

**APPROVED**

**CACHE COUNTY  
COUNCIL MEETING  
MINUTES  
NOVEMBER 27, 2012**

**CACHE COUNTY COUNCIL  
NOVEMBER 27, 2012**

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**CACHE COUNTY COUNCIL MEETING  
November 27, 2012**

The Cache County Council convened in a regular session on November 27, 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 & Gordon Zilles  
**County Executive:** M. Lynn Lemon  
**County Clerk:** Jill N. Zollinger  
**County Attorney:** James Swink

**The following individuals were also in attendance:** Janeen Allen, Kaylene Allen, Michael Allen, Laurie Archibald, Cordell Ballard, Mikelshan Bartschi, Chris Harrild, Sharon L. Hoth, DeAnna Hulme, Lynn Hulme, Cody W. Johnson, Thad Kunz, Lieutenant Brian Locke, Johnnie Miller, Dave Nielsen, Director Josh Runhaar, Dave Schuster, Mindy Thornley, Claire Utley,  
**Media:** Charles Geraci (Herald Journal), Jennie Christensen (KVNU).

**OPENING REMARKS AND PLEDGE OF ALLEGIANCE**

Council member Robison gave the opening remarks and led those present in the Pledge of Allegiance.

**REVIEW AND APPROVAL OF AGENDA**

**ACTION:** Motion by Council member Yeates to approve the amended agenda as written. Robison seconded the motion. The vote was unanimous, 7-0.

**REVIEW AND APPROVAL OF MINUTES**

**ACTION:** Motion by Council member Robison to approve the minutes of the November 13, 2012 Council Meeting as written. Yeates seconded the motion. The vote was unanimous, 7-0.

**REPORT OF THE COUNTY EXECUTIVE: M. LYNN LEMON**

**WARRANTS:** Warrants for the periods 08-09-2012 to 08-20-2012, 09-01-2012 to 09-07-2012, 10-26-2012 to 11-02-2012 and 11-09-2012 to 11-15-2012 were given to the Clerk for filing.

**OTHER ITEMS:**

- Gateway Trail Bridge** – Executive Lemon reported the Gateway Trail Bridge will be placed Wednesday, November 28, 2012 at 10:00 a.m. and invited interested Council members. Petersen and Yeates will attend. Director Runhaar told them to meet at 9:45 a.m. in the parking lot at First Dam.

- ❑ **UCIP versus Utah Local Governments Trust** – Executive Lemon observed that since the decision was made to go with the Utah Local Governments Trust this year because they provided land use coverage and the Utah County Indemnity Pool (UCIP) did not, Johnnie Miller, Executive Director of UCIP, has contacted Lemon to let him know that UCIP now provides land use coverage and asked the county to reconsider UCIP’s bid. Lemon said he notified the Council in an informal setting of UCIP’s request and the Council said to stay with the Trust. Lemon then gave the Utah Local Governments Trust a verbal commitment that Cache County would be accepting their bid and Lemon struggles with not honoring his verbal commitment. Some Council members have requested a review of UCIP’s proposal.

Attorney Swink said his only reservation about UCIP had been the lack of land use coverage and recommends staying with UCIP.

Johnnie Miller cautioned the Council that if the county leaves the Pool, it will lose almost \$400,000.00 of equity.

Lemon and Council members feel the county should keep its word and remain with the Trust.

### **PUBLIC HEARINGS, APPEALS AND BOARD OF EQUALIZATION MATTERS**

**PUBLIC HEARING: NOVEMBER 27, 2012 – 5:15 P.M. – 1<sup>st</sup> CDBG Public Hearing** – Chairman Buttars opened the Public Hearing and turned the time to Executive Lemon.

Executive Lemon stated the purpose of the CDBG 1<sup>st</sup> Public Hearing is to gain citizen input as to their needs and potential CDBG projects. A city or county may have a particular project in mind; however, at this point they should be open to any project identified by the public and entertain sponsorship proposals from nonprofit groups. Input from this meeting will be considered by the city or county elected officials to determine which projects will be identified in the jurisdiction’s capital improvements plan. All CDBG projects must be included in the plan. Those public and nonprofit entities in attendance specifically for the CDBG public hearing must sign the roll including name, address and phone number. There is approximately \$600,000.00 available in the Bear River Region with \$325,000.00 available for projects to be rated and ranked. All of the allocated funds must meet a HUD national objective and benefit low to moderate income individuals. Projects displacing low and moderate income persons are not likely to receive funding. Generally, the types of projects can be for affordable housing, community infrastructure projects such as roads, water lines, sewer projects, fire stations, etc. Lemon invited public input.

