



January 22, 2016

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, JANUARY 26, 2016**

AGENDA

- 5:00 p.m.**
1. **CALL TO ORDER**
 2. **OPENING / PLEDGE** – Cory Yeates
 3. **REVIEW AND APPROVAL OF AGENDA**
 4. **REVIEW AND APPROVAL OF MINUTES** (January 12, 2016)
 5. **REPORT OF COUNTY EXECUTIVE**
 - a. Appointments
 - b. Warrants
 - c. Other Items
 6. **CONSENT AGENDA**
 - a. **Victor Israelsen Subdivision 1st Amendment** – Request to add an additional buildable lot to an existing 1-lot subdivision located on 38.01 acres at 1795 South 2400 West, west of Logan in the Agricultural (A10) Zone
 7. **ITEMS OF SPECIAL INTEREST**
 - a. County Seat Television Program – Chad Booth (*10 minutes*)
 - b. Report and Information on Public Promotion Legal Issues – James Swink, County Attorney
 8. **UNIT OR COMMITTEE REPORTS**
 - a. Airport – Lee Ivie, Airport Manager
 9. **BUDGETARY MATTERS**
 10. **PUBLIC HEARINGS, APPEALS AND BOARD OF EQUALIZATION MATTERS**
 - a. **Set Public Hearing for February 9, 2016 at 5:30 p.m. – Whittier Rezone** – A request for the rezone of 5 acres from the Agricultural (A10) Zone to the Rural (RU2) Zone, located at 580 South 3200 West, west of Logan
 - b. **Set Public Hearing for February 9, 2016 at 6:00 p.m. – Open 2016 Budget**
 - c. **Public Hearing – Resolution 2016-01 – Authorizing Conveyance of Real Property**
- 5:30 p.m.***
11. **PENDING ACTION**

12. **INITIAL PROPOSALS FOR CONSIDERATION OF ACTION**
 - a. **Resolution 2016-01 – Authorizing Conveyance of Real Property**
 - b. **Esplin Andersen Subdivision** – Request for a 2-lot subdivision on 5 acres located at 4560 North 400 West, west of Smithfield in the Agricultural (A10) Zone
 - c. Discussion: Building Inspections for Smithfield City
 - d. Update and Request for Extension of Logan City RAPZ Projects
 - e. Update on New Development and County Roads – Development Services Office
13. **OTHER BUSINESS**
 - a. County Legislature Day – January 29, 2016
 - b. Meetings with Legislators during 2016 Legislative Session – Saturdays from 7:30 a.m. to 9:00 a.m. Beginning January 30, 2016 and running through March 5, 2016
Cache County Administration Building Multipurpose Room
 - c. Meeting with Utah Attorney General, Sean Reyes – Wednesday, February 17, 2016 at 1:00 p.m.
14. **COUNCIL MEMBER REPORTS**
15. **ADJOURN**


Gregory Merrill, Chairman

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

STAFF REPORT: VICTOR ISRAELSEN SUBDIVISION 1ST AMENDMENT

07 January 2016

This staff report is an analysis of the application based on adopted county documents, standard county development practices, and available information. The report is to be used to review and consider the merits of the application. Additional information may be provided that supplements or amends this staff report.

Agent: Andrew Israelsen

Parcel ID#: 11-028-0025

Staff Determination: Approval with conditions

Type of Action: Administrative

Land Use Authority: Cache County Council

LOCATION

Reviewed by: Chris Harrild - Senior Planner

Project Address:

~1795 North 2400 West

West of Logan

Current Zoning:

Agricultural (A10)

Acres: 38.01

Surrounding Uses:

North – Agricultural/Residential

South – Agricultural/Residential

East – Agricultural/Residential

West – Agricultural/Residential



PROJECT PURPOSE, APPLICABLE ORDINANCE, SUMMARY, AND PUBLIC COMMENT

Purpose:

To review and make a recommendation to the County Council regarding the proposed amendment to the Victor Israelsen Subdivision.

Ordinance:

As per the Cache County Zoning Ordinance Table §17.10.030 Development Density and Standards Specific to Base Zoning Districts, this proposed subdivision qualifies for a development density of one (1) unit per ten (10) acres.

Summary:

This subdivision was created via CUP in 1986. It currently consists of one parcel with an existing dwelling and an agricultural parcel. The intent of this proposal is to divide an additional buildable lot from the existing agricultural parcel with access to the new parcel from 1800 South.

