



**4:45 p.m.**

Workshop in the County Council Chambers

**5:30 p.m.**

Call to order

Opening remarks/Pledge – Philip Olsen

Review and approval of agenda

Review and approval of the minutes of the 06 October 2016 meeting

**5:35 p.m.**

**Consent Items**

1. **Maple Fields Subdivision** — A request for a recommendation of approval to the County Council for a three-lot subdivision with an agricultural remainder on 7.55 acres of property at 1100 West 6600 North, west of Smithfield, in the Agricultural (A10) Zone.

**Regular Action Items**

2. **Hansen 400 West Subdivision** — A request for a recommendation of approval to the County Council for a four-lot subdivision on 8.76 acres of property at approximately 6500 North 400 West, north of Smithfield, in the Rural 2 (RU2) Zone.
3. **Discussion** – 17.23 Sign Standards

Board Member Reports

Staff reports

Adjourn





**PLANNING COMMISSION MINUTES**

**06 October 2016**

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**Consent items**

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- 2. Agriculture Protection Areas: Nelda Bair and Robert Bair ..... 2

**Regular Action Items**

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1 **Present:** Jacob Adams, Chris Harrild, Josh Runhaar, Megan Izatt, Phillip Olsen, Brady  
2 Christensen, Chris Sands, Nolan Gunnell, Jon White, Lee Edwards

3  
4 **Start Time: 05:36:00**

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

7  
8 **05:37:00**

9  
10 **Agenda**

11  
12 Agenda item #2 Munk Brothers Subdivision moved from the consent agenda to the regular  
13 agenda as there were interested parties that wanted to comment.

14  
15 **Minutes**

16  
17 ***Gunnell** motioned to approve the minutes from September 1<sup>st</sup>, 2016; **Christensen** seconded;*  
18 ***Passed 4, 0.***

19  
20 **05:38:000**

21  
22 **Consent Items**

23  
24 **#1 MJ Enterprises Subdivision 1<sup>st</sup> Amendment**

25  
26 **Adams** reviewed a request for a recommendation of approval to the County Council for a  
27 subdivision amendment to create two additional lots and an agricultural remainder on 79.50 acres  
28 of property at 314 North 7200 West, Petersboro, in the Agricultural (A10) Zone.

29  
30 **#2 Agriculture Protection Areas: Nelda Bair and Robert Bair**

31  
32 **Adams** reviewed a request for a recommendation to the County Council for an Agricultural  
33 Protect Area in two distinct areas: five parcels totaling 169.1 acres at approximately 9000 North  
34 800 West, southwest of Richmond, and seven parcels totaling 52.74 acres at approximately 300  
35 East 9300 North, southwest of Richmond.

36 **05:39:00**

37  
38 ***Olsen** motioned to recommend approval of the consent agenda, including MJ Enterprises*  
39 *Subdivision 1<sup>st</sup> Amendment and Agriculture Protection Areas, to the County Council with the*  
40 *noted findings of fact, conditions, and conclusions; **Christensen** seconded; **Passed 4, 0.***

1 **05:43:00**

2  
3 **Regular Action Items**

4  
5 **#3 Munk Brothers Subdivision**

6  
7 **Adams** reviewed a request for a recommendation of approval to the County Council for a three-  
8 lot subdivision with an agricultural remainder on 54.77 acres of property at 5650 North 2000  
9 West, Benson, in the Agricultural (A10) Zone.

10  
11 **Louise Latham** I live off of 1700 west and I haven't seen a map so I have no idea where traffic  
12 will be routed. Off of 1700 west the traffic can be scary at times. So I just wanted that  
13 clarification.

14  
15 **Adams** if you look at the map, the new lots are on the left hand corner of the map coming off of  
16 2000 west. 1700 west is only an agriculture access for the agricultural remainder parcel.

17  
18 **Gunnell** motioned to recommend approval of the Munk Brother's Subdivision to the County  
19 Council with the findings of fact, conditions, and conclusions; **Christensen** seconded; **Passed 4,**  
20 **0.**

21  
22 **#4 Hawk's Ridge Subdivision**

23  
24 **Adams** reviewed a request for a recommendation of approval to the County Council for an  
25 eleven-lot subdivision on 87.38 acres of property at approximately 6750 West 2000 North,  
26 Petersboro, in the Agricultural (A10) Zone. This was first looked at by the Commission in  
27 August 2016. The main issue for the subdivision is the road. The road manual requires a paved  
28 surface of 22 feet with 2 foot shoulders and there were some questions over private vs. public  
29 also. The applicant has done a review of the road and test bore pits have been dug. The manual  
30 requires a depth of 2 ½ inches of asphalt, 6 inches of road base, and 14 inches of pit run. The  
31 road base is pretty substantial and the width is adequate as well as the structure of the road. The  
32 applicant is still working on a solid plan for future maintenance. Condition #6 specifically deals  
33 with future maintenance.

34  
35 **Staff and Commission** discussed the road. Even though this is a private road, the Manual of  
36 Roadway Design and Construction still applies. The main problem with private roads is  
37 maintenance. This becomes a safety and service provision problem when the roads are not  
38 maintained. Concerns regarding water were raised but the Commission can do nothing about  
39 water because it has no authority there.

40  
41 **Dave Griffin** I don't have any questions.

42  
43 **Christensen** motioned to recommend approval of the Hawk's Ridge Subdivision to the County  
44 Council with the findings of fact, conditions, and conclusions; **Gunnell** seconded; **Passed 4, 0.**

45  
46 **05:51:00**

1 **#5 Meridian Acres Subdivision**

2  
3 **Adams** reviewed a request for a recommendation of approval to the County Council for a three-  
4 lot subdivision with an agricultural remainder on 35.43 acres of property at approximately 6100  
5 South 2400 West, southwest of Hyrum, in the Agricultural (A10) Zone. This was first looked at  
6 by the Commission in August 2016. There are road issues for the subdivision. The road was  
7 previously approved with 26 foot width; 24 feet of pavement and 2 feet of shoulder. The road is  
8 deteriorating and no longer meets the standards. There is about 18 feet width of pavement. This  
9 does cross the Wellsville/Mendon Canal and that section was improved as part of the first  
10 subdivision. The width of the canal crossing is 28 feet. Except for the road the rest of the  
11 subdivision meets the requirements. There were some questions regarding moderate slopes but  
12 after staff talked to the surveyor there would be no need for a geotechnical study for those slopes  
13 as they are in the Agricultural Remainder parcel. The road is a private road and conditions  
14 regarding future maintenance have been included.

15  
16 **Staff and Commission** discussed the cost of the improvements and how that cost is spread out  
17 for the existing subdivisions and the applicant's subdivision. No building permits will be issued  
18 until the road is improved to current standards. Some concerns regarding the width  
19 measurements were presented by the Commission to staff. One Commission member went out  
20 and looked at the road and his measurements were 20 feet of paved surface. Staff would like to  
21 see the applicant do a core sample to help substantiate that the road is up to standard. Staff and  
22 the Planning Commission cannot modify the old conditions for the road; only the County  
23 Council can change those conditions. Currently the road does not meet the conditions set forth  
24 previously so it is going to require that it be improved to that condition. The entire parcel is  
25 currently listed as an Agricultural Protection Area (APA) and adding a subdivision does not  
26 change that status as it is an allowed use in an APA.

27  
28 **Kurt Lindley** I do have a couple concerns. One is the core sample, we have been waiting on the  
29 county road department to come mark where they want that and we have been waiting for 30  
30 days for that. I've had Jeff Nielson and he has talked with them and they haven't come out and  
31 done it. I would dispute the width of the road. The road was approved in 2010 and it was 22 feet  
32 wide and I don't believe it has shrunk 4 feet. As far as the HOA, I can't tie into the HOA on the  
33 north side until I have a subdivision. I have also discussed it with the HOA to the South and there  
34 are no issues going in with their HOA as far as the road. There were concerns about the garbage  
35 trucks and I called Logan City and they said they go on private roads all over the county to pick  
36 up garbage. He did say if there was a big snow storm during the winter and they can't get on the  
37 road, they will give them a couple of days before they went to pick up the garbage. Also they  
38 require the HOA's to sign a waiver stating that if the garbage truck goes off the road, the HOA is  
39 responsible for footing the towing bill and any repairs of the garbage truck, if needed. Logan  
40 City also said they do not want 22 garbage cans down Meridian road/2400 west. They would  
41 rather drive up the private road than do pick up on 2400 west. There were also some concerns on  
42 the north end of the property were the turnaround is because the one turnaround is sloped. So that  
43 would be the only concern in the winter for the very end lot of the approved subdivision. He said  
44 in that case, all the garbage will need to be brought to the top end of the hill on the south (6100  
45 South). My biggest concern is the dispute over the width of the road.

46  
47 **White** the dispute isn't over the width but if the road has been maintained.

