

APPROVED

**CACHE COUNTY
COUNCIL MINUTES
JUNE 26, 2012**

**CACHE COUNTY COUNCIL
JUNE 26, 2012**

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CACHE COUNTY COUNCIL MEETING
June 26, 2012

The Cache County Council convened in a regular session on June 26, 2012 at 5:00 p.m. in the Cache County Council Chamber at 199 North Main, Logan, Utah.

ATTENDANCE:

Chairman: Craig "W" Buttars
Vice Chairman: Val Potter
Council Members: H. Craig Petersen, Kathy Robison, Jon White, Cory Yeates
(arrived 5:51 p.m.) & Gordon Zilles.
County Executive: M. Lynn Lemon
County Clerk: Jill N. Zollinger
County Attorney: Denise Ciebien

The following individuals were also in attendance: Mikelshan Bartschi, Holly Dixon, Nefi Garcia, Sharon L. Hoth, Jennifer J., Lieutenant Brian Locke, Dave Nielsen, Director Josh Runhaar, Justin C. Taylor, Melody Taylor, Steve Taylor, Natalie Watkins, Bob Wright, **Media:** Charles Geraci (Herald Journal), Jennie Christensen (KVNU).

OPENING REMARKS AND PLEDGE OF ALLEGIANCE

Vice Chairman Potter gave the opening remarks and led those present in the Pledge of Allegiance.

REVIEW AND APPROVAL OF AGENDA

ACTION: Motion by Vice Chairman Potter to approve the agenda with Item 7a – *Introduction of Cache County Rodeo Royalty* – deleted. Zilles seconded the motion. The vote was unanimous, 6-0. Yeates absent.

REVIEW AND APPROVAL OF MINUTES

ACTION: Motion by Council member Robison to approve the minutes of the June 12, 2012 Council Meeting as written. Zilles seconded the motion. The vote was unanimous, 6-0. Yeates absent.

REPORT OF THE COUNTY EXECUTIVE: M. LYNN LEMON

APPOINTMENTS: Heather Peterson Library Director – Cache County Library

ACTION: Motion by Council member Robison to accept the recommended appointments. White seconded the motion. The vote was unanimous, 6-0. Yeates absent.

WARRANTS: There were no warrants.

OTHER ITEMS

- ❑ **Cache County Council of Governments (CCCOG) Draft Funding Recommendations 2012** – Executive Lemon submitted a copy of the CCCOG's proposed funding recommendations to the Council. These have not been approved by the CCCOG because of the lack of a quorum at the last meeting, but they will meet again July 9, 2012 and would like to have the recommendations approved at the July 10, 2012 Council Meeting.

Lemon explained that the recommended funding of \$5,000,000.00 will cover the first three projects (Logan City 200 East, Cache County South Highway 89/91 Corridor, Hyde Park City 400 East) and a portion of the fourth (Cache County, Providence & Logan City, 1700 South Street).

The projects are ranked in order according to scores submitted.

(Attachment 1)

CONSENT AGENDA

- ◇ **Hyrum Dam Acreage Subdivision** – Robert Wright requesting approval for a 1-lot subdivision and an agricultural remainder on 129 acres in Agricultural (A-10) Zone located approximately 1550 West 6600 South, south of Hyrum.
- ◇ **Two Munk Brothers Subdivision** – Trevor Munk requesting approval for a 3-lot subdivision and an agricultural remainder on 59.13 acres in the Agricultural (A-10) Zone located approximately 5453 North 2400 West, Benson.

(Attachment 2)

ACTION: Motion by Council member White to approve the consent agenda items – *Hyrum Dam Acreage Subdivision* and *Two Munk Brothers Subdivision*. Potter seconded the motion. The vote was unanimous, 6-0. Yeates absent.

ITEMS OF SPECIAL INTEREST

- **Outstanding Employee of the Quarter** was presented by Jim Smith to Chris Harrild of the Planning and Development Office.
- **50-Year Service Award – Search & Rescue – Chad Jensen** – Chairman Buttars noted this item will be on a future agenda.

UNIT OR COMMITTEE REPORTS

- ★ **Development Services** – Director Josh Runhaar updated the Council on the operations of Development services including: Geographic Information Systems (GIS), Building Office and Zoning Office. Projects coming in the future are a roads inventory, recreation trail and trailhead mapping and guides and an update of the comprehensive plan. Runhaar also reviewed the Logan Canyon Gateway Trail project, the NRCS Emergency watershed Protection project to remove debris and restore stream banks and a floodplain restoration in the Country Manor Subdivision area.

PUBLIC HEARINGS, APPEALS AND BOARD OF EQUALIZATION MATTERS

PUBLIC HEARING SET: JULY 10, 2012 – 5:30 P.M. – UT1 SARDINE REZONE –
Doug Kofford requesting approval for rezone of a 1.011 acre leased area of a 60-acre
property in the Forest Recreation (FR-40) Zone to include the Public Infrastructure (PI)
Overlay Zone located approximately 1 mile northwest of the UDOT road sheds off State
Route 89.

Action: Motion by Council member White to set a Public Hearing – July 10, 2012
at 5:30 p.m. – UT1 Sardine Rezone. Potter seconded the motion. The vote was
unanimous, 6-0. Yeates absent.

PUBLIC HEARING SET: JULY 10, 2012 – 5:40 P.M. – AMENDMENTS TO TITLE 17 –
17.09.030 Schedule of Uses by Zone; Self-Service Storage Facility.

ACTION: Motion by Council member Petersen to set a Public Hearing – July 10,
2012 at 5:40 p.m.- Amendments to Title 17 – 17.09.030 Schedule of Uses by Zone;
Self-Service Storage Facility.

PUBLIC HEARING SET: JULY 10, 2012 – 5:50 P.M. – SPRING RIDGE ESTATES
REZONE – Justin & Steven Taylor requesting approval for a rezone of 349 acres from
Agricultural (A-10) Zone to the Rural 1 (RU-2) Zone located approximately 2150 North
8000 West, Petersboro.

ACTION: Motion by Council member Zilles to set a Public Hearing – July 10, 2012
at 5:50 p.m. – Spring Ridge Estates Rezone. Petersen seconded the motion. The
vote was unanimous, 6-0. Yeates absent.

Council member Petersen observed that the Spring Ridge Estates Rezone poses some issues concerning size and the RU-2 zone and recommended having a workshop with the Planning Commission to discuss those issues. July 31, 2012 was suggested as a date for the workshop and Council member White proposed that Director Runhaar review the use chart for the Council at the same time.

Council member Yeates arrived at the meeting at 5:51 p.m.

PENDING ACTION

- Employee Compensation Committee – Discussion** – Executive Lemon reported the Committee hasn't finalized anything regarding the 50% proposal for employees of less or more than ten years. Lemon will research how many employees have been with the county less than ten years and how many have been here more than ten years before developing a proposal. The Committee will meet again as soon as the final budget numbers are available and bring the proposal to the Council.
- Air Quality/Vehicle Maintenance & Inspection Committee** Executive Lemon stated that Joe Thomas has submitted ordinances from Weber and Davis Counties for Cache County to look at. Lemon asked Council members White, Petersen and Yeates to meet with him and Joe Thomas Wednesday, June 27, 2012 at 4:00 p.m. to review the ordinances. Lemon informed the Council that the

Health Department is willing to take over the inspection program if that is the Council's decision.

Chairman Buttars referred the Council to a letter received from the Lewiston City Council encouraging the County Council to resist the EPA's requirement to implement a vehicles emissions testing program. Buttars feels it would be appropriate to write a letter of response. Executive Lemon suggested the Committee draft a letter to be sent to all of the Mayors in the valley explaining the issue and outlining the consequences to the county.

PUBLIC HEARINGS, APPEALS AND BOARD OF EQUALIZATION MATTERS

PUBLIC HEARING: JUNE 26, 2012 – 6:00 P.M. – OPEN 2012 BUDGET – Executive Lemon explained the budget adjustments. *(See Attachment 3 to Resolution No. 2012-16 for details.)*

Chairman Buttars opened the Public Hearing and invited public comment. There was none.

ACTION: Motion by Council member Zilles to close the Public Hearing – June 26, 2012-Open 2012 Budget. Yeates seconded the motion. The vote was unanimous, 7-0.

INITIAL PROPOSAL FOR CONSIDERATION

- **Resolution No. 2012-16 – Adjustments to 2012 Budget**

(Attachment 3)

ACTION: Motion by Council member Yeates to waive the rules and approve Resolution No. 2012-16 – Adjustments to 2012 Budget. Potter seconded the motion. The vote was unanimous, 7-0.

