



# COSAC

CACHE OPEN SPACE ADVISORY COMMITTEE

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**PUBLIC NOTICE** is hereby given that the Cache Open Space Advisory Committee will hold a **REGULAR MEETING** at **3:30 p.m.** in the Cache County Historic Courthouse Council Chambers, 199 North Main Street, Logan, Utah 84321, **MONDAY, February 5, 2024.**

## Agenda

1. Welcome, Introductions
2. Approval of agenda/minutes
3. Utah Open Lands Presentation-Wendy Fisher
4. Presentation to County Council
  - Review Material
  - February 13, 2024
5. Gateway Category-Immediate Views and Parcels
6. County Council Update (If any)

## Next Meeting Agenda

## Notes

## Meeting Schedule

**Cache Open Space Advisory Committee****22 January 2024****Items****Page****Agenda**

- 1. Welcome, Introductions** 2
- 2. Approval of agenda/minutes** 2
- 3. Election of New Chair, Vice-Chair, and Secretary** 2
- 4. Discussion of Open Space Application Evaluation Criteria** 2
- 5. Discussion of Application Process** 2
- 6. Presentation to County Council** 3
- 7. Gateway Category-Immediate Views and Parcels** 3
- 8. County Council Update (If Any)** 2

**Present:** Stephen Nelson, Eric Eliason, Chris Sands, Kendra Penry, Clair Ellis, Reagan Wheeler, Katheryn Beus, Landis Wengren, Emily Fletcher, Angie Zetterquist, Megan Izatt

**Start Time: 03:35:00**

### **#1 Welcome**

**Sands** welcomed everyone.

**Nelson** informed the Committee that Jodie Harris resigned.

### **#2 Approval of Agenda/Minutes**

**Agenda** approved with item #8 moving to after the elections with no objection.

**Minutes** from December 4, 2023 and December 11, 2023 were approved with no objection.

### **#3 Election of New Chair, Vice-Chair, and Secretary**

*Ellis motioned by unanimous consent to re-elect the current officers; **Pendry** seconded; **Passed 4, 0.***

**03:39:00**

**Wheeler** arrived.

### **#8 County Council Update**

**Beus** updated the Committee on the Bond rate being 3.28%, and the timeline of two years to spend the \$6 million that has been issued.

**Committee** and **Beus** discussed tax on the amount of the bond drawn, presenting to the County Council, and the need to get through this process so it is available for willing land owners and share the information with the public.

**03:48:00**

### **#4 Discussion of Open Space Application Evaluation Criteria**

**Committee** and **Staff** discussed the weight of points for scoring applications and added a new scoring section titled distinguishing factors.

*Eliason motioned to accept the trails and open space applications and application evaluation criteria as edited; **Wheeler** seconded; **Passed 5, 0.***

**04:0:00**

### **#5 Discussion of Application Process**

**Nelson** reviewed the application process.

**Committee** and **Staff** discussed a possible meeting with staff for a review of the application process, adding a presentation/meeting for the applicant to the COSAC, site visits, matching funds from other funding sources, second round scoring being more detailed for uses and value of land, and the trails application being accelerated process for the second round.

#### **#6 Presentation to County Council**

**Sands** will present to the County Council tentatively on Feb. 13.

**04:16:00**

#### **#7 Gateway Category-Immediate Views and Parcels**

**Nelson** reviewed the Cache County Gateways presentation.

**Staff** and **Committee** discussed development in the gateway areas, vistas of interest in the County, and reviewed the maps provided by staff to highlight areas that would be of interest to the Committee.

#### **Next Meeting Agenda**

**Eliason** proposed an executive session to have an update from the County Council on the real estate development that was discussed last executive session and an agenda item to discuss matching funds source from FRPP.

**Nelson** will reach out to Wendy at Utah Open Lands to possibly present.

#### **Notes**

**Nelson** informed the Board the Angie Zetterquist has been hired as the County Planning Manager.

#### **Meeting Schedule**

Meetings will be held the first Monday of each month at 3:30 pm in the County Council Chambers.

**05:07:00**

**Adjourned.**



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A large, rustic wooden water wheel stands in a grassy field. The wheel is made of dark wood with many spokes and a curved rim. It is positioned in the center of the frame, with its axle extending horizontally across the image. The background is a soft-focus landscape with trees and a sky painted with the warm colors of a sunset or sunrise. The overall mood is peaceful and nostalgic.

# Opens Space Bond Application

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# Open Space Bond Application Process

## Pre-Application

## 1st Round

## Update

## 2nd Round

## Fund

Pre-Application Meeting

COSAC Preliminary Application

County Council Review

Applicant Updates

COSAC Final Application

COSAC Final Application

Project is Funded and Recorded

Applicant may request meeting with COSAC to review concept application

Creation of staff report  
  
Review and Ranked by COSAC  
  
COSAC makes preliminary recommendation

County Council reviews application and COSAC recommendation  
  
Give conditions of approval or denies

Applicant updates the application based on conditions  
  
Creates a more detailed funding plan  
  
Appraised the property  
  
Long term management plan

COSAC review updated application  
  
Create new score  
  
COSAC make a recommendation to County Council

County Council Review application and COSAC recommendation  
  
Approves, approved with conditions, or denies

If approved, the applicant works to meet the terms of approval and maintain plan  
  
County helps draft up easement or purchase agreement  
  
Funds and records



COSAC is a recommendation body; therefore, the process should help applications narrow and meet the county's goals to allow the County Council to make informed decisions on applications that have had proper review and vetting.

- Pre-Application Meeting
  - Applicant may request a pre-application meeting with COSAC to receive initial feedback.
- Preliminary Application and Presentation
  - Creation of a staff report
  - Review by COSAC and ranking
    - Applicant proposes a general idea of how the Open Space Land will be used
    - Site Visit
    - Discussion about scoring in a public meeting
    - Fill in the scoring criteria
    - Provide initial review and recommendation to the applicant based on the preliminary application.
  - County Council Review
    - County Council will review the application and COSAC's recommendation.
    - County Council will approve, approve with conditions, or deny the preliminary application
    - *Note: Approval of preliminary application is not a guarantee of final approval*





- Applicant updates application based on feedback from COSAC and Council and gathers more detail on the following:
  - Long term use of property
  - Appraisal
  - Funding request
  - Matching grants
  - Ownership
  - Long term stewardship
- Second Round Application (Want to make it as simple as possible)
  - Applicant submits a more detailed plan
  - Funding Plan Required
    - How much money is being requested
    - Other funding sources
    - Appraisal of the property (Appraisal and other legal work can be part of the grant application, but the owner takes the risk and upfront cost).
  - Another Site Visit
  - Applicant's Presentation
  - COSAC scores the property based on the specified use. This will require a more detailed scoring sheet for each primary proposed use.
    - Wilderness
    - Farm Land
    - Trails/Public Access Land
    - A combination
    - Etc
  - Recommendation to the County Council
    - Approval of application
    - Approval with conditions
      - Secure additional funding
      - Finetune the application in specific ways
    - Denial
- County Council will outline timeline and require contract with the applicant detailing approval and restriction be fulfilled to be able to receive funding.



Cache Open Space Advisory Committee (COSAC) -  
Level One Application  
For pre-screening of projects requesting bond funding from  
Cache County.

**Section A: Required Criteria**

Select one ▾ The property(s) is in Cache County.

Select one ▾ The landowner is willing. The property owner should be engaged in the conservation of the property and willing to enter into good faith negotiations with the County.

Select one ▾ Property(s) has a clear title. The appropriate title and ownership are free of disputes or other conflicts.