1 **Mr. Lindley** no, Jon, every time I've talked to them it is the width of the road.  
2  
3 **White** if you maintain it and make it 22 feet wide and there is chip and seal then there isn't a  
4 problem. But there has to be 22 feet of chip and seal before a building permit.  
5  
6 **Mr. Lindley** I agree but there is 22 feet.  
7  
8 **White** then if it is 22 feet and you chip and seal it again to 22 feet then problem will be solved.  
9  
10 **Mr. Lindley** I'm only concerned with them telling us the road is 18 feet wide. As far as chipping  
11 and sealing the road up to my subdivision, I'll do it if I have to. But the problem is I have been  
12 trying for 60 days to get them to tell me what to do with the road and they tell me we don't  
13 know. I finally had a meeting with them and they told me I had to do a core sample and we've  
14 been waiting on them for that. But this shuts me off until next June because you can't chip and  
15 seal until then.  
16  
17 **White** they said there is an alternative; you can get a bond for that.  
18  
19 **Mr. Lindley** will they issue building permits?  
20  
21 **Harrild** no, that's not quite how it works.  
22  
23 **Mr. Lindley** but you can't build on it until next June. I applied for this in July and it will a full  
24 year before you can do anything because for 60 days they couldn't decide what they wanted done  
25 with the road. Is that fair for the subdivision to wait 11 months? I could have chipped and seal in  
26 August or September. I was on the agenda for September but they couldn't decide what they  
27 wanted to do with the road so they took me off. So now I have to wait until June for chip and  
28 seal and they won't issue any building permits, even on the subdivision that has been approved.  
29  
30 **Runhaar** if the commission would like a complete record of the communication back and forth  
31 staff can provide that; otherwise we request we deal with the subdivision at hand and not deal  
32 with hearsay on timing. There is nothing that can be done about that here and he can file a  
33 grievance if he would like and we can provide the record.  
34  
35 **Mr. Lindley** the only question that I have is that my hands are now tied until next June before I  
36 can record this and build. Even if I put a bond up, I still can't build until next June.  
37  
38 **Christensen** why are we hesitant on a bond?  
39  
40 **Runhaar** there is no hesitation on the bond but to issue a permit they have to meet the standards.  
41 Recordation of a subdivision plat can be done but once there are habitable structures out there we  
42 have to provide fire and EMS and they have to meet the requirements of those road conditions.  
43 We can talk about timing, typically we see a subdivision come in, in June and July and if they  
44 need any road work on them, to get them to develop homes in that same year isn't typically  
45 feasible. In order to get things built, the subdivision process has to start at the beginning of the  
46 year. That's a simple process of timing. If the road was a 100 percent with no concerns, they can

1 fly through the subdivision and they can be building within two to three months but that is not  
2 the case with this application.

3  
4 **Steve Wright** I own the subdivision to the north. This is a public meeting, it would be helpful if  
5 you would speak into the mike; you can only hear Brady. Josh is standing up there and nobody  
6 can hear you.

7  
8 **Runhaar** I'm sorry, I herniated a disc and will not be sitting any more today.

9  
10 **Mr. Wright** then you should excuse yourself. Here's my concern, I built that road and there  
11 have been statements here that have been made that are untrue. The road was built and  
12 completed and signed off by the Cache County road supervisor. In my mind its fine for all the  
13 lots up there, all 8. Everybody signed off on the road and said it was great. The road supervisor  
14 came out and said it was better than most roads and that was in 2010. There has only been one  
15 home built here and one being built; that's the only traffic that has been on the road. I don't  
16 know who measured, but we went and it is 22 feet wide with cheap and seal. Phil measured it  
17 today and that is true.

18  
19 **Olsen** it's true.

20  
21 **Mr. Wright** so statements have been made that are incorrect. They are getting into the  
22 maintenance of the road. That is a private road that I built with considerable expense. I think it's  
23 up to the HOA and the landowners to maintain the private road so that emergency vehicles and  
24 utilities can pass through the road. Phil looked at the road today; can I get in there?

25  
26 **Olsen** yeah.

27  
28 **Mr. Wright** it's a good road. Is there significant deterioration on it?

29  
30 **Olsen** not that I could see.

31  
32 **Mr. Wright** how did you come up with significant deterioration so that Kurt has to double chip  
33 seal the road again? Furthermore, these folks have denied a building permit to a customer of  
34 mine that I sold a lot to. That's not the purpose of this meeting but this subdivision was approved  
35 in 2010 and now they are going on private property and saying that road has been maintained  
36 improperly, which isn't true. Now they are demanding that I will have to participate with Kurt to  
37 do whatever they decide needs to be done on a private road this is out of control. These demands  
38 are unrealistic to core sample and double chip and seal that road is crazy. These determinations  
39 that have been made here are incorrect.

40  
41 **Staff** reminded the commission that this was continued up to 90 days, and it has been 60 days.

42  
43 **Staff and Commission** discussed the concerns with the roads. The information provided  
44 regarding garbage pickup was provided by the Logan Environmental department. The person the  
45 applicant spoke with does not provide the recommendations or direction to the county and does  
46 not do the road reviews. Any clarifications can be discussed with Logan Environmental. The  
47 issues regarding road width can definitely be handled by sitting down with the applicant and



1 discussing and reviewing it. The road standards currently indicate if there are questions on a  
2 road, core samples are required. If the core samples come back as adequate, then the road can be  
3 used as is. But if the core samples come back that there is not chip and seal material left then  
4 there is a problem. As identified earlier, if the County Council has made a requirement, neither  
5 staff nor the Commission can subvert or changes those requirements. Staff and the Commission  
6 do not have that authority; that would have to go back to the County Council for the original  
7 requirement to be changed. Prior to that there is nothing staff can do; the applicant needs to meet  
8 the original conditions. There rest is being given a design exception; once it is shown that the  
9 road does or does not meet the conditions the road can be accepted or modified as needed.  
10 Typically the staff uses JUB Engineers to review that information.

11  
12 **Mr. Wright** and who do we meet with to review the road?

13  
14 **Harrild** for the width of the road that would be me and our public works inspector. We will both  
15 look at it and meet with you.

16  
17 **Brad Pitcher** I purchased the lot from Steve Wright and I am the individual whose building  
18 permit has been denied. I can't proceed until the road is taken care of. The concern about the  
19 condition of the road is for emergency access, so I read my zoning clearance page by page and  
20 there is documentation in there that emergency services does not have concerns with this road. I  
21 do not understand what the concern is here.

22  
23 **Runhaar** it's all services; so the red flag was for trash.

24  
25 **Mr. Pitcher** it was for trash?

26  
27 **Runhaar** yes, so when that happens we have to review the road.

28  
29 **Mr. Pitcher** but where my lot is on this, trash shouldn't be a concern. I'm just confused what the  
30 standard is; I want a quality road there too but I don't know how staff is determining what is a  
31 substandard road and what is not.

32  
33 **Mr. Lindley** since Josh is over the road department, when can we do a core sample?

34  
35 **Runhaar** I texted my foreman and he said he hasn't had anybody contact him. As soon as that is  
36 done, we are happy to do it.

37  
38 **Mr. Lindley** all I'm going on is what my engineer has told me.

39  
40 **Runhaar** I also texted Jeff and haven't heard back. We can do it tomorrow if the public works  
41 inspector can go out.

42  
43 **Staff and Commission** continued to discuss the road. If the core samples are done and there are  
44 no problems the chip and seal should be able to be done next spring. A design exception can be  
45 added to make it so building can be done on a substandard road but that would have to run  
46 through the County Council for their approval because it is a change to the original conditions  
47 that they approved. Staff and Commission discussed language changes to Condition #5.

1 **Sands** I think that responds to some of the issues raised.

2  
3 **Olsen** one more question for the applicant, you have no problem with having a specific plan  
4 recorded for maintenance of the road now?

5  
6 **Mr. Lindley** that's fine.

7  
8 **Olsen** motioned to recommend approval of the Meridian Acres Subdivision to the County  
9 Council with the findings of fact, conditions, and three conclusions; **Gunnell** seconded; **Passed**  
10 **4, 0.**

11  
12 **06:34:00**

13  
14 **#6 Little Bear Field Subdivision**

15  
16 **Harrild** reviewed a request for a recommendation of approval to the County Council for a one-  
17 lot subdivision with an agricultural remainder on 6.00 acres of property at 4341 South 3600  
18 West, northeast of Wellsville, in the Agricultural (A10) Zone. This project was previously denied  
19 by the County Council and this is a new application. Previously there were issues with county  
20 maintenance. The current staff report is built for approval so the County Council, if they desire,  
21 would be able to extend service for this subdivision. For a single family home in this location a  
22 gravel road is all that is required; 20 feet of gravel with 2 feet of shoulders for a total width of 24  
23 feet. The current road averages around 14 feet; typically when roads are reviewed completed the  
24 inspector looks for narrow points and identifies those. This is an average width for the road.  
25 There are telephone poles to the west and irrigation canals on the east and west sides; road  
26 improvements will be required. Either the telephone poles are going to need to be removed or the  
27 irrigation canals moved and re-established. There is not adequate maintenance for a single family  
28 home; the Council will have to extend maintenance. There are no other significant concerns;  
29 there is flood plain on the west side of the property. And areas of liquefaction within the  
30 boundaries of Lot #1 and will therefore require a geotechnical report be completed. There is an  
31 Agricultural Protection Area next to this and that will need to be noted on the plat. The main  
32 issue is tied to the road and access and the extension of maintenance for the road. The road  
33 improvements may require them to acquire additional property and right of way for the road  
34 because the existing right of way is only ~33 feet wide.

35  
36 **Joe Chambers** in talking with Mr. Archibald, he indicated he was not sent a copy of the staff  
37 report. It was supposed to have to been sent out by email. Our main concern is, as we look into  
38 this and took the county and asked them to sit down with Ombudsman's office about this, the  
39 maintenance on that road is actually done all the way down 4300 south. It is a low priority road  
40 they indicate if there is a snow removal, they clear it all the way down to the first house to the  
41 east, and then when they find time they push the snow all the way down 4300 to clear the fields  
42 for the farmers that have cows down that. I don't know where staff gets that information from.  
43 As for the liquefaction, I was told it was waived on the first go around with this so we aren't sure  
44 where that is coming from. This just seems to be condition after condition to be met. There is  
45 some frustration on it. I haven't seen the staff report so I don't know how to address the  
46 conditions.

1 **Harrild** the first thing we should identify, the previous application that came through was for  
2 denial so conditions would not have been prepared. It just isn't part of that process. So when it  
3 comes through and is prepared for approval, then those conditions are provided. That's why they  
4 wouldn't have had the discussion about the geotechnical portion because there was a denial  
5 issued and not an approval. There must be a miscommunication or mix up on the notice because  
6 the staff report was emailed and hard copy mailed to the applicant. With the email, we get an  
7 email back stating that it failed to send. We received no such email. We can check to see why  
8 there was an issue if the Commission would like.

9  
10 **Adams** the staff report was both mailed and emailed September 29<sup>th</sup>, last Thursday.

11  
12 **Harrild** we can clarify that with the applicant. I agree it's hard to come to a meeting and not be  
13 aware of anything that has been prepared. I understand that concern but we did act accordingly  
14 and we would like to clarify that with them.

15  
16 **Mr. Chambers** I didn't mean to imply anything wrong because we didn't get it.

17  
18 **Harrild** we understand that, we just want make sure there isn't an address wrong.

