CRAIG W BUTTARS
COUNTY EXECUTIVE / SURVEYOR

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

Cache County
— 1857 —

CACHE COUNCIL
GREGORY MERRILL, *CHAIR*
DAVID L. ERICKSON, *VICE CHAIR*
VAL K. POTTER
KATHY ROBISON
JON WHITE
CORY YEATES
GORDON A. ZILLES

September 12, 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, SEPTEMBER 13, 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** (August 23, 2016)
5. **MINUTES FOLLOW-UP**
6. **REPORT OF COUNTY EXECUTIVE**
   a. Appointments
   b. Warrants
   c. Other Items

7. **CONSENT AGENDA**
   a. **Phoebe Meadows Subdivision** – Request to revise the recently approved Phoebe Meadows Subdivision Plat from a 4-lot subdivision to a 3-lot subdivision. The revision removes the requirement for the improvement of County Road 7900 South as the proposed lots will not have residential access from County Road 7900 South, but will obtain access from County Road 400 West. Located approximately 7909 South 400 West, northwest of Paradise

8. **ITEMS OF SPECIAL INTEREST**
   a. Century Farm Awards – Clark Israelsen

9. **UNIT OR COMMITTEE REPORTS**

10. **BUDGETARY MATTERS**

11. **PUBLIC HEARINGS, APPEALS AND BOARD OF EQUALIZATION MATTERS**
    a. **Set Public Hearing for September 27, 2016 at 5:30 p.m. – Nielsen Rezone** – Request for a rezone of 5 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone located at 100 West 6600 South, south of Hyrum

12. **PENDING ACTION**

13. **INITIAL PROPOSALS FOR CONSIDERATION OF ACTION**
    a. Decision on 2017 Cloud Seeding Program
    b. ASI Road Improvement Proposal
    c. Request for Tax Relief Filing Deadline Extension
    d. 2017 Budget Priorities

14. **OTHER BUSINESS**
    a. USACCC Fall 2016 Conference – September 21-23, 2016 – Uintah Conference Center, Vernal
       Gordon, Dave, Kathy, Craig
    b. USU Homecoming Parade – Saturday, September 24, 2016 at 10:00 a.m.

    c. UAC Annual Convention – November 16-18, 2016 – Dixie Convention Center, St. George

15. **COUNCIL MEMBER REPORTS**

16. **EXECUTIVE SESSION** – Utah Code 52-4-205(1)(c) - Discussion of pending litigation

17. **ADJOURN**

Gregory Merrill

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**

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

To: Cache County Council

From: Chris Harrild, Senior Planner

Subject: Agenda items for September 13, 2016

SET PUBLIC HEARING

1. **Set a Public Hearing for September 27, 2016 at 5:30 p.m. for the Nielsen Rezone** — A request for a rezone of 5 acres of property from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone located at 100 West 6600 South, south of Hyrum.

CONSENT

2. **Phoebe Meadows Subdivision —** A request to revise the recently approved but not recorded subdivision plat from a four-lot subdivision to a three-lot subdivision on 20.5 acres of property at approximately 7909 South 400 West, northwest of Paradise, in the Agricultural (A10) Zone.

DEVELOPMENT SERVICES DEPARTMENT
179 NORTH MAIN, SUITE 305
LOGAN, UTAH 84321

PHONE: (435) 755-1640 **FAX:** (435) 755-1987
EMAIL: devservices@cachecounty.org
WEB: www.cachecounty.org/devserv

Cache County 1857

DEVELOPMENT SERVICES DEPARTMENT

BUILDING | SURVEYING | ENGINEERING | GIS | PLANNING & ZONING | ROADS | WEEDS

MEMORANDUM

To: County Council
Date: 13 September 2016
Subject: Revision of Phoebe Meadows Subdivision Plat

The proponent of the Phoebe Meadows Subdivision has submitted a request to revise the recently approved Phoebe Meadows Subdivision Plat from a 4-lot subdivision to a 3-lot subdivision. This revision will remove the requirement for the improvement of county road 7900 South as the proposed lots will not have residential access from county road 7900 South, but will obtain access from county road 400 West. An updated staff report and plat reflecting this change have been included for the Council's review.

