



# 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, April 1, 2024.**

## Agenda

1. **Welcome, Introductions**
2. **Approval of agenda/minutes**
3. **First Round Application:** Discussion and Consideration of an Open Space Application for Elkhorn Ranch Phase 2, containing parcels 03-004-002, 03-002-0012, 03-001-0019, 03-001-0014, 03-003-0003, 03-004-001, and 03-002-0010 located at 2400 S HWY 165 Nibley in Millville and unincorporated county. Applicant Joe Fuhriman, Agent Bear River Land Conservancy
4. **First Round Application:** Discussion and Consideration of an Open Space Application for Cooper Open Space, containing parcels 10-041-001, 10-016-0012, 10-055-003. Located between 200 E and US 89/91 and around 600 S Wellsville, and located about half mile west of the south end of 4000 W in unincorporated county. Applicant Clair Cooper.
5. **Gateway Category-Immediate Views and Parcels**
6. **County Council Update (If any)**

## Next Meeting Agenda

## Notes

## Meeting Schedule

Next regular meeting is scheduled for May 6, 2024 at 3:30 pm.

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**Present:** Stephen Nelson, Angie Zetterquist, Chris Sands, Kendra Penry, Clair Ellis, Reagan Wheeler, Kathryn Beus, Justin Clawson, Emily Fletcher, Megan Izatt

**Start Time: 03:32:00**

### **#1 Welcome, Introductions**

**Sands** welcomed everyone.

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

Agenda and Minutes approved with no object.

**03:33:00**

### **#3 Pre-Application**

**Nelson** reviewed the County's GIS map for Mr. Fuhriman's property and his application for a conservation easement.

**Staff** and **Committee** discussed the existing easement on the south end of the property for the Stoke's Nature Center and the total acreage of the easement application.

**Mat Coombs** spoke on behalf of Mr. Joe Fuhriman and works for the Bear River Land Conservancy Project. He gave an overview of the conservation easement and is working on applying for funds from LeRay McAllister and the NRCS as well. He explained why they are excluding the home and agricultural buildings and not including the trail in the conservation easement.

**Ellis** asked about excluding the river front property from the easement.

**Mr. Coombs** responded that banks of rivers tend to be treated as unknown ownership based on how the waterway is designated.

**Ellis** asked about ownership of the land around the riverbank.

**Nelson** responded that staff would need to look at the legal description for the land to see why it has been pulled out.

**Mr. Coombs** explained that Mr. Fuhriman owns land on both sides of the stream.

**Ellis** asked if the easement would follow the deed of the land.

**Mr. Coombs** responded that the boundary is usually defined in the deed of easement.

**Sands** asked about expectations for other funding.

**Mr. Coombs** responded that they are seeking funds from the LeRay McAllister program and the NRCS.

**Sands** asked what amount they are asking for.

**Mr. Coombs** responded possibly asking for 25% of the easement price from this group and 50% from the NRCS and 25% from LeRay McAllister.

**Ellis** asked about the timeline from the other entities.

**Mr. Coombs** responded he is not sure on the timeline for LeRay McAllister and the NRCS applications typically need to be in by September or October. There is another partnership with the NRCS, that if this project qualifies, they can apply for at any time.

**Ellis** asked about wait time to hear back on applications.

**Mr. Coombs** responded for NRCS typically in January and unknown for LeRay McAllister.

**Ellis** asked if the County chooses not to participate in the easement, would they still apply to the other entities.

**Mr. Coombs** responded they would still try for the easement with the other entities but they would have a stronger application with Cache County's participation.

**Nelson** showed the Committee the traffic counts for the area of the applied for easement.

**Clawson** asked about development adjacent to the property.

**Mr. Coombs** responded all property around this that is not in an easement is under development.

**Nelson** informed the Committee that the County and UDOT are looking into doing a corridor study and an economic development study for the area and reviewed the surrounding municipalities general plans for the property in the area.

**Mr. Coombs** commented on the development pressure of the area.

**Ellis** asked about if the property would remain viable as agriculture in the long term.

**Mr. Coombs** responded he is not an ag expert but feels like it could still viable and that the land is currently used for raising cattle.

**Clawson** commented on the land owned by USU and how the USDA leases it and is currently using it for a grassland study.

**Sands** commented on evaluating the project on its land and resource merits and how dollar amounts will come in the second round and asked about an appraisal.

**Mr. Coombs** responded they have past appraisals but getting a current appraisal is expensive and difficult and if done now could be problematic with applying for NRCS funding. They do have plan to have it appraised at a later point in the process.

**Sands** asked about the appraisal and funding being conditional on the completion of an appraisal.

**Mr. Coombs** responded that the NRCS percentage is usually conditional on the appraisal being completed.

**Sands** commented on the timeline for easements.

**Mr. Coombs** responded most easement projects take about 2 years but can take as long as 5 years.

**Staff** and **Committee** discussed a visit to property

**Wheeler** asked Mr. Fuhriman how the old easement has worked out.

**Mr. Fuhriman** responded favorable and that if there had been enough funds, he would have done all of his land at that time.

**Wheeler** asked if Mr. Fuhriman ever regretted the easement.

**Mr. Fuhriman** responded no.

**Mr. Coombs** commented that the existing easement is held by the State Department of Agriculture and Food and they would most likely co-hold this easement also.

**Ellis** asked about the application process.

**Mr. Coombs** responded that so far, it's been straight forward and asked what the timeline from this committee looks like for a decision.

**Sands** responded there is potential of a recommendation in the next two meetings.

**Beus** explained the timeline for the County Council's agenda.

**Ellis** asked about the trail and if it was non-negotiable.

**Mr. Coombs** responded that at this time the landowner is not interested because he feels it is a conflict with the current agricultural operation. If there is the potential to leave the option in for a future decision, the landowner would be amenable to discussing that.

**Sands** responded that it would be important to know the location of the trail.

**Nelson** explained the current trail system and gave an overview of what is being looked at.

**Staff** and **Committee** discussed providing a possible overview of what the area could look like in the future with the easement.

**Joe Fuhriman** commented on the trail system on the river, keeping the river clean from debris, flooding in the area, moving cattle, and agricultural uses conflicting with the trail.

**Ellis** asked about the current use of the land.

**Mr. Fuhriman** commented the land is currently seeded for grass and alfalfa and they cut and bale the hay.

**Ellis** asked if the number of acres is viable for long term agricultural use.

**Mr. Fuhriman** responded it is.

**Beus** asked how many head of cattle he runs there now.

**Mr. Fuhriman** responded 150 with the potential for 200 head.

**Wheeler** asked about flood irrigation.

**Mr. Fuhriman** responded they flood and sprinkle and have rights to a spring also.

**Wheeler** asked what cities the property is in.

**Nelson** responded that at least two of the parcels are in Millville.

**Mr. Fuhriman** responded about 50% is in the unincorporated area of the County.

**Ellis** asked if there was any land to the south that would not be incorporated in the easement.

**Mr. Fuhriman** explained that the easement would incorporate all his land in this area.

**Nelson** gave an overview of the Godfrey application.

**Staff** and **Committee** discussed the 20.5 acres, the canal, current zoning in North Logan, and the current use of the land.

**Marie Godfrey** gave a description of property, explained the location sitting between Logan Canyon and Green Canyon, how it's been a one family farm for 80 years, and the current use for growing alfalfa.

**Don Godfrey** explained that this is the last open space in the area, some of the historic value of the land, and asked about the trail plan for the area.

**Nelson** explained what the current master plan has for a trail in the area.

**Mr. Godfrey** commented on the habitat for local wildlife.

**Nelson** commented on the trail that should be adjacent to this property.

**Mr. Godfrey** explained their support for a trail.

**Sands** asked about a trail going through this property.

**Mr. Godfrey** stated they would be supportive.

**Mrs. Godfrey** gave a brief historic overview of the property, the community involvement of the farm, and the hope to keep it in agricultural production.

**Ellis** asked about how it's used currently.

**Mrs. Godfrey** responded the land is leased for farming.

**Sands** asked about the house currently on the property.

**Mrs. Godfrey** responded a family member bought and restored the house.

**Sands** asked if the house would be in the easement.

**Mrs. Godfrey** responded no.

**Nelson** reviewed the road way data the local CMPO has on file.

**Ellis** asked about irrigation.

**Mrs. Godfrey** responded that irrigation is used.

**Ellis** asked if the person leasing the land owned the equipment.

**Mrs. Godfrey** answered yes.

**Ellis** asked about long-term feasibility for agriculture on the property.

**Mrs. Godfrey** answered that if the person leasing the land decided not to continue, they would either find someone else or work with USU to keep the property as agriculture.

**Sands** asked if the intent would be to make a formal application.

**Mrs. Godfrey** responded yes.

**Sands** asked if they were working with other conservancy groups.

**Mr. Godfrey** responded currently no and asked for a list of recommendations.

**Sands** explained the benefit of having a partner.

**Mr. Godfrey** asked what percentage of funds the County is willing to give to a project like theirs.

**Sands** responded it is a case-by-case basis but the County would like to leverage the funds to go as far as possible but a 25% match from a local entity would be normal.

**Wheeler** suggested that Mr. and Mrs. Godfrey talk with North Logan City.

**04:55:00**

#### **#4 Gateway Category – Immediate Views and Parcels**

**Nelson** informed the Committee that the GIS staff did create a tool for him to use on the GIS maps but it was only finished Friday so he hasn't been able to do a real in-depth study. He did review the gateway property values in the different areas that the Committee has designated as a gateway.

**Staff** and **Committee** discussed actively spreading the word of the program to the people in the gateway areas.

**05:03:00**

**#5 County Council Update**

No update.

**Next Meeting Agenda**

There should be an official meeting with the Fuhrman property and also a meeting for a site visit.

**05:05:00**

**Adjourned**



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

Section A: Required Criteria

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

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. Yes

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

**\*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 ▾ No

Section B: Property Information

Project Name: Elkhorn Ranch Phase 2

Address or location: Approximately 2400 S HWY 165 Nibley Ut 84321

Municipality or nearest city: Nibley/Millville

Parcel number(s): 03-001-0019, 03-001-0014, 03-003-0003, 03-002-001, 03-004-0001, 03-002-0012, 03-004-0002, 03-004-0009

Total acres: 115 +/- 5

Acres proposed to be preserved by conservation easement: 115 +/- 5

Acres proposed to be preserved by ownership transfer (fee title): 0

If not the entire parcel(s), provide a map of the proposed project. **See Figure 1 Attached**

Section C: Applicant Information

Property Owner(s): Joe Fuhriman

Address : 2400 S HWY 165 City: Nibley State: Ut Zip: 84321

Phone: 435-770-0099 Email: jhf.ranch@gmail.com

Contact person/ Authorized Agent (if other than property owner): Gabriel Murray

Title / position: Executive Director - Bear River Land Conservancy

Address : P.O. Box 4565 City: Logan State: Ut Zip: 84323

Phone: 907-953-2575 Email: gabriel@bearriverlandconservancy.org

☒ 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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County.

Additional contacts:

Name: Kristin Howell Phone: 307-413-5270 Email: howell.28@hotmail.com  
Name: Matt Coombs Phone: 435-466-0084 Email: mccombs@sagebrushlandtrust.org  
If you are working with a land trust, please list name here: Bear River Land Conservancy

**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.





Cache Open Space Advisory Committee (COSAC) -  
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County.

**Section E: Supporting Documents**

If your 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  
Mineral rights  
Easements or right of ways  
Legal description

Water rights  
Encumbrances  
Letters of support  
Relevant planning documents

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

Joe Fickman  
Property Owner(s) Signature (Required)

03/01/24  
Date

David J. Murray  
Authorized Agent Signature

03/01/2024  
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 Funding Application

## Section D: Additional Information

### **1. Please describe past, present, and future uses of the property.**

The present-day property was part of the original settlement of 1855 in Cache Valley. The Fuhriman family purchased the property in 1944 and presently manage an agricultural Cow/Calf livestock operation. In 2003 the family placed the property under agricultural protection and in 2004, the family placed approximately 59 acres under an agricultural conservation easement. This project intends to expand upon the original easement and ensure the long-term viability of the agricultural operation into the future.

### **2. Are you aware of any toxic or hazardous materials on the property?**

There are no known toxic or hazardous materials on the property. As part of a past project an environmental clearance report was undertaken on most of the proposed property and did not reveal any toxic or hazardous materials.

### **3. Is the property subject to any DEQ or EPA restrictions?**

No known DEQ or EPA restrictions exist on the property.

### **4. What benefits will the public receive as a result of the proposed transaction?**

#### **a. Protection of Scenic Vistas:**

- i. As Cache County continues to develop, scenic vistas and open spaces are rapidly disappearing. This property maintains frontage along a major corridor (State Highway 165) and provides vistas of farmlands, rivers, and wet meadows. These scenic values are unique and the very reason many folks call Cache County home.

#### **b. Maintains agriculture:**

- i. The property is part of a historic agricultural operation in Cache County, Utah. Today the property is managed as an active Cow/Calf operation and expands upon an existing 59-acre agricultural easement and agricultural protection area to ensure long-term agricultural viability of the whole property. Additionally, approximately 97% of the property contains critical farmland with 33% being of local importance, 34% being prime farmland, and the remaining 30% being farmland of statewide importance. In addition to critical farmland, the property has numerous water rights that may be encumbered by the conservation easement.

#### **c. Maintains waterways:**

- i. This property protects a 3,700 ft riparian corridor and section of the Blacksmith Fork River a tributary to the Logan River. Additionally, maintaining the property as open space reduces flood impacts and maintains critical green infrastructure allowing for the attenuation of

flooding and mitigating potential downstream impacts to communities. The Blacksmith Fork River also contains habitat for Bonneville Cutthroat Trout with numerous restoration and connectivity projects occurring upstream and downstream of the property. The landowner has also worked with several partners including the Utah Department of Agriculture and Food and NRCS to minimize and mitigate erosion.

**d. Maintains wildlife habitat:**

- i. The property contains numerous benefits to wildlife. The Black Smith Fork River flows unimpeded directly through the property and contains Bonneville Cutthroat Trout and other aquatic species. Additionally, there are numerous springs, wetlands, and wet meadows on the property and past management has been conducive to migratory birds such as Sandhill Cranes and other species. Finally, the property connects two existing conservation easement areas and expands upon open space and connectivity in a rapidly developing portion of Cache County.

**e. Historical significance:**

- i. This property represents the rich agricultural heritage and history of Cache Valley. The property today was part of the first Mormon Pioneer Settlement in 1855. The original fort and corrals were established just to the west of the property and the property provided excellent grazing lands and resources for construction. The property is also one of the last agriculturally viable portions of the original settlement. Protecting this property not only protects an active agricultural operation, but the very history on which modern day Cache County has been built.

**5. Are you proposing to open any portion of the property to public access?**

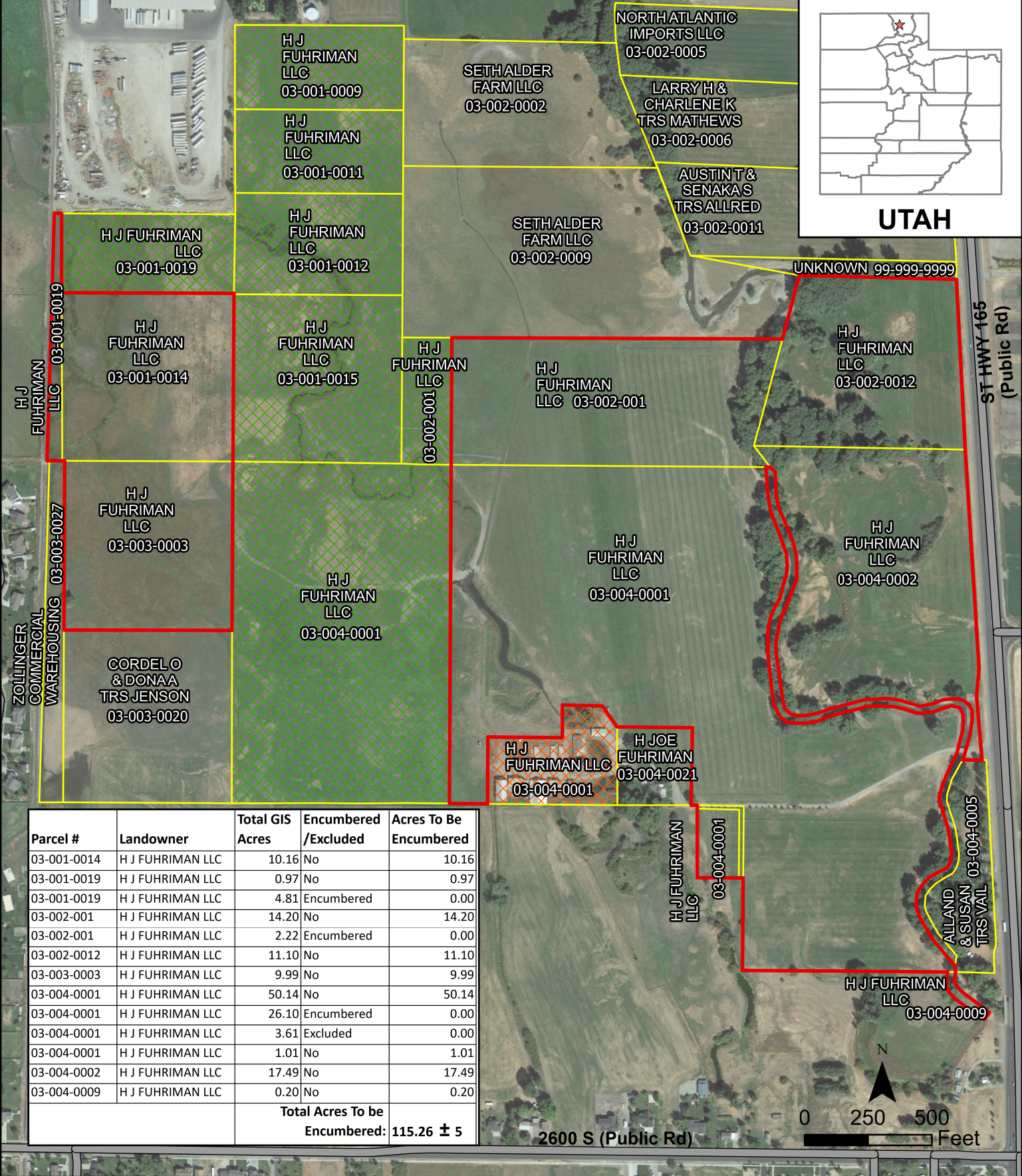
The subject property is an active cattle ranch with livestock that are moved throughout the property on a constant basis. Unfortunately, providing public access to any portion of the property may jeopardize the operation and increase the liability/risk to the landowner and their livelihood. Therefore, public access is not intended to be provided at this time.

**6. Are you working with other organization or agencies that may provide professional assistance or potential funding sources (such as NRCS, Bear River Land Conservancy, Utah Open Lands, U.S. Fish and Wildlife Service, Utah LeRay McAllister Working Farm and Ranch Fund)?**

This project is being facilitated and potentially held or co-held by Bear River Land Conservancy. Bear River Land Conservancy has a history of working with the Natural Resource Conservation Service and the Utah LeRay McAllister Working Farm and Ranch Fund to close conservation easements and intends to submit applications to both funding sources. Bear River Land Conservancy will also be assisting with the due diligence necessary to complete the project.



FIGURE 1: PROPERTY MAP



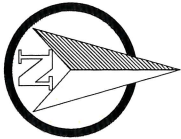
LEGEND

- Easement Boundary
- Cache County Parcels
- Excluded Area
- Public Roads
- Elkhorn Ranch CE (59.07 AC)



Notes:  
-Drawn By Gabriel Murray 02/22/2024  
-Boundaries and Acreages are not Surveyed and Subject to Change



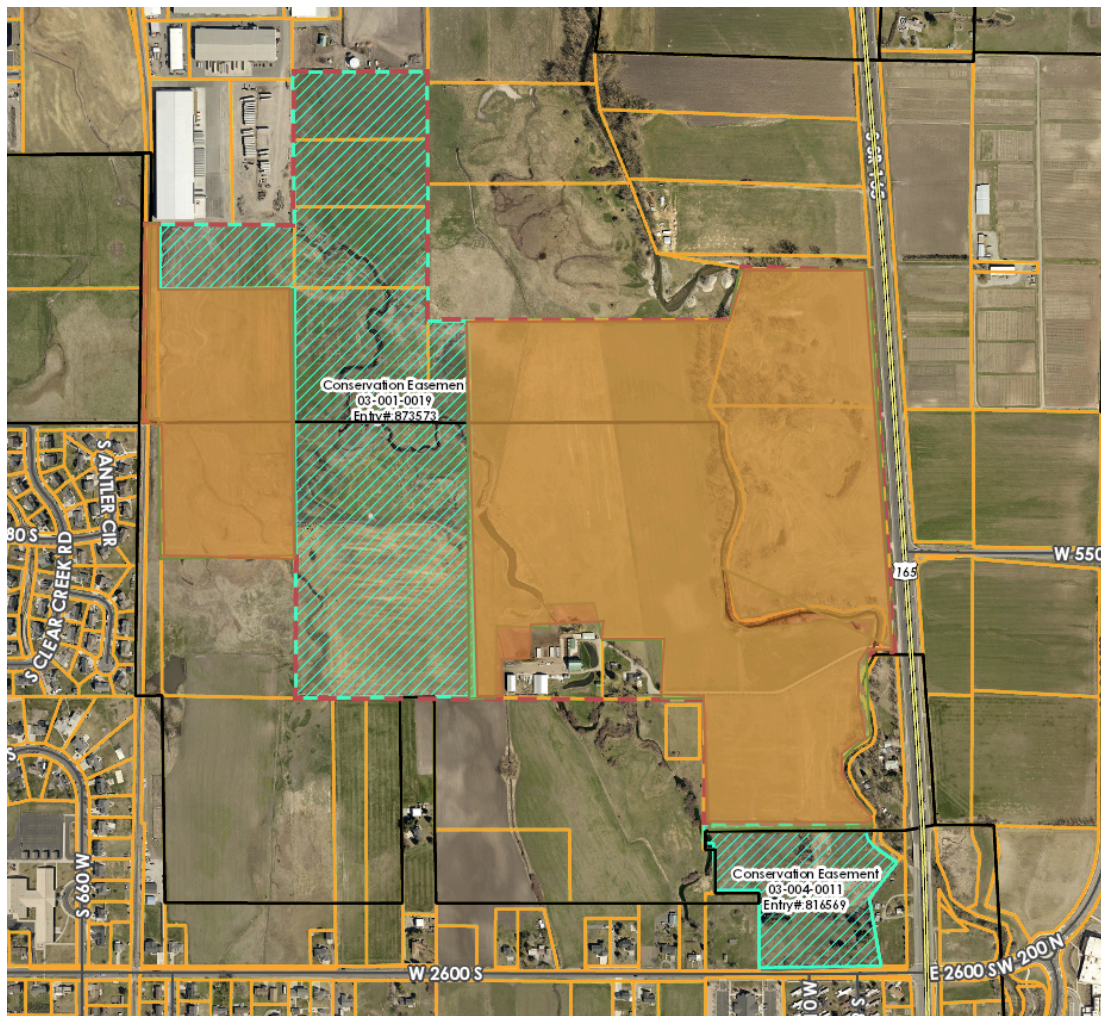




## Cache County Development Services Staff Report

April 1, 2024

<b>Project</b>	Elkhorn Ranch Phase 2
<b>Applicant</b>	Joe Fuhrman and Bear River Land Conservancy
<b>Location</b>	2400 S HWY 165 Nibley
<b>Total Acres</b>	115 +/- 5
<b>Parcels</b>	03-001-0013, 03-001-0014, 03-003-0003, 03-002-001, 03-004-0001, 03-002-0012, 03-004-0002, 03-004-0009
<b>Proposed Use</b>	Agriculture Conservation Easement



## Introduction

The Bear River Land Conservancy, acting as agent and on behalf of Joe Fuhriman, has applied to create a conservation easement over approximately 115 +/-5 acres (the approximate boundary is shown in orange above). Mr. Fuhriman has secured a conservation easement covering approximately 60 acres of land within his property (shown as Conservation Easement 03-001-0019 above).

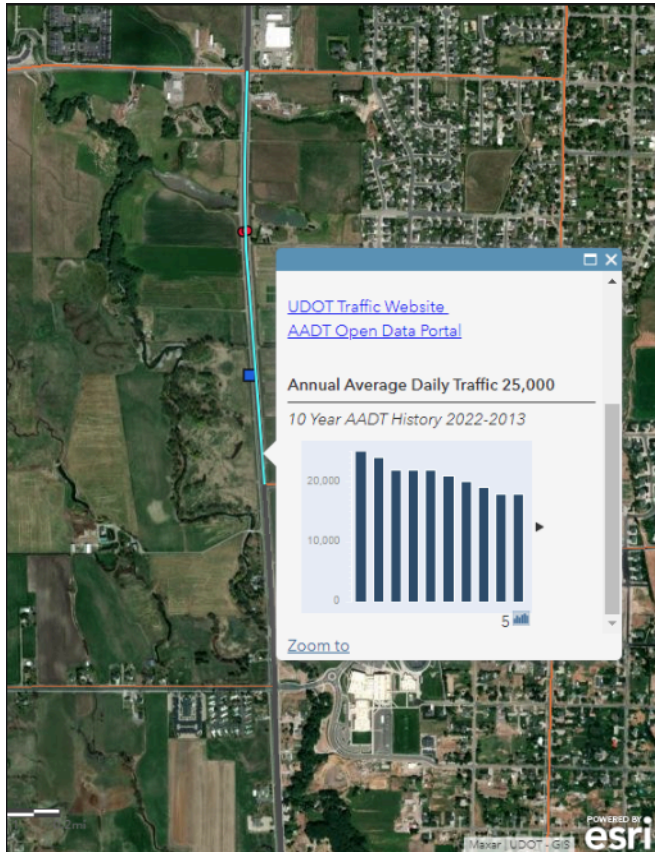
Surrounding Uses	
North	Farmland with some industrial areas to the northwest.
East	SR-165 with farmland with some master plan commercial property
South	A conservation easement, farmland, single family housing
West	Railroad tracks, industrial, single family housing, and farmland zoned for multi-family housing.

## Purpose of Proposed Conservation Easement

The property has been farmed since 1855 and owned and managed by the Fuhriman family since 1944. In 2003, it was placed under agricultural protection; in 2004, about 59 acres were placed in an agricultural conservation easement. The proposal is to put the rest of the property in an agricultural conservation easement to allow it to continue to be farmed.

## Evaluation Criteria

The Cache Open Space Advisory Committee (COSAC) created a scoring sheet (attached) to help evaluate each application. The following are the main sections for review: Protect Scenic Vistas, Preserve Open Lands Near Valley Gateways, Maintains Agriculture, Maintains Waterways, Maintains Wildlife Habitat, Allows Public Access, and Distinguishing Factors. Staff has reviewed the properties and provided the following review for each item. The applicant has commented on Protection of Scenic Vistas, Maintains Agriculture, Maintain Waterways, Maintains Wildlife Habitat, and historical significance within their application. It is up to each committee member to score the property according to their judgment.



## Protect Scenic Vistas

Mr. Fuhrman's property is adjacent to State Route 165, with .36 miles of frontage. According to the Utah Department of Transportation's (UDOT) website, the highway has an Annual Average Daily Traffic count of 25,000, which has increased yearly. The property on the east side of the river is visible from the highway, and large sections on the west side are also visible from the highway.

Cache County has a master plan trail traversing the property and an alternate alignment traversing the property's border. If built, these trails would allow more people access to the vistas provided by this property.

## Preserve Open Lands Near Valley Gateways

This property falls outside the traditional valley gateways (Wellsville Canyon, Valley View Highway, and SR 91 at the Idaho/Utah border) that COSAC has discussed.

## Maintain Agriculture

The property is currently being farmed, mainly as an active cow/calf operation. According to the application, "97% of the property contains critical farmland, with 33% being of local importance, 34% being prime farmland, and the remaining 30% being farmland of statewide importance." The property also has "numerous water rights" that allow it to remain farmed. The old historic Elk Horn Ranch, one of the first settlements by the Mormon Pioneers, was likely in part contained within this property.

## Maintain Waterways

The Blacksmith Fork River traverses the property and contains numerous waterways and wetlands (see attached map). According to the national wetland inventory, approximately 25 acres of wetlands are along the Blacksmith Fork River, and an additional 16 acres of wetlands are located in the western section of the proposed easement. On the site tour held on March 22, 2024, staff observed that these maps were likely accurate and saw evidence of waterways, wetlands, and



wetland wildlife, including multiple species of birds, within these property sections. The Black Smith Fork River measures about .46 miles through the property.

### **Maintains Wildlife Habitat**

The applicant has indicated that the property benefits local wildlife, including “Bonneville Cutthroat Trout and other aquatic species” within the river. In addition to multiple wetlands, there is habitat for other wildlife. During the site tour, staff counted at least 15 different species of birds, including hawks, ducks, cranes, and herings. In addition, a herd of deer frequents the property. Staff also observed other small animals, including woodchucks. However, with a growing major highway adjacent to the property, large animals will likely struggle to visit the property in the coming years.