19  
20 **Mr. Chambers** I don't want to imply anything improper.

21  
22 **Harrild** we just want to validate that and I understand that concern. We aren't trying to set this  
23 up as a number of conditions that have to be met; these are fairly typically requirements.

24  
25 **Christensen** in requiring the road widening, there are at least five or six parcels that are probably  
26 all separate owners, so we are saying that the road would not have to be widened or upgraded in  
27 front of their parcels but just the applicant's?

28  
29 **Staff and Commission** discussed the road improvement requirements. The road standard states  
30 that the travel lanes have to be widened and that in front of the applicant's property the shoulder  
31 be improved. The Council can also require that those improvements be extended the whole way  
32 back. Typically it has to be at least the two travel lane's and the applicant's frontage for the  
33 shoulder.

34  
35 **Tyler Archibald** for the extension of the road maintenance it's going down 3600 west to that  
36 home on the east which is about half way from the main road. They don't stop there they go all  
37 the way to the corner and go down 4300 south because they cannot turn around at that residence.

38  
39 **Runhaar** we are recommending that they approved this, are you arguing against it?

40  
41 **Mr. Archibald** you are recommending that they do what?

42  
43 **Runhaar** that they extend the services and push the whole thing. The snow plow is a tertiary  
44 priority, which means that it may be up to 3 days after a snow event because the snow plow will  
45 sink if it isn't frozen solid. Which means that then it has to be a grader which could take up to 5  
46 to 7 days before it's down. You won't be happy with that and if there is an emergency the fire

1 department won't be happy with that. We are saying if the road is improved and a turnaround up  
2 at the top, the snow can be pushed all the way up and down.

3  
4 **Mr. Archibald** so is that going to be a significant amount of maintenance for a single family  
5 home?

6  
7 **Runhaar** probably not. It will increase maintenance a little bit; you will get a grader once a year.  
8 If it washboards or ruts after that, you won't see a grader for several months.

9  
10 **Mr. Archibald** it was graded three times last year.

11  
12 **Sands** it's what's on the plan versus what the operator decides to do.

13  
14 **Runhaar** it will also depend on some other things. There were some roads in that area that had  
15 issues where it was damaged and we had to re-grade a lot of the roads in the area but the standard  
16 on a road like that would be grading once a year in the summer. In the winter time, if we can't  
17 get a snow plow on it a grader will have to come through and it will become a priority with a  
18 home on it.

19  
20 **Sands** the other thing to note is that this is just a recommendation to the Council and they are the  
21 ones that have the final say.

22  
23 **Mr. Chambers** the last time this came around, one of the solutions we had proposed to the  
24 County at the Ombudsmen office was he went out and researched what it would cost for him, as  
25 a private citizen, to have a construction company come and clear the snow if the county couldn't  
26 do it. He was willing to put up a bond to cover that cost and the blowback we received from the  
27 Planning Office was that there was not a procedure to put up a bond that fit into the process or a  
28 way to assess something on the taxes for that. I know the solution you have is totally different  
29 but I simple say to add some context for seriously he has been working on this and to move his  
30 family. I think this is a good solution, thank you.

31  
32 **Gunnell** based on what you said, you are fine if we move through with this even though they  
33 didn't have the notice? Are you okay moving on it?

34  
35 **Mr. Chambers** I don't see any problems; those are the requirements so I think those conditions  
36 are what we have to meet.

37  
38 **Gunnell** motioned to recommend approval of the Little Bear Field Subdivision to the County  
39 Council with the findings of fact, conditions, and conclusions; **Christensen** seconded; **Passed 4,**  
40 **0.**

41  
42 **06:53:00**

43  
44 **#7 Public Hearing, 6:15 p.m. – Amendment to Title 17 re: Crematoriums**

45  
46 **Harrild** reviewed the Amendments to the County Land Use Ordinance 17.07 Definitions and  
47 17.09 Schedule of Zoning Uses to create a separate use category and definitions for

1 crematoriums. Currently cemeteries include crematoriums and are only allowed in the A10  
2 Zone. This would allow a crematorium to be placed in the A10 and Industrial Zones. A  
3 crematorium does not include storage or burial of any urns or remains onsite.

4  
5 **6:55:00**

6  
7 *Olsen* motioned to open the public hearing; *Gunnell* seconded; **Passed 4, 0.**

8  
9 **William Mackin** we run the crematorium in Smithfield now and when we started that 12 years  
10 ago there was the same confusion of where it really belonged. This helps clarify it and helps us  
11 to continue where we are. The crematorium was actually first supposed to be on main street in  
12 Smithfield, which isn't where it belongs. So it does work very well in an industrial area.

13  
14 **06:56:00**

15  
16 *Christensen* motioned to close the public hearing; *Olsen* seconded; **Passed 4, 0.**

17  
18 *Christensen* motioned to recommend approval of the proposed amendments to the County  
19 Council; *Gunnell* seconded; **Passed 4, 0.**

20  
21 **06:58:00**

22  
23 **Rebound Unlimited CUP**

24  
25 **Adams** reviewed a request for approval of a conditional use permit (CUP) to allow the operation  
26 and construction of a building for a light manufacturing operation on 9.13 acres of property  
27 located at 420 East 9800 North, southwest of Richmond, to the Industrial (1) Zone. The company  
28 is manufacturing harnesses and other soft goods, and assembling trampolines. The building  
29 would be at the northeast corner of the property, towards the road and would meet setback  
30 requirements. There would be two part-time employees traveling to the property every day.  
31 There is a home currently on the property and it would be allowed to remain for a caretaker's  
32 residence. The equipment would be a forklift to move material, industrial strength sewing  
33 machines and other similar pieces of equipment for that manufacturing. The hours of operation  
34 would be Monday-Friday, 8 am to 3 pm. The request does meet the compliance with law  
35 requirement and falls under use category 2100 General Manufacturing, which requires a  
36 conditional use in the industrial zone. The caretaker's residence, which is accessory to an  
37 industrial use, will need to be occupied by a person that oversees the non-residential operation or  
38 a family member of the business owner. In regards to health, safety, and welfare all the uses and  
39 activities going on with this request are contained within the site. The road currently is 22 feet of  
40 pavement with a total width of 24 feet. The private drive access would be required to meet any  
41 requirements from the County Fire District and it is likely that the structure will require a holding  
42 tank for water for fire suppression. The traffic impacts are two employees coming to and from  
43 the site every day and deliveries are normal parcel services such as UPS, USPS, etc. There may  
44 be 10 times per year where the applicant would rent a large truck for deliveries or to haul  
45 materials away from the site. For parking, the building is required to have 9 parking spaces, or a  
46 parking study justifying fewer stalls completed by a qualified professional may be submitted.  
47 Water is adequate for use but not fire suppression; they do have a septic permit for this use.

1 Noise will be minimal; traffic impacts will be minimal; no signage would be associated with the  
2 building; there are also no sensitive areas in this location. Some conditions to note are: #2 -Any  
3 expansion or modification must go through the land use authority. The intent of the applicant is  
4 to use a portion of the building for the manufacturing process and a portion for a crematorium in  
5 the future. This condition ensures that the crematorium will have to go through the CUP process  
6 as well. Also #4 specifies that the single family dwelling can stay there but must be occupied by  
7 the people over seeing the facility or family members. The number of dwelling units must not be  
8 expanded. Staff is recommending a design exception for the paved width of the road because the  
9 road does meet the total width requirement. The total width of the road and the increase in the  
10 number of trips is minimal, and paving a two foot wide strip is not practical and can create future  
11 maintenance problems.

12  
13 **Staff and Commission** discussed the application. The amount of water needed to be held for fire  
14 suppression would be specified by the fire department. Any hazardous material will be identified  
15 and located by the fire department and the operator of the facility. There is a system where staff  
16 is able to GPS where in the building those items are located. If the home were to be sold or  
17 changed, the home would still have to be associated with the business or building. Questions  
18 were raised regarding the amount of water needed. Staff spoke with the state water engineer and  
19 he stated that what was in place for the home should be enough to handle the needs of the  
20 building and would not require additional water rights.

21  
22 **William Mackin** I own the home and we are just trying to move our manufacturing facility out  
23 there to stop leasing a building.

24  
25 **Sands** what about the question regarding fire requirements and hazardous materials?

26  
27 **Mr. Mackin** there is no hazardous materials in the building. There is no storage at all. We work  
28 with fabric and foam. All of our welding and steel work is done with a subcontractor. No  
29 painting or anything like that; this is assembly and send out.

30  
31 **Gunnell** it says related soft goods; is that just bungee and trampoline?

32  
33 **Mr. Mackin** correct; we build bungee cords, harnesses, skirts to go around trampolines. Our  
34 manufacturing is mainly for ski resorts, family fun centers and things like that. We have a lady  
35 who sews harness, bungee cords, and soft goods.

36  
37 **Gunnell** you are okay with condition #4 regarding the house?

38  
39 **Mr. Mackin** not a problem.

40  
41 **Olsen** motioned to approve the Rebound Unlimited Conditional Use Permit with the findings of  
42 fact, conditions, and conclusions; **Gunnell** seconded; **Passed 4, 0.**

43  
44 **07:10:00**

1 **Crazy Cascade Blueticks CUP**

2  
3 **Harrild** reviewed a request for a CUP to allow the operation of a Home Based Kennel for up  
4 to 12 dogs on 1.50 acres of property at 1980 East High Creek Road, Cove, in the Agricultural  
5 (A10) Zone. A sound study has been submitted and confirms the applicant is within the 10  
6 decibel limit. There is a concrete pad that has been added to the property that is not shown on the  
7 aerial picture. The current kennel meets the 50' setback requirement but there are some  
8 individual kennels/dog houses that are within the setback and those would need to be moved out  
9 of the setback. There will need to be a dedication of an additional 8 of right of way for county  
10 roads that border this property. There are a number of structures that need to be verified by staff  
11 for proper permitting.

12  
13 **Staff and Commission** discussed condition #3. Adult dogs are what the code states not pups.  
14 The code does allow for 12 or more adult dogs if the impacts can be mitigated, but the  
15 application is for 12 adult dogs.