DEVELOPMENT SERVICES DEPARTMENT
179 NORTH MAIN, SUITE 305
LOGAN, UTAH 84321

PHONE: (435) 755-1640 **FAX:** (435) 755-1987
EMAIL: devservices@cachecounty.org
WEB: www.cachecounty.org/devserv

STAFF REPORT: PHOEBE MEADOWS SUBDIVISION

13 September 2016

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

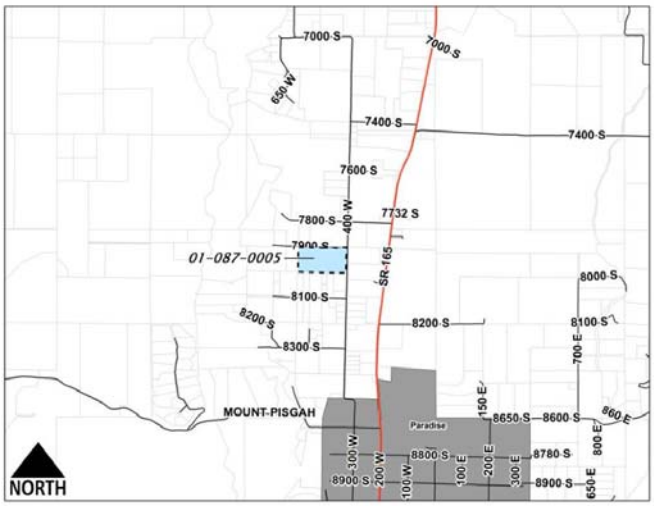
Agent: James Fournier **Parcel ID#:** 01-087-0005
Staff Determination: Approval with Conditions
Type of Action: Administrative
Land Use Authority: County Council

LOCATION

Reviewed by: Jacob Adams - Planner I

Project Address:
7909 South 400 West
Paradise, UT 84328
Current Zoning: **Acres:** 20.50
Agricultural (A10)

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



SUMMARY

The Phoebe Meadows Subdivision is a request to create three residential lots out of the existing 20.50-acre parcel 01-087-0005, which is considered a 1970 parcel. The existing home and agricultural buildings will remain on Lot 1, and the applicant has proposed reconfiguring the driveway to access from 400 West instead of 7900 South. Lots 2 and 3 will front 400 West

DEVELOPMENT SERVICES DEPARTMENT
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LOGAN, UTAH 84321
PHONE: (435) 755-1640 FAX: (435) 755-1987
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WEB: www.cachecounty.org/devserv

FINDINGS OF FACT (20)

Ordinance—17.02.060, 17.10.030 [A]

1. As per §17.02.060, Establishment of Land Use Authority, the County Council is authorized to act as the Land Use Authority for this application.
2. Parcel 01-087-0005 is considered a 1970 parcel as per the Policy for Determination of Parcel Legality dated 29 August 2013.
3. As a 1970 parcel, the first three lots may be divided at a density of two acres per unit while subsequent lots may be divided at ten acres per unit, yielding a maximum density potential of 4 developable lots on 20.5 acres.

Access—16.04.040 [A], 16.04.080 [E], Manual of Roadway Design and Construction Standards

4. Table 2.2 of the Cache County Manual of Roadway Design and Construction Standards sets the minimum requirements of any road serving four or more dwellings as 22 feet of paved width with one-foot-wide gravel shoulders on each side and a 66-foot-wide right-of-way.
5. 400 West meets the minimum access and maintenance requirements with the exception of paved width.
    - **a.** The existing home on the proposed Lot 1 is currently accessed from 7900 South. The applicant intends to close this access and create a new access from 400 West.
    - **b.** Access to Lots 2 and 3 is proposed to be from county road 400 West, which serves a large number of dwellings.
    - **c.** 400 West consists of an approximately 20-foot wide paved width with 2-foot gravel shoulders.
    - **d.** The county provides winter maintenance on 400 West.
6. Table 2.2 of the Cache County Manual of Roadway Design and Construction Standards sets the minimum requirements of any road serving three dwellings or less as 24 feet of gravel width.
7. The proponent has identified that no residential access for the proposed subdivision will be from 7900
    - **a.** 7900 South currently provides access to two dwellings. If the driveway for Lot 1 is reconfigured to obtain access from 400 West, only one existing dwelling will use 7900 South for access.
    - **b.** 7900 South consists of a gravel surface that varies from 17 feet to 22 feet in width.
    - **c.** The county provides winter maintenance on 7900 South.
    - **d.** The right-of-way for 7900 South has been identified as 62.7 feet wide.
    - **e.** There is no existing adequate turnaround on 7900 South for winter maintenance, emergency access, and garbage removal.

