



4:45 p.m.

Workshop in the County Council Chambers.

5:30 p.m.

Call to order

Opening remarks/Pledge – Brady Christensen

Review and approval of agenda.

Review and approval of the minutes of the 03 November 2016 meeting.

5:35 p.m.

Consent Items

- 1. Phoebe Meadow Subdivision 1st Amendment** — A request for a recommendation of approval to the County Council for a subdivision amendment to amend Lot 3 and add and divide parcel number 01-087-0006 to create two additional residential lots, Lots 4 and 5, located at 7909 South 400 West, Paradise, in the Agricultural (A10) Zone.
- 2. Dee Petersen Subdivision** — A request for a recommendation of approval to the County Council for a two-lot subdivision with an agricultural remainder on 14.6 acres of land located at 450 East 11600 North, west of Richmond, in the Agricultural (A10) Zone.

Regular Action Items

- 3. Public Hearing (5:45 PM): Nixon & Nixon, Inc. Rezone** — A request for a recommendation of approval to the County Council for a rezone of 72.90 acres of property at approximately 6500 North 800 East, north of Smithfield, to add the Mineral Extraction and Excavation (ME) Overlay Zone to an existing Agricultural (A10) Zone.
- 4. Discussion:** 17.23 Sign Standards
- 5. 2017 Meeting Dates and Application Deadlines**

Board Member Reports

Staff reports

Adjourn



PLANNING COMMISSION MINUTES

03 November 2016

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1 **Present:** Angie Zetterquist, Chris Harrild, Josh Runhaar, Megan Izatt, Brady Christensen, Rob Smith,
2 Phillip Olsen, Lane Parker, Jason Watterson, Lee Edwards

3
4 **Start Time: 05:32:00**

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

7
8 **05:33:00**

9
10 **Agenda**

11
12 *Approved with no changes.*

13
14 **Minutes**

15
16 *Christensen motioned to approve the minutes; Olsen seconded; Passed 4, 0.*

17
18 **05:34:000**

19
20 **Consent Items**

21 **#1 Maple Fields Subdivision (Duane Williams)**

22
23 Mr. Duane Williams is requesting a recommendation of approval to the County Council for a three-lot
24 subdivision with an agricultural remainder on 7.55 acres of property at 1100 West 6600 North, west of
25 Smithfield, in the Agricultural (A10) Zone.

26
27 **Duane Williams** I am the proponent for this and in favor of this project and the next project on the
28 agenda.

29
30 *Christensen motioned to approve the Maple Fields Subdivision with the 28 findings of fact, 6 conditions,*
31 *and 3 conclusions; Parker seconded; Passed 4, 0.*

32
33 **05:37:00**

34
35 **Regular Action Items**

36 **#2 Hansen 400 West Subdivision (Gary Hansen)**

37
38 **Harrild** reviewed the staff report for the Hansen 400 West Subdivision.

39
40 **05:40:00**

41
42 **Watterson** arrived.

43
44 **Staff** and **Commission** discussed the needed road improvements for the Hansen subdivision.

45
46 **Mr. Gary Hansen** I am the property owner. The power lines are right at the road on the west side and
47 that's the reason for the request to move it to the east a little bit.

48
49 The width of the dedicated right of way was discussed.

50
51 **Olsen** are you satisfied with what staff is asking you to do?

1
2 **Mr. Hansen** if I do this, is the county going to follow through on their road situations around there that
3 are just as narrow if not narrower or more hazardous?
4

5 **Runhaar** we are working towards that.
6

7 **Smith** the other thing to note is that regulations and requirements change over time so in the future we
8 can't say that the same requirements will be required.
9

10 **Danny Hansen** I live on the south edge of this. We built our house last year and we are for this. The way
11 the road is now, I would hate to that road go wider for a temporary situation. This road is going to be
12 narrow and then flare our and then go narrow again and that seems like a safety issue. I would like to see
13 the road stay the way it is rather than have a temporary widening.
14

15 *Olsen motioned to recommend approval to the County Council for the Hansen 400 West Subdivision the*
16 *stated findings of fact, conditions, and conclusions; Watterson seconded; Passed 5, 0.*
17

18 **05:57:00**
19

20 **Discussion – 17.23 Sign Standards**
21

22 **Harrild** briefed the Commission on the changes to Title 17.23 Sign Standards. Staff will have a draft
23 code for the next scheduled meeting.
24

25 **06:25:00**
26

27 **Staff Report**
28

29 **Harrild** informed the Commission of a change to constrict the Cherry Peak's CUP's boundary which will
30 be handled administratively at the Commission's direction. The Commission asked staff to review and
31 act on the boundary change.
32

33 **06:32:00**
34

35 **Adjourned**

STAFF REPORT: PHOEBE MEADOWS SUB. 1ST AMEND.

1 December 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: James Fournier

Parcel ID#: 01-087-0005

Staff Determination: Approval with Conditions

01-087-0006

Type of Action: Administrative

Land Use Authority: County Council

LOCATION

Reviewed by: Angie Zetterquist, Planner

Project Address:

7909 South 400 West
Paradise, UT 84328

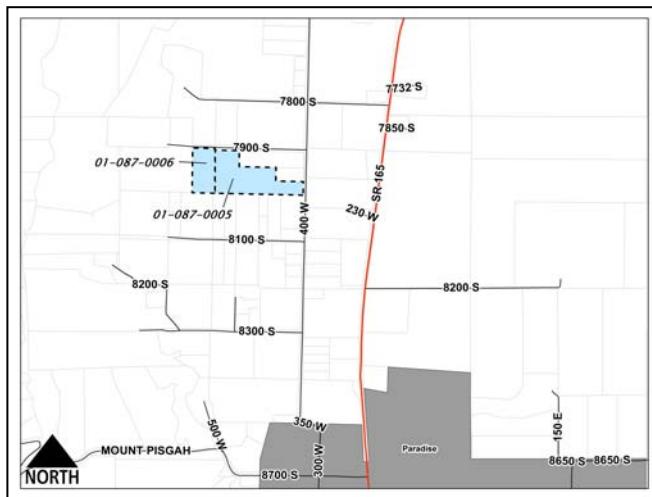
Current Zoning:

Agricultural (A10)

Acres: 17.95

Surrounding Uses:

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



FINDINGS OF FACT (26)

Summary

1. A request to amend the size and configuration of Lot 3, to amend the subdivision boundary to include parcel 01-087-0006, and to divide parcel 01-087-0006, a 1970 parcel, to create two additional residential lots; Lot 4 at 5.50 acres and Lot 5 at 10.45 acres.
2. The original 3-lot subdivision was approved in September 2016.
3. Lot 1 (7925 South 400 West, 5.50 acres) and Lot 2 (7957 South 400 West, 2.0 acres) will remain unchanged from the original subdivision.

Ordinance—§12.02.010, §17.02.060, §17.10.030 [A]

4. 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.
5. The parent parcel for the original subdivision, parcel number 01-087-0005 (20.5 acres), and the new parcel that will be added through the proposed subdivision amendment, parcel number 01-

087-0006 (5.25 acres), are considered 1970 parcels as per the Policy for Determination of Parcel Legality dated 29 August 2013.