16  
17 **Trina Phipps** on the north side of the property it is dog houses, not kennels. And the picture  
18 shows that there are 6 dog houses but now there are only 4. There are two puppy pens located  
19 east of the dog houses and they have a temporary cover that can be removed at any time.

20  
21 **Harrild** There was one comment received in opposition to the proposed use.

22  
23 **Christensen** motioned to approve the Crazy Cascade Blueticks CUP with the findings of fact,  
24 conditions, and conclusions; **Gunnell** seconded; **Passed 4, 0.**

25  
26 **07:17:00**

27  
28 **Whisper Ridge CUP**

29  
30 **Harrild** reviewed a request for approval of an amendment to the existing conditional use permit  
31 to increase the number of employees, guests, and vehicles; to site and operate yurts at three  
32 separate locations and the base area in order to allow overnight accommodation; and to add  
33 portable shower and bathroom facilities. There are three cabins that are included in the CUP and  
34 they are not allowed to be used for this operation and that condition will remain. Other existing  
35 structures include a mobile shop and the bomb boxes. Typically there are 12-16 guests per snow  
36 cat per day. There are 3 snow cats, 1 rescue snow cat, 3 snowmobiles, and 2 ATVs. The ski  
37 operations are approximate and weather dependent. Typically the season is from December-  
38 April, 7 days a week including holidays; 24 hours a day. Maintenance and improvements of the  
39 site happen throughout the year. The proposed additions are 10 yurts with stand-alone decks and  
40 mobile shower/restroom facilities as necessary for the occupants; 1 radio repeater with a 6 foot  
41 tall transmitter. The number of customers would be 12-16 guests per snow cat per day; 3  
42 operational snow cats and 2 used as back up or grooming cats; 3-36 persons per site; this will  
43 vary depending upon the requested accommodations. The snowmobiles would be increased to 5  
44 and there is a request to allow some ski drops by helicopter. Condition #8 addresses the  
45 requirements for the landing pad and FAA. There are several sensitive areas. Anything  
46 developed in those areas will have to meet the sensitive area requirements for Titles 17.18. There  
47 is a sensitive habitat area for Sage Grouse on the eastern portion of the area. The applicant

1 currently has no activity in that area; if it changes they will have to meet the requirements.  
2 Condition #13 addresses some concerns regarding activities happening on areas not including in  
3 the CUP and states they are not allowed to have activities on those areas.  
4

5 **Staff and Commission** discussed the number of snow cats. Currently they have 3 snow cats and  
6 1 rescue snow cat and that will increase to 5 snow cats and 3 snow cats to operate as backups.  
7 The yurts are not allowed as a year round residence and will need to be removed at the end of the  
8 season. There are no major issues for health, safety, and welfare. The Fire District has already  
9 addressed what can be used to heat the yurts. For access to the site they use multiple county  
10 roads. Primary access to the base site is County Roads 800 East, 10600 south, and Paradise Dry  
11 Road. These roads are identified as mountain and rural roads. Mountain road standards are 12'  
12 total width, and rural road standards are 20 feet of gravel with a 2 foot shoulder. Both roads have  
13 an average daily trip of 30 and the likely hood of the operation exceeding that is very minimal.  
14 The local road is 800 East and the total width needs to be 24 feet. Currently it does not meet that  
15 standard but the total road width is adequate so staff is recommending a design exception for that  
16 road. The current CUP recognizes 8-10 vehicles would be present at the site at one time, and the  
17 initial staff review identified parking areas that would accommodate more than 50 vehicles. As  
18 long as there are less than 30 average trips a day parking will remain adequate. Snow cat parking  
19 is separate. If they choose to place a yurt in a sensitive area they will be required to meet the  
20 requirements for the sensitive area. Staff does have some concerns with the general ski area.  
21 They general ski areas appear to extend onto two parcels that are not included as part of the CUP  
22 application and a condition has been created that states if the parcels are not included in the CUP  
23 they cannot be used for the operation.  
24

25 **Staff and Commission** discussed snow removal. There were a number of fences damaged last  
26 year with the snow removal however the county standard is that the landowner is responsible for  
27 the fences and is responsible for any repairs. If the snow were to be plowed to the south it would  
28 fix the problem. The road was discussed and the only problem staff heard about the road was that  
29 in the spring someone got stuck. There was one other issue where someone got stuck in an  
30 electric car because the car died. Commission members mentioned that there were several  
31 customers who could not get up the road during the winter which is why the applicant started to  
32 plow the road and lead to the issues with the fence. Also, in the spring the road does get very soft  
33 and the extra driving does tend to damage the road which causes problems for those using the  
34 road for agricultural users. The county does grade the road right up to the fence line.  
35

36 **Zane Summers** how far east do you consider Paradise Canyon road to be a public road?  
37

38 **Harrild** up to and beyond the proponent's property.  
39

40 **Christensen** I heard there is gate across the road and that it is locked; is that gate on the road you  
41 are describing?  
42

43 **Mr. Summers** there are three locked gates with the last one at their property.  
44

45 **Christensen** is that all county road that the locked gates are across?  
46

47 **Mr. Summers** that's what I'm asking.



1 **Runhaar** that happens.  
2  
3 **Mr. Summers** I've never know that road to be a county road past Tony Ward's gate.  
4  
5 **Runhaar** that's what our Class B classification shows as county road. We have a number that  
6 are on the fringe. If we are claiming now as a Class B and have been for decades, we call it a  
7 county road unless there is other evidence.  
8  
9 **Mr. Summers** has there ever been county maintenance past Tony's gate that you are aware of?  
10  
11 **Runhaar** I don't know; I would have to pull records and talk to the road guys. Maintenance does  
12 not define a county road.  
13  
14 **Mr. Summers** there is a real question there and I'm not trying to obstruct this just want some  
15 answers.  
16  
17 **Lynn Shelton** I live near this. The waste water is a haul off, none of that is to be disposed on the  
18 property?  
19  
20 **Harrild** correct.  
21  
22 **Mr. Shelton** and any fresh water they use, they haul in?  
23  
24 **Harrild** yes.  
25  
26 **Mr. Shelton** and does this approval have any liquid fuel or chemical storage?  
27  
28 **Harrild** no, any liquid fuel or chemical storage would be at the base site.  
29  
30 **Mr. Shelton** no fuel storage for the helicopter?  
31  
32 **Harrild** correct.  
33  
34 **Delaney Stephens** for clarification, we did contact a traffic engineer. He said the average daily  
35 trips would be 9, so that is well under the 30 trips. We would like to have the parking study  
36 removed where we are under the 30 trips.  
37  
38 **Christensen** how many people are you anticipating up there a day? Also, how are you planning  
39 on getting them up there and back if you are only anticipating 9 trips a day?  
40  
41 **Mr. Stephens** we don't really know how many will be coming but how they will be getting up  
42 there will by carpooling and also they will be staying overnight. There won't be day use traffic  
43 because the cars will come and stay there two or three days.  
44  
45 **Christensen** I'm going off your 8 cats and accommodating 10 to 15 people per cat, is that  
46 correct?  
47

1 **Mr. Stephens** 5 of those cats will be used for guests and 3 will be back up cats. So there will be  
2 5 at a maximum that we will use on site for guests.

3  
4 **Gunnell** if there is no fuel storage, how are you refueling the cats?

5  
6 **Dan Lockwood** right, we transport with fuel on board.

7  
8 **Gunnell** so if somebody is staying at the yurt for 2 or 3 nights, there will be catering be  
9 supplying cooked meals.

10  
11 **Mr. Stephens** catering will be supplying cooked meals and that number of 9 trips includes the  
12 catering.

13  
14 **Gunnell** 9 seems low if you are talking fuel, catering, customers, and employees.

15  
16 **Staff and Commission** discussed the average trips per day. The 9 trips the applicant has  
17 supplied is an average. It's not going to be perfect because some days you possibly will have  
18 more than 30 trips and others you may have 3 trips per day. The code is written specific to the  
19 number of average daily trips.

20  
21 **Gunnell** how are the yurts powered?

22  
23 **Mr. Lockwood** it's solar with a back up battery cell, and then there is a generator.

24  
25 **Gunnell** there will be a generator with each yurt?

26  
27 **Mr. Lockwood** yes. The generator will only be used on days that the solar can't.

28  
29 **Gunnell** how are they heated?

30  
31 **Mr. Lockwood** pellet stoves.

32  
33 **Olsen** are you using propane or gas for the generators?

34  
35 **Mr. Lockwood** gasoline.

36  
37 **Olsen** I know when people were being taken up there last year, several cars parked in front of the  
38 subdivision on 800 east. Are you going to try to get them all to drive up to staging area? I know  
39 there were cars parking in front of the homes.

40  
41 **Mr. Lockwood** when we had some bigger snows on some days there were a couple of times  
42 where that happened. One of the things that I talked with Chris about is the county plows the  
43 road through there. We are going to use a snow blower this year.

44  
45 **White** that didn't answer the question on parking on the road.

46

1 **Mr. Lockwood** I didn't know that was an issue for awhile. The only time we really had a  
2 problem was when we got to the ranch road where there isn't a lot of room. So our thought to  
3 mitigate that is to blow the snow this year. We have a blower for a track skid-steer to use this  
4 year.

5  
6 **Olsen** there is some issues with the road where gravel might need to be put on it.

7  
8 **Mr. Lockwood** we can look into that.

9  
10 **Mr. Shelton** what is the tank size on the generator and how many?

11  
12 **Harrild** there are three generators.

13  
14 **Mr. Lockwood** off the top of my head, I think they are 2 gallons.

15  
16 **Olsen** the garbage is supposed to be taken out each day, where do you take it?

17  
18 **Mr. Lockwood** we take it to our dumpster in Eden.

19  
20 **Sands** I think someone asked about hot water?

21  
22 **Mr. Lockwood** they are low gallon per hour heads and the water tank heats as soon as they are  
23 turned on.

24  
25 **Sands** are the on demand water heaters electric?

26  
27 **Mr. Lockwood** I think they are electric.

28  
29 **Olsen** the sewage, how is that handled?