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

8. The applicant has one approved domestic use water right and three unapproved, domestic-use water rights that are currently in the approval process.
9. Bear River Health Department has provided a septic system feasibility letter for all four lots so long as there is a 100-foot protection zone around each well.
10. If future development disturbs land area greater than 5,000 sf., a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan are required.

Service Provision—16.04.080 [C], [D], [F]

11. Residential refuse and recycling containers for Lots 1, 2, and 3 must be placed on 400 West; shoulder improvements may be required to allow them to be placed outside the travel lane.

12. School bus service will be provided through a stop at 7771 South 400 West.
13. 400 West and 7900 South meet the requirements of the County Fire District.
14. Water supply for fire suppression is provided by the Paradise Fire Department.

Public Notice and Comment—17.02.040

15. Public notice was initially posted online to the Utah Public Notice Website on 19 May 2016 and again on 19 July 2016.
16. Notice was initially published in the Herald Journal on 22 May 2016 and again on 24 July 2016.
17. Notices were posted in three public places on 28 June 2016 and again on 19 July 2016.
18. Notices were mailed to all property owners within 300 feet of the subject property on 27 May 2016.
19. Paradise City was noticed by e-mail as part of the development review process on 10 June 2016.
20. At this time, no written public comment regarding this proposal has been received by the Development Services Office.

CONDITIONS (5)

These conditions are based on the Cache County Land Use Ordinance and on the findings of fact as noted herein.

1. Prior to final plat recordation, adequate and approved domestic water rights must be in place for all building lots within the subdivision.
2. Prior to final plat recordation, the applicant must reaffirm their 33-foot portion of Cache County's 66-foot wide right-of-way for all county roads along the proposed subdivision boundary.
3. The applicant must provide sufficient shoulder space on 400 West for the residential refuse and recycle containers to sit four feet apart and be out of the travel lane.
4. An encroachment permit must be obtained for any work, including access drives, within the Cache County right-of-way.
5. If future development disturbs land area greater than 5,000 sf., a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan are required.

CONCLUSIONS (2)

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

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

Due to the estimated costs involved with upgrading the 7900 S road we, The Avenues Of Ogden Llc, are hereby requesting the following changes to our Phoebe Meadows Subdivision.

1.) We will merge lot 4 into lot 3 with the residential driveway for this new larger lot 3 remaining at road 400 W. so that there will no longer be a lot 4 nor will there be any residential driveway being added to road 7900 S from Phoebe Meadows Subdivision.