**\*If you answered no to any of these questions your application is ineligible.\***

Are you aware of any legal disputes or conflicts relating to the property or proposed project? If yes, please describe. Select one ▾ \_\_\_\_\_

**Section B: Property Information**

Project Name: \_\_\_\_\_

Address or location: \_\_\_\_\_

Municipality or nearest city: \_\_\_\_\_

Parcel number(s): \_\_\_\_\_

Total acres: \_\_\_\_\_

Acres proposed to be preserved by conservation easement: \_\_\_\_\_

Acres proposed to be preserved by ownership transfer (fee title): \_\_\_\_\_

If not the entire parcel(s), provide a map of the proposed project.

**Section C: Applicant Information**

Property Owner(s): \_\_\_\_\_

Address : \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_ Zip: \_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Contact person/ Authorized Agent (if other than property owner): \_\_\_\_\_

Title / position: \_\_\_\_\_

Address : \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_ Zip: \_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

☐ I authorize this agent as my legal contact person

Agent relationship to project, check all that apply:

☐ Municipality

☐ Land Trust

☐ 501c3

☐ Other, describe  
\_\_\_\_\_



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Additional contacts:

Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

If you are working with a land trust, please list name here: \_\_\_\_\_

**Section D: Additional Information** - Please answer the following questions on a separate page.

1. Please describe past, present, and future uses of the property.
2. Are you aware of any toxic or hazardous materials on the property? Select one ▾ If yes, please explain.
3. Is the property subject to any DEQ or EPA restrictions? Select one ▾ If yes, please explain.
4. What benefits will the public receive as a result of the proposed transaction. Select all that apply:
  - ☐ Protects scenic vistas
  - ☐ Preserves open lands near valley gateways
  - ☐ Adds trails and trail connectivity
  - ☐ Maintains agriculture
  - ☐ Maintains waterways
  - ☐ Maintains wildlife habitat
  - ☐ Other: \_\_\_\_\_
5. Are you proposing to open any portion of the property to public access? Select one ▾  
Please explain.
6. Are you working with other organizations or agencies that may provide professional assistance or potential funding sources (such as NRCS, Bear River Land Conservancy, Utah Open Lands, Fish and Wildlife, UDAF LeRay McAllister)? If yes, please provide details.



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**Section E: Supporting Documents**

If your pre-application is accepted, you will be asked to complete a final application with additional information which may include but is not limited to the following documents. **Please do not send them at this time.**

Current real estate appraisal	Water rights
Mineral rights	Encumbrances
Easements or right of ways	Letters of support
Legal description	Relevant planning documents

To the best of my knowledge I attest the information provided here is true and correct.

\_\_\_\_\_  
Property Owner(s) Signature (Required)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Authorized Agent Signature

\_\_\_\_\_  
Date

To complete and send this form:

1. Save a copy on your computer as a PDF. Your draft can be attached to an email for editing and contribution by others.
2. Submit the final version via email to [COSAC@cachecounty.org](mailto:COSAC@cachecounty.org).

\*This form is subject to change as the Cache Open Space Advisory Committee sees fit.\*

## COSAC Open Space Application Evaluation

*Each advisory committee member scores each criterion, and then the total scores are averaged. It is anticipated that projects will not score in every category. The scoring on this sheet represents the opinion of each committee member. These scores are for evaluation and ranking purposes only, are non-binding, and are to help make recommendations to the applicant and County Council for their final determination. The final recommendation and consideration may include additional factors, such as economic value, cost, and other funding sources.*

	Points Possible	Score Given
<b>PROTECT SCENIC VISTAS</b> The location is along major corridors <ul style="list-style-type: none"> <li>a. Major state highways</li> <li>b. Minor state highways</li> <li>c. Major county</li> <li>d. Visibility</li> <li>e. Traffic counts</li> <li>f. Foothills</li> </ul>	15	
<b>PRESERVE OPEN LANDS NEAR VALLEY GATEWAYS</b> The location is seen from major gateways <ul style="list-style-type: none"> <li>a. View from entry way into the valley at the mouth of Wellsville Canyon or the transit through Wellsville Canyon</li> <li>b. First full view of the valley along Highway 30 heading east from Box Elder county (roughly 1.2 miles from county border)</li> <li>c. View from Highway 89 heading west from Logan canyon, just before the road drops down around the USU campus (roughly at 900 E.)</li> <li>d. View from Highway 91 just south of the Idaho border.</li> <li>e. View from Highway 91 north of Smithfield where the road traverses the side of Crow Mountain</li> <li>f. View from the rise along Highway 165 just north of Hyrum;</li> <li>g. View from the visitor center at the American West Heritage Center</li> </ul>	15	



<b>MAINTAINS AGRICULTURE</b>  Land evaluation components and other considerations <ul style="list-style-type: none"> <li>a. Soil Productivity Index (SPI)</li> <li>b. Land Capability Index (LCI)</li> <li>c. Size of Parcel</li> <li>d. Commercial farm activity</li> <li>e. Proximity to protected lands (APA's &amp; CE's)</li> <li>f. Canals/ Laterals</li> <li>g. Century Farm Dedication</li> </ul>	<b>15</b>	
<b>MAINTAINS WATERWAYS</b>  The following will be included in consideration <ul style="list-style-type: none"> <li>a. Floodplain</li> <li>b. Wetlands</li> <li>c. Major Waterways</li> <li>d. Waterbodies</li> <li>e. Springs</li> </ul>	<b>15</b>	
<b>MAINTAINS WILDLIFE HABITAT</b>  The following will be included in consideration <ul style="list-style-type: none"> <li>a. Important Habitat Areas</li> <li>b. Wildland-Urban Interface</li> <li>c. Migratory Bird Production Area</li> <li>d. Deer &amp; Elk Migration Corridors</li> <li>e. Mule Deer Habitat</li> <li>g. Deer &amp; Elk Winter Range</li> <li>h. Fish Habitat</li> </ul>	<b>15</b>	
<b>ALLOWS PUBLIC ACCESS</b>  Please see the COSAC Trail Application for trail only projects The following will be considered when scoring: <ul style="list-style-type: none"> <li>a. A trail easement will be included in the project</li> <li>b. The project allows for another form of broad public access</li> </ul>	<b>15</b>	

<b>Distinguishing Factors</b> Other factors including uniqueness, historic value, urgency, irreplaceability.	10	
<b>TOTAL</b>	<b>100</b>	



Cache Open Space Advisory Committee (COSAC) -  
Trails Application  
Intended for municipalities requesting  
bond funding from Cache County.

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**Section A: Required Criteria**

Municipality applying: \_\_\_\_\_

Contact name and phone number: \_\_\_\_\_

Select one ▾ The property(s) is in Cache County.

Select one ▾ The landowner(s) has or is willing to enter into good faith negotiations with the Municipality or County. Please attach landowner acknowledgement.

Select one ▾ Property(s) has a clear title. The appropriate title and ownership are free of disputes or other conflicts.

Select one ▾ Are easements in this proposal perpetual?