Access:

- The current Cache County Manual of Roadway Design and Construction Standards §2.5 specifies that:
 - ▶ Roads serving more than three dwellings must meet the minimum standard of a 22' wide paved surface with 1' wide gravel shoulders.
 - ▶ Roads serving 3 or fewer dwellings must meet the minimum standard of a 20' wide gravel surface; a 2' wide gravel shoulder may also be required.
- Access to the proposed lot is from county road West 1800 South; the county performs winter maintenance on this road.
- West 1800 South meets and/or exceeds the county minimum standard. At this location the county road currently serves more than 3 dwellings, provides farm access, and has an average paved width of 21.5', with 1.5' wide gravel shoulders.
- Staff recommends that a design exception be granted for the substandard portions of West 1800 South as the total road width exceeds the minimum standard.

Water & Septic:

- An adequate, approved, domestic water right must be in place at the time of final plat recordation for both building lots within the proposed subdivision.
- The proposed lot is feasible for an on-site septic tank system.

Service Provision:

- The residents shall provide sufficient shoulder space on West 1800 South for the residential refuse and recycle containers to sit four feet apart and be out of the travel lane for Monday collection.
- A school bus stop is located at 2400 West 1800 South at the southeast corner of the proposed subdivision.
- Any driveways shall meet all applicable requirements of the current International Fire Code, minimum County standards, and any other applicable codes.
- Access for emergency services is adequate. Water supply will be provided by the Logan City Fire Department.

Public Comment:

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

STAFF DETERMINATION AND FINDINGS OF FACT (5)

It is staff's determination that the Victor Israelsen Subdivision 1st Amendment, on parcel 11-028-0025 located at approximately 1795 North 2400 West, 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 Victor Israelsen Subdivision 1st Amendment 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 Victor Israelsen Subdivision 1st Amendment 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 Victor Israelsen Subdivision 1st Amendment conforms to the preliminary and final plat requirements of §16.03.030 and §16.03.040 of the Cache County Subdivision Ordinance.

4. The Victor Israelsen Subdivision 1st Amendment is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjoining or area properties.
5. A design exception is hereby granted for the substandard portions of West 1800 South as the total road width exceeds the minimum standard.

CONDITIONS OF APPROVAL (5)

The following conditions must be met for the developments to conform to the County Ordinance and the requirements of county service providers.

1. Prior to final plat recordation the proponent shall meet all applicable standards of the Cache County Ordinance.
2. Prior to final plat recordation, adequate, approved, domestic water rights shall be in place for all building lots within the subdivision.
3. The applicant shall reaffirm their 33' portion of Cache County's 66' wide right-of-way for all county roads along the proposed subdivision boundary.
4. An encroachment permit must be obtained for any work, including access drives, within the Cache County right-of-way.
5. The proponent shall provide sufficient shoulder space on West 1800 South for the residential refuse and recycle containers to sit four feet apart and be out of the travel lane.



VMI SUBDIVISION

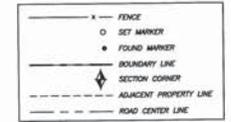
LOT 19 AND 19 RICHLAND ACRES ALSO BEING PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 11 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN CONTAINING 38.12 ACRES +/-



- SURVEY ABSTRACT**
1. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 07°32'21" EAST ALONG EAST SECTION LINE OF SAID SECTION 19 FROM FOUND MARKERS.
 2. THE PURPOSE OF THIS SURVEY IS TO ENDEAVOR TO DIVIDE THE PARCEL OF LAND RECORDED UNDER ENTRY NUMBER 1033282, BOOK 1886, PAGE 288 IN THE OFFICE OF THE CACHE COUNTY RECORDER AS SHOWN.
 3. RETRACEMENT: THE SOUTH LINE WAS RETRACED BY A 33.00' OFFSET FROM THE SECTION LINE AS INDICATED BY THE RICHLAND ACRES PLAN FOR THE NORTH LINE OF 2400 SOUTH STREET. THE EAST LINE IS BY 18.1' OFFSET FROM THE EAST QUARTER SECTION LINE AS INDICATED BY THE RICHLAND ACRES PLAN. REVDICES ALONG THE WEST AND NORTH RELATIVELY CLOSELY MATCH THE PLATTED DIMENSIONS.
 4. 5/8" X 3/4" REBAR AND PLASTIC CAPS TO BE SET FOR CORNERS.