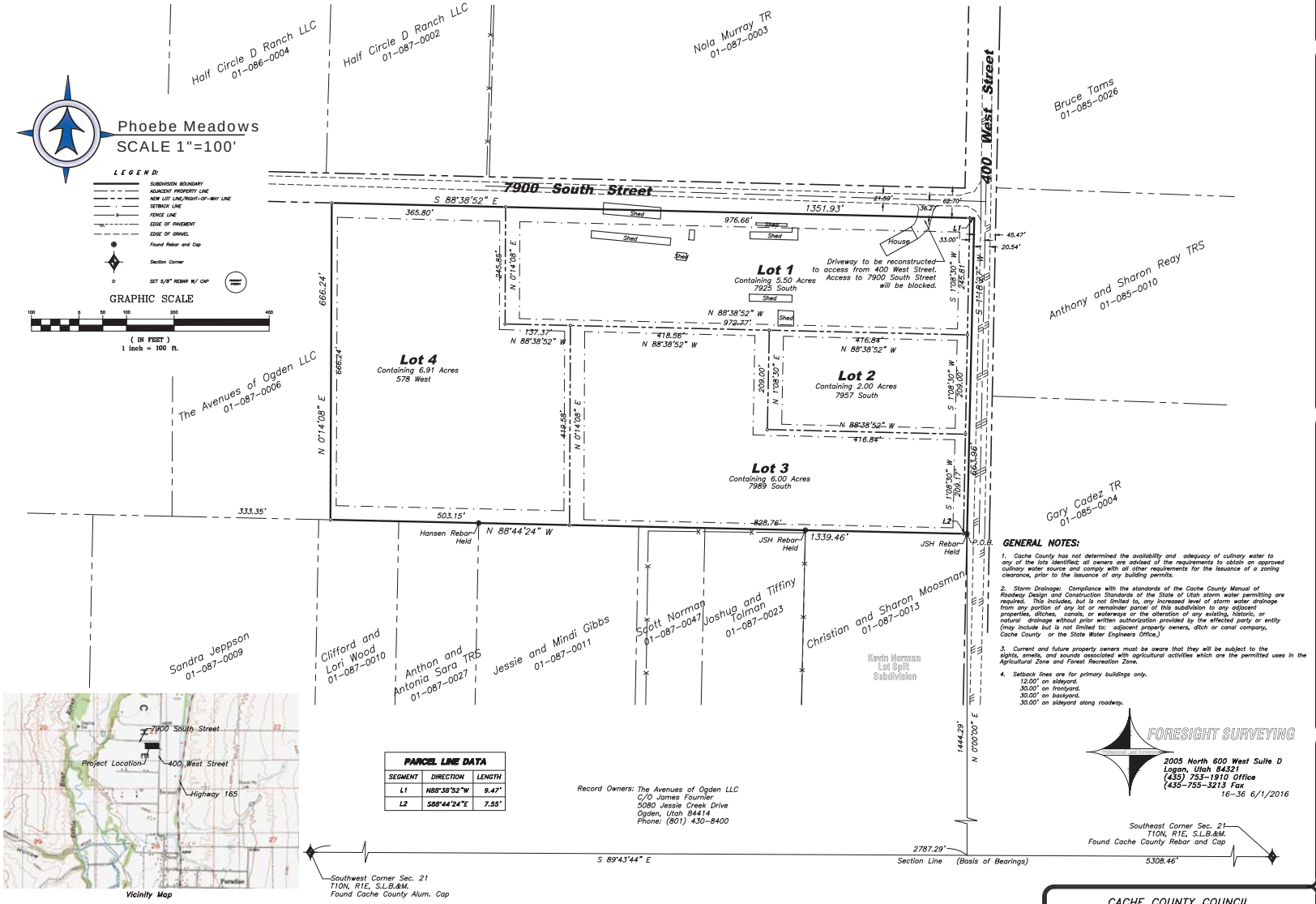
2.) With this change noted in item change 1 above we request that we are no longer required to do road work or repairs on 7900 S. and that Phoebe Meadows Subdivision be approved by council to move forward with these new changes in place.

Respectfully submitted this September 1st, 2016,
James Fournier, Member / Manager :The Avenues Of Ogden Llc.

Approved 4-lot configuration

Phoebe Meadows Subdivision

A PART OF THE SOUTH HALF OF SECTION 21, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE S.L.B.&M.
CACHE COUNTY, UTAH



PARCEL LINE DATA		
SEGMENT	DIRECTION	LENGTH
L1	N88°38'52"W	9.47'
L2	S88°44'24"E	7.55'

Vicinity Map

GENERAL NOTES:

1. Cache County has not determined the availability and adequacy of culinary water to any of the lots identified; all owners are advised of the requirements to obtain an approved culinary water source and comply with all other requirements for the issuance of a zoning clearance, prior to the issuance of any building permits.

2. Storm Drainage: Compliance with the standards of the Cache County Manual of Roadway Design and Construction Standards of the State of Utah storm water permitting are required. This includes, but is not limited to, any increased level of storm water drainage from any portion of any lot or remainder parcel of 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 effected party or entity (may include but is not limited to: adjacent property owners, ditch or canal company, Cache County or the State Water Engineers Office.)

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

4. Setback lines are for primary buildings only.
   12.00' on sideyard.
   30.00' on frontyard.
   30.00' on backyard.
   30.00' on sideyard along roadway.