*The western section of the Fuhrman property shows standing water within the pasture area.*

## **Allows Public Access**

The applicant has indicated that they do not wish for any public to have access to their property. The Cache County Trails and Active Transportation Master Plan, adopted in 2018, outlines a desired trail running along the Blacksmith Fork River, from the mouth of the Blacksmith Fork Canyon to the Logan River Trail. This river, along with the proposed trail, crosses the eastern portion of the Fuhrman's land. Establishing this trail is a high priority for the county. During the development of the Trails and Active Transportation Master Plan in 2017, a survey was conducted to gather community input. The survey garnered 148 online responses, accompanied by over 200 contributions to an online map, and engaged more than 200 people regarding the plan. As part of the survey, participants were asked to identify visionary trail or active transportation projects they would like to see completed within the next decade, and extending the trail along the Blacksmith Fork River in the valley emerged as one of the most frequently suggested projects. ([Cache County Trails & Active Transportation Master Plan](#))

Recent data underscores Cache County residents' continued strong support for this trail. In the recent "Guiding Our Growth" survey by the Governor's Office of Planning and Budget, participants were asked to select "Big Ideas" they wish state and local leaders would explore. Investing in urban trails and trailheads was one option, citing other river and canal trails across the state as examples. Statewide, this "Big Idea" garnered 72% support, but in Cache County, out of 370 responses, 74% expressed support for increased investment in urban trails. In Cache County, this concept ranked as the second most supported "Big Idea" in the Open Space and Recreation category, trailing only half a percentage point behind increased investment in natural-area recreation areas. ([Guiding Our Growth Survey Results- Cache County](#), [Guiding Our Growth Survey Results- STATEWIDE](#))

The applicant has raised concerns about allowing the public to access the property, including people trespassing onto the property, trail location and fencing interfering with moving cattle from one side of the river to another and other farm operations, people and dogs interfering with cattle, a loss of privacy, and other impacts. The applicant has stated that there is concern about people camping on the trail or spreading garbage around the area; however, the other river trail systems in the valley and most within the state have not had these issues. Staff has recommended that some of these impacts could be mitigated by installing fencing on both sides of the trail, similar to the Logan River Trail west of 1000 W.

The imminent development in the surrounding area only increases the necessity of this trail. Providence City, directly north of the Fuhrman's land, is planning a new mixed use development featuring a mix of commercial and high-density residential use. Similarly, Nibley is planning a town center comparable to the South. The proposed trail would be a vital active transportation link between these upcoming destinations. Additionally, Millville anticipates the establishment of a new commercial district to the east along the highway, while to the west, Logan is advancing several high-density residential projects. The trail would also connect to Stokes Nature Center's new facility and existing trail networks in Logan, Nibley, and Providence.

The four cities and the county recognize the need for this trail, and UDOT has also prioritized it. The trail segment from Ridgeline High School to the Logan Soccer Complex has been classified as tier one in the Utah Trail Network Priority projects. This is significant because it means that if Cache County secures the necessary land to complete this trail segment, UDOT will cover the costs of design, engineering, and construction. The other necessary landowners north and south of the Fuhriman's have agreed to support the trail's construction. Since Fuhrimans has indicated opposition to allowing a trail along the river within his property, there is an acceptable alternative of cutting east to the UDOT right-of-way (see attached map). However, this would require the Fuhriman's not to protest using an old road parcel currently held by Millville. If the County can find a workable trail alignment through or around the Fuhriman's land, Cache County will gain nearly two miles of urban trail, facilitating connections to schools, parks, businesses, and present and future residences without requiring local funds.

Staff would generally recommend that:

1. Any conservation easement does not prohibit a future trail expansion along the river.
2. The property owner agrees that he or his successor will not contest the County's/Millville's ability to put a trail within the old right-of-way property.

### **Distinguishing Factors**

The property has some historic significance. The applicant stated, "The property today was part of the First Mormon Pioneer Settlement in 1855. The original fort and corrals were established just to the west of the property, and the property provided excellent grazing lands and construction resources."

### **Partnering Organizations**

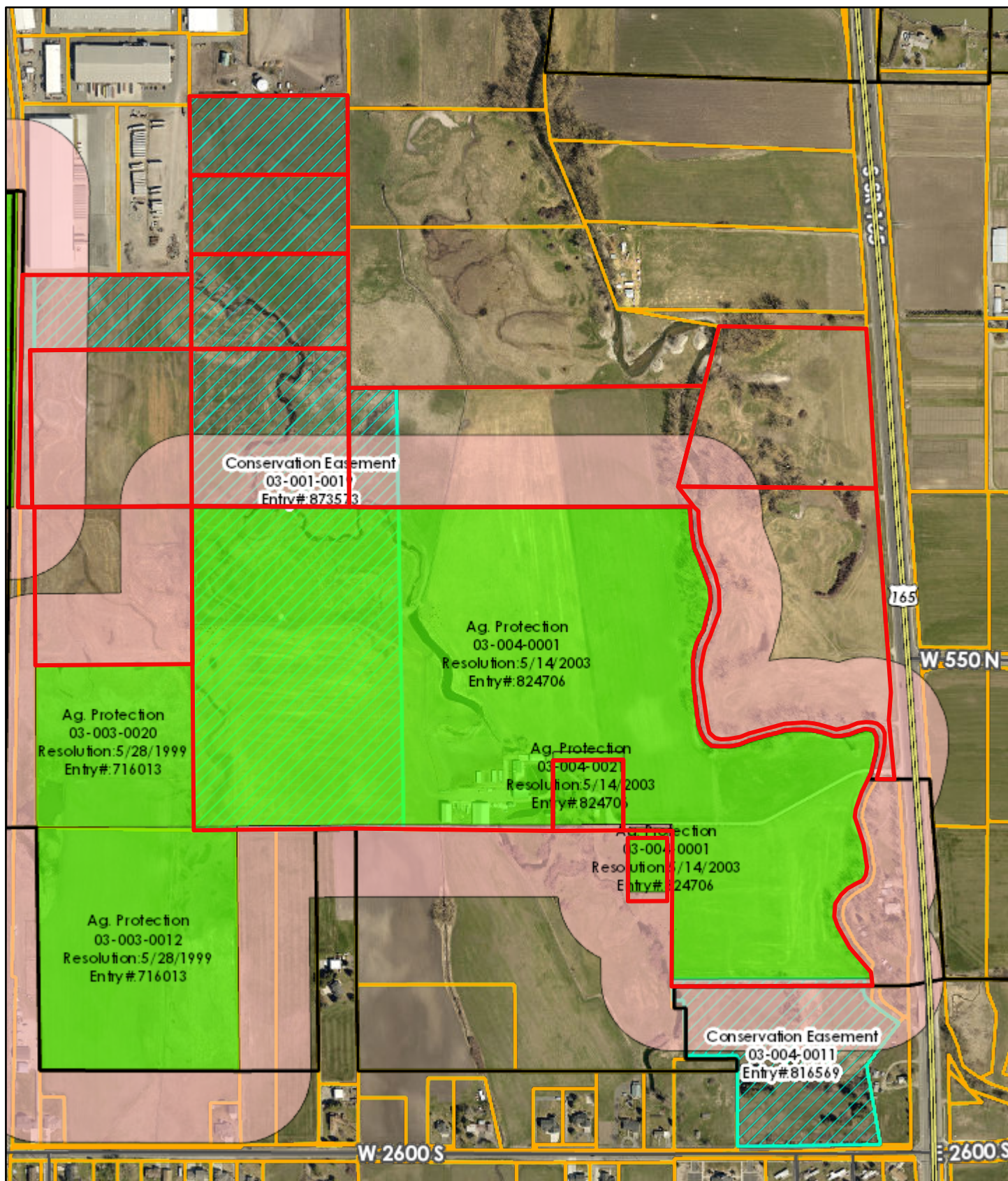
The property owner has partnered with Bear River Land Conservancy, which will hold or co-hold the easement. According to the application, the Bear River Land Conservancy "has a history of working with Natural Resource Conservation Service and the Utah LeRay McAllister Working Farm and Ranch Fund." At the last meeting on March 4, 2024, the agent indicated they planned to apply with these organizations to secure additional funds.

### **Next Steps**

COSAC is a recommendation body for the County Council. At this meeting, COSAC can recommend approval, approval with conditions, or denial of the open space application. This application will then be sent to the next County Council meeting. COSAC may also continue the item to the next meeting. Staff would recommend that each COSAC member fill out the scoring sheet and come prepared to discuss a possible recommendation.

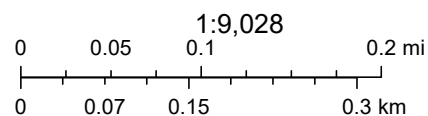


# Elkhorn Open Space Ag. Protection Areas



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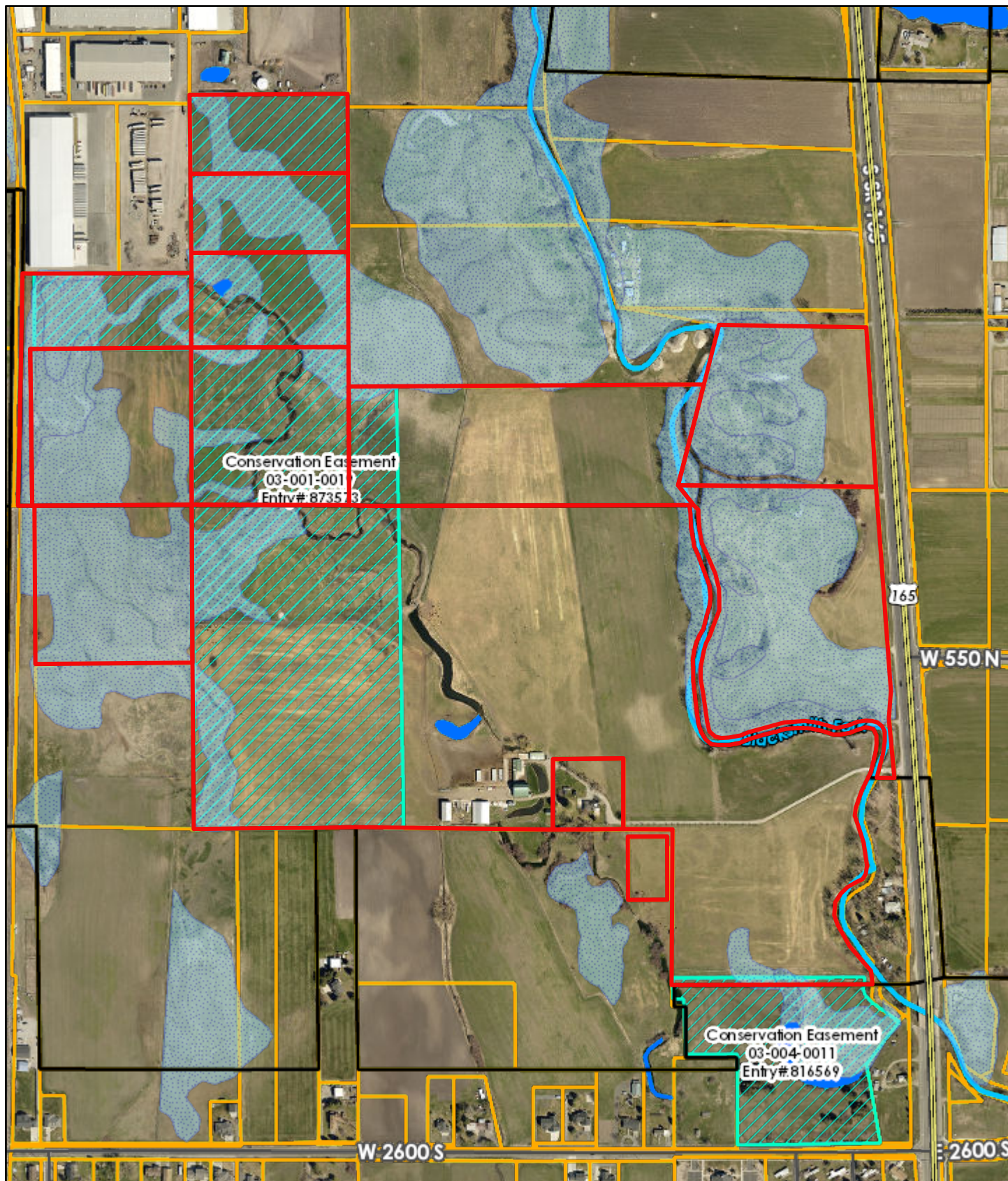
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|---|---|
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| <span style="border-bottom: 2px solid magenta; width: 20px; display: inline-block;"></span> ASPHALT | <span style="background-color: #d4edda; border: 1px solid #c3e6cb; padding: 2px;"> </span> Ag. Protection Areas               |
| <span style="border-bottom: 2px solid orange; width: 20px; display: inline-block;"></span> GRAVEL   | <span style="background-color: #d1ecf1; border: 1px solid #bee5eb; padding: 2px;"> </span> Conservation Easements             |
| <span style="border-bottom: 2px solid brown; width: 20px; display: inline-block;"></span> DIRT      | <span style="border: 2px solid orange; padding: 2px;"> </span> Cache Parcels  |
| <span style="border: 2px solid black; padding: 2px;"> </span> Municipal Boundaries                  |   |



Maxar

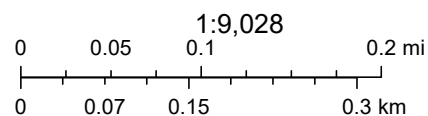


# Elkhorn Open Space Wetlands and Waterways



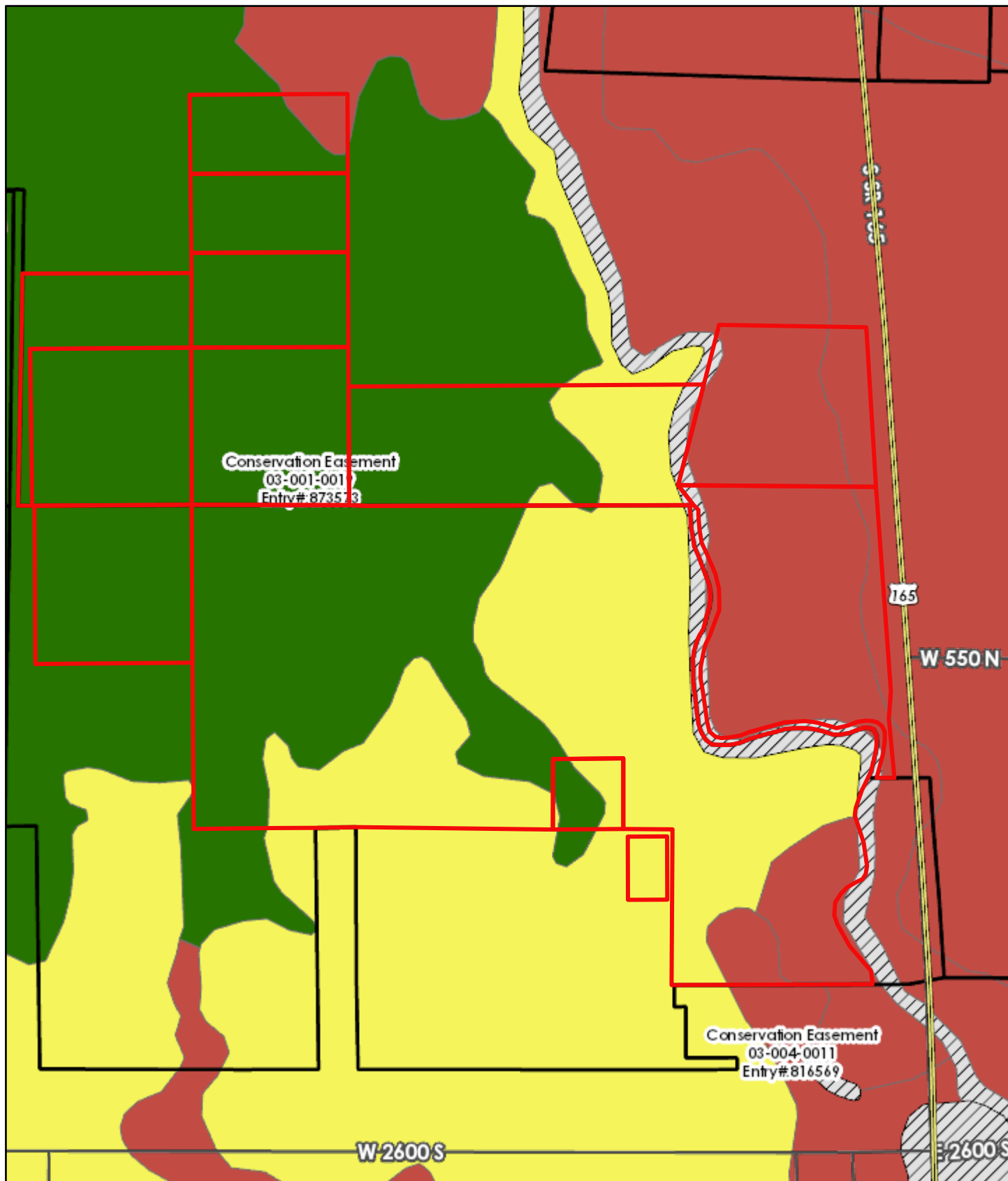
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|---|--|
| <span style="border: 2px solid red; padding: 2px;"> </span> Override 1                              | <span style="border: 1px solid gray; padding: 2px;"> </span> County Boundary   |
| Class B Surface Type  | <span style="background-color: blue; width: 20px; height: 10px; display: inline-block;"></span> Water Bodies   |
| <span style="border-bottom: 2px solid magenta; width: 20px; display: inline-block;"></span> ASPHALT | <span style="border-bottom: 2px solid blue; width: 20px; display: inline-block;"></span> Major Waterways   |
| <span style="border-bottom: 2px solid orange; width: 20px; display: inline-block;"></span> GRAVEL   | <span style="background-color: lightblue; width: 20px; height: 10px; display: inline-block;"></span> Wetlands (NWI)  |
| <span style="border-bottom: 2px solid brown; width: 20px; display: inline-block;"></span> DIRT      | <span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, green 2px, green 4px); width: 20px; height: 10px; display: inline-block;"></span> Conservation Easements |
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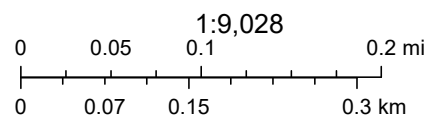
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# Elkhorn Open Space NCRS Farm Land



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|--|---|
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| Class B Surface Type   | <span style="background-color: #cccccc; border: 1px solid black; padding: 2px;"> </span> Not Classified                   |
| <span style="color: magenta;">—</span> ASPHALT                                     | <span style="background-color: #008000; border: 1px solid black; padding: 2px;"> </span> Farmland Of Local Importance     |
| <span style="color: orange;">—</span> GRAVEL                                       | <span style="background-color: #800000; border: 1px solid black; padding: 2px;"> </span> Farmland Of Statewide Importance |
| <span style="color: brown;">—</span> DIRT  | <span style="background-color: #ffff00; border: 1px solid black; padding: 2px;"> </span> Prime Farmland If Irrigated      |
| <span style="border: 2px solid black; padding: 2px;"> </span> Municipal Boundaries | <span style="background-color: #00ffcc; border: 1px solid black; padding: 2px;"> </span> Conservation Easements           |
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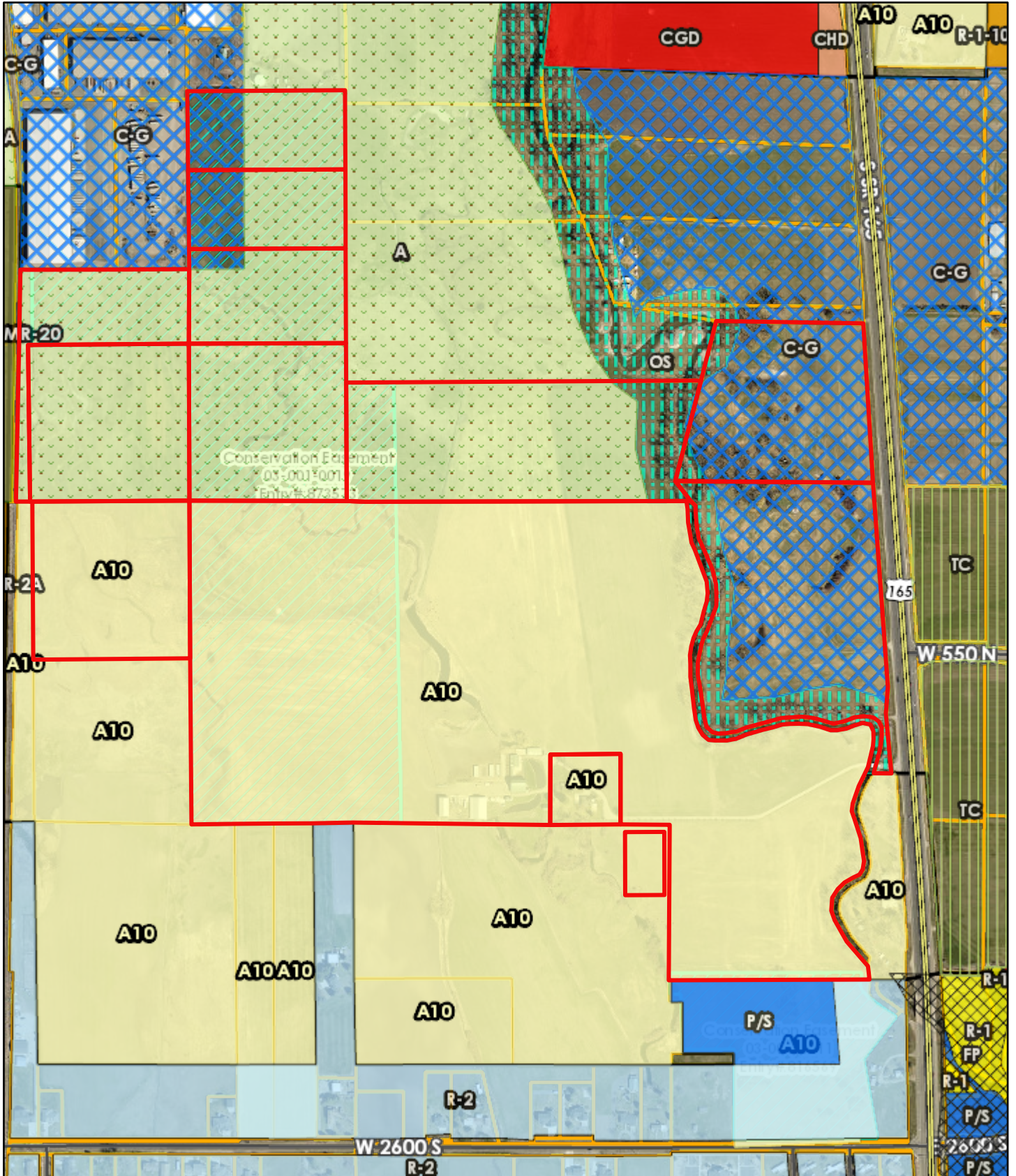


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Authorized Use: GIS Division/ Development Services

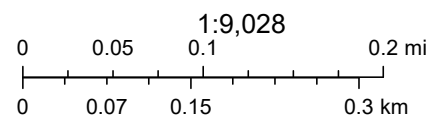


# Elkhorn Open Space Zoning



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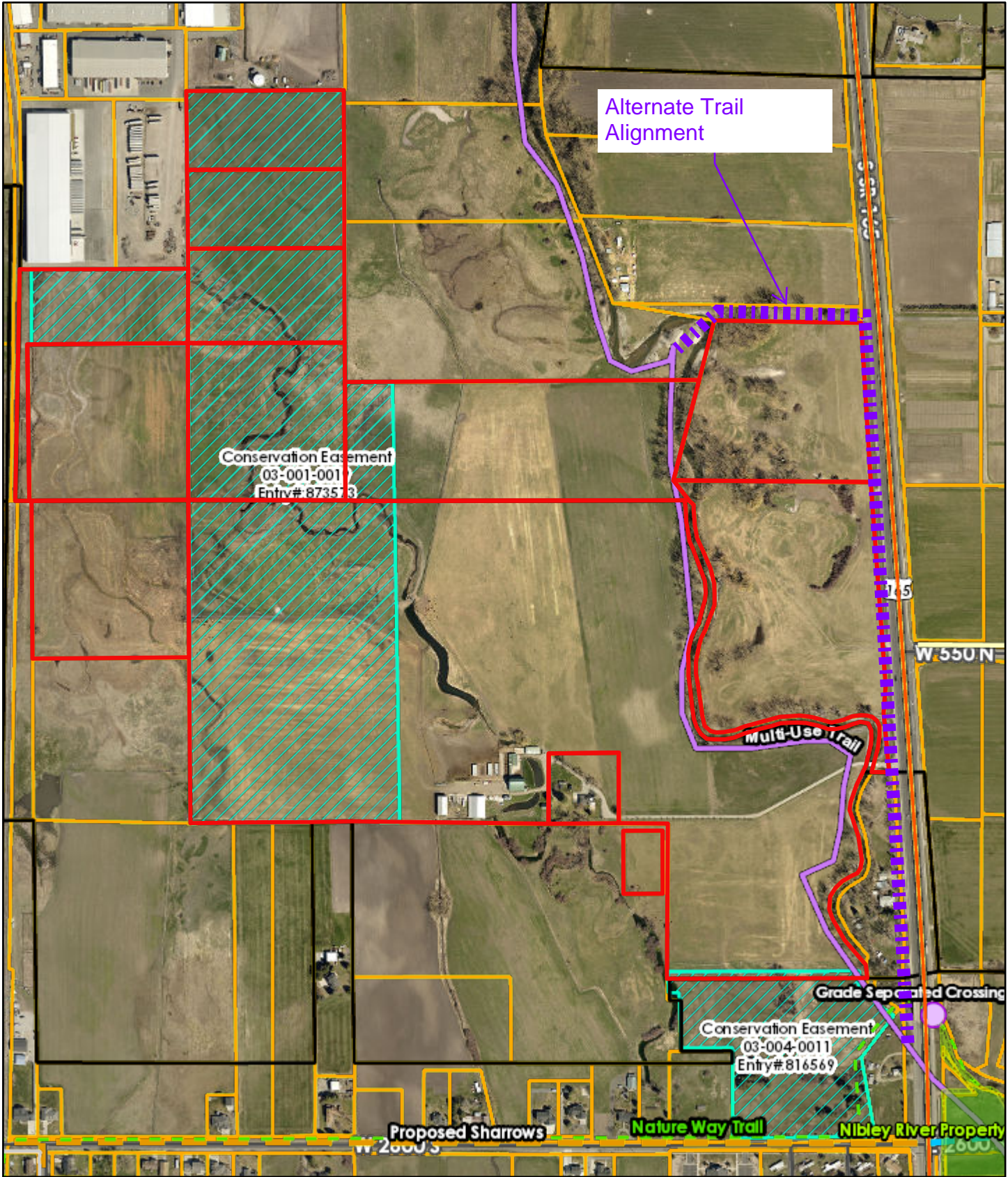
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# Elkhorn Open Space Trail Master Plan



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- Override 1

DNR Partner Walk-in Access & Conservation Properties

DNR Partner Walk-in Access

Strava & Favorite Cycling Routes

Strava Logo

Parks

Trails

Hiking

Single Track (Bikes)

Paved Trails (Pathways)

Urban Trails (Sidewalks)

ATV/ OHV

Canoe Trail

Bike Route Signs

Official/ Unofficial Trailheads

Activity Areas

Bench

Bench/ Look Out

Boat Launch

Campground

Parking

Pavilion

Picnic Area

Restrooms

Summer Home Sites

Ski Area

Cache Bikeways Near Term/ Long Term Recommendations

Proposed Sharrows

Proposed Bike Lanes

Parking Restrictions - Side Specific

Bike Lanes

Proposed Advisory Bike Lanes

Parking on Gravel Shoulder Only

Proposed Bike Lane Up / Sharrows Down

Bike Lane Up / Sharrows Down

Buffered Bike Lanes

Paved Trail

Proposed Paved Trail

Sharrows

Trails Master Plan Future

Arterial Street Trail

Sidewalk Trail

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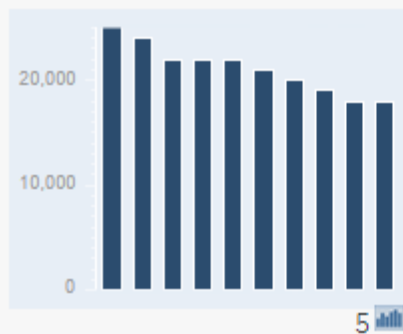
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[UDOT Traffic Website](#)  
[AADT Open Data Portal](#)

Annual Average Daily Traffic 25,000

10 Year AADT History 2022-2013



[Zoom to](#)

POWERED BY

esri

Maxar | UDOT - GIS



Stephen Nelson &lt;stephen.nelson@cachecounty.gov&gt;

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## Open Space Review

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Corey Twedt &lt;ctwedt@gmail.com&gt;

Wed, Mar 6, 2024 at 2:13 PM

To: Stephen Nelson &lt;stephen.nelson@cachecounty.gov&gt;

Thank you Stephen. I will take a look at this and pass it along to my Council. I appreciate you sending it our way.

Just one comment that is immediately on my mind. I met with the consultant hired by the County to design the trail that would run from Ridgeline High School to 1700 South. The current design has the trail along the highway for much of that route because the Fuhrmans don't want it going through their property. I love walking on trails, but would likely never use one that is so close to the highway. I don't know very much about how these open space agreements work, but it would seem like a good opportunity for the County to push for a more desirable trail location if the request were to be granted. Just a thought for your consideration.