**\*If you answered no to any of these questions your application is ineligible.\***

Are you aware of any encumbrances or legal disputes or conflicts relating to the property or proposed project? If yes, please describe. Select one ▾ \_\_\_\_\_

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**Section B: Property Information**

Project Name: \_\_\_\_\_

Address or location: \_\_\_\_\_

Municipality or nearest city: \_\_\_\_\_

Total linear feet of proposed trail: \_\_\_\_\_

Trail width: \_\_\_\_\_ Easement width: \_\_\_\_\_

Project description:

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**Cache Open Space Advisory Committee (COSAC) -  
Trails Application**  
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Please attach a table with the following information:

Land owner	Address	Fee Simple or R-O-W Easement	Parcel Number	Acres or Square Feet Area	Linear Feet of trail	Easement or purchase price
1						
2						
3						
Total acquisition cost						\$0.00
Municipality contribution						\$0.00
Bond funds requested						\$0.00

**Section C: Additional Information**

1. Please provide a map of the proposed trails showing any existing trail connections.
2. Are the proposed properties currently on the County or City Trail Master Plan? Please Explain.
3. Are all of the properties for the proposed trail on this application (i.e., can the trail be completed)? If not, do the properties allow for meaningful contiguous use of the proposed trail? Please explain.
4. Do the proposed trail properties contribute to the connection of previously unconnected communities by way of active transportation? Please describe.
5. How do the proposed trail properties contribute to the safety of active (non-motorized) transportation (alternative routes off of main roads, navigation of intersections, etc.)? Please explain.



**Cache Open Space Advisory Committee (COSAC) -  
Trails Application**  
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6. Please describe the type and condition of the proposed trail.
  
7. Is construction funding for the proposed trail currently budgeted or is it being considered or investigated? What is the source of these funds? Please describe any project partners who are funding contributors and the percent of contribution.
  
8. What is the expected time frame to complete the proposed trail?
  
9. Who will hold the easement or title? Please explain.

To the best of my knowledge I attest the information provided here is true and correct.

\_\_\_\_\_  
Project Representative and Title (Required)

\_\_\_\_\_  
Date

To complete and send this form:

1. Save a copy on your computer as a PDF. Your draft can be attached to an email for editing and contribution by others.
2. Submit the final version via email to [COSAC@cachecounty.org](mailto:COSAC@cachecounty.org).

\*This form is subject to change as the Cache Open Space Advisory Committee sees fit.\*

## COSAC Trail Application Evaluation

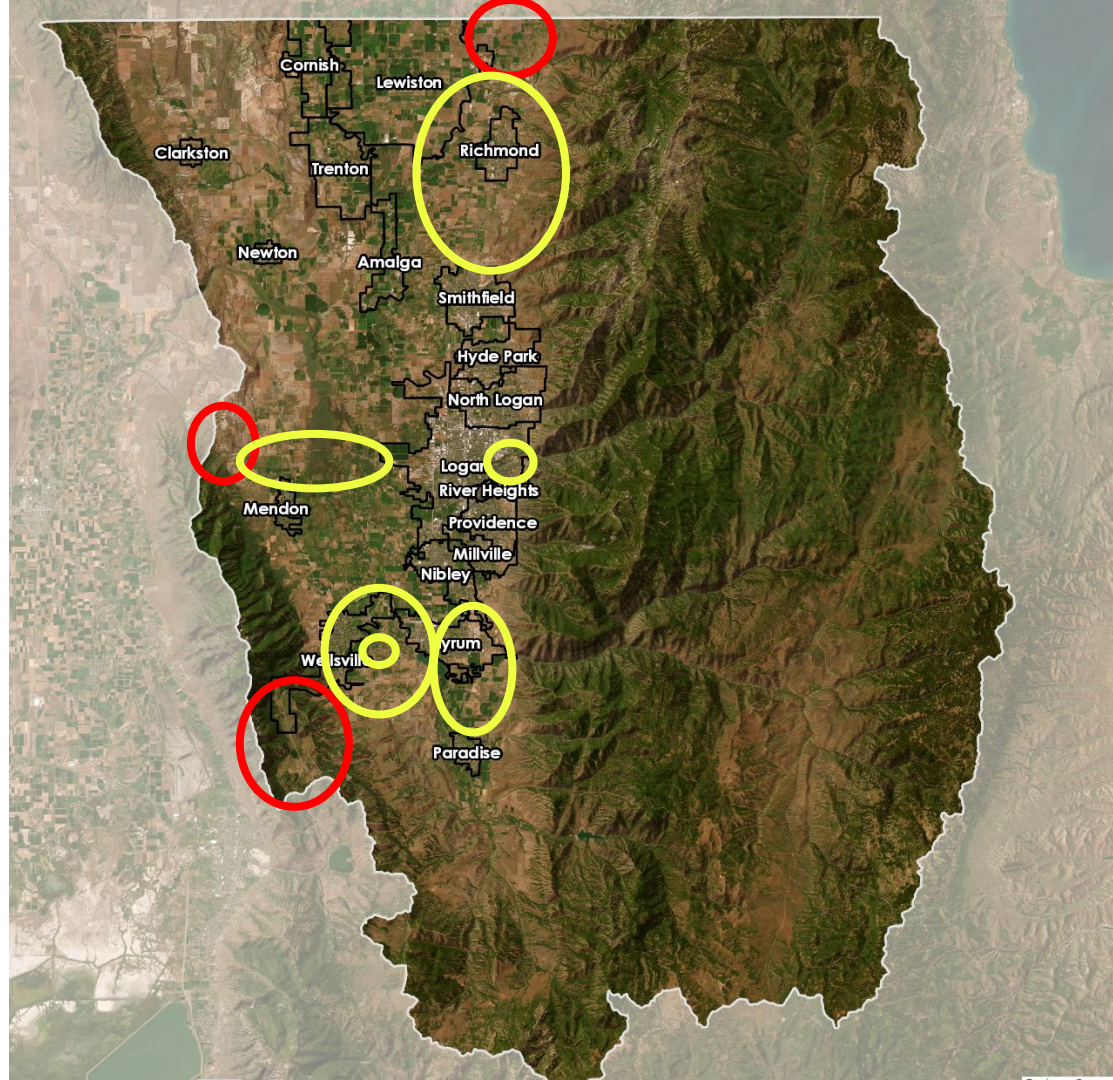
*Each advisory committee member scores each criterion, and then the total scores are averaged. The scoring on this sheet represents the opinion of each committee member. These scores are for evaluation and ranking purposes only, are non-binding, and are to help make recommendations to the applicant and County Council for their final determination. The final recommendation and consideration may include additional factors, such as economic value, cost, and other funding sources.*



	Points possible	Score given
The trail is functional or a contiguous piece that will be used by itself or in conjunction with an existing trail	15	
The trail is on the municipal or county Trails Master Plan	10	
The trail has regional trail connectivity	10	
The trail connects previously unconnected communities by way of active transportation	5	
The trail increases safety for active transportation	10	
Multiple municipalities or population are benefiting from this trail	10	
This is an opportunistic moment to acquire a piece of trail even though trail may not currently be contiguous	10	
The trail has surrounding non-participating land owner support for future acquisition	5	
Other funds for building the trail have been tentatively secured (Open Space Bond funds may not be used for construction of trails)	10	
The trail has a near term completion date	5	
The submitting municipalities are contributing to the acquisition	10	
<b>TOTAL</b>	<b>100</b>	

