20 vehicles so that players have a place to park.

The players will be able to park using the existing property entrance which has a "dirt road" leading through the property. This dirt road would be expanded slightly to allow vehicles to park on the property, as described above. Traffic would be minimal. There would be no

expected deliveries, shipments, or other commercial traffic on the property-- only parking for those who come to play disc golf.

E) There is no plan to install signage on the street access to the course. However, there would be a proposed small, wooden sign inside the property entrance that says "Welcome to the Smithfield Canyon Disc Golf Course". There would be a small wooden post at each tee box to show the players where the hole (target) is located and the hole number.

F) There is no unique equipment required for the use of the disc golf course. Patrons walk from one hole to the next on foot.

G) The city would place a garbage can near the entrance to the park for patrons to dispose of any waste. As mentioned above, a "porta-potty" could be placed on the property for patron use and would be maintained by the city as needed.

See the attached graphic for the proposed layout of the tee boxes, baskets, and non-paved parking areas. Also see the attached parcel map that shows the boundaries of the property with neighbors. The owners of the properties to the east and west would be most affected, since they could see the disc golf players from their properties. Property to the south is actually over the top of a mountain (the course does not extend that direction). The property to the north is separated by Summit Creek (river), a line of thick trees, and a road (Canyon Road), and would also not be affected by disc golf players.

See also the attached photo of a disc golf basket (hole) placed on the property as a visual aid.

STAFF REPORT: NAUTICA SUBDIVISION

13 August 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: Bob Wright

Parcel ID#: 01-081-0001 and 01-081-0017

Staff Determination: Denial

Type of Action: Administrative

Land Use Authority: Cache County Council

LOCATION

Reviewed by: Stephanie Nelson - Planner I

Project Address:

1550 West 6700 South

Hyrum, Utah 84319

Current Zoning:

Agricultural (A10)

Acres: 129

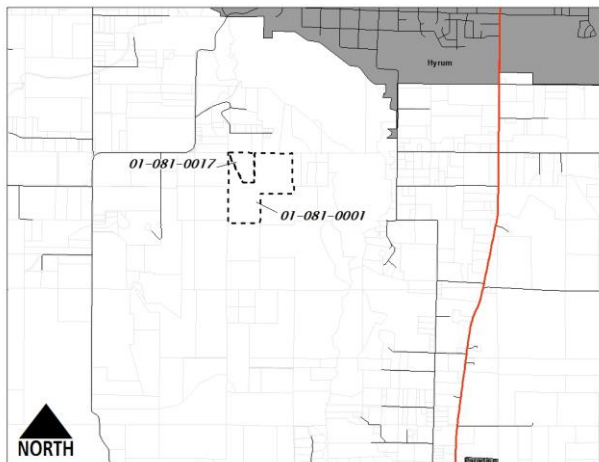
Surrounding Uses:

North – Agricultural/Residential/Rural 5 (RU5)

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 Nautica Subdivision.

Ordinance:

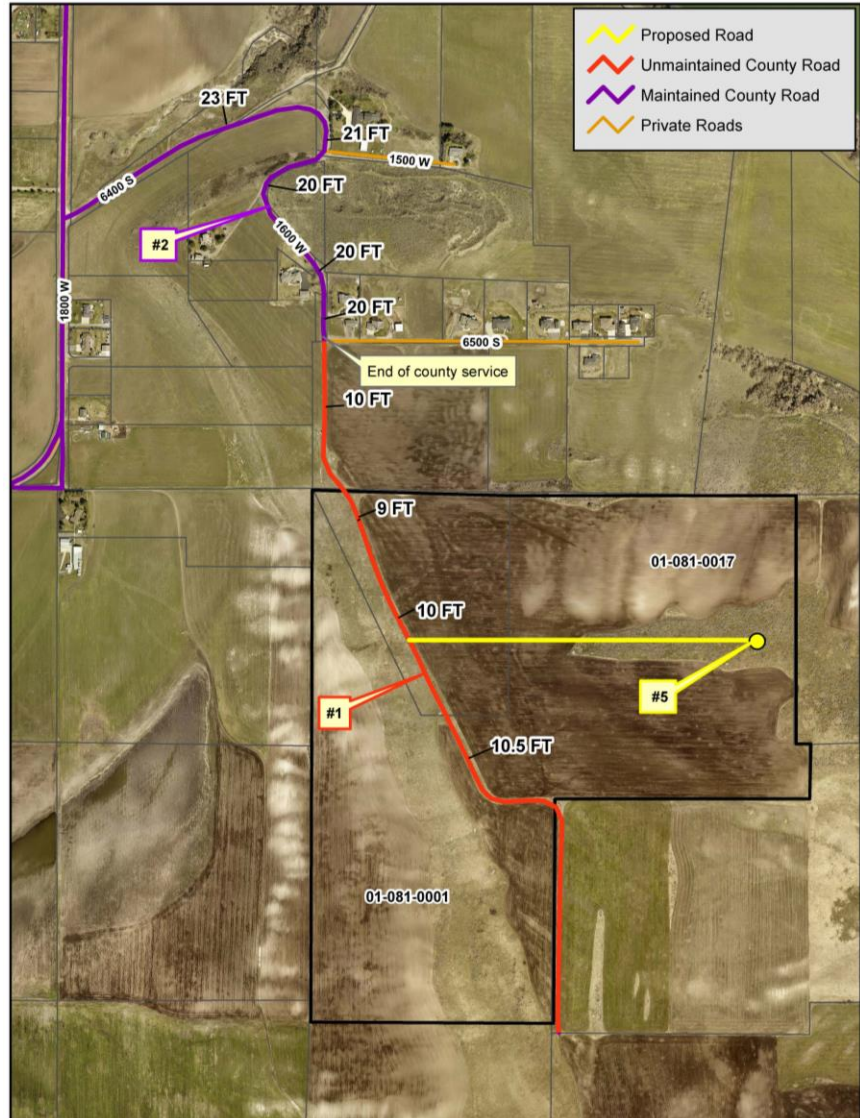
As per the Cache County Zoning Ordinance Table §17.10.030 Development Density and Standards Specific to Base Zoning Districts, this proposed subdivision qualifies for a development density of one (1) unit per ten (10) acres.

Summary:

The existing parcels are restricted from development, due to the division of property without land use authority approval. This request would correct the existing parcel configuration and proposes to divide parcels 01-081-0001 and 01-081-0017 into eleven (11) developable lots and one (1) agricultural remainder. This includes the realignment of county road 1600 West. The total acreage for this subdivision is 129.72 acres, minus slopes 30% or greater (18.23 acres), resulting in a total developable acreage of 111.49 acres.

Access:

1. Access to this property is from county road 1600 West, and is inadequate. 1600 West is an 8-14' wide gravel/dirt road.
2. 6400 South/1600 West is inadequate. The access road south of 6400 South/1600 West to the proposed lots does not meet the minimum county requirements, specifically, a minimum 22' wide paved surface with 1' wide gravel shoulders from 6400 South.
3. Any proposed alteration to 1600 West's alignment would require approval of the Cache County Council.
4. Right-of-way has not been dedicated along the unimproved portions of 1600 West. This would be required if 1600 West is to be improved and maintained as a county road.
5. 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 with an exception possible for roads that exceed that length due to topographical constraints. The proposed private road 6730 South Street from county road 1600 West is approximately 1,000 feet. A turn-around must also be placed at the end of 6730 South Street.
6. The proponent must meet all roadway and design requirements for roads as specified in The Cache County Manual of Roadway Design and Construction Standards.



Water & Septic:

- An adequate, approved, domestic water right must be in place for all buildable lots prior to final plat recordation.
- 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.
- Any future building construction or land disturbance shall requires storm water review. Engineered site plans must include retention and detention of storm water. Notice of Intent (NOI) and Stormwater Pollution Prevention Plan shall be required.

Service Provision:

- County Road 1600 West has historically functioned as a farm access road. As per §16.04.100 of the Cache County Code, south of 6400 South, 1600 West does not currently receive adequate roadway maintenance services for single family dwellings, nor is a turn-around area for these services available.
- Winter maintenance of 1600 West ends at the end of pavement at the intersection with private road 6500 North.
- The Cache County Manual of Roadway Design and Construction Standards requires that 1600 West be paved. At present, Cache County does not have sufficient resources to maintain additional paved roadway (chip and seal).
- Water supply for fire suppression will be provided by the Hyrum City Fire Department. Access for emergency services will require further review following the design of the private road.
- There must be sufficient shoulder space for the residential refuse and recycle containers to sit four feet apart and be out of the travel lane on 6730 South. A Liability Waiver shall be required from Logan City.
- A school bus stop is located at the intersection of 6400 South 1800 West.
- Any driveways shall meet all applicable requirements of the current International Fire Code, minimum county standards, and any other applicable codes.

Sensitive Areas:

- Moderate and steep slopes are located within the subdivision boundary. Any development within steep slopes is not permitted. Any development, including roadways, within moderate slope areas shall require further geotechnical review.