Thanks

On Wed, Mar 6, 2024 at 11:40 AM Stephen Nelson <stephen.nelson@cachecounty.gov> wrote:

[Quoted text hidden]

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**Corey Twedt**

City Recorder

office: 435.750.0924

mobile: 435.881.2669

web: [millvillecity.org](http://millvillecity.org)



## 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 roadways</li><li>d. Visibility</li><li>e. Traffic counts</li><li>f. Foothills</li></ul>	<b>15</b>	
<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>	<b>15</b>	

<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.	<b>10</b>	
<b>TOTAL</b>		<b>100</b>

# INVESTITURE OF CACHE VALLEY TO HERDERS AND SETTLERS

By  
*Doran Baker*

## PROLOGUE

Water is the resource of life. In the Great Basin of western North America, changes in the level of the Great Salt Lake are indicative of the yearly precipitation.<sup>1</sup> By the time the Mormons arrived in 1847, the lake had already descended to 4200 feet. The region had yet to emerge from the dry sector of the most recent climactic cycle (Fig. A-1).<sup>2</sup> The precipitation rate was a stingy 13 inches per annum. Having arrived from the East, the pioneering challenge became sudden adaptation from eastern green climes to an arid western desert. The Valley of the Great Salt Lake and its dry environs could not sustain the grazing of stock for a burgeoning population, particularly before the advent of "Persian clover" alfalfa.<sup>3</sup>

## THE HERDSMEN

Antelope Island was a major herd ground for cattle acquired by the LDS Church as donations in kind especially for the Perpetual Emigration Fund.<sup>4</sup> Fielding Garr was named overseer in 1854.<sup>5</sup> The prolonged drought compelled Brigham Young to call the stock owners in association to formulate a plan of action. Additional range for grazing was needed. Each of three expeditions to Cache Valley had reported favorable potential: Jesse Little 1847, Louis Myers 1847, and Erastus Snow 1853.<sup>6</sup> Not-with-standing the loss of half the herd of cattle and mules driven to the valley for the winter of 1949-50 from the U.S. Army cantonment at Fort Hall,<sup>7</sup> Young petitioned the 1855 Legislative Assembly of the Territory of Utah to use Cache Valley as a herd ground.<sup>8</sup>

<sup>1</sup>"Sec 1. Be it enacted by the Governor and Legislative Assembly of the Territory of Utah: That portion of country known as Cache Valley, in the Territory of Utah, and bounded on the north by the territorial line;

and on the east, south, and west by the summit of the mountains surrounding said Cache Valley, be, and the same is hereby granted to Brigham Young, Trustee in Trust for the Church of Jesus Christ of Latter Day Saints and those whom he may associate with him; together with all the products and benefits arising therefrom; for a herd ground and other purposes."

A military-style company of young men was organized to venture north and establish the ranch. Thirty-year-old Briant Stringham,<sup>9</sup> who had performed successfully for Brigham Young as a member of the 1847 Pioneer company, was named captain (Fig. 1). Simon Baker<sup>10</sup> and Andrew Jackson Moffitt<sup>11</sup> were his lieutenants, with Brigham's and Simon's sons serving as privates.<sup>12</sup> Also employed were Thomas Clayton, cook, and George Twist, Thomas Kendall, William Naylor and Samuel Roskelley, hired hands.<sup>13</sup> Stringham was in charge of the LDS Church cattle and Moffitt was responsible for "Brother Brigham's" stock.

It was the 17th day of July when the ten-man company departed Great Salt Lake City with horses, milk cows, and wagons. Three days it took. The last was the hardest --- turning east before Dry Lake and then down difficult "Sardine" Canyon.<sup>14</sup> They made camp on the Hawbush Spring Creek. Joe Baker built a pen for the calves.<sup>15</sup>



Figure 1 Briant Stringham

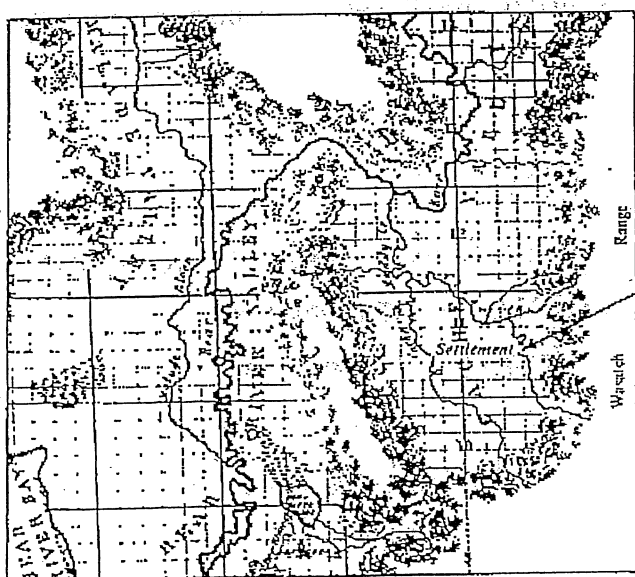


Figure 2 Cache Valley, 1855

To reconnoiter the valley, Captain Stringham took three men on horseback for three days. A site was selected for the ranch headquarters on the valley floor --- at a place where the waters from several springs coalesced northward into an elbow of the Blacksmith Fork River (Fig. 2). It was the 24th of July, 1855. A carpenter --- Martin Luther Ensign from Box Elder Creek in the Lower Valley --- was hired to build a house.<sup>16</sup> He was aided by herdsman John Clark Dowdle of North Willow Creek (Willard).<sup>17</sup> Cottonwood logs for shelters

and poles for the corrals were secured from tree stands which were abundant along the banks of the river. One of the herders mounted the horns from a large elk to the beam above the entrance gate

(Fig. 3). The outfit thus became "Elkhorn Ranch."<sup>18</sup> Preparations were made for the arrival of the stock, which already were on the trail. The soft wood didn't last; every remnant of the original structures has vanished. Some two hundred tons of wild hay were cut, gathered and stacked by hand. Additional timber was gathered preparatory to fencing a hundred acres the next season.

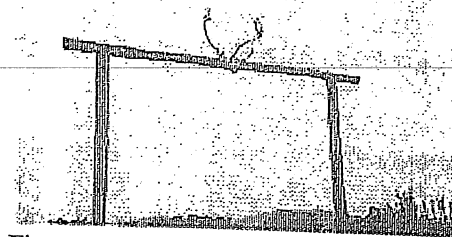


Figure 3 Modern elk horn at Hyrum

On about the first of August the cattle began to arrive. George Baker<sup>19</sup> drove his father's cattle from Utah Lake. For the Church and Brigham Young, the Garr boys, aided by the 15-year old Riggs twins and others, herded in 1,700 head from Antelope Island and Promontory. The Weaver boys brought in their cattle from west of Utah Lake.<sup>20</sup> Seymour Young<sup>21</sup> brought in the herd of his father --- Joseph. William Kimball accompanied the sixty head of his father --- Heber C., and Stephen Taylor brought in Squire Daniel Well's cattle. Stock also belonged to Bishop Edward Hunter and to A.O. Smoot.<sup>22</sup> Additional herdsmen included Anthony Ensign, Martin Luther Ensign, Lloyd Barnes, and Vince Shurtliff. Brigham Young sent two newly-arrived immigrant English converts to the ranch: William Warner<sup>23</sup> and Thomas Stolworthy.<sup>24</sup> They and their wives remained at the Elkhorn Ranch through the winter, along with seven of the herdsmen. The following July 19, Matilda Jinkersen Stolworthy<sup>25</sup> gave birth at the ranch to the first white child born in Cache Valley --- they called her "Eliza Cache Stolworthy."<sup>26</sup>

The Elkhorn wasn't the only ranch in the Valley. On the bottoms of the Little Bear River a mountain man by the name of Post, known as "Daddy Stump" or "Father Stump," constructed a cabin and pastured his stock at the confluence of the East and South Forks (Fig. 4).<sup>27</sup> M.R. Hovey wrote,

"Stump first appears in Utah history in the fall of 1848 when Benjamin Ashley, Abel Garr, George Thurston and "Old Father Stump" (that is how he appears in the Journal History of the LDS Church) drove a herd of cattle from Salt Lake City to Antelope Island in the Great Salt Lake for winter grazing."

"... On Leap Year Day 1856, Heber C. Kimball, wrote from Salt Lake City to his son, William, a missionary in England:"

"The Garr boys have lost most all of their cattle, as they were in Cache Valley. Old Daddy Stump went there also, and most of his died. ... The Indians killed Daddy Stump and burned his cabin."<sup>28</sup>

"The first white man to live on Antelope Island was "Daddy" Stump, an old mountaineer, who was there before the Mormon Church took over. Stump built a cabin consisting of cedar post uprights and a dirt floor, near a fine spring. He also planted an orchard and a garden. Peaches produced in this orchard were small, but were Utah's first homegrown peaches."<sup>29</sup>

Stump's Cache Valley cabin was astride a major Shoshoni trail to the southeast. In July of 1860 he and his ranch fell victim to the native's futile resistance to encroachment upon their valley. A singular vestige of Daddy Stump's brief tenure is "Daddy Stump Ridge" that clings yet even to modern maps of Antelope Island. (Fig. A-2)

The area near the confluence of the Little Bear River with the Bear River itself, on the west side of Cache Valley, also appeared favorable for grazing. Here the Hill brothers erected a ranch cabin.<sup>30</sup>

"In the spring of 1855, Alexander Brice Hill and Robert Brice Hill,<sup>31</sup> sons of Daniel Hill, the miller, drove a herd of range cattle into Malad Valley to pasture for the summer. During this summer these Hill Brothers crossed over the mountains into Cache Valley, and finding it better located for livestock, brought their cattle over there, and camped near the present location of Mendon. They built a log cabin on the brow of the hill and made a "dugout" in the hill,..."<sup>32</sup>

All told, over twenty-five hundred head of cattle and more than fifty horses had been brought into the valley in 1855.

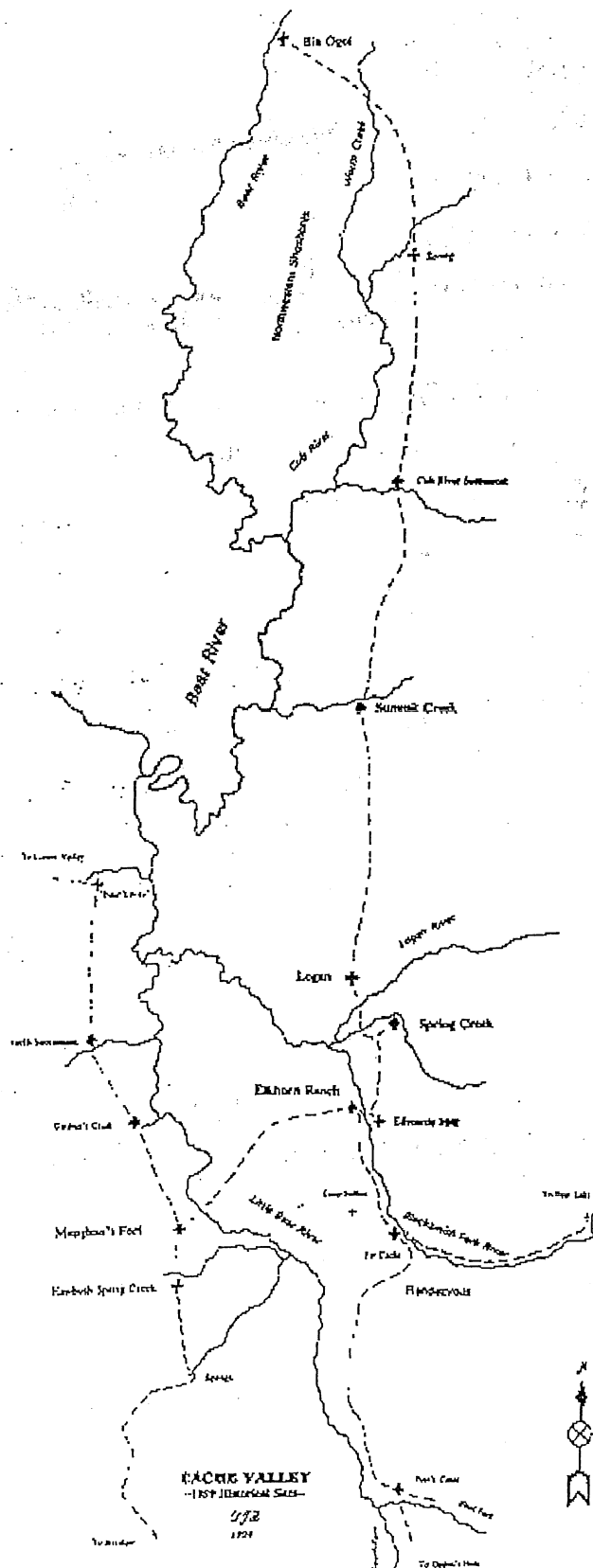


Figure 4 Cache Valley, 1859



Early in November, the Great Basin drought broke with a vengeance (Fig. 5). According to Joe Baker,



Figure 5 Snow blizzard (courtesy Cache)

"It started to snow in November and kept it up until Christmas. When the snow got three feet deep, we began to move the cattle out. ... not a sign of spring did we see until April 17 and then it came all at once. ... only 420 of the more than 2,500 cattle survived until spring."<sup>33</sup>

Brigham Young, who visited the Elkhorn Ranch himself in

1855,<sup>34</sup> was beset with the same conditions as were Colonel Porter and Captain Stansbury with their stock from Fort Hall five years earlier:

"It had been a rendezvous for the American Fur Company for many years, and stock had been wintered there by them with great advantage. The snow was seldom deep, and the cattle not only retained their flesh, but grew fat during the winter.... The season, however, proved unusually severe [in 1850-51]; the snow fell in the valley to a depth unprecedented; and more than one-half of the herd, in which were included some of my own animals, perished in consequence."<sup>35</sup>

As a result of the 1855-56 harsh winter, the Elkhorn Ranch never reached the destiny envisioned for it.<sup>36</sup> Nevertheless, the ranch house was expanded and augmented with several small cabins, holding pens, etc. (Fig. 6). In addition to serving as a stop-over point for visitors and new Cache Valley settlers, the ranch on weekends became a center for socializing and dancing. One of the fields of the Elkhorn Ranch was used as a drill ground for the militia, and the summer encampment of the Shoshonis was located nearby.<sup>37</sup>



Figure 6 Elkhorn Ranch site

In 1860, a number of the herdsmen at

the Elkhorn Ranch moved less than a mile upstream to build log houses on both sides of the Blacksmith Fork River (Fig. 7). The Garr Boys had already established their own farms in the new



Figure 7 Millville Fort (courtesy *Memories*)

location using the water from the "Garr Spring." The relocation of men from the ranch gave protection to the sawmill of Zebb Edwards.<sup>38</sup> The "Millville" settlers included the four Garr brothers -- John Turner Garr, William Henry Garr, Able Weaver Garr, and Benjamin Franklin Garr;<sup>39</sup> the Weaver brothers -- Miles and Franklin; plus George White Pitkin,<sup>40</sup>

John Riggs, and James Healy Riggs.<sup>41</sup> A short-lived plan to establish a town called "Joseph" -- twin to "Hyrum" -- at the Elkhorn Ranch was abandoned after the 1860 visit of Brigham Young.<sup>42</sup>

## THE MORMON SETTLERS

English convert Peter Maughan (Fig. 8) had helped establish<sup>43</sup> Tooele City and the so-called "E.T. City," named for Apostle Ezra T. Benson, grandfather of the late LDS president.<sup>44</sup> However, settling in Tooele County was an untenable situation: "Indians," grasshoppers, and "saleratus."<sup>45</sup>

"On the 21st of July 1856, I was sent by President Young to pick out a location in Cache Valley for a settlement. Brother Z. Riggs, G.W. Bryan, Wm. Maughan,

J. Tate, M. Morgan and myself started and made a choice of the south end of the valley for our location."<sup>46</sup>

"Peter reported their findings and received permission to direct all those who wished to accompany him in forming a northern settlement. Preparations were quickly made and about the last of August seven families and one single man employed by Mr. Thompson started for the valley. They were Peter Maughan, his two sons John and William, G.W. Bryan, Zial Riggs, Francis Gunnell, D. Thompson, and William Hamblin, the hired man."<sup>47</sup>

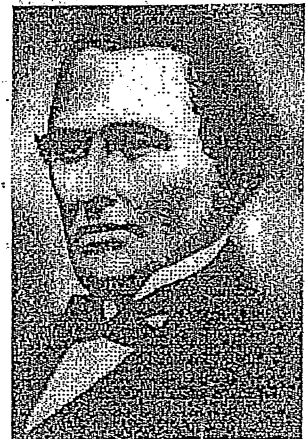


Figure 8 Peter Maughan

## Maughan's Fort

The site they located was in the southwest corner of Cache Valley on high ground above the Little Bear River, a major tributary of the Bear River (Fig. 9).<sup>48</sup> Hattie Maughan relates,

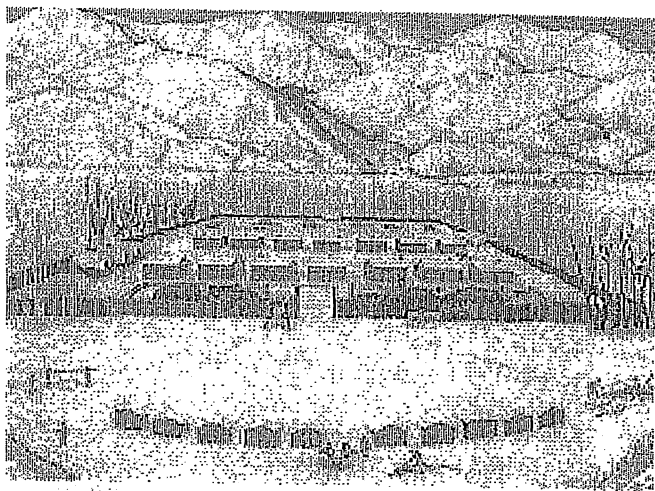


Figure 9 Maughan's Fort (courtesy *Windows*)

"They arrived on September 15, 1856, and camped on the stream at the present site of Wellsville. The men under Peter's direction immediately set to work to cut and stack the meadow hay for winter livestock feed. Then they got out logs for corrals and cabins, but while still living in their wagons the first snowfall came on September 26. During the storm Mary Ann gave birth to the first white child born to the permanent settlers -- Elizabeth Maughan."<sup>49</sup>

"Upon entering the valley, they drove to a stream which is now known as the Little Creek or City Creek. Just west of this small creek, at or near the present First South and Second East they made their encampment ... some began to move into their cabins by November. Their log cabins were simple

one-room houses built of quaking aspen and birch poles laid roughly together and chinked with mud. Most of the log cabins measured about 16 feet square. Mother earth served as floor, while the roof was covered first with poles, then willows, then grass and dirt. It was then rounded in the center so that the water would run off. They were arranged in fort style about ten feet apart. The cabins were situated on either side of a road eight rods wide and facing each other. Immediately behind the cabin was the corral for the stock. The haystacks were behind the corrals and then a cooperative pole fence was built to surround the fort as a protective barrier against possible Indian attack ... Maughan's Fort never had a wall around it like most forts of that time. This "Old Fort" which was begun in 1856 ran north on the present Second East Street from Main to approximately Second North. Peter Maughan's cabin was the first one on the south end with William H. Maughan's being next."<sup>50</sup>

In the autumn of 1856, William Gardner from Millcreek in the Great Salt Lake Valley settled on a spring and creek a couple of miles downstream along the Little Bear River from Maughan's Fort. The stream subsequently has borne the name, "Gardner's Creek." Daniel Hill Richards says,

"William Gardner and his wife, Janet Livingston and their six following named children, Neal, Duncan, Margaret, Brigham, Heber and Henry, all left Mill Creek in the autumn of 1856, and settled at Gardner's Creek, in Cache Valley, about 2½ miles south of Mendon City, proper."<sup>51</sup>

## North Settlement

Five miles north downstream from Maughan's Fort on the Little Bear River was an attractive village site. A creek, later named "Bird Creek," flowed from a canyon. This location was near what

was the easiest pass<sup>52</sup> into Cache valley. Immediately north of this pass is the egress of the Bear River to the Lower Valley (Box Elder). James Hill and others came to this west side location in 1859 to found a town.<sup>53</sup> He relates,

"On May 1st, 1859, in company with Isaac Sorenson, H.P. Larsen and Peter Sorensen, we started for Cache Valley. The four of us had one ox-team. Alexander Hill, Jr., (his father) and my brother, Alexander [Hood] Hill, with a horse team joined us. We came in over the divide. When we reached Mendon we found Roger Luckham, Robert Sweeten and two girls, the daughters of Luckham; also Alfred and Charles Atkinson, and Robert Hill and wife. He had a little cabin with a dirt roof. It stood about where the old church storehouse is now. The others were camped in wagons. Later we all moved to Wellsville on account of the Indians. The men would go to Mendon in the morning and work in the fields, and return to Wellsville at night. This was continued until harvest time, in August, when we all moved to Mendon and remained."<sup>54</sup>

Isaac Sorensen recalled the '59 event.<sup>55</sup>

"We had first contemplated going to Provo Valley (now Heber City) but others from Millcreek were going to Cache Valley, and we concluded to come with them... We were nine days coming to Cache being compelled to lay over on account of rain. It was in the beginning of May when we arrived on the site where Mendon now stands."

"..we managed to tear the sod sufficient for the grain to come up where it did not get to (sic) dry, before being sowed I watered some in June to bring it up, and it made grain. We done no fencing the first year. The grass was so plentiful everywhere that it was not so difficult to keep cattle out of the grain. During the summer, we got out logs and in the fall we built houses, without Lumber except for doors ..."<sup>56</sup>

The commonly accepted date of arrival at North Settlement of the first settlers from Millcreek is May 2, 1859.<sup>57</sup>

Sorensen described the fort at North Settlement (Fig. 10):<sup>58</sup>

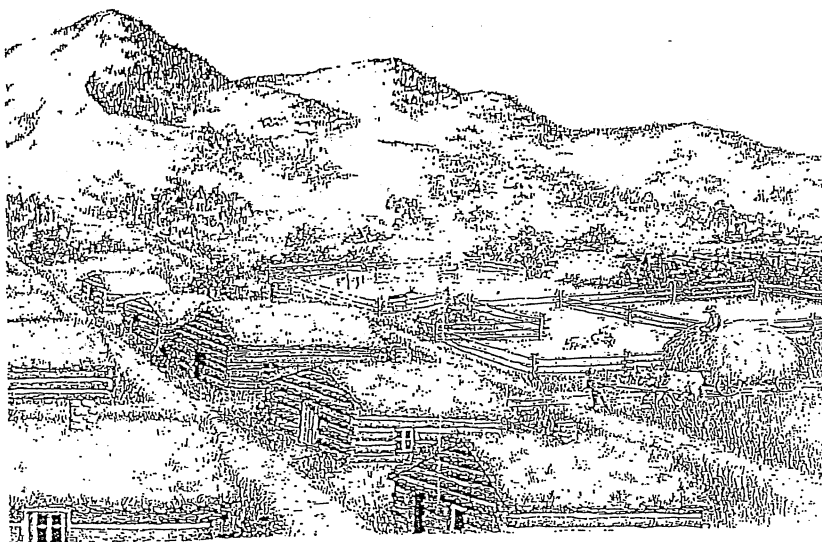


Figure 10 Mendon Fort

"There was no improvements made in Mendon until August of the same year when the Fort was surveyed and laid out in Lots for building. The Fort was in the shape of two rows of buildings one on the North and the other on the south side of a 6 Rod Street the houses on either side facing the Street. A Street 4 or 6 Rod Street ran North and South through the

middle of the fort This was the only road through except above or below the fort. 8 Rods in width was a Lot There was a street behind the houses, next to this Street was corrals, and behind the corals Stackyard, and still behind the Stackyard the Gardens were located."

### Spring Creek Settlement

In the spring of 1857 Samuel Campbell (Fig. 11),<sup>59</sup> his brother Joseph Hyrum Campbell, his cousins Aboile (Boyle) Campbell and Nephi Campbell, and friend John Dunn<sup>60</sup> all set out on horseback for Cache Valley. The Campbells had been founders of a settlement they mistakenly called "Ogden's Hole;" today it is North Ogden.<sup>61</sup> Already, their frontier town was getting too crowded.

The riders bivouacked at the Hawbush Spring Creek and visited at Maughan's Fort. The boys discussed their plans with Peter Maughan<sup>62</sup> He advised them not to be in too big a hurry, but to look around and find a place with good farm land and water.<sup>63</sup> Hovey stated the paradigm,<sup>64</sup>

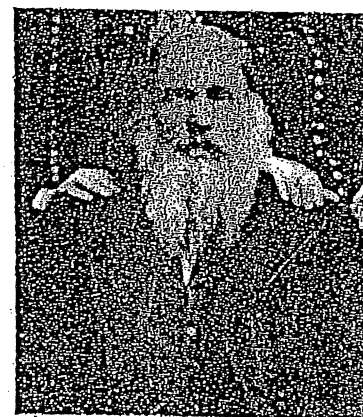


Figure 11 Samuel Cambell

"In the settlement of Cache Valley, it is very noticeable that the rivers, creeks and springs determined to a great extent where the settlements would be. In every case where it was possible to locate near a spring, creek or river, it was done."

The next morning the Campbell-Dunn Party rode to the Elkhorn Ranch, then proceeded on to the mouth of Spring Creek Canyon and pitched camp where the stream enters the alluvial lowland. They stayed for over a week, hunting and fishing and enjoying themselves, while they explored north and south along the east foothills of the valley. The best place to settle appeared to be right there on the Spring Creek, in a direct line of sight down from the snow-covered crest of "Little" Baldy Mountain. The Campbells located a quarter-section tract of land for themselves immediately south of the "Big Spring," which in those days formed a sizeable pond that emptied north into the channel of Spring Creek, tributary to the Logan River (Fig. 12).

Plans were formulated by many Weber River area families for an early departure for Cache Valley the following spring. But, on the 24th of July 1857 -- 10th anniversary of the arrival of the Pioneer Company -- word reached Utah that the President of the United states had ordered two regiments of infantry to force a military occupation of the Territory and install a new governor in

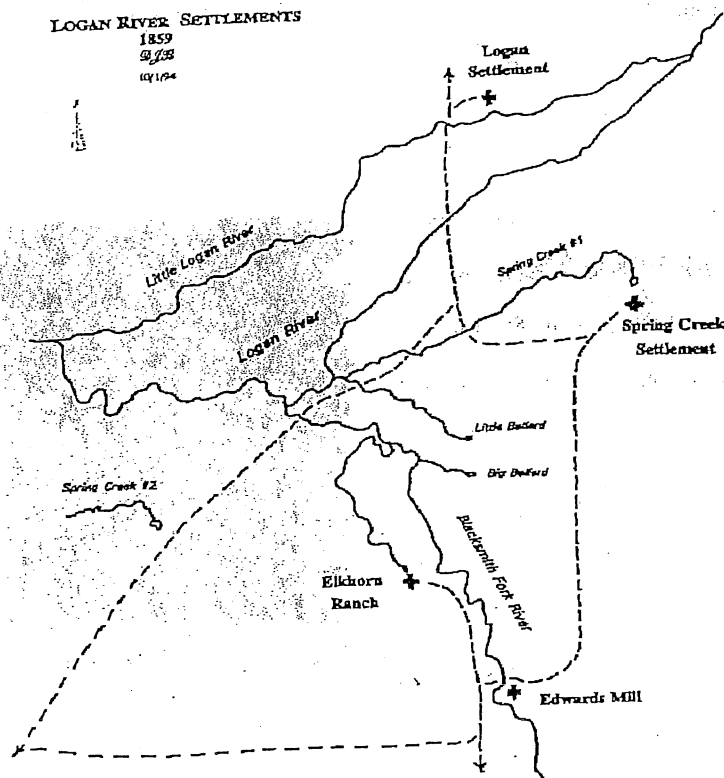


Figure 12 Logan River settlements

office. As part of the defensive posture, Maughan's Fort was vacated along with the other far-flung Mormon colonies. The herdsmen stayed on at the Elkhorn Ranch.

The first brigade of the Weber County militia of the Nauvoo Legion departed from Ogden on October 19, 1857, to reconnoiter the Bear River region to ascertain if "General Johnston's Army" was planning to invade from the north.<sup>65</sup> The route of the Mormon militia through Cache valley included a stop at the Elkhorn Ranch. They followed the Blacksmith Fork River to the canyon, and then reached Bear Lake using the Shoshoni trail up the

left-hand fork. Having seen Cache valley for the first time, some militiamen planned to return one day.<sup>66</sup>

With the capitulation of Governor Brigham Young to the federal government, numerous families planned to relocate to Cache Valley in 1859 at the first break in the weather.<sup>67</sup> The first Spring Creek settlers arrived with their wagons at the Elkhorn Ranch on April 20, 1859. Due to the snow in the canyon, they undoubtedly came in by way of the "Beaver Dam" route. The party forded the Little Bear River immediately northeast of Maughan's Fort, traversed the grassy floor of the valley, and after the customary stop at the Elkhorn Ranch, forded the Blacksmith Fork River.