# Cache County Gateways







-  Gateways
-  Vistas



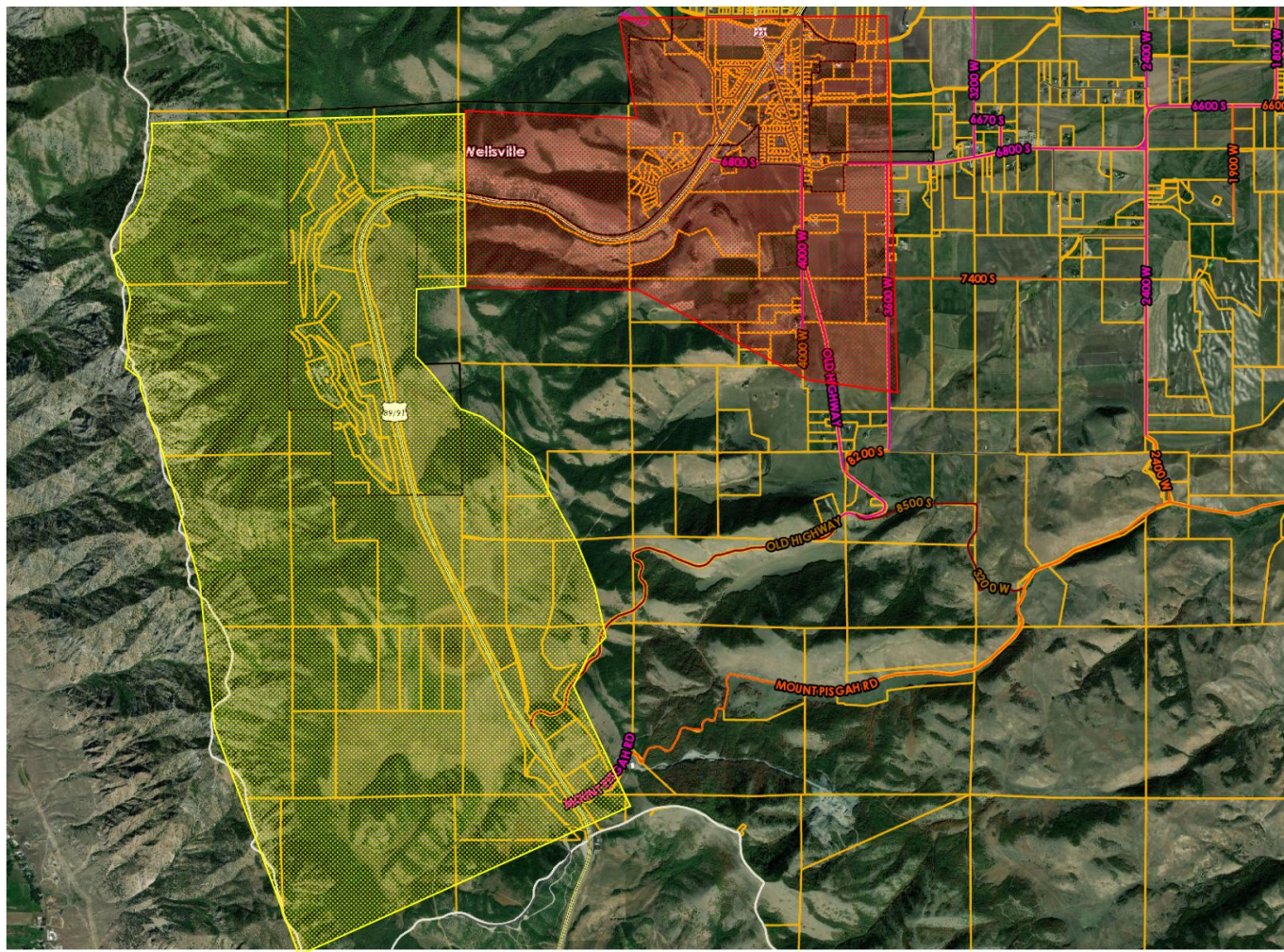
# Locations

## Gateways

1. Wellsville Canyon
2. Highway 30 from Box Elder County
3. Highway 91 Utah/Idaho Border

## Vistas

1. American West Heritage Center
2. Gateway Corridors
  - a. Valley View Highway
  - b. Wellsville Canyon 91/89 from Wellsville to Nibley/Logan
  - c. Utah Idaho Border to Smithfield
3. Other Corridors
  - a. Paradise to Hyrum
  - b. Logan Canyon