- ADDITIONAL NOTES**
1. CACHE COUNTY HAS NOT DETERMINED THE AVAILABILITY AND ADEQUACY OF CULINARY WATER TO ANY OF THE LOTS DESCRIBED. ALL OWNERS ARE ADVISED OF THE REQUIREMENTS TO OBTAIN AN APPROVED CULINARY WATER SOURCE AND COMPLY WITH ALL OTHER REQUIREMENTS FOR THE ISSUANCE OF TONING CLEARANCE, PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
 2. NO STORM WATER DRAINAGE SHALL BE ALLOWED TO FLOW FROM ANY LOT OR PARCEL OF THE SUBDIVISION TO ANY ADJACENT PROPERTIES OR LOTS, DITCHES, CANALS, OR WATERWAYS WITHOUT THE PRIOR WRITTEN AUTHORIZATION FROM THE AFFECTED PARTY.
 3. PRESENT AND FUTURE PROPERTY OWNERS MUST BE AWARE THAT THEY WILL BE SUBJECT TO THE SIGHTS, SMELLS, AND SOUNDS OF AGRICULTURAL ACTIVITIES WHICH ARE THE PERMITTED USES IN THE AGRICULTURAL ZONE.
 4. BUILDING SETBACKS: FRONT: 30 FEET SIDE: 12 FEET BACK: 30 FEET

CURVE	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	184.51	233.45	194.09	S87°27'00" W	33°00'00"
C2	178.03	217.00	173.08	S80°15'30" W	47°00'24"
C3	38.95	508.00	38.94	N73°25'58" W	473.20'



SURVEY CERTIFICATE

I, Victor Israelson, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 33465, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE CHIEF, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW AND HAVE SUBMITTED SAID TRACT INTO LOTS AND STREETS, HEREINAFTER TO BE KNOWN AS THE SUBDIVISION, AND THE SAME HAS BEEN CORRECTLY MEASURED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Surveyed by: Victor Israelson DATE: 27 APR 2012
 State of Utah
 License No. 33465

BOUNDARY DESCRIPTION

Legal Description

Part of Lot 19 and Lot 18 of Richland Acres Subdivision also located in the Southeast Quarter of Section 12, Township 11 North, Range 1 West Salt Lake Base and Meridian and further described as follows:

Beginning at the Southwest corner of said Lot 19; and thence Northerly along the West line of said Lots 19 and 18 in the following 2 courses (N 07°18'42" West, 242.05 feet to 2. North 07°45'38" West, 1054.82 feet to the Northeast corner of said Lot 18;

3. thence North 89°49'45" East along the North line of said Lot 18, 1302.34 feet (N 89°49'45" East, 1302.84 feet by record) to the Northeast corner of said Lot 18;

4. thence South 02°42'21" East along the posted West right of way line of 2400 West Street and the East line of said Lot 18 and Lot 19 (South 07°14' East by record), 874.80 feet to a point that bears North 07°42'51" West (N 07°14' W by record), 323.00 feet to the Southwest corner of said Lot 18;

5. thence South 89°23'24" West (West by record), 300.00 feet; thence South 02°42'21" East (South by record), 323.00 feet to the North line of 1800 South Street and the South line of said Lot 18;

6. thence South 89°23'24" West along the South line of said Lot 18, 602.37 feet;

7. thence Westerly along the North right of way line of said 1800 South Street being Northerly, 32.00 feet to the center line of said 1800 South Street in the following 4 courses:

1. 134.51 feet along a curve to the left with a radius of 853.45 feet, included angle of 170°33'00" and a long chord that bears South 86°17'08" West, 184.09 feet to a point of reverse curvature;

2. 716.03 feet along a curve to the right with a radius of 217.00 feet, included angle of 47°00'24" and a long chord that bears South 85°13'30" West, 173.08 feet;

3. North 71°14'17" West, 112.38 feet;

4. 88.95 feet along a curve to the left with a radius of 508.00 feet, included angle of 47°30' and a long chord that bears North 72°25'52" West, 38.94 feet to the Southerly extension of the West line of said Lot 18;

8. thence North 07°18'42" West along the Southerly extension of the West line of said Lot 18, 37.29 feet to the beginning.

Containing 38.12 acres +/-.