- **Resolution No. 2012-17 – Amendments to Development Services Applications, Permits, and Fee Schedule – Zoning clearance application, building permit application, business license clearance application, right-of-way encroachment permit application, and development services fee schedule** – Director Runhaar told the Council this is the long-awaited “one-stop” permitting his office has been developing. The new process cuts the steps an applicant must go through in half and creates better follow-through on zoning and access requirements.

Runhaar also shared details of the new business licensing procedure.

(Attachment 4)

ACTION: Motion by Vice Chairman Potter to waive the rules and approve Resolution No. 2012-17- Amendments to Development Services Applications, Permits, and Fee Schedule, etc. Yeates seconded the motion. The vote was unanimous, 7-0.

- **Repeal of HJR-13 – Statewide Opinion Question on RAPZ Tax removed from November 2012 ballot** – Executive Lemon indicated that when the 2011 audit is done sometime in July, a letter listing completed RAPZ/Restaurant Tax projects will be sent to interested entities in the county.

OTHER BUSINESS

- ✓ **Lewiston 4th of July parade – 9:15 a.m.** – Council members Yeates and Potter will attend as well as Chairman Buttars. Zilles will arrange for a vehicle.
- ✓ **Hyrum 4th of July Parade – 12:00 p.m.** – Council members Robison, White and Zilles will attend.

COUNCIL MEMBER REPORTS

Gordon Zilles expressed strong concerns that the 4200 North and Highway 81 intersection entrance is dangerously narrow and AgriService has complained to him. Lemon said he has told UDOT of the problem repeatedly, but nothing has been done. He will keep reminding UDOT of the problem.

Cory Yeates asked Executive Lemon to speak with UDOT about the 3200 West and Highway 30 intersection.

Val Potter said he and Lemon met with Hyde Park Thursday on the airport overlay zone. Potter feels there is support for the zone.

Craig Petersen shared an citizen's stating concerns about a makeshift shooting range near second dam. It has been reported to the Sheriff's Office and Lieutenant Locke said the office is investigating. Attorney Swink will review the property ownership issue with Locke and report their findings to the Council.

Petersen asked Clerk Zollinger if the election results can be viewed in real time on the county website tonight? Zollinger replied they can be.

Kathy Robison stated she has met with several department heads and they feel the county should come up with a software acquisition policy.

Robison asked that the list of completed RAPZ/Restaurant Tax projects be available on the county website.

ADJOURNMENT

The Council meeting adjourned at 6:33 p.m.

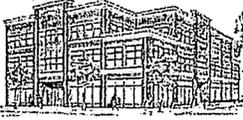
ATTEST: Jill N. Zollinger
County Clerk

APPROVAL: Craig "W" Buttars
Chairman

DRAFT Cache County Council of Governments Funding Recommendation 2012
COG Member Scoring Results

2012 Funding Assumption: \$5,000,000

Description	Jurisdiction	Average Score	Total Project Cost	Request Amount	Recommended Funding	2010 Fund Balance
200 East, 450 North to 1250 North	Logan City	21.25	\$3,500,000	\$3,100,000	\$3,100,000	\$1,900,000
South Hwy 89/91 Corridor	Cache County	17.00	\$500,000	\$465,000	\$465,000	\$1,435,000
400 East, 270 North to 450 North	Hyde Park City	15.50	\$270,000	\$200,000	\$200,000	\$1,235,000
1700 South Street	Cache County	15.38	\$3,621,945	\$3,367,945	\$1,235,000	\$0
2400 West	Amalga Town	13.00	\$517,650	\$337,650	\$0	\$0
600 South, ~100 West to State St.	Richmond City	9.00	\$163,737	\$146,737	\$0	\$0
Totals			\$8,573,332	\$7,617,332	\$5,000,000	



CACHE COUNTY CORPORATION
DEVELOPMENT SERVICES DEPARTMENT

JOSH RUNHAAR, AICP
DIRECTOR / ZONING ADMINISTRATOR
PAUL BERNTSON
CHIEF BUILDING OFFICIAL

179 NORTH MAIN, SUITE 305 LOGAN, UTAH 84321 ♦ (435)755-1640 ♦ FAX (435)755-1987

Development Services Agenda Items

To: Cache County Council
From: Christopher Harrild, Development Services, Planner II
Date: 20 June 2012
Subject: Development Services Agenda Items

A request for the County Council to place the following on the June 26, 2012 agenda:

Consent items

- 1. Hyrum Dam Acreage Subdivision** – Robert Wright is requesting approval for a 1-lot subdivision and an agricultural remainder on 129 acres of property in the Agricultural (A-10) Zone located at approximately 1550 West 6600 South, south of Hyrum.
Findings of Fact: Five (5)
Conditions of Approval: Four (4)
Planning Commission Recommendation: Approval (5, 0)
- 2. Two Munk Brothers Subdivision** – Trevor Munk is requesting approval for a 3-lot subdivision and an agricultural remainder on 59.13 acres of property in the Agricultural (A-10) Zone located at approximately 5453 North 2400 West, Benson.
Findings of Fact: Four (4)
Conditions of Approval: Two (2)
Planning Commission Recommendation: Approval (5, 0)

Items to set for a public hearing

- 3. Set a Public Hearing for July 10, 2012 to hear:**
UT1 Sardine Rezone – Doug Kofford is requesting approval for a rezone of a 1.01 acre leased area of a 60 acre property in the Forest Recreation (FR-40) Zone to include the Public Infrastructure (PI) Overlay Zone located approximately 1 mile northwest of the UDOT road sheds off State Route 89.
Findings of Fact: Two (2)
Planning Commission Recommendation: Approval (5, 0)
- 4. Set a Public Hearing for July 10, 2012 to hear:**
Spring Ridge Estates Rezone – Justin & Steven Taylor are requesting approval for a rezone of 349 acres from the Agricultural (A-10) Zone to the Rural 2 (RU-2) Zone located at approximately 2150 North 8000 West, Petersboro.
Staff Findings of Fact: Three (3)
Planning Commission Findings of Fact: Two (2)
Planning Commission Recommendation: Denial(4, 0; Godfrey abstained)
- 5. Set a Public Hearing for July 10, 2012 to hear:**
Amendments to Title 17 – §17.09.030 Schedule of Uses by Zone; Self-Service Storage Facility.

Initial consideration

- 6. Resolution 2012-17: Amendments to Development Services Applications, Permits, and Fee Schedule** – Zoning clearance application, building permit application, business license clearance application, right-of-way encroachment permit application, and development services fee schedule.



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Staff Report: Hyrum Dam Acreage Subdivision

07 June 2012

Agent: Bob Wright

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

Staff Determination: Approval with conditions

Type of Action: Administrative

Land Use Authority: Cache County Council

Location

Reviewed by: Christopher S. Harrild, Planner II

Project Address:

1550 West 6600 South
Hyrum, Utah 84319

Current Zoning:

Agricultural (A-10)

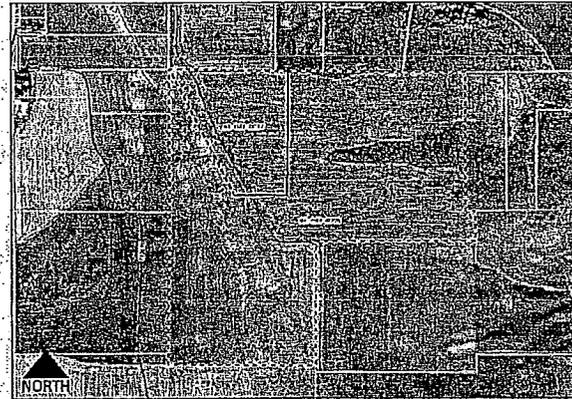
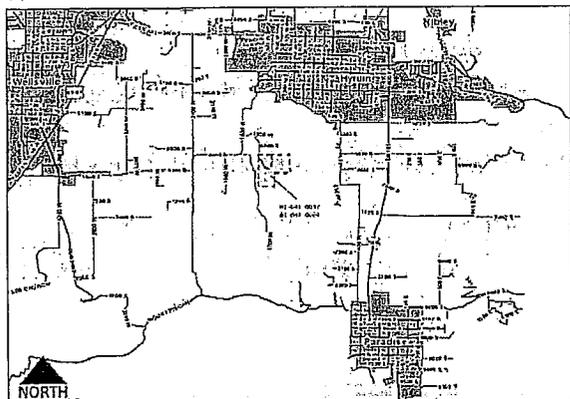
Surrounding Uses:

North – Agricultural/Residential

South – Agricultural

East – Agricultural

West – Agricultural/Residential



Purpose, Applicable Ordinance, and Summary

Purpose:

To review and make a recommendation to the County Council regarding the proposed Hyrum Dam Acreage subdivision.