US-91

Westville, Utah

Google Street View

Aug 2023

See more dates



US-91

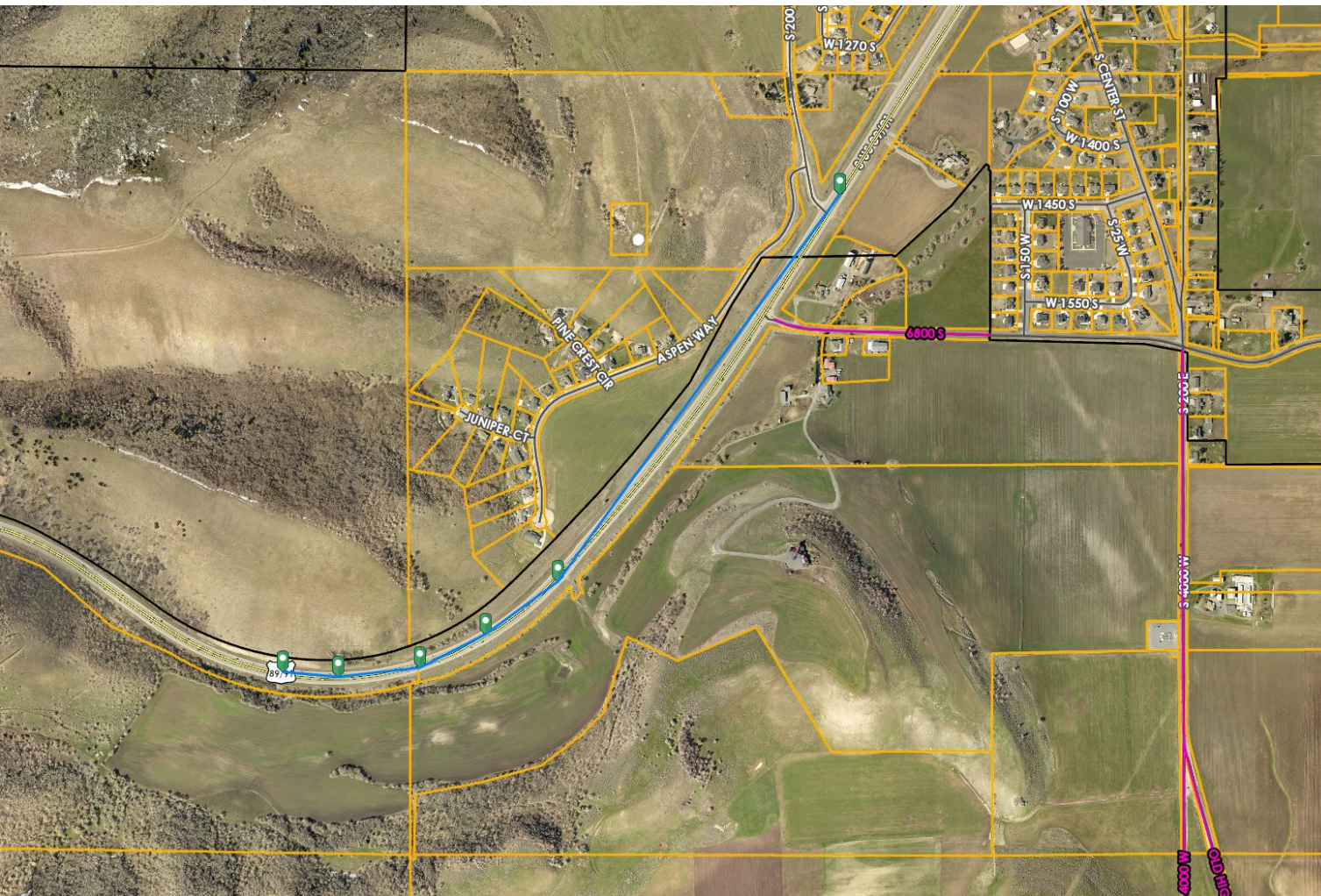
Westville, Utah

Google Street View

Aug 2023

See more dates





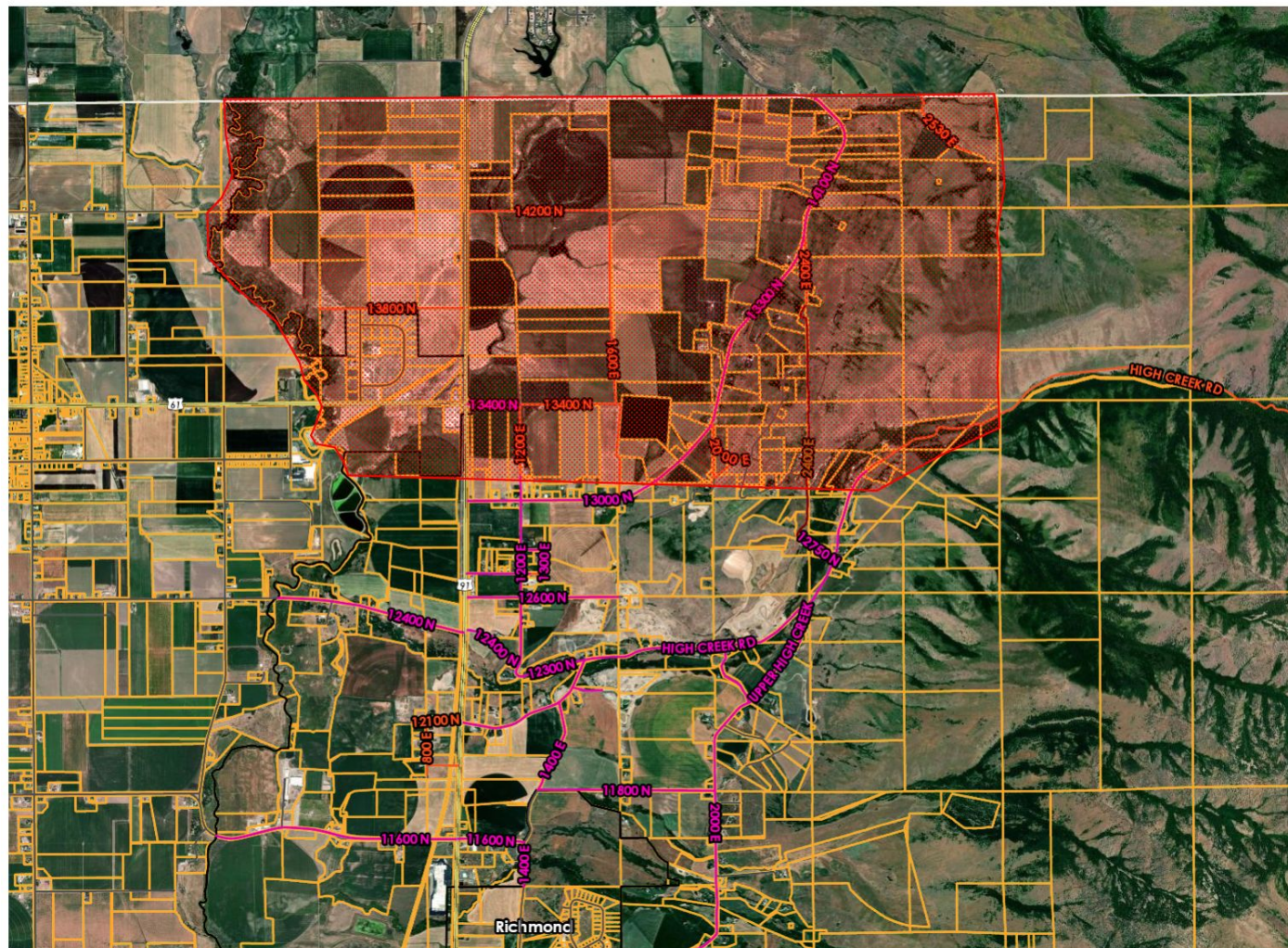