6. As 1970 parcels, the first three lots may be divided at a density of two acres per unit while subsequent lots may be divided at ten acres per unit. Based on this calculation, the parcel being added to the subdivision yields a maximum density potential of 2 developable lots.
7. The original subdivision approved on parcel number 01-087-0005 (20.5 acres) in September 2016 was for a 3-lot subdivision and cannot be divided further.
8. §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

9. The 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-foot wide paved travel lanes with 2-foot wide shoulders: 1-foot paved, 1-foot gravel (24 feet total width), 14-inches depth of granular borrow, a 6-inches depth of road base, 2.5-inches of bituminous surface course (asphalt), and a 66-foot wide right-of-way (ROW).
10. The access for all lots in the proposed subdivision amendment, 400 West, consists of an approximately 21-foot wide paved width with 2-foot wide gravel shoulders. **See conclusion #2.**
 - a. The existing home on the previously approved Lot 1 had access from 7900 South. However, as part of the original subdivision approval, the applicant determined to close this access and create a new access from 400 West.
 - b. Access to the previously approved Lots 1 & 2 and the proposed amended Lot 3 is directly off of 400 West.
 - c. The two proposed lots, Lots 4 & 5, will have access off of 400 West by way of a 33-foot ingress/egress/utility easement along the southern subdivision boundary.
 - d. The county provides year round maintenance on 400 West.
11. Lot 3 (7989 South 400 West) will be amended and will be reduced in size from 12.86 acres to 2.0 acres.
12. Amended Lot 3 will front on 400 West and the two new lots (Lots 4 & 5) will have access off of 400 West by way of a 33-foot ingress/egress/utility easement along the south subdivision boundary across Lot 4. **See condition #3.**
13. 400 West meets the minimum access and maintenance requirements with the exception of paved width.
 - a. Additionally, the County Public Works Inspector has identified the need for an 18-inch culvert pipe for access points along 400 West.
14. 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.**

Water & Septic—16.040.0070, 16.04.080 [A] & [B]

15. The applicant has approved domestic use water rights in place for all five lots of the proposed amended subdivision.

16. Lot 1 has an existing home and septic system that Bear River Health Department has determined is adequate and contained on the lot. For Lots 2-5, Bear River Health Department has provided a septic system feasibility letter indicating that each lot is feasible for an onsite wastewater system.
17. 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

18. Residential refuse and recycling containers for Lots 1-5, must be placed on 400 West for Wednesday collection. A gravel pad of sufficient space for the waste containers is required to safely locate containers outside of travel lanes. *See condition #3.*
19. School bus service will be provided through a stop at 7900 South 400 West.
20. 400 West and 7900 South meet the requirements of the County Fire District.
21. Water supply for fire suppression is provided by the Paradise Fire Department.

Public Notice and Comment—17.02.040

22. Public notice was posted online to the Utah Public Notice Website on 8 November 2016.
23. Notice was published in the Herald Journal on 20 November 2016.
24. Notices were posted in three public places on 17 November 2016.
25. Notices were mailed to all property owners within 300 feet of the subject property on 7 November 2016
26. At this time, no written public comment regarding this proposal has been received by the Development Services Office.

CONDITIONS (4)

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

1. Prior to final plat recordation, 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.
2. The applicant must provide sufficient shoulder space on 400 West for the residential refuse and recycle containers to sit four feet apart and be out of the travel lane. *See F-18.*
3. An encroachment permit must be obtained for any work, including access drives, within the Cache County right-of-way. *See F-12, F-18.*
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-17.*

CONCLUSIONS (2)

Based on the findings of fact and conditions noted herein, the Phoebe Meadows Subdivision 1st Amendment is hereby approved as follows:

1. It has been reviewed in conformance with, and meets the requirements of, the Cache County Land Use and Subdivision Ordinance.
2. A design exception is hereby approved for the paved width of 400 West as the total roadway width meets the minimum county requirements and the addition of a one-foot-wide strip of pavement is not practical and may create future maintenance and structural issues on the roadway. *See F-10, 14.*

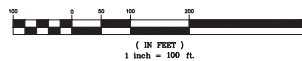
Phoebe Meadows Subdivision 1st Amendment

A PART OF THE SOUTH HALF OF SECTION 21, TOWNSHIP 1 NORTH,
RANGE 1 EAST OF THE S.L.B.&M.
CACHE COUNTY, UTAH



Phoebe Meadows Subdivision
1st Amendment
SCALE 1"=100'

GRAPHIC SCALE



GENERAL NOTES:

1. Cache County has not determined the availability and 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 any building permits.

2. Storm Drainage: Compliance 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 the 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, ditch or canal company, Cache County or the State Water Engineers Office).

3. Current and future property owners must be aware that they will be subject to the rights, emble, and sounds associated with agricultural activities which are the permitted uses in the Agricultural Zone and Forest Recreation Zone.

4. Setback lines are for primary buildings only.

12.00' on sidewalk,
30.00' on frontyard,
30.00' on backyard,
30.00' on alleyway along roadway.

Half Circle D Ranch LLC
01-086-0004

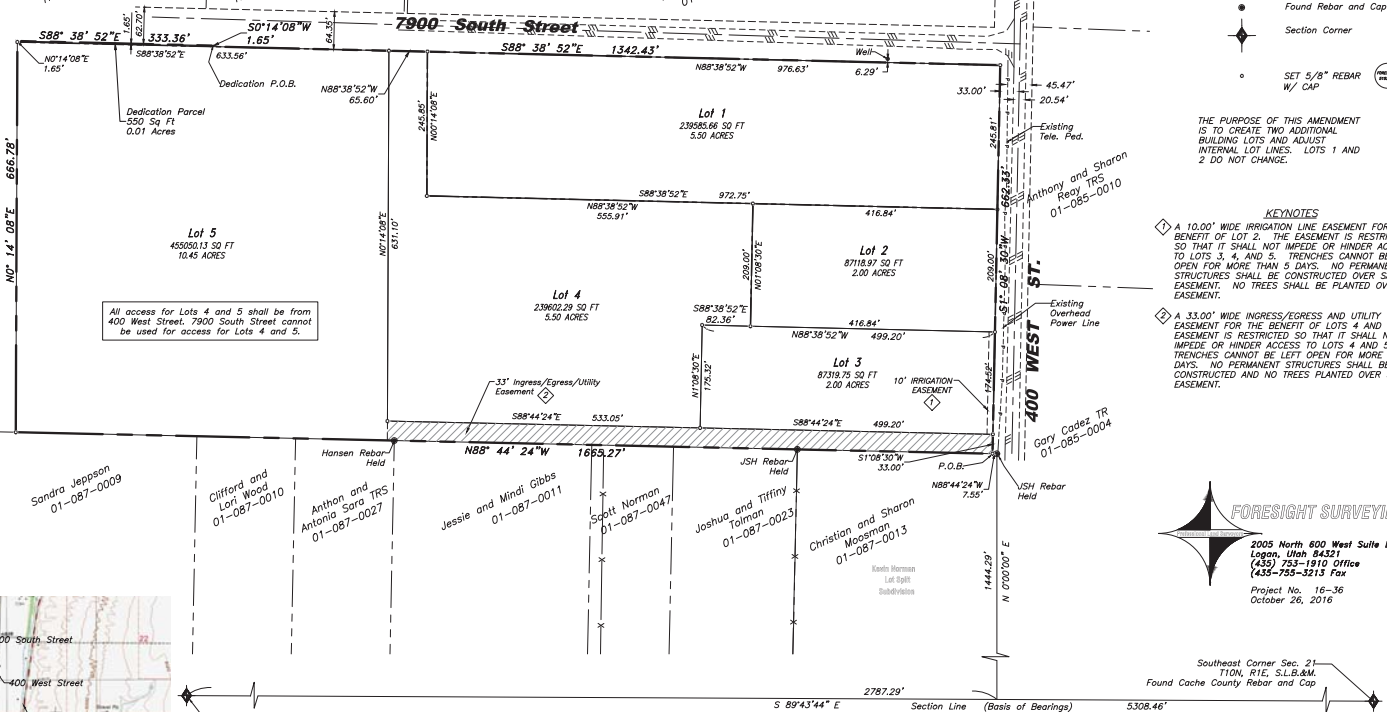
Half Circle D Ranch LLC
01-087-0002

Nola Murray TR
01-087-0003

Bruce and Gae
Tarns TRS
01-085-0026

Anthony and Sharon
Ray TRS
01-085-0010

Gary Codes TR
01-085-0004



All access for Lots 4 and 5 shall be from 400 West Street. 7900 South Street cannot be used for access for Lots 4 and 5.