Ordinance:

As per the Cache County Zoning Ordinance Table 17.10.010 Site Development Standards, this parcel qualifies for a development density of one (1) lot per ten (10) acres. With a total developable acreage of approximately 120 acres, this parcel has a maximum development potential of twelve (12) developable lots.

Summary:

This proposal is to create a 1-lot subdivision and agricultural remainder. The existing parcels are restricted as they were divided without the proper approvals. This proposal will address the illegal division and thereby remove the restriction from both properties.

Access:

- Access to this property from county road 1600 West is adequate with the exception of an approximately 800 foot long portion that averages 16 feet in width and is a substandard dirt/gravel road. The required roadway for a road serving up to two (2) homes is a 24 foot wide gravel surface (10 foot wide travel lanes with 2 foot wide shoulders) with an approved turn-around.
- The developer has volunteered to improve the substandard section of 1600 West to meet the county standard as identified in the Cache County Manual of Roadway Design and Construction Standards and has provided a letter stating such.
- An encroachment permit is required for any work within the county right-of-way.
- The private drive, 6600 south, must be improved to meet all applicable requirements of the current International Fire Code, minimum County standards, and any other applicable codes.

Water & Septic:

- An adequate, approved, domestic water right must be in place at the time of final plat recordation for all building lots within the proposed subdivision.
- The proposed lot is feasible for on-site septic tank system with the requirement that lot specific soil information and percolation tests shall be required in the evaluation and sizing for the individual septic system.

Service Provision:

- All refuse and recycling containers shall be placed along the side of 1600 West.
- The residents shall provide sufficient shoulder space for the residential refuse and recycle containers to sit four feet apart and be out of the travel lane.
- A school bus stop is located 6400 South 1800 West approximately 4.5 blocks from the proposed subdivision.
- The proposed subdivision is being developed in an area without adequate water supply for fire suppression. The water supply for fire suppression will be provided by tenders from the Hyrum Fire Department.

Staff Determination and Findings of Fact (5)

It is staff's determination that the Hyrum Dam Acreage subdivision, a 1-lot subdivision and agricultural remainder on property located at approximately 1550 West 6600 South with parcel ID#'s 01-081-0001 and 01-081-0017, is in conformance with the Cache County Ordinance requirements and should be forwarded to the County Council with a recommendation of approval. This determination is based on the following findings of fact:

1. The Hyrum Dam Acreage subdivision has been revised and amended by the conditions of project approval to address the issues and concerns raised within the public and administrative records.
2. The Hyrum Dam Acreage subdivision has been revised and amended by the conditions of project approval to conform to the requirements of Titles 16 and 17 of the Cache County Code and the requirements of various departments and agencies.
3. The developer of the Hyrum Dam Acreage subdivision has volunteered to improve the substandard portion of county road 1600 West to meet the requirements of the Cache County Manual of Roadway Design and Construction Standards.
4. The Hyrum Dam Acreage subdivision conforms to the preliminary and final plat requirements of §16.03.030 and §16.03.040 of the Cache County Subdivision Ordinance.
5. The Hyrum Dam Acreage subdivision is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjoining or area properties.

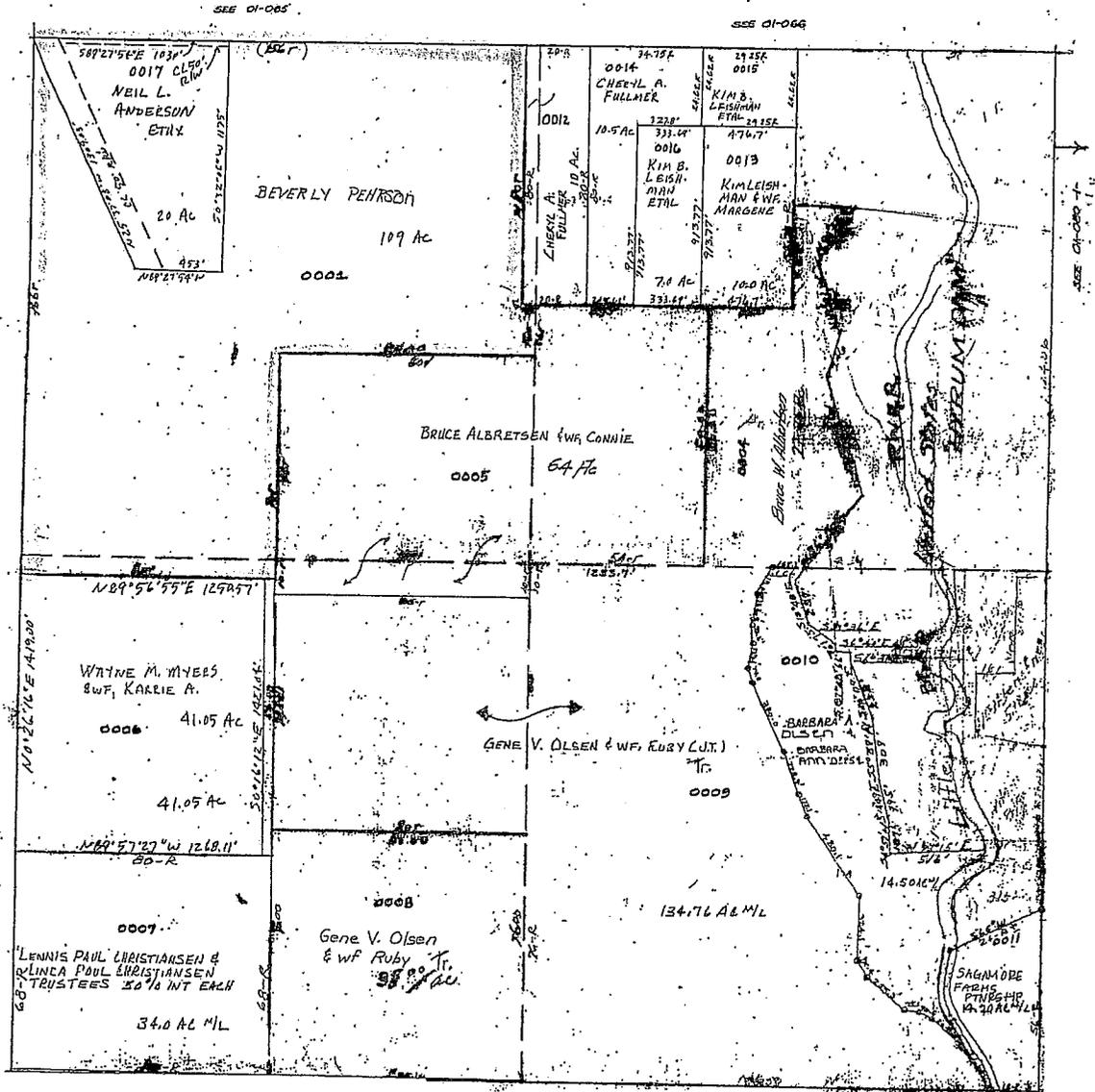
Conditions of Approval (4)

The following conditions must be met prior to recordation of the final plat for the development to conform to the County Ordinance and the requirements of county service providers:

1. Meet all applicable standards of the Cache County Ordinance.
2. Provide evidence of adequate, approved, domestic water rights for all building lots within the subdivision.
3. Reaffirm their portion of Cache County's 66' wide right-of-way for all county roads along the proposed subdivision boundary.
4. As identified by the applicant, improve the substandard portion of 1600 West to meet the requirements of the Cache County Manual of Roadway Design and Construction Standards and current International Fire Code (Attachment A).

SECTION 17, TOWNSHIP 10 NORTH, RANGE 1 EAST
SCALE 1 INCH = 5 CH.