Wellsville  
Canyon

1 Miles

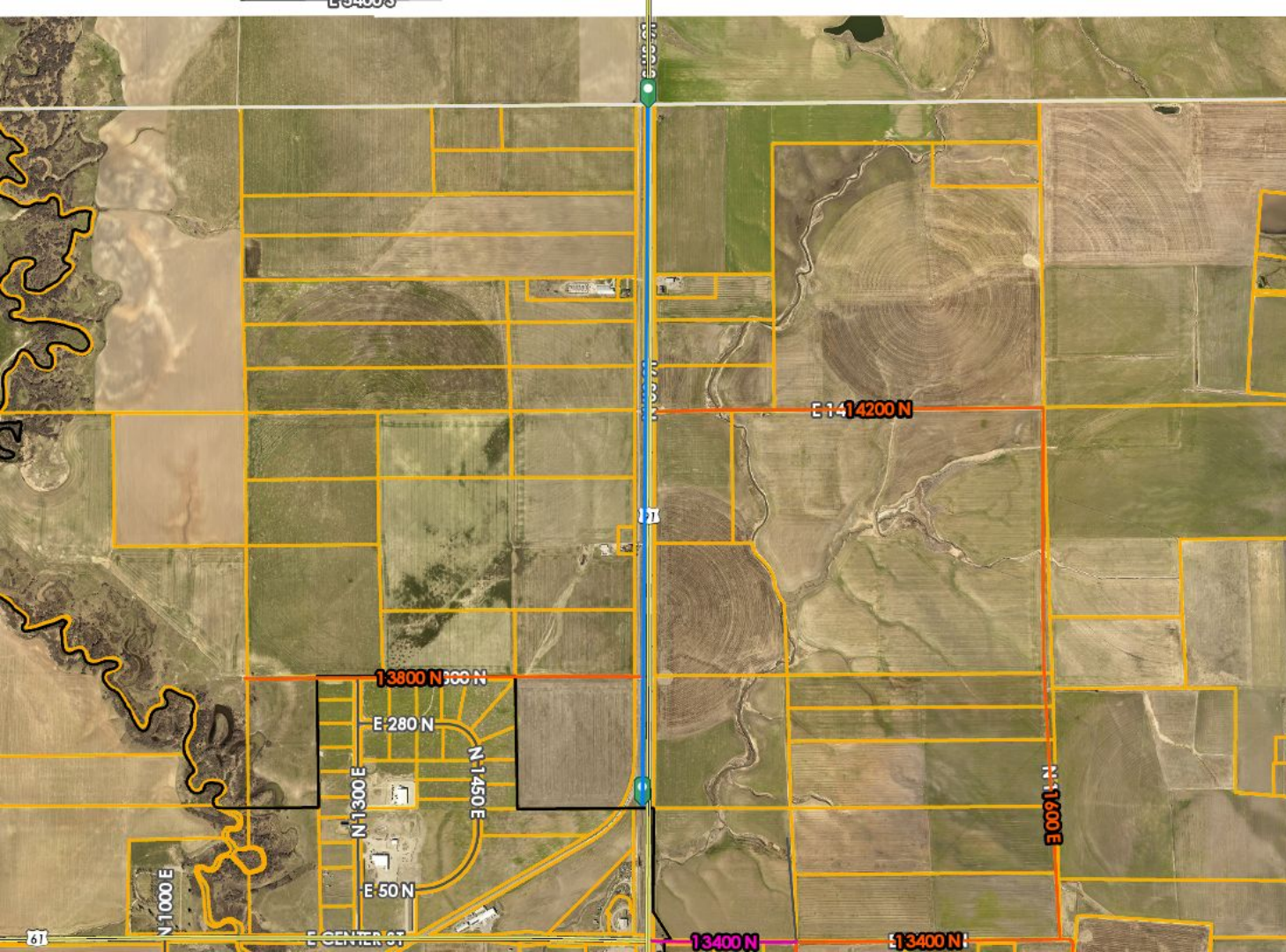
About 70  
different  
parcels

About five  
large property  
owners









SR 91

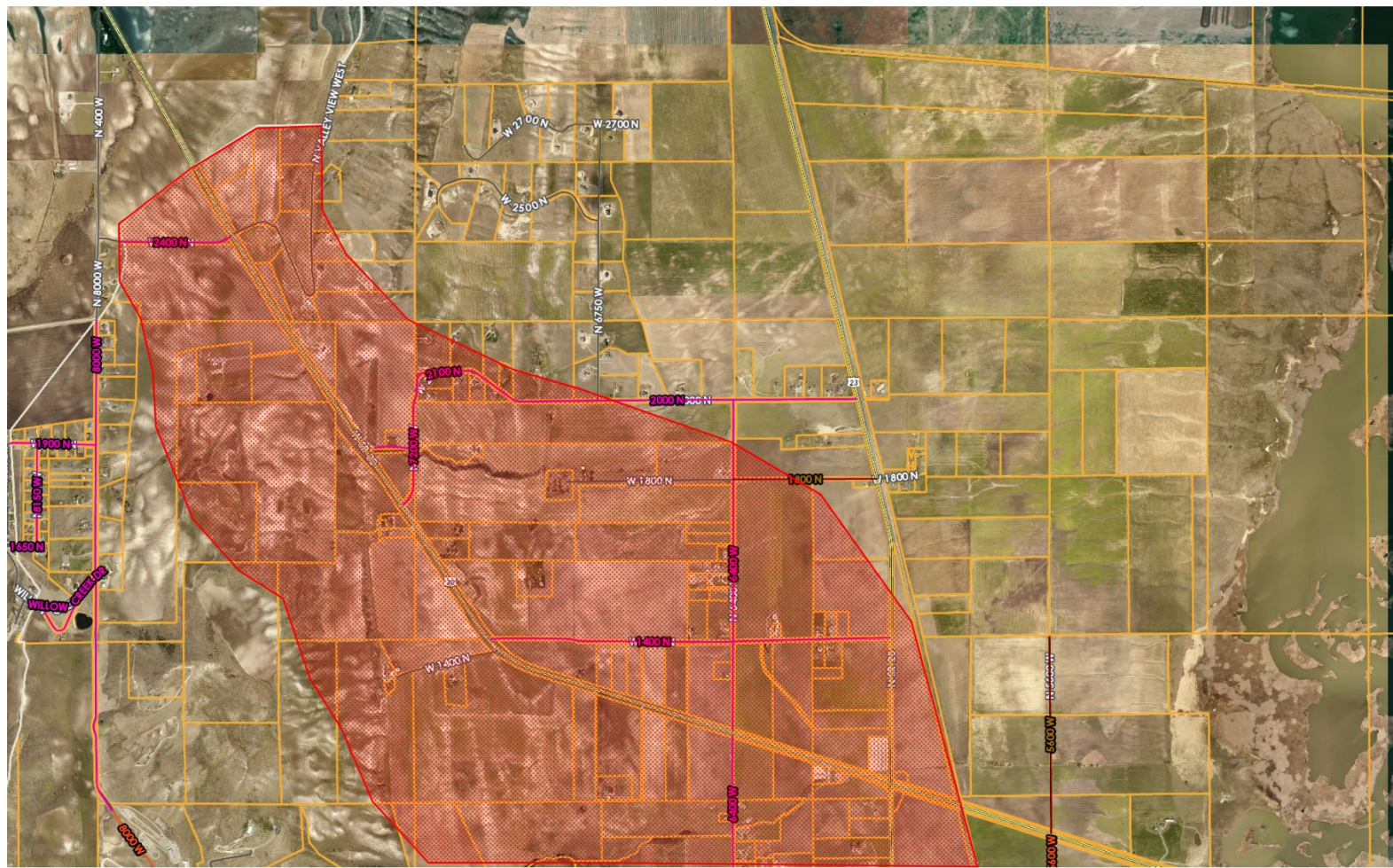
1.31 Miles

About 55  
different  