THE PURPOSE OF THIS AMENDMENT IS TO CREATE TWO ADDITIONAL BUILDING LOTS AND ADJUST INTERNAL LOT LINES. LOTS 1 AND 2 DO NOT CHANGE.

- KEYNOTES**
- 1. A 10.00' WIDE IRRIGATION LINE EASEMENT FOR THE BENEFIT OF LOT 2. THE EASEMENT IS RESTRICTED SO THAT IT SHALL NOT IMPEDE OR HINDER ACCESS TO LOTS 3, 4, AND 5. TRENCHES CANNOT BE LEFT OPEN FOR MORE THAN 5 DAYS. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OVER SAID EASEMENT. NO TREES SHALL BE PLANTED OVER SAID EASEMENT.
 - 2. A 33.00' WIDE INGRESS/EGRESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 4 AND 5. THE EASEMENT IS RESTRICTED SO THAT IT SHALL NOT IMPEDE OR HINDER ACCESS TO LOTS 4 AND 5. TRENCHES CANNOT BE LEFT OPEN FOR MORE THAN 5 DAYS. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED AND NO TREES PLANTED OVER SAID EASEMENT.

FORESIGHT SURVEYING
2005 North 600 West Suite D
Logan, Utah 84321
(435) 753-1910 Office
(435) 755-3213 Fax
Project No. 16-36
October 26, 2016

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 PLAN AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS: PHOEBE MEADOWS SUBDIVISION 1ST AMENDMENT AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Amended Subdivision Boundary

A PART OF THE SOUTH HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 400 WEST STREET LOCATED SOUTH 89°43'44" EAST, A DISTANCE OF 2787.29 FEET AND NORTH 0°00'00" EAST, A DISTANCE OF 1444.29 FEET AND NORTH 88°44'24" WEST A DISTANCE OF 7.55 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 21 AND RUNNING THENCE NORTH 88°44'24" WEST A DISTANCE OF 1665.27 FEET; THENCE NORTH 0°14'08" EAST A DISTANCE OF 666.78 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 7900 SOUTH STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE IN THREE COURSES: (1) SOUTH 89°38'52" EAST A DISTANCE OF 333.36 FEET; (2) SOUTH 0°14'08" WEST A DISTANCE OF 1.65 FEET; (3) SOUTH 88°38'52" EAST A DISTANCE OF 1342.43 FEET TO THE SAID WEST RIGHT-OF-WAY LINE OF 400 WEST STREET; THENCE SOUTH 0°18'30" WEST A DISTANCE OF 662.33 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, CONTAINING 25.46 ACRES IN FIVE LOTS.

Roadway Dedication Description

A PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 7900 SOUTH STREET LOCATED SOUTH 89°43'44" EAST, A DISTANCE OF 2787.29 FEET AND NORTH 0°00'00" EAST, A DISTANCE OF 1444.29 FEET AND NORTH 88°44'24" WEST, A DISTANCE OF 7.55 FEET AND NORTH 1°08'30" EAST A DISTANCE OF 662.33 FEET AND NORTH 88°38'52" WEST A DISTANCE OF 1342.43 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 21 AND RUNNING THENCE NORTH 88°38'52" WEST A DISTANCE OF 333.36 FEET; THENCE NORTH 0°14'08" EAST A DISTANCE OF 1.65 FEET; THENCE SOUTH 88°38'52" EAST A DISTANCE OF 333.36 FEET; THENCE SOUTH 0°14'08" WEST A DISTANCE OF 1.65 FEET TO THE POINT OF BEGINNING, CONTAINING 0.013 ACRES.



SIGNATURE _____ DATE _____

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DEPICED AND DESCRIBED HEREON, HAVING THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS (AS PERTAINS), THE WHOLE TO BE HERINAFTER KNOWN AS THE "PHOEBE MEADOWS SUBDIVISION 1ST AMENDMENT", FURTHER WE DEDICATE AND/OR QUIT CLAIM AS APPROPRIATE THE PORTION OF PROPERTY OF PARCEL NUMBER 01-087-0006 ALONG 7900 SOUTH STREET AS SHOWN ON THIS PLAN, TO CACHE COUNTY, FOR THE USE OF THE PUBLIC FOREVER, AND HEREBY GRANT TO THE COUNTY THE RIGHT TO MAKE ANY AND ALL IMPROVEMENTS FOR THE CONSTRUCTION, MAINTENANCE AND REPAIR OF SAID ROADWAY AND ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON, AND UNDER THE LANDS DESIGNATED ON THE PLAN AS EASEMENTS, TO THE PARADISE IRRIGATION COMPANY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF IRRIGATION SERVICE LINES WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

Date _____ James Founder
Date _____ Phoebe Founder

ACKNOWLEDGMENT

STATE OF UTAH)
County of _____) SS.
This instrument was acknowledged and executed before me this day of _____, 2016, by _____ of _____ and _____ that as such officers, being authorized so to do, signed the name of the corporation as such officer.
WITNESS my hand and official seal.
Signature: _____
My Commission Expires: _____

DEPUTY COUNTY SURVEYOR'S CERTIFICATE
I CERTIFY THAT I HAVE HAD THIS PLAN 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 _____, 2016.
BY: _____ CHAIR

COUNTY ATTORNEY APPROVAL
I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE PLAT AS TO FORM AS REQUIRED BY STATE LAW AND COUNTY ORDINANCE THIS _____ DAY OF _____, 2016.
_____ 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: _____

CACHE COUNTY COUNCIL
THIS PLAT WAS APPROVED AND ACCEPTED BY THE CACHE COUNTY COUNCIL ON _____, 2016.
DATED THIS DAY OF _____, 2016.
BY: _____ CHAIRMAN
ATTESTED TO: _____
CACHE COUNTY CLERK

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:
FILING NO.: _____
DATE: _____
TIME: _____
BOOK: _____
PAGE: _____
REQUEST OF: _____
CACHE COUNTY RECORDER

Record Owners: The Avenues of Ogden LLC
C/O James Founder
5080 Jessie Creek Drive
Ogden, Utah 84414
Phone: (801) 430-8400

STAFF REPORT: DEE PETERSEN SUBDIVISION

1 December 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: Dee Petersen

Parcel ID#: 09-037-0010

Staff Determination: Approval with Conditions

Type of Action: Administrative

Land Use Authority: County Council

LOCATION

Reviewed by: Angie Zetterquist, Planner

Project Address:

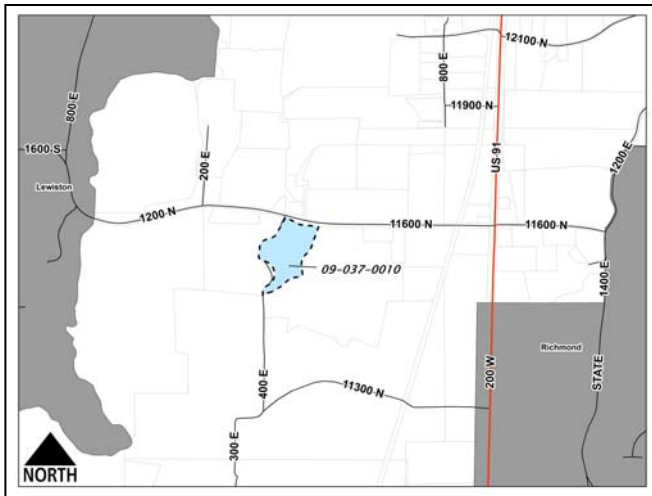
450 East 11600 North
West of Richmond, Utah

Current Zoning:
Agricultural (A10)

Acres: 14.6

Surrounding Uses:

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



FINDINGS OF FACT (24)

Summary

1. The Dee Petersen Subdivision is a request for a two-lot subdivision consisting of a 1.0 acre lot (Lot 1), a 1.2 acre lot (Lot 2), and a 12.4 acre agricultural remainder.

Ordinance—§12.02.010; §17.02.060, §17.07.040, §17.10.040

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. The parent parcel 09-037-0010 was a legal lot, identified as a 1970 parcel as per the “Policy for Determination of Parcel Legality” dated 29 August 2013. As such, the proposed subdivision qualifies for a maximum development density of three lots.

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 condition #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 is via county road 11600 North.
8. The Road Manual specifies the following:
 - a. Local Road: Roads with approximately 40 to 1500 Average Daily Trips (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.
 - b. Local Roads must meet the minimum standard of two, 10-foot wide paved travel lanes with 2-foot wide shoulders: 1-foot paved, 1-foot gravel (24 feet total width), 14-inches depth of granular borrow, a 6-inches depth of road base, 2.5-inches of bituminous surface course (asphalt), and a 66-foot wide right-of-way (ROW).
 - c. The depth and type of material under 11600 North is unknown. However, this is an existing county facility that provides access to the general public.
9. The proposed Lots 1 & 2 and Agricultural Remainder would gain access from county road 11600 North:
 - a. 11600 North currently provides access to numerous residential and agricultural parcels and connects the cities of Lewiston and Richmond.
 - b. At this location, 11600 North consists of paved 26-foot wide travel lanes with 4-foot wide gravel shoulders.
 - c. 11600 North is within a county right-of-way (ROW), however the width of that ROW is indeterminate, but according to the survey, there is a minimum distance from the centerline of the roadway to the subject property line of 41.55 feet, which exceeds the required 33-foot portion of the County's 66-foot wide right-of-way for all county roads.
 - d. The county provides year round maintenance at this location on 11600 North.
 - e. An access easement to the Agricultural Remainder must be provided. *See condition #2.*

Water & Septic—§16.040.0070, §16.04.080 [A] & [B]

10. The applicant has one approved, domestic-use water right in place on Lot 1 and has identified and arranged water rights for Lot 2 pending approval of the subdivision. *See condition #3.*
11. Bear River Health Department has determined that a septic system is feasible for Lot 2.
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. Logan City Environmental has identified that residential refuse and recycling containers for the proposed lots must be placed on 11600 North for Friday collection.
14. A gravel pad of sufficient space for the waste containers is required to safely locate containers outside of travel lanes. *See condition #5.*
15. School bus service would be provided through a stop at 450 East 11600 North, Richmond.
16. The County Fire District requires a minimum 20' wide all weather surface for emergency access.
17. Water supply for fire suppression would be provided by the Richmond Fire Department.

Sensitive Areas—§17.17, §17.18.040, §17.18.060

18. A small portion of the southern tip of the proposed Agricultural Remainder is within the FEMA floodplain for the Cub River.
19. A floodplain permit is required for any development within the FEMA floodplain, and an elevation certificate showing 1' of freeboard is required for any development within 100' of the floodplain.

Public Notice and Comment—§17.02.040

20. Public notice was posted online to the Utah Public Notice Website on 08 November 2016.
21. Notice was published in the Herald Journal on 20 November 2016.
22. Notices were posted in three public places on 17 November 2016.
23. Notices were mailed to all property owners within 300 feet of the subject property on 07 November 2016
24. At this time, no written public comment regarding this proposal has been received by the Development Services Office.

CONDITIONS (5)

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, 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 the applicant must provide an access easement to the Agricultural Remainder. *See F-9.*
3. Adequate, approved, domestic water rights shall 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 11600 North for the residential refuse and recycle containers to sit four feet apart and be out of the travel lane. *See F-14.*

CONCLUSIONS (1)

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

1. It has been reviewed in conformance with, and meets the requirements of, the Cache County Subdivision and Land Use Ordinances.

OWNER'S DEDICATION

THE UNDERSIGNED, BEING ALL OWNERS OF RECORD OF THE ABOVE DESCRIBED PARCEL OF LAND DO HEREBY SUBMIT SAID PARCEL TO BE SUBDIVIDED AND KNOWN AS DEE PETERSEN SUBDIVISION THIS DAY OF _____ 2016.

DEE L. PETERSEN, TRUSTEE THEODORA H. PETERSEN, TRUSTEE

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF CACHE

ON THIS _____ DAY OF _____ 2016, DEE L. PETERSEN AND THEODORA H. PETERSEN, CO-TRUSTEES OF THE DEE L. PETERSEN AND THEODORA H. PETERSEN REVOCABLE LIVING TRUST PERSONALLY APPEARED TO ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY OF CACHE IN SAID STATE OF UTAH, THE SIGNER(S) OF THE OWNER'S DEDICATION, 2 IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED, AS SUCH TRUSTEES.

NOTARY PUBLIC _____

DEE PETERSEN SUBDIVISION
OF PARCEL NUMBERS 09-037-0010
SECTION 22, TOWNSHIP 14 NORTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
CACHE COUNTY, UTAH

CACHE COUNTY COUNCIL

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

DATE _____ COUNCIL CHAIRMAN _____

DATE _____ ATTESTED TO BY CACHE COUNTY CLERK _____

CACHE COUNTY PLANNING COMMISSION

THIS PLAT WAS REVIEWED BY THE CACHE COUNTY PLANNING COMMISSION ON _____ 2016. IT IS THE RECOMMENDATION OF THIS BOARD TO APPROVE/DENY THIS SUBDIVISION BASED ON FINDINGS.

DATE _____ CHAIRMAN _____

CHIEF 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 _____ CACHE COUNTY SURVEYOR _____

CACHE COUNTY ATTORNEY

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND THAT IT IS IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE AND THE LAND USE ORDINANCE OF CACHE COUNTY, UTAH.