TAX UNIT 28



SEE 01-082

SEE 01-066

SEE 01-085

SEE 01-080

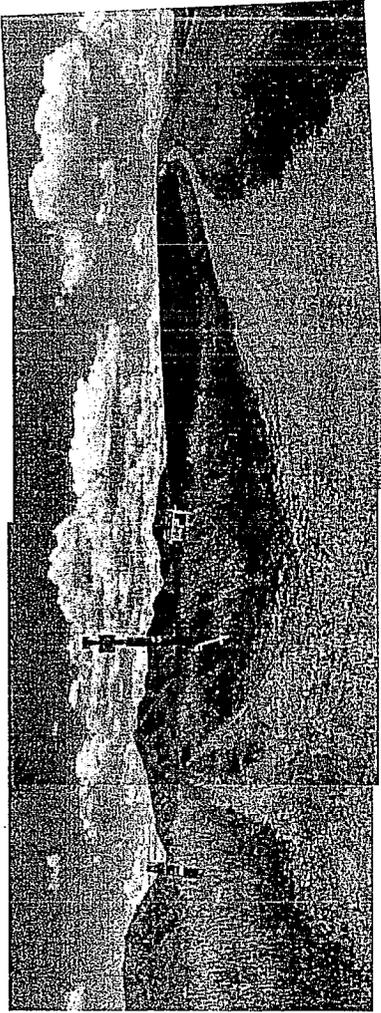
SEE 01-084

Hyrum Dam Acreage Subdivision:

Looking east at the intersection of county road 1600 West and private road 6500 South. 1600 West is approximately 18' wide and substandard as it proceeds south past 6500 South.



Looking east at the intersection of county road 1600 West and private road 6600 South. 1600 West and 6600 South are substandard at this location.



The highlighted portion of 1600 West is approximately 800 feet long and identifies the substandard portion of 1600 West.



1 The planning commission discussed their opinions for the current application. Many discussed
2 the Envision Cache Valley Process and that opinion of the county residents for development to
3 be closer to current urban development. However, with that said, a denial of this application is
4 not going to guarantee that people will move into the municipalities that are currently here.
5 Many commissioners also were uncomfortable with the size of the development. There were
6 also concerns with 200+ septic tanks concentrated in one area.
7

8 **White** we did receive a letter from the Blacksmith Fork Conservation District. Basically the
9 conversation districts were concerned about Cub Reservoir and the water that comes into and the
10 runoff that comes down. We know there is water and there's got to be growth. The things we
11 are concerned about are the runoff, and the impact you will have when you do the development.
12 We are supposed to protect things like the sharp tail grouse and I don't know if this will affect
13 that, but that is what the letter was about.
14

15 Many commissioners again expressed a concern with the sheer size of the area that has been
16 presented for rezone. However, with that said, the commissioners did agree that the master plan
17 that was presented was well designed. The septic system issue was discussed again. Septic can
18 be run through open space, but if down the road development were to happen in those areas it
19 could possible cause problems.
20

21 *Sands motioned to extend the meeting until 8:30; Ellis seconded; Passed 3, 2.*
22

23 *Allen motioned to recommend denial to the County Council with the stated conditions and the*
24 *amended findings of facts; Sands seconded; Passed 4, 0 (Godfrey abstained).*
25

26 **8:05:00**
27

28 **Regular Agenda:**
29

30 **#4 Hyrum Dam Acreage Subdivision (Robert Wright)**
31

32 **Harrild** reviewed Mr. Robert Wright's request for a recommendation of approval to the County Council
33 for a 1-lot subdivision and an agricultural remainder on 129 acres of property in the Agricultural (A-10)
34 Zone located at approximately 1550 West 6600 South, south of Hyrum. Access to this is currently
35 inadequate. The applicant has provided a letter stating that they are willing to improve the road to meet
36 the county standards. An encroachment permit will be needed to complete those improvements.
37

38 Staff and commission members discussed the illegal division of the land. By doing the subdivision, the
39 division becomes legal and they are allowed the buildable lot.
40

41 *Sands motioned to recommend approval to the County Council for the Hyrum Dam Acreage Subdivision*
42 *with the stated conditions and findings of facts; Ellis (Check) seconded; Passed 5, 0.*
43

44 **#5 Two Munk Brothers Subdivision (Trevor Munk)**
45

46 **Harrild** reviewed Mr. Trevor Munk's request for a recommendation of approval to the County Council
47 for a 3-lot subdivision and an agricultural remainder on 59.13 acres of property in the Agricultural (A-10)
48 Zone located at approximately 5453 North 2400 West, Benson. There is a significant portion of wetlands
49 in this area and there are concerns with drainage. A culvert will be required and the size of the culvert



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179 NORTH MAIN, SUITE 305 LOGAN, UTAH 84321 ♦ (435)755-1640 ♦ FAX (435)755-1987

Staff Report: Two Munk Brothers Subdivision

07 June 2012

Agent: Trevor Munk

Parcel ID#: 13-040-0014

Staff Determination: Approval with conditions

Type of Action: Administrative

Land Use Authority: Cache County Council

Location

Reviewed by: Christopher S. Harrild, Planner II

Project Address:

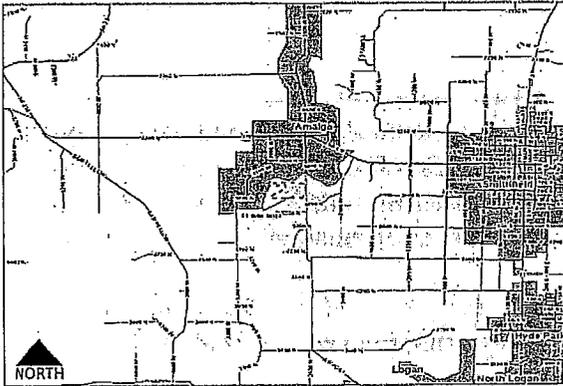
5453 North 2400 West
 Benson, Utah 84335

Current Zoning:

Agricultural (A-10)

Surrounding Uses:

North – City of Amalga
 South – Agricultural/Residential
 East – Agricultural/Residential
 West – City of Amalga



Purpose, Applicable Ordinance, and Summary

Purpose:

To review and make a recommendation to the County Council regarding the proposed Two Munk Brothers subdivision.

Ordinance:

As per the Cache County Zoning Ordinance §17.10.020 Supplemental Standards this parcel qualifies for a development density of one (1) lot per two (2) acres for the first three parcels and a density of one (1) lot per ten (10) acres thereafter; therefore, with a total developable acreage of approximately 59 acres, this pre-1970 parcel has a maximum development potential of eight (8) developable lots.

Summary:

This proposal is to create a 3-lot subdivision and agricultural remainder on a pre-1970 parcel. An existing home is located on the lot identified as Lot 1.

Access:

- Access to this property from county road 2400 West is adequate. At this point, 2400 West is a 23 foot wide paved roadway with 2 foot shoulders.
- A minimum 18 inch culvert must be placed under the proposed subdivision access.

- Any driveways shall meet all applicable requirements of the current International Fire Code, minimum County standards, and any other applicable codes.
- Any work in the County right-of-way shall require an encroachment permit.

Water & Septic:

- An adequate, approved, domestic water right must be in place at the time of final plat recordation for all building lots within the proposed subdivision.
- The proposed lots are feasible for on-site septic tank systems with the requirement that lot specific soil information and percolation tests shall be required in the evaluation and sizing for each individual septic system

Service Provision:

- All refuse and recycling containers shall be placed along the side of 2400 West.
- The residents shall provide sufficient shoulder space for the residential refuse and recycle containers to sit four feet apart and be out of the travel lane.
- A school bus stop is located at 5400 North 2400 West approximately 0.5 blocks from the proposed subdivision.
- The proposed subdivision is in an area that has an adequate water supply for fire suppression. Water supply for fire protection will be provided by a hydrant adjacent to the proposed subdivision.

Staff Determination and Findings of Fact (4)

It is staff's determination that the Two Munk Brothers subdivision, a 3-lot subdivision and agricultural remainder on property located at approximately 5453 North 2400 West, Benson with parcel ID# 13-040-0014, is in conformance with the Cache County Ordinance requirements and should be forwarded to the County Council with a recommendation of approval. This determination is based on the following findings of fact:

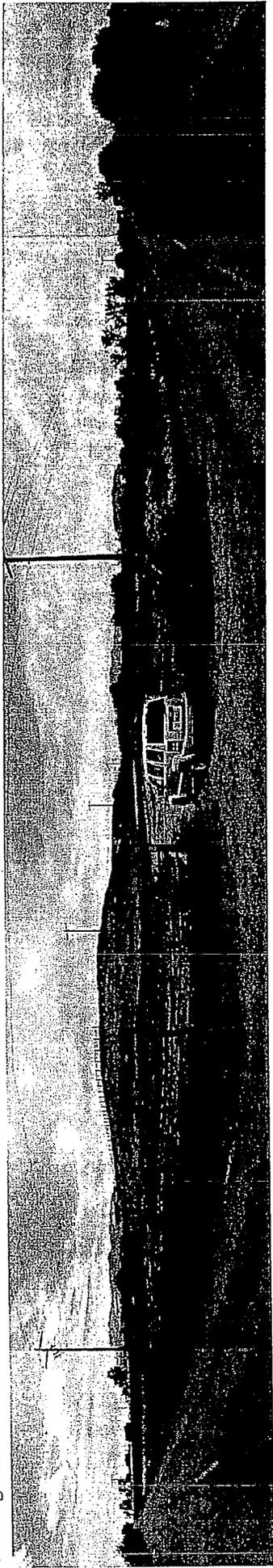
1. The Two Munk Brothers subdivision has been revised and amended by the conditions of project approval to address the issues and concerns raised within the public and administrative records.
2. The Two Munk Brothers subdivision has been revised and amended by the conditions of project approval to conform to the requirements of Titles 16 and 17 of the Cache County Code and the requirements of various departments and agencies.
3. The Two Munk Brothers subdivision conforms to the preliminary and final plat requirements of §16.03.030 and §16.03.040 of the Cache County Subdivision Ordinance.
4. The Two Munk Brothers subdivision is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjoining or area properties.