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.

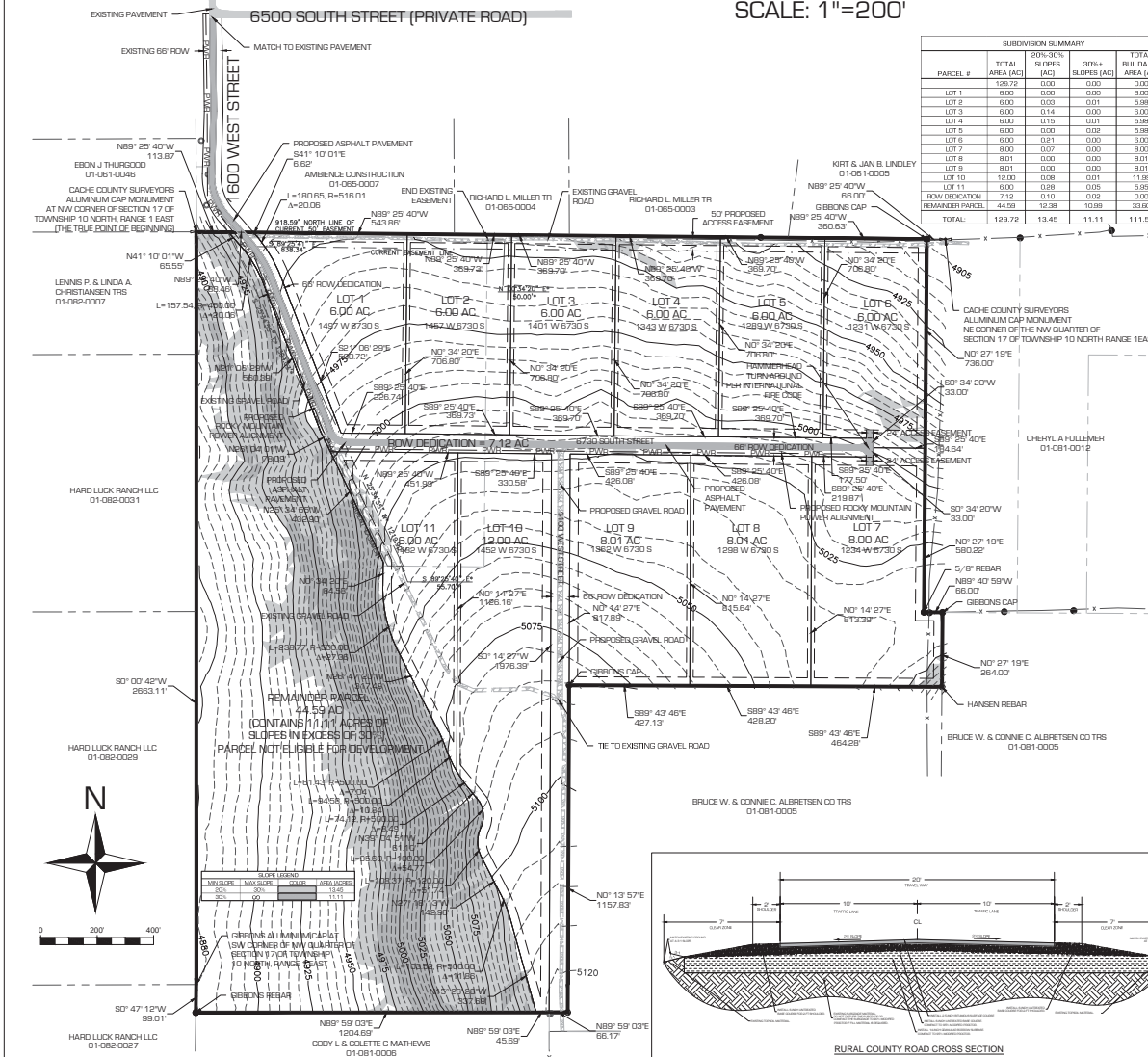
STAFF DETERMINATION & FINDINGS OF FACT (1)

It is staff's determination that the Nautica Subdivision, a 11-lot subdivision and remainder parcel for property located approximately 1550 West 6700 South, with parcel number(s) 01-081-0001 and 01-081-0017 is not in conformance with the Cache County Ordinance requirements and should be denied. This determination is based on the following finding of fact:

1. County Road 1600 West as a farm access road only and does not provide a level of access suitable for the proposed use as per §16.04.100 (A, C, and D) of the Cache County Code.
 - a. The existing road is approximately 8-14' wide.
 - b. No turn around exists for service vehicles to safely and adequately access the site.
 - c. There is no regular winter maintenance along this portion of 1600 West, and only minimal summer time maintenance (grading). The expansion of services by the County is cost prohibitive and no other mechanisms for providing service can suitably mitigate risk or guarantee access to the proposed subdivision.