DATE _____ CACHE COUNTY ATTORNEY _____

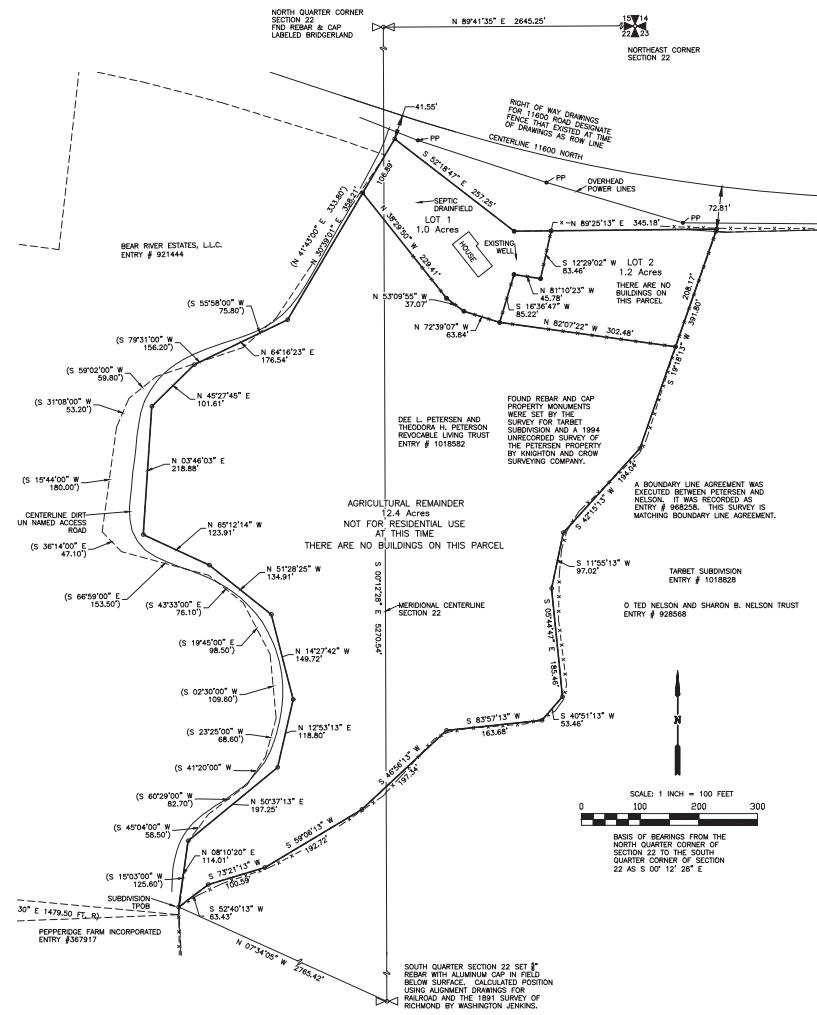
BEAR RIVER HEALTH DEPT. APPROVAL

THE SUBDIVISION DESCRIBED IN THIS PLAT HAS BEEN APPROVED BY THE BEAR RIVER DISTRICT HEALTH DEPARTMENT THIS _____ DAY OF _____ 2016.

BY: _____ TITLE: _____



OWNERS AND DEVELOPER:
DEE AND THEODORA PETERSEN
450 EAST 11600 NORTH
RICHMOND, UTAH 84333



- NOTES:
1. THE PURPOSE OF LOTS 1 AND 2 WILL BE SINGLE FAMILY RESIDENTIAL. THE PURPOSE OF THE AGRICULTURAL REMAINDER WILL BE AGRICULTURAL PURPOSES.
 2. LOT 1 CURRENTLY USES AN UNDERGROUND WELL FOR CULINARY WATER AND HAS AN UNDERGROUND SEPTIC SYSTEM FOR SEWAGE DISPOSAL. LOT 2 WILL SHARE THE WELL USED BY LOT 1 AND CONSTRUCT ITS OWN UNDERGROUND SEPTIC SYSTEM FOR SEWAGE DISPOSAL.
 3. AS PER FLOOD INSURANCE RATE MAP 460500100C THIS SUBDIVISION IS NOT IN A FLOOD PLAIN.
 4. STORM WATER DRAINAGE FROM THIS SUBDIVISION WILL CONTINUE THE SAME WAY IT ALWAYS HAS. IT IS NOT ANTICIPATED THAT ANY ADDITIONAL STORM WATER WILL BE DISCHARGED FROM THE PROPERTY THAN CURRENTLY DOES.
 5. CACHE COUNTY HAS REVIEWED THE AVAILABILITY AND 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 ZONING CLEARANCE PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
 6. NO STORM WATER DRAINAGE SHALL BE ALLOWED TO FLOW FROM ANY LOT OR PARCEL OF THIS SUBDIVISION TO ANY ADJACENT PROPERTY OR TO ANY DITCH, CANAL OR WATERWAYS WITHOUT THE WRITTEN AUTHORIZATION FROM THE AFFECTED PARTY.
 7. CURRENT AND FUTURE TRUSTEES OWNERS MUST MAINTAIN THE UTILITIES WHICH ARE SUBJECT TO THE RIGHTS, SOUNDS, AND SMELLS ASSOCIATED WITH AGRICULTURAL ACTIVITIES WHICH ARE IDENTIFIED IN THIS SUBDIVISION.
 8. BUILDING SETBACKS 30 FEET FRONT AND BACK AND 12 FEET ON SIDES.
 9. THE LOTS HAVE OVERHEAD POWER LINES IN THIS SUBDIVISION.
 10. NO NEW ROADWAYS WILL BE DEDICATED TO CACHE COUNTY AS A RESULT OF THIS SUBDIVISION.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 22, TOWNSHIP 14 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, CACHE COUNTY, UTAH AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 22, FROM WHICH THE NORTH QUARTER CORNER OF SECTION 22 BEARS NORTH 00° 12' 28" WEST 523.06 FEET; THENCE NORTH 07° 34' 05" WEST 2765.42 FEET TO A 5/8" REBAR WITH CAP LABELED "TROW"; THE TRUE POINT OF BEGINNING;

THENCE NORTH 05° 10' 20" EAST 114.41 FEET (NORTH 8° 45' EAST 1.79 CHAINS BY RECORD) TO A FOUND 5/8" REBAR WITH CAP;

THENCE NORTH 12° 53' 15" EAST 119.80 FEET (NORTH 11° 12' EAST 3.16 CHAINS BY RECORD) TO A FOUND 5/8" REBAR WITH CAP;

THENCE NORTH 12° 53' 15" EAST 119.80 FEET (NORTH 11° 28' EAST 1.80 CHAINS BY RECORD) TO A FOUND 5/8" REBAR WITH CAP;

THENCE NORTH 14° 27' 45" WEST 149.72 FEET (NORTH 13° 24' WEST 2.32 CHAINS BY RECORD) TO A FOUND 5/8" REBAR WITH CAP;

THENCE NORTH 14° 27' 45" WEST 149.72 FEET (NORTH 13° 53' 14" WEST 2.06 CHAINS BY RECORD) TO A FOUND 5/8" REBAR WITH CAP;

THENCE NORTH 05° 17' 14" WEST 123.91 FEET (NORTH 6° 37' WEST 1.85 CHAINS BY RECORD) TO A FOUND 5/8" REBAR WITH CAP;

THENCE NORTH 03° 46' 03" EAST 218.88 FEET (NORTH 05° EAST 3.42 CHAINS BY RECORD) TO A FOUND 5/8" REBAR WITH CAP;

THENCE NORTH 42° 37' 45" EAST 101.61 FEET (NORTH 41° 38' EAST 1.38 CHAINS BY RECORD) TO A FOUND 5/8" REBAR WITH CAP;

THENCE NORTH 64° 16' 23" EAST 176.54 FEET (NORTH 66° 28' EAST 2.75 CHAINS BY RECORD) TO A FOUND 5/8" REBAR WITH CAP;

THENCE NORTH 30° 39' 00" EAST 358.21 FEET (NORTH 29° 22' EAST 5.59 CHAINS BY RECORD) TO A FOUND 5/8" REBAR WITH CAP;

THENCE SOUTH 52° 18' 47" EAST 257.25 FEET (SOUTH 51° 44' EAST 4.22 CHAINS BY RECORD) TO A FOUND 5/8" REBAR WITH CAP;