The first two arrivals were 65-year-old Ira Rice<sup>68</sup> from North Ogden and a 35-year-old Welshman, Hopkin Mathews,<sup>69</sup> from Ogden. Mathews was accompanied by his teenage daughter, Elizabeth. The Campbells and Dunns did not arrive until several days later. Upon arrival, they discovered others already ensconced upon their ground.

The Church authorities deemed it necessary to erect a more substantial fort than the simple closed arrangement of cabins and corrals. Since rocks were plentiful and easier to secure than logs

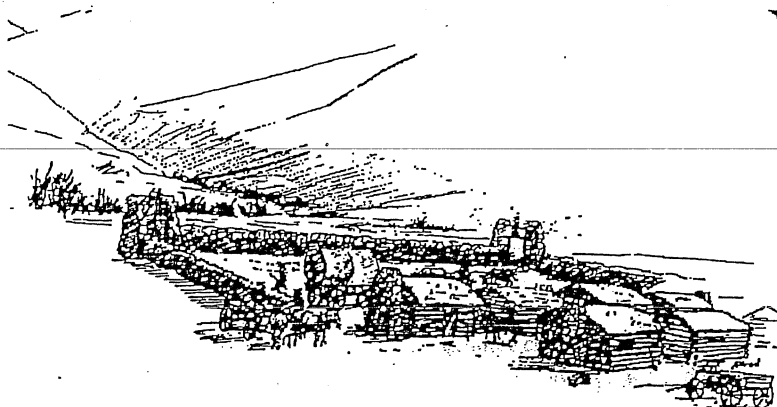


Figure 13 Providence Fort

and poles, the settlers decided to build a rock fort (Fig. 13). The east and south walls were 8-rods long, 6-feet high and 2-feet thick. The north wall, only partially completed, was about 5-rods long and 4-feet high. Lookout holes were provided at strategic places long the wall, narrow on the outside, but widening on the inside

so that firearms could be aimed at various angles. On the northeast and southeast corners of the wall, semi-circular lookout towers had several portholes from which defensive fire could be directed in various directions.<sup>70</sup>

### Logan River Settlement

Late in April, 1859, another company of settlers was attracted to the site on the Spring Creek. Since the land was already taken, this contingent under David Reese,<sup>71</sup> Griffith Charles, Sidney Dibble and Abraham Caldwell continued north several miles, forded the two streams (see Fig. 12) in the Logan River bottoms,<sup>72</sup> and made camp on the north rim of the river basin.<sup>73</sup>

In May, a much larger group of settlers arrived at the Logan River. While still at Maughan's Fort a company under John Pannell Wright (Fig. 14) assimilated the Ralph Smith group that had arrived shortly thereafter.<sup>74</sup> Together they erected a rickety bridge across the Little Bear River, which at the time was running high. After crossing the valley, they cut their way through thick brush to ford the Logan River and bivouacked on the high ground above the river but to the west of the Reese camp.<sup>75</sup> For better protection, it was determined that the small Reese company should join with the Wright-Smith encampment.<sup>76</sup>



Figure 14 John P. Wright

<sup>70</sup> "A meeting was held July 10, 1859, and it was decided that the boundaries of the settlement be set and also to name the place.

The stakes which set off the boundary lines were driven by means of pocket compass and the north star. John P. Wright laid off Main and Center Streets, as they are today. Later when Jesse W. Fox, a government engineer, and Bishop Wm. B. Preston laid off the city, they found the [*sic.*] city John P. Wright had made a correct survey for Main and Center Streets."

"Just as soon as the colonists decided where to locate the settlement, they began the construction of their log houses along with the planting of their crops. As the timber was near by and more accessible in the Hyde Park Canyon, they went to this place for their house logs. The first house in the settlement was constructed by John Blanchard ... Occasionally the settlers were called to Maughan's Fort, especially when the Indians became too dangerous. In all there were about 35 families."

"In accordance with the advice of President Young and Peter Maughan, the settlers built their first houses in the line of a fort. These extended on both sides of the present Center street from where the Thatcher Bank corner now is to about 3rd West St."<sup>77</sup>

The Logan River settlement was destined to quickly become the commercial, milling, financial, communications, government and educational center of Cache Valley.<sup>78</sup>

### Summit Creek Settlement

The Wright-Smith company on the Logan River had looked at Summit Creek seven miles further north as a desirable location to farm -- the soil was fertile and the elevation of the creek was favorable to diversion of water for irrigation.<sup>79</sup> While preparing the ground for crops, John Edwards and John Fish Wright unearthed artifacts of an early encampment, including wagons, at Summit Creek.<sup>80</sup> John Dowdle said,

"There was a small log pen made by a company of US Soldiers in A.D. 1833. ... I met a German in Loss Angeous [*sic.*] California in 1864, who claimed to be a member of that company. He gave me sufficient evidence to satisfy me that he was there, he gave me a full description of the place, and the artical that were cached and the manner that it was done."

In late summer of 1859, Seth Langton<sup>81</sup> with Robert and John Thornley<sup>82</sup> of Great Salt Lake City looked for a suitable location for homes and farms in Cache Valley. They determined to settle on the Summit Creek, where they arrived on October 10, 1859.<sup>83</sup> The Logan group had ploughed for gardens but hadn't erected houses. The Langton party cut and hauled logs from the nearby cottonwood groves for houses and fences. They built one or two log cabins on the south bank of the creek. Afterwards, they departed to the Great Salt Lake Valley to fetch their families, including a bride for Robert. By the time they returned to Cache Valley in early December, new settlers had arrived at the Summit Creek site.<sup>84</sup>

"The settlers went to work immediately to build their log houses, cut wild hay and make preparations for the



winter. As there was not sufficient time before the winter set in, a number lived in dugouts until the next spring when more log houses were built..... Summit Creek was one of the chief camping places of the Indians on their annual tours in and out of the valley and, naturally they continued to make stops here although the settlement had been established. The settlers therefore had to exercise the greatest vigilance and tact, and even then they had considerable trouble with the Indians, .... A terrible fight occurred with the Indians on July 23rd, 1860, and this forced the settlers to build a fort at once for protection. They occupied this fort for four years. After this engagement, the men went in companies to the canyons to get the logs to build their houses, and in the fields to plant and harvest their crops. For two or three years, it was unsafe for a person to be alone outside the fort."

"The fort was similar to that of Richmond and other places in the valley. It extended east and west with the south line, about where the present homes of Samuel Roskelley and Freeborn Merrill are. The north line was where the present office of the Smithfield Sentinel is, the east line just east of the present Tabernacle building, and the west line in line with the home of Joseph Forester. Summit Creek flowed through the fort and was of great convenience to the settlers."<sup>85</sup>

### Cub River Settlement

In 1855 John Bair,<sup>86</sup> who ran the Bear River ferry boat at what later was the Hampton's Ford and Stage Station,<sup>87</sup> journeyed into Cache Valley with Nels Empey and others to locate a site for future settlement.<sup>88</sup> On July 16-18, 1859, Bair and his party reached a favorable area six miles north of Summit Creek and east of the Cub River (see Fig. 4). They found that Agrippa Cooper,<sup>89</sup> with wife and son, on the first of the month already had made camp at a nearby spring and had planted a garden.<sup>90</sup> John Bair, William H. Lewis, Francis Stewart and Robert D. Petty located a site for themselves near another spring a mile and a half to the north. The water from this spring flowed south to a creek that in turn disgorged into the Cub River.<sup>91</sup> After building log houses adjacent to the spring, the men returned to the Great Salt Lake Valley for their families. Other settlers arrived throughout October.

Four small cabins, plus dugouts and wagon boxes, constituted what became known as the "Old Fort (Fig. 15)." After a visit by Brigham Young, Orson Hyde, and Ezra T. Benson in 1860, the temporary fort was abandoned: Bair relates,<sup>92</sup>

"... and a new fort was built. It consisted of two rows of houses running east and west on each side of what is

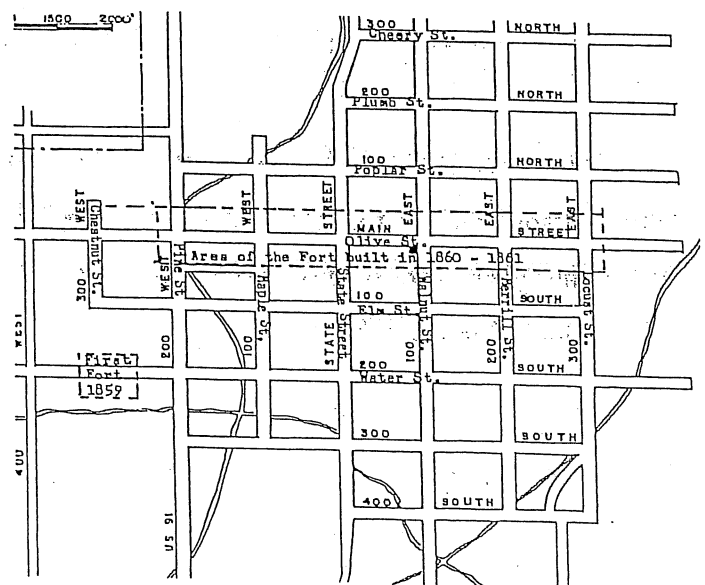


Figure 15 Richmond Fort (courtesy History)

now Main Street. It extended about forty rods north and south, beginning at a point ten or fifteen rods west of the present State Highway 91, and then ran east to the Enoch Tripp home located about one hundred and eighty rods east of the west end."

## ECCLESIASTICAL ORGANIZATION

The winter of 1859-60 approached with a hundred and fifty new families in Cache Valley. The Shoshonis, who wintered at the Bia Ogoi warm spring on the Bear River, no longer had their valley to themselves. For the newcomers, the first harvest had been light and a severe winter was approaching. Not since that devastating winter of 1855 would the snow be so deep. The 1859 arrivals were huddled into six small settlements: Maughan's Fort and North Settlement on the west side of the valley plus the four east-side settlements at Spring Creek, Logan River, Summit Creek, and Cub River (see Fig. 4). In addition, there was the Elkhorn Ranch on the Blacksmith Fork River, and several scattered individual homesteads.

The new villages all came under the secular jurisdiction of Cache County, created by the Utah Territorial Assembly on January 5, 1856. In 1857 the Assembly named Peter Maughan as probate judge and chief executive officer for the county.<sup>93</sup> Since Cache Valley was now inhabited by Mormons, imposition of ecclesiastical organization of the settlements into wards, was not long in coming. Simmonds wrote,<sup>94</sup>

"There is a common myth in Mormon country that settlement was a centrally directed phenomenon, with church leaders in Salt Lake drafting colonists to settle previously selected locations. .... In reality very few of those towns were established under Brigham Young's direction or that of any other central leader."

"The Mormon frontier is a strange mixture of collective direction, the lust for new land, and the siren call to adventure and to the unknown."

To effect the church structure, Brigham Young instructed the president of the Quorum of Twelve Apostles, Orson Hyde,<sup>95</sup> accompanied by Apostle Ezra T. Benson, whom he had converted to the Church many years ago, to proceed on November 10, 1859, to Cache Valley. The calling was reported in *The Deseret News*:<sup>96</sup>

"G.S.L. City, Nov. 28, 1859 EDITOR OF THE NEWS - DEAR BROTHER:"

"On Thursday the 10th inst., at about 11 o'clock, a.m., pursuant to instructions received from the Presidency of the Church, we proceeded to Cache Valley, seventy five miles north, to organize the settlements."

"A president was duly elected by the people, to preside over all the branches or Wards in that valley.<sup>97</sup> Six Bishops were also ordained and set apart to act in their calling, in their several Wards. Twelve men were elected by the people to form a High Council and were set apart to their office. A proportionate number from

each Ward was elected by the people of those Wards, that an equal representation might be given in the High Council, as nearly as we could ascertain."

"We found about one hundred and fifty families there, and more continually arriving; houses in every state of progress, from complete, comfortable log cabins, down to the logs on the wagon, being hauled from the kanyon. Many claims are taken, and the most desirable locations are fast being settled."

"We labored faithfully in every settlement. The place heretofore known as Maughan's Fort we named Wellsville. Spring Creek settlement being situated in an elbow of the mountains and appearing to us somewhat of a providential place, we named Providence. The next settlement northward had been previously named Logan. The settlement on Summit creek, six miles north of Logan we named Smithfield, and told the people there to be spiritually what their location really was --- a city on a hill, that could not be hid. Five miles northward from Smithfield is a settlement on Cub creek, which we named Richmond. The settlement five miles north of Wellsville, on the opposite, or west side of the valley, heretofore known as the north settlement, we named Mendon...."

"On Thursday, Nov. 17, we returned to Wellsville, our starting point and, in the evening, held a very interesting meeting, completed the organization by setting apart the president, who had been unanimously voted in at all the foregoing settlements ... Friday, 18th, left the valley and came over the mountains to Box Elder, fifteen miles. Brothers Peter Maughan and Charles Shumway kindly piloted us over the summit in the midst of a snow storm. We arrived at Brigham city at one o'clock the same day, where we preached in the evening, and also subsequently in every town, village and settlement between Brigham city and Great Salt Lake City .... We arrived home in Great Salt Lake City on Sunday evening, 27th inst., having been absent seventeen days; during which time there was but one fair day. The remainder of the time we enjoyed a continuous succession of rain, snow, hail and sleet, fog and wind."

"We remain your brethren in the gospel,"

"ORSON HYDE,

EZRA T. BENSON."

On March 25, 1860, Apostle Ezra Taft Benson (Fig. 16) was instructed to return to Cache Valley to preside over church affairs. This may have been in Brigham Young's mind in the first place, when the previous winter he selected who should accompany Quorum President Hyde on the stake organizing mission. Brigham Young, himself, accompanied by the characteristic entourage of Mormon General Authorities, visited the Cache Valley settlements in June of 1860.



Figure 16 E. T. Benson

## EPILOGUE

By 1860, a total of ten settlements had been founded in Cache Valley. To the initial six were added Hyrum, Franklin, Hyde Park, and Paradise. The genesis of town settlement in the Valley is summarized in Table 1. Nearly ten percent of the total

population of Utah Territory had resettled into Cache Valley.<sup>98</sup>

The Great Basin was within a decade of the stormy peak of the repetitive 120-year weather cycle (see Fig. A-1). The winter of 1862-63 turned out to be one of the wettest on record. Flooding and washing were prevalent. In the dead of this harsh winter, U.S. Army Colonel Patrick E. Connor marched his soldiers from Camp Douglas near Great Salt Lake City to carry out a surprise attack on the Shoshoni winter camp at Bia Ogoi on the Bear River. This tragedy of January 29, 1863, marked the end of the Shoshoni possession of Cache Valley.<sup>99</sup> The investiture of Brigham Young's "Saints" in Cache Valley was a *fait accompli*.




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Table 1  
Town Genesis in Cache Valley

Town	Original Name	Date of First Settlement	Progenitor Town
Millville*	Elkhorn Ranch	24 July 1855	Elkhorn Ranch
Wellsville	Maughan's Fort	15 September 1856	E.T. City (Tooele Co.)
Mendon	North Settlement	2 May 1859	Millcreek
Providence	Spring Creek Settlement	20 April 1859	North Ogden
Logan	Logan River Settlement	28 May 1859	Farmington
Smithfield	Summit Creek Settlement	10 October 1859	Great Salt Lake City
Richmond	Cub Creek Settlement	1 July 1859	Farmington
Hyrum	Camp Hollow	1 April 1860	Cedar City
Franklin	Worm Creek	4 April 1860	Provo
Hyde Park	Spring	16 April 1860	Lehi
Paradise**	East Canyon Creek	18 April 1860	Draper

\*Location was moved from Elkhorn Ranch.

\*\*Location was moved from site of today's Avon.

## End Notes

1. Norman H. Bangerter, "The Great Salt Lake Flooding Problem" Presented to the Utah Legislature, May, 1986. J. Wallace Gwyn, ed., *Great Salt Lake: A Scientific, Historical and Economic Overview*. Bulletin 116. Salt Lake City: Utah Geological and Mineral Survey. June, 1980.
2. The simultaneous oscillations have cyclical periods of about 11, 22, and 120 years. Peter Morrisette, *The Rising Level of the Great Salt Lake: Impacts and Adjustments* (Bulletin of American Meteorological Society, 1988), 69:1034.
3. The Latin word for "alfalfa" is *medicago sativa*. C.H. Hanson, ed. *Alfalfa Science and Technology* (Madison: American Society of Agronomy, 1972), p. 1.
4. Thereafter, the name of "Church Island" was frequently used. Leonard J. Arrington, *Great Basin Kingdom: An Economic History of the Latter-Day Saints, 2nd ed.* (Salt Lake City: University of Utah Press, 1993), pp. 77-78.
5. Fielding Garr (b. 19 August 1794; d. 15 June 1855). The name "Garr Knolls" persists on maps showing the southern end of Antelope Island. (see Fig. A-2)
6. Wilford Woodruff, *Journal*, 14 August 1847, entry; L.H. Creer, *The Founding of an Empire* (Salt Lake City: Bookcraft, 1947) p. 309.
7. Howard Stansbury, *Exploration of the Valley of the Great Salt Lake* (Washington, D.C.: Smithsonian Inst. Press, 1988) p. 7.
8. An Act approved Dec. 18, 1855, by the Legislative Assembly of the Territory of Utah, Fillmore.
9. Briant Stringham (b. 28 March 1823, Colesville, NY; d. 4 August 1871, Salt Lake City, UT). (The name is often spelled "Bryant," however, "Briant" as used in the family biography has been adopted by the author.) "In 1855 Brigham Young called him to take charge of the church property; and he had exclusive charge of the lands, cattle, horses, and sheep from then until his death sixteen years later." He succeeded Fielding Garr as overseer of the church stock on Antelope Island. The name persists as "Stringham Peak" on the upper central mountain range of the island. Henry Stringham, Nathaniel George Stringham, and Bryant Stringham Hinckley, *Briant Stringham and His People* (Salt Lake City, Stevens & Wallis Press, 1949), pp. 33 & 279.
10. Simon Baker (b. 18 October 1811, West Winfield, NY; d. 22 October 1893, Mendon, UT) *Ancestral File*, ver. 4.13, Church of Jesus Christ of Latter Day Saints. Salt Lake City, UT: Family History Department, 1987, (Charlotte Leavitt). Emma Baker Sorensen and Fredrick Chester Sorensen., *Simon Baker and His Descendants* (New York City: E.B. Sorensen, 1963). The late, gifted writer, Virginia Sorensen, wrote a novel based upon Simon Baker's pioneer family entitled *A Little Lower than the Angels* (New York: Alfred A. Knopf, 1942).
11. Andrew Jackson Moffitt (b. 7 May 1818, Enniskillen, Ireland; d. 5 June 1892, Manti, UT). He served as President Young's coachman. Stringham, *ibid.*, p. 62. Andrew Jenson, *Latter-Day Saint Biographical Encyclopedia: A Compilation of Biographical Sketches of Prominent Men and Women in The Church of Jesus Christ of Latter-Day Saints* (Salt Lake City: Andrew Jenson History Company, 1901-1936), 4:624.
12. Brigham Young, Jr., (b. December 1836, Kirtland, OH; d. 11 April 1903, Salt Lake City, UT) was the son of President Brigham Young (Sr.) and Mary Ann Angell. Young was ordained an apostle by his father in 1864. He and his brother, John W., supervised the roadbed construction on their father's contract with the Union Pacific Railroad. After the death of Ezra Taft Benson in 1869, President Young called his son to preside over the affairs of the LDS Church in Cache Valley. He served until the Cache Stake of Zion was more formally organized in 1877 (only a president and a high council had been set up in 1859). Joel E. Ricks, and Everett L. Cooley, *The History of a Valley, Utah --- Idaho* (Logan: Cache Valley Centennial Commission, 1956), pp. 28-31; Jenson, *op. cit.*, 1:121-126, 4:322.
13. Samuel Roskelley (b. 1 January 1837, Devonport, England; d. 10 February 1914, Smithfield, UT). *Ancestral File* (Samuel Roskelley); Tullidge *op. cit.*, 2:37.

14. A.J. Simmonds, "Looking Back," *The Herald Journal/Cache* (Logan, UT), 23 Aug 1992, p. 9.
15. Joseph Baker (b. 15 August 1839, Montrose, IA; d. 25 October 1925, Mendon, UT) was the son of Simon Baker and Mercy Young. Sorensen and Sorensen, *op. cit.*, p. 239; Frank Eschom, *Pioneers and Prominent Men of Utah* (Salt Lake City; Utah Pioneers Book Publishing Company, 1913), p. 732.
16. Martin Luther Ensign (b. 31 Mar 1831, Westfield, MA; d. 11 May 1911, Brigham City, UT). *Ancestral File, op. cit.*, (Martin Ensign).
17. John Clark Dowdle (b. 16 December 1836, Pendleton, or Moulton AL; d. 12 January 1913, Logan, UT). *Millville Memories: A History of Millville, Utah, from 1860 to 1990* (Millville: Millville History Book Committee, 1990), p. 227; *Ancestral File* (John Clark Dowdle).
18. The name of the ranch has been spelled either "Elkhorn" or "Elk Horn." The Elkhorn River camp in Nebraska was perhaps brought to mind to Briant Stringham and Simon Baker by the location on the Blacksmith Fork River "Leaving Florence about May 1, 1847, the emigrants [including Baker's family] went out to Elk Horn River, where they met in camp and organized companies to cross the plains. Their company was under the command of Jedediah M. Grant, captain of 100..." Sorensen and Sorensen, *ibid.*, p. 52. The Elkhorn Ranch Headquarters site was located within what became the "Church Farm." The site was later privately owned by the Bair and then Fuhrman families. Doran J. Baker and Clyde F. Braegger, *A Providential Place* (Logan: Utah State University and Cache Valley Historical Society, 1976), pp. 1-7.
19. George Washington Baker, Sr., (b. 9 September 1837, Pomfret, NY; d. 28 October 1924, Logan, UT) was the son of Simon Baker and Mercy Young. After service in the defense against Johnston's Army, George, accompanied by his brothers, located a farm between the sites of Wellsville and Mendon) and erected a log cabin in Mendon. He was Mendon's first mayor. Sorensen and Sorensen, *ibid.*, pp. 211, 703-706; Eschom, *ibid.*, pp. 97, 732.
20. Simmonds, *op. cit.*, 17 December 1993, p. 8
21. Seymour Bicknell Young (b. 3 October 1837, Kirtland, OH; d. 15 December 1924, Salt Lake City, UT) was the son of Joseph Young (Brigham's brother) and Jane Adeline Bicknell. *Ancestral File* (Seymour Bicknell Young).
22. Loretta D. Nixon and L. Douglas Smoot, *Abraham Owen Smoot: A Testament of His Life*; (Provo, UT: Brigham Young University Press, 1994).
23. William Anderson Warner (b. 16 August 1826, Gosberton, or Glooston England; d. 26 July 1863, Ogden, UT), the son of William Warner and Margaret Frazier Anderson, married Hester Pitts in 1852 and then Keziah Miles Goodman (b. 2 May 1834, Hallaton, England; d. 14 July 1914, Ogden, UT) on the sailing ship *Clara Wheeler* at sea en route to America on 29 November 1854. Having left Cache Valley, their baby (William Goodman Warner) was born 14 August 1856 in Ogden. In her diary Mrs. Warner said that, had she stayed, her baby would have been the first born in the valley. The Stolworthy baby was born a month earlier, but lived only a year. *Ancestral File* (William Anderson Warner, Keziah Miles Goodman); Eva Donn Snow in Carter, *Heart Throbs*, 12:334.
24. Thomas Stolworthy (b. 8 December 1828, Great Yarmouth, England; d. 3 September 1916, Orderville, UT). *Ancestral File* (Thomas Stolworthy).
25. Lucy S. Burnham in Kate Cater, ed., *Treasures of Pioneer History, op. cit.*, 4:59, spells her grandmother's maiden name as "Jinkinson." *Ancestral File* (Matilda Jinkersen).
26. Matilda Jinkersen (b. 13 August 1827, Alton or Olton, England; d. 28 November 1918, Orderville, UT), the daughter of Thomas Jinkersen and Christiana Lovock or Louvick, married Thomas Stolworthy at Great Yarmouth on 13 May 1852. The baby died on 25 July 1857. John A. Hansen, "History of College and Young Wards" (Master's thesis, Utah State University, 1968), p. 8.

27. M.R. Hovey, *An Early History of Cache County* (Logan: Logan Chamber of commerce, 1963), p. 82. M.R. Hovey, *An Early History of Cache County* (Logan: Logan Chamber of commerce, 1963), p. 82.

28. Simmonds, *op. cit.*, 5 May 1991, p. 8, and 30 September 1994, p. 8.

29. J. Wallace Gwynn, editor, *Great Salt Lake, A Scientific, Historical and Economic Overview*, (Utah Department of Natural Resources: Utah Geological and Mineral Survey, 1980), p. 7.

30. G.A. Ware and D.J. Baker, "Beginnings: the Early Settlement at Mendon," in *Isaac Sorensen's History of Mendon*, *op. cit.*, p. 308.

31. Alexander Brice Hill (b. 20 September 1834, Tosorontio or Tosoronto, near Toronto, Canada; d. 21 November 1904, St. Anthony, ID) and Robert Brice Hill (b. 30 August 1840, Tosorontio, Canada; d. 14 October 1916, Burton, ID) were the sons of Daniel Currie Hill and Elizabeth Brice (Bryce). Alexander married Eliza Jane Wimmer, and Robert married Margaret Calinder (or Calander) Gardner. Daniel B. Hill Richards, *Hill Family History* (Salt Lake City: Magazine Printing Company, 1927), p. 237.

32. Daniel B. Hill Richards, *ibid* p. 237.

33. See Joseph Baker genealogical history.

34. *The Deseret News*, 7 Nov 1855.

35. Stansbury, *op. cit.*, p. 95.

36. The Elkhorn Ranch was operated as the "Church Farm" until 1877 when Brigham Young deeded nearly ten thousand acres to be used for the support of the Brigham Young College. However, it was later decided instead to locate the college campus near downtown Logan City. The college opened in 1878.

37. M.R. Hovey, *An Early History of Cache County*, (Logan: Logan Chamber of Commerce, 1936), p. 89.

38. Esias Edwards and his partners William Maughan, Francis Gunnell and Leroy Kent built the sawmill on the Blacksmith Fork River at a location where a horseshoe bend facilitated the digging of a canal to the millrace. Construction started June 20, 1859. *Millville Memories*, *op. cit.*, p. 25.

39. John Turner Garr (b. 19 July 1827, Fort Wayne, IN; d. 31 October 1900, Millville, UT), William Henry Garr (b. 16 August 1831, Richmond, IN; d. 24 November 1876, Millville, UT), Abel Weaver Garr (b. 11 December 1833, Richmond, IN; d. 4 March 1899, Millville, UT), and Benjamin Franklin Garr (b. 21 May 1843, Ramus, IL; d. 12 November 1919, Ogden, UT) were the sons of Fielding Garr and Paulina (or Pauline) Turner. They came to Utah in 1847, and assisted their father who was supervisor and herdsman for the cattle and horses on Antelope Island. John Garr was an Indian scout and spoke several Indian languages. The Shoshonis called him "Happawana," meaning "blanket foot," from the fact that "Uncle John" had six toes on his right foot. William Garr became the first sheriff of Cache County (organization of April 4, 1857). *Millville Memories*, *op. cit.*, pp. 236-239; John W. Garr and John C. Garr, *Genealogy of the Descendants of John Garr, or more particularly of his son, Andreas Gaar, who emigrated from Bavaria to America in 1732, with Portraits, Coat-of-arms, biographies, Wills, History, etc.*, (Cincinnati: John Calhoun Garr, 1894), p. 133; John Clark Dowdle, *J.C. Dowdle Journal, 1844-1908*, (Unpublished journal, Special Collections and Archives, Utah State University; "In the District Court of the First Judicial District, State of Utah. In and for the County of Cache. In the matter of the Estate of John T. Garr, Deceased" Court Proceedings, 7 July 1903, Cache County Court Record, p. 69; *Ancestral File* (John, Willard, Abel and Benjamin Garr).

40. George White Pitkin (b. 17 May 1801, Hartford, VT; d. 26 November 1873, Millville, UT). *Ancestral File* (George White Pitkin).

41. John and James Healy Riggs (b. 18 December 1839, Rockdale, England; d. Eugene, OR) were twins born in England to Levi Riggs and Elizabeth Standern. They were hired by John Garr as chore boys and cattle herders on Antelope Island. *Millville Memories*, p. 358.