Conditions of Approval (2)

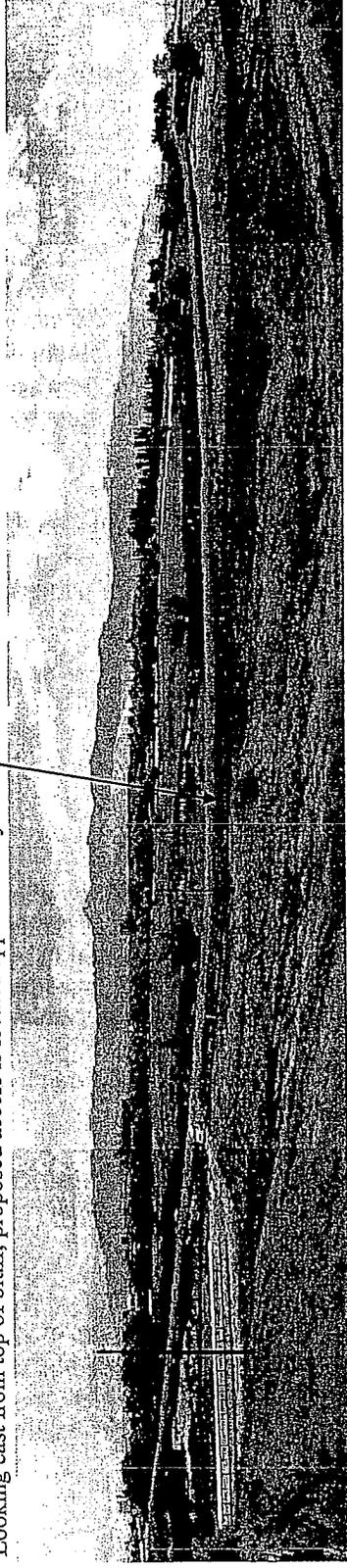
The following conditions must be met for the development to conform to the Cache County Ordinance and the requirements of county service providers:

1. Prior to recordation the proponent shall:
 - a) Meet all applicable standards of the Cache County Ordinance.
 - b) Provide evidence of adequate, approved, domestic water rights for all building lots within the subdivision.
 - c) The applicant shall reaffirm their portion of Cache County's 66' wide right-of-way for all county roads along the proposed subdivision boundary.
2. A culvert shall be installed at the point of the subdivision access to lots 2 and 3 from 2400 West. The size of the culvert shall be determined by the Cache County Engineer.

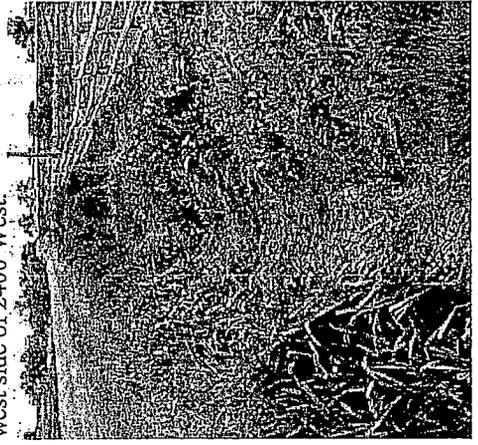
Looking west from 2400 West.



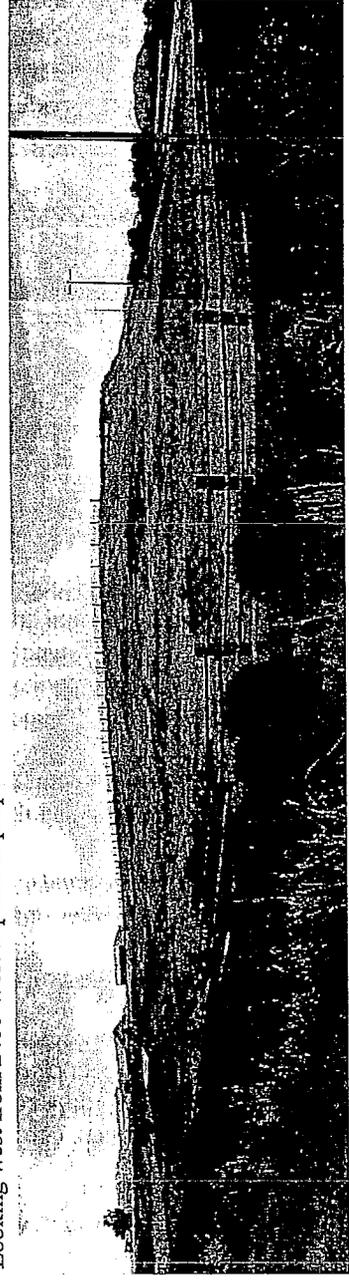
Looking east from top of bluff, proposed access is located approximately here



Looking south down barrow ditch on west side of 2400 West.



Looking west from 2400 West at point of proposed access.



1 The planning commission discussed their opinions for the current application. Many discussed
2 the Envision Cache Valley Process and that opinion of the county residents for development to
3 be closer to current urban development. However, with that said, a denial of this application is
4 not going to guarantee that people will move into the municipalities that are currently here.
5 Many commissioners also were uncomfortable with the size of the development. There were
6 also concerns with 200+ septic tanks concentrated in one area.

7
8 **White** we did receive a letter from the Blacksmith Fork Conservation District. Basically the
9 conversation districts were concerned about Cub Reservoir and the water that comes into and the
10 runoff that comes down. We know there is water and there's got to be growth. The things we
11 are concerned about are the runoff, and the impact you will have when you do the development.
12 We are supposed to protect things like the sharp tail grouse and I don't know if this will affect
13 that, but that is what the letter was about.

14
15 Many commissioners again expressed a concern with the sheer size of the area that has been
16 presented for rezone. However, with that said, the commissioners did agree that the master plan
17 that was presented was well designed. The septic system issue was discussed again. Septic can
18 be run through open space, but if down the road development were to happen in those areas it
19 could possible cause problems.

20
21 *Sands motioned to extend the meeting until 8:30; Ellis seconded; Passed 3, 2.*

22
23 *Allen motioned to recommend denial to the County Council with the stated conditions and the*
24 *amended findings of facts; Sands seconded; Passed 4, 0 (Godfrey abstained).*

25
26 **8:05:00**

27
28 **Regular Agenda:**

29
30 **#4 Hyrum Dam Acreage Subdivision (Robert Wright)**

31
32 **Harrild** reviewed Mr. Robert Wright's request for a recommendation of approval to the County Council
33 for a 1-lot subdivision and an agricultural remainder on 129 acres of property in the Agricultural (A-10)
34 Zone located at approximately 1550 West 6600 South, south of Hyrum. Access to this is currently
35 inadequate. The applicant has provided a letter stating that they are willing to improve the road to meet
36 the county standards. An encroachment permit will be needed to complete those improvements.

37
38 Staff and commission members discussed the illegal division of the land. By doing the subdivision, the
39 division becomes legal and they are allowed the buildable lot.

