

M. LYNN LEMON
COUNTY EXECUTIVE / SURVEYOR

199 NORTH MAIN
LOGAN, UTAH 84321
TEL: 435-755-1850
FAX: 435-755-1981



**Cache
County**
1857

COUNTY COUNCIL
VAL K. POTTER, *CHAIRMAN*
KATHY ROBISON, *VICE CHAIR*
CRAIG "W" BUTTARS
GREG MERRILL
JON WHITE
CORY YEATES
GORDON A. ZILLES

April 4, 2014

PUBLIC NOTICE is hereby given that the Cache County Council of Cache County, Utah will hold a Regular Meeting in the **Cache County Historic Courthouse, County Council Chambers**, 199 North Main, Logan, Utah 84321 at **5:00 p.m.** on **TUESDAY, APRIL 8, 2014**

AMENDED AGENDA

- 5:00 p.m.**
1. **CALL TO ORDER**
 2. **OPENING / PLEDGE** – Jon White
 3. **REVIEW AND APPROVAL OF AGENDA**
 4. **REVIEW AND APPROVAL OF MINUTES** (March 25, 2014)
 5. **REPORT OF COUNTY EXECUTIVE**
 - a. Appointments
 - b. Warrants
 - c. Other Items
 6. **CONSENT AGENDA**
 7. **ITEMS OF SPECIAL INTEREST**
 8. **UNIT OR COMMITTEE REPORTS**
 9. **BUDGETARY MATTERS**
 10. **PUBLIC HEARINGS, APPEALS AND BOARD OF EQUALIZATION MATTERS**
 - a. **Board of Equalization**
 1. Property Tax Exemption Request
 - b. **Set Public Hearing for April 22, 2014 at 5:30 p.m. – Falslev Agriculture Protection Area**
Michael B. & Pauline Falslev requesting 196.6 acres in the Agricultural (A10) Zone be placed in an Agriculture Protection Area located approximately 4800 North 4000 West, Amalga
 - c. **Public Hearing – Rose Hill Subdivision Rezone**
Stephen Eliason requesting approval of 11.48 acres in the Agricultural (A10) Zone to be rezoned to Rural 2 (RU2) Zone located approximately 3230 South Highway 23, Wellsville
 - d. **Public Hearing – Open 2014 Budget**
- 5:30 p.m.***
- 6:00 p.m.***

11. **PENDING ACTION**

12. **INITIAL PROPOSAL FOR CONSIDERATION OF ACTION**

- a. **Resolution 2014-07 – Amendments to 2014 Budget**
- b. White Pine Subdivision – Request for a Minor Plat Amendment
- c. Hardship Applications
- d. Property Tax Deferral Requests
- e. Approval of 2013 Parcels with Abatements Report
- f. Approval of 2013 Parcels with Back Tax, Penalty, and Interest Cancellations Report
- g. Approval of Polling Places for June 24, 2014 Primary Election and November 4, 2014 General Election

13. **OTHER BUSINESS**

- a. Discussion – Agenda Items for Joint Logan City / County Council Meeting
- b. 2014 UAC Management Conference – April 16-18, 2014 - Salt Lake City, City Creek Marriott
- c. Council Member Assignments for Exemption Hearings:
 - Logan Regional Hospital – April 22nd at 1:00 p.m. – **Val , Cory**
 - Cache Valley Community Health Center – April 22nd at 2:15 p.m. – **Craig, Greg**
 - Sunshine Terrace – April 22nd at 3:30 p.m. – **Kathy, Jon**
 - Center for Excellence in Higher Education – April 24th at 3:00 p.m. -

14. **COUNCIL MEMBER REPORTS**

15. **ADJOURNMENT**



Val K. Potter, Chairman

*Citizens desiring to be heard are encouraged to submit their messages in writing during or prior to the hearing

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Janeen Allen at 755-1850 at least three working days prior to the meeting.

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April 3, 2014

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AGENDA

4:00 p.m. WORKSHOP – TRAINING ON TABLETS FOR COUNCIL MEETINGS

- 5:00 p.m.**
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To: Cache County Council
From: Chris Harrild, Planner II, Development Services,
Subject: Development Services agenda items for April 8, 2014

SET PUBLIC HEARING FOR APRIL 22ND

- 1. Falslev Agriculture Protection Area** – Michael B. & Pauline Falslev request 196.6 acres of property in the Agricultural (A10) Zone be placed in an Agriculture Protection Area located at approximately 4800 North 4000 West, southwest of Amalga.

Planning Commission Recommendation: Approval (5, 0)

Findings of Fact: 3

PUBLIC HEARING

- 2. Rose Hill Subdivision Rezone, 5:30 p.m.** – Stephen Eliason requests approval of 11.48 acres of property in the Agricultural (A10) Zone to be rezoned to the Rural 2 (RU2) Zone located at approximately 3230 South Highway 23, Wellsville.

Planning Commission Recommendation: Approval (5, 0)

Findings of Fact: 5

INITIAL CONSIDERATION

- 3. White Pine Subdivision** – This is a request for a minor plat amendment. On June 25, 2013 this subdivision received unanimous approval from the County Council for a 3-lot subdivision with a remainder parcel. The proponent, Mr. Newman, did not record that subdivision plat and has made an amended request for approval of a 3-lot subdivision without a remainder parcel on the same 140.55 acres of property in the Forest Recreation (FR40) Zone, Logan Canyon.

From previous approval:

Findings of Fact: 4

Conditions of Approval: 3

Planning Commission Recommendation: Approval (5, 0)



To: Cache County Council
From: Chris Harrild, Planner II, Development Services,
Subject: Development Services agenda items for April 8, 2014

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From previous approval:

Findings of Fact: 4

Conditions of Approval: 3

Planning Commission Recommendation: Approval (5, 0)

STAFF REPORT: ROSE HILL SUBDIVISION REZONE

08 April 2014

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: Stephen Eliason
Staff Recommendation: None
Planning Commission Recommendation: Approval
Type of Action: Legislative
Land Use Authority: Cache County Council

Parcel ID#: 11-048-0008,
11-048-0010, and 11-048-0017

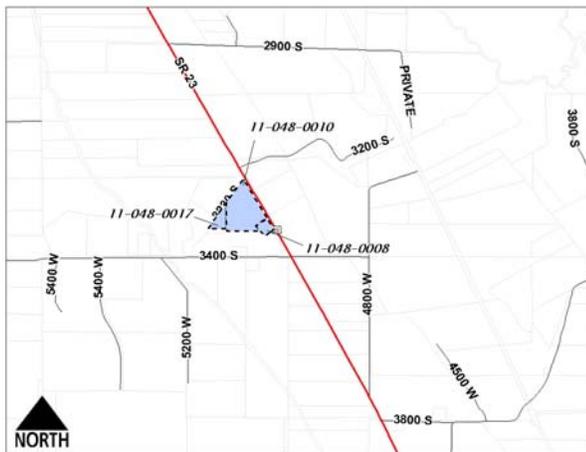
LOCATION

Reviewed by: Stephanie Nelson, Planner I

Project Address:
3230 South HWY 23
Wellsville, Utah 84339
Current Zoning:
Agricultural (A-10)

Acres: 11.48

Surrounding Uses:
North – Agricultural/Residential
South – Agricultural/Residential
East – Agricultural/Residential
West – Agricultural/Residential



PURPOSE, APPLICABLE ORDINANCE, AND SUMMARY

Purpose:

To review and make a decision regarding the proposed Rose Hill Subdivision Rezone.