30  
31 **Mr. Lockwood** the toilets are compostable and they will go for 6 months with the waste and the  
32 rest is grey water. They are very clean and zero odor.

33  
34 **Staff and Commission** discussed the road. If the road deteriorates because of someone using the  
35 road, they are responsible for fixing it. The hard thing to prove is that the person using it caused  
36 the damage. Staff is not able to check all CUP's and make sure they are following the conditions.  
37 If there are complaints staff looks into. The gates across the road were discussed. There is a  
38 process to go through to get the gates removed. It's a prescriptive easement that if it is used as a  
39 county road for 10 years continuously it is a public road unless abandoned by the legislative  
40 authority. The gates have been up there and locked for over 30 years. Part of the reason for the  
41 gates is teenagers have been up there and they start a fire and leave without putting them out.

42  
43 **Brad Hunt** I manage Hardware Ranch for the DWR and an area of concern that we have had is  
44 that this past winter there are certain areas of the range closed to motorized vehicles. We haven't  
45 had a problem with it before and the CUP was approved but we've had snowmobiles going  
46 through our area. More a thing of concern is that winter is a crucial time for wildlife and we

1 would like a guarantee from the operators that their customers and employees will remain in the  
2 area they are supposed to be operating in.

3  
4 **Mr. Lockwood** we don't operate snowmobiles as a rental for our customers. There are a lot of  
5 snowmobiles in the area but I don't believe the DWR's concern is us. The map that we  
6 generated with the shaded area is to show where the yurts and where most of our ski area is but it  
7 didn't delineate the only ski area, correct? The ski area is the property.

8  
9 **Harrild** yes. We asked the mapping department to show us the ski areas. We need to clarify that  
10 so there is no question about those areas being part of the permit and if something arises we can  
11 say it was discussed and you are aware of it. I don't think it's your intent to operate where you  
12 don't own property.

13  
14 **Mr. Lockwood** no. My son does the maps and I think he was trying to show the area that we  
15 significantly impacted with skiing last year. I don't think he intended to put that on to any  
16 property that we don't own or isn't part of the CUP. The property that is part of the CUP is  
17 outlined in yellow; which is everything that is Olsen's. The parts that are white are not and the  
18 area that is in green is the area that we impacted the most last year and the area that we intend to  
19 impact the most this year. But the yellow area is the ranch and the ski area.

20  
21 **07:59:00**

22  
23 *Olsen motioned to extend the meeting to 8:10 pm; Gunnell seconded; Passed 4, 0.*

24  
25 **Staff and Commission** discussed the additional language to condition 7 and the language for the  
26 addition of condition 14. Parking is not allowed in the county right of way and if staff has  
27 complaints about parking deputies will be sent to ticket and there is a possibility that someone  
28 could be towed.

29  
30 *Gunnell motioned to approve the Whisper Ridge CUP with the findings of fact, conditions*  
31 *including the amendments to condition 7 and addition of condition 14, and the conclusions;*  
32 *Olsen seconded; Passed 4, 0.*

33  
34 **08:03:00**

35  
36 **Staff Reports**

37  
38 The CUP for the motor park in Amalga was not recorded and the issued approval is now void.  
39 Staff will double check the noticing issues that were raised tonight.

40  
41 **08:07:00**

42  
43 **Adjourned**

### STAFF REPORT: MAPLE FIELDS SUBDIVISION

03 Nov 2016

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:** Duane Williams

**Parcel ID#:** 08-037-0012

**Staff Determination:** Approval with conditions

**Type of Action:** Administrative

**Land Use Authority:** Council

### LOCATION

*Reviewed by Chris Harrild*

**Project Address:**

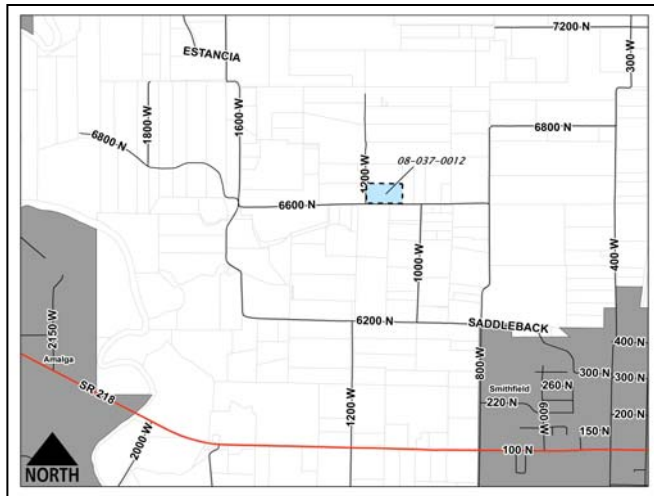
1100 W 6600 N  
west of Smithfield

**Current Zoning:**  
Agricultural (A10)

**Acres:** 7.55

**Surrounding Uses:**

North – Agricultural/Residential  
South – 6600 N/Agricultural/Residential  
East – Agricultural/Residential  
West – 1200 W/Agricultural/Residential



### FINDINGS OF FACT (28)

**Summary**

1. The Maple Fields Subdivision is a request for three 0.50 acre lots with a 5.51 acre agricultural remainder.

**Ordinance—§12.02.010; §16.02.080, §17.02.060, §17.07.040, §17.10.040. See conclusion #1.**

2. Title 16 Subdivision and Title 17 Land Use establish the requirements for the subdivision and use of property within the unincorporated county.
3. As per §17.02.060, Establishment of Land Use Authority, the County Council is authorized to act as the Land Use Authority for this application.
4. This parcel is a legal lot, identified as a 1970 parcel as per the “Policy for Determination of Parcel Legality” dated 29 August 2013.

5. For parcels identified as agricultural remainders, a deed restriction stating that the remainder is non-buildable except for agricultural structures is required to be recorded against said parcel. *See conclusion #1.*
6. §12.02.010 adopts the Manual of Roadway Design and Construction Standards (Road Manual) for roadway improvement requirements.

**Access—§16.04.040 [A], §16.04.080 [E], Road Manual**

7. Primary access to the property and the proposed buildable lots is via county roads 800 West and 6600 North.
8. The Cache County Manual of Roadway Design and Construction Standards (Road Manual) specifies the following:
  - a. Local Road: Roads with more than 30 ADT. This includes roadways that have the capacity for moderate to low speeds and moderate volumes. This category provides a balance between through traffic movements and direct access. These facilities move both regional and local rural traffic with emphasis on local movements, may provide access to proposed commercial or industrial development, and must meet the minimum standard of two, 10' wide paved travel lanes with 2' wide shoulders; 1' paved, 1' gravel (24' total width), 14" depth of granular borrow, a 6" depth of road base, 2.5" of bituminous surface course (asphalt), and a 66' wide right-of-way (ROW).
  - b. 2.4-A-1-c: Development on inadequate roadways is not allowed, and any substandard sections of roadway access must be improved to meet the minimum standards specified in the Road Manual.
  - c. 2.4-A-3-b:
    - i. The proponent must improve the travel lanes of the roadways providing access to the development to the minimum standards identified in Table 2.2 – Roadway Typical Sections.
    - ii. At a minimum, improvement of the shoulder and clear zone is required for the immediate frontage of the developing parcel. Based on traffic volume and site/safety considerations, the County may require that shoulder and clear zone improvements are completed on both sides of the affected roadway.
  - d. 1.8: Consideration and evaluation of a design exception to the Road Manual standards requires full justification and documentation explaining the reasoning as to why the roadway standards cannot be met, why an alternative design or construction method can meet the intent of the roadway standards, and including any other relevant information.

***See conclusion #2, #3.***

9. A basic analysis of county road 800 West is as follows:
  - a. From the Smithfield City municipal boundary, 800 West currently provides access to three dwellings, several agricultural parcels, and the old Smithfield City dump.
  - b. 800 West consists of an average 20' wide chip seal width with 4' wide gravel shoulders. *See conclusion #2.*
  - c. 800 West is within a county right-of-way (ROW), however the width of that ROW is indeterminate.
  - d. The depth and type of material under 800 West is unknown. However, this is an existing county facility that provides access to the general public. *See conclusion #2.*
  - e. At this location the county provides year round maintenance on 800 West.
10. A basic analysis of county road 6600 North is as follows:
  - a. From the intersection with 800 West, 6600 North currently provides access to six dwellings, several agricultural parcels, and a cabinet manufacturing business that is permitted up to 13 employees.

- b. 6600 North consists of an average 20' wide chip seal width with 2' wide gravel shoulders.
- c. 6600 North is within a county right-of-way (ROW), however the width of that ROW is indeterminate. *See condition #2.*
- d. The depth and type of material under 6600 North is unknown. However, this is an existing county facility that provides access to the general public. *See conclusion #2.*
- e. At this location the county provides year round maintenance on 6600 North.

***Water & Septic—§16.04.070, §16.04.080 [A] & [B], §17.10.050 [A-3-b]***

- 11. The applicant is in the process of obtaining three domestic-use water rights through the Utah Division of Water Rights. They are not yet approved at this time. *See condition #3.*
- 12. The Bear River Health Department has determined that septic systems are feasible for the proposed lots.
- 13. The northeast corner of the property, part of the proposed agricultural remainder, is within zone 2 of a source water protection zone.
- 14. No proposed septic system shall be permitted within a zone 1 or zone 2 as defined by the current drinking water source protection plan for any public culinary water system. *See condition #4.*
- 15. If future development disturbs land area greater than 5,000 sf., a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan are required. *See condition #5.*
- 16. A portion of the Smithfield Irrigation Company canal borders the eastern property line.

***Service Provision—§16.04.080 [C], [D], [F], Road Manual 2.7-D***

- 17. The County Fire District has determined that the emergency access to the site meets County Fire Code standards.
- 18. Water supply for fire suppression is provided by the Smithfield Fire Department.
- 19. Logan City Environmental has determined that residential refuse and recycling containers for the proposed lots must be placed across the roadway on the south side of 6600 North for Friday collection.
- 20. A gravel pad of sufficient space for the waste containers is required to safely locate containers outside of travel lanes. *See condition #6.*
- 21. A bus stop for school bus service is provided at 1154 West 6600 North, a ½ block from the property.