THENCE NORTH 82° 25' 13" EAST 345.18 FEET (EAST 5.23 CHAINS BY RECORD) TO A FOUND 5/8" REBAR WITH CAP;

THENCE NORTH 12° 18' 15" WEST 396.00 FEET (SOUTH 19° 53' WEST 6 CHAINS BY RECORD) TO A FOUND 5/8" REBAR WITH CAP;

THENCE NORTH 42° 53' 15" WEST 194.04 FEET (SOUTH 42° 50' WEST 2.94 CHAINS BY RECORD) TO A FOUND 5/8" REBAR WITH CAP;

THENCE SOUTH 11° 55' 15" WEST 97.02 FEET (SOUTH 12° 50' WEST 1.47 CHAINS BY RECORD) TO A FOUND 5/8" REBAR WITH CAP;

THENCE SOUTH 05° 14' 42" WEST 185.48 FEET (SOUTH 05° 10' EAST 2.81 CHAINS BY RECORD) TO A FOUND 5/8" REBAR WITH CAP;

THENCE NORTH 42° 51' 15" WEST 53.48 FEET (SOUTH 41° 25' WEST 0.81 CHAINS BY RECORD) TO A FOUND 5/8" REBAR WITH CAP;

THENCE SOUTH 83° 57' 13" WEST 163.88 FEET (SOUTH 84° 32' WEST 2.48 CHAINS BY RECORD) TO A FOUND 5/8" REBAR WITH CAP;

THENCE SOUTH 46° 56' 13" WEST 197.34 FEET (SOUTH 47° 31' WEST 2.99 CHAINS BY RECORD) TO A FOUND 5/8" REBAR WITH CAP;

THENCE SOUTH 59° 06' 13" WEST 192.72 FEET (SOUTH 59° 41' WEST 2.82 CHAINS BY RECORD) TO A FOUND 5/8" REBAR WITH CAP;

THENCE SOUTH 73° 21' 13" WEST 100.59 FEET (SOUTH 73° 56' WEST 1.74 CHAINS BY RECORD) TO A FOUND 5/8" REBAR WITH CAP;

THENCE SOUTH 52° 40' 13" WEST 63.43 FEET (SOUTH 53° 15' WEST 1.19 CHAINS BY RECORD) TO THE TRUE POINT OF BEGINNING.

CONTAINING 14.6 ACRES.

SHEET 1 OF 1

LAND SURVEYORS
A.A. HUDSON
AND
ASSOCIATES
132 SOUTH STATE
PRESTON, IDAHO 83263
(208)862-1159

SUBDIVISION PLAT
FOR
DEE PETERSEN SUBDIVISION
SECTION 22, T. 14 N. R. 1 E. S. 16 AND MERIDIAN
CACHE COUNTY, UTAH

REVISIONS	SURVEYED BY: TC
1	OFFICE WORK BY: TC
2	FIELD BOOK NO. _____
1	DATE: OCTOBER 2016
PROJECT NO. 16191	

LEGEND
- - - EXISTING FENCE
- - - DEED (RECORD) LINE
SECTION CORNER
X FOUND SET 5/8" REBAR W/ ALLUMINUM CAP
o PROPERTY CORNER
o FOUND SET BY THIS SURVEY 5/8" REBAR W/ CAP

SURVEYOR'S CERTIFICATE
I, TIMOTHY LYNN CHRISTENSEN DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF UTAH, THAT I HAD CERTIFICATE NUMBER 372041-2201 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 _____ TIMOTHY LYNN CHRISTENSEN

RECORDER'S CERTIFICATE
ENTRY NO. _____ TIME _____
DATE _____
RECORD OF SURVEY NO. _____
REQUESTED BY _____
RECORDED BY _____
FEE _____
DRAWING: 16181.DWG

STAFF REPORT: NIXON & NIXON, INC. REZONE

01 December 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: E.J. Nixon

Parcel ID#: 08-044-0010

Staff Recommendation: Approval with conditions

08-024-0003 (portion)

Type of Action: Legislative

Land Use Authority: Cache County Council

LOCATION

Reviewed by: Angie Zetterquist, Planner

Project Address:

Acres: 72.90

Surrounding Uses:

6500 North 800 East
Northeast of Smithfield

North – Agricultural/Residential

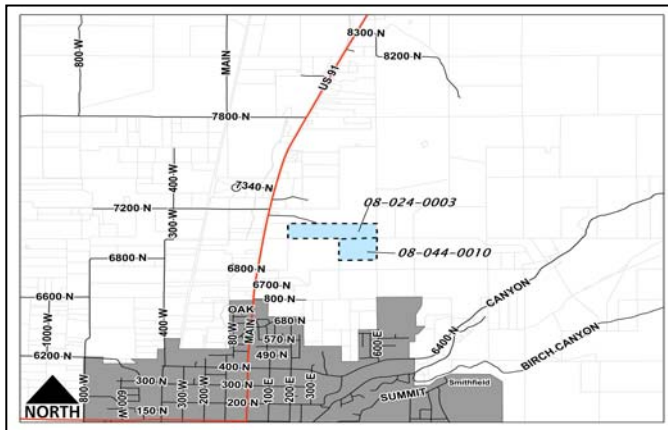
South – Agricultural/Extraction

Current Zoning:
Agricultural (A10)

Proposed Zoning:
Mineral Extraction
and Excavation (ME)
Overlay

East – Agricultural

West – Agricultural/Extraction



FINDINGS OF FACT (16)

1. A request to rezone the 27.50 acre parcel # 08-044-0010 and 45.4 acres of the 59.50 acre parcel #08-024-0003, to add the Mineral Extraction and Excavation (ME) overlay zone to an existing Agricultural (A10) zone.

Ordinance—§12.02.010, §17.02.060; §17.08.050 [A], §17.13.020

2. 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.
3. County Land Use Code §17.08.050 [A] identifies the purpose of the Mineral Extraction and Excavation (ME) Overlay Zone:
 - a. The purpose of this zone is to establish locations and to protect the commercial mineral extraction and excavation industry while protecting the environment and county

- citizens. This zone is to assure that the operations of such sites do not impact adjoining uses and are not encroached upon by surrounding noncompatible land uses within Cache County.
- b. This zone and provisions thereof are deemed necessary in the public interest to affect practices which will, for the economical use of vital materials necessary for our economy, give due consideration to the present and future use of land in the interest of promoting the public health, safety, and general welfare of the residents of Cache County.
4. County Land Use Code §17.13.020 identifies the general requirements for the Mineral Extraction and Excavation (ME) Overlay Zone:
 - a. Property shall be rezoned through the county rezone process (section 17.02.060 of this title) prior to a master plan submittal except in the case of temporary operations as specified in this chapter.
 5. Any impacts related to conditional uses allowed within the Mineral Extraction and Excavation (ME) Overlay Zone will be addressed as part of each respective approval process required prior to site development activities, including improvement to substandard portions of access roads.
 6. §12.02.010 adopts the Manual of Roadway Design and Construction Standards (Road Manual) for roadway improvement requirements.