Ordinance:

The current Cache County Ordinance does not specify appropriate locations for the Rural 2 (RU2) Zone. The Cache County Comprehensive Plan does not currently support the RU2 Zone.

The Cache County Ordinance Title §17.08.030[C][3] requires that development within the Rural 2 (RU2) Zone must be appropriately served by suitable public roads, have access to necessary water and utilities, and have adequate public service provision.

Any impacts related to permitted development and conditional uses allowed within the Rural 2 (RU2) Zone shall be addressed as part of each respective approval process required prior to site development activities.

Summary:

Staff has identified general information as pertains to the context of 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:

Property Context: There are existing homes on parcel numbers 11-048-0008 and 11-048-0017. The requested rezone would allow up to five lots total, or three additional dwellings, on the 11.48 acre property. This property is located entirely in the floodplain.

Zone Placement: As identified by the Planning Commission and the County Council at the time the RU2 Zone was adopted, the intended/anticipated placement of said zone was the areas of the unincorporated county adjacent to municipalities. This proposed rezone does not reflect that initial intent as this property is not adjacent to a municipality.

Density (see map): Within a one-mile radius of this parcel, the surrounding vicinity is comprised of parcels with an average parcel size of 15.22 acres. Of the parcels that have homes on them the average parcel size is 8.2 acres.

Maintenance Capability: The approval of the RU2 Zone in locations that are distant and/or not adjacent to municipalities increases the maintenance burden and cost to the county. Consideration of the long term cost to maintain and serve high density areas in the unincorporated county is an appropriate tool when determining necessary action regarding such requests.

Access: Access to this property is from SR 23 and is adequate.

Service Provision: Access for emergency services is adequate. Water supply for fire protection will be provided by Wellsville Fire Department.

Public Comment:

Notices were mailed to the property owners located within 300 feet of the subject property. At this time no public comment regarding this proposal has been received by the Development Services Department.

STAFF DETERMINATION

This report has been provided to the Planning Commission and County Council to assist them in their review of this rezone request. No determination or finding(s) of fact has been identified by staff, however all relevant information regarding the rezone request has been provided.

Staff recommends that the Planning Commission and County Council strongly consider the intended location of the RU2 Zone and the long term cost and burden to the county associated with high density areas, and arrive at a determination based on finding(s) of fact prior to any legislative action. Staff will assist in the drafting of a determination and finding(s) of fact once they have been identified by the Planning Commission and/or County Council.

PLANNING COMMISSION DETERMINATION AND FINDINGS OF FACT (5)

It is the Planning Commission's determination that the Rose Hill Rezone located at approximately 3230 South Highway 23 with parcel number(s) 11-048-0008, 11-048-0010, and 11-048-0017 is in conformance with the Cache County Ordinance and should be recommended for approval to the Cache County Council. This determination is based on the following findings of fact:

1. The location of the subject property is compatible with the purpose of the proposed Rural 2 zoning district and is appropriately served by a major state highway corridor, does not require additional highway access, has access to necessary water and utilities, and adequate public service provision.
2. The subject property is suitable for development within the proposed Rural 2 zoning district without increasing the need for variances or special exceptions.
3. The subject property is suitable as a location for all of the permitted uses within the proposed Rural 2 zoning district.
4. The existing cluster of homes forms a perimeter for the placement of potential development as infill to the existing subdivision.
5. The scale of the subject property, when used for the permitted uses in the Rural 2 zoning district, would be compatible with adjoining land uses.

Mendon

Legend



-  Proposed Rezone
-  Parcel With Homes
-  One Mile Buffer
-  Parcels

Average Parcel Size: 15.22 Acres
Average Parcel Size With a Home: 8.2 Acres

RESOLUTION NO. 2014 - 07

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 2014 are reasonable and necessary; that the said budget has been reviewed by the County Finance Director 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 the 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 2014 budget for Cache County:

See attached

Section 2.

Other than as specifically set forth above, all other matters set forth in the 2014 budget shall remain in full force and effect.

Section 3.

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

This resolution was duly adopted by the Cache County Council on the 8th day of April, 2014.

ATTESTED TO:

CACHE COUNTY COUNCIL

Jill N. Zollinger, Cache County Clerk

Val K. Potter, Chairman

BUDGET OPENING

Resolution: 2014-07

Hearing: April 8, 2014; 6:00 PM

<u>Department</u>	<u>Account</u>	<u>Title</u>	<u>Description</u>	<u>Adjustment</u>
GENERAL FUND		Adopted Budget: \$22,574,067		Proposed Budget: \$23,087,774
Revenues				
CONTRIB./TRANSFERS	100-38-90000	APPROPRIATED SURPLUS	Cover 2013 purchase order	513,707
Total Revenue Adjustment:				513,707
Expenditures				
FINANCE	100-4132-280	COMMUNICATIONS	Reallocate cell phone charges	100
FAIRGROUNDS	100-4511-280	COMMUNICATIONS	Reallocate cell phone charges	(100)
WATER DEVELOP.	100-4115-310	PROFESSIONAL & TECHNICAL	Cover 2013 purchase orders	17,000
WATER DEVELOP.	100-4115-310	PROFESSIONAL & TECHNICAL	Cover 2013 purchase orders	8,000
PUBLIC DEFENDER	100-4126-310	PROFESSIONAL & TECHNICAL	Cover 2013 purchase orders	9,706
ITS	100-4136-311	SOFTWARE PACKAGES	Ricoh Software	5,805
RECORDER	100-4144-250	EQUIPMENT SUPPLIES & MAINT	Cover 2013 purchase orders	3,672
RECORDER	100-4144-620	MISC SERVICES	Ricoh Software	(5,805)
ATTORNEY	100-4145-110	SALARY	Replace FTE with Temporary Emp	(31,275)
ATTORNEY	100-4145-120	TEMPORARY EMPLOYEES	Replace FTE with Temporary Emp	31,275
ATTORNEY	100-4145-311	SOFTWARE PACKAGES	Cover 2013 purchase orders	23,145
ATTORNEY	100-4145-311	SOFTWARE PACKAGES	Cover 2013 purchase orders	6,885
ATTORNEY	100-4145-740	CAPITALIZED EQUIPMENT	Cover 2013 purchase orders	2,530
ATTORNEY	100-4145-740	CAPITALIZED EQUIPMENT	Cover 2013 purchase orders	1,729
BLDGS & GROUNDS	100-4160-720	BUILDINGS	Cover 2013 purchase orders	1,838
CRIMINAL	100-4210-250	EQUIPMENT SUPPLIES & MAINT	Cover 2013 purchase orders	8,525
CRIMINAL	100-4210-740	CAPITALIZED EQUIPMENT	Cover 2013 purchase orders	26,484
CRIMINAL	100-4210-740	CAPITALIZED EQUIPMENT	Cover 2013 purchase orders	10,812
CRIMINAL	100-4210-740	CAPITALIZED EQUIPMENT	Cover 2013 purchase orders	7,211
CRIMINAL	100-4210-740	CAPITALIZED EQUIPMENT	Cover 2013 purchase orders	3,689
ADMIN / SUPPORT	100-4211-251	NON-CAPITALIZED EQUIPMENT	Cover 2013 purchase orders	1,630
ADMIN / SUPPORT	100-4211-740	CAPITALIZED EQUIPMENT	Cover 2013 purchase orders	4,110
SEARCH & RESCUE	100-4216-740	CAPITALIZED EQUIPMENT	Cover 2013 purchase orders	2,600
FIRE DEPARTMENT	100-4220-255	WILDLAND FIRE EQUIP & SUPPLIES	Cover 2013 purchase orders	4,234
FIRE DEPARTMENT	100-4220-631	OTHER FIRE 100% REIMBURSABLE	Cover 2013 purchase orders	2,766
FIRE DEPARTMENT	100-4220-740	CAPITALIZED EQUIPMENT	Cover 2013 purchase orders	4,400
FIRE DEPARTMENT	100-4220-740	CAPITALIZED EQUIPMENT	Cover 2013 purchase orders	1,539
COUNTY JAIL	100-4230-140	UNIFORM ALLOWANCE	Cover 2013 purchase orders	4,512
COUNTY JAIL	100-4230-200	INMATE SUPPLIES	Cover 2013 purchase orders	1,892
COUNTY JAIL	100-4230-200	INMATE SUPPLIES	Cover 2013 purchase orders	5,000
COUNTY JAIL	100-4230-200	INMATE SUPPLIES	Cover 2013 purchase orders	4,918
COUNTY JAIL	100-4230-250	EQUIPMENT SUPPLIES & MAINT	Cover 2013 purchase orders	2,439
COUNTY JAIL	100-4230-381	MEALS	Cover 2013 purchase orders	7,401
COUNTY JAIL	100-4230-450	SPECIAL JAIL SUPPLIES	Cover 2013 purchase orders	12,792
COUNTY JAIL	100-4230-740	CAPITALIZED EQUIPMENT	Cover 2013 purchase orders	13,980
COUNTY JAIL	100-4230-740	CAPITALIZED EQUIPMENT	Cover 2013 purchase orders	26,590
EOC	100-4255-744	CAPITALIZED EQUIPMENT-HLS	Cover 2013 purchase orders	27,826

BUDGET OPENING

Resolution: 2014-07

Hearing: April 8, 2014; 6:00 PM

<u>Department</u>	<u>Account</u>	<u>Title</u>	<u>Description</u>	<u>Adjustment</u>
EOC	100-4255-744	CAPITALIZED EQUIPMENT-HLS	Cover 2013 purchase orders	4,333
FAIRGROUNDS	100-4511-730	IMPROVEMENTS	Cover 2013 purchase orders	26,507
FAIRGROUNDS	100-4511-730	IMPROVEMENTS	Cover 2013 purchase orders	3,740
FAIRGROUNDS	100-4511-730	IMPROVEMENTS	Cover 2013 purchase orders	17,209
RODEO	100-4621-481	RODEO QUEEN CONTEST EXPENSE	Rodeo Queen Expenses	500
RODEO	100-4621-620	MISCELLANEOUS SERVICES	Rodeo Queen Expenses	(500)
AG PROMOTION	100-4630-586	WEATHER MODIFICATION	Cover 2013 purchase orders	1,418
AG PROMOTION	100-4630-586	WEATHER MODIFICATION	Cover 2013 purchase orders	50,000
CONTRIBUTIONS	100-4800-920	CONTRIBUTIONS TO OTHER UNITS	Cover 2013 purchase orders	150,000
MISCELLANEOUS	100-4960-600	SUNDRY EXPENSE	Cover 2013 purchase orders	645
Total Expenditure Adjustment:				513,707

ASSESSING AND COLLECTING FUND**Adopted Budget: \$3,412,587****Proposed Budget: \$3,542,587****Revenues**

CONTRIB./TRANSFERS	150-38-90000	APPROPRIATED SURPLUS	Cover 2013 purchase orders	130,000
Total Revenue Adjustment:				130,000

Expenditures

ASSESSOR	150-4146-620	MISC SERVICES	Cover 2013 purchase orders	130,000
Total Expenditure Adjustment:				130,000

MUNICIPAL SERVICES FUND**Adopted Budget: \$3,479,607****Proposed Budget: \$3,780,916****Revenues**

CONTRIB./TRANSFERS	200-38-90000	APPROPRIATED SURPLUS-CLASS B	Cover 2013 purchase orders	26,446
CONTRIB./TRANSFERS	200-38-92000	APPROPRIATED SURPLUS-MSF	Cover 2013 purchase orders	7,470
CONTRIB./TRANSFERS	200-38-93000	APPROP SURPLUS - PARKS/REC	Cover 2013 purchase orders	267,393
Total Revenue Adjustment:				301,309

Expenditures

ZONING	200-4180-310	PROF & TECHNICAL - ZONING	Cover 2013 purchase orders	4,325
ZONING	200-4180-315	PROF & TECH - ENGINEER REVIEWS	Cover 2013 purchase orders	3,145
CLASS - B	200-4415-250	EQUIPMENT SUPPLIES & MAINT	Cover 2013 purchase orders	12,698
CLASS - B	200-4415-250	EQUIPMENT SUPPLIES & MAINT	Cover 2013 purchase orders	2,248
CLASS - B	200-4415-310	PROF & TECH -ENGINEER. & ADMIN	Cover 2013 purchase orders	11,500
PARKS & TRAILS	200-4780-481	LOGAN CANYON TRAIL	Cover 2013 purchase orders	267,393
Total Expenditure Adjustment:				301,309