OWNER/SUBDIVIDER:
VICTOR ISRAELSON
 1700 NORTH 2400 WEST
 YOUNG WARD, UTAH 84321
 1-435-838-9468

COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE _____ COUNCIL THIS _____ DAY OF _____ A.D. 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

 COUNCIL CHAIRPERSON

 ATTEST: CLERK

CACHE COUNTY ATTORNEY

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

 ATTORNEY

COUNTY PLANNING COMMISSION

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

 CHAIRPERSON

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CHOSEN THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREINAFTER KNOWN AS THE SUBDIVISION, DO HEREBY WARRANT AND GIVE THE COUNTY HARMLESS FROM ANY EASEMENTS AND ENCUMBRANCES AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAN AS INTENDED FOR PUBLIC USE.

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

COUNTY RECORDER'S No. _____

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

ABSTRACTED _____

INDEX FILED IN: FILE # OF PLATS _____ COUNTY RECORDER _____

DEPUTY COUNTY SURVEYOR'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAN AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION CONTAINED THEREIN AND I HAVE ACKNOWLEDGED TO ME IN THIS OFFICE.

DATE _____ DEPUTY COUNTY SURVEYOR _____

ACKNOWLEDGMENT

STATE OF _____

ON THIS _____ DAY OF _____ 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF _____ IN SAID STATE OF _____, _____ IN WITNESS WHEREOF I HAVE HEREUNTO SET MY SIGNATURE AND ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

BEAR RIVER HEALTH DEPARTMENT APPROVAL

THE SUBDIVISION DESCRIBED IN THIS PLAN HAS BEEN APPROVED BY THE BEAR RIVER HEALTH DEPARTMENT THE _____ DAY OF _____ 20____.

DATE _____ TITLE: _____

Skyline
A/E/S, INC.

Architectural/Engineering/Surveying
 95 W. 600 South Ste. #101, Ogden, UT 84401
 (435) 762-9361 Fax (435) 762-9077

Project Title: **VMI SUBDIVISION**
 YOUNG WARD, UTAH

Sheet Title: **FINAL PLAN**

Drawn By: LJM/SH	Project Number: 12-050	Sheet No.: 1
Designed By: LJM/SH	Date: 27 APR 2012	
Reviewed By: LJM/SH	Sheet Scale: 1" = 100'	1 of 1

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**CACHE COUNTY
RESOLUTION 2016-01**

A RESOLUTION AUTHORIZING CONVEYANCE OF REAL PROPERTY

WHEREAS the Cache County owns a small piece of real property identified by tax id number 10-043-0023 and Cache County does not have a current or future interest in this real property; and

WHEREAS the County Executive intends to execute a quit claim deed conveyancing all right, title and interest in the real property described in this resolution and attached as Exhibit A to an adjoining property owner; and

WHEREAS, Utah Code Ann. Section 17-50-312 provides that the county legislative body shall provide by ordinance, resolution, rule or regulation for the manner in which property shall be acquired, managed, and disposed of and requires the County to provide reasonable notice of the proposed disposition at least 14 days before the opportunity for public comment and allow an opportunity for public comment on the proposed disposition; and

WHEREAS, prior to the disposition said Property, Cache County Ordinance 3.40.010 requires the Cache County Council to declare said property as “Surplus Property”; and

WHEREAS Cache County Ordinances 3.40.020 and 3.40.040 establish the procedures and protocols that must be followed prior to declaring the property as “Surplus Property” before it can be conveyed; and

WHEREAS the Cache County Council must hold a public hearing before it can be disposed of by conveyance to Suzanne Mitton; now

THEREFORE, the Cache County Council finds as follows:

1. That it is in the public interest that the subject real property be disposed of as surplus property. In determining whether the property shall be declared surplus, the County Council has taken into consideration:
 - a. Whether the county has, or anticipates that it will have, no practical, economical, efficient or appropriate use for the property currently or in the reasonably foreseeable future.
 - b. Whether the purpose served by the property can be better accomplished by other alternatives or property.
 - c. Whether the purpose served by the property or its use either no longer exists or has significantly changed because of the needs and demands of the county or as may be determined by a change of policy evidenced by an ordinance or resolution of the county council.

- d. Whether the property is so damaged, depreciated or worn that it is inoperable or limited in operation without repairs and the cost of such repairs is unreasonable, excessive or impractical.
- e. Whether the purposes and interests of the county would be better served by the declaration of the property as surplus and the disposition of that property.

THEREFORE, the Cache County Council, after holding a public hearing, resolves that the Property, better described in "Exhibit A" shall be declared surplus, and that such surplus property may be disposed of by the County Executive by executing an appropriate deed to Suzanne Mitton. This resolution takes effect immediately upon adoption.

Dated this ____ day of January 2016.