***Sensitive Areas***

- 22. No known Sensitive Areas are present on this parcel.

***Public Notice and Comment—§17.02.040***

- 23. Public notice was posted online to the Utah Public Notice Website on 17 October 2016.
- 24. Notice was published in the Herald Journal on 24 October 2016.
- 25. Notices were posted in three public places on 17 October 2016.
- 26. Notices were mailed to all property owners within 300 feet of the subject property on 20 October 2016.
- 27. Smithfield City was noticed by e-mail as part of the development review process on 10 October 2016.
- 28. At this time, no written public comment regarding this proposal has been received by the Development Services Office.

## CONDITIONS (6)

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These conditions are based on the Cache County Subdivision and Land Use Ordinances, Road Manual, and on the findings of fact (F) as noted herein.

1. Prior to recording the subdivision plat or at the time the plat is recorded, a deed restriction stating that “the remainder is non-buildable except for agricultural structures” must be recorded against the parcel identified as an Agricultural Remainder. *See F-5.*
2. Prior to recording the final plat or at the time the plat is recorded, the applicant must reaffirm their 33-foot portion of Cache County’s 66-foot wide right-of-way for all county roads along the proposed subdivision boundary. *See F-10c.*
3. Prior to final plat recordation, adequate, approved domestic-use water rights must be in place for all building lots within the subdivision. *See F-11.*
4. Any septic system must not be located within zone 2 as defined by the current drinking water source protection plan for any public culinary water system. *See F-14.*
5. If future development disturbs land area greater than 5,000 sf., a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan are required. *See F-15.*
6. The applicant must provide sufficient shoulder space on the south side of 6600 North for the residential refuse and recycle containers as specified in the Road Manual §2.7-D. *See F-20.*

## CONCLUSIONS (3)

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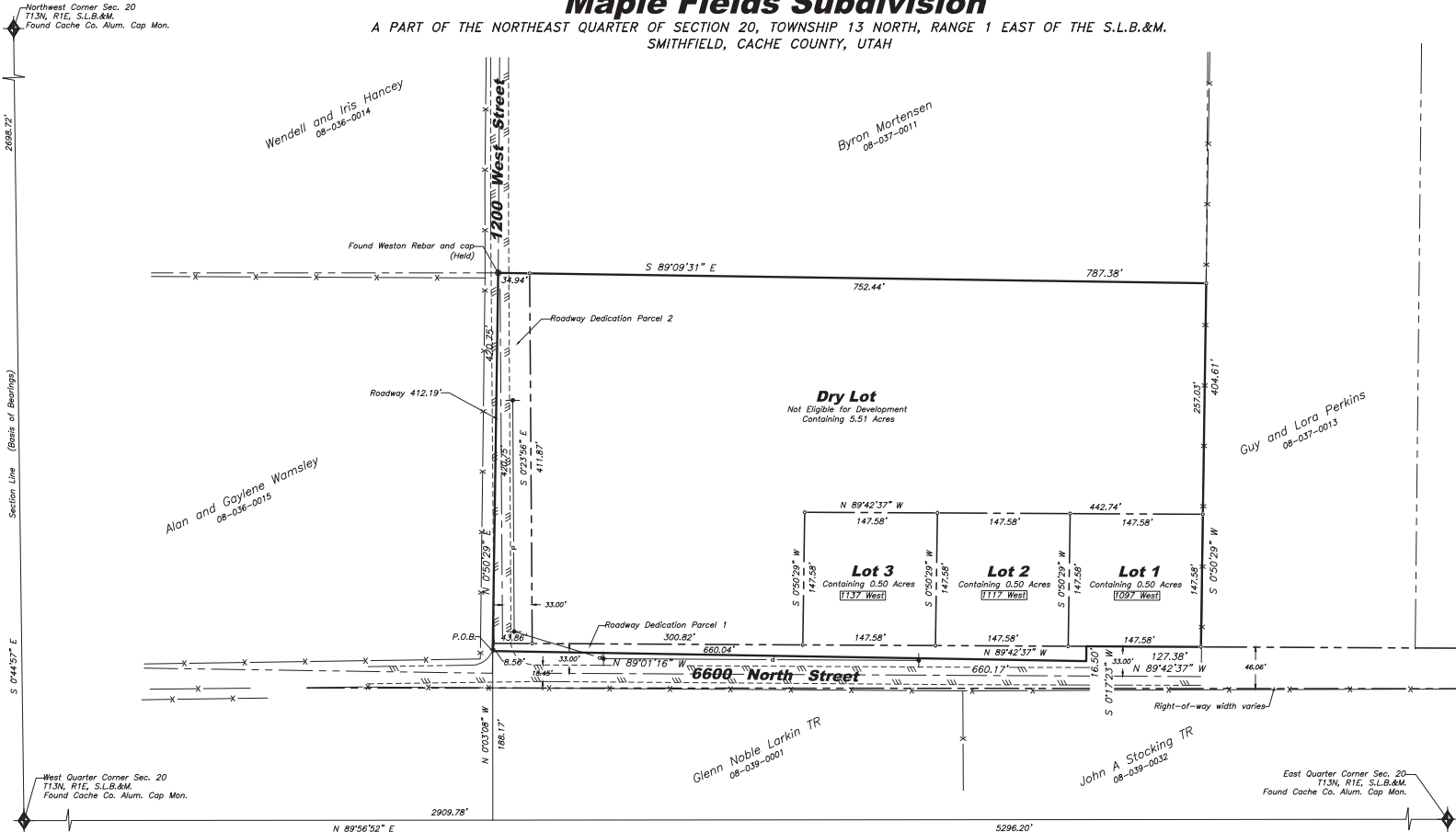
Based on the findings of fact and conditions noted herein, the Maple Fields Subdivision is hereby approved as follows:

1. The Maple Fields Subdivision has been reviewed in conformance with, and meets the requirements of, the Cache County Subdivision and Land Use Ordinances. *See F-2, 3, 4, 5, 6.*
2. Design Exception: The depth and type of material under 800 West and 6600 North is unknown. *See F-8a, 9b, 10b.* A design exception is hereby approved for the surfacing material type and structural fill as:
  - a. 800 West and 6600 North are public facilities that are owned and maintained by the county.
  - b. The proposed dwellings and agricultural remainder do not create a significant structural impact.
3. Design Exception: The portions of the chip seal width of county roads 800 West and 6600 North do not meet the minimum county standards. *See F-8a, 9b, 10b.* A design exception is hereby approved for the travel lane width of these county roadways as:
  - a. The total roadway width meets or exceeds the minimum county requirements, and;
  - b. The addition of a 2’ wide strip of pavement is not practical and may create future maintenance and structural issues on the roadway.



# Maple Fields Subdivision

A PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 13 NORTH, RANGE 1 EAST OF THE S.L.B.&M. SMITHFIELD, CACHE COUNTY, UTAH



Section Line (Basis of Bearings)

S 0°44'57" E

West Quarter Corner Sec. 20  
T13N, R1E, S.L.B.&M.  
Found Cache Co. Alum. Cap Mon.

N 89°56'52" E 2909.78'

5296.20'

East Quarter Corner Sec. 20  
T13N, R1E, S.L.B.&M.  
Found Cache Co. Alum. Cap Mon.

### GENERAL NOTES:

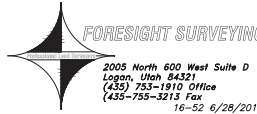
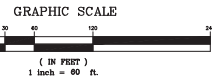
- Cache County has not determined the availability and adequacy of effluent water to any of the lots identified; all users are advised of the requirements to obtain an approved effluent water source and comply with all other requirements for the issuance of a zoning clearance, prior to the issuance of any building permits.
- Storm Drainage: Comply with the standards of the Cache County Manual of Roadway Design and Construction Standards of the State of Utah storm water permitting are required. This includes, but is not limited to, any increased level of storm water drainage from any portion of any lot or remainder parcel of this subdivision to any adjacent property, either, directly or indirectly, or the alteration of any existing, historic, or natural drainage without prior written authorization provided by the affected party or entity (they include but is not limited to: adjacent property owners, ditch or canal company, Cache County or the State Water Engineers Office).
- Current and future property owners must be aware that they will be subject to the sights, smells, and sounds associated with agricultural activities which are the permitted uses in the Agricultural Zone and Forest Recreation Zone.
- Setback lines are for primary buildings only:  
12.00' on abatead,  
30.00' on frontyard,  
30.00' on backyard,  
30.00' on abatead along roadway.

Record Owners: Duane Williams  
72 South 500 West  
Smithfield, Utah 84335  
Phone: (435) 757-0436



Maple Fields  
SCALE 1" = 60'

- LEGEND:
- SUBDIVISION BOUNDARY
  - ADJACENT PROPERTY LINE
  - NEW LOT LINE/RIGHT-OF-WAY LINE
  - OVERHEAD POWER LINE
  - EXISTING LINE
  - EDGE OF PAVEMENT
  - Power Pole
  - Found Rebar and Cap
  - Section Corner
  - SET 5/8" REBAR W/ CAP



### SURVEYOR'S CERTIFICATE

I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152661 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS: MAPLE FIELDS SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

### Subdivision Boundary

A PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 13 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT LOCATED NORTH LINE OF 6600 NORTH STREET LOCATED NORTH 89°56'52" EAST, A DISTANCE OF 2909.78 FEET AND NORTH 0°03'08" WEST, A DISTANCE OF 188.17 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 20; RUNNING THENCE NORTH 0°50'29" EAST, A DISTANCE OF 420.75 FEET TO AN EXISTING REBAR AND CAP; THENCE SOUTH 89°09'31" EAST, A DISTANCE OF 787.38 FEET; THENCE SOUTH 0°50'29" WEST, A DISTANCE OF 404.61 FEET TO THE SAID NORTH LINE OF 6600 NORTH STREET; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°42'37" WEST, A DISTANCE OF 127.38 FEET; (2) SOUTH 0°17'23" WEST, A DISTANCE OF 16.50 FEET; (3) NORTH 89°01'16" WEST, A DISTANCE OF 660.17 FEET TO THE POINT OF BEGINNING, CONTAINING 7.572 ACRES AND THREE LOTS.