BUDGET OPENING

Resolution: 2014-07

Hearing: April 8, 2014; 6:00 PM

<u>Department</u>	<u>Account</u>	<u>Title</u>	<u>Description</u>	<u>Adjustment</u>
VISITORS BUREAU FUND		Adopted Budget: \$570,971		Proposed Budget: \$577,185
Revenues				
CONTRIB./TRANSFERS	230-38-90000	APPROPRIATED SURPLUS	Cover 2013 purchase orders	6,214
				Total Revenue Adjustment: 6,214
Expenditures				
VISITOR'S BUREAU	230-4780-490	ADVERTISING & PROMOTIONS	Cover 2013 purchase orders	1,950
VISITOR'S BUREAU	230-4780-490	ADVERTISING & PROMOTIONS	Cover 2013 purchase orders	1,150
VISITOR'S BUREAU	230-4780-490	ADVERTISING & PROMOTIONS	Cover 2013 purchase orders	3,114
				Total Expenditure Adjustment: 6,214
AIRPORT FUND		Adopted Budget: \$794,710		Proposed Budget: \$829,183
Revenues				
CONTRIB./TRANSFERS	277-38-70000	APPROPRIATED FROM FUND BALANCE	Cover 2013 purchase orders	34,473
				Total Revenue Adjustment: 34,473
Expenditures				
AIRPORT	277-4460-250	EQUIPMENT SUPPLIES & MAINT	Cover 2013 purchase orders	12,832
AIRPORT	277-4460-250	EQUIPMENT SUPPLIES & MAINT	Cover 2013 purchase orders	5,641
AIRPORT	277-4460-739	GRANT PROJECTS	Cover 2013 purchase orders	16,000
				Total Expenditure Adjustment: 34,473
CAPITAL PROJECTS - RIVER RESTORATION		Adopted Budget: \$3,470,000		Proposed Budget: \$5,028,735
Revenues				
CONTRIB./TRANSFERS	390-38-90000	APPROPRIATED FUND BALANCE	Cover 2013 purchase orders	1,558,735
				Total Revenue Adjustment: 1,558,735
Expenditures				
RIVER RESTOR.	390-4470-310	ENGINEERING & DESIGN - TA	Cover 2013 purchase orders	363,296
RIVER RESTOR.	390-4470-480	SPECIAL GRANT EXPENSE	Cover 2013 purchase orders	5,720
RIVER RESTOR.	390-4470-480	SPECIAL GRANT EXPENSE	Cover 2013 purchase orders	82,417
RIVER RESTOR.	390-4470-480	SPECIAL GRANT EXPENSE	Cover 2013 purchase orders	567,065
RIVER RESTOR.	390-4470-480	SPECIAL GRANT EXPENSE	Cover 2013 purchase orders	117,000
RIVER RESTOR.	390-4470-480	SPECIAL GRANT EXPENSE	Cover 2013 purchase orders	413,780
RIVER RESTOR.	390-4470-480	SPECIAL GRANT EXPENSE	Cover 2013 purchase orders	9,457

BUDGET OPENING

Resolution: 2014-07
 Hearing: April 8, 2014; 6:00 PM

Department	Account	Title	Description	Adjustment
Total Expenditure Adjustment:				1,558,735

CAPITAL PROJECTS - CANAL REBUILD **Adopted Budget: \$65,000** **Proposed Budget: \$1,197,535**

Revenues

CONTRIB./TRANSFERS	400-38-70000	APPROPRIATED SURPLUS	Cover 2013 purchase orders	1,132,535
Total Revenue Adjustment:				1,132,535

Expenditures

WATER DEVELOP.	400-4115-481	CANAL REBUILD - DESIGN	Cover 2013 purchase orders	99,049
WATER DEVELOP.	400-4115-481	CANAL REBUILD - DESIGN	Cover 2013 purchase orders	145,247
WATER DEVELOP.	400-4115-482	CANAL REBUILD - CONSTRUCTION	Cover 2013 purchase orders	788,933
WATER DEVELOP.	400-4115-482	CANAL REBUILD - CONSTRUCTION	Cover 2013 purchase orders	99,306
Total Expenditure Adjustment:				1,132,535

CAPITAL PROJECTS - ROADS **Adopted Budget: \$3,111,732** **Proposed Budget: \$9,872,355**

Revenues

CONTRIB./TRANSFERS	460-38-90000	APPROPRIATED FUND BALANCE	Cover 2013 purchase orders	6,760,623
Total Revenue Adjustment:				6,760,623

Expenditures

ROAD CONSTR.	460-4420-760	NEW ROAD CONSTRUCTION	Cover 2013 purchase orders	618,374
ROAD CONSTR.	460-4420-760	NEW ROAD CONSTRUCTION	Cover 2013 purchase orders	25,094
ROAD CONSTR.	460-4420-760	NEW ROAD CONSTRUCTION	Cover 2013 purchase orders	125,000
ROAD CONSTR.	460-4420-760	NEW ROAD CONSTRUCTION	Cover 2013 purchase orders	1,005,081
ROAD CONSTR.	460-4420-760	NEW ROAD CONSTRUCTION	Cover 2013 purchase orders	480,000
ROAD CONSTR.	460-4420-760	NEW ROAD CONSTRUCTION	Cover 2013 purchase orders	465,000
ROAD CONSTR.	460-4420-760	NEW ROAD CONSTRUCTION	Cover 2013 purchase orders	1,644,920
ROAD CONSTR.	460-4420-760	NEW ROAD CONSTRUCTION	Cover 2013 purchase orders	865,076
ROAD CONSTR.	460-4420-760	NEW ROAD CONSTRUCTION	Cover 2013 purchase orders	46,500
ROAD CONSTR.	460-4420-760	NEW ROAD CONSTRUCTION	Cover 2013 purchase orders	93,000
ROAD CONSTR.	460-4420-760	NEW ROAD CONSTRUCTION	Cover 2013 purchase orders	93,000
ROAD CONSTR.	460-4420-760	NEW ROAD CONSTRUCTION	Cover 2013 purchase orders	186,000
ROAD CONSTR.	460-4420-760	NEW ROAD CONSTRUCTION	Cover 2013 purchase orders	53,227
ROAD CONSTR.	460-4420-760	NEW ROAD CONSTRUCTION	Cover 2013 purchase orders	1,060,351
Total Expenditure Adjustment:				6,760,623



To: Cache County Council
From: Chris Harrild, Planner II, Development Services,
Subject: Development Services agenda items for April 8, 2014

SET PUBLIC HEARING FOR APRIL 22ND

- 1. Falslev Agriculture Protection Area** – Michael B. & Pauline Falslev request 196.6 acres of property in the Agricultural (A10) Zone be placed in an Agriculture Protection Area located at approximately 4800 North 4000 West, southwest of Amalga.

Planning Commission Recommendation: Approval (5, 0)
Findings of Fact: 3

PUBLIC HEARING

- 2. Rose Hill Subdivision Rezone, 5:30 p.m.** – Stephen Eliason requests approval of 11.48 acres of property in the Agricultural (A10) Zone to be rezoned to the Rural 2 (RU2) Zone located at approximately 3230 South Highway 23, Wellsville.