parcels

About five  
large property  
owners



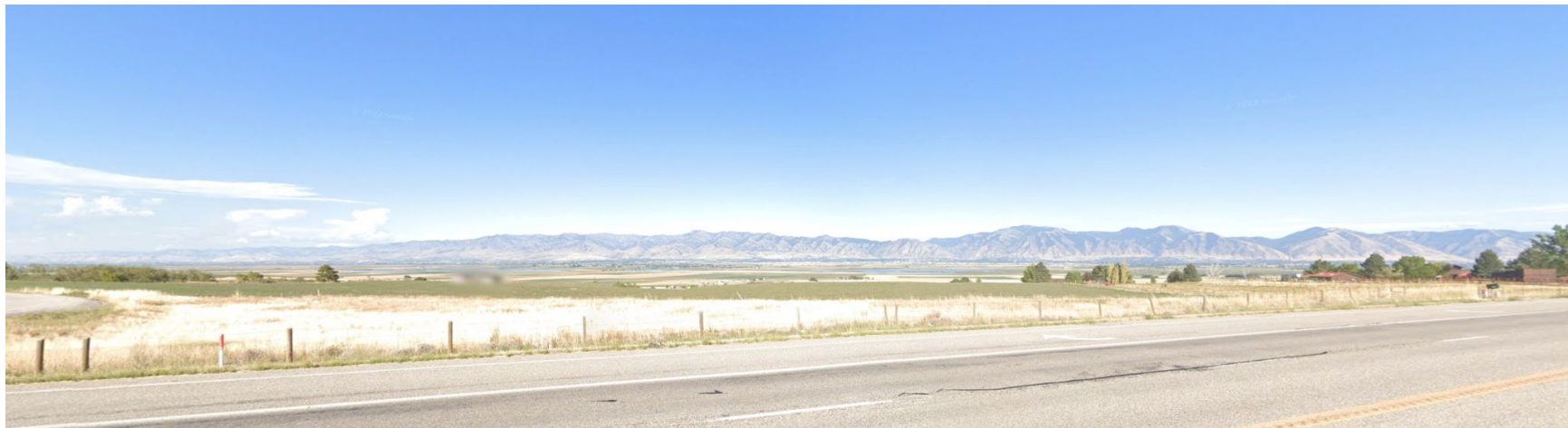








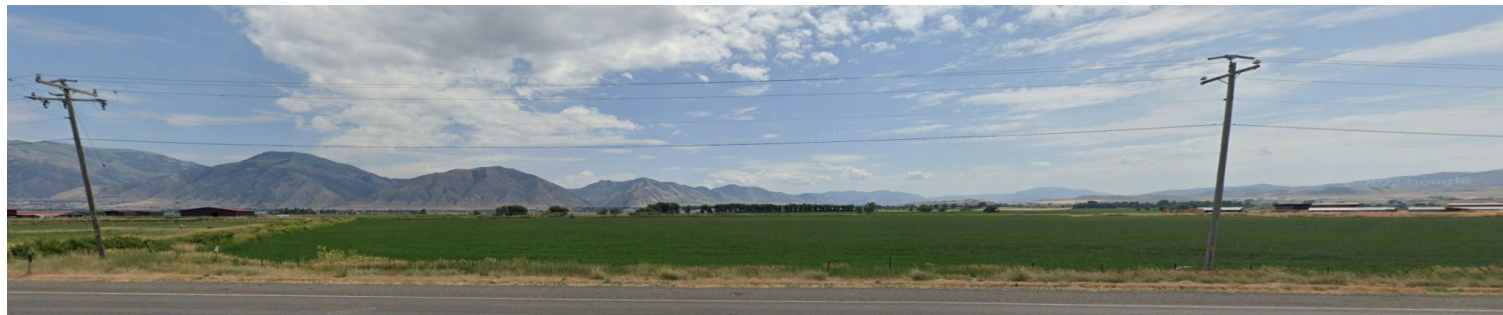




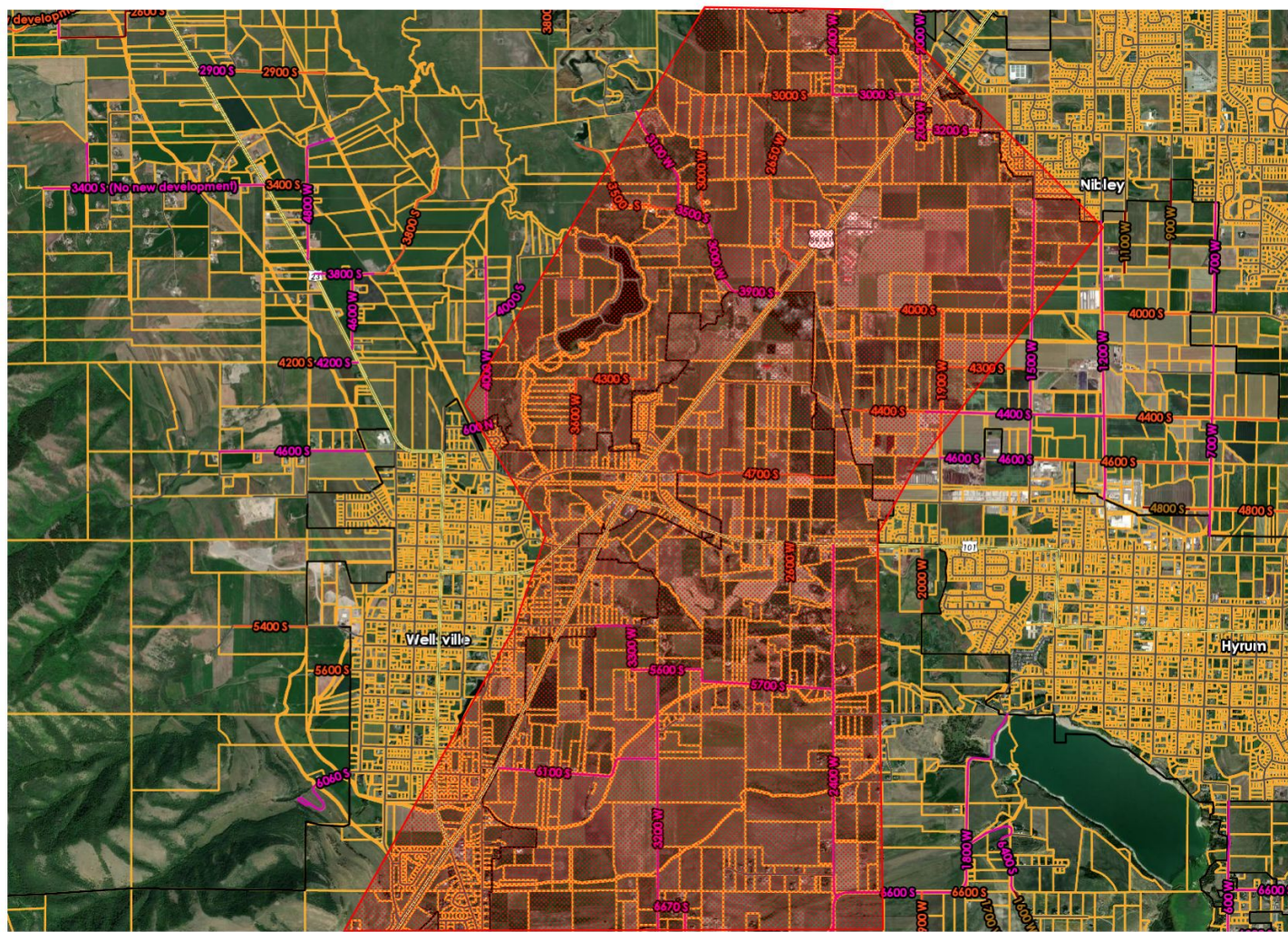




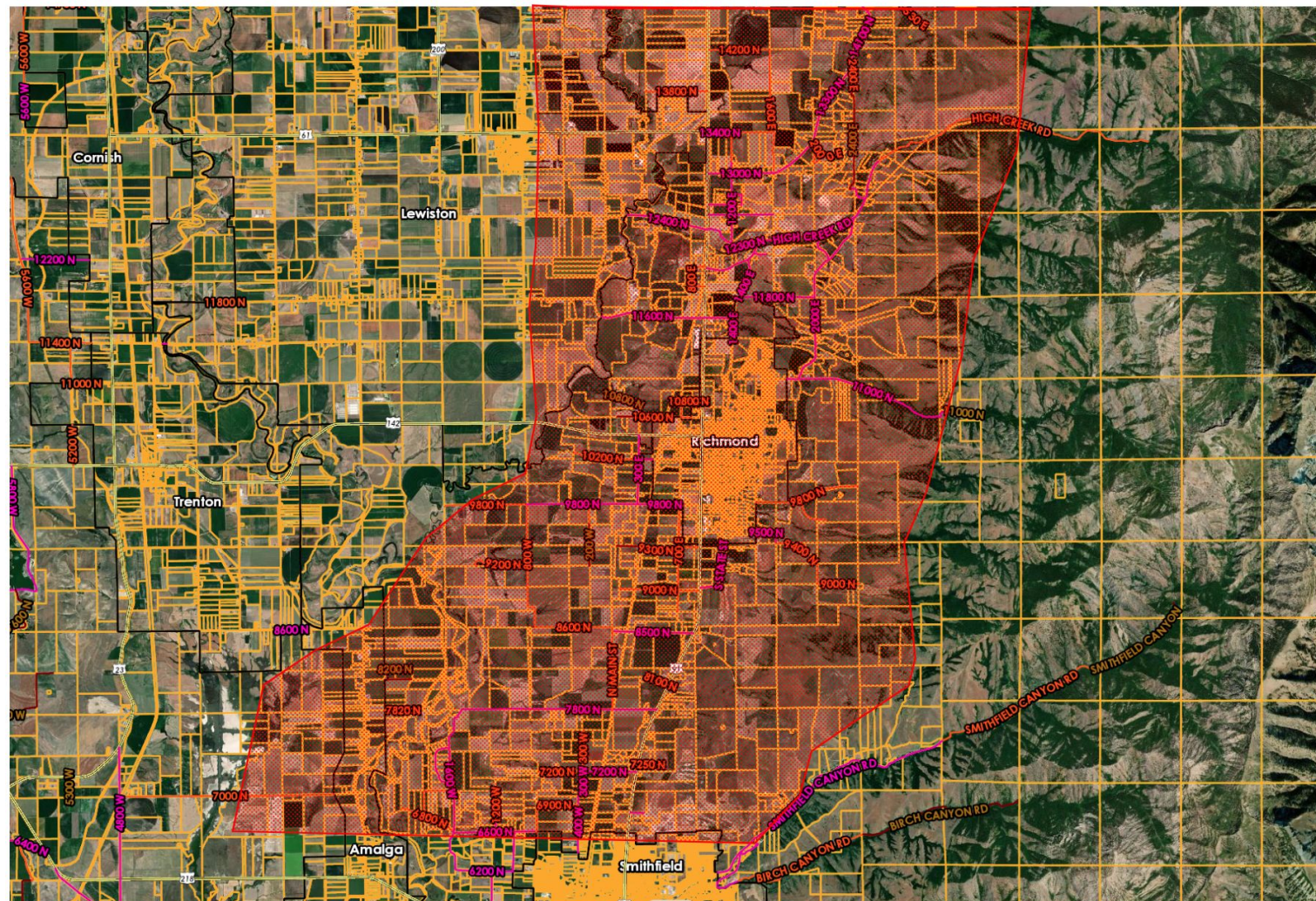