### Roadway Dedication Descriptions

**Roadway Dedication Parcel 1—6600 North Street**  
A PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 13 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT LOCATED NORTH 89°56'52" EAST, A DISTANCE OF 2909.78 FEET AND NORTH 0°03'08" WEST, A DISTANCE OF 188.17 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 20; RUNNING THENCE NORTH 0°50'29" EAST, A DISTANCE OF 8.56 FEET; THENCE SOUTH 89°42'37" EAST, A DISTANCE OF 660.04 FEET; THENCE SOUTH 0°17'23" WEST, A DISTANCE OF 16.50 FEET; THENCE NORTH 89°01'16" WEST, A DISTANCE OF 660.17 FEET TO THE POINT OF BEGINNING, CONTAINING 0.1899 ACRES.

**Roadway Dedication Parcel 2—1200 West Street**  
A PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 13 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT LOCATED NORTH 89°56'52" EAST, A DISTANCE OF 2909.78 FEET AND NORTH 0°03'08" WEST, A DISTANCE OF 188.17 FEET AND NORTH 0°50'29" EAST A DISTANCE OF 8.56 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 20; RUNNING THENCE NORTH 0°50'29" EAST, A DISTANCE OF 8.56 FEET; THENCE SOUTH 89°42'37" EAST, A DISTANCE OF 412.19 FEET TO AN EXISTING REBAR AND CAP; THENCE SOUTH 89°09'31" EAST, A DISTANCE OF 34.94 FEET; THENCE SOUTH 0°23'56" EAST, A DISTANCE OF 117.87 FEET; THENCE NORTH 89°42'37" WEST, A DISTANCE OF 43.86 FEET TO THE POINT OF BEGINNING, CONTAINING 0.373 ACRES.



SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DEPICTED AND DESCRIBED HEREON, HAVING THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS (AS PERTAINS), THE WHOLE TO BE HEREINAFTER KNOWN AS THE "MAPLE FIELDS SUBDIVISION", FURTHER WE DEDICATE AND/OR QUIT CLAIM AS APPROPRIATE THE PORTION OF PROPERTY OF PARCEL NUMBER 08-037-0012 THAT LIES WITHIN 33.00 FEET OF THE CENTERLINE OF THE EXISTING ROADWAYS AND AS SHOWN ON THIS PLAT, TO CACHE COUNTY, FOR THE USE OF THE PUBLIC FOREVER, AND HEREBY GRANT TO THE COUNTY THE RIGHT TO MAKE ANY AND ALL IMPROVEMENTS FOR THE CONSTRUCTION, MAINTENANCE AND REPAIR OF SAID ROADWAY.

Date \_\_\_\_\_ Duane Williams \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF UTAH \_\_\_\_\_ ) SS.  
County of \_\_\_\_\_ )

This instrument was acknowledged and executed before me this \_\_\_\_\_ day of 2016 by \_\_\_\_\_ who acknowledge to be the do, signed the name of the corporation as such officer.

WITNESS my hand and official seal.  
Signature: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

### COUNTY RECORDER

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

FILED AND RECORDED:  
FILED NO.: \_\_\_\_\_  
DATE: \_\_\_\_\_  
TIME: \_\_\_\_\_  
PAGE: \_\_\_\_\_  
REQUEST OF: \_\_\_\_\_

### CACHE COUNTY COUNCIL

THIS PLAT WAS APPROVED AND ACCEPTED BY THE CACHE COUNTY COUNCIL ON \_\_\_\_\_ 2016.

DATED THIS DAY OF \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

BY: \_\_\_\_\_ CHAIRMAN  
ATTESTED TO: \_\_\_\_\_

CACHE COUNTY CLERK \_\_\_\_\_

### DEPUTY COUNTY SURVEYOR'S CERTIFICATE

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

DATE \_\_\_\_\_ DEPUTY CACHE COUNTY SURVEYOR \_\_\_\_\_

### CACHE COUNTY PLANNING COMMISSION

THIS PLAT WAS RECOMMENDED FOR APPROVAL/DENIAL BY THE PLANNING COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016. DATED THIS DAY OF \_\_\_\_\_ DAY OF \_\_\_\_\_

BY: \_\_\_\_\_ CHAIR

### COUNTY ATTORNEY APPROVAL

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

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

### BEAR RIVER HEALTH DEPT. APPROVAL

THE SUBDIVISION DESCRIBED IN THIS PLAT HAS BEEN APPROVED BY THE BEAR RIVER HEALTH DEPARTMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

BY: \_\_\_\_\_ TITLE: \_\_\_\_\_



### STAFF REPORT: HANSEN 400 WEST SUBDIVISION

03 Nov 2016

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:** Gary Hansen

**Parcel ID#:** 08-043-0005

**Staff Determination:** Approval with conditions

**Type of Action:** Administrative

**Land Use Authority:** Council

#### LOCATION

*Reviewed by Chris Harrild*

**Project Address:**

6500 N 400 W  
north of Smithfield

**Current Zoning:**

Rural 2 (RU2)

**Acres:** 8.76

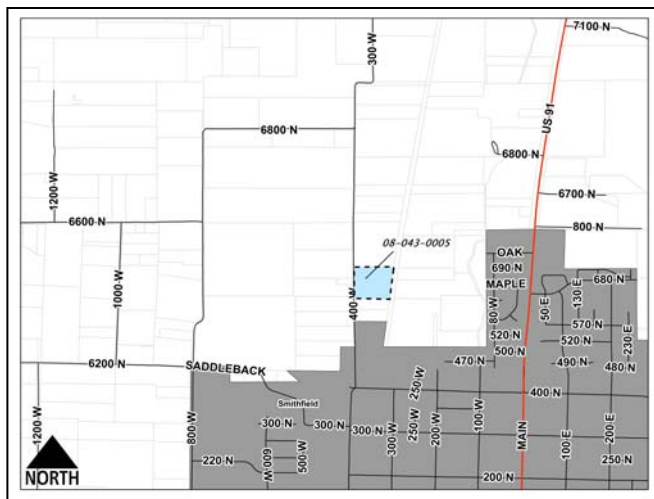
**Surrounding Uses:**

North – Agricultural/Residential

South – Agricultural/Residential/Smithfield City

East – Railroad/Agricultural

West – 400 W/Agricultural/Residential



#### FINDINGS OF FACT (24)

##### Summary

1. The Hansen 400 West Subdivision is a request for a four-lot subdivision consisting of a 2.048 ac. (Lot 1), 1.995 ac. (Lot 2), 1.939 ac. (Lot 3), and 2.636 ac. (Lot 4).

**Ordinance—§12.02.010, §17.02.060, §17.10.040. See conclusion #1.**

2. Title 16 Subdivision and Title 17 Land Use establish the requirements for the subdivision and use of property within the unincorporated county.
3. As per §17.02.060, Establishment of Land Use Authority, the County Council is authorized to act as the Land Use Authority for subdivisions.
4. Parcel 08-043-0005 was a legal parcel, identified as a 1970 parcel as per the “Policy for Determination of Parcel Legality” dated 29 August 2013. It was legally amended as part of the Bradie Hansen Subdivision 1<sup>st</sup> Amendment, recorded on 06 Jan 2015.

5. The proposed subdivision qualifies for a maximum development density of four lots.
6. §12.02.010 adopts the Manual of Roadway Design and Construction Standards (Road Manual) for roadway improvement requirements.

**Access—§16.04.040 [A], §16.04.080 [E], Road Manual**

7. Primary access to the property is via county road 400 West.
8. The Cache County Manual of Roadway Design and Construction Standards (Road Manual) specifies the following:
  - a. Local Road: Roads with more than 30 ADT. This includes roadways that have the capacity for moderate to low speeds and moderate volumes. This category provides a balance between through traffic movements and direct access. These facilities move both regional and local rural traffic with emphasis on local movements, may provide access to proposed commercial or industrial development.
  - b. Local Roads must meet the minimum standard of two, 10' wide paved travel lanes with 2' wide shoulders; 1' paved, 1' gravel (24' total width), 14" depth of granular borrow, a 6" depth of road base, 2.5" of bituminous surface course (asphalt), and a 66' wide right-of-way (ROW).
  - c. 2.4-A-1-c: Development on inadequate roadways is not allowed, and any substandard sections of roadway access must be improved to meet the minimum standards specified in the Road Manual.
  - d. 2.4-A-3-b:
    - i. The proponent must improve the travel lanes of the roadways providing access to the development to the minimum standards identified in Table 2.2 – Roadway Typical Sections.
    - ii. At a minimum, improvement of the shoulder and clear zone is required for the immediate frontage of the developing parcel. Based on traffic volume and site/safety considerations, the County may require that shoulder and clear zone improvements are completed on both sides of the affected roadway.
  - e. Consideration and evaluation of a design exception to the Road Manual standards requires full justification and documentation explaining the reasoning as to why the roadway standards cannot be met, why an alternative design or construction method can meet the intent of the roadway standards, and including any other relevant information.

**See conditions #1, #2.**

9. A basic analysis of county road 400 West is as follows:
  - a. Between the Smithfield City municipal boundary and the property to be divided, 400 West currently provides access to four dwellings and several agricultural parcels.
  - b. In this same section of roadway 400 West consists of an average 15' wide chip seal width with 2' wide gravel shoulders. **See condition #1.**
  - c. 400 West is within a county right-of-way (ROW), however the width of that ROW is indeterminate. **See condition #2.**
  - d. Rocky Mountain Power transmission lines border the west side of 400 West.
  - e. The depth and type of material under 400 West is unknown. However, this is an existing county facility that provides access to the general public. **See conclusion #2.**
  - f. At this location the county provides year round maintenance on 400 West.