Planning Commission Recommendation: Approval (5, 0)
Findings of Fact: 5

INITIAL CONSIDERATION

- 3. White Pine Subdivision** – This is a request for a minor plat amendment. On June 25, 2013 this subdivision received unanimous approval from the County Council for a 3-lot subdivision with a remainder parcel. The proponent, Mr. Newman, did not record that subdivision plat and has made an amended request for approval of a 3-lot subdivision without a remainder parcel on the same 140.55 acres of property in the Forest Recreation (FR40) Zone, Logan Canyon.

From previous approval:

Findings of Fact: 4

Conditions of Approval: 3

Planning Commission Recommendation: Approval (5, 0)

MEMORANDUM

Date: 31 March 2014

To: Cache County Council

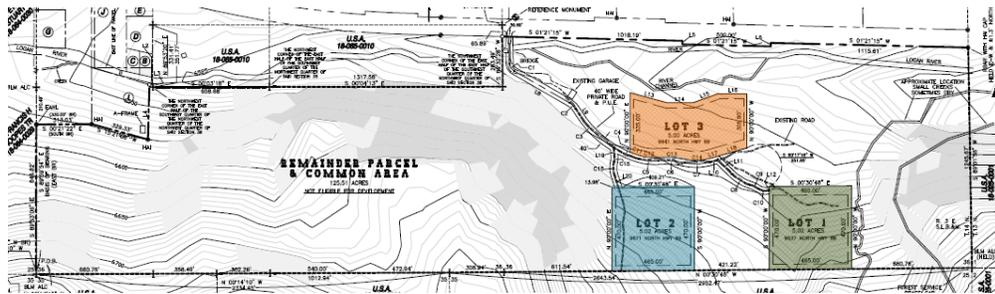
From: Cache County Development Services

Subject: White Pine Subdivision

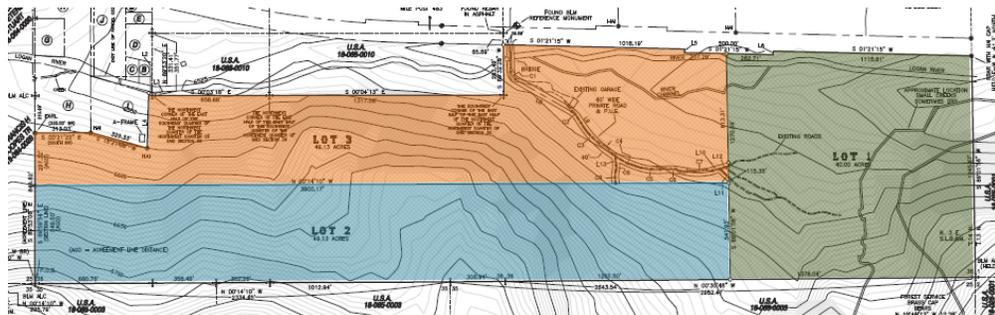
SUMMARY

As the approved subdivision plat has not been recorded, and as this is a minor plat amendment, it does not require a full and second review, but does require the consideration and approval of the County Council. The White Pine Subdivision received unanimous approval from the County Council for a 3-lot subdivision with a remainder parcel on June 25, 2013. The proponent, Mr. Newman, has not yet recorded that subdivision plat and has made an amended request for a 3-lot subdivision without a remainder parcel on the same 140.55 acres of property in the Forest Recreation (FR40) Zone, Logan Canyon.

Approved:
Lot configuration
with remainder



Proposed:
Lot configuration
with no remainder



DETERMINATION

Staff has reviewed this request and recommends County Council approval of the minor plat amendment to the approved White Pine Subdivision plat based on the following:

1. The proposed plat amendment does not result in a change in the density of the subdivision.
2. The proposed plat amendment is consistent with the findings and conditions of the previous approval.



**WHITE PINE SUBDIVISION
LOCATED IN THE WEST HALF OF SECTION 36
TOWNSHIP 14 NORTH, RANGE 3 EAST S.L.B.&M.
CACHE COUNTY, UTAH**

**SURVEYOR'S
CERTIFICATE**

I, JEFF S. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 226223 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE 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 INTO LOTS AND ROADS, HEREINAFTER TO BE KNOWN AS: "WHITE PINE SUBDIVISION" AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

ELECTRONIC
REVIEW COPY
3-29-14

**OWNER'S
DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND PRIVATE ROADS TO BE HEREINAFTER KNOWN AS:

"WHITE PINE SUBDIVISION"

DO HEREBY DEDICATE, GRANT AND CONVEY THE PRIVATE ROADS AS SHOWN HEREON FOR THE PERPETUAL USE EXCLUSIVELY FOR THE OWNERS OF THE LOTS SHOWN HEREON FOR THE PURPOSE OF INGRESS AND EGRESS AND UTILITY LINE INSTALLATION AND MAINTENANCE OF SAID SUBDIVISION.

IN WITNESS WE HAVE HERETO SET OUR SIGNATURES THIS _____ DAY OF _____ A.D. 20____.