ATTESTED TO:

CACHE COUNTY COUNCIL

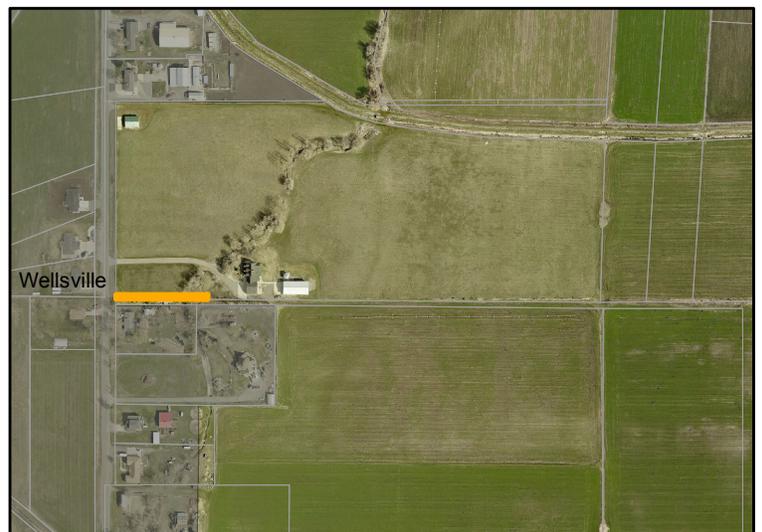
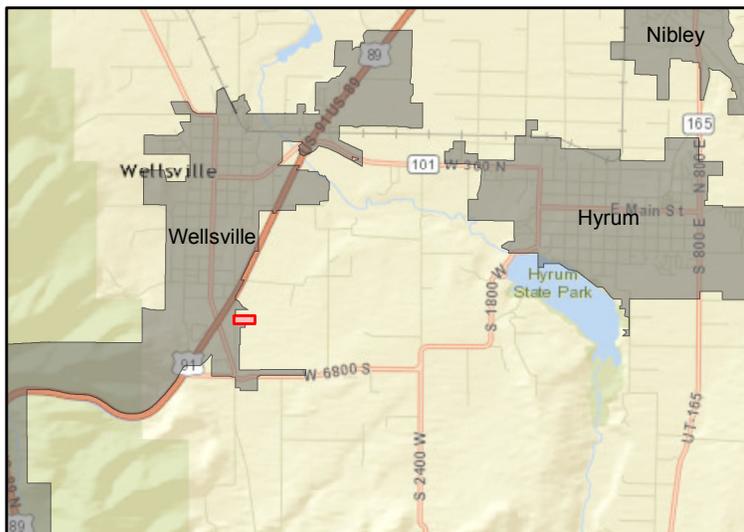
Jill N. Zollinger
Cache County Clerk/Auditor

Gregory Merrill
Council Chair



Exhibit A

BEG 2 RDS E OF SW COR NW/4 SW/4 SEC 11 T 10N R 1W & TH E 300 FT TH N 16 FT TH W 300 FT TH S 16 FT TO BEG
 CONT 0.11 AC



STAFF REPORT: ESPLIN ANDERSEN SUBDIVISION

26 January 2016

This staff report is an analysis of the application based on adopted county documents, standard county development practices, and available information. The report is to be used to review and consider the merits of the application. Additional information may be provided that supplements or amends this staff report.

Agent: Dennis Andersen

Parcel ID#: 04-013-0001

Staff Determination: Approval with conditions

Type of Action: Administrative

Land Use Authority: Cache County Council

LOCATION

Reviewed by: Chris Harrild, Senior Planner

Project Address:

4560 North 400 West
West of Smithfield

Surrounding Uses:

North – Agricultural/Residential
South – Agricultural/Residential/Airport
East – Agricultural/Smithfield City
West – Agricultural/Residential

Current Zoning:

Acres: 5.0

Agricultural (A10) Zone



Summary:

This request intends to divide the 1970 parcel 04-013-0001 into two (2) developable lots. This request originated through county enforcement action regarding a vehicle repair business, Trail Riders Repair, that was operating without license or approval. Said business was operating from what was permitted as an agricultural structure on the north half of the property. If the subdivision is approved, it is the stated intent of Mr. Esplin, the operator of said business, to then pursue a rezone of the northern parcel, Lot 1. This type of use is permitted as a conditional use in both the Commercial and Industrial Zones. If both the subdivision and a rezone are approved, a conditional use permit for the commercial business must then be obtained.