SURVEYOR'S CERTIFICATE

I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152661 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS: PHOEBE MEADOWS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Subdivision Boundary

A PART OF THE SOUTH HALF OF SECTION 21, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 400 WEST STREET LOCATED SOUTH 89°43'44" EAST, A DISTANCE OF 2787.29 FEET AND NORTH 0°00'00" EAST, A DISTANCE OF 1444.29 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 21; RUNNING THENCE NORTH 88°44'24" WEST, A DISTANCE OF 1339.46 FEET; THENCE NORTH 00°14'08" EAST, A DISTANCE OF 666.24 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 7900 SOUTH STREET; THENCE SOUTH 88°38'52" EAST, A DISTANCE OF 1351.93 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE SAID WEST RIGHT-OF-WAY LINE OF 400 WEST STREET; THENCE SOUTH 01°18'27" WEST, A DISTANCE OF 663.96 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.
CONTAINING 20.545 ACRES FOUR LOTS.

Roadway Dedication Description

A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 400 WEST STREET LOCATED SOUTH 89°43'44" EAST, A DISTANCE OF 2787.29 FEET AND NORTH 0°00'00" EAST, A DISTANCE OF 1444.29 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 21; RUNNING THENCE NORTH 88°44'24" WEST, A DISTANCE OF 7.55 FEET; THENCE NORTH 01°08'30" EAST, A DISTANCE OF 663.98 FEET; THENCE SOUTH 88°38'52" EAST, A DISTANCE OF 9.47 FEET; THENCE SOUTH 01°18'27" WEST, A DISTANCE OF 663.96 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.130 ACRES.

SIGNATURE

REGISTERED LAND SURVEYOR 5152661 JEFF C. NIELSEN STATE OF UTAH

DATE

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DEPICTED AND DESCRIBED HEREON, HAVING THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS (AS PERTAINS), THE WHOLE TO BE HEREINAFTER KNOWN AS THE "PHOEBE MEADOWS SUBDIVISION". FURTHER WE DEDICATE AND/OR QUIT CLAIM AS APPROPRIATE THE PORTION OF PROPERTY OF PARCEL NUMBER 01-087-0005 THAT LIES WITHIN 33.00 FEET OF THE CENTERLINE OF THE EXISTING ROADWAY 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.

Date _____ James Fournier _____

Date _____ Phoebe Fournier _____

ACKNOWLEDGMENT

STATE OF UTAH)
County of_____) SS.

This instrument was acknowledged and executed before me this _____ day of _____, 2016 by_____ who acknowledge to be the _____ of , and that as such officer, being authorized so to do, signed the name of the corporation as such officer.

WITNESS my hand and official seal.

Signature: _____

My Commission Expires: _____

TRUSTEE ACKNOWLEDGMENT

state of UTAH
County of CACHE
on this _____ day of _____, _____
personally appeared before me, the undersigned notary public in and for said county of Cache, in the state of Utah, proved to me on the basis of satisfactory evidence to be the person(s) who executed the within instrument as Trustee(s) of the_____, the signer(s) of the within instrument, who duly acknowledged to me he(she) executed the same pursuant to and in accordance with the power vested in him(her) by the terms of said trust agreement.

NOTARY PUBLIC

DEPUTY COUNTY SURVEYOR'S CERTIFICATE

I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE; AND FURTHER, IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY COUNTY ORDINANCE AND STATE LAW.

DATE _____ DEPUTY CACHE COUNTY SURVEYOR _____

CACHE COUNTY PLANNING COMMISSION

THIS PLAT WAS RECOMMENDED FOR APPROVAL/DENIAL BY THE PLANNING COMMISSION ON THE _____ DAY OF _____, 2016. DATED THIS DAY OF_____DAY OF _____,

BY:_____
CHAIR

COUNTY ATTORNEY APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE PLAT AS TO FORM AS REQUIRED BY STATE LAW AND COUNTY ORDINANCE.

DATE _____ CACHE COUNTY ATTORNEY _____

BEAR RIVER HEALTH DEPT. APPROVAL

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

BY:_____ TITLE:_____

CACHE COUNTY COUNCIL

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

DATED THIS DAY OF _____ DAY OF _____, 2016.

BY:_____
CHAIRMAN

ATTESTED TO:

_____
CACHE COUNTY CLERK

COUNTY RECORDER

STATE OF UTAH,
COUNTY OF CACHE.