KELLY NEWMAN, MANAGER DATE _____

**I.L.C.
ACKNOWLEDGEMENT**

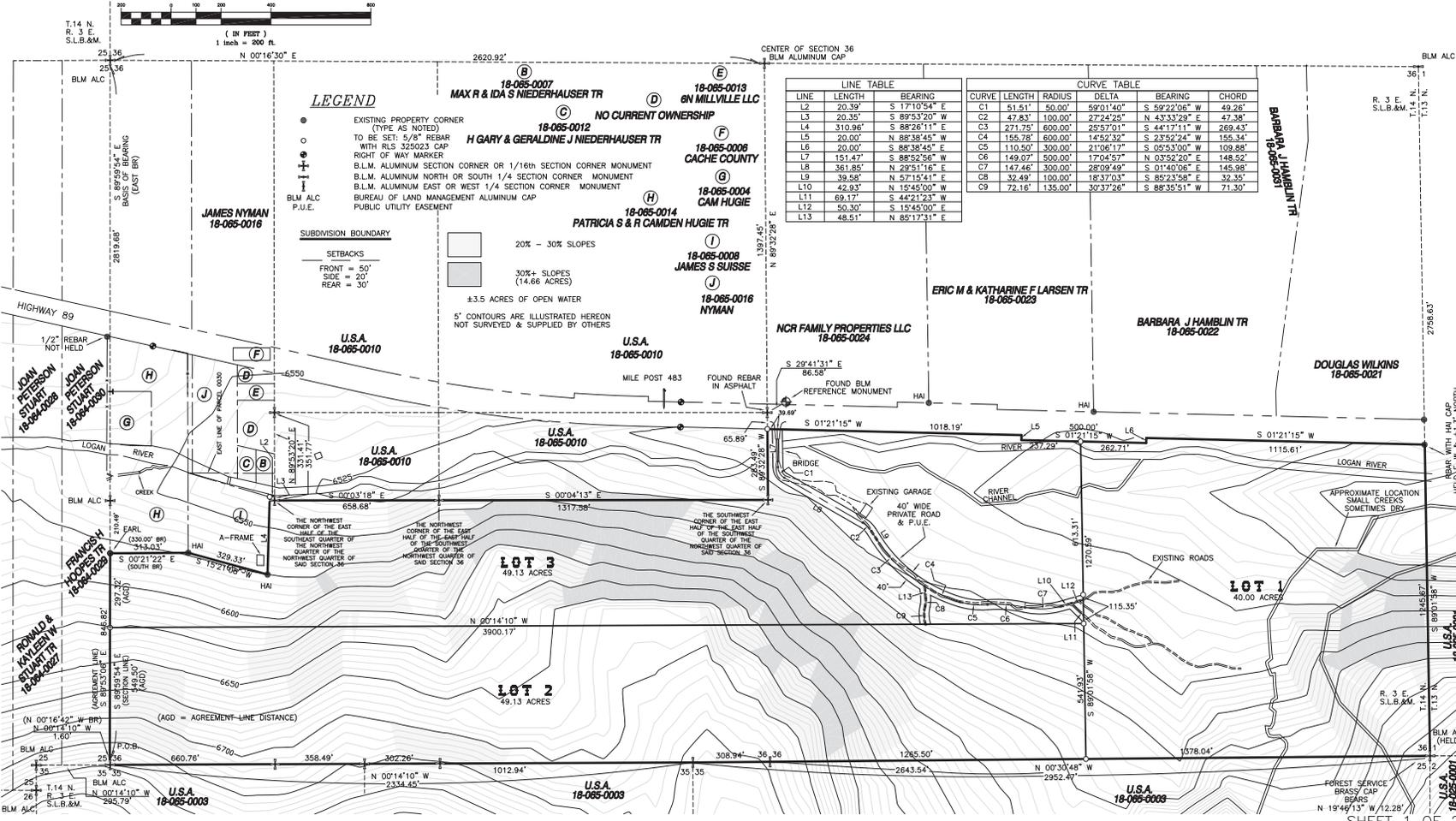
STATE OF UTAH
COUNTY OF _____

ON THIS _____ DAY OF _____, 2012

KELLY NEWMAN, PERSONALLY APPEARED BEFORE

ME, THE UNDERSIGNED NOTARY PUBLIC, WHO BEING DULY SWORN, DID SAY THAT HE IS THE MANAGER OF MORRELL PROPERTIES, LLC, AND THAT HE SIGNED THE LINDING AND EGRESS ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS ARTICLES OF ORGANIZATION AND THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____



LINE TABLE

LINE	LENGTH	BEARING
L1	20.39	S 17°10'54" E
L2	20.39	S 89°53'20" W
L3	310.96	S 88°26'11" E
L4	20.00	N 88°38'45" W
L5	20.00	S 88°38'45" E
L6	151.47	S 88°52'56" W
L7	381.85	N 29°51'16" E
L8	39.58	N 57°15'41" E
L9	42.93	N 15°45'00" W
L10	69.17	S 44°21'23" W
L11	50.30	S 15°45'00" E
L12	48.51	N 85°17'31" E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	51.51	50.00	59°01'40"	S 59°22'06" W	49.26
C2	47.83	100.00	27°24'52"	N 43°33'29" E	47.38
C3	271.75	600.00	25°57'01"	S 44°17'11" W	269.43
C4	155.78	600.00	14°52'32"	S 23°52'24" W	155.34
C5	110.50	300.00	21°06'17"	S 05°53'00" W	109.88
C6	149.07	600.00	17°04'57"	N 03°52'00" E	148.52
C7	147.46	300.00	28°09'49"	S 01°40'06" E	145.98
C8	32.49	100.00	18°37'03"	S 85°23'58" E	32.35
C9	72.16	135.00	30°37'26"	S 88°35'51" W	71.30

COUNTY SURVEYOR'S CERTIFICATE
I CERTIFY THAT I HAVE EXAMINED THIS PLAN AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.
DATE _____ CHIEF DEPUTY COUNTY SURVEYOR

COUNTY ATTORNEY APPROVAL
APPROVED AS TO FORM _____ DAY OF _____ A.D. 20____
THIS _____ ATTORNEY

CACHE COUNTY COUNCIL
THIS PLAN HAS BEEN REVIEWED BY THE CACHE COUNTY COUNCIL ON _____ 20____
AT WHICH TIME BY MAJORITY VOTE IT HAS BEEN APPROVED.
CHAIRPERSON _____ ATTESTED TO BY THE COUNTY CLERK _____

DEVELOPER INFORMATION
PARCEL NUMBER: 18-065-0009
PARCEL OWNER: MORRELL PROPERTIES LLC
PAUL MORRELL
ADDRESS: 316 WEST 300 SOUTH
PROVIDENCE, UTAH 84332-9787
DRAWING DATE: 3/29/14

COUNTY RECORDER'S NO.
STATE OF UTAH, COUNTY OF _____, RECORDED _____
AND FILED AT THE REQUEST OF _____ 20____
DATE _____ TIME _____ FEE _____
ABSTRACTED _____
INDEX FILED IN: FILE OF PLATS _____ COUNTY RECORDER _____

CACHE COUNTY PLANNING COMMISSION
THIS PLAN HAS BEEN REVIEWED BY THE CACHE COUNTY PLANNING COMMISSION ON _____ 20____
IT IS THE RECOMMENDATION OF THIS BOARD TO APPROVE/DENY THIS SUBDIVISION BASED ON FINDINGS AND CONDITIONS OF APPROVAL.
CHAIRPERSON _____

BEAR RIVER DISTRICT HEALTH DEPT. APPROVAL
THE SUBDIVISION DESCRIBED HEREON HAS BEEN APPROVED BY THE BEAR RIVER DISTRICT HEALTH DEPARTMENT.
THIS _____ DAY OF _____ 20____
HEALTH DIRECTOR _____

JSH
SURVEYING & DRAFTING INC.
P.O. BOX 300 • WRELLSVILLE, UTAH 84339
(435) 245-9090 • TOLL FREE 1-888-420-0268 • FAX (435) 255-9669