NAUTICA SUBDIVISION PRELIMINARY PLAT

PART OF THE NW QUARTER OF SECTION 17, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, COUNTY OF CACHE, STATE OF UTAH
SCALE: 1"=200'



LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTION 17, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, CACHE COUNTY, UTAH AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A CACHE COUNTY SURVEYORS ALUMINUM CAP MONUMENT FOUND AT THE NORTHWEST CORNER OF SAID SECTION 17, THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00° 00' 42" WEST 2683.11 FEET TO AN ALUMINUM CAP MONUMENT AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 17;

THENCE SOUTH 00° 47' 12" WEST 99.01 FEET TO A 5/8" REBAR MARKED "GBBONS";

THENCE NORTH 89° 59' 03" EAST 1316.54 FEET;

THENCE SOUTH 00° 13' 57" EAST 1157.83 FEET;

THENCE SOUTH 89° 43' 46" EAST 1319.61 FEET TO A CAP MARKED "HANSEN";

THENCE NORTH 89° 47' 58" WEST 264.00 FEET TO A 5/8" REBAR MARKED "GBBONS";

THENCE NORTH 89° 47' 58" WEST 264.00 FEET TO A 5/8" REBAR MARKED "GBBONS";

THENCE NORTH 89° 47' 18" EAST 1320.02 FEET TO A CAP MARKED "GBBONS"; A POINT SITTING NORTH 89° 25' 42" WEST 66.00 FEET FROM THE CACHE COUNTY SURVEYORS ALUMINUM CAP MONUMENT AT THE NORTH-EAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 17;

THENCE NORTH 89° 25' 42" WEST 2585.65 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 129.72 ACRES MORE OR LESS.

ON THE BASIS OF BEARING IS THE LINE BEGINNING AT THE CACHE COUNTY SURVEYORS MONUMENT LOCATED AT THE NORTHWEST CORNER OF SAID SECTION 17 BEARING SOUTH 89° 25' 42" WEST 2653.71 FEET TO THE CACHE COUNTY SURVEYORS MONUMENT AT THE NORTH-EAST CORNER OF SAID NORTHWEST QUARTER OF SAID SECTION 17.

OWNER DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DEPICTED AND DESCRIBED HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS (AS PERTAINS), THE WHOLE TO BE HEREAFTER KNOWN AS THE "NAUTICA SUBDIVISION", AND DO HEREBY DEDICATE AND SET APART TO THE PUBLIC USE OF CACHE COUNTY ALL EASEMENTS, RIGHTS-OF-WAY AND IMPROVEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

DATE _____ OWNER _____

NOTARY ACKNOWLEDGEMENT

STATE OF UTAH) SS.
COUNTY OF CACHE

THE FOREGOING INSTRUMENT WAS PERSONALLY ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS _____ DAY OF _____, A.D. 2006, BY _____ WHO PROVIDED ON BACK OF SAID INSTRUMENT EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THIS INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

SURVEYOR'S CERTIFICATE

I, TIMOTHY LYNN CHRISTENSEN DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF UTAH, THAT I HOLD CERTIFICATE NUMBER 375041 AND THAT BY THE AUTHORITY OF THE OWNERS OF THIS PROPERTY I HAVE CAUSED A SURVEY TO BE MADE AS SHOWN AND DESCRIBED ON THIS PLAT.

DATE _____ OWNER _____

GENERAL NOTES:

- THE PURPOSE OF THIS SUBDIVISION PLAT IS TO SUBDIVIDE PARCELS #01-081-0001 AND 01-081-0017 INTO RESIDENTIAL LOTS.
- PROPERTY OWNER & SUBDIVIDER: ROBERT WRIGHT
LEWISTON STATE BANK
17 EAST CENTER STREET
LEWISTON, UT 84403
P. 435.760.9462 CELL
P. 435.259.2456 EXT. #1776
- PROJECT SURVEYOR: TM CHRISTENSEN, P.L.L.C.
UTAH LICENSE #073041
A. A. HUSSON AND ASSOCIATES
122 S. STATE ST.
PRESTON, ID 83203
P. 208.852.1155
- ALL LOTS HAVE ADEQUATE BUILDABLE ENVELOPE WITH REGARDS TO HAZARDOUS SLOPE, BUILDING, WATER ZONING SETBACKS, ETC. SETBACKS AS NOTED ONLY REFER TO PRIMARY STRUCTURES.
ZONE: A10
MIN. LOT SIZE: 0.5 ACRES
FRONT SETBACK: 30'
SIDEYARD SETBACK: 12'
REAR SETBACK: 30'
- PROPOSED LOT USE IS RESIDENTIAL UNLESS OTHERWISE INDICATED.
- CULINARY WATER SHALL BE OBTAINED THROUGH WELLS LOCATED WITHIN INDIVIDUAL LOTS. CACHE COUNTY HAS NOT DETERMINED THE AVAILABILITY OR ADEQUACY OF CULINARY WATER TO ANY OF THE LOTS IDENTIFIED. ALL OWNERS ARE ADVISED TO OF THE REQUIREMENTS TO OBTAIN AN APPROVED CULINARY WATER SOURCE AND COMPLY WITH ALL OTHER REQUIREMENTS FOR THE RESURFACE OF A ZONING CLEARANCE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- SEPTIC SYSTEMS SHALL BE INSTALLED WITHIN INDIVIDUAL LOTS.
- STORM WATER DRAINAGE: COMPLIANCE WITH THE STANDARDS OF THE CACHE COUNTY MANUAL OF ROADWAY WATERWAYS AND CONSTRUCTION STANDARDS AND STATE OF UTAH STORM WATER PERMITTING ARE REQUIRED. THIS INCLUDES BUT IS NOT LIMITED TO ANY INCREASED LEVEL OF LOT OR REMAINDER PARCEL OF THIS SUBDIVISION TO ANY ADJACENT PROPERTIES, DITCHES, CANALS OR WATERWAYS, OR 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 OWNERS), DITCH OR CANAL COMPANY, CACHE COUNTY OR THE STATE OF UTAH (ENGINEER'S OFFICE).
- 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.

LEGEND

- SUBDIVISION PROP. BOUNDARY
- EXISTING PARCEL BOUNDARIES
- PROPOSED PARCEL BOUNDARIES
- PWR - PWR PROPOSED POWER LINE
- SECTION LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- BUILDING SETBACK
- COUNTY MAJOR EXISTING
- CONTOUR MINOR EXISTING
- EXISTING ASPHALT
- PROPOSED ASPHALT
- EXISTING GRAVEL ROAD
- PROPOSED GRAVEL ROAD
- EXISTING FENCE

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 2006.

COUNTY ATTORNEY _____

BEAR RIVER HEALTH DEPARTMENT APPROVAL

THIS PLAT WAS APPROVED BY THE BEAR RIVER HEALTH DEPARTMENT THIS _____ DAY OF _____, A.D. 2006.

TITLE _____ BY _____

civilsolutionsgroup inc.
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SALT LAKE CITY | P. 801.216.3192
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

**NAUTICA SUBDIVISION
PRELIMINARY PLAT
6600 SOUTH 1550 WEST
HYRUM, UT 84319**

MARK	DATE	DESCRIPTION

PROJECT #: 715-1302
REVIEWER: T. CHRISTENSEN
PROJECT MANAGER: M. TAYLOR
DESIGNED BY: M. TAYLOR
ISSUED: 06.23.2015

**PRELIMINARY
PLAT**

C-101

COUNTY RECORDER'S NO.

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST _____ DATE _____ TIME _____ FEE _____ ABSTRACTED _____ INDEX FILED IN FILE OF PLATS _____ COUNTY RECORDER _____

DEPUTY 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 AND FURTHER CERTIFY THAT IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY COUNTY ORDINANCE AND STATE LAW.

DATE _____ DEPUTY COUNTY SURVEYOR _____

PLANNING COMMISSION CHAIRMAN APPROVAL AND ACCEPTANCE

PRESENTED TO THE CACHE COUNTY PLANNING COMMISSION CHAIRMAN THIS _____ DAY OF _____, A.D. 2006, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE COUNTY COUNCIL FOR APPROVAL.

DATE _____ PLANNING COMMISSION CHAIRMAN _____

COUNTY COUNCIL APPROVAL & ACCEPTANCE

THIS PLAT WAS APPROVED AND ACCEPTED BY THE CACHE COUNTY COUNCIL ON THIS _____ DAY OF _____, A.D. 2006.

ATTESTED TO: _____ CHAIR _____ COUNTY CLERK _____

LEADERS IN SUSTAINABLE ENGINEERING AND PLANNING