42. Simmonds, *op. cit.*, 17 December 1993, p. 8.
43. Upon her death, he and his five children immigrated to America in 1841. Peter Maughan came to Utah via Kirtland and Nauvoo. "They arrived in Salt Lake City September 17, 1850, and were directed to settle Tooele." He was elected to represent Tooele County at the Legislative Assembly of the Territory of Utah. Maughan moved his family north a short distance toward the lake, to E. T. City. After his move to Cache County, he was named on January 8, 1857, by the Assembly to serve as the county probate judge (who at that time was the chief executive officer of the county). On November 17, 1859, he was set apart as president over "all of the branches and wards" in Cache Valley. Hattie Bagley Maughan, "Peter Maughan: A Biography," *Peter Maughan Family History* (Logan: Peter Maughan Family Organization, 1971), pp. 6-19; Edward W. Tullidge, *Northern Utah and Southern Idaho: Tullidge's Histories, Volume II* (Salt Lake City: Juvenile Instructor, 1889), pp. 34-41; Simmonds, *ibid.*, 1993-4.
44. Ezra Taft Benson (b. 22 February 1811, Mendon, MA; d. 3 September 1869, Ogden, UT) was the son of John Benson, Jr., and Chloe Taft. He was the grandfather of Era Taft Benson, the late thirteenth president of the LDS Church. Family information is given in Susan Easton Black, *Membership of the Church of Jesus Christ of Latter-day Saints, 1830-1848*, (Provo: Brigham Young University, 1984-1989) v. 5. Ezra Taft Benson, who was converted by Orson Hyde in 1840 in Quincy, IL, was ordained to the Quorum of the Twelve Apostles on July 16, 1846, to fill a vacancy created by the excommunication of John E. Page. Benson was captain of the second ten of the "Pioneer Camp" that entered the Great Salt Lake Valley in July of 1847. In 1860 he was appointed to preside over the LDS Church in Cache Valley. He was also commander of a brigade of the Nauvoo Legion, and was a member of the Utah Territorial Assembly. Wesley Taft Benson in Winn *et al.*, *An Enduring Legacy* (Salt Lake City: Daughters of Utah Pioneers, 1958-1977), 6:129-137; Esshom, *op. cit.*, pp. 54, 750; Jensen, *op. cit.*, 1:99, 4:694; John Henry Evans and Minnie Egan Anderson, *Ezra T. Benson: Pioneer - Statesman - Saint* (Salt Lake City: Deseret News Press, 1947), pp. 352-353. Andrew Jensen, *The Historical Record*, (1886), 5:132.
45. Simmonds, *op. cit.*, 2 September 1994, p. 8.
46. *History of a Valley*, *op. cit.*, p. 34.
47. Hattie Bagley Maughan quoted in *History of Mendon*, *op. cit.*, p. 324.
48. Allan Kent Powell, (ed.), *Utah History Encyclopedia*, (Salt Lake City: University of Utah Press, 1994), p. 628.
49. Maughan, *ibid.*
50. *Windows of Wellsville*, *op. cit.*, p. 25-26.
51. Richards, *op. cit.*, p. 251
52. This pass is variously referred to as the "Collinston," "Beaver Dam" or "Petersboro" route.
53. James Hood Hill (b. 9 December 1837, Tosorontio, Canada; d. 31 May 1925, Ogden, UT). Richards, *op. cit.*, pp. 38, 106.
54. James H. Hill, quoted in Baker and Braegger, *op. cit.*, p. 333.
55. Fredrik Isak Sorensen [Isaac Sorensen] (b. 24 February 1840, Haverup, Denmark; d. 7 November 1922, Mendon, UT). He joined the LDS Church in 1854, and immigrated to Utah in 1857, settling at Mill Creek. Doran J. Baker, Charles S. Peterson, and Gene A. Ware, (eds.), *Isaac Sorensen's History of Mendon* (Utah Historical Society, 1988), p. 330.
56. James H. Hill, quoted in *History of Mendon*, *op. cit.*, p. 333-334.
57. Tullidge, *op. cit.*, p. 421.
58. *History of Mendon*, *op. cit.*, p. 25.

59. Samuel Campbell (b. 1827, NY; d. 1910) and Joseph Hyrum Campbell (b. 1837, NY; d. 1925, Providence, UT) were the sons of Benona Campbell and Mary Leonard. Samuel came west with the Mormon Battalion. Joseph came in 1850 with his brothers and sisters after both parents perished with the cholera en route. Samuel and his uncle, Jonathan Campbell, were the founders of North Ogden in 1850-51. Baker and Braegger, *op. cit.*, pp. 8-9.

60. John Barker Dunn (b. 1833, Kirtland, OH; d. 1919) was the brother of Thomas Dunn, the first bishop of "North Ogden." *Ancestral Files, op. cit.*, (John Barker Dunn).

61. Floyd J. Woodfield and Clara Williams Woodfield, eds., *History of North Ogden: Beginnings to 1985*, (North Ogden City, 1986), p. 3.

62. Clyde Braegger, Patricia Braegger, Doran Baker, and John Ream (eds.), *Providence & Her People*, 2nd ed. (Providence: The Providence History Committee, 1974), p. 9.

63. Hovey, *op. cit.*, p. 9.

64. Hovey, *op. cit.*, p. 9.

65. General Albert Sidney Johnston assumed command of the U.S. Tenth and Fifth Infantry on August 29, 1857, which had already departed from Fort Leavenworth. Ironically, four years later, the General joined the secession from the Union, and on April 6, 1862, was shot dead from his horse at the Battle of Shiloh. Charles P. Roland, *Albert Sidney Johnston: Soldier of Three Republics* (Austin: University of Texas Press; 1964) p. 189, 338.

66. Simmonds, *op. cit.*, 8 October 1993 and 15 October 1993, p. 8.

67. During the negotiations the LDS Church leaders had suggested that Cache Valley be selected for the location of General Johnston's U.S. Army post. Cedar Valley, west of Great Salt Lake Valley, was selected instead. B.H. Roberts, *A Comprehensive History of the Church of Jesus Christ of Latter-day Saints*, (Provo: Brigham Young University Press, 1965), 4:446.

68. Ira Rice (b. 27 October 1793, New Ashford, MA; d. 14 April 1868, Washington, UT) served in the War of 1812. Having moved to Nauvoo after joining the LDS Church, he came to Utah with the second wave of 1847 pioneers. He lived in Farmington and then North Ogden, where a creek is named after him. E.A. Rice, D. J. Baker, ed. *Footprints of Ira Rice*. (Logan: Utah State University, 1973) p. 5, 26.

69. Hopkin Mathews (b. 13 July 1823, Treboth, Wales; d. July 1903, Providence, UT). He crossed the plains with the Bunker handcart company. Baker and Braegger, *op. cit.*, p. 17. *Ancestral File, op. cit.*, (Hopkin Mathews).

70. The location was on the present Providence Elementary School grounds, just north of the recently demolished old school building. Baker and Braegger, *op. cit.*, p. 22.

71. David Reese (b. 12 June 1830, Blackwood, South Wales; d. 13 February 1910, Logan, UT). *Ancestral File, op. cit.*, (David Reese).

72. Stansbury, *op. cit.*, p. 94, called it "Logan's Fork," after the trapper Ephraim Logan. Howard Stansbury, *Exploration of the Valley of the Great Salt Lake* (Washington, D.C.: Smithsonian Institution Press, 1993), Vol. 2, p. 254; Hovey, *op. cit.*, p. 20.

73. The location is the site of the Deseret Mill (Central Milling Co.) At 122 East Center. Ray Somers, *History of Logan* (Logan: Somers Historic Press, 1993), vol. 2, p. 254; Hovey, *op. cit.*, p. 20.

74. John Pannell Wright (b. 18 Jan 1805, St. Swithins, England; d. 5 Apr 1886, Paradise, UT). *Ancestral File, op. cit.*, (John Wright).

75. The camp was near present day 70 West 100 South, the site of the Thatcher Mill.

76. Hovey, *op. cit.*, pp. 21-22. Ricks gives a listing of most of the families. *History of a Valley, op. cit.*, p. 41.
77. Hovey, *op. cit.*, pp. 21-22.
78. Somers, *op. cit.*, pp. 161-295.
79. Hovey, *op. cit.*, p. 70.
80. Dowdle, *op. cit.*, p. 27. This was the Matthew contingent of Captain B.L.E. Bonneville's fur trapping and trading expedition of 1832. Simmonds, *op. cit.*, 24 June 1990, p. 8.
81. Seth Langton (b. 18 March 1832, Ulnes-Walton, England; d. 20 May 1892, Smithfield, UT). *Ancestral File, op. cit.*, (Seth Alma Langton).
82. Robert Thornley (b. 3 June 1829, Lancashire, England; d. 17 April 1920 Smithfield, UT). *Ancestral File, op. cit.*, (Robert Thornley).
83. Hovey, *op. cit.*, p. 51.
84. The location was a little southwest of the site of the future condensed milk factory. Hovey, *ibid.*, p. 71.
85. John Reed and Ira Merrill of Smithfield were killed in a skirmish. Hovey, *op. cit.*, pp. 71-72.
86. John Bair (b. 26 November 1810, Somerset, PA; d. 11 October 1884, Richmond, UT). *Ancestral File, op. cit.*, (John Bair). Amos W. Bair, *History of Richmond, Utah* (Richmond: The Richmond Bicentennial Committee, p. 184), p. 184; Carol Ivins Collett, *Kaysville -- Our Town: A History* (Kaysville City, 1976), p. 40.
87. Hampton's Ford Stage Station served as one of the few convenient crossings places of the Bear River as early as 1849. Benjamin K. Hampton and William S. Godbe ran a ferry on the river from 1853 to 1859. These two partners replaced the ferry a mile and a half upstream with a permanent toll bridge over the Bear River in 1859. "Joel Ricks, Sr. built and operated the first ferry over the Little Bear River between Benson and Petersboro. People and stage coaches traveled to Hampton Stage Station, crossed the mountains to Cache Valley, and then rode the Ricks Ferry across the Little Bear River into Logan." Ray Somers, *History of Logan* (Logan: Somers Historic Press, 1993), pp. 256-266.
88. Hovey, *op. cit.*, p. 63.
89. Agrippa Cooper (b. 18 Dec 1814, SC; d. 6 Jun 1876, Oxford, ID). *Ancestral File, op. cit.*, (Agrippa Cooper); and Ricks and Cooley, *History of a Valley op. cit.*, p. 275.
90. The spring is located on what became the "Caine farm." Bair, *op. cit.*, p. 8.
91. The spring is presently called "Robinson Spring" immediately west of State Highway 91 at coordinates 290 West 260 South. The stream is now called "City Creek."
92. Bair, *op. cit.*, p. 12.
93. Margret Woodside, "Early Political Organization of Cache County from 1856 to 1870," (Master's Thesis, Utah State University, 1925), p. 19.
94. Simmonds, *ibid.*, 7 January 1994, p. 8.

95. Orson Hyde (b. 8 January 1805, Oxford, CT; d. 28 November 1878, Spring City, UT) was baptized by Sidney Rigdon and confirmed by Joseph Smith, Jr., in 1831. Hyde was ordained president of the Quorum of the Twelve Apostles on December 27, 1847. *Deseret Evening News*, 12 May 1900; Jenson, *op. cit.*, 1:80-82; Howard H. Barron, *Orson Hyde: Missionary - Apostle - Colonizer* (Bountiful: Horizon Publishers, 1977).; Joseph S. Hyde, compiler, *Orson Hyde: One of the First Council of the Twelve Apostles of The Church of Jesus Christ of Latter-day Saints* (Holdings of Brigham Young University Library, 1933).

96. *The Deseret News*, 30 November 1859.

97. Peter Maughan was set apart as president and twelve seats on a high council were filled by men from Wellsville (3), Mendon (1), Logan (4), Smithfield (1), Richmond (2), and Providence (1). Simmonds, *op. cit.*, 31 December 1993, p. 8.

98. Simmonds, *op. cit.*, 18 February 1994, p. 8.

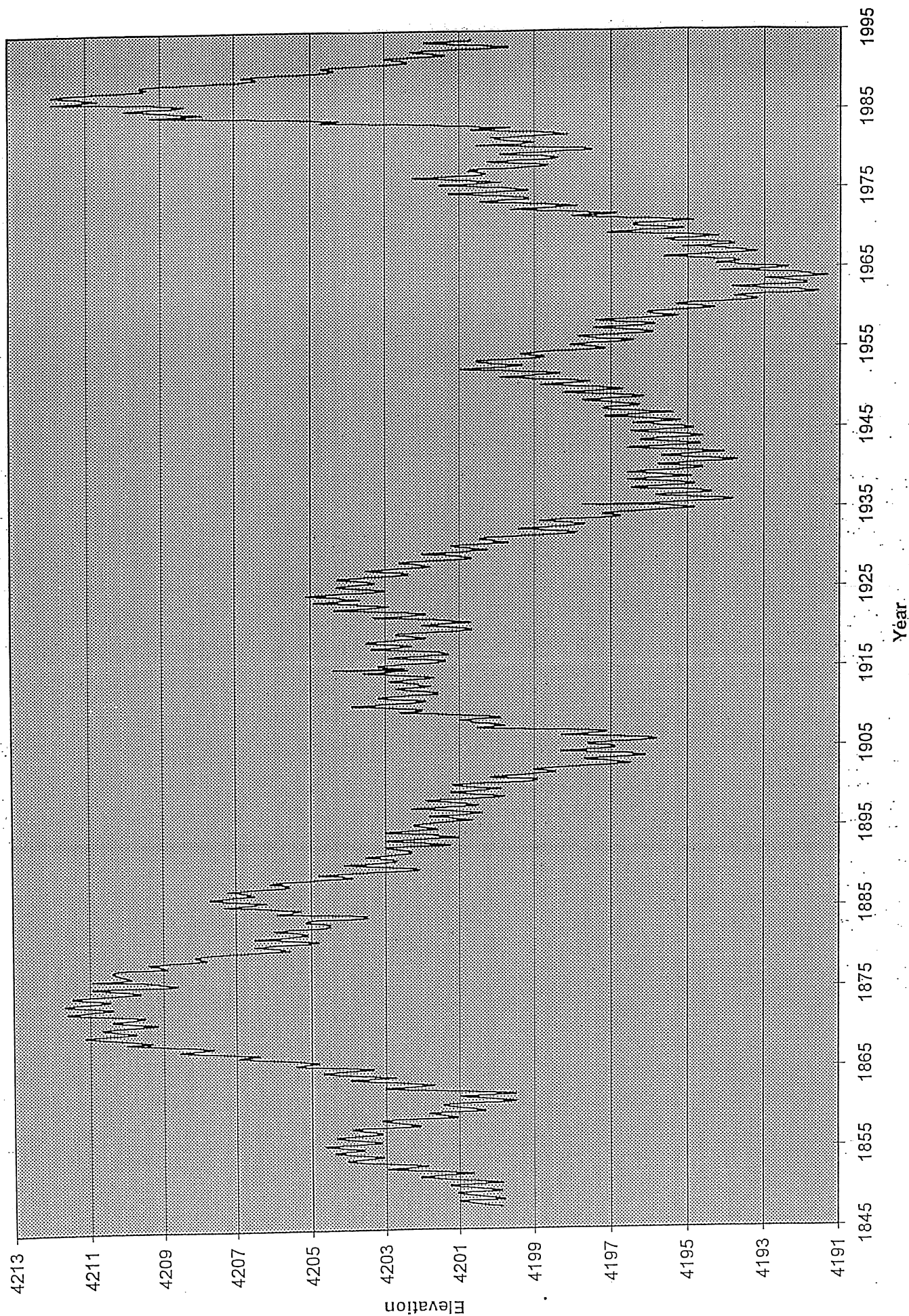
99. Newell Hart, *The Bear River Massacre: Being a complete Source Book and Story Book of the Genocidal Action Against the Shoshones in 1863 and of Gen. P.E. Connor and how he related to and dealt with Indians and Mormons on the Western Frontier* (Preston: Cache Valley Newsletter Publishing Company, 1982).



## APPENDIX

Figure A-1

Surface Level of the Great Salt Lake



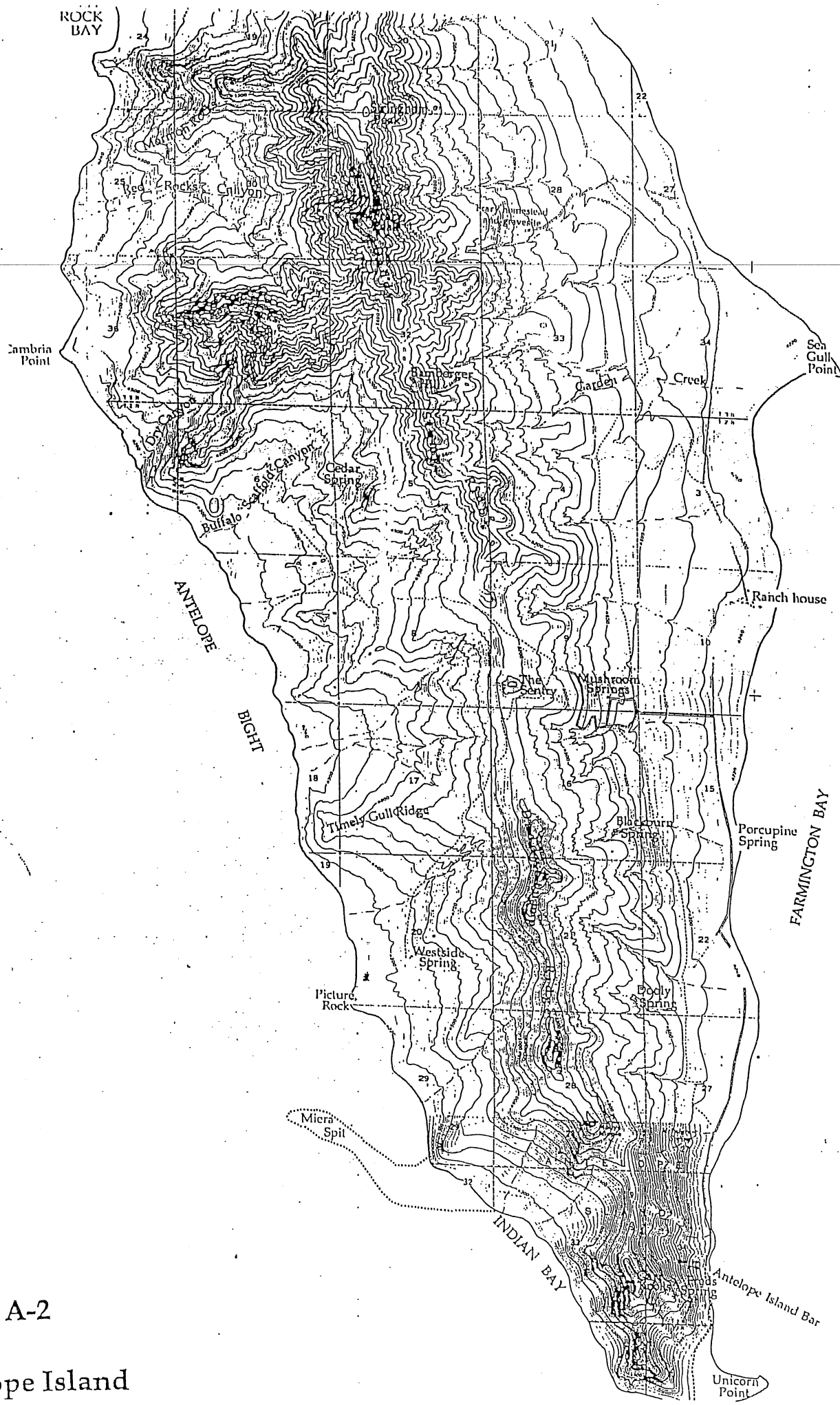


Figure A-2

Antelope Island

## Table A-1

## ELKHORN RANCHERS

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George Washington Baker (17)	Samuel Roskelley (18)
Joseph Baker (15)	Vince Shurtliff
Simon Baker (43)	Matilda Jinkerson Stolworthy (27)
Lloyd Barnes	Thomas Henry Stolworthy (26)
Thomas Clayton (29)	Briant Stringham (32)
John Clark Dowdle (18)	Stephen Taylor
Anthony Ensign	George Twist
Martin Luther Ensign (24)	Keziah Miles Goodman Warner (21)
Able Weaver Garr (21)	William Anderson Warner (28)
Benjamin Franklin Garr (12)	Christiann Rachel Read Weaver
John Turner Garr (28)	Franklin Weaver (27)
William Henry Garr (23)	Miles Weaver
Thomas Kendall	Sarah Clark Weaver (24)
William Kimball	Sarah Conover Weaver
Andrew Jackson Moffitt (37)	Sarah Elizabeth Holmes Weaver (17)
William Naylor (19)	Brigham Young, Jr. (18)
James Healy Riggs (15)	Seymour Bicknell Young (17)
John Riggs (15)	

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Age in 1855 given in parentheses



## Table A-2

## EARLY MILLVILLE SETTLERS

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Elizabeth Cazier Bigelow	Betz Nielson (39)
James Otis Bigelow (36)	Ola Nielson (36)
Emma Hill Chandler (25)	Andrew Olson (14)
Henry Chandler (21)	Canute (Knut) Olson (49)
Charles Cummings (25)	Elna Jonsson Olson (43)
George Washington Cummings (48)	Hans Olson (21)
Pheobe Jane Fergusson Cummings (45)	Ola Olson (17)
Victoria Louisa Foote Cummings (18)	Ammon Paul Pitkin (15)
Belinda Miles Edwards (35)	George Orrin Pitkin (22)
Esias Edwards (48)	George White Pitkin (59)
Martin Luther Ensign (29)	Mariah Laverna Wood Pitkin (17)
Able Weaver Garr (26)	Sarah Ann Huffman Pitkin (32)
Benjamin Franklin Garr (17)	James Healy Riggs (20)
John Turner Garr (33)	John Riggs (20)
William Henry Garr (28)	John Titcomb (24)
Mary Ellen Read Graham (34)	Lily Susan Walpole Titcomb
Robert Graham (31)	Christianna Rachel Read Weaver (32)
Joseph C. Henrie (31)	Franklin Weaver (32)
Susan Duncan Henrie (31)	Gilbert Waver (25)
Joseph Grafton Hovey I (47)	Miles Weaver
Joesp Grafton Hovey II (21)	Sarah Clark Weaver (29)
Lusannah Goodrich Hovey (24)	Sarah Conover Weaver (26)
Ann Smith Hulse (32)	Sarah Elizabeth Holmes Weaver (22)
Charles Wesley Hulse (37)	Samuel Alonzo Whitney (19)
Henry Edward Hulse	William Wiggins
Hyrum Smith Hulse (17)	Martin Wood (42)
Lorenzo Hulse	Esther Eggleston Wood (41)
Mary Ann Hulse	Absolom Woolf (28)
Joseph Richard Humphreys (39)	Harriet Wood Woolf
Richard Jessop (22)	Lucy Ann Hambleton Woolf
Thomas Jessop (19)	Frederick Yeates (22)
Dorens Kent (31)	George Yeates (46)
Ely (or Leroy) Kent (34)	Mary Oliver Chance Yeates (43)
Eliza Hannah Sermon King (23)	Sarah Webb Yeates (20)
John King (24)	
William Neaves	

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Age in 1860 given in parentheses

## Table A-3

### Early Mendon Settlers



- Ira Ames, Sr. (1804-1869) *from Great Salt Lake City*
- o Sarah Johnson (1814-1889)
  - Samuel Ames (1842-1925)
  - Henry J. Ames (1852-1927)
- o Isabella Calder (1822-1882)
- o Catherine Slauson (1804-1869)
  - Meredith Ames (1845-1931)
- Andrew Andersen (1833-1922) *from Great Salt Lake City*
- o Catherine Sophie Sørensen (1830-1882) *dau of Nicolai*
  - Lydia Ann Alvira Andersen (1858-1896) *md Geo L Farrell*
- Joshua Charles Atkinson (1824-1901) *from Mill Creek*
- Alfred John Atkinson (1826-1875) *bro of J Chas*
- o Ann Botting (1827-1895)
  - Alfred Henry Atkinson (1849-1916)
  - Eliza Jane Atkinson (1852-1934) *md Dav E Bassett*
  - Emily Ann Atkinson (1855-1924) *md Dav E Bassett*
  - Eleanore Maria Atkinson (1859-1923) *md Russell K Homer*
- Simon Baker (1811-1863) *from Great Salt Lake City*
- o Mercy Young *came after 1860*
  - Amenzo White Baker, Sr. (1832-1907)
  - Albert Mowry Baker, Sr. (1833-1909)
  - o Jane Maria Curtis (1835-1918)
    - George Washington Baker, Sr. (1837-1924)
    - Joseph Baker (1839-1925)
    - Peter Baker (ca. 1849- ) *not identified*
- Charles Bird, Sr. (1803-1884) *from Big Cottonwood*
- o Mary Ann Kennedy (1807-1867)
  - Kelsey Bird (1837-1909)
  - Bradford Kennedy Bird (1840-1918)
  - Charles Bird, Jr. (1843-1907)
  - William Bird (II) (1845-1913)
  - Martin Louis Daney Bird (1847-1921)
  - George A. Bird (1849-1926)
- o Sarah Ann Dunsdon (1835-1899)
  - Mormon Dunsdon Bird (1835-1899)
  - Deloss Perley Bird (1856-1934)
  - James Dunsdon Bird (1858-1869)
  - Mary Jane Bird (1860-1934)
- William Bird (1823-1894) *bro of Chas Bird, Sr.*
- o Ann Roylance (1833-1887)
  - Amanda Jane Bird (1853-1909)
  - Andrew James Bird (1856-1931)
  - Mary Ann Bird (1859-1919)

- Winslow Farr, Jr. (1837-1913) *from Mill Creek*
- Emily Jane Covington (1843-1921)
  - Winslow Robert Farr (1860-1861)
  - Marion Clayton (ca. 1846- ) *probably hired hand in household*
- William Findley, Jr. (1831-1869) *from Mill Creek & Big Cottonwood*
- Sarah Shaw (1830-1891)
  - Sarah A. Findley (1856-1891)
  - James Shaw Findley (1856-1871)

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- Ralph Forster (1822-1893) *from Mill Creek*
- Margaret McCullough (1828-1898)
  - Robert Forster (1853-1946)
  - Margaret Forster (1855- )
  - Mathew McCullough Forster (1860-1935)
- William Gardner, Sr. (1803-1880) *from Mill Creek*
- Janet Livingston (1820-1904)
  - Neil Livingston Gardner (1843-1923)
  - Duncan L. Gardner (1848-1891)
  - Brigham L. Gardner (1852-1911)
  - Heber Livingston Gardner (1854-1937)
  - Henry Gardner (1859-1884)
- Mary Anderson Smith (1803- )
  - James Gardner (ca. 1859- ) *not identified*
- James Gardner (1829-1905) *with Willie handcart co.*
- Hannah Gubbins (1824-1904)
  - Mary Ann Gardner (1849-1924)
  - Agnes Eleanor Gardner (1851-1929)
  - Frederick James Gardner (1852-1925)
  - John William Gardner (1855-1919)
  - Henry Stephen Gardner (1857- )
  - Elizabeth Jane Gardner (1859-1860)
- Benjamin Gibson (1805-1887) *from Mill Creek*
- Martha [Gibson] (ca. 1819- )
  - Nancy E. Gibson (ca. 1850- )
- James Henry Hancock (1827-1918)
- Ann Melsom Hughes (1829-1887)
  - John Hyrum Hancock (1849-1924)
  - Susan Hancock (1852-1936) *md Frederick J Sorensen*
  - James Brigham Hancock (1856-1928)
  - Ann Mary Hancock (1857-1861)
- [Hans?] Chrisian Hanson (ca. 1816- ) *prob From Denmark*
- Elsa Hanson (ca. 1825- )
- Alexander Hill, Jr. (1811-1889) *from Mill Creek*
- Agnes Hood<sup>†</sup> *stayed at Mill Creek*
  - Alexander Hood Hill (1836-1898)
  - Jane Duncan Park (1846-1907)
    - Ann Hill (ca. 1857- )
    - Jane D. Hill (1859-1934) *md John Wardell*
  - James Hood Hill (1837-1925)
  - Christena Sorensen (1836-1896) *dau of Nicolai*
    - Ann Hill (ca. 1857- )
  - William Hood Hill (1839-1907)
  - Maria Caroline Sorensen (1842-1928) *dau of Nicolai*
    - Hans Jensen (1842-1930) *hired hand in household*

- Alexander Brice Hill (1834-1904) *nephew of Alex, Jr.*
- Eliza Jane Wimmer (1841-1922)
- Robert Brice Hill (1840-1916) *bro of Alex B*
- Margaret Calinder Gardner (1842-1920) *dau of Win*  
Richard Charles Pinney (1845-1929) *hired hand in household*
- Henry Hughes (1825-1904) *from Mill Creek & Big Cottonwood*
- Hans Jensen (1842-1930)
- Hans Peter Larsen (1835-1928) *from Mill Creek, hired by Alex, Jr.*
- Jasper Lemmon (1835-1905) *from Mill Creek*
- Melvina Charlotte Rawlins (1837-1921)  
Melvina Jane Lemmon (1858-1864)
- Leander James Lemmon (1839-1907) *bro of Jasper*
- Roger Luckham (1805-1877) *from Mill Creek*
- Mary Gardner *d. 1858, widow of Geo Sweeten*  
Mary Luckham 1845-1882  
Susannah Luckham (1848-1913)
- James McBride (ca. 1837- )
- Lucy [McBride] (ca. 1834- )  
Ann J. McBride (ca. 1848- )  
Willis McBride (ca. 1850- )  
Alvin McBride (ca. 1852- )  
Henry McBride (ca. 1856- )  
George D. McBride (ca. 1858- )  
James M. McBride (ca. 1860- )
- John Kenny Richards (1805-1889) *from Mill Creek*
- Agnes Hill (1808-1886) *sis of Alex, Jr.*  
John Hill Richards (1839-1861)  
Joseph Hill Richards (1841-1924)  
Agnes Richards (1843-1929) *md Geo W Baker*  
Rachel Richards (1846-1925) *md Jarvis Y Baker*  
Hyrum Thomas Hill Richards (1849-1915)  
Alexander Willard Hill Richards (1851-1920)  
Daniel Brigham Hill Richards (1853-1939)
- Manning Rowe (1830-1904) *From Payson*
- Elizabeth Angelique Richards (1834-1927) *Dau John K*  
Mary Ellen Rowe (1855-1925) *md John Marion Graham*  
David Manning Rowe (1858-1913)
- Robert Skelton (1829-1895) *from Tooele*
- Elizabeth Angeline Gollaher (1841-1921)  
Elizabeth Gollaher Skelton (1858-1943)
- Charles Shumway (1806-1898) *from Big Cottonwood*
- Julia Ann Hooker<sup>†</sup> *died crossing plains*
  - Andrew Puley Shumway (1833-1909)
  - Amanda Sarah Graham (1843-1922)  
Julia Ann Shumway (1860-1860)
- Louisa Minnerly (1824-1890)  
Charles Minnerly Shumway (1848-1940)



- Wilson Glen Shumway (1850-1925)
  - Peter Minnerly Shumway (1853-1935)
  - Levi Minnerly Shumway (1859-1940)
  - oHenrietta Bird (1833-1910) *dau Chas Bird, Sr.*
  - George Albert Shumway (1852-1910)
  - Mormon Alma Shumway (1854-1939)
  - Spencer David Shumway (1855-1835)
  - Samuel Bird Shumway (1858-1919)
  - Hyrum Smith Shumway (1858-1921)
- 
- Nicolai Sorensen (1799-1887) *from Mill Creek*
  - oMagdalena Olsen (1807-1887)
    - Peter (Ole Peder) Sorensen (1832-1874)
    - oRikke Andersen (1835-1895)
      - Peter Andrew Sorensen (1858-1940)
      - Willard Sorensen (1860-1942)
    - Abraham (Frederick Abraham) Sorensen (1837-1928)
    - oAnne Mary Jensen (1837-1928)
      - Mary Ann Sorensen (1860-1938) *1st Mendon baby*
      - Isaac (Frederik Isak) Sorensen (1840-1922)
      - Jacob Frederick Sorensen (1844-1934)
      - Soren Christian Sorensen (I) (1846-1923)
      - Henry Charles (Henrik Carl) Christian Sorensen (1851-1884)
      - Ingeborg Kirstine Larsine Sorensen (1854-1916) *md Alex W H Richards*
  - Alfred Sweeten ( - ) *from Mill Creek, bro of Robt*
  - Robert Sweeten (1840-1936) *son of Mary Gardner*
  - James Grey Willie (1814-1895) *from Great Salt Lake City*
  - oElizabeth Ann Pettit (1818-1906)
    - William Pettit Willie (1848-1923)
    - Mary Pettit Willie (1850-1941) *md Jos H Richards*
    - John Smith Willie (1852-1921)
    - Emma Elizabeth Willie (1859-1919) *md John O Hughes*
  - Edward Wood (1828-1866) *from South Cottonwood*
  - oElizabeth Ann Turner (1829-1896)
    - Joseph Turner Wood (1854-1938)
    - Elizabeth Ann Turner Wood (1859- ) *md Robert Sweeten*

This list of early Mendon settlers includes only those known to be in the area of Mendon prior to or at the time of the 1860 U.S. census which in Mendon occurred in May. A few names of mothers who came later or not at all, are marked with a "+" symbol. Groupings are by family; the "•" symbol is used to indicate the husband and the "o" is used to indicate the wife. Offspring known to be in Mendon by the May of 1860 are shown indented under the corresponding parent(s).