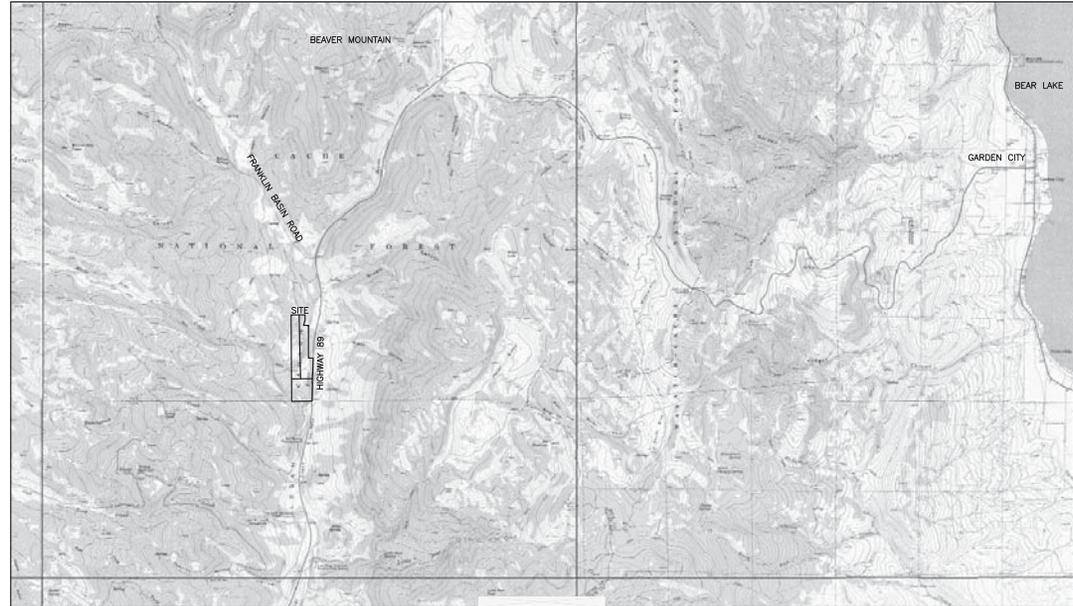
**WHITE PINE SUBDIVISION
WEST HALF OF SECTION 36
TOWNSHIP 14 NORTH, RANGE 3 EAST S.L.B.&M.
CACHE COUNTY, UTAH**

ELECTRONIC
REVIEW COPY
3-28-14

SUBDIVISION BOUNDARY LEGAL DESCRIPTION

A PARCEL OF GROUND LOCATED IN THE WEST HALF OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 3 EAST, OF THE SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE BUREAU OF LAND MANAGEMENT (B.L.M.) ALUMINUM CAP MONUMENT FOUND AT THE NORTHWEST CORNER OF SECTION 36 TOWNSHIP 14 NORTH, RANGE 3 EAST OF THE SALT LAKE BASE AND MERIDIAN, FROM WHICH THE BLM ALUMINUM CAP MONUMENT FOUND AT THE NORTH QUARTER CORNER OF SAID SECTION BEARS SOUTH 89°59'54" EAST (BASIS OF BEARING) 2,819.68 FEET, AND RUNNING THENCE NORTH 00°14'10" WEST (NORTH 00°16'42" WEST BY RECORD OF BOUNDARY LINE AGREEMENT #1097478) 1,650 FEET TO AN EXISTING FENCE LINE AND AGREED UPON PROPERTY LINE, THENCE SOUTH 89°53'06" EAST ALONG SAID FENCE LINE 846.82 FEET TO A REBAR WITH STEVEN EARL CAP AT AN ANGLE POINT OF SAID FENCE LINE, THENCE SOUTH 00°21'22" EAST 313.03 FEET (SOUTH 330 FEET BY RECORD) TO A REBAR WITH HANSEN & ASSOCIATES CAP FOUND AT AN EXISTING FENCE CORNER AND AN AGREED UPON PROPERTY CORNER, THENCE SOUTH 15°21'08" WEST 329.33 FEET TO AN EXISTING REBAR WITH HANSEN & ASSOCIATES CAP FOUND AT AN EXISTING FENCE CORNER, THENCE SOUTH 88°26'11" EAST (NORTH 89°50'35" EAST BY RECORD) ALONG AN EXISTING FENCE LINE 310.96 FEET TO A POINT LOCATED ON THE WEST BANK OF THE LOGAN RIVER, THENCE SOUTH 17°10'54" EAST 20.39 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE SOUTH 89°53'20" WEST 20.35 FEET TO AN EXISTING BUREAU OF LAND MANAGEMENT ALUMINUM CAP MONUMENT FOUND AT THE NORTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE SOUTH 00°03'18" EAST 658.68 FEET TO A BUREAU OF LAND MANAGEMENT ALUMINUM CAP FOUND AT THE NORTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE SOUTH 00°04'13" EAST 1,317.58 FEET TO AN EXISTING BUREAU OF LAND MANAGEMENT ALUMINUM CAP MONUMENT FOUND AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE NORTH 89°32'28" EAST 283.49 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY 89; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE THE FOLLOWING FIVE COURSES, 1) SOUTH 01°21'15" WEST 1,018.19 FEET; 2) THENCE NORTH 88°38'45" WEST 20.00 FEET; 3) THENCE SOUTH 01°21'15" WEST 500.00 FEET; 4) THENCE SOUTH 88°30'45" EAST 20.00 FEET; 5) THENCE SOUTH 01°21'15" WEST 1,115.61 FEET TO THE SOUTH LINE OF SAID SECTION 36; THENCE SOUTH 89°01'58" WEST 1,245.67 FEET TO AN EXISTING BUREAU OF LAND MANAGEMENT ALUMINUM CAP FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE NORTH 00°30'48" WEST 2,952.47 FEET TO AN EXISTING BUREAU OF LAND MANAGEMENT ALUMINUM CAP MONUMENT FOUND AT THE EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 3 EAST OF THE SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°14'10" WEST 2,334.45 FEET TO THE POINT OF BEGINNING, CONTAINING 138.26 ACRES, MORE OR LESS.