40
41 *Sands motioned to recommend approval to the County Council for the Hyrum Dam Acreage Subdivision*
42 *with the stated conditions and findings of facts; Ellis (Check) seconded; Passed 5, 0.*

43
44 **#5 Two Munk Brothers Subdivision (Trevor Munk)**

45
46 **Harrild** reviewed Mr. Trevor Munk's request for a recommendation of approval to the County Council
47 for a 3-lot subdivision and an agricultural remainder on 59.13 acres of property in the Agricultural (A-10)
48 Zone located at approximately 5453 North 2400 West, Benson. There is a significant portion of wetlands
49 in this area and there are concerns with drainage. A culvert will be required and the size of the culvert

1 will be determined by the county engineer. Staff has had problems with the survey and what the county
2 requires of the survey. The portion of the land that is shown on the map is the developable area. The
3 final plat will show the entire Ag remainder, not just the developable lots. There is an identified flood
4 plane in this area and the houses would be required to build up on the flat land.
5

6 *Allen motioned to recommend approval to the County Council for the Two Munk Brothers Subdivision*
7 *with the state conditions and findings of facts; Godfrey seconded; Passed 5, 0.*
8

9 **8:18:00**

10
11 **#6 Amendments to Title 17 – 17.07 Definitions, 17.09 Schedule of Zoning Uses**

12
13 Staff and commission discussed the proposed change to where storage units are allowed. Currently
14 storage units are allowed basically anywhere and the proposal would be to only allow storage units in the
15 industrial/Manufacturing Zone. While restricting where commercial and industrial/manufacturing is
16 allowed, the county does need to plan for where those zones are going to be in the County.
17

18 *Sands motioned to recommend to the County Council to change the existing use tables as noted in*
19 *regards to the self-service storage facility to amend the use chart to show that self-storage facilities are*
20 *only conditional allowed in the industrial/manufacturing zone; Allen seconded; Passed 5, 0.*
21

22 **#7 Discussion – Ordinance Revision Priorities**

23
24 Staff made the commission aware of the County Council's desire for the ordinance revision priorities to
25 be attended. The definitions and use charts need to be revised because they are in terrible shape and are
26 causing problems for administrative decisions.
27

28 **8:29:00**

29
30 **Adjourned**

RESOLUTION NO. 2012- 16

A RESOLUTION INCREASING THE BUDGET APPROPRIATIONS FOR CERTAIN COUNTY DEPARTMENTS.

The Cache County Council, in a duly convened meeting, pursuant to Sections 17-36-22 through 17-36-26, Utah Code Annotated, 1953 as amended, finds that certain adjustments to the Cache County budget for 2012 are reasonable and necessary; that the said budget has been reviewed by the County Auditor with all affected department heads; that a duly called hearing has been held and all interested parties have been given an opportunity to be heard; that all County Council has given due consideration to matters discussed at the public hearing and to any revised estimates of revenues; and that it is in the best interest of the County that these adjustments be made.

NOW THEREFORE, it is hereby resolved that:

Section 1.

The following adjustments are hereby made to the 2012 budget for Cache County:

see attached

Section 2.

Other than as specifically set forth above, all other matters set forth in the said budget shall remain in full force and effect.

Section 3.

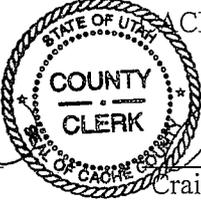
This resolution shall take effect immediately upon adoption and the County Auditor and other county officials are authorized and directed to act accordingly.

This resolution was duly adopted by the Cache County Council on the 26th day of June, 2012.

ATTESTED TO:

CACHE COUNTY COUNCIL

Jill N. Zollinger
Jill N. Zollinger, Cache County Clerk



Craig W. Buttars
Craig "W" Buttars, Chairman

FUND 100 GENERAL FUND REVENUES

ACCOUNT	DESCRIPTION	Current Budget	Recommended Decrease DEBIT	Increase CREDIT	Amended Budget	Reason for Change
100-3110-10000	Current Year Propety Taxes	\$ (8,579,116)		\$ (22,838)	\$ (8,601,954)	to capture new growth values
100-3890-90000	Appropriated Surplus	\$ (168,590)		\$ (15,282)	\$ (183,872)	to balance general fund requests
100-3810-76000	TRANSFER FROM RESTAURANT TAX	\$ -		\$ (12,500)	\$ (12,500)	POWER UPGRADE RTA FAIRGRDS
100-3810-76000	TRANSFER FROM RESTAURANT TAX	\$ (12,500)		\$ (50,000)	\$ (62,500)	SO PARKING AREA RTA 12 AWARD
100-3810-76000	TRANSFER FROM RESTAURANT TAX	\$ (62,500)		\$ (12,000)	\$ (74,500)	FAIR & RODEO ADV RTA 12 AWARD
Totals			\$ -	\$ (112,620)		
Net Adjustment					\$ (112,620)	

FUND 100 GENERAL FUND EXPENDITURES

ACCOUNT	DESCRIPTION	Current Budget	Recommended Increase DEBIT	Decrease CREDIT	Amended Budget	Reason for Change
100-4112-28000	COUNCIL-GOMMUNICATIONS	\$ 200	\$ 120		\$ 320	Cost-increase>>>extra-phone-10/11>>>Lyn
100-4141-25000	AUDITOR - EQUIP SUPPLY & MAINT	\$ 10,000	\$ 38,000		\$ 48,000	ESTIMATED CONVERSION COST
100-4160-72000	BLDG & GRDS - BLDG IMPROVEMENTS	\$ 31,000		\$ (9,986)	\$ 21,014	to remove cement standards
100-4160-73000	BLDG & GRDS - IMPPROVEMENTS	\$ -	\$ 9,986		\$ 9,986	to remove cement standards
100-4511-73000	FAIRGROUNDS - IMPROVEMENTS	\$ 20,000	\$ 12,500		\$ 32,500	POWER UPGRADE RTA/RAPZ
100-4511-73000	FAIRGROUNDS - IMPROVEMENTS	\$ 32,500	\$ 50,000		\$ 82,500	SOUTH PARKING AREA RTA/RAPZ
100-4520-22100	CO FAIR - ADVERTIZING	\$ 8,000	\$ 6,000		\$ 14,000	ADVERTIZING FOR FAIR & RODEO
100-4521-22100	RODEO - ADVERTIZING	\$ 7,500	\$ 6,000		\$ 13,500	ADVERTIZING FOR FAIR & RODEO
Totals			\$ 122,606	\$ (9,986)		
Net Adjustment					\$ 112,620	
					\$ -	

FUND 150 ASSESSING & COLLECTING REVENUES

ACCOUNT	DESCRIPTION	Current Budget	Recommended Decrease DEBIT	Increase CREDIT	Amended Budget	Reason for Change
150-3165-65000	Current Year Propety Taxes -County A&C	\$ (1,599,410)		\$ (32,342)	\$ (1,631,752)	to capture new growth values
150-3160-60000	Current Year Property Taxes -Multico A&C	\$ (870,565)	\$ 24,471		\$ (846,094)	to meet stwde levy amount
Totals			\$ 24,471	\$ (32,342)		
Net Adjustment					\$ (7,871)	

FUND 150 ASSESSING & COLLECTING EXPENDITURES

ACCOUNT	DESCRIPTION	Current Budget	Recommended Increase DEBIT	Decrease CREDIT	Amended Budget	Reason for Change
150-4880-99200	Contrib to A&C Fund Reserve	\$ 42,779	\$ 7,871		\$ 50,650	to capture new growth values
Totals			\$ 7,871	\$ -		
Net Adjustment					\$ 7,871	
					\$ -	

FUND 200 MUNICIPAL SERVICES FUND REVENUES

ACCOUNT	DESCRIPTION	Current Budget	Recommended Decrease DEBIT	Increase CREDIT	Amended Budget	Reason for Change
200-3810-76000	TRANSFER FROM RESTAURANT TAX	\$ -		\$ (57,256)	\$ (57,256)	RTA 12 LOGAN CANYON GATEWAY TRAIL
Totals			\$ -	\$ (57,256)		
Net Adjustment					\$ (57,256)	

FUND 200 MUNICIPAL SERVICES FUND EXPENDITURES

ACCOUNT	DESCRIPTION	Current Budget	Recommended Increase DEBIT	Decrease CREDIT	Amended Budget	Reason for Change
200-4570-48100	LOGAN CANYON TRAIL (GATEWAY)	\$ 240,956	\$ 57,256		\$ 298,212	RTA 12 LOGAN CANYON GATEWAY TRAIL
Totals			\$ 57,256	\$ -		
Net Adjustment					\$ 57,256	
					\$ -	

FUND 210 HEALTH FUND REVENUES

ACCOUNT	DESCRIPTION	Current Budget	Recommended Decrease DEBIT	Increase CREDIT	Amended Budget	Reason for Change
210-3110-10000	Current Year Propety Taxes -HEALTH	\$ (728,845)		\$ (1,415)	\$ (730,260)	to capture new growth values
Totals			\$ -	\$ (1,415)		
Net Adjustment					\$ (1,415)	

FUND 210 HEALTH FUND EXPENDITURES

ACCOUNT	DESCRIPTION	Current Budget	Recommended Increase DEBIT	Decrease CREDIT	Amended Budget	Reason for Change
210-4880-99500	Contrib to A&C Fund Reserve	\$ -	\$ 1,415		\$ 1,415	to capture new growth values
Totals			\$ 1,415	\$ -	\$ -	
Net Adjustment					\$ 1,415	
					\$ -	

FUND 230 TOURIST COUNCIL FUND REVENUES

ACCOUNT	DESCRIPTION	Current Budget	Recommended Decrease DEBIT	Increase CREDIT	Amended Budget	Reason for Change
230-3350-50000	STATE OF UTAH-MATCHING GRANTS	\$ (50,062)		\$ (13,115)	\$ (63,177)	UOT Marketing Grant Round 7.5
230-3810-76000	TRANSFER FROM RESTAURANT TAX	\$ -		\$ (95,000)	\$ (95,000)	RTA AWARD 2012
Totals			\$ -	\$ (13,115)	\$ -	
Net Adjustment					\$ (13,115)	

FUND 230 TOURIST COUNCIL FUND EXPENDITURES

ACCOUNT	DESCRIPTION	Current Budget	Recommended Increase DEBIT	Decrease CREDIT	Amended Budget	Reason for Change
230-4565-49000	ADVERTISING & PROMOTIONS	\$ 190,466	\$ 13,115		\$ 203,581	Ad Partners Rich, Box Elder, & UDOT
230-4565-49000	ADVERTISING & PROMOTIONS	\$ 203,581	\$ 95,000		\$ 298,581	RTA AWARD 2012
Totals			\$ 13,115	\$ -	\$ -	
Net Adjustment					\$ 13,115	
					\$ -	

FUND 240 COUNCIL ON AGING FUND REVENUES

ACCOUNT	DESCRIPTION	Current Budget	Recommended Decrease DEBIT	Increase CREDIT	Amended Budget	Reason for Change
240-3810-76000	TRANSFER FROM RESTAURANT TAX	\$ -		\$ (4,457)	\$ (4,457)	RTA 12 OUTSIDE PATIO IMPROVEMENTS
Totals			\$ -	\$ (4,457)	\$ -	
Net Adjustment					\$ (4,457)	

FUND 240 COUNCIL ON AGING FUND EXPENDITURES

ACCOUNT	DESCRIPTION	Current Budget	Recommended Increase DEBIT	Decrease CREDIT	Amended Budget	Reason for Change
240-4371-25100	SR CENTER -NONCAPITALIZED EQUIPMENT	\$ 1,500	\$ 4,457		\$ 5,957	RTA 12 OUTSIDE PATIO IMPROVEMENTS
Totals			\$ 4,457	\$ -	\$ -	
Net Adjustment					\$ 4,457	
					\$ -	



CACHE COUNTY CORPORATION
DEVELOPMENT SERVICES DEPARTMENT

JOSH RUNHAAR, AICP
 DIRECTOR / ZONING ADMINISTRATOR
 PAUL BERNTSON
 CHIEF BUILDING OFFICIAL

179 NORTH MAIN, SUITE 305 LOGAN, UTAH 84321 ♦ (435)755-1640 ♦ FAX (435)755-1987

Application: Zoning Clearance

Your greenbelt tax status and value of your property may change by proceeding with this application. Please contact the County Assessor's Office for more information regarding taxation.

As required, the following information must accompany this form at the time of application for zoning clearance:

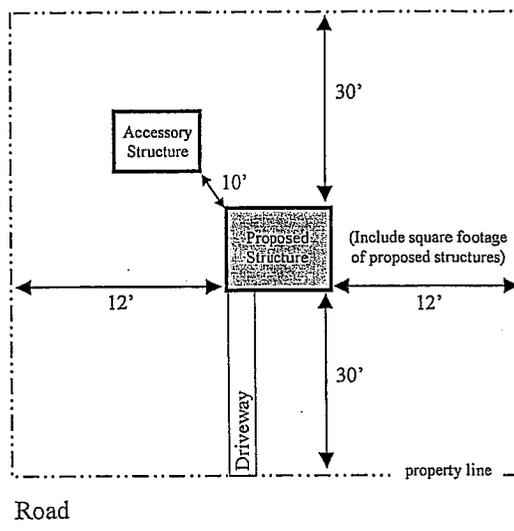
- | | |
|--|--|
| 1. <input type="checkbox"/> Agent letter; Trust, LLC, etc. paperwork | 5. <input type="checkbox"/> Right-of-way encroachment review |
| 2. <input type="checkbox"/> Site plan (see example) | 6. <input type="checkbox"/> Floodplain review |
| 3. <input type="checkbox"/> Culinary water verification | 7. <input type="checkbox"/> Agricultural building letter |
| 4. <input type="checkbox"/> Sanitation/Health Department approval | 8. <input type="checkbox"/> Garbage removal letter (cabin) |

Location

Example Site Plan



PROPERTY ID: _____ - _____ - _____
 STRUCTURE/USE: _____
 PROPERTY ADDRESS: _____
 CITY, STATE, ZIP: _____



Owner/Agent

PROPERTY OWNER: _____
 OWNER TEL. #: _____
 OWNER MAILING ADDRESS: _____
 CITY, STATE, ZIP: _____
 AGENT: _____
 AGENT TEL. #: _____
 AGENT/OWNER EMAIL: _____

IF APPROVED, THIS PROPERTY WILL BE GIVEN A ZONING CLEARANCE FOR THE PLOT SHOWN. ANY CHANGES IN TYPE OF STRUCTURE OR PLACEMENT WILL REQUIRE A NEW ZONING CLEARANCE. APPROVAL OF A ZONING CLEARANCE IS NOT A WAIVER OF COMPLIANCE WITH THE ZONING ORDINANCE NOR IS IT A CONDITIONAL USE PERMIT.

Office Use Only

Department Review

- | | |
|--|--|
| 1. <input type="checkbox"/> Plat map | 5. <input type="checkbox"/> School review |
| 2. <input type="checkbox"/> Legal description & current taxation certification | 6. <input type="checkbox"/> Garbage service review |
| 3. <input type="checkbox"/> Road review | 7. <input type="checkbox"/> Address check |
| 4. <input type="checkbox"/> Fire protection review | |

Other Information





CACHE COUNTY CORPORATION

DEVELOPMENT SERVICES DEPARTMENT

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Development Services Fee Schedule

Fees may be adjusted on a case by case basis. Any additional fees may be assessed based on the need for external consulting or engineering review as approved by the Director of Development Services or their designee.

Zoning Department

Action	Fee
Review for Parcel Legality	\$0
Zoning Clearance for Building Permits	
Farm Building/Accessory Structure	\$25
Single Family Dwellings	\$75
Sign Permits	\$50
Commercial Buildings ¹	\$300
Business License Clearance	\$50
Conditional Use Permit	
Conditional Use	\$450
Master Plan ²	\$2,000
Resort Recreation Zone	\$15,000
Subdivision Applications	
First 10 lots	\$350 per Lot
11+ lots	\$250 per Lot
Engineering review	\$20 per Lot
Subdivision Amendment or Boundary Line Adjustment³	
Requiring a public meeting	\$100 per Lot
Administrative	\$50 base fee +\$50 per Lot
Engineering Review	\$75 per hour
Rezone	\$450
Amendment to the Ordinance or General Plan	Fee as determined
Board of Adjustment	
Special Exception (Variance)	\$250
Appeal	\$250
Encroachment Permit	
Minor Work	\$20
Major Work	\$1,000 (\$250 fee and \$750 deposit)
Special Event Permit	\$50

Building Department

Action	Fee
Application Review⁴	
Commercial <5M	\$1,000
Commercial >5M	\$2,500
Plan Review	
Residential	1/10 of 1% of the Building Permit Base Fee (Min. \$20)
Commercial	65% of Building Permit Base Fee ⁵
Building Permit	
Structure	As established by the 1997 Uniform Building Code: Table 1A (Building Permit Base Fees) ⁶
Plumbing	\$7.00 per fixture (residential)
Mechanical	\$15 per unit (residential)
Electrical	\$0.04 per square foot of structure (residential)
Electrical/Mechanical Replacement Service	
	\$40.40
Certificate of Occupancy Bond	
Residential	\$1,525 (\$1,500 Refundable)
Garage or Shed (300+ square feet)	\$525 (\$500 Refundable)
GIS and Printing	
Action	Fee
B&W Copies	
8.5 x 11	\$0.25
Color Copies	
8.5 x 11	\$1
11x17	\$3
24x36	\$20
36x48	\$40
42x60	\$55
GIS Programming	
	\$50.00 per hour (\$25.00 minimum charge)

¹ Reduced to \$75 if applicable conditional use permit currently exists.

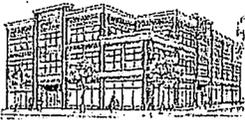
² A master plan is required for projects requiring longer than 3 years for construction and/or multiple phases.

³ Fee may be waived by the Director of Development Services if done concurrently with a subdivision.

⁴ At the time the Building Permit is sold, the total Building Permit Fee is reduced by this amount.

⁵ May be reduced by the Chief Building Official based on the size and scope of the project.

⁶ Valuation amounts shall be set by square foot and reviewed annually by the Chief Building Official.



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 DIRECTOR
 PAUL BERTSON
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179 NORTH MAIN, SUITE 305 LOGAN, UTAH 84321 ♦ (435)755-1640 ♦ FAX (435)755-1987

Application: Building Permit

The following information must accompany this form at the time of application for a building permit (Incomplete applications are not accepted):

- 1. City zoning clearance OR
 Application for a County zoning clearance
- 2. Manual J & D form.
- 3. Two complete sets of plans and specifications at 1/4" scale.
- 4. If engineering is required, two copies of signed and stamped plans with structural calculations.

Owner

Owner Name _____ Phone _____

Mailing address, City, State, Zip _____

Building Location _____ Use _____ Value _____

Contractor

Name _____ Phone _____ License # _____

Business address, City, State, Zip _____

Plumber

Name _____ Phone _____ License # _____

Business address, City, State, Zip _____

Electrician

Name _____ Phone _____ License # _____

Business address, City, State, Zip _____

Mechanical

Name _____ Phone _____ License # _____

Business address, City, State, Zip _____

Architect or Engineer

Name _____ Phone _____ License # _____

Business address, City, State, Zip _____

The undersigned, acting as owner or as the duly appointed representative, understand and agree to the following:

- 1. All construction must comply to adopted codes as permitted herein and in compliance with adopted zoning ordinance.
- 2. Is familiar with the present services at the building site and is responsible for any changes including, but not limited to road maintenance, snow removal, school busing, garbage removal, etc. which change may be caused by construction.
- 3. Accept full responsibility and liability for the structure/work authorized hereon and relieve city/county or their agents of any expressed or implied liability. Furthermore, should we relinquish ownership we agree to inform any future purchaser of these conditions and notify them of their obligation to do the same in the event that they should sell.
- 4. The cost for any and all external review shall be the responsibility of the owner or duly appointed representative.

 Owner or Representative

 Date

Cache County Building Permit Information

1. Work must commence within 180 days of permit issuance and continue without interruption.
2. Building permits for residential structures require 3 to 10 days for processing.
3. The Occupancy Bond is forfeited if a final inspection is not completed within two years of the issuance of the building permit, or if a home is occupied prior to the final inspection.
4. The plans and specifications at 1/4" scale should include the following:
 - a) A floor plan with dimensions of all levels, garages, decks, porches, plumbing plan, electrical plan, etc.
 - b) ~~The square footage of all areas; garage, main floor, upper levels, basement, decks, porches, etc.~~
 - c) Elevations of all four sides which indicate all doors, windows, roof, roof pitch, roof covering, exterior wall covering, etc.
 - d) Details of footings, foundation, walls, trusses or rafters, joist, all egress items including windows, doors, stairways, fireplace, beams, cantilevers, etc., and sections of all details.

Inspection Information

Refer to your building permit for the required inspections as you begin work. As a general rule, call for an inspection before you cover anything up. Inspection times are approximate. **To schedule an inspection call 755-1650, 24 hours in advance, prepared with the following information:**

1. The owner name listed on the building permit.
2. The address as listed on the building permit.
3. The type of inspection needed.
4. Date and time of inspection. If you have scheduled concrete, state the projected time.

Typical Inspections

FOOTING & STEEL	Inspected after trenches are excavated. Forms are erected and steel is in place & tied.
FOUNDATION	Inspected after forms are erected & steel is in place & tied.
DRAIN & WATER	Inspected after all plumbing is installed and prior to the covering of any drainage or water pipes and pressure test is on before basement floor is poured.
ROUGH PLUMBING	Inspected after all plumbing is installed and prior to the covering of any drainage or water pipes and pressure test is on.
ROUGH ELECTRICAL	Inspected after all wiring is in place & before any of it is covered up.
ROUGH FRAMING	Inspected after the roof, all framing members, fire block, etc. are in place, and all pipes, vents & electrical wiring are installed.
ENERGY	Inspected after the windows are in and the walls are insulated; before drywall.
ROUGH MECHANICAL	Inspected after flue and ducts are run; furnace is installed and gas lines sized and in place.
GAS PRESSURE CHECK	Pump is verified to 20 PSI with a pressure test.
LATH/WALLBOARD	Inspected after all lathing and/or wallboard, interior and exterior, is in place (but before any plastering is applied), and before wallboard joints and fasteners are taped and finished.
CHIMNEY	Inspected while the chimney is being constructed between the time it passes through the ceiling, but prior to the time it passes through the roof.
STUCCO CERTIFICATION	Must be signed by installer and general contractor and then filed with the Cache County Building Department.
FINAL INSPECTION	Inspection after building is completed and prior to occupancy.



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Application: Business License Clearance

Your greenbelt tax status and value of your property may change by proceeding with this application. Please contact the County Assessor's Office for more information.

The following information must accompany this application for a business license clearance:

- 1. Letter of Intent
2. Agent Letter, Trust, LLC, etc. paperwork as necessary

Property Owner Information

PROPERTY ID: - - PROPERTY OWNER:
TELEPHONE: EMAIL:
MAILING ADDRESS: CITY, STATE, ZIP:

Business Information

BUSINESS NAME:
BUSINESS OWNER:
TELEPHONE: EMAIL:
MAILING ADDRESS: CITY, STATE, ZIP:

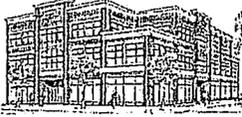
IF APPROVED, THIS PROPERTY WILL BE GIVEN A BUSINESS LICENSE CLEARANCE FOR THE BUSINESS AS DESCRIBED. ANY CHANGES IN THE TYPE OF BUSINESS WILL REQUIRE A NEW CLEARANCE. APPROVAL OF A BUSINESS LICENSE CLEARANCE IS NOT A WAIVER OF COMPLIANCE WITH THE ZONING ORDINANCE NOR IS IT A CONDITIONAL USE PERMIT.

Office Use Only

Department Review

- 1. Plat map
2. Legal description & current taxation certification
3. Fire protection evaluation

Other Information



CACHE COUNTY CORPORATION
DEVELOPMENT SERVICES DEPARTMENT

JOSH RUNHAAR, AICP
 DIRECTOR / ZONING ADMINISTRATOR
 PAUL BERNTSON
 CHIEF BUILDING OFFICIAL

179 NORTH MAIN, SUITE 305 LOGAN, UTAH 84321 ♦ (435)755-1640 ♦ FAX (435)755-1987

Application: Right-of-Way Encroachment Permit

The following information must accompany this application:

1. Site plan, project description, and/or complete plan sets.
2. MUTCD compliant traffic control plan as necessary.
3. For Major Work only: Evidence of insurance or bond.

Project Information

Project Description: _____

Location: _____

Approximate start date: _____

Approximate completion date: _____

Minor work - *Work in the right-of-way that does not impact the traveled way:*

- Agricultural or residential driveway access
- Landscaping (*no fee*)
- Fence (*no fee*)
- Mailbox (*no fee*)
- Other

Major work* - *Work in the right-of-way that impacts the traveled way:*

- Any alteration of the roadway surface including rebuilding, widening, resurfacing, or excavation
- Shoulder or drainage work
- Utility Installation
- Other

Contact Information

AGENT: _____

CONTACT #: _____ **EMAIL:** _____

MAILING ADDRESS: _____

For Major Work: Contractor Information

CONTRACTOR: _____

LICENSE #: _____

CONTACT #: _____ **EMAIL:** _____

MAILING ADDRESS: _____

** All major work must be completed by a licensed, and insured or bonded contractor. \$750 will be refunded on Major Work with the satisfactory completion of construction (Engineer approval and compaction test results required to obtain refund)*