Access:

- The current Cache County Manual of Roadway Design and Construction Standards §2.5 specifies that:
 - ▶ Roads serving a commercial business or more than three dwellings must meet the minimum standard of a 22' wide paved surface with 1' wide gravel shoulders.
 - ▶ Roads serving 3 or fewer dwellings must meet the minimum standard of a 20' wide gravel surface; a 2' wide gravel shoulder may also be required.
- Access to the lots is from county roads West 4600 North and North 400 West; the county performs winter maintenance on both of these roads.
- West 4600 North does not meet the minimum county standard. At this location West 4600 North has an average paved width of 20', with 2' wide gravel shoulders, and currently serves more than 3 dwellings and provides agriculture access. This proposal would add service for two (2) dwellings and potentially a commercial business.
- Staff recommends that a design exception be granted for the substandard portions of West 4600 North as the total road width meets the minimum standard, and it is not practical to construct a 2' wide paved roadway surface.
- North 400 West does not meet the minimum county standard. At this location North 400 West currently provides agriculture access only and the width of the roadway is unknown due to the presence of snow on and bordering the roadway. This proposal would add service for two (2) dwellings and potentially a commercial business. Once an accurate measure of the road width can be obtained, the proponent must improve their portion of North 400 West to a total width of 12' from the center line of the existing roadway, and consisting of a 10' wide gravel travel lane with 2' wide gravel shoulder along the entirety of the property boundary that fronts North 400 West if the existing width is insufficient as per the County Road Manual so that the total access width is no less than a 24' gravel surface.
- The portions of 400 West that are north and south of 4600 North are not aligned with each other. Any widening of 400 West at this location would be more beneficial if made to the west of the existing roadway as a widening to the east of the southern portion of 400 West that fronts the property proposed for division would increase the misalignment. There are also multiple power poles positioned on the east side of 400 West to the north and south.
- If and/or when a commercial business is placed at this location a private paved access originating from 4600 North and not from 400 West is required in compliance with existing county maintenance practices and Resolution 2015-20 as adopted by the County Council.

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.
- An updated letter indicating septic system feasibility from the Bear River Health Department must be provided.
- If future development disturbs land area greater than 5,000 sf. a Notice of Intent (NOI) and Stormwater Pollution Prevention Plan shall be required.

Service Provision:

- 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 of 400 West.
- A school bus stop is located at 762 West 4600 North.
- Water supply for fire suppression will be provided by the Smithfield City Fire Department. Access for emergency services is adequate.

Sensitive Areas:

- This property is located within the Airport Limitation Area and has received Federal Aviation Administration (FAA) review and a determination of “no hazard to air navigation” for the existing structure on the proposed Lot #1, and as per §17.17.100 [B] of the County Code, additional FAA notification is not required for structures of a similar height. However, if any proposed structure exceeds the height of the existing structures and may adversely affect air navigation, then further review of the FAA may be required.

Public Comment:

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

STAFF DETERMINATION AND FINDINGS OF FACT (5)

It is staff’s determination that the Esplin Andersen Subdivision located on parcel 04-013-0001 at approximately 4560 North 400 West is in conformance with the Cache County Ordinance requirements and should be approved. This determination is based on the following findings of fact:

1. The Esplin Andersen Subdivision has been revised and amended by the conditions of project approval to address the issues and concerns rose within the public and administrative records.
2. The Esplin Andersen Subdivision has been revised and amended to conform to the requirements of the Cache County Code, State Code, and the requirements of various departments and agencies.
3. The Esplin Andersen Subdivision conforms to the subdivision amendment requirements of the Cache County Subdivision Ordinance.
4. The Esplin Andersen Subdivision is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjoining or area properties.
5. A design exception is hereby granted for the substandard portions of West 4600 North as the total road width meets the minimum standard, and it is not practical to construct a 2’ wide paved roadway surface.

CONDITIONS OF APPROVAL (5)

The following conditions must be met prior to recordation, and/or adequate financial surety must be provided by the proponent for the developments to conform to the County Ordinance and the requirements of county service providers.