VICINITY MAP

NOTES

1. NO LAND OR BUILDING SHALL BE USED SO AS TO PERMIT THE STORAGE OF ARTICLES EXPOSED TO PUBLIC VIEW.
2. AN AREA USED FOR STORAGE SHALL BE FENCED WITH A SCREENING FENCE AT LEAST 6 FEET IN HEIGHT OR WITH AN APPROPRIATE LANDSCAPE BARRIER.
3. NO STORAGE WILL BE ALLOWED IN THE FRONT SETBACK AREA.
4. PRESENT AND FUTURE OWNERS MUST BE AWARE OF SIGHTS, SMELLS, AND SOUNDS OF AGRICULTURAL ACTIVITIES WHICH ARE A PERMITTED USE IN THE FR-40 ZONE.
5. ANY FUTURE DIVISION OF THESE LOTS IS PROHIBITED.
6. DEVELOPER WILL PROVIDE A PRIVATE ROAD TO ACCESS ALL LOTS WITHIN THIS DEVELOPMENT.
7. MAINTENANCE, SNOW REMOVAL AND REPAIR OF THE PRIVATE ROADS WITHIN THE SUBDIVISION ARE THE RESPONSIBILITY OF THE LOT OWNERS THAT BENEFIT FROM SAID ROADS.
8. CACHE COUNTY IS NOT RESPONSIBLE TO PROVIDE ANY SERVICE TO THIS DEVELOPMENT.
9. CABINS MAY NOT BE LIVED IN YEAR ROUND, BUT MAY BE THROUGHOUT THE YEAR ON A RECREATIONAL BASIS FOR A MAXIMUM OF 180 DAYS.
10. NO PRIMARY STRUCTURE MAY BE CONSTRUCTED TO A HEIGHT GREATER THAN 35 FEET.
11. EACH LOT OWNER WILL BE RESPONSIBLE TO ACQUIRE THEIR OWN WATER SOURCE OR WELL PERMIT FOR CULINARY WATER AND A PERMIT FOR SEPTIC TANK SYSTEM OR PRIVATE POND.
12. DUE TO THE LARGE SIZE OF EACH LOT, ALTHOUGH THIS SUBDIVISION HAS BEEN APPROVED BY THE HEALTH DEPARTMENT, APPROPRIATE FEES AND APPROVALS WILL BE REQUIRED PRIOR TO BUILDING ON EACH LOT.
13. ONE CABIN PER LOT WILL BE ALLOWED.
14. EACH PROPERTY OWNER WILL BE RESPONSIBLE TO KEEP ANY SURFACE RUNOFF CONTAINED ON EACH INDIVIDUAL LOT.
15. ALL CONSTRUCTION TO COMPLY WITH STATE AND LOCAL CODES AND REQUIREMENTS.
16. U.D.O.T. APPROVAL WILL BE REQUIRED FOR ACCESS ON TO HIGHWAY FOR THE PRIVATE ROAD.
17. COUNTY SETBACKS ARE 50' FRONT, 20' SIDE YARDS AND 30' REAR YARDS MINIMUMS AND A MINIMUM OF 50' FROM ANY WATER COURSE. SETBACKS REQUIREMENTS ARE FOR PRIMARY BUILDINGS ONLY.
18. ALL OF THE LOTS SHOWN HEREON ARE IN A FR-40 ZONE AND ARE FOR RECREATIONAL PURPOSES ONLY.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PERFORM A SUBDIVISION ON PARCEL 18-065-0009, BEING A COMBINED PARCEL CONSISTING OF PREVIOUS PARCELS 18-065-0009, -0029, AND -0030. THE SURVEY WAS ORDERED BY KELLY NEWMAN FOR MORRELL PROPERTIES LLC. THE BASIS OF BEARING IS AS SHOWN HEREON AND WAS ESTABLISHED BY GPS OBSERVATION. THE CONTROL USED TO ESTABLISH THE PROPERTY LINES WAS THE EXISTING SECTION CORNER MONUMENTATION, STATE RIGHT OF WAY MARKERS, PROPERTY CORNERS AND FENCE LINES IN THE AREA. SEE PREVIOUS SURVEY JSH JOB #89-035 FOR MORE DETAILED INFORMATION CONCERNING ERRONEOUS SECTION CORNERS AND CONFLICTING PROPERTY LINES. THE PARCEL WAS DIVIDED ACCORDING TO INSTRUCTIONS FROM MR. NEWMAN.

NEW LOT CORNERS WILL BE SET AFTER FINAL APPROVAL. INITIAL FIELD WORK WAS COMPLETED 7/18/12.

PARCEL 18-065-0014 LEGAL DESCRIPTIONS

OLD PARCEL 18-065-0014 LEGAL DESCRIPTION

BEGINNING 160 RODS NORTH AND 848 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 3 EAST OF THE SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE WEST 802 FEET; THENCE SOUTH 20 RODS; THENCE EAST 802 FEET; THENCE NORTHERLY ALONG HIGHWAY 20 RODS TO THE POINT OF BEGINNING, LESS; BEGINNING 160 RODS NORTH AND 1054 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE SOUTH 165 FEET; THENCE WEST 230 FEET TO THE EAST BANK OF THE LOGAN RIVER; THENCE NORTHERLY ALONG THE BANK OF RIVER 165 FEET TO A POINT DUE WEST OF THE POINT OF BEGINNING; THENCE EAST 206 FEET TO THE POINT OF BEGINNING 5.26 AC.

NEW PARCEL 18-065-0014 LEGAL DESCRIPTION

A PARCEL OF GROUND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 3 EAST, OF THE SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE BUREAU OF LAND MANAGEMENT (B.L.M.) ALUMINUM CAP MONUMENT FOUND AT THE NORTHWEST CORNER OF SECTION 36 TOWNSHIP 14 NORTH, RANGE 3 EAST OF THE SALT LAKE BASE AND MERIDIAN, FROM WHICH THE BLM ALUMINUM CAP MONUMENT FOUND AT THE NORTH QUARTER CORNER OF SAID SECTION BEARS SOUTH 89°59'54" EAST (BASIS OF BEARING) 2,819.68 FEET, AND RUNNING THENCE SOUTH 89°59'54" EAST (SOUTH 89°58'27" EAST & EAST BY RECORD) 848.23 FEET TO THE TRUE POINT OF BEGINNING; AND RUNNING THENCE SOUTH 00°05'43" EAST 313.10 FEET (SOUTH 330 FEET BY RECORD) TO A REBAR WITH HANSEN & ASSOCIATES CAP FOUND AT AN EXISTING FENCE CORNER AND AGREED UPON PROPERTY CORNER; THENCE NORTH 89°45'45" EAST ALONG AN EXISTING FENCE LINE 319.43 FEET TO THE WEST BANK OF THE LOGAN RIVER AND THE PROJECTION OF AN EXISTING FENCE LINE FROM THE EAST; THENCE NORTH 89°50'09" EAST (EAST BY RECORD) ALONG AN EXISTING FENCE LINE 479.46 FEET TO A POINT LOCATED ON THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 89; THENCE NORTH 12°30'25" EAST ALONG SAID RIGHT-OF-WAY LINE 317.93 FEET TO THE NORTH LINE OF SAID SECTION 36; THENCE NORTH 89°59'54" WEST ALONG SAID SECTION LINE 219.81 FEET; THENCE SOUTH 00°00'00" EAST 165.00 FEET; THENCE NORTH 00°00'00" WEST 217.66 FEET (230 FEET MORE OR LESS BY RECORD) TO THE EAST BANK OF THE LOGAN RIVER; THENCE NORTH 03°00'23" EAST 165.23 FEET (NORTHERLY 165 FEET BY RECORD) ALONG SAID RIVER BANK TO A POINT ON THE NORTH LINE OF SAID SECTION 36; THENCE NORTH 89°59'54" WEST (WEST BY RECORD) ALONG SAID SECTION LINE 436.85 FEET TO THE POINT OF BEGINNING, CONTAINING 5.14 ACRES, MORE OR LESS.

SHEET 2 OF 2

COUNTY RECORDER'S NO.

STATE OF UTAH, COUNTY OF _____, RECORDED
AND FILED AT THE REQUEST OF _____
DATE _____ TIME _____ FEE _____
ABSTRACTED _____

INDEX
FILED IN: FILE OF PLATS _____ COUNTY RECORDER _____

JSH SURVEYING & DRAFTING INC.
 P.O. BOX 300 • WELLSVILLE, UTAH 84339
 (435) 245-9090 • TOLL FREE 1-888-420-0268 • FAX (435) 255-9669