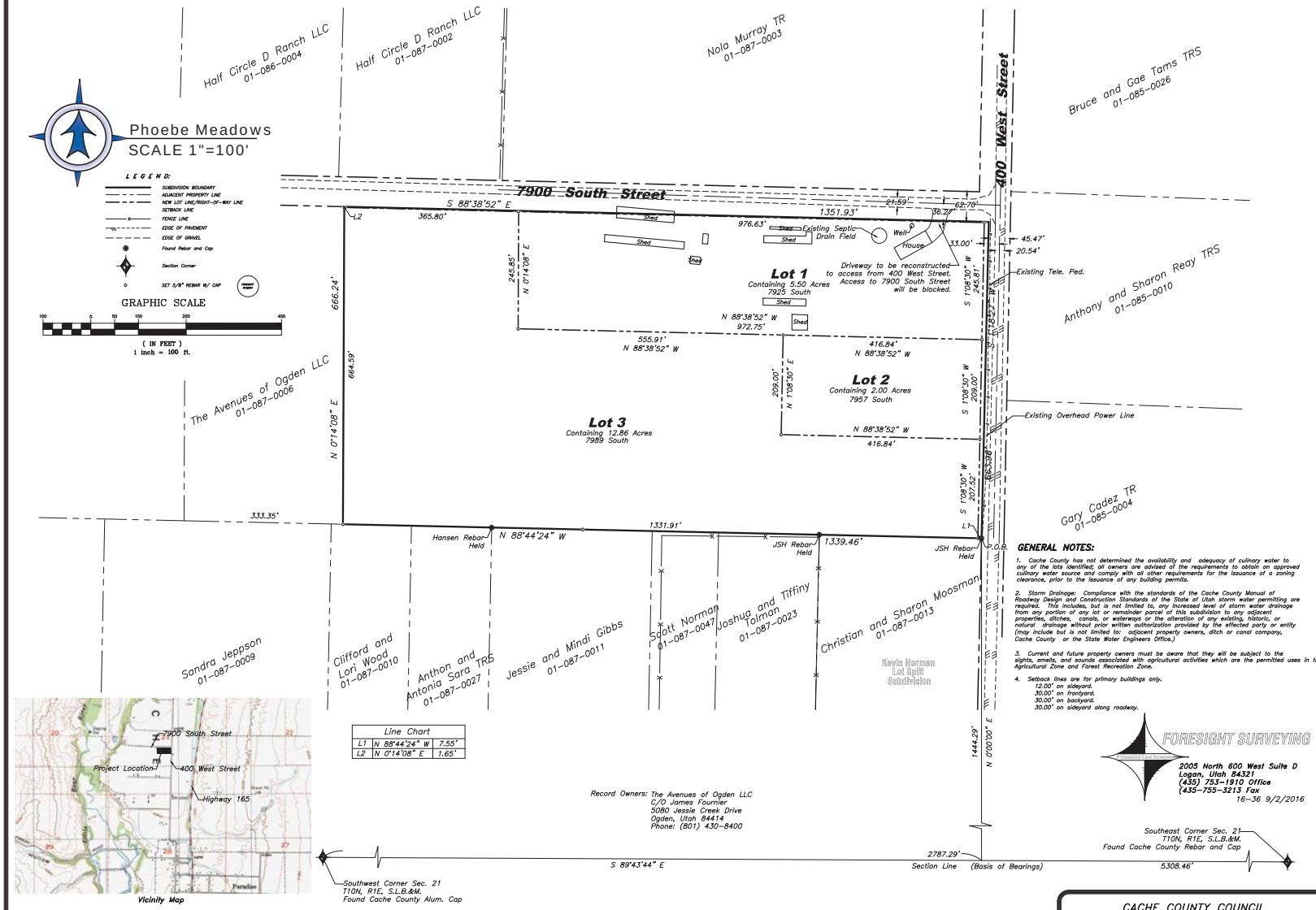
THIS PLAT HAS BEEN DULY ACKNOWLEDGED, CERTIFIED, AND APPROVED AND MAY LAWFULLY BE RECORDED IN CACHE COUNTY, UTAH.
FILED AND RECORDED:
FILING NO.:_____
DATE: _____
TIME: _____
BOOK: _____
PAGE: _____
REQUEST OF: _____