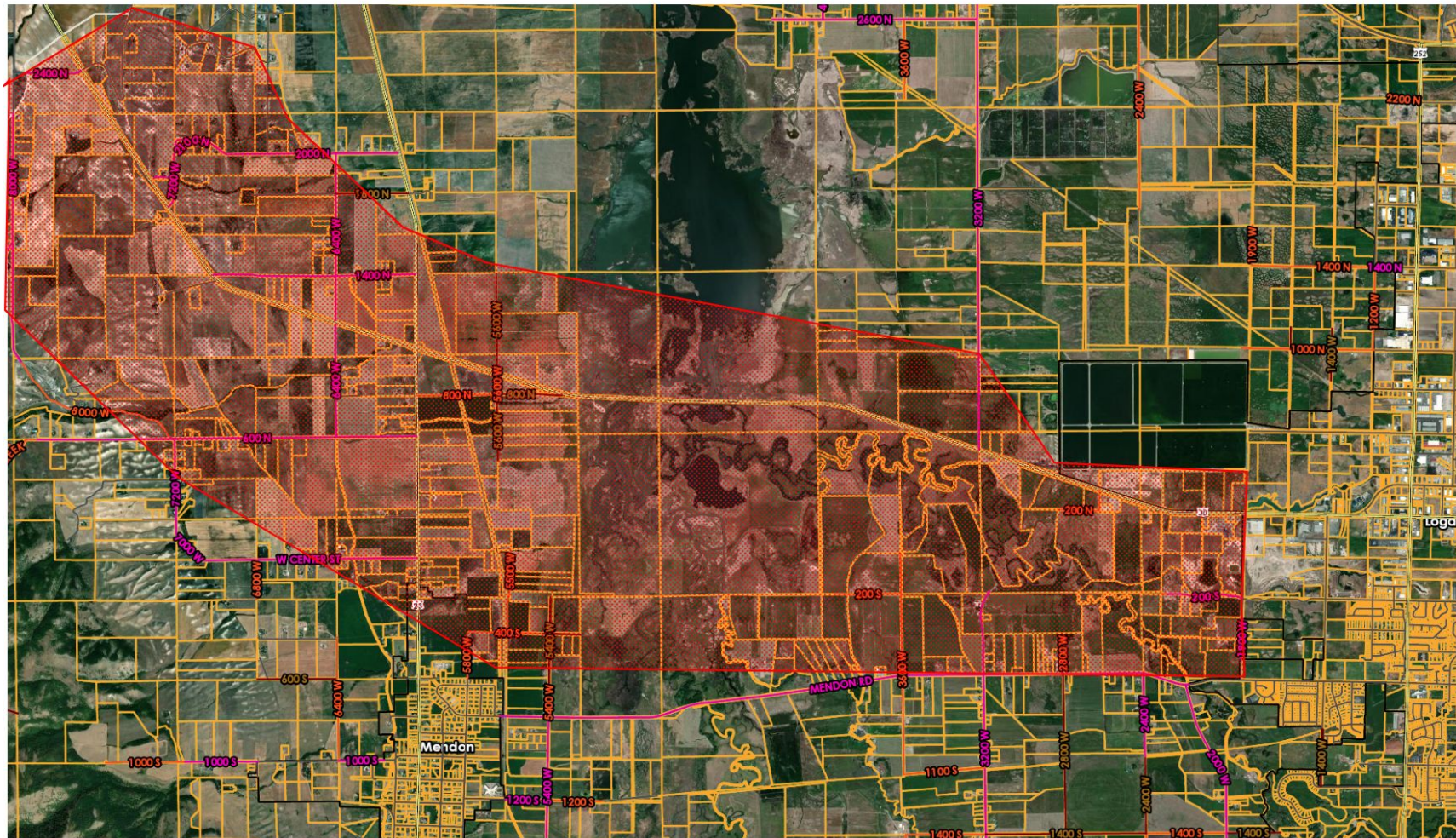




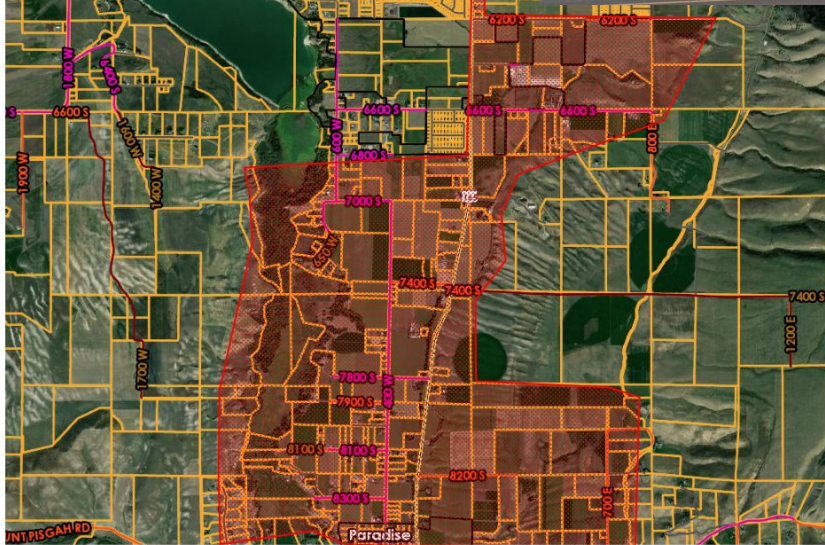
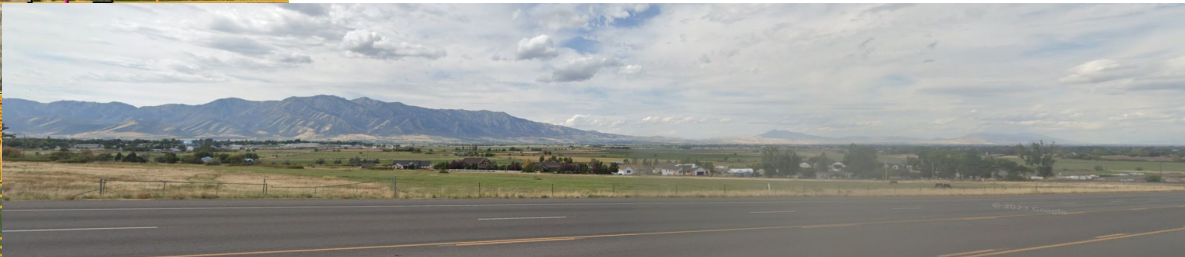
















1457 US-89

Logan, Utah



Google Street View

Oct 2022

[See more dates](#)