The following individuals requested CDBG funding:

<u>Name/Organization</u>	<u>Amount requested/purpose</u>
Dave Schuster Neighborhood Nonprofit Housing	\$100,000.00 – affordable housing



Chairman Buttars observed he has recreated in the area for years and feels this is a good place for the RU-5 Zone and recommended approval.

Attorney Chambers remarked he finds the process interesting – the Planning Commission makes a recommendation and the planning staff gives a contrary recommendation effectively diminishing the Planning Commission's authority.

There was no other public comment.

**ACTION: Motion by Council member Zilles to close the Public Hearing. Potter seconded the motion. The vote was unanimous, 7-0.**

### **UNIT OR COMMITTEE REPORTS**

- ★ **New Cache County Website and Logo – Todd Jenkins** said that when a new web developer was hired, it was decided to design a new website that is more inviting for citizens and to increase the online services to citizens. The goal is to distribute the control and content to the various county departments by giving them the ability to post information, etc. Jenkins turned the time to Jaci Steffan, Web Developer, to explain the major features of the site.

Steffan said the biggest concern for the new website was to let users know they are in Cache Valley and to be able to find what they are looking for quickly. Steffan demonstrated the search functions on the site for the Council.

Jenkins and Steffan pointed out a new county logo design that is more readable and reproducible and asked for Council input. Most Council members want to see a few alternate designs with "1857" included before making a decision on the logo.

### **PUBLIC HEARINGS, APPEALS AND BOARD OF EQUALIZATION MATTERS**

**PUBLIC HEARING: NOVEMBER 27, 2012 – 6:00 P.M. – 2013 Budget Hearing** – Executive Lemon commented he had given information regarding the 2013 budget at the last meeting and is awaiting public input.

Chairman Buttars opened the Public Hearing and invited public comment.

Mikelshan Bartschi, Sheriff's Office, stated his concern is with the employee compensation portion of the budget and asked if this budget brings all employees up to market? Lemon responded it does not. Bartschi said he appreciates all the efforts to address the salary shortfall for county employees, but at a 2% increase salaries remain stagnant; there is no progress.

Dave Nielsen focused on the revenue side of the budget and urged the Council to follow the lead of Summit County that has allowed hotels/motels to be placed near ski areas which brought in about \$280 million in lodging revenue.

Sheriff Lynn Nelson referred the Council to the memo he prepared for them outlining the need in his office to fill state-required female deputy positions. They are currently down five female positions which relates to the wage issue – Cache County's starting wage is still 10-12% behind

other agencies in the valley. Nelson encouraged the Council to look at the budget and re-assess, if possible, and thanked them for what has been accomplished.

There was no other public comment.

**ACTION: Motion by Council member Yeates to close the Public Hearing. Potter seconded the motion. The vote was unanimous, 7-0.**

**PUBLIC HEARING SET: DECEMBER 11, 2012 – 6:00 P.M. – OPEN 2012 BUDGET**

**ACTION: Motion by Council member Robison to set a Public Hearing for December 11, 2012 at 6:00 p.m.—Open 2012 Budget. Potter seconded the motion. The vote was unanimous, 7-0.**

**INITIAL PROPOSAL FOR CONSIDERATION**

- **Jackson Ridge Subdivision** – Harrild said staff recommends approval with five conditions of approval relating to road improvements, signage and wastewater.

**(Attachment 1)**

**ACTION: Motion by Council member White to waive the rules and approve the Jackson Ridge Subdivision with the conditions of approval as recommended by staff. Petersen seconded the motion. The vote was unanimous, 7-0.**

- **Discussion – 2013 Proposed Budget** – Chairman Buttars asked for Council input.

Council member White asked what the survey department does and where the emergency management is housed. Lemon replied the surveyor's office is responsible to record surveys and find corner sections. A lot of their work has been dealing with roads. Surveyor Preston Ward will be retiring next year and Lemon is considering contracting for survey work. Emergency services are housed in the Sheriff's office and one-third to one-half of Rick Williams' salary is funded by the state.