Table A-4

## Pioneer Heads of Households



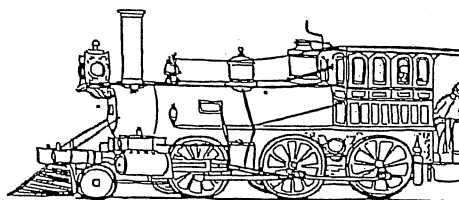
FROM 1859--- SPRING CREEK SETTLEMENT

Name (Born-Died)	Year	Age	Native State	Occupation	Relative	
Ira Rice (1793-1868)	1859	65	Massachusetts	Blacksmith & farmer		
Hopkin Mathews (1823-1903)	1859	35	South Wales	Miner		
Samuel Campbell (1827-1910)	1859	31	New York	Cabinetmaker (M)	Mathews	
Joseph Hyrum Campbell (1837-1925)	1859	21	Kirtland	Cattleman		
John Baker Durin (1833-1919)	1859	26	Michigan	Farmer		
John Francis Maddison (1832-1905)	1859	27	Belgium (England)	Stockman & Farmer		
William Fife (1834-1909)	1859	25	Scotland	Farmer (M)		
John Lane (1816-1874)	1859	42	England		Lane	
William Adamson Thompson (1833-1896)	1859	25	England	Famer		
John H. Clark (1831- )	1859	28	England	Famer (M)		
Isaac Busenbark (1801-1876)	1859	57	New York	Mason	Rice	
Henry Daniel Busenbark (1831-1907)	1859	27	New York	Farmer & builder	I. Busenbark	
Robert Hanna Williams (1827-1904)	1859	31	Illinois	Farmer		
Jonathan S. Bowen (1834-1903)	1859	25	Vermont	Stockman & farmer		
Francillo Durfey (1812-1871)	1859	47	Vermont	Cooper (M)		
Crandall Dunn (1817-1898)	ca. 1859	41	New York		J. Dunn	
Daniel Frederick Lau (1832-1914)	1859	27	Germany	Farmer (M)		
John Price Clifford (1823-1899)	1859	36	Kentucky	Interpreter (M)		
Tillman Berry Clifford (1819-1903)	1859	40	Kentucky	Farmer (M)	Campbell	
Leander Holeman Clifford (1837-1875)	1859	22	Kentucky		J. Clifford	
John Theurer (1837-1914)	1859	22	Switzerland	Tailor (M)		
Hans Heinrich Gassman (1813-1885)	1859	45	Switzerland	Farmer	Alder	
Newton Daniel Hall (1819-1889)	1859	40	New York	Farmer (M)	Busenbark	
Charles C. Wright (1838-1913)	1859	21	London	Teacher (M)		
Asaph Rice (1817-1872)	ca. 1859	42	New York	Merchant	I. Rice	
Solomon Frederick Lenard Campbell (1825-1903)	ca. 1859	33	New York	Lyemaker	S. Campbell	
Aboil Campbell (1835-1872)	ca. 1859	24	Pennsylvania	Farmer	S. Campbell	
William Cox Dees (1821-1906)	ca. 1859	37	Illinois	Farmer	Clifford & Wright	
Charles Holling Rammell (1824-1906)	1859	35	England	Blacksmith		
James Frife (1832-1900)	1860	27	Scotland	Farmer	W. Fife	
Ulrich J. Trauber (1834-1901)	1860	26	Switzerland			
Charles Henry Gates (1828-1863)	1860	32	Canada	Farmer	Rice	
Seth Millington Blair (1819-1875)	1860	41	Missouri	Lawyer	Fife	
Sylvester Low (1836-1908)	1860	24	Scotland	Miller		
John Ulrich Stucki (1837-1918)	1860	23	Switzerland	Civil servant		
Fredrick Theurer (1839-19220)	1860	21	Switzerland	Blacksmith		
Jacob I. Naef (1836-1921)	1860	23	Switzerland	Weaver		
Heinrich Baer (Bair) (1813-1904)	1860	46	Switzerland	Farmer		
Conrad Alder (1824-1866)	1860	36	Switzerland	Farmer		
Jacob Fuhriman (1831-1914)	1860	29	Switzerland	Carpenter		
John Kasper Loosli (1831-1901)	1860	28	Switzerland	Sawyer	Fuhriman	
John Frederick Kresie (1825-1911)	1860	35	Switzerland	Farmer	Alder	
Charles Frederick Augustus Hoth (1839-1879)	ca. 1861	22	Denmark	Carpenter	Rammell	
Dietrich Zweifel (1838- )	1861	23	Switzerland		Baer	
Jacob Zweifel (1840-1922)	1861	20	Switzerland	Stone Mason	Alder	
Rudolph Hug ( - )	ca. 1861	~27	Switzerland	Farmer		
Oscar North Rice (1835-1880)	1862	26	Michigan	Merchant	I. Rice	
Johannes Zollinger (1795-1875)		1862	67	Switzerland	Dairyman	Lau
Ferdinand Zollinger (1829-1912)	1862	32	Switzerland	Farmer (M)	J. Zollinger	
Frederick Berger (1813- )	1862	48	Germany		Rammell & Hoth	
Peder Hansen (1815-1895)	1862	47	Denmark	Farmer		
Niels Hansen (1832-1902)	1862	30	Denmark	Farmer		
Christian Poulsen (1827-1908)	1862	34	Denmark	Farmer	Hansen	
Jens Nelson (Nielson) (1827-1902)	1862	35	Sweden			
Samuel Hargraves (1815-1871)	1862	47	Ireland	Merchant		
John Henry Humphrey Barker						

(1842-1910)	1862	20	Ireland	Teacher	
James Bullock (1808-1890)	1862	54	England	Farmer	Clark
Henry Martin Harmon (1832-1895)	ca. 1862	30	Pennsylvania	Rancher & Surveyor	
Ammon Harmon (1837-1902)	ca. 1862	25	Ohio	Farmer	
Alpheus Amulek Harmon (1839-1916)	ca. 1862	23	Ohio	Mechanic	
John Heyrend (1818-1904)	1862	44	Luxembourg	Mason	
Mads Hansen (1830-1910)	1863	32	Denmark	Farmer	
Jacob Neeser (1810-1873)	ca. 1863	53	Switzerland	Shoemaker	
Milton Datus Hammond (1831-1905)	1864	32	New York	Teacher	
Fountain Welch (1834-1891)	1864	29	Indiana	Calltorman	
William Budge (1828-1919)	1864	36	Scotland	Civil Servant	
Edwin Stratford (1833-1899)	1864	31	England	Teacher	Budge
Thomas W. Horsley (1816-1899)	1864	48	England		Lau
James Henry Brown (1831-1904)	1864	33	England	Mason	Bullock
Benjamin Richard Tibbitts (1828-19032)	1864	36	England	Farmer	
Jasper Birch Thornton (1832-1911)	1864	31	Canada	Carpenter	Dunn
William Norton Marler (1836-1889)	1864	27	Mississippi	Farmer	Gates
George Washington Marler (1841-1922)	1864	23	Mississippi	Farmer	Mathews
Henry Dennison Durfey (1833-1916)	1864	31	New York	Farmer	F. Durfey
Ulrich Loosli (1830-1918)	1864	34	Switzerland	Farmer	J. Loosli
John Zweifel (1845- )	ca. 1864	18	Switzerland	Farmer (M)	
Christian Hartman (1806-1871)	ca. 1864	57	Switzerland		
James Clawson (1837-1911)	1864	27	Denmark	Builder	
Jacob Miller (1841-1924)	1865	24	Germany	Shoemaker	
Hammond					
James Bullock, Jr. (1830-1911)	1865	34	England	Shoemaker	J. Bullock
John King (1835-19190)	ca. 1865	30	England	Farmer	
William Smith (1821-1898)	1866	45	England	Sawyer	
Ralph Harrison (1823-1875)	1866	43	England	Pipe fitter	
Marcellus Monroe ( - )	ca. 1866				
John Ulrich Haderlie (1833-1922)	1866	32	Switzerland	Carpenter	Zollinger
Richard Wilkins Gibbs (1823-1898)	1867	43	South Wales	Miner	Mathews
William Morris Gibbs (1846-1919)	1867	21	South Wales	Orchardman	Harmon
William Chugg (1837-1924)	1868	30	England	Miller	
William Walker Low (1833-1891)	1868	35	Scotland	Tailor	S. Low & Budge
Almon Lennis Fullmer, Sr. (1816-1890)	1869	53	Pennsylvania	Farmer (M)	
Almon Lennis Fullmer, Jr. (1844-1919)	1869	26	Illinois		Fullmer, Sr.
Walter Hoge (1842-1911)	1869	26	England	Butcher	Smith

M(Military)

To 1869---PROVIDENCE TOWN









Cache  
County  
1857

## Cache Open Space Advisory Committee (COSAC) -

### Open Space Funding Application

For screening of projects requesting bond funding from Cache County.

#### Section A: Required Criteria

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

yes

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.

yes

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

**\*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 ▾ No

#### Section B: Property Information

Project Name: Cooper

Address or location: Wellsville / Mt. Sterling

Municipality or nearest city: Wellsville

Parcel number(s): 10-041-001 / 10-016-0012 / 10-055-0003

Total acres: 180

Acres proposed to be preserved by conservation easement: 180

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): Clair Cooper (J Clair Cooper Trust)

Address: 1340 S. center City: Wellsville State: UT Zip: 84339

Phone: 435-760-7245 Email: evergreensprinkling@gmail.com

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

☐ 501c3

☐ Land Trust

☐ Other, describe \_\_\_\_\_



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

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.  
*Grazing, Hay, Grain, Pasture*
2. Are you aware of any toxic or hazardous materials on the property? **Select one ▾** If yes, please explain. *No*
3. Is the property subject to any DEQ or EPA restrictions? **Select one ▾** If yes, please explain. *No*
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. *Possibly, We currently allow hunting by permission*
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.  
*No*



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

Section E: Supporting Documents

If your 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  
Mineral rights  
Easements or right of ways  
Legal description

Water rights  
Encumbrances  
Letters of support  
Relevant planning documents

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

*[Signature]*  
Property Owner(s) Signature (Required)

3/8/24  
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 [devservices@cachecounty.gov](mailto:devservices@cachecounty.gov).

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

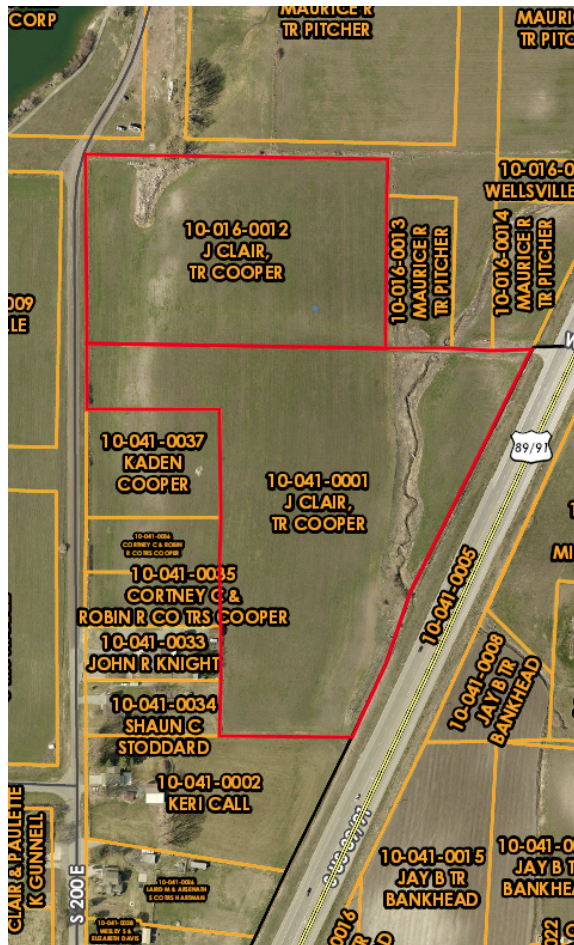




## Cache County Development Services Staff Report

April 1, 2024

<b>Project</b>	Cooper
<b>Applicant</b>	Clair Cooper
<b>Location</b>	Wellsville and Mt Sterling
<b>Total Acres</b>	180 (Wellsville 20.14 Acres, Mt. Sterling 160 Acres)
<b>Parcels</b>	10-041-0001, 10-016-0012, 10-055-0003
<b>Proposed Use</b>	Agriculture Conservation Easement



## Introduction

The property owner has applied for three parcels for conservation funds. Two parcels are located adjacent US 89/91 within Wellsville, then a large 160 acre parcel is located on bench near the old Sardine Canyon roadway. The property located within Wellsville is currently being farm while the property in Mt. Sterling is also being proposed as farmland and also contains forest areas.

Surrounding Uses (Wellsville)	
North	Farmland and single family development
East	US-89/91 and farmland
South	US-89/91 and farmland
West	Park and single family development

Surrounding Uses (Mt. Sterling)	
North	Wilderness and Mountains
East	Farmland and ag. protection areas
South	Farmland, ag. protection areas, and wilderness
West	Wilderness and farmland.

## Purpose of Proposed Conservation Easement

The applicant has proposed to apply a conservation easement on listed properties. The properties within Wellsville are currently being farmed. The property in the Mt. Sterling area is also proposed for agricultural conservation, however, there are quite bit of steep slopes and wilderness area (see the attached map). There is a spring on the Mt. Sterling Property and water access and rights with Wellsville Property.

## Evaluation Criteria

The Cache Open Space Advisory Committee (COSAC) created a scoring sheet (attached) to help evaluate each application. The following are the main sections for review: Protect Scenic Vistas,

Preserve Open Lands Near Valley Gateways, Maintains Agriculture, Maintains Waterways, Maintains Wildlife Habitat, Allows Public Access, and Distinguishing Factors. Staff has reviewed the properties and provided the following review for each item.

### **Protect Scenic Vistas**

**Wellsville Property:** The 20 acres are located along the US 89/91 within Wellsville. There is an Average Annual Daily Traffic count around 20,000 vehicles a day. There is also a master plan UDOT trail along the highway.

**Mt. Sterling:** This property is located on the western bench of the valley, though it is not located near any major or minor roadways.

### **Preserve Open Lands Near Valley Gateways**

**Wellsville Property:** These two properties are located within the Wellsville Canyon Gateway as reviewed by COSAC. These properties have .2 miles of frontage along US 89/91.



**Sterling Property:** This property does not fall within the gateway areas (Wellsville Canyon, Valley View Highway, SR-91 Idaho/Utah Border).

### **Maintain Agriculture**

**Wellsville Property:** These properties are currently being farmed for “Grazing, Hay, Grain, Pasture” according to the application. There is a canal and water access within this property. There is a type of conservation easement on it, but it is identified as a "Trust Deed" with the Utah Department of Agriculture and the Utah Soil Conservation Commission that applies to both 10-041-0001 and 10-016-0012 (attached) and it may include the three parcels divided off of 10-041-0001. 10-041-001 is a remainder parcel that was further split without a subdivision amendments. This property is within Wellsville and their code would govern whether it could be further developed.



**Mt. Sterling Property:** This property is also currently being farmed for “Grazing, Hay, Grain, Pasture” according to the application. However, a large section of the property is occupied by 20% and 30% < slope. This would limit its function as farm land. There is a spring on the property with Cooper Family holding the rights to the water of that spring. By County code, under current zoning it is likely that there could only be a seasonal cabin developed on the property with most of property being restricted from development due to the steep slopes.



## Maintain Waterways

**Wellsville Property:** There is no natural waterways on the property, but there the Hawbush Canal that goes through the property. No known wetlands are on the property (see attached map).

**Mt. Sterling Property:** There is a natural spring and relatively small wetland area around the spring (see attached map).

## Maintains Wildlife Habitat

**Wellsville Property:** The applicant has not indicated any wildlife within this property.





**Mt. Sterling Property:** The applicant has not indicated any wildlife, other than he does allow hunters to hunt on the property. This parcel is also contain within Wildland Urban Interface (see attached map). This area is defined as “the zone of transition between unoccupied land and human development. It is the line, area or zone where structures and other human development meet or intermingle with undeveloped wildland or gegetative fuels” (U.S. Fire Administration).

### **Allows Public Access**

The applicant has indicated, “Possibly, we currently allow hunting by permission.”

**Wellsville Property:** A trail is planned along Highway 89/91. This proposed trail appears in the County's Trails and Active Transportation Plan, Wellsville's Trails and Active Transportation Plan, Tier 3 of the Utah Trail Network, and has been prioritized in the ongoing US-89/91 Corridor Study. At the time of this writing, staff doesn’t know what side of the highway the trail is planned to be placed. Staff would want to know if there is any need for additional easements for the master plan trail before a recommendation is made and is looking into it.

**Mt. Sterling Property:** There are a couple of primitive planed trails within this property with the Wellsville Master Plan. Staff would recommend that if this application is approved, that it is conditioned on securing easements to access the master plan trails on the property.

### **Distinguishing Factors**

**Wellsville Property:** Staff is currently unaware of additional factors for consideration.

**Mt. Sterling Property:** Staff is currently unaware of additional factors for consideration.

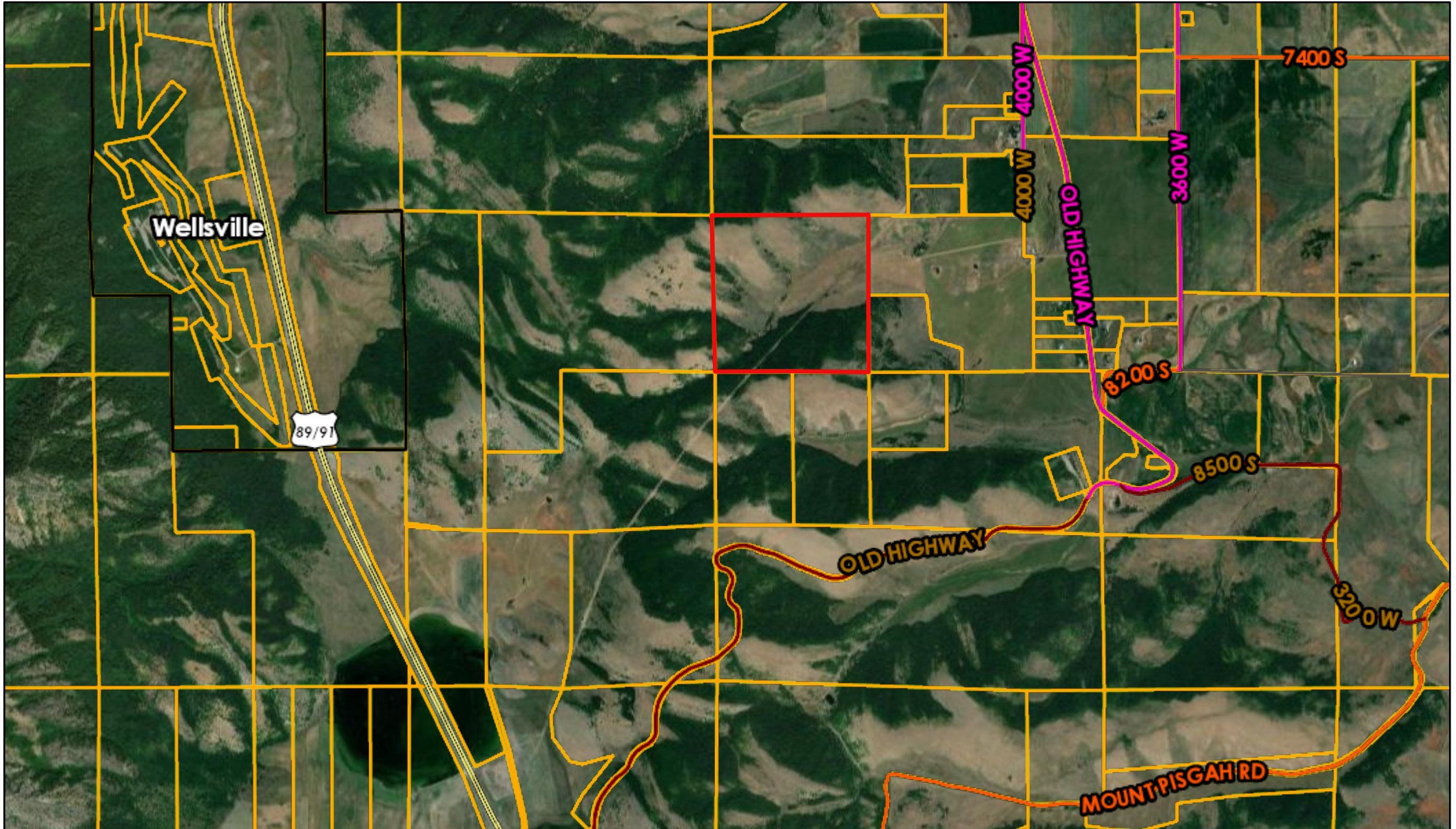
### **Partnering Organizations**

As of the time of this report, there are no additional partnering organizations. Staff has sent the application to Wellsville for their review and feedback.

### **Next Steps**

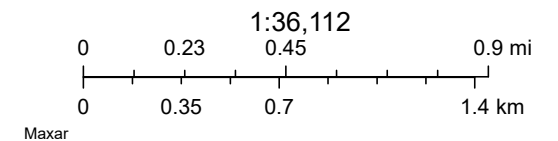
COSAC is a recomendation body for the County Council. At this meeting, COSAC can recommend approval, approval with conditions, or denial of the open space application. This application will then be sent to the next County Council meeting. COSAC may also continue the item to the next meeting. However, since this is a first review of the application, staff would not recommend that COSAC make a recommendation durning this meeting until more time can be spent to review the application, including a site visit to the properties.

# Cooper Mt. Sterling Parcels



3/26/2024, 4:33:35 PM

- Override 1
- GRAVEL
- DIRT
- ASPHALT
- County Boundary
- Cache Parcels
- Municipal Boundaries

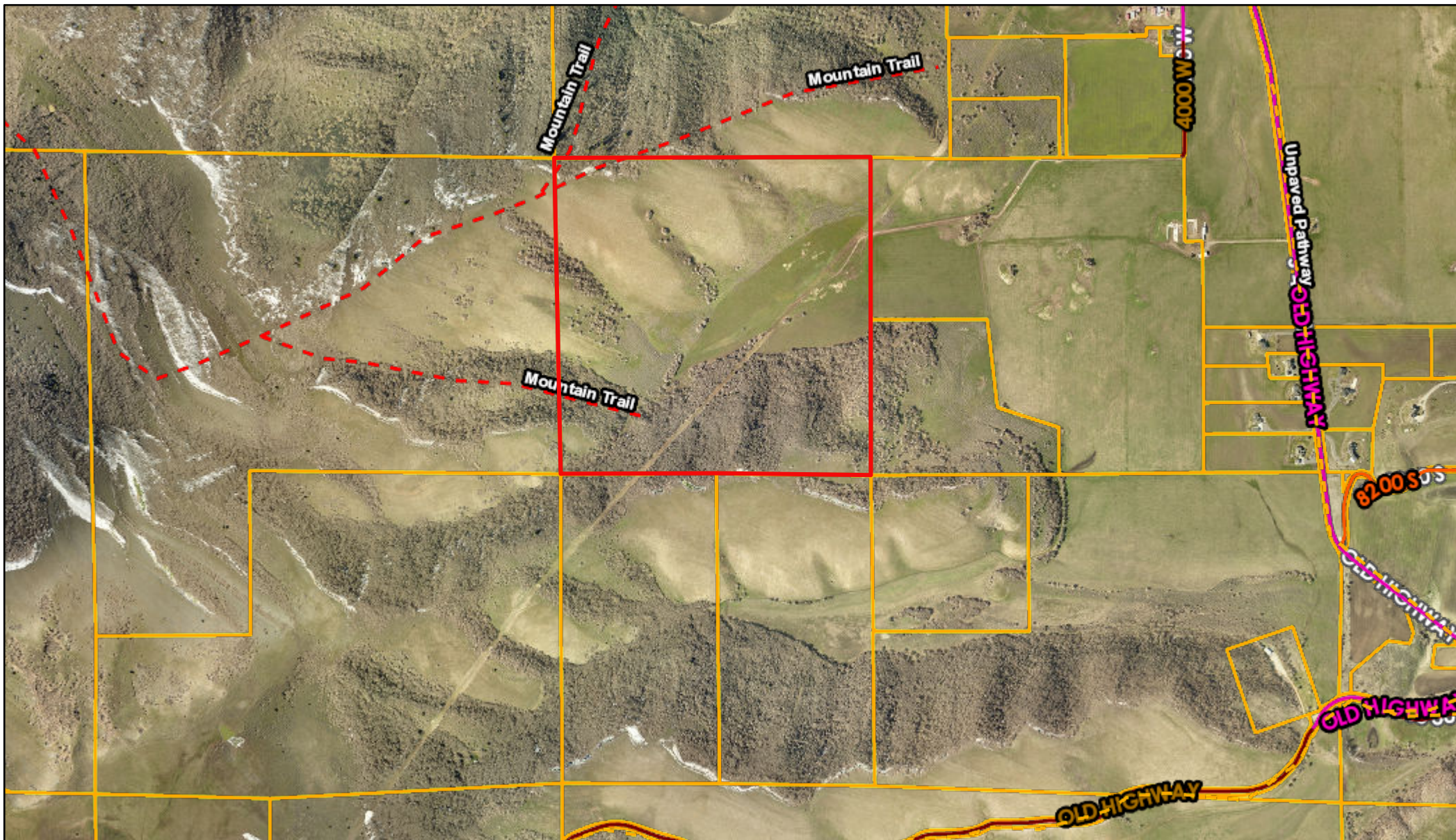


Authorized Use: Cache County Development Services Office

Authorized Use: GIS Division/ Development Services

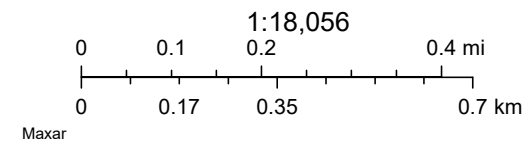


# Cooper Mt. Sterling Trails



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- |  |  |  |                                 |  |                   |  |   |  |                           |
|--|--|--|---------------------------------|--|-------------------|--|---|--|---------------------------|
|  | Override 1   |  | Paved Trails (Pathways)         |  | Boat Launch       |  | Cache Bikeways Near Term/ Long Term Recommendations |  | Buffered Bike Lanes       |
|  | DNR Partner Walk-in Access & Conservation Properties |  | Urban Trails (Sidewalks)        |  | Campground        |  | Proposed Sharrows                                   |  | Paved Trail               |
|  | DNR Partner Walk-in Access                           |  | ATV/ OHV                        |  | Parking           |  | Proposed Bike Lanes                                 |  | Proposed Paved Trail      |
|  | Strava & Favorite Cycling Routes                     |  | Canoe Trail                     |  | Pavilion          |  | Parking Restrictions – Side Specific                |  | Sharrows                  |
|  | Strava Logo  |  | Bike Route Signs                |  | Picnic Area       |  | Bike Lanes  |  | Trails Master Plan Future |
|  | Parks  |  | Official/ Unofficial Trailheads |  | Restrooms         |  | Proposed Advisory Bike Lanes                        |  | Arterial Street Trail     |
|  | Trails   |  | Activity Areas                  |  | Summer Home Sites |  | Parking on Gravel Shoulder Only                     |  | Sidewalk Trail            |
|  | Hiking   |  | Bench                           |  | Ski Area          |  | Proposed Bike Lane Up / Sharrows Down               |  | Quiet Street              |
|  | Single Track (Bikes)                                 |  | Bench Look Out                  |  |                   |  | Bike Lane Up / Sharrows Down                        |  | Bike Lane                 |