Summary—§17.07.030

7. Staff has identified general information as pertains to the subject property to assist the Planning Commission and County Council in arriving at a decision. This information is reflected in the attached map and in the following text:
 - a. **Property Context:** The property proposed to be rezoned is one parcel at 27.50 acres (08-044-0010) and 49.40 acres of a 59.50 acre parcel (08-024-0003).
 - b. The *Sand and Gravel Resource Potential Map* indicates the general area may contain delta & shoreline deposits (Exhibit A). **See conclusion #1.**
 - c. Extraction has occurred on parcel 08-044-0010 without Land Use Authority approval. **See condition #1.**
 - d. **Land Use Context:** Under the current County Land Use Code, the Mineral Extraction and Excavation (ME) Overlay Zone allows *Mineral Extraction (use index 7400)* and *Topsoil Extraction (use index 7410)* as conditional uses where they would otherwise not be permitted under the base Agricultural (A10) Zone.
 - e. **Zone Placement:** The majority of the land surrounding the subject property is currently used for mineral extraction and excavation and agricultural uses. There are existing, active gravel pits to the south, west, and east of the subject property. Immediately to the south is a pit owned by the LeGrand Johnson Construction Company (parcels 08-044-0049), and to the west is a pit owned by Jack B. Parson Companies (parcel 08-044-0012), and pits owned by Smithfield City (parcel 08-044-0013) and Cache County (08-044-0014). To the east, is a pit owned by Meikle Land Limited Partnership (Exhibit B). **See conclusion #2.**
 - f. There are no other Mineral Extraction and Excavation (ME) Zone Overlays in the vicinity, a recently enacted entitlement process. The existing and surrounding operations were initiated either prior to any permitting requirements for the use or under a stand-alone Conditional Use Permit (CUP) process prior to requirement for rezone.
 - g. The subject property is within less than a half mile of the Smithfield municipal boundary. Smithfield City has been notified of the rezone application.

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

8. Access to the proposed rezone area is from Smithfield Pit Road, a county road at approximately 6800 North, off of U.S. Highway 89.
 - a. As 6800 North extends east off of US Hwy 89, the road is 27 feet wide paved with 4-foot wide gravel shoulders.
9. The access to the subject property, Smithfield Pit Road (approximately 6800 North), is a low priority maintenance area for the County.
 - a. The County Public Works Inspector has identified that maintenance on the gravel portion of the road is typically done by the private pit owners who use the road for access to their pits.
 - b. At the time a conditional use permit is considered, adequate easements or rights-of-way must be provided and additional road improvements may also be required as per the Road Manual.

Service Provisions:

10. Access for fire protection and emergency services meets current code requirements. Water supply for fire protection will be provided by the Smithfield Fire Department.

Public Notice and Comment—§17.02.040:

11. Public notice was posted online to the Utah Public Notice Website on 8 November 2016.
12. Notice was published in the Herald Journal on 20 November 2016.
13. Notices were posted in three public places on 17 November 2016.
14. Notices were mailed to all property owners within 300 feet of the subject property on 7 November 2016.
15. Smithfield City was noticed by e-mail on 18 November 2016.
16. At this time, no written public comment regarding this proposal has been received by the Development Services Office.

CONDITIONS (1)

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

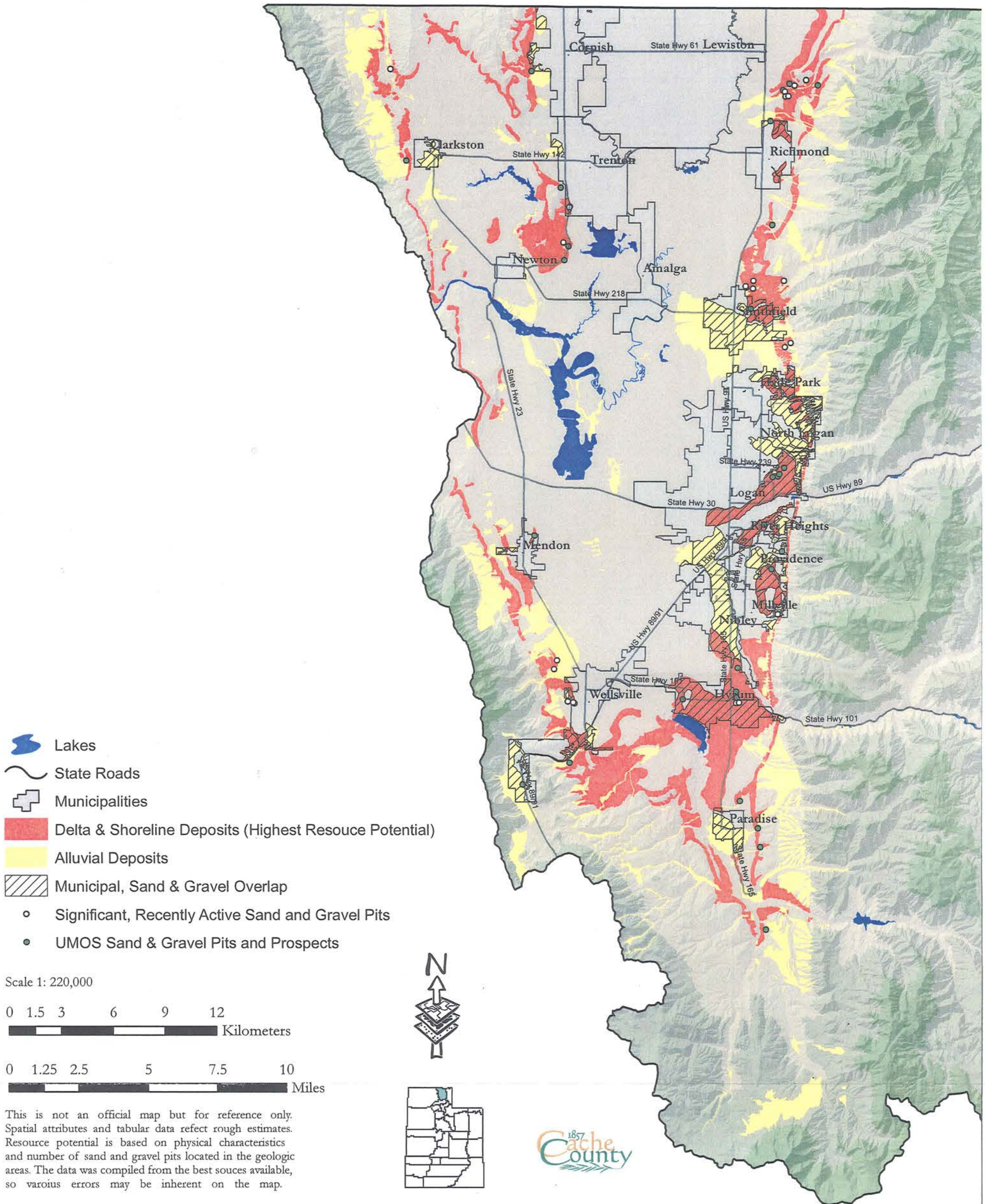
1. Prior to any mineral extraction and excavation work being conducted on the subject properties, an application with all required documents for a Conditional Use Permit (CUP) must be submitted to, and approved by, the Land Use Authority and all conditions and improvements of the CUP completed. Any extraction and excavation work currently being conducted must be halted immediately. *See F-7c.*

CONCLUSIONS (2)

Based on the findings of fact and conditions noted herein, the Nixon & Nixon, Inc. request is hereby approved as follows:

1. The property has been identified as likely to contain areas of high resource potential of delta & shoreline deposits as identified on the County Sand and Gravel Resource Potential Map (Exhibit A). *See F-7b.*
2. The proposed overlay zone does not impact and is compatible with the adjoining existing gravel pits to the south and west. *See F-7e.*