White asked whether the position of countywide planner should be continued. Lemon responded it is difficult to fund the position since Logan City pulled out and he has notified the cities that their contribution will have to be raised.

White suggested lowering some benefits for the Sheriff's office employees in order to raise their wages. Sheriff Nelson assured the Council that his employees deeply appreciate their benefits and suggested looking at keeping property taxes level to produce more revenue for the county.

Vice Chairman Potter asked for more information on the Road Department's funding challenges. Lemon said that fuel and supplies have gone up and the county has lost the Secure Rural Schools funding. He is asking the Road Department, and all departments, to carefully review each position and decide if it is a critical position. If not, eliminate it. The county is very limited on the number of road projects it can do.

White asked why the county keeps pursuing the RS2477 roads. It costs money and doesn't help anybody.

Attorney Swink took exception to White's statement and justified the RS2477 work stating that protecting those rights-of-way now will save the county thousands in the future.

Council member Zilles thought Dave Nielsen's suggestion about the placement of hotels adjacent to ski areas needs to be looked at; however, private land owners block some of the roads accessing those areas and the effort to resolve RS2477 disputes can alleviate that problem.

Potter suggested the formation of a committee to get the legislature to increase road tax dollars for Class C roads and asked if services will be met on roads with the current funding decreases.

Lemon said action in the Road Department will have to be taken next year; he will have to wait to see what is left in the road budget this year. No county ever feels it is keeping up with road needs. Double chipping has saved a lot of money.

Council member Robison asked if the question of the salaries for the Childrens Justice Center has been resolved. Lemon said not yet.

Potter indicated that Cache County Elected Officials' salaries are very low in comparison with other counties.

Lemon noted that the Council will be adopting ordinances in December setting the salaries for elected officials and the Council.

Attorney Swink reiterated the need for a county comprehensive plan to avoid law suits. Runhaar said he is putting in for grant money to pay half of the cost for the study and Lemon said the rest will come out of the reserve fund.

- **Land Purchase – American West Heritage Center** – Executive Lemon is continuing to negotiate with the Heritage Center and will hopefully have an Executive Session at the next meeting to discuss the issue.

**ACTION: Motion by Council member Petersen to hold an Executive Session to consider land acquisition during the December 4, 2012 Council meeting. Potter seconded the motion. The vote was unanimous, 7-0.**

- **2013 Capital Improvement Plan** – Executive Lemon reported that he, Engineer Lynn Zollinger and Director Runhaar have discussed the plan and turned the time to Director Runhaar.

Runhaar referred the Council to handouts of a map and tables and showed those items on the screen. A visual of where and when projects are planned including

roadway capital projects, structure projects (bridges), miscellaneous projects and total amounts of funding was reviewed.

Lemon thanked Runhaar for his presentation and reminded the Council they need to adopt a capital improvements plan, including this plan and any capital improvements from other departments. Lemon will bring the pertinent information to the Council before December 11, 2012.

### OTHER BUSINESS

- ✓ Cache County Employee Christmas Dinner – December 12, 2012, 6:30 p.m.

### COUNCIL MEMBER REPORTS

Gordon Zilles called the State Division of Wildlife Resources concerning the request of a citizen to sell food from a self-contained trailer at Hardware Ranch this winter. Phil Douglas said he would talk with his supervisor about the request. The party who finally got back to Zilles said the water is condemned at Hardware Ranch so the request is denied. Zilles explained that the requestor wouldn't use the local water, but the request was still refused. Council members discussed allowing the trailer/truck to park in the county right-of-way but had concerns about liability.

Val Potter said he has attended the Elected Officials meeting held the first Monday of every month at 3:00 p.m. The Council Chair and Vice Chair are invited to attend.

Craig Petersen commented that everyone had probably read the news article about the reaction of the DAQ to the county's proposed sticker program in lieu of emissions testing. His best guess is that the DAQ will NOT include the sticker proposal in the SIP and will try to include an emissions testing program. Petersen's intent is to vote against if that is the case, but assumes the majority will vote in favor and is not sure where that leaves the county. Petersen will keep the Council informed.