Authorized Use: Cache County Development Services Office

Authorized Use: GIS Division/ Development Services

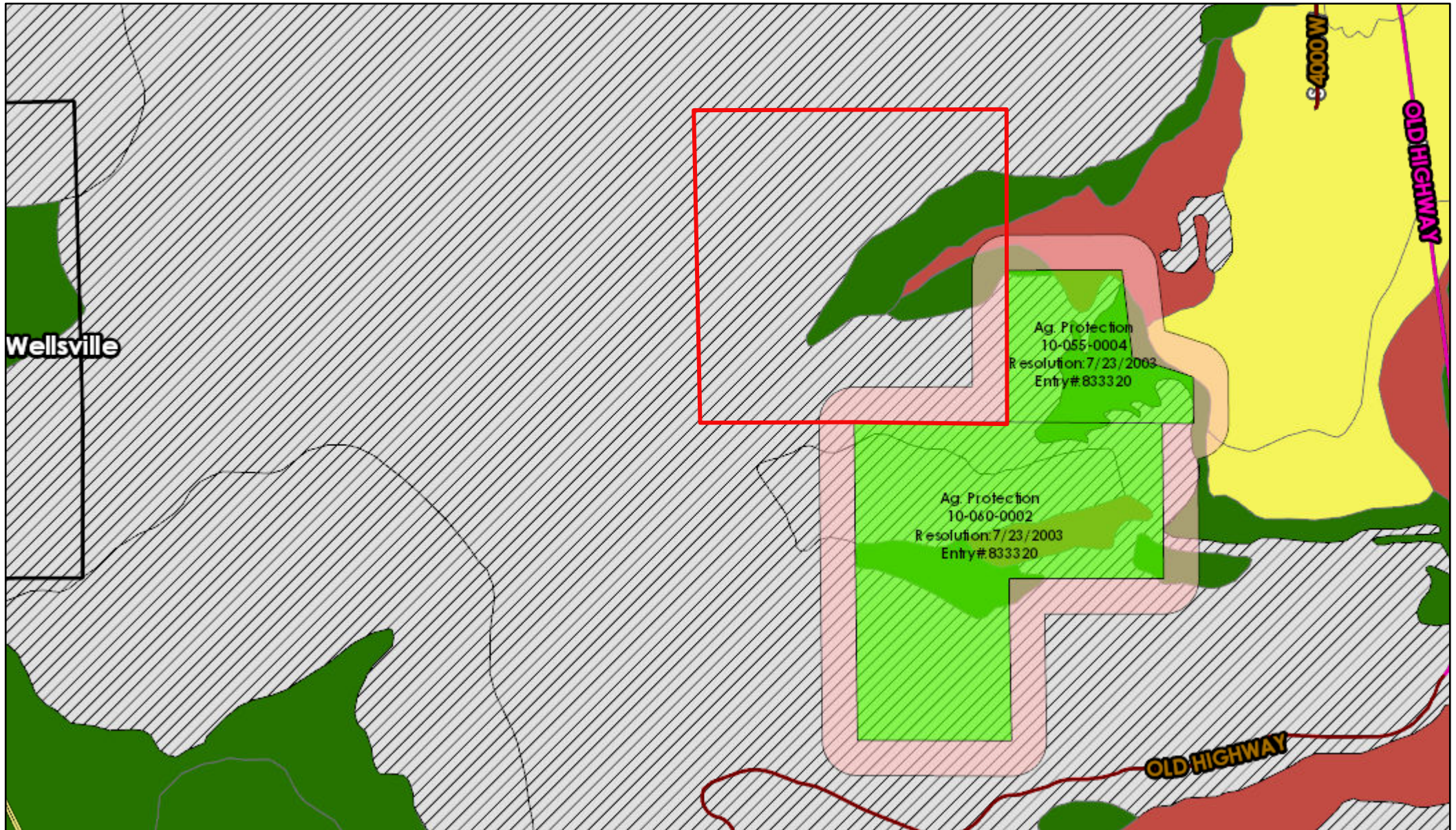


## An aerial photograph of a rural landscape. The left half of the image is covered by a semi-transparent green overlay. A red rectangle is drawn on the right side of the green area, highlighting a specific field. To the right of the green area, there is a yellowish-brown area representing a different land use or terrain. A road, labeled '4000 W 60th St' and '8400 St', runs vertically along the right edge. A winding road, labeled 'Old Highway 100', runs horizontally across the bottom right. The terrain shows various fields, some with trees, and some areas appear to be water or wetlands.

Authorized Use: GIS Division/ Development Services

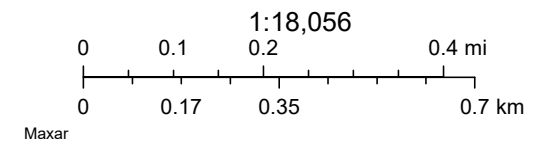


# Cooper Mt. Sterling NCRS and Ag. Protection



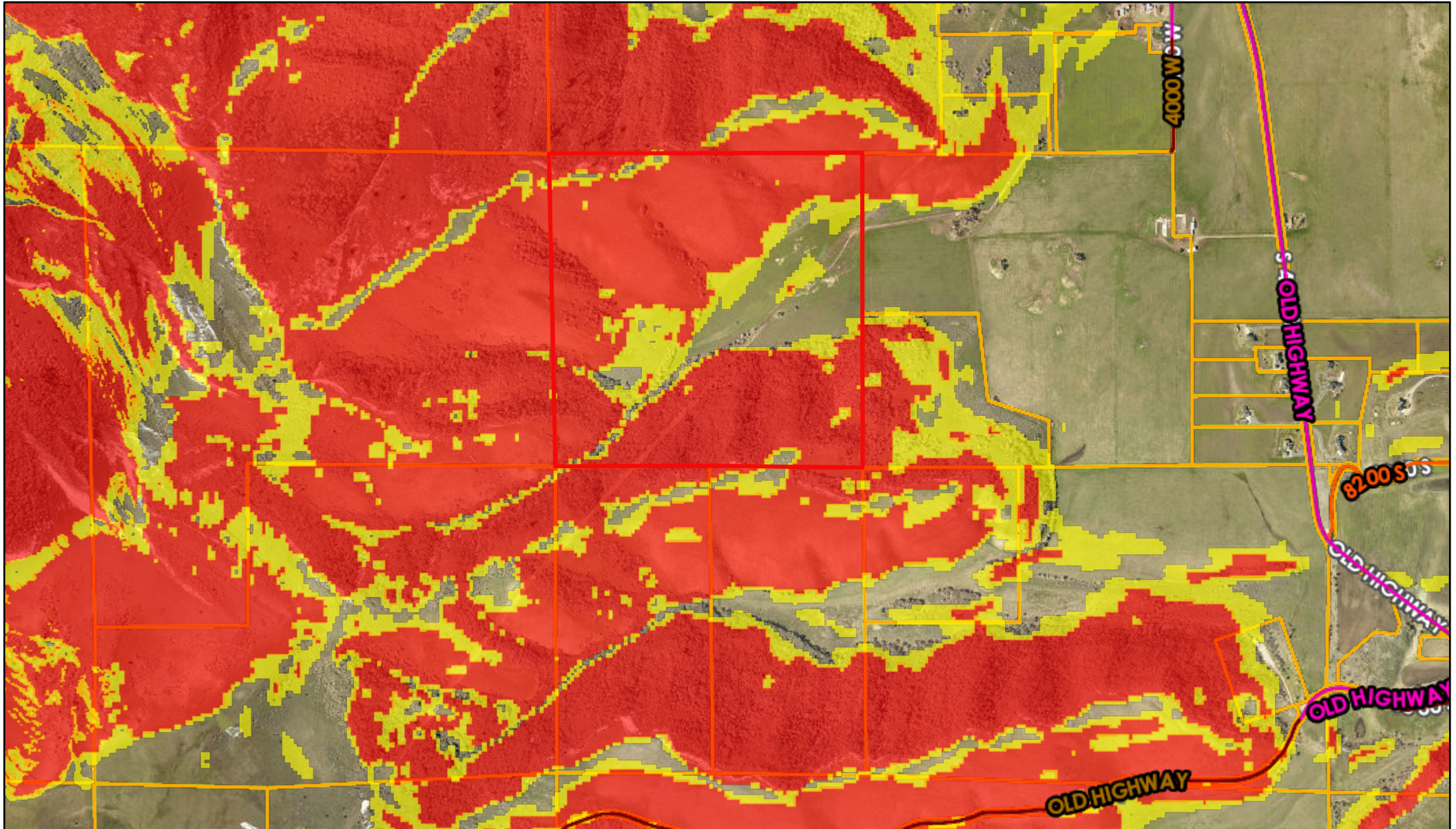
3/26/2024, 4:35:06 PM

- |  |  |   |   |
|--|--|---|---|
| <span style="border: 2px solid red; padding: 2px;"> </span> Override 1   | <span style="border-bottom: 2px solid brown; width: 20px; display: inline-block;"></span> DIRT                 | <span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); width: 20px; height: 10px; display: inline-block;"></span> NRCS Soils Farmland | <span style="background-color: yellow; width: 20px; height: 10px; display: inline-block;"></span> Prime Farmland If Irrigated         |
| <span style="border-bottom: 2px solid black; width: 20px; display: inline-block;"></span> Class B Surface Type | <span style="border-bottom: 2px solid black; width: 20px; display: inline-block;"></span> Municipal Boundaries | <span style="background-color: #cccccc; width: 20px; height: 10px; display: inline-block;"></span> Not Classified   | <span style="background-color: #ffcccc; width: 20px; height: 10px; display: inline-block;"></span> Ag. Protection Areas 300 FT Buffer |
| <span style="border-bottom: 2px solid pink; width: 20px; display: inline-block;"></span> ASPHALT               | <span style="border-bottom: 2px solid grey; width: 20px; display: inline-block;"></span> County Boundary       | <span style="background-color: #006400; width: 20px; height: 10px; display: inline-block;"></span> Farmland Of Local Importance   | <span style="background-color: #90ee90; width: 20px; height: 10px; display: inline-block;"></span> Ag. Protection Areas               |
| <span style="border-bottom: 2px solid orange; width: 20px; display: inline-block;"></span> GRAVEL              |  | <span style="background-color: #cd5c5c; width: 20px; height: 10px; display: inline-block;"></span> Farmland Of Statewide Importance   | <span style="border: 2px solid orange; width: 20px; height: 10px; display: inline-block;"></span> Cache Parcels                       |

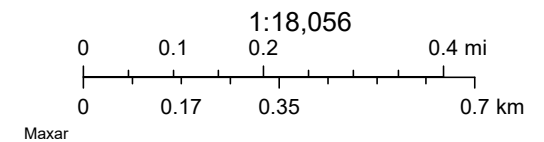




# Cooper Mt. Sterling Slopes



3/26/2024, 4:41:42 PM

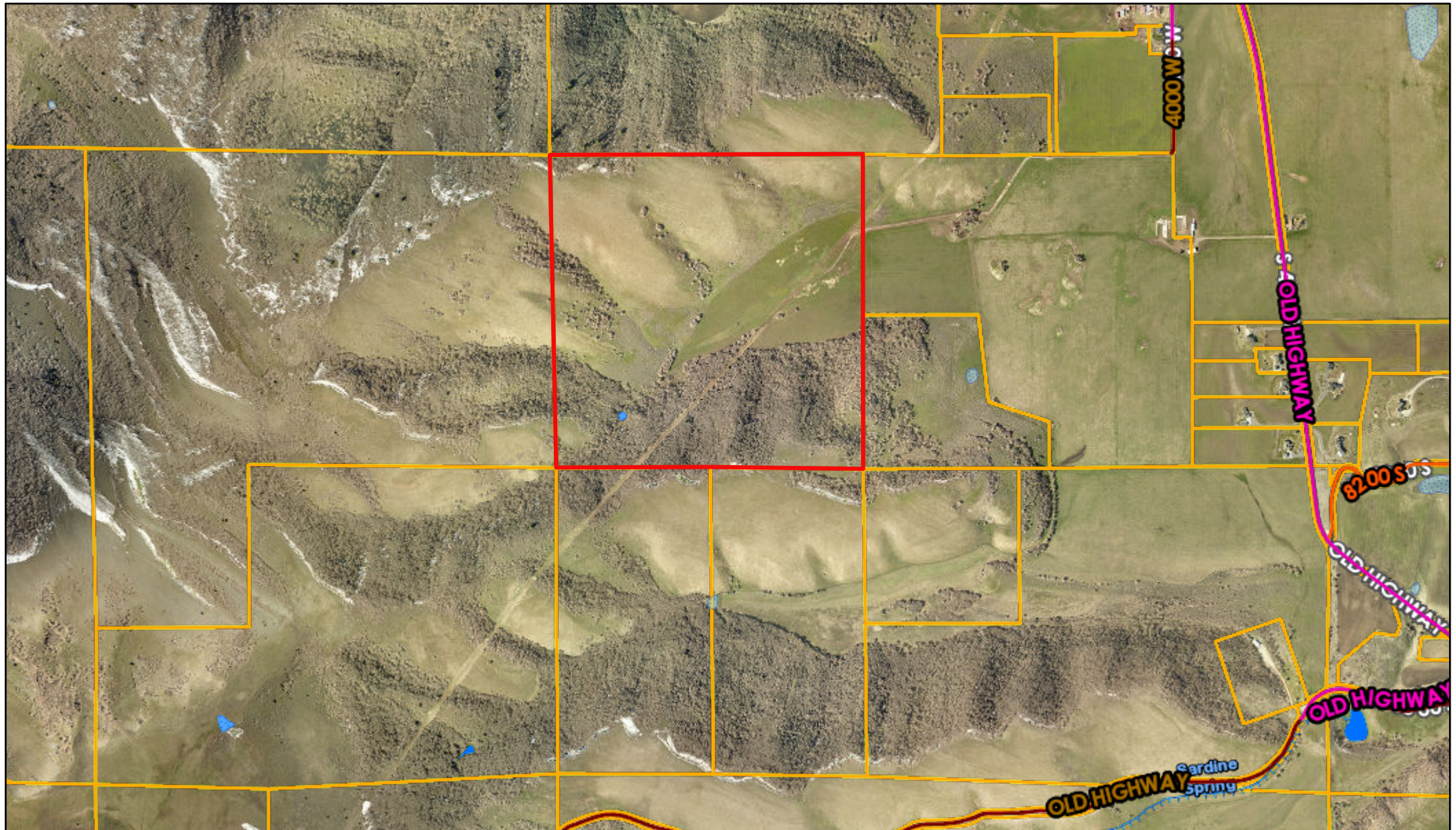


Authorized Use: Cache County Development Services Office

Authorized Use: GIS Division/ Development Services

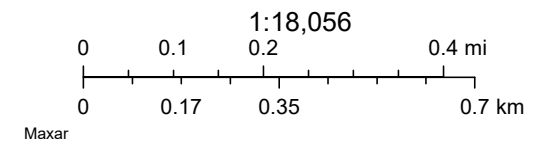


# Cooper Mt. Sterling Wetlands and Waterways



3/26/2024, 4:39:33 PM

- |   |   |  |  |
|---|---|--|--|
| <span style="border: 2px solid red; padding: 2px;"> </span> Override 1                              | <span style="border-bottom: 2px solid orange; width: 20px; display: inline-block;"></span> GRAVEL | <span style="border: 1px solid gray; padding: 2px;"> </span> County Boundary   | <span style="display: inline-block; width: 15px; height: 10px; background-color: blue;"></span> Water Bodies |
| Class B Surface Type  | <span style="border-bottom: 2px solid brown; width: 20px; display: inline-block;"></span> DIRT    | <span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue;"></span> Wetlands (NWI)                                  | <span style="border-bottom: 2px solid red; width: 20px; display: inline-block;"></span> Major Waterways      |
| <span style="border-bottom: 2px solid magenta; width: 20px; display: inline-block;"></span> ASPHALT | <span style="border: 1px solid black; padding: 2px;"> </span> Municipal Boundaries                | <span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border-bottom: 2px dashed blue;"></span> Canals/Laterals | <span style="border: 2px solid orange; padding: 2px;"> </span> Cache Parcels                                 |

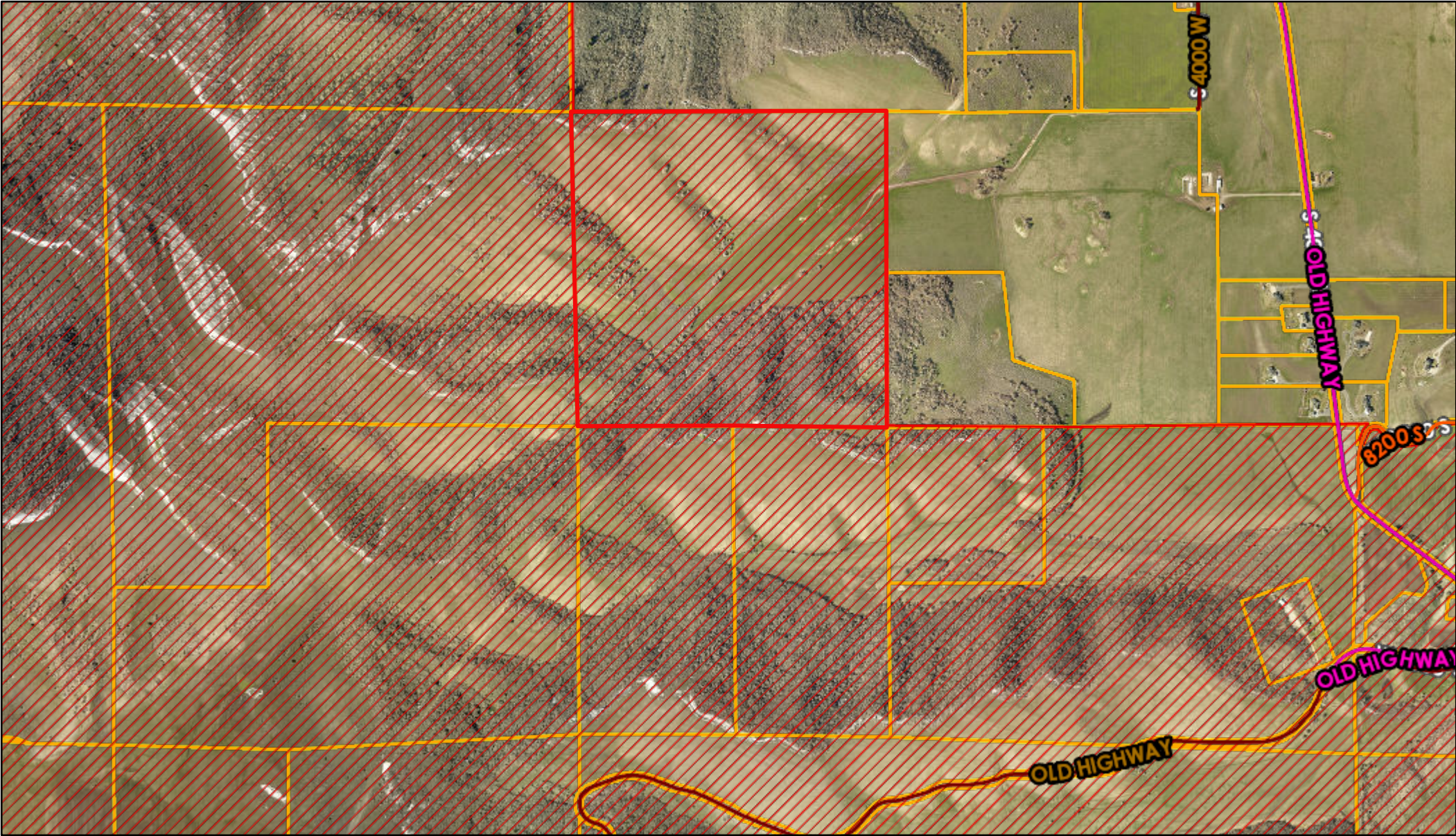


Authorized Use: Cache County Development Services Office

Authorized Use: GIS Division/ Development Services

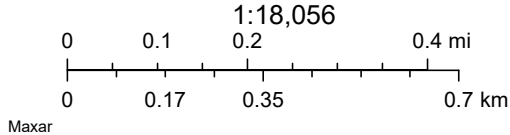


# Cooper Mt. Sterling Wildland Urban Interface



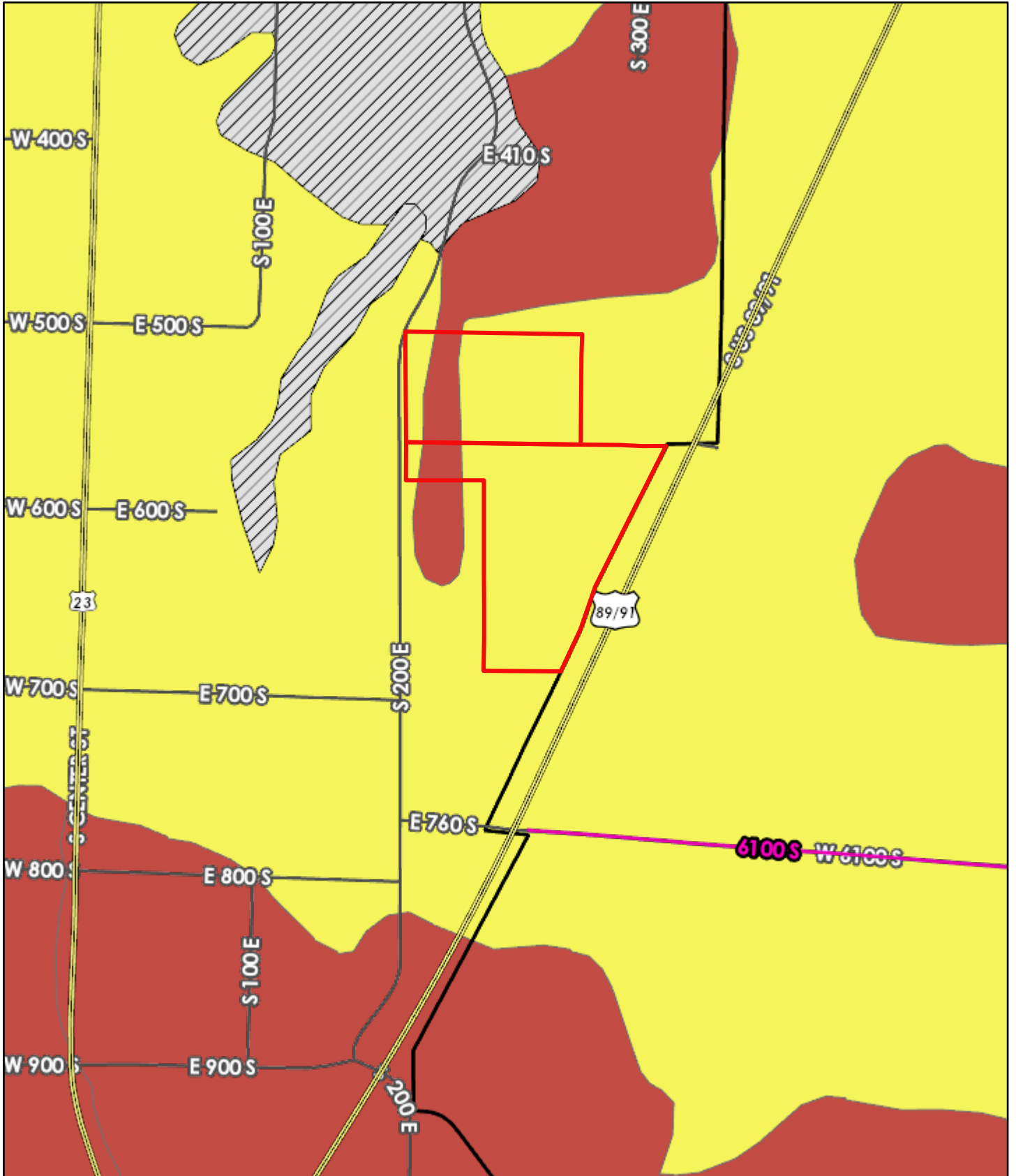
3/26/2024, 4:36:39 PM

- |                      |                      |                          |
|----------------------|----------------------|--------------------------|
| Override 1           | GRAVEL               | County Boundary          |
| Class B Surface Type | DIRT                 | Wildland-Urban Interface |
| ASPHALT              | Municipal Boundaries | Cache Parcels            |



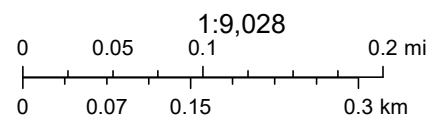


# Cooper Wellsville NCRS Farmland



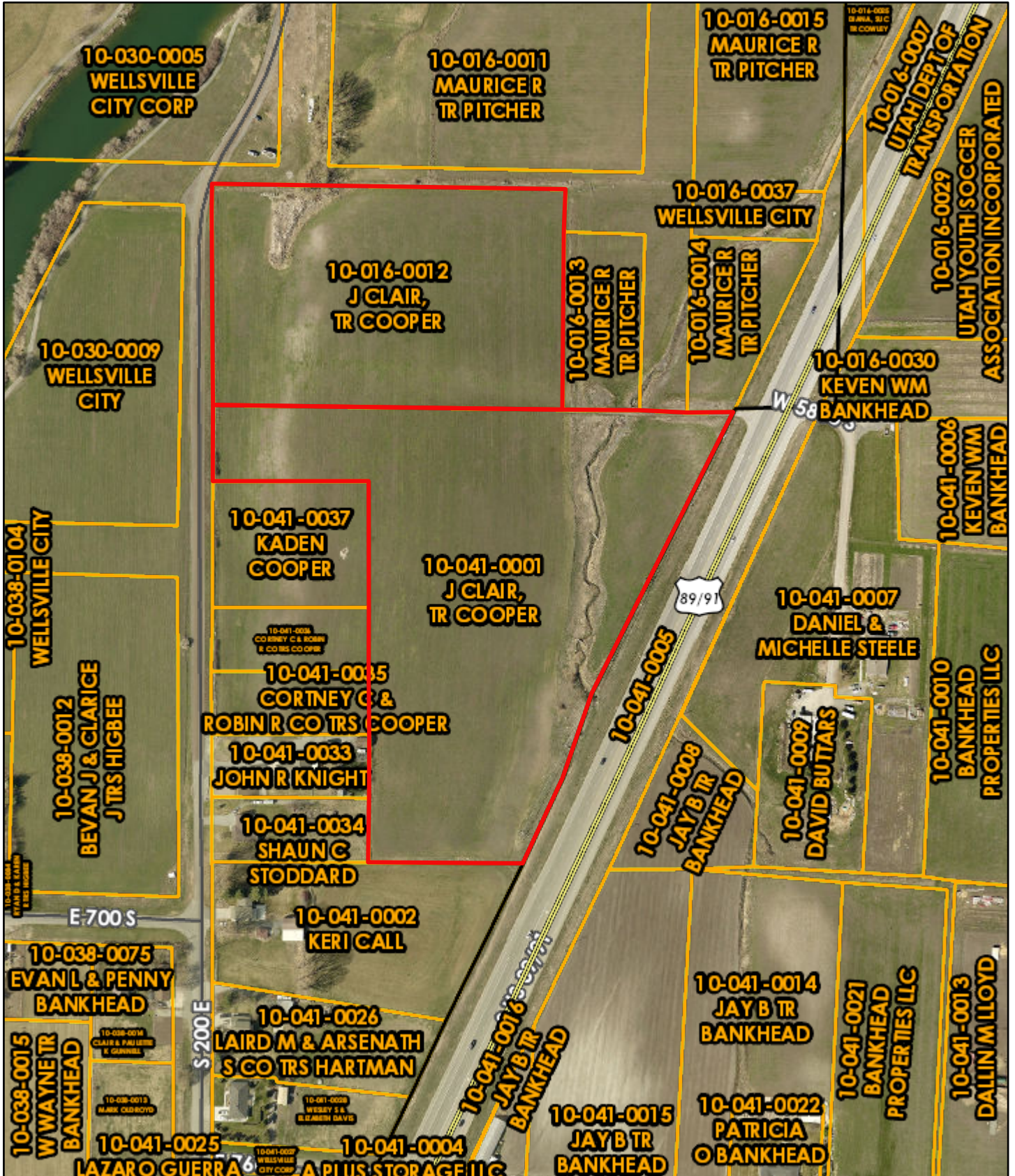
3/26/2024, 4:28:19 PM

- |  |   |
|--|---|
| <span style="border: 2px solid red; padding: 2px;"> </span> Override 1   | <span style="background-color: #cccccc; border: 1px solid black; padding: 2px;"> </span> NRCS Soils Farmland                |
| <span style="border-bottom: 2px solid magenta; width: 20px; display: inline-block;"></span> Class B Surface Type | <span style="background-color: #008000; border: 1px solid black; padding: 2px;"> </span> Not Classified                     |
| <span style="border-bottom: 2px solid magenta; width: 20px; display: inline-block;"></span> ASPHALT              | <span style="background-color: #008000; border: 1px solid black; padding: 2px;"> </span> Farmland Of Local Importance       |
| <span style="border-bottom: 2px solid orange; width: 20px; display: inline-block;"></span> GRAVEL                | <span style="background-color: #800000; border: 1px solid black; padding: 2px;"> </span> Farmland Of Statewide Importance   |
| <span style="border-bottom: 2px solid brown; width: 20px; display: inline-block;"></span> DIRT                   | <span style="background-color: #ffff00; border: 1px solid black; padding: 2px;"> </span> Prime Farmland If Irrigated        |
| <span style="border: 2px solid black; padding: 2px;"> </span> Municipal Boundaries                               | <span style="background-color: #ffcccc; border: 1px solid black; padding: 2px;"> </span> Ag. Protection Areas 300 FT Buffer |
| <span style="border: 2px solid grey; padding: 2px;"> </span> County Boundary                                     | <span style="background-color: #00ff00; border: 1px solid black; padding: 2px;"> </span> Ag. Protection Areas               |
|  | <span style="border: 2px solid orange; padding: 2px;"> </span> Cache Parcels  |