**Water & Septic—§16.04.070, §16.04.080 [A] & [B]**

10. The applicant is in the process of obtaining approved, domestic-use water rights for each of the lots. They are not yet approved at this time. **See condition #3.**

11. The Bear River Health Department has determined that septic systems are feasible for the proposed lots.
12. If future development disturbs land area greater than 5,000 sf., a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan are required. *See condition #4.*

***Service Provision—§16.04.080 [C], [D], [F], Road Manual 2.7-D***

13. The County Fire District has determined that emergency access via 400 West to the site does not meet the County Fire Code standard of a minimum 20' wide all-weather drivable surface. *See condition #2.*
14. Water supply for fire suppression would be provided by the Smithfield Fire Department.
15. Logan City Environmental has determined that residential refuse and recycling containers for the proposed lots must be placed on the side of 400 West for Friday collection.
16. A gravel pad of sufficient space for the waste containers is required to safely locate containers outside of travel lanes. *See condition #5.*
17. School bus service would be provided through a stop at 400 North 400 West.

***Sensitive Areas***

18. No known Sensitive Areas are present on this parcel.

***Public Notice and Comment—§17.02.040***

19. Public notice was posted online to the Utah Public Notice Website on 17 October 2016.
20. Notice was published in the Herald Journal on 24 October 2016.
21. Notices were posted in three public places on 17 October 2016.
22. Notices were mailed to all property owners within 300 feet of the subject property on 20 October 2016.
23. Smithfield City was noticed by e-mail as part of the development review process on 10 October 2016.
24. At this time, no written public comment regarding this proposal has been received by the Development Services Office.

**CONDITIONS (5)**

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These conditions are based on the Cache County Subdivision and Land Use Ordinances, Road Manual, and on the findings of fact (F) as noted herein.

1. Prior to recording the final plat, the proponent must improve their portion of 400 West to meet the minimum county requirements for a Local Road as specified in County Road Manual. The design of all roads providing access to the development must be reviewed and approved by the Cache County Engineer for compliance with applicable codes. A full set of engineered design and construction plans must be submitted and must address issues of grade, drainage, and base preparation and construction. Fees for any engineering plan and construction review must be borne by the proponent. *See F-8, 9.*
2. Prior to recording the final plat or at the time the plat is recorded, the applicant must reaffirm their 33-foot portion of Cache County's 66-foot wide right-of-way for all county roads along the proposed subdivision boundary. *See F-8b, 9c.*
3. Prior to final plat recordation, adequate, approved domestic-use water rights must be in place for all building lots within the subdivision. *See F-10.*
4. If future development disturbs land area greater than 5,000 sf., a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan are required. *See F-12.*
5. The applicant must provide sufficient shoulder space on 400 West for the residential refuse and recycle containers as specified in the Road Manual §2.7-D. *See F-16.*

## CONCLUSIONS (2)

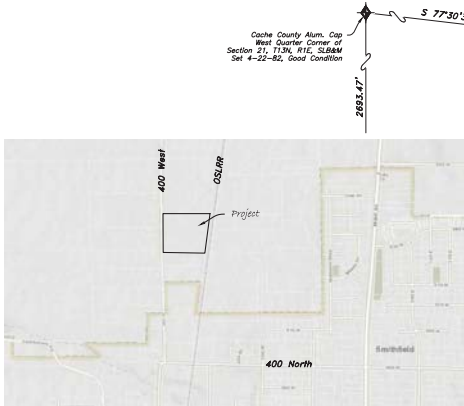
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Based on the findings of fact and conditions noted herein, the Hansen 400 West Subdivision is hereby approved as follows:

1. The Hansen 400 West Subdivision has been reviewed in conformance with, and meets the requirements of, the Cache County Subdivision and Land Use Ordinances. *See F-2, 3, 4, 5, 6.*
2. Design Exception: The depth and type of material of 400 West is either unknown or substandard. *See F-8, 9.* A design exception is hereby approved for the surfacing material type and structural fill as:
  - a. 400 West is a public facility that is owned and maintained by the county.
  - b. The proposed buildable lots do not create a significant structural impact.

# Hansen 400 West Subdivision

Near Smithfield, Cache County, Utah  
A Part of the Southeast Quarter of Section 21, Township 13 North, Range 1 East, Salt Lake Base & Meridian



**DEVELOPER:**  
Gary A. Hansen  
435-727-7473  
6955 North Highway 91  
Smithfield, Utah 84535

**RECORD OWNER'S:**  
Gary A. Hansen  
6955 North Highway 91  
Smithfield, Utah 84535

**GENERAL NOTES:**

**A. Culinary Water Note:**  
Culinary Water: Cache County has not determined the availability or adequacy of culinary water to any of the lots identified. All owners are advised of the requirements to obtain an approved culinary water source and comply with all other requirements for the issuance of a zoning clearance, prior to the issuance of a building permit.

**B. Storm Water Drainage Note:**  
Storm Water Drainage: Compliance with the standards of the Cache County Manual of Roadway Design and Construction Standards and State of Utah storm water permitting are required. This includes, but is not limited to, any increased level of storm water drainage from any portion of any lot or remainder parcel of this subdivision to any adjacent properties, ditches, canals, or waterways, or the alteration of any existing, historic, or natural drainage without prior written authorization provided by the affected party or entity (may include but is not limited to adjacent property owners(s), ditch or canal company, Cache County, or the State Water Engineer's Office.)

**C. Agricultural Note:**  
Agricultural Uses: Current and future property owners must be aware that they will be subject to the sights, sounds, and smells associated with agricultural activities which are permitted uses in the Agricultural Zone and Forest Recreation Zone.

**D. Setback Lines for Primary Buildings are:**  
12.00' on Side Yards; 30.00' on Front Yards; 30.00' on Rear Yard

**NARRATIVE**

The Purpose of this Survey was to subdivide the existing parcel as shown and Described Hereon. This Survey was Ordered by Gary Hansen. The Control used to Establish the Property Corners was the existing Cache County Survey monumentations/recordations within Section 21, Township 13 North, Range 1 East, Salt Lake Base and Meridian. The basis of bearings is the West Line of the Southwest Quarter of said Section 21 which bears North 00°03'24" West, Utah North, State Plane NAD83(2011) Calculated Bearing.

**ADVANCED LAND SURVEYING INC**  
1770 Research Park Way #111  
Logan Utah 84341  
(p) 435-779-9585 (f) 435-514-9583  
www.advancedland.com

**COUNTY ATTORNEY APPROVAL**  
I certify that I have examined this plat and approve this plat as to form as required by State law and County ordinance.

Cache County Attorney \_\_\_\_\_ Date \_\_\_\_\_

**DEPUTY COUNTY SURVEYOR'S CERTIFICATE**  
I certify that I have had this plat examined and find that it is correct and in accordance with the information on file in this office; and further, it meets the minimum standards for plats required by county ordinance and state law.

Deputy County Surveyor \_\_\_\_\_ Date \_\_\_\_\_

**COUNTY COUNCIL APPROVAL**  
Approved & Accepted by the Cache County Council, this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_.

Chairman \_\_\_\_\_ County Clerk \_\_\_\_\_

**COUNTY PLANNING COMMISSION**  
This plat recommended for approval by the Cache County Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_.

Chairman \_\_\_\_\_

**BEAR RIVER HEALTH DEPARTMENT APPROVAL**  
This subdivision described in this plat has been approved by the Bear River Health Department on the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_.

By: \_\_\_\_\_ Title: \_\_\_\_\_

**COUNTY RECORDER**  
This plat has been duly acknowledged, certified, and approved and may lawfully be recorded in Cache County, Utah.

Filed and Recorded:  
Filing No.: \_\_\_\_\_  
Date: \_\_\_\_\_  
Time: \_\_\_\_\_  
Book: \_\_\_\_\_  
Page: \_\_\_\_\_  
Request of: \_\_\_\_\_

Cache County Recorder \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, Clinton G. Hansen, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 7881387, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land hereafter to be known as Hansen 400 West Subdivision and the same had been correctly surveyed and all streets are the dimensions shown.

**SUBDIVISION BOUNDARY**

A Part of the Southeast Quarter of Section 21, Township 13 North, Range 1 East of the Salt Lake Base and Meridian.

Beginning on the East Right-of-Way Line of 400 West Street at a Point Located South 77°30'39" East 2989.51' Feet from the West Quarter Corner of said Section 21, Sold Point Located by Record as 247.00 Feet East and 683.08 Feet South of the Northwest Corner of said Southeast Quarter, and Running Thence North 89°43'25" East 706.21 Feet to the West Right-of-Way Line of the Oregon Short Line Railroad; Thence South 8°00'33" West 588.25 Feet Along said West Right-of-Way; Thence North 88°42'20" West 619.99 Feet to the East Right-of-Way Line of 400 West Street; Thence Along said East Right-of-Way Line the Following Two (2) Courses: (1) North 1°10'05" West 275.89 Feet; (2) North 0°14'27" East 289.27 Feet to the Point of Beginning, Containing 6.781 Acres.

Clinton G. Hansen Date \_\_\_\_\_  
P.L.S. No. 7881387



**OWNER'S DEDICATION**

Know all men by these presents that we the undersigned owners of the tract of land depicted and described herein, having caused the same to be subdivided into lots and streets (as pertinent), the whole to be hereinafter known as the Hansen 400 West Subdivision; Further we dedicate and/or quit claim as appropriate the portion of property of [08-043-0005] that lies within 36' of the center line of the existing roadway, and as shown on this plat, to cache county, for the use of the public forever, and hereby grant to the county the right to make any and all improvements for the construction, maintenance, and repair of said roadway and thereby grant and convey a Public Utility Easement, being the South 60 Feet of the Subdivision Boundary, for Installation, maintenance, repairs, upgrades, and access for any and all existing and/or proposed utility lines with the exception that future utility service lines don't affect the right already granted in Entry Number 279180 of the Official Records of Cache County.

**ACKNOWLEDGMENT**

State of Utah  
County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, Gary A. Hansen, Personally Appeared before me, the Undersigned Notary Public in and for said County, in the State of Utah, the Signer of the Attached Owners Dedication, who duly Acknowledged to me he Signed it Freely and Voluntarily and for the Purpose Therein Mentioned.

Notary Public \_\_\_\_\_

**LEGEND:**

- Subdivision Boundary Line
- Lot Line
- Adjoining property Line
- Easement Line
- Edge of Hard Surface
- Gravel Shoulder
- Existing Power
- Existing Communications
- Existing Irrigation

**Scale:** 1" = 60'  
0 60 120  
Scale in Feet