**ACTION: Motion by Vice Chairman Potter to recess to an Executive Session to discuss the character, professional competence, or physical or mental health of an individual. Zilles seconded the motion. The vote was unanimous, 7-0.**

	<u>BUTTARS</u>	<u>PETERSEN</u>	<u>POTTER</u>	<u>ROBISON</u>	<u>WHITE</u>	<u>YEATES</u>	<u>ZILLES</u>	<u>VOTES CAST</u>
AYE	X	X	X	X	X	X	X	7
NAY								0
ABSTAINED								0
ABSENT								0

**The Council moved into an Executive Session at 7:47 p.m. to discuss the character, professional competence, or physical or mental health of an individual.**

**The Council adjourned from the Executive Session at 8:32 p.m.**

Cache County Council  
11-27-2012

**ACTION: Motion by Vice Chairman Potter to adjourn the Council meeting. Yeates seconded the motion. The vote was unanimous, 7-0.**

**ADJOURNMENT**

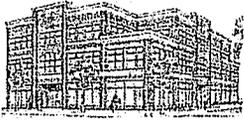
The Council meeting adjourned at 8:35 p.m.

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**ATTEST:** Jill N. Zollinger  
County Clerk

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**APPROVAL:** Craig "W" Buttars  
Chairman



**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

**Staff Report: Jackson Ridge Subdivision**

01 November 2012

**Agent:** Lynn and DeAnna Hulme

**Parcel ID#:** 16-047-0001

**Staff Determination:** Approval with conditions

**Type of Action:** Administrative

**Land Use Authority:** Cache County Council

**Location**

*Reviewed by: Chris Harrild, Planner II*

**Project Address:**

10600 South 1000 East

Avon

**Current Zoning:**

Agricultural (A-10)

**Developable Acres:**

74.75

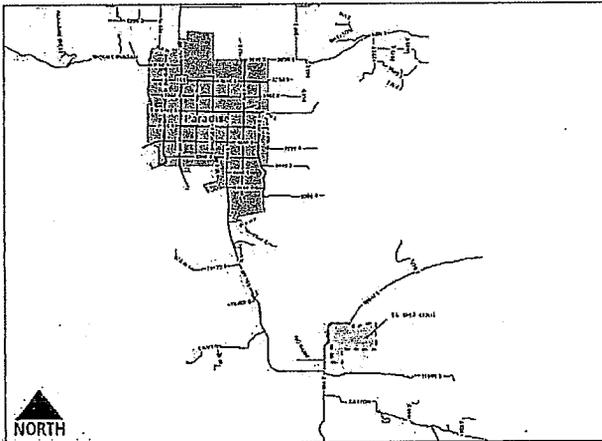
**Surrounding Uses:**

North – Agricultural

South – Agricultural/Residential

East – Agricultural/Residential

West – Agricultural



**Purpose, Applicable Ordinance, and Summary**

**Purpose:**

To review and make a recommendation to the County Council regarding the proposed Jackson Ridge 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 74.75 acres, this parcel has a maximum development potential of seven (7) developable lots.

**Summary:**

This proposal is to create a 7-lot subdivision and an agricultural remainder. There are no existing homes on this property. Lots 1-4 will be located on 10600 South, and lots 5-7 will be located on a private road identified as 10800 South that will be accessed from county road 10600 South and the private road Jackson Ditch Road.

### *Access:*

- The county roadways providing access to this property are 800 East and 10600 South. The average width of these roads is 18 feet. On 800 East from the point where the pavement ends to the intersection with 10600 South the roadway is substandard as regards roadway width, surfacing, and site distance and will require a full review by the County Engineer to determine the extent of needed improvement. 10600 South is also substandard and will also require improvements to the roadway width and surfacing.
- The private roads identified as Jackson Ditch Road and 10800 South are 22 feet wide with a gravel surface.
- These private roads were built over an existing primitive access across 30% plus slopes without approval and in spite of staff's notification that Title 17.18 restricts any development from occurring on slopes that are 30% or greater. This has led to areas of destabilization on the existing slope.
- The private roads shall require the review and approval of the County Engineer as regards the slope grading and drainage and the road surface material and depth. This may require testing of the roadway material depth on the part of the proponent to determine if the County standard has been met.
- The applicant has provided a letter stating that they intend to make the needed improvements to the county roadways 800 East and 10600 South to meet the standards of the Cache County Manual of Roadway Design and Construction Standards.