Maxar

# Cooper Wellsville Parcels



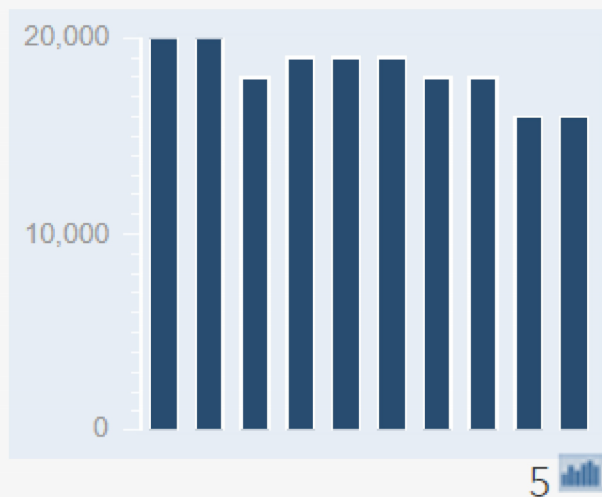


[UDOT Traffic Website](#)

[AADT Open Data Portal](#)

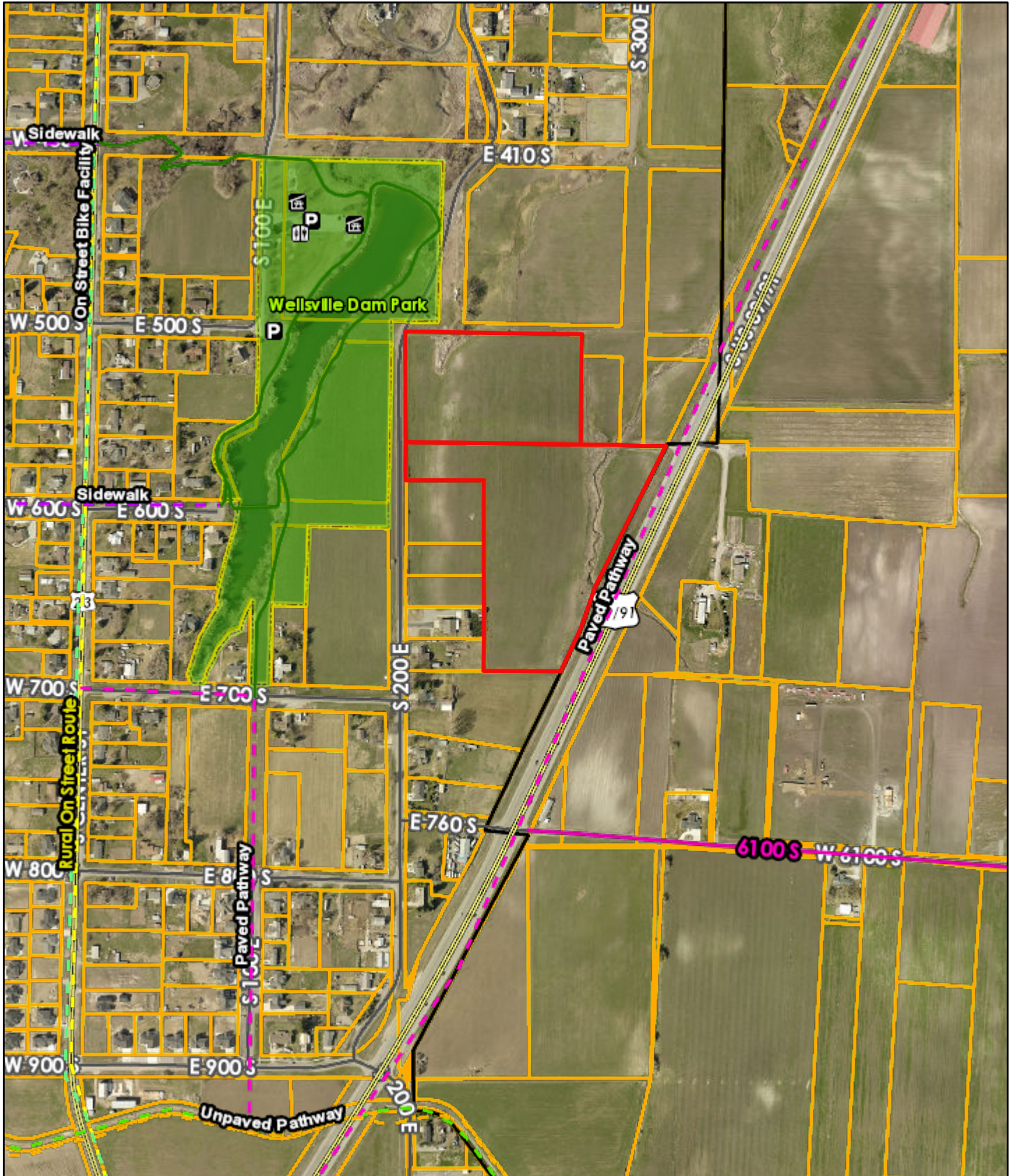
**Annual Average Daily Traffic 20,000**

*10 Year AADT History 2022-2013*



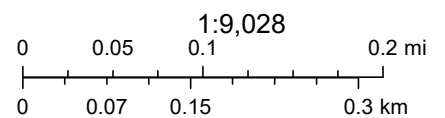
[Zoom to](#)

# Cooper Wellsville Trails and Parks



3/26/2024, 4:29:56 PM

- |  |  |   |
|--|--|---|
| <ul style="list-style-type: none"> <li>Override 1</li> <li>DNR Partner Walk-in Access &amp; Conservation Properties</li> <li>DNR Partner Walk-in Access</li> <li>Strava &amp; Favorite Cycling Routes</li> <li>Strava Logo</li> <li>Parks</li> <li>Trails <ul style="list-style-type: none"> <li>Hiking</li> <li>Single Track (Bikes)</li> <li>Paved Trails (Pathways)</li> <li>Urban Trails (Sidewalks)</li> <li>ATV/ OHV</li> <li>Canoe Trail</li> <li>Bike Route Signs</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>Official/ Unofficial Trailheads</li> <li>Activity Areas</li> <li>Bench</li> <li>Bench/ Look Out</li> <li>Boat Launch</li> <li>Campground</li> <li>Parking</li> <li>Pavilion</li> <li>Picnic Area</li> <li>Restrooms</li> <li>Summer Home Sites</li> <li>Ski Area</li> <li>Cache Bikeways Near Term/ Long Term Recommendations</li> <li>Proposed Sharrows</li> </ul> | <ul style="list-style-type: none"> <li>Proposed Bike Lanes</li> <li>Parking Restrictions - Side Specific</li> <li>Bike Lanes</li> <li>Proposed Advisory Bike Lanes</li> <li>Parking on Gravel Shoulder Only</li> <li>Proposed Bike Lane Up / Sharrows Down</li> <li>Bike Lane Up / Sharrows Down</li> <li>Buffered Bike Lanes</li> <li>Paved Trail</li> <li>Proposed Paved Trail</li> <li>Sharrows</li> <li>Trails Master Plan Future</li> <li>Arterial Street Trail</li> <li>Sidewalk Trail</li> </ul> |
|--|--|---|

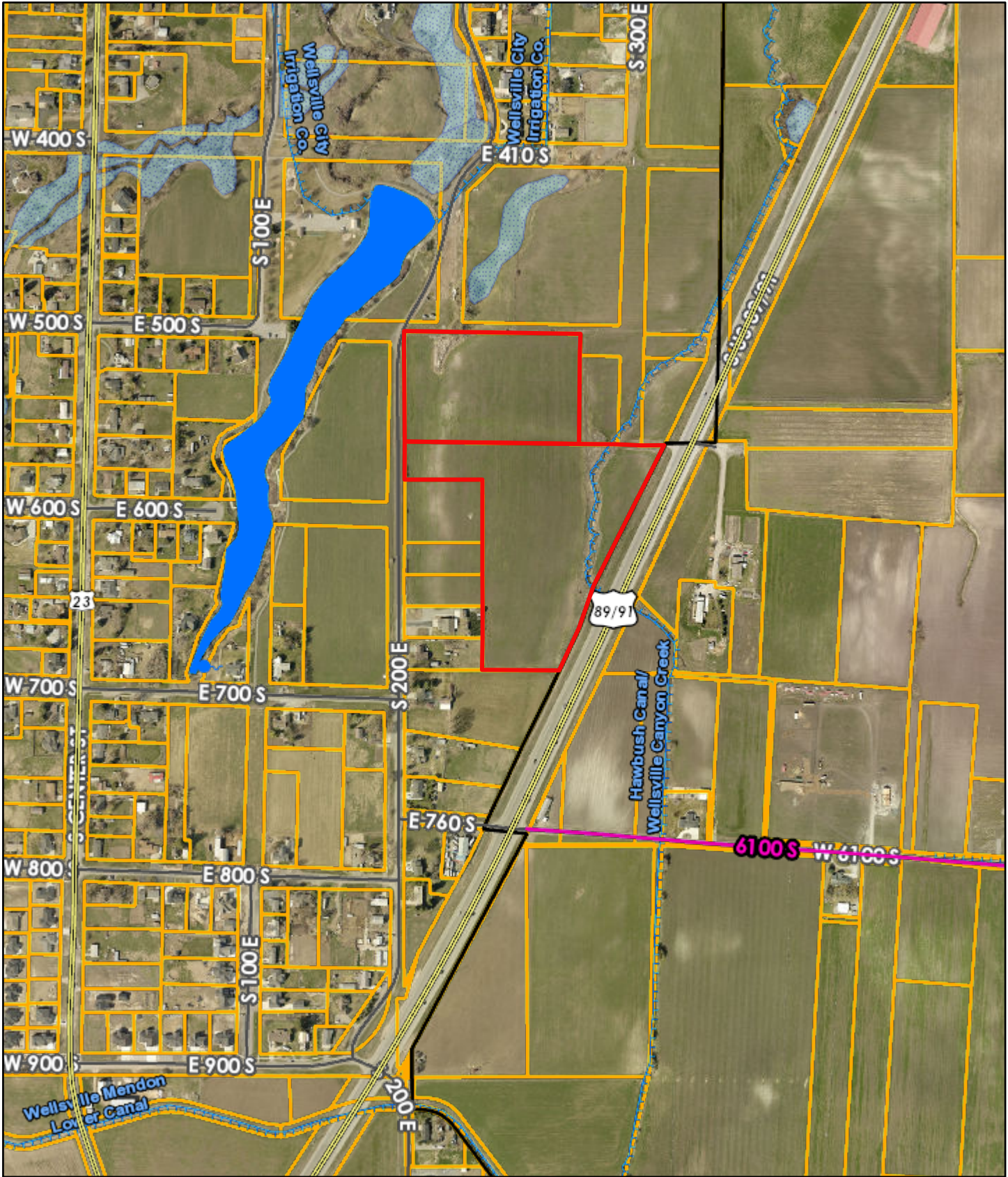


Maxar

Authorized Use: Cache County Development Services Office  
Authorized Use: GIS Division/ Development Services

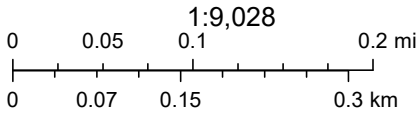


# Cooper Wellsville Waterways



3/26/2024, 4:26:30 PM

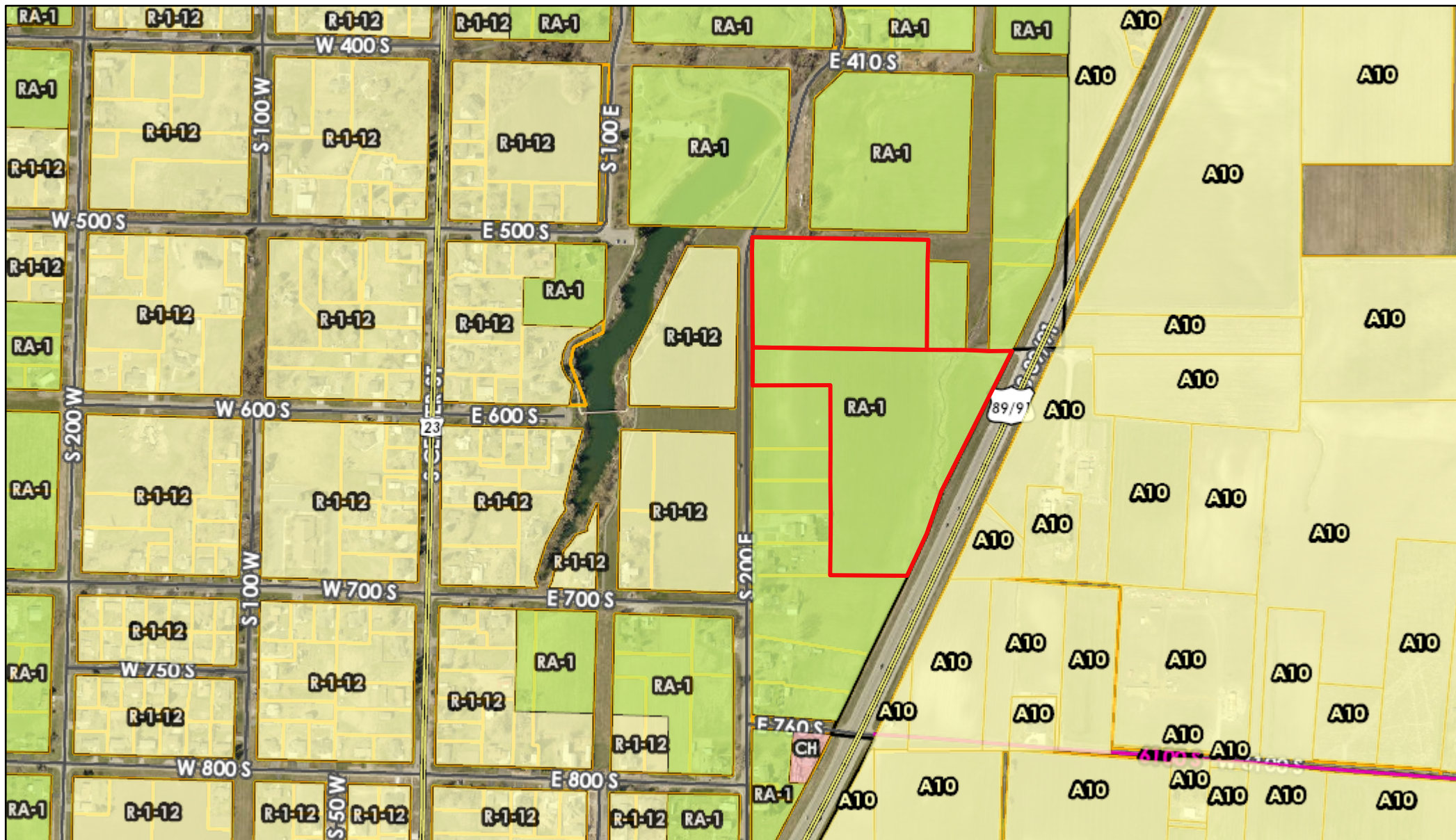
- Override 1
- Class B Surface Type
- ASPHALT
- GRAVEL
- DIRT
- Municipal Boundaries
- County Boundary
- Canals/Laterals
- Springs National Hydrology Dataset
- Water Bodies
- Major Waterways
- Wetlands (NWI)
- Cache Parcels



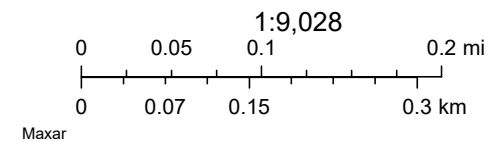
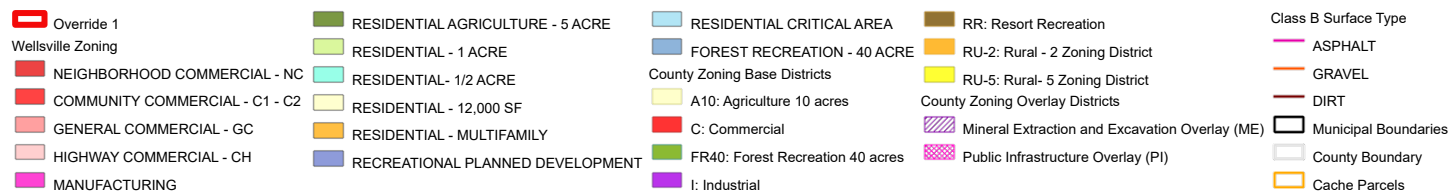
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# Cooper Wellsville Zoning



3/26/2024, 4:48:07 PM



Authorized Use: Cache County Development Services Office

Authorized Use: GIS Division/ Development Services



200 EAST

ELDON COOPER  
10-018-0012

(BASIS OF BEARING)  
N. 89°56'33" E  
1105.85'

5322.23'

MAURICE FITCHER  
10-018-0013 & 0014

5/8" REBAR

11 12

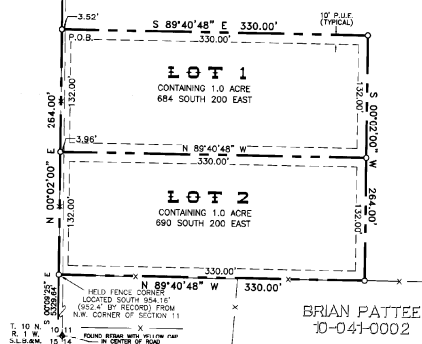
**FINAL PLAT  
FOR THE  
ELDON COOPER SUBDIVISION  
A PART OF THE N.W. 1/4 OF SECTION 11  
TOWNSHIP 10 NORTH, RANGE 1 WEST S.L.B. & M.  
WELLSVILLE CITY, CACHE COUNTY, UTAH  
MAY 2002**

REMAINDER PARCEL 10-041-0001

U.S. HIGHWAY 89/S1

## LEGEND

- FENCE LINE
- REBAR
- RIGHT OF WAY MARKER
- ♦ SECTION CORNER
- SET 5/8" REBAR WITH RLS 325023 CAP



BRIAN PATTEE  
10-041-0002

## SURVEY CERTIFICATE

I, JEFF S. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 325023 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT INTO LOTS, HEREINAFTER TO BE KNOWN AS ELDON COOPER SUBDIVISION, AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.



R.L.S. No. 325023

Date 1-01-02

## BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 10 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CACHE COUNTY SURVEYORS BRASS CAP MONUMENT FOUND AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 10 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00°09'25" EAST ALONG THE WEST LINE OF SAID SECTION AS CURRENTLY MONUMENTED 680.16 FEET; THENCE LEAVING SAID SECTION LINE NORTH 89°40'48" WEST 3.52 FEET TO A POINT IN AN EXISTING FENCE LINE ON THE EAST RIGHT OF WAY LINE OF 200 EAST STREET IN WELLSVILLE CITY, UTAH AND IS THE TRUE POINT OF BEGINNING; AND THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 89°40'48" EAST 330.00 FEET; THENCE SOUTH 00°02'00" WEST 284.00 FEET TO A POINT IN AN EXISTING FENCE LINE ON GRANTORS SOUTH PROPERTY LINE; THENCE NORTH 89°40'48" WEST ALONG GRANTORS SOUTH PROPERTY LINE AND SAID FENCE LINE 330.00 FEET TO AN EXISTING FENCE CORNER AND A POINT DESCRIBED OF RECORD AS BEING SOUTH 89°24' FEET FROM THE AFOREMENTIONED NORTHWEST SECTION CORNER; THENCE LEAVING SAID SOUTH PROPERTY LINE AND FENCE LINE NORTH 00°02'00" EAST ALONG SAID RIGHT OF WAY LINE 284.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.00 ACRES.

## ACKNOWLEDGEMENT

STATE OF UTAH  
COUNTY OF Cache  
ON THIS 14 DAY OF July, 2002  
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF Cache, IN SAID STATE OF UTAH,  
THE SIGNERS OF THE ABOVE OWNERS DEDICATION, WHO ADULT ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC  
MY COMMISSION EXPIRES 4/1/02



## OWNER'S DEDICATION

THE OWNER/S, OR HIS/HER REPRESENTATIVE, HEREBY IRREVOCABLY DEDICATES TO WELLSVILLE CITY ALL THE STREETS, CITY USES, EASEMENTS, AND REQUIRED UTILITIES SHOWN ON THIS SUBDIVISION PLAT AND CONSTRUCTION PLANS.

IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURES THIS

DAY OF July, A.D. 2002  
Eldon G. Cooper Arlene P. Cooper

## COUNTY SURVEYOR'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

23 JUN 2002  
DATE



## PLANNING COMMISSION APPROVAL

APPROVED THIS 12 DAY OF June, A.D. 2002  
BY THE WELLSVILLE CITY PLANNING AND ZONING COMMISSION.

Carol Brown  
CHAIRPERSON

## COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE WELLSVILLE CITY COUNCIL THIS 12 DAY OF June, A.D. 2002, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

Brian Pattee MAYOR Jeff Hansen ATTEST

## BEAR RIVER DISTRICT HEALTH DEPT. APPROVAL

THE SUBDIVISION DESCRIBED HEREON HAS BEEN APPROVED BY THE BEAR RIVER DISTRICT HEALTH DEPARTMENT.  
THIS 12 DAY OF June, A.D. 2002  
Jeff Hansen DISTRICT SANITARIAN

## COUNTY RECORDER'S NO. 794507

STATE OF UTAH, COUNTY OF Cache,  
AND FILED AT THE REQUEST OF Eldon G. Cooper  
DATE 24 JUL 2 2002  
ABSTRACTED

INDEX 2002-1528  
FILED IN FILE OF PLATS



## APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 12 DAY OF July, A.D. 2002

Brian Pattee  
ATTORNEY

## ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

Jeff Hansen DATE 12 JUL 2002 Jeff Hansen ENGINEER

SUBDIVISIONS  
PROPERTY SURVEYS  
TOPOGRAPHIC SURVEYS  
CONSTRUCTION STAKING

**JSH**  
SURVEYING & DRAFTING INC.

2820 SOUTH 600 WEST • NIBLEY, UTAH 84321  
(435) 753-0268 • TOLL FREE 1-888-420-0268

T-15634

WHEN RECORDED, MAIL TO:

UTAH DEPARTMENT OF AGRICULTURE  
A R D L PROGRAM  
350 NORTH REDWOOD ROAD  
SALT LAKE CITY, UTAH 84116-3087

ENT 532191 Bk 470 Pg 92  
DATE 25-APR-1990 12:53PM FEX 9.00  
MICHAEL L GLEED, RECORDER  
\*\* CACHE COUNTY, UTAH \*\* RECORDED BY SA  
FOR NICKMAN LAND TITLE COMPANY

**\*\* TRUST DEED \*\***

THIS TRUST DEED is made this 30th day of March, 1990, between ELDON G. COOPER and ARLENE P. COOPER, husband and wife, as joint tenants, as Trustor, whose address is 6640 South 4200 West, Wellsville, Utah 84339; Stephen C. Ward, Assistant Utah Attorney General, as Trustee, and the Utah Soil Conservation Commission, as Beneficiary.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property situated in Cache County, Utah:

**PARCEL 1:** BEGINNING at the Northwest Corner of Section 11, Township 10 North, Range 1 West of the Salt Lake Base and Meridian and running thence South 14.43 chains to a point 25.6 chains North of the Southwest Corner of the Northwest Quarter of said Section 11 and running thence East 10.48 chains to the West line of the State Highway; thence North 25°00' East along said Highway 15.60 chains to a point East of beginning; thence West to the point of beginning.

10-41-1

**PARCEL 2:** BEGINNING at the Northwest Corner of said Section 11, Township 10 North, Range 1 West of the Salt Lake Base and Meridian, and running thence North 6.75 chains; thence East 11.16 chains; thence South 673 chains; thence West 11.11 chains to the place of beginning.

EXCEPTING THEREFROM the following: Part of the Northwest Quarter of the Northwest Quarter of Section 11, Township 10 North, Range 1 West, Salt Lake Base and Meridian, described as follows: BEGINNING at the intersection of the Southerly right-of-way line of the existing 6th South Street of Wellsville City and the Northwesterly right-of-way and limited access line of the existing U.S. Highway 91, which point is approximately 1,134.33 feet East (which equals Highway bearing South 89°38'14" East) along the North line of said Section 11 and 30.92 feet South (equals Highway South 0°21'46" West) from the Northwest Corner of said Section 11 as monumented by Cache County, Utah; and running thence South 25°00' West (equals Highway South 25°18'31" West) 1,021.32 feet, more or less, along said Northwesterly right-of-way and limited access line to the Southerly boundary fence line of said entire tract; thence West (equals Highway North 89°24'45" West) 55.04 feet, more or less, along said Southerly boundary fence line to a point 90.00 feet perpendicularly distant Northwesterly from the "A" line, for said project at Engineer Station 399+27.00; thence North 25°18'31" East (Highway bearing) 172.93 feet, more or less, along a line parallel to said "A" line, to a point opposite Engineer Station 401+00.00; thence North 19°35'53" East (Highway bearing) 201.00 feet; thence North 29°35'52" East (Highway bearing) 401.12 feet to a point 80.00 feet perpendicularly distant Northwesterly from said "A" line at Engineer Station 407+00.00; thence North 25°18'31" East (Highway bearing) 252.96 feet, more or less, along a line parallel to said "A" line to said Southerly right-of-way line; thence East (equals Highway bearing South 89°27'06" East) 44.05 feet, more or less, along said Southerly right-of-way line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

TOGETHER WITH 46 shares of water stock in the Hyrum, Wellsville, and Hannon Irrigation Company.

Together with all buildings, fixtures and improvements thereon and all water rights, rights-of-way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereto now or hereafter used or enjoyed with said property, or any part thereof;

(continued)



Eldon and Arlene Cooper  
Trust Deed - March 30, 1990  
Page 2 of 2

FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of \$10,712.00, payable to the order of Beneficiary at the times, in the manner and with interest as therein set forth, and payment of any sums expended or advanced by Beneficiary to protect the security hereof.

Trustor agrees to pay all taxes and assessments on the above property, to pay all charges and assessments on water or water stock used on or with said property, not to commit waste, to maintain adequate fire insurance on improvements on said property, to pay all costs and expenses of collection (including Trustee's and attorney's fees in event of default in payment of the indebtedness secured hereby) and to pay reasonable Trustee's fees for any of the services performed by Trustee hereunder, including a reconveyance hereof.

The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to him at the address hereinbefore set forth.

Eldon G. Cooper  
Arlene P. Cooper

STATE OF UTAH

SS.

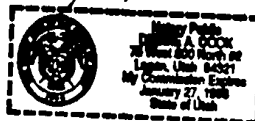
COUNTY OF Cache

On the 9<sup>th</sup> day of April, 1990, personally appeared before me ELDON G. COOPER and ARLENE P. COOPER, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Robbie A. Cook  
Notary Public

My Commission Expires: 1-27-93

Residing at: Lepson, Utah



## 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 roadways</li> <li>d. Visibility</li> <li>e. Traffic counts</li> <li>f. Foothills</li> </ul>	<b>15</b>	
<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>	<b>15</b>	

<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.	<b>10</b>	
<b>TOTAL</b>		<b>100</b>