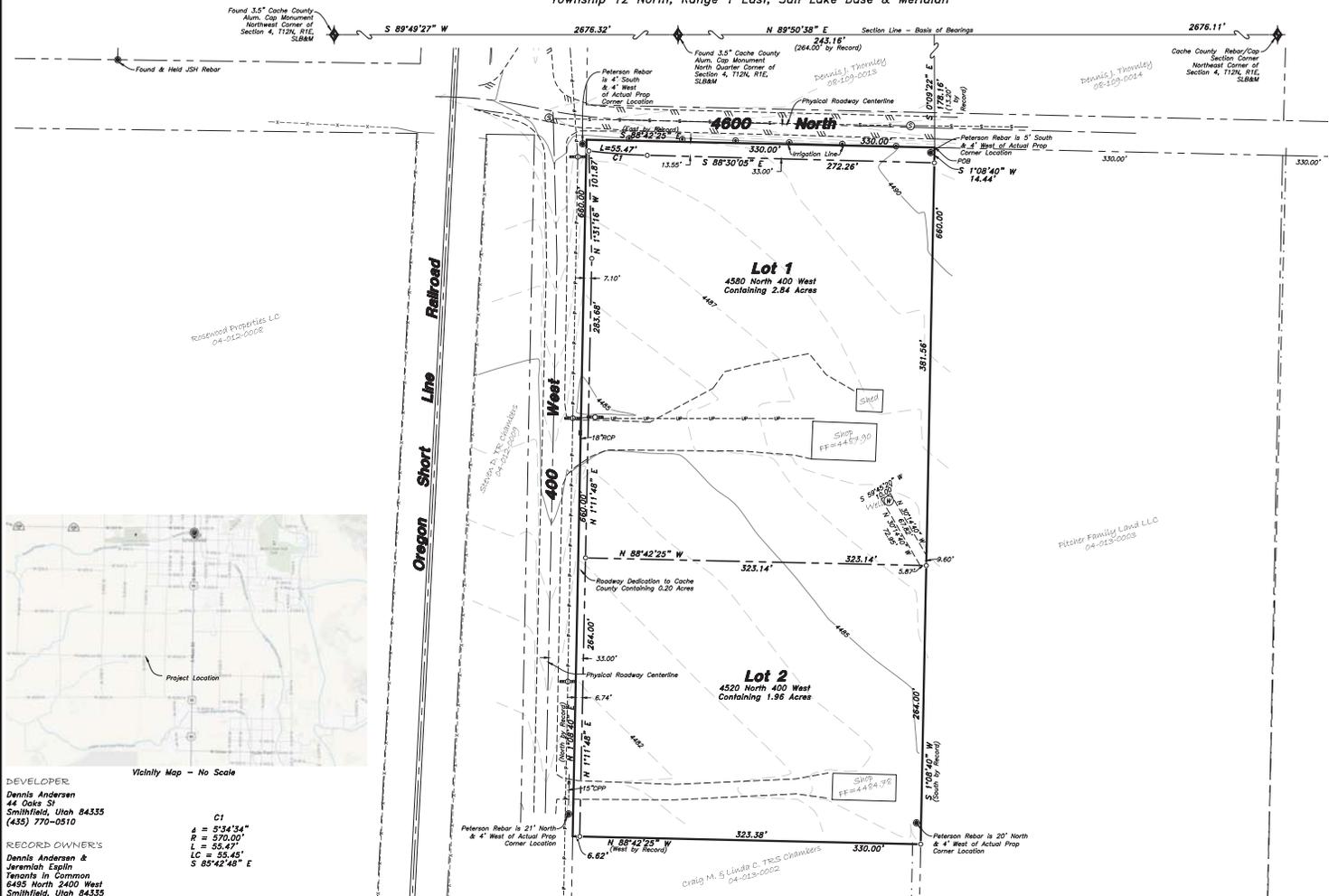
1. The proponent shall meet all applicable standards of the Cache County Ordinance.
2. Adequate, approved, domestic water rights shall be in place for all building lots within the subdivision.
3. The applicant shall reaffirm their 33’ portion of Cache County’s 66’ wide right-of-way for all county roads along the proposed subdivision boundary.
4. As is applicable following an accurate measure by the county of the roadway width, the proponent must improve their portion of North 400 West to a total width of 12’ from the center line of the existing roadway; consisting of a 10’ wide gravel travel lane with 2’ wide gravel

shoulder along the entirety of the property boundary that fronts North 400 West so that the total access width is no less than a 24' gravel surface.

5. The design of North 400 West shall be reviewed and approved by the Cache County Engineer for compliance with applicable codes. A full set of engineered design and construction plans shall be submitted and shall address issues of grade, drainage, base preparation and construction, and surfacing for the road. Fees for any engineering review of the private road shall be borne by the proponent.

Esplin Andersen Subdivision

Near Smithfield City, Cache County, Utah
A Part of the North Half of Section 4,
Township 12 North, Range 1 East, Salt Lake Base & Meridian



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

SUBDIVISION BOUNDARY
A Part of the North Half of Section 4, Township 12 North, Range 1 East of the Salt Lake Base and Meridian

Beginning 243.16 Feet North 89°50'38" East Along the North Line of the Northeast Quarter of said Section (264.00 Feet East by Record) and 176.16 Feet South 00°08'22" East (13.20 Feet South by Record) of the Northwest Corner of said Northeast Quarter and Running Thence South 01°08'40" West (South by Record) 660.00 Feet; Thence North 88°42'25" West (West by Record) 330.00 Feet; Thence North 01°08'40" East (North by Record) 660.00 Feet; Thence South 88°42'25" East 330.00 Feet to the Point of Beginning. Containing 5.00 Acres.

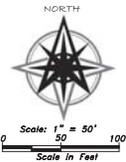


Clinton G. Hansen Date
P.L.S. No. 7881387

OWNER'S DEDICATION
Know all men by these presents that we the undersigned owners of the tract of land depicted and described herein, having caused the same to be subdivided into lots and streets (as pertinent), the whole to be hereinafter known as the Esplin Andersen Subdivision. Further we dedicate and/or quit claim as appropriate the portion of property of [04-013-0001] that lies within 33' of the center line of the existing right-of-way, and as shown on this plat, to cache county, for the use of the public forever, and hereby grant to the county the right to make any and all improvements for the construction, maintenance, and repair of said roadway. Further we dedicate to the future owner's of Lot 2 a water line easement for access, maintenance, repair, and upgrades of a culinary water line and well.

Jeremiah Espin Date Dennis Andersen Date

ACKNOWLEDGMENT
State of Utah
County of _____
On this _____ day of _____, 2016, Jeremiah Espin and Dennis Andersen, as Tenants in Common, Personally Appeared before me, the Undersigned Notary Public in and for said County, in the State of Utah, the Signers of the Attached Owners Dedication, two in Numbers, who duly acknowledged to me they Signed It Freely and Voluntarily and for the Purpose therein Mentioned.



- LEGEND**
- Subdivision Boundary Line
 - - - Lot Line
 - - - Adjoining property Line
 - - - Easement Line
 - - - Existing Overhead Power
 - - - Existing Underground Power
 - - - Fence Line
 - - - Edge of Asphalt
 - Power Pole
 - Sewer Manhole
 - Irrigation River
 - Well Head
 - Section Corner
 - Found Survey Point
 - Set 5/8" by 24" Rebar With Cap

COUNTY RECORDER
State of Utah
County of Cache

This plat has been duly acknowledged, certified, and approved and may lawfully be recorded in Cache County, Utah.
Filed and Recorded:
Filing No.: _____
Date: _____
Page: _____
Request of: _____

DEVELOPER
Dennis Andersen
44 Oaks St
Smithfield, Utah 84335
(435) 770-0510

RECORD OWNERS
Dennis Andersen &
Jeremiah Espin
Tenants in Common
6485 North 2400 West
Smithfield, Utah 84335

NARRATIVE

The Purpose of this Survey was to subdivide the existing parcel as shown and Described Hereon. This Survey was Ordered by Dennis Andersen. The Control used to Establish the Property Corners was the existing County Survey monumentation/recordations within Section 4, Township 12 North, Range 1 East, Salt Lake Base and Meridian. Felt Peterson rebar was found at the corners of the subdivision. The Peterson corner pins have no record of survey filed and don't fill local occupation. The basis of bearings is the North Line of the Northeast Quarter of said Section which bears North 89°50'38" East, Utah North, State Plane NAD83(2011) Calculated Bearing.

COUNTY ATTORNEY APPROVAL

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

BEAR RIVER HEALTH DEPARTMENT APPROVAL

This subdivision described in this plat has been approved by the Bear River Health Department on the _____ day of _____, A.D. 20__.

By: _____ Title: _____
Director

APPROVAL AS TO FORM

Approved as to form this _____ day of _____, 20__.

By: _____ Title: _____
Attorney

GENERAL NOTES:

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

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

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

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

ADVANCED LAND SURVEYING
1770 Research Park Way #11
Logan Utah 84341
(p) 435-779-9585 (f) 435-514-9583
www.advancedland.com

Cache County Attorney Date

Deputy County Surveyor Date

Director Date

Cache County Recorder