### *Water & Septic:*

- Adequate, approved, domestic water rights for each building lot of the proposed subdivision have been submitted to the Development Services Office.
- The proposed lots are feasible for on-site septic tank systems with the requirement that each home shall have an individual septic tank on the building lot and the wastewater out of each septic tank must be piped to the agricultural parcel where a minimum one acre area shall be set aside for a wastewater drain field. Legal easements must also be identified and recorded for the wastewater transmission pipe and drain field. The Bear River Health Department assessment must also be updated to reflect the current configuration and number of parcels.

### *Service Provision:*

- Refuse and recycling containers for lots 5-7 on the private road identified as 10800 South may be collected from this roadway if a liability waiver signed and submitted to the Logan City Environmental Department, or containers may be brought to 10600 South.
- Refuse and recycling containers for lots 1-4 on 10600 South shall be placed on the shoulder of 10600 South.
- 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 787 East 11000 South approximately 4 blocks from the proposed subdivision.
- Any driveways shall meet all applicable requirements of the current International Fire Code, minimum County standards, and any other applicable codes.
- The proposed subdivision is in an area that has an inadequate water supply for fire suppression. The water supply for fire suppression will be provided by the Paradise Fire Department. The existing access is inadequate with the exception of the private roads.

## Staff Determination and Findings of Fact (4)

It is staff's determination that the Jackson Ridge subdivision, a 7-lot subdivision and agricultural remainder for property located at approximately 10600 South 1000 East with parcel number 16-047-0001 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 Jackson Ridge 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 Jackson Ridge 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 Jackson Ridge 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 Jackson Ridge subdivision is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjoining or area properties.

## Conditions of Approval (5)

Prior to recordation, the following conditions must be met for the development to conform to the Cache County Code and the requirements of county service providers:

1. As identified by the proponent, improve the substandard portions of county roads 800 East and 10600 South to meet the requirements of the Cache County Manual of Roadway Design and Construction Standards. A full set of engineered design and construction plans shall be submitted to the County Engineer for review and approval and shall address the requirements such as but not limited to site distance, grade, drainage, base preparation and construction, and surfacing for said roadways.
2. The proponent shall reaffirm the 33' portion of Cache County's 66' wide right-of-way for all county roads along the proposed subdivision boundary.
3. The design of all private roadways within the development shall be reviewed by the County Engineer for compliance with applicable codes. The proponent shall submit a full set of engineered design and construction plans. These plans shall address issues of slope destabilization, grade, drainage, base preparation and construction, and surfacing for the private roadways. This may require testing of the roadway material depth on the part of the proponent to determine if the County standard has been met. The cost of such review shall be paid by the proponent.
4. The proponent shall post MUTCD type signage at the entrance to Jackson Ditch Road from 10600 North to indicate that the roadways are private and that there shall be no county maintenance or snow removal on the private roadways, and shall also submit the locations and language of signage to be posted to the Development Services Office for the review and approval of the Cache County Zoning Administrator and County Engineer.
5. Legal easements for the wastewater transmission pipe and septic drain field as specified by the Bear River Health Department shall be identified and recorded.



6:22:00

**#2 Jackson Ridge Subdivision: Continued from October 4, 2012 Meeting (Lynn Hulme)**

2 **Harrild** reviewed Mr. Lynn Hulme's request for a recommendation of approval to the County  
3 Council for a 7-lot subdivision and agricultural remainder on 80.33 acres of property in the  
4 Agricultural Zone located at approximately 10600 South 1000 East, Avon. Lots 1-4 will be  
5 located on 10600 South, and lots 5-7 will be located on a private road identified as 10800 South  
6 that will be accessed from county road 10600 South and the private road Jackson Ditch Road.  
7 Staff has concerns regarding the access. The average width of 800 East and 10600 South is 18  
8 feet and lacks the required surfacing to meet County Standards. The County Engineer would  
9 need to determine the extent of the improvements needed to bring the roads up to the County  
10 standard. The private roads are 22 feet wide with a gravel surface and meet the standard.  
11 However, the private roads were built over an existing primitive access across 30% plus slopes  
12 without approval and in spite of staff's notifications that title 17.18 restricts any development  
13 from occurring on slopes that are 30% or greater. This has led to areas of destabilization on the  
14 existing slope. The applicant has provided a letter stating that they intend to make the needed  
15 improvements to the county roadways 800 East and 10600 South to meet the County Standards.  
16 In regards to water and septic, water rights have been submitted to the Development Services  
17 Office and the Bear River Health Department (BRHD) has determined the lots to be feasible for  
18 septic tanks. However, sewage for lots 5-7 must be piped to the agricultural parcel where a  
19 minimum of one acre area shall be set aside for a wastewater drain field. Also, due to the  
20 undevelopable acreage on the parcel, they lack the needed acreage for an 8<sup>th</sup> building lot. Staff  
21 has no additional concerns regarding service provisions.

