



ENT 5936:2013 PG 1 of 3
JEFFERY SMITH
UTAH COUNTY RECORDER
2013 Jan 18 3:23 pm FEE 0.00 BY SS
RECORDED FOR UTAH COUNTY COMMUNITY DEVEL

Pursuant to Utah County Ordinance No. 2000-08,
the following decision of the Utah County Board of
Adjustment is recorded relative to the subject property.

ACTION BY BOARD OF ADJUSTMENT

Appeal No. 1523

Applicant: Stillwater Ranch, LLC

CONDITIONAL USE

When the Board of Adjustment acts under its power to hear and decide requests for conditional use, the Board shall comply with all the rules and standards of the Utah County Land Use Ordinance as found in Section 7-20.

The request of Stillwater Ranch, LLC. for a conditional use for a residential treatment center in the Residential Agricultural (RA-5) Zone located at 14048 S. Highway 89, Section 5, T10S, R4E, in the Thistle area of Utah County is **granted** based on the following motion:

That the Utah County Board of Adjustment approve the request for a conditional use for a residential treatment center in the RA-5 Zone based on staff findings and with the following conditions:

1. The application meets all of the criteria for approving a conditional use as per Section 7-20-C(1) through (7) of the Utah County Land Use Ordinance, to the extent required in Section 7-20-D;
2. That a building permit be issued for any renovation or addition to the existing dwelling or other structures on the property associated with its conversion into a residential treatment center that meets all applicable building, zoning, health, and fire-safety requirements, including the requirements of the Urban/Wildland Interface area of Utah County;
3. That all requirements and standards of Section 3-48 for residential treatment centers be met;
4. That the residential treatment center be operated in accordance with the submitted operation plan, titled "Stillwater Canyon Plan of Operations", including the submitted "Safety and Health System" plan, and the 6 to 1 ratio of patients to staff be maintained as a minimum at all times;
5. That the residential treatment center have no more than 16 residents;
6. That the existing access to the proposed facility be approved by UDOT as an access to a residential treatment center;

7. That no outside signs or banners advertising the facility be present on the property;
8. That a list of all residents and their diagnosis be made available to Utah County Community Development staff upon request. Such information must be in accordance with all applicable privacy and confidentiality laws. The purpose of this condition is to provide Utah County Community Development staff with enough information to verify compliance with the ordinance and conditions of approval of this appeal;
9. That Crab Creek Estates Subdivision, Plat "B" receive final approval from the Utah County Commission and be recorded in the Utah County Recorder's Office prior to any permits or licenses being issued for the residential treatment center.

IF PERMIT NOT OBTAINED WITHIN ONE (1) YEAR, THIS APPROVAL IS VOID

The decision of the Utah County Board of Adjustment may be appealed to the Fourth District Court within 30 days from the date this Action Report is filed with the Utah County Recorder.

Vote Record:	AYE	NAY	ABSTAINED
Randy Christiansen	X		
Steve White	X		
Don Olsen	X		

I, Christina Sutton, certify the voting record shown above to be true and correct, and a copy of this Action Report was recorded and filed in the Utah County Community Development Department on the 18th day of January, 2013.


 Christina Sutton, Secretary
 UTAH COUNTY BOARD OF ADJUSTMENT

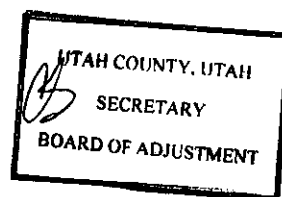


EXHIBIT A

CRAB CREEK PLAT "B"

BOUNDARY DESCRIPTION

COMMENCING AT A POINT ON THE WEST LINE OF STATE HIGHWAY 89, WHICH POINT LIES SOUTH 89°51'57" WEST 917.62 FEET ALONG THE SECTION LINE AND SOUTH 1961.96 FEET FROM THE NORTHEAST CORNER OF CORNER OF SECTION 5, T 10 S, R 4 E, SALT LAKE BASE MERIDIAN; THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
N 41°01'33" W	20.27'	
N 39°43'42" W	36.67'	
N 34°34'34" W	14.11'	
N 20°39'32" W	13.13'	
N 14°36'34" W	47.46'	
N 17°44'48" W	90.58'	
N 31°57'33" W	126.90'	
N 52°14'00" W	125.46'	
N 30°23'35" W	80.91'	
N 65°13'38" W	64.15'	
S 77°37'53" W	146.48'	
S 82°50'07" W	103.72'	
N O R T H	244.80'	
E A S T	88.48'	
N 1°43'36" E	82.46'	
N 88°16'24" W	111.39'	
N 69°25'00" W	255.86'	
S 26°28'36" W	80.31'	
S 21°18'21" W	80.29'	
S 15°02'55" W	45.71'	
S O U T H	499.84'	
S 72°53'37" E	67.02'	ALONG THE APPROXIMATE CENTERLINE OF A GRAVEL ROAD
S 88°59'47" E	61.14'	" " " " " " " "
N 82°58'08" E	54.96'	" " " " " " " "
N 80°05'11" E	51.24'	" " " " " " " "
N 78°43'08" E	57.53'	" " " " " " " "
N 78°25'07" E	55.21'	" " " " " " " "
N 80°51'07" E	55.50'	" " " " " " " "
N 82°50'07" E	50.81'	" " " " " " " "
S 86°02'18" E	51.54'	" " " " " " " "
S 64°29'47" E	57.47'	" " " " " " " "
S 52°14'00" E	53.91'	" " " " " " " "
S 31°57'33" E	51.03'	" " " " " " " "
S 17°44'48" E	52.57'	" " " " " " " "
S 14°36'34" E	53.82'	" " " " " " " "
S 20°39'32" E	56.85'	" " " " " " " "
S 34°34'34" E	55.87'	" " " " " " " "
S 39°43'42" E	50.75'	" " " " " " " "
S 41°01'33" E	48.25'	" " " " " " " "
N 31°25'34" E	6.65'	ALONG THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 89
N 32°40'49" E	100.27'	ALONG THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 89
N 74°28'26" E	48.69'	ALONG THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 89
N 39°12'58" E	86.52'	ALONG THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 89
NORTHEASTERLY	ARC: 18.25'	R = 895.40', Δ = 1°10'04", CHD = N 44°52'55" E 18.25'(L)
		ALONG SAID HIGHWAY R-O-W TO THE POINT OF BEGINNING
		AREA = 9.499 ACRES