Sand & Gravel Resource Potential Cache County, Utah

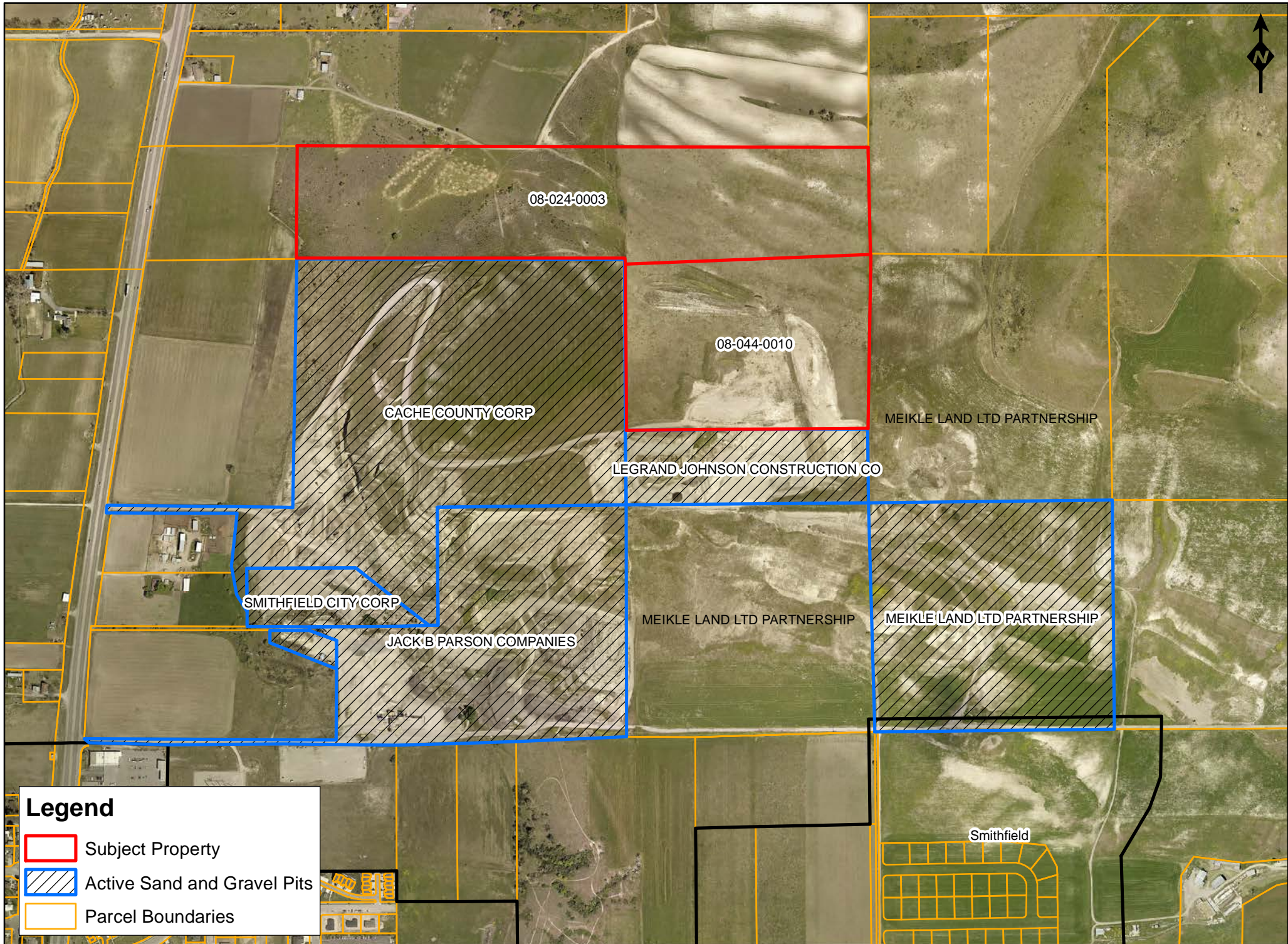


This is not an official map but for reference only. Spatial attributes and tabular data reflect rough estimates. Resource potential is based on physical characteristics and number of sand and gravel pits located in the geologic areas. The data was compiled from the best sources available, so various errors may be inherent on the map.

SYMBOL	UNIT	MUNICIPAL ACRES	COUNTY ACRES	MAX THICK (FEET)	SORTING	ROUNDING	NUM_PITS
Qlpd	Deltaic deposits, Provo level (regressive)	5791	4984.23	82.02	mod. to well	subrounded to round	23
Qlpg	Lacustrine gravel and sand, Provo shoreline (regressive)	889	3953.86	16.4	well	subrounded to round	9
Qlbd	Deltaic deposits, Bonneville level (transgressive)	665	416.35	16.4	mod. to well	subrounded to round	1
Qlbg	Lacustrine gravel and sand, Bonneville shoreline (transgressive)	9	10402.73	65.62	well	subrounded to round	12
Qaly	Younger stream alluvium	3066	5649.82	32.81		-----	0
Qalp	Stream alluvium, Provo phase	3	119.57	16.4	moderately	subangular to rounded	0
Qalb	Stream alluvium, Bonneville phase	0	498.17	16.4	moderately	subangular to rounded	0
Qaf1	Fan alluvium 1	2478	5730.01	16.4	poorly	angular to subround	0
Qaf2	Fan alluvium 2	1558	2862.06	16.4	poorly	angular to subround	0
Qafy	Younger fan alluvium	1783	5791.91	16.4	poorly	angular to subround	0
Qafp	Fan alluvium (Provo shoreline)	243	100.24	16.4	poorly to moderate	angular to well	0
Qafo	Older fan alluvium	256	6973.7	32.81	poorly	angular to well	0



Exhibit B





2017 MEETING DATES AND APPLICATION DEADLINES

DIRECTOR (1 st Wednesday of each month)		PLANNING COMMISSION (1 st Thursday of each month)		COUNTY COUNCIL (2nd & 4th Tuesday*)	BOARD OF ADJUSTMENTS (3 rd Thursday of each month)	
Application Deadline 3:00 PM	MEETING DATE 4:00 PM	Application Deadline 3:00 PM	MEETING DATE 5:30 PM	MEETING DATE 5:00 PM	Application Deadline 3:00 PM	MEETING DATE 6:00 PM
7 Dec	4 Jan	7 Dec	5 Jan	10 Jan 24 Jan	28 Dec	19 Jan
4 Jan	1 Feb	4 Jan	2 Feb	14 Feb 28 Feb	25 Jan	16 Feb
1 Feb	1 Mar	1 Feb	2 Mar	14 Mar 28 Mar	22 Feb	16 Mar
1 Mar	5 Apr	1 Mar	6 Apr	11 Apr 25 Apr	29 Mar	20 Apr
5 Apr	3 May	5 Apr	4 May	09 May 23 May	26 Apr	18 May
3 May	7 Jun	3 May	1 Jun	13 Jun 27 Jun	31 May	15 Jun
7 Jun	5 Jul	7 Jun	6 Jul	11 Jul 25 Jul	28 Jun	20 July
5 Jul	2 Aug	5 Jul	3 Aug	08 Aug 22 Aug	26 Jul	17 Aug
2 Aug	6 Sep	2 Aug	7 Sep	12 Sep 26 Sep	30 Aug	21 Sep
6 Sep	4 Oct	6 Sep	5 Oct	10 Oct 24 Oct	27 Sep	19 Oct
4 Oct	1 Nov	4 Oct	2 Nov	14 Nov 21 Nov*	25 Oct	16 Nov
1 Nov	6 Dec	1 Nov	7 Dec	05 Dec* 12 Dec*	29 Nov	21 Dec