_____
CACHE COUNTY RECORDER

Proposed 3-lot configuration

Phoebe Meadows Subdivision

A PART OF THE SOUTH HALF OF SECTION 21, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE S.L.B.&M.
CACHE COUNTY, UTAH



Line Chart		
L1	N 88°44'24" W	7.55'
L2	N 0°14'08" E	1.65'

GENERAL NOTES:

1. Cache County has not determined the availability and adequacy of culinary water to any of the lots identified; all owners are advised of the requirements to obtain an approved culinary water source and comply with all other requirements for the issuance of a zoning clearance, prior to the issuance of any building permits.

2. Storm Drainage: Compliance with the standards of the Cache County Manual of Roadway Design and Construction Standards of the State of Utah storm water permitting are required. This includes, but is not limited to, any increased level of storm water drainage from any portion of any lot or remainder parcel of 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 effected party or entity (may include but is not limited to: adjacent property owners, ditch or canal company, Cache County or the State Water Engineers Office.)

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

4. Setback lines are for primary buildings only.
   12.00' on sideyard.
   30.00' on frontyard.
   30.00' on backyard.
   30.00' on sideyard along roadway.

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I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152661 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS: PHOEBE MEADOWS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Subdivision Boundary

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CONTAINING 20.545 ACRES FOUR LOTS.

Roadway Dedication Description

A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 400 WEST STREET LOCATED SOUTH 89°43'44" EAST, A DISTANCE OF 2787.29 FEET AND NORTH 0°00'00" EAST, A DISTANCE OF 1444.29 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 21; RUNNING THENCE NORTH 88°44'24" WEST, A DISTANCE OF 7.55 FEET; THENCE NORTH 01°08'30" EAST, A DISTANCE OF 662.33 FEET; THENCE NORTH 88°38'52" WEST, A DISTANCE OF 1342.43 FEET; THENCE NORTH 00°14'08" EAST, A DISTANCE OF 1.65 FEET; THENCE SOUTH 88°38'52" EAST, A DISTANCE OF 1351.93 FEET; THENCE SOUTH 01°18'27" WEST, A DISTANCE OF 663.96 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.181 ACRES.

SIGNATURE

REGISTERED LAND SURVEYOR 5152661 JEFF C. NIELSEN STATE OF UTAH

DATE

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DEPICTED AND DESCRIBED HEREON, HAVING THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS (AS PERTAINS), THE WHOLE TO BE HEREINAFTER KNOWN AS THE "PHOEBE MEADOWS SUBDIVISION".
FURTHER WE DEDICATE AND/OR QUIT CLAIM AS APPROPRIATE THE PORTION OF PROPERTY OF PARCEL NUMBER 01-087-0005 THAT LIES WITHIN 33.00 FEET OF THE CENTERLINE OF THE EXISTING ROADWAY 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.

Date _____ James Fournier _____

Date _____ Phoebe Fournier _____

ACKNOWLEDGMENT

STATE OF UTAH)
County of_____) SS.

This instrument was acknowledged and executed before me this _____ day of _____, 2016 by_____who acknowledge to be the _____ of , and that as such officer, being authorized so to do, signed the name of the corporation as such officer.

WITNESS my hand and official seal.

Signature: _____

My Commission Expires: _____

TRUSTEE ACKNOWLEDGMENT

state of UTAH
County of CACHE

on this_____day of _____, _____

personally appeared before me, the undersigned notary public in and for said county of Cache, in the state of Utah, proved to me on the basis of satisfactory evidence to be the person(s) who executed the within instrument as Trustee(s) of the_____, the signer(s) of the within instrument, who duly acknowledged to me he(she) executed the same pursuant to and in accordance with the power vested in him(her) by the terms of said trust agreement.

_____
NOTARY PUBLIC

DEPUTY COUNTY SURVEYOR'S CERTIFICATE

I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE; AND FURTHER, IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY COUNTY ORDINANCE AND STATE LAW.