22  
23 **Mr. Lynn Hulme** I'll explain a couple of things. The house on the far left and at the top, in  
24 order for that house to be approved the County previously required the whole road up to their  
25 home be brought up to County Standards. At that time it was a lot easier to allow everyone to do  
26 the improvement on my side of the road. So it was my understanding that it was an approved  
27 road by the County. That part I didn't know.

28  
29 **Harrild** the average width of 800 East is 18 feet, so it very well may be 20 feet until the turn off  
30 for the private road and likely met the county standard that was in place at the time.

31  
32 **Mr. Hulme** the other part of that when I started on this those new standards went into effect so  
33 when we put the private road in, I had LeGrande Johnson do that and I said they needed to stay  
34 away from the 30% slope. So they did some extra work with the CAT towards the top to try and  
35 get rid of that. And on the lower slope where it's darker, more shaded in. It's 30% but it's got to  
36 be back at least 30 feet. I don't think there should be any problems with that.

37  
38 **Harrild** this is what is identified on the plat. What's in red is actually the road area and this  
39 darker portion is the 30% plus slope area. There is a portion that crosses and then is parallel to  
40 the road.

41  
42 **Mr. Hulme** I did send Foresight Engineering a drawing of the plat with the new septic system.  
43 On the north side of the road it would come straight down off the hill. I did dig two test holes for  
44 them down off that hill. So go to the south side of that house and go straight east to the fence  
45 line, and we dug two test holes there for the County. It's interesting, when we did the 8 original  
46 lots up top, the first four going this way, which include the first 3 now passed the perk test and

1 when we redid it the east ones passed the west ones didn't. The last thing we want is to have  
2 anyone complaining that there are any issues up there.

3  
4 **Olsen** I know the water company up there had a concern about this and I know that isn't really a  
5 concern here. But I'm really concerned that these lots will have enough water to take care of  
6 their needs. The owners need to understand how much water they have and how they can use  
7 that and they need to realize this is storage water only. I know it's been a surprise to  
8 homeowners when they find out the High Line canal is being shut off in August.

9  
10 **Mr. Hulme** all the water for these 7 lots has been addressed through the well system.

11  
12 **Olsen** there won't be any water certificates from the High Line?

13  
14 **Sands** is it all dry farm?

15  
16 **Mr. Hulme** originally where the 8 lots on top were located, it is. But where the four lots are  
17 below, it is irrigated.

18  
19 **Sands** I see on the plat there are existing utility easements from the existing homes, does staff  
20 know what those are?

21  
22 **Harrild** Those are utility easements.

23  
24 **Mr. Hulme** that's a fire lane. There is a fire hydrant between lots 4 and 5. They both come off  
25 the water tank that's up there. You can't get a water right for fire suppression. So the water  
26 right is for irrigation and there is an easement for fire suppression. The one will also be for the  
27 fire system and it was just to serve my son's house. When the Porcupine High Line Canal didn't  
28 get started early enough or when it cut off early in the fall we could use that line for irrigation.

29  
30 **Sands** that takes off of your lot? It's not on this particular parcel that they are talking about?

31  
32 **Mr. Hulme** right.

33  
34 **Larson** was there anything else that you wanted to say?

35  
36 **Mr. Hulme** no.

37  
38 **Sands** I do like it when applicants bring in subdivisions where they put the homes on small lots  
39 and leave a lot of agriculture around.

40  
41 **Allen** so the private road is going to remain private?

42  
43 **Runhaar** correct and we'll make sure that the CC&Rs will be in place and taken care of.

44  
45 *Olsen motioned to recommend approval to the County Council for the Jackson Ridge*  
46 *Subdivision based on the findings of fact and conditions of approval; Watterson seconded;*  
47 *Passed 5, 0.*