_____ DATE _____ DEPUTY CACHE COUNTY SURVEYOR

CACHE COUNTY PLANNING COMMISSION

THIS PLAT WAS RECOMMENDED FOR APPROVAL/DENIAL BY THE PLANNING COMMISSION ON THE_____DAY OF_____, 2016. DATED THIS DAY OF_____DAY OF_____,

BY:_____
CHAIR

COUNTY ATTORNEY APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE PLAT AS TO FORM AS REQUIRED BY STATE LAW AND COUNTY ORDINANCE.

_____ DATE _____ CACHE COUNTY ATTORNEY

BEAR RIVER HEALTH DEPT. APPROVAL

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

BY:_____ TITLE:_____

CACHE COUNTY COUNCIL

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

DATED THIS DAY OF _____ DAY OF _____, 2016.

BY:_____
CHAIRMAN

ATTESTED TO:

_____
CACHE COUNTY CLERK

COUNTY RECORDER

STATE OF UTAH,
COUNTY OF CACHE.

THIS PLAT HAS BEEN DULY ACKNOWLEDGED, CERTIFIED, AND APPROVED AND MAY LAWFULLY BE RECORDED IN CACHE COUNTY, UTAH.

FILED AND RECORDED:
FILING NO.: _____
DATE: _____
TIME: _____
BOOK: _____
PAGE: _____
REQUEST OF: _____

_____
CACHE COUNTY RECORDER

The Utah Century Farm and Ranch Committee

hereby recognizes

BOUDRERO FAMILY FARM

with official recognition as a

Utah Century Farm and Ranch

with 100 years of persistence and dedication to
Utah Farming and Ranching, gratefully acknowledged, and thereby
maintaining the agricultural tradition and high quality of life enjoyed in the State

UTAH CENTURY
Farm & Ranch

Presented
2016

Gary R. Herbert, Governor
State of Utah

LuAnn Adams, Commissioner
Utah Department of Agriculture and Food

Randy N. Parker
Utah Century Farm and Ranch Committee

The Utah Century Farm and Ranch Committee

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BROOKE RANCH

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Utah Century Farm and Ranch Committee

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CANTAGREE FARMS

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Utah Century Farm and Ranch Committee

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CHRISTENSEN FARMS

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RIVER VIEW DAIRY

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MEMORANDUM

TO: Cache County Council

FROM: Dianna Schaeffer, Chief Deputy Auditor

DATE: September 13, 2016

SUBJECT: Request for Tax Relief Filing Extension

Every year Cache County processes hundreds of tax relief applications for various indigent abatements, exclusive use exemptions, military exemptions, blind exemptions, settlements, and deferrals. The application deadline is September 1st in most cases, but may be extended until December 31st if the county finds good cause.

- **Low Income Abatement** - State law §59-2-1107 through §59-2-1109 permits counties to abate taxes for indigent persons subject to proper application, documentation, and deadlines. *Allowable extension* §59-2-1109(2)(d).
- **Blind Exemption** - State law §59-2-1106 provides counties authority to abate taxes for the blind subject to proper application, documentation, and deadlines. *Allowable extension* §59-2-1106(2)(b)(ii).
- **Military Exemption** - State law §59-2-1104 and §59-2-1105 allows counties to abate taxes for veterans and active duty armed forces subject to proper application, documentation, and deadlines. Military applications are allowed an "automatic" one year extension per UCA §59-2-1105(2)(b)(i).
- **Non-Profit Use Exemption –** State law §59-2-1102 provides counties authority to abate taxes for religious charitable, and educational organizations. Applications were due by March 1st and have been processed.
- **Settlement/Deferral** - No deadlines are mandated in §59-2-1347.

After the tax notices are mailed at the end of October, the county will be besieged by citizens in dire need of tax relief. We must be compliant with the law of the land while maintaining the intent of the law to help those in need. Therefore, it is in the best interest of the community that the Cache County Council *extends the filing deadline for low income and blind tax relief to November 30, 2016*. By extending the filing deadline, Cache County can continue helping eligible citizens and remain compliant with the law in regards to applications for tax relief. This would solve the problem of processing impoverished applicants while remaining legally compliant.

Request is: Approved_____ Tabled_____ Denied_____

_____
Greg Merrill, Chairperson

ATTESTED:

_____
Jill Zollinger, Cache County Clerk/Auditor
Date: