



# 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 site visit at **3:30 p.m., Monday, May 20, 2024** at the parcels listed within this agenda

**Leave the Cache County Historic Courthouse at 3:10**

**1. Application-Site Visit and Discussion**

- A site visit and discussion 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.

## Notes

## Meeting Schedule

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



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*



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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.

*[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).

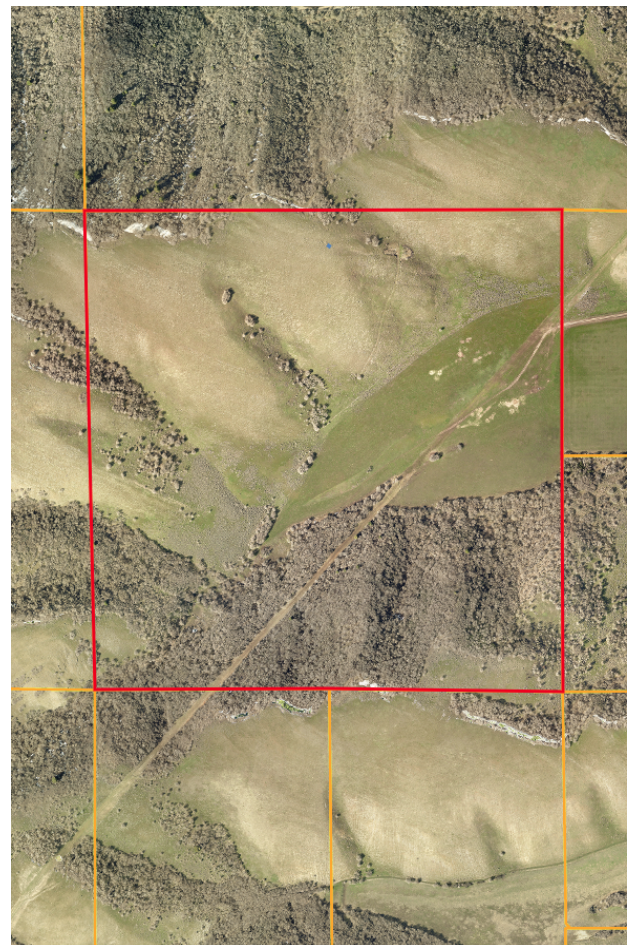
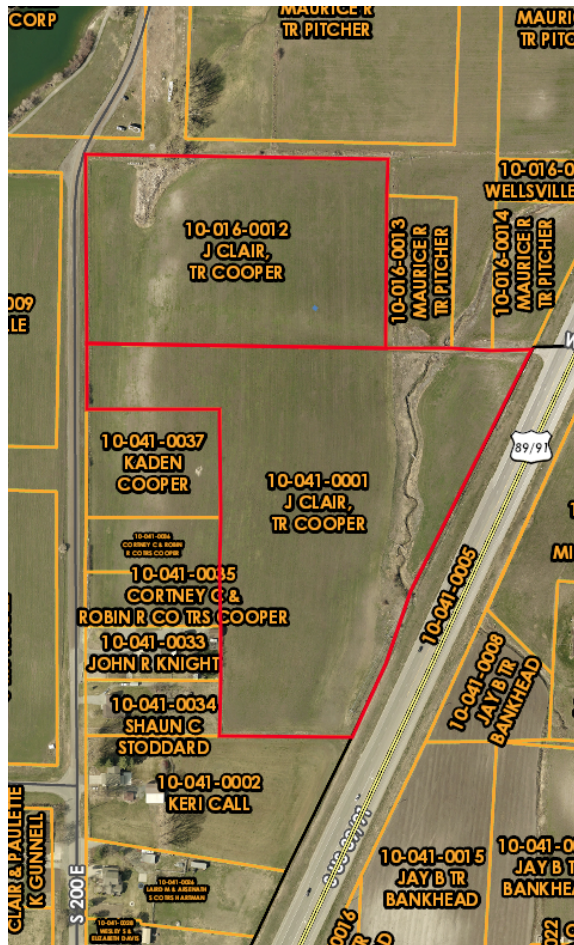
\*This form is subject to change as the Cache Open Space Advisory Committee sees fit.\*



## 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.

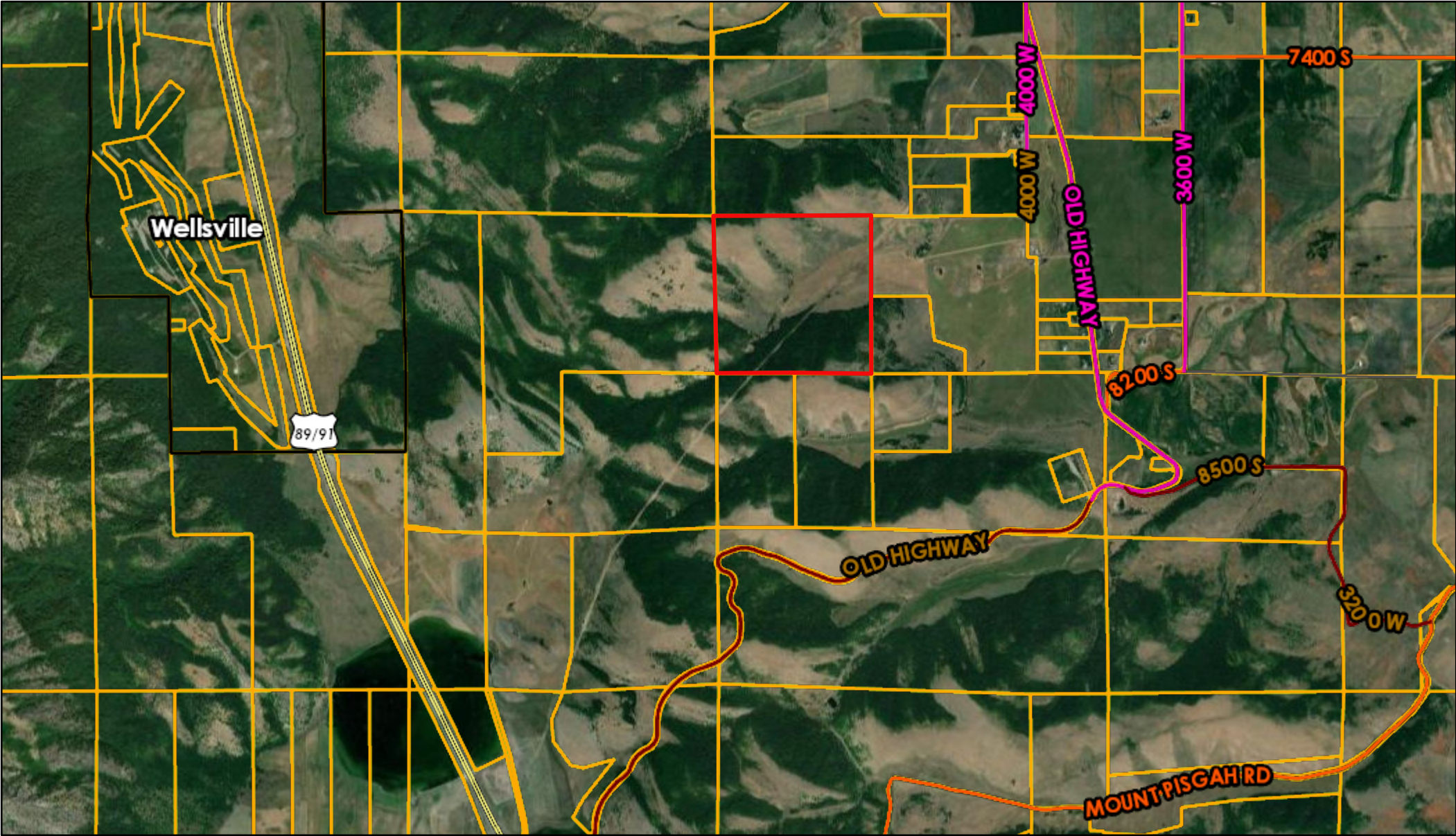
### **Partnering Organizations**

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**

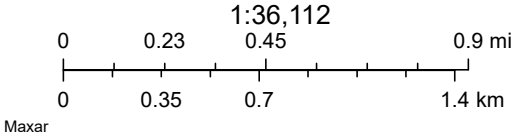
COSAC is a recomendation body for the County Council. At this meeting, COSAC can recommend approval, approval with conditions, or denial of the open space application. This application will then be sent to the next County Council meeting. COSAC may also continue the item to the next meeting. However, 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

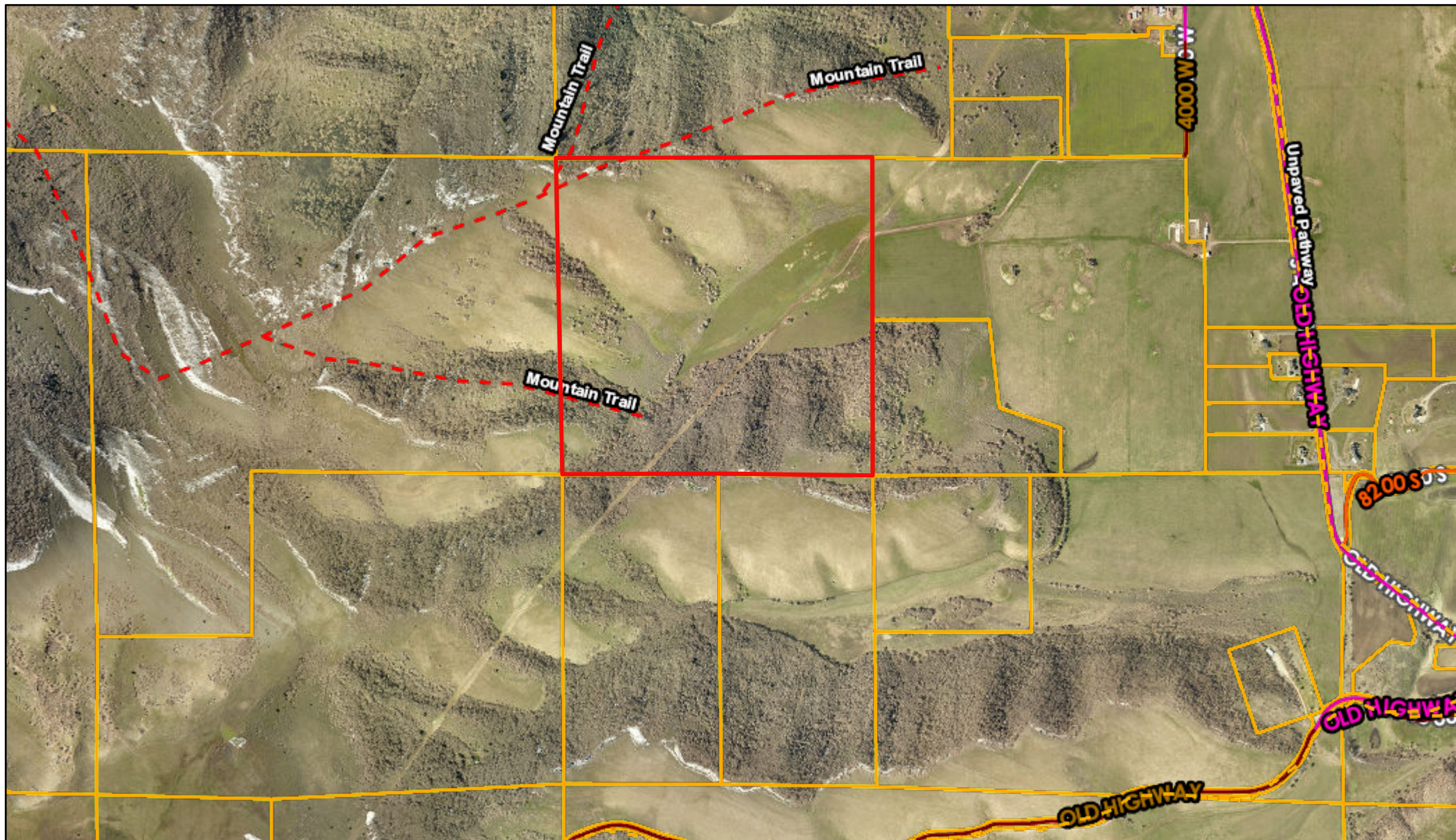


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- |                      |                      |                 |
|----------------------|----------------------|-----------------|
| Override 1           | GRAVEL               | County Boundary |
| Class B Surface Type | DIRT                 |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

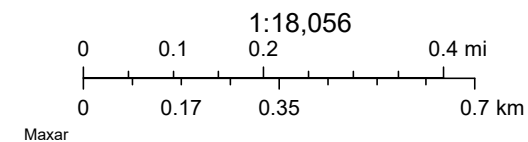


**Mountain Trail**



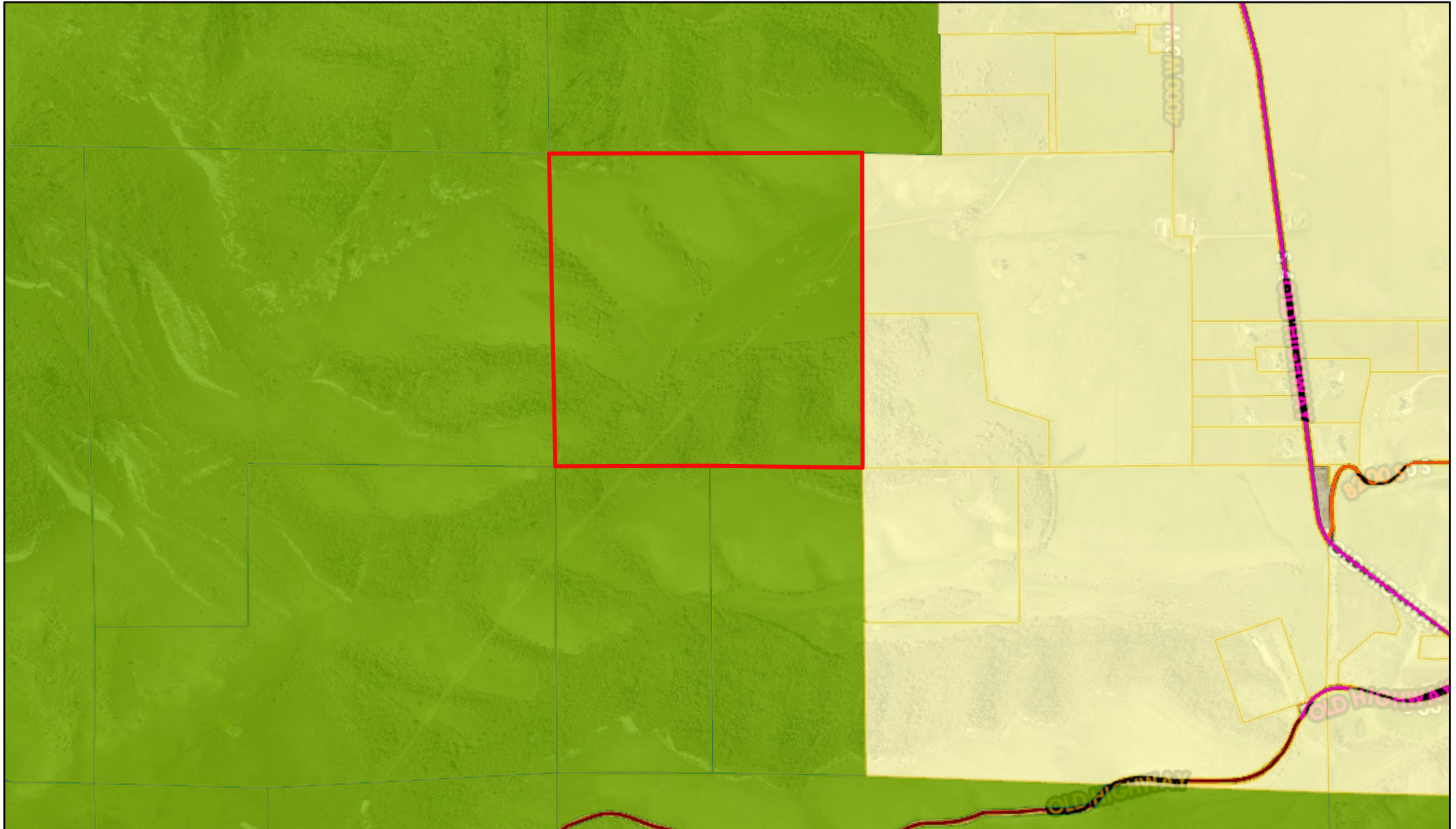
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- |                                                      |                                 |                   |                                                     |                           |
|------------------------------------------------------|---------------------------------|-------------------|-----------------------------------------------------|---------------------------|
| 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     |
| <b>Trails</b>                                        | <b>Activity Areas</b>           | 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

# Cooper Mt. Sterling Zoning



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  Override 1

County Zoning Base Districts

  A10: Agriculture 10 acres

  C: Commercial

  FR40: Forest Recreation 40 acres

  I: Industrial

  RR: Resort Recreation

  RU-2: Rural - 2 Zoning District

  RU-5: Rural- 5 Zoning District

County Zoning Overlay Districts

  Mineral Extraction and Excavation Overlay (ME)

  Public Infrastructure Overlay (PI)

Class B Surface Type

  ASPHALT

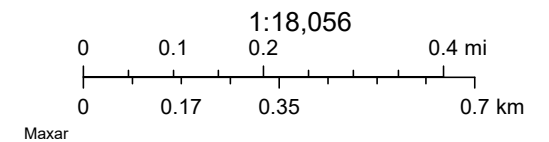
  GRAVEL

  DIRT

  Municipal Boundaries

  County Boundary

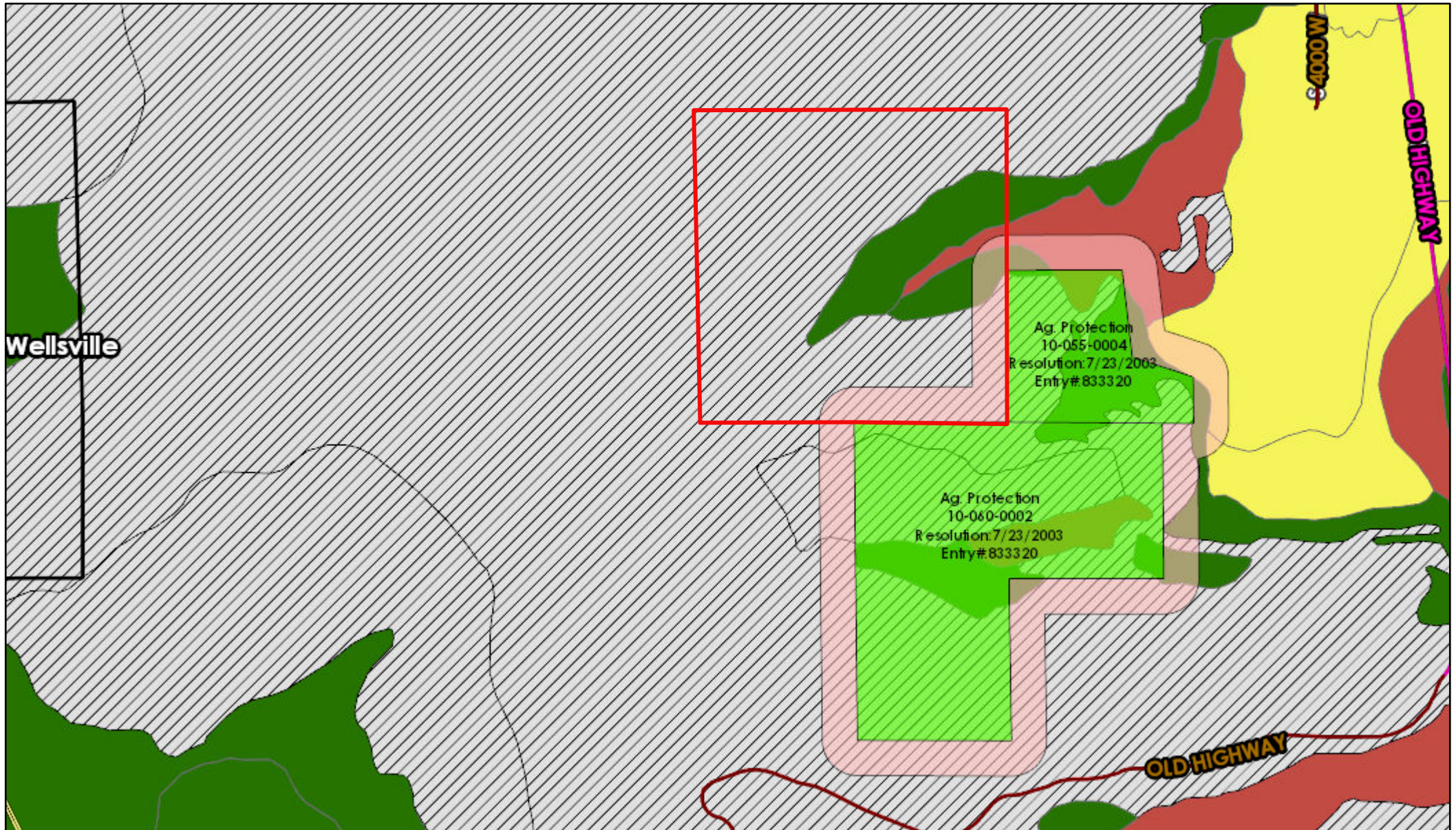
  Cache Parcels



Authorized Use: Cache County Development Services Office

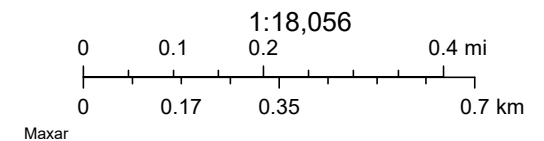
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# Cooper Mt. Sterling NCRS and Ag. Protection

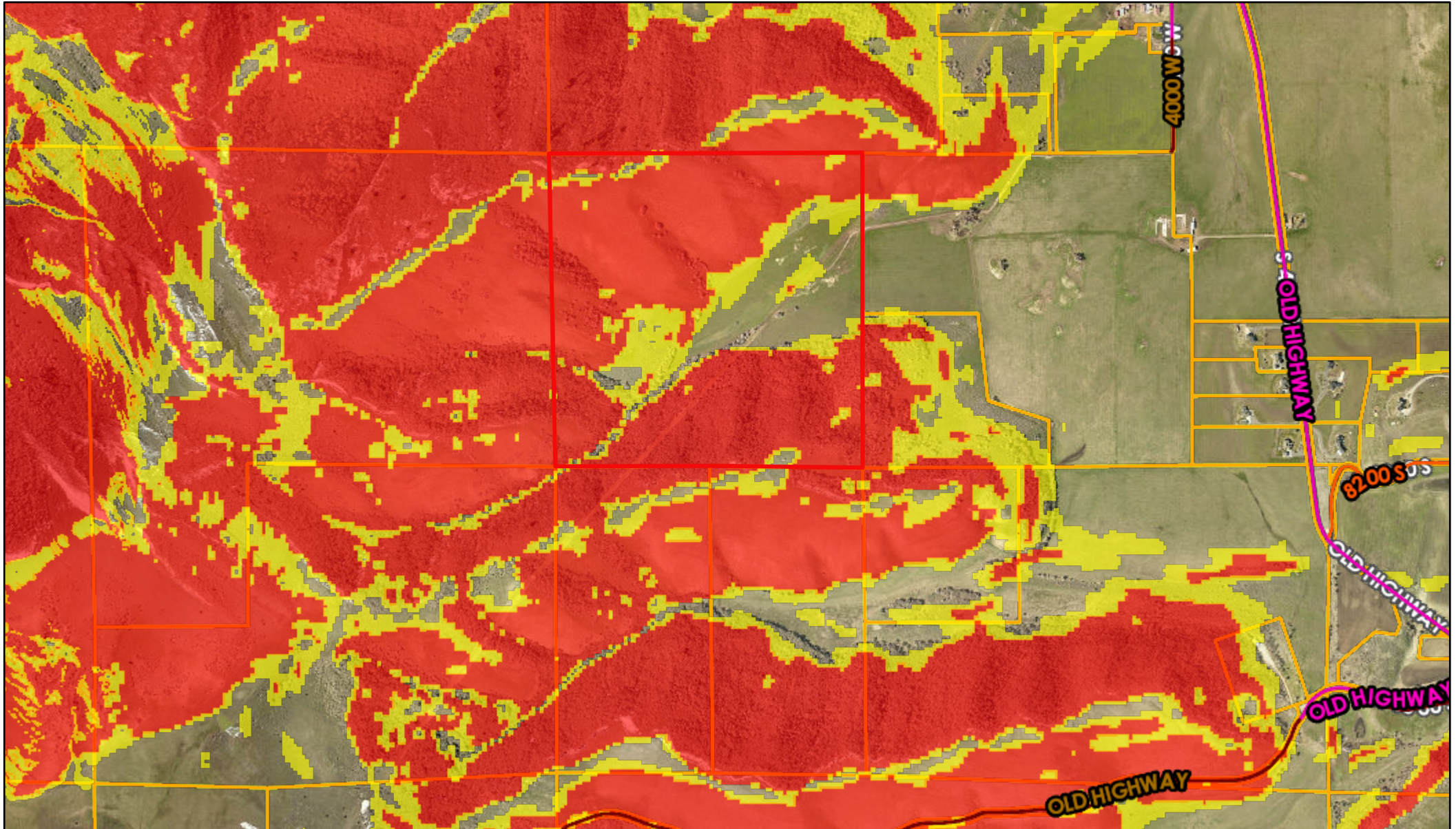


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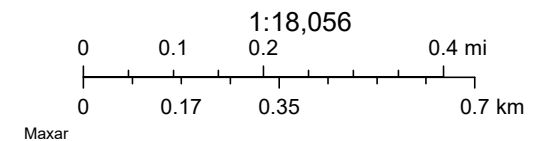
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| <span style="border-bottom: 2px solid black; width: 20px; display: inline-block;"></span> Class B Surface Type | <span style="border-bottom: 2px solid black; width: 20px; display: inline-block;"></span> Municipal Boundaries | <span style="background-color: #d3d3d3; border: 1px solid black; width: 20px; height: 10px; display: inline-block;"></span> Not Classified               | <span style="background-color: #ffe0e0; border: 1px solid black; 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 gray; width: 20px; display: inline-block;"></span> County Boundary       | <span style="background-color: green; border: 1px solid black; width: 20px; height: 10px; display: inline-block;"></span> Farmland Of Local Importance   | <span style="background-color: #90ee90; border: 1px solid black; 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: red; border: 1px solid black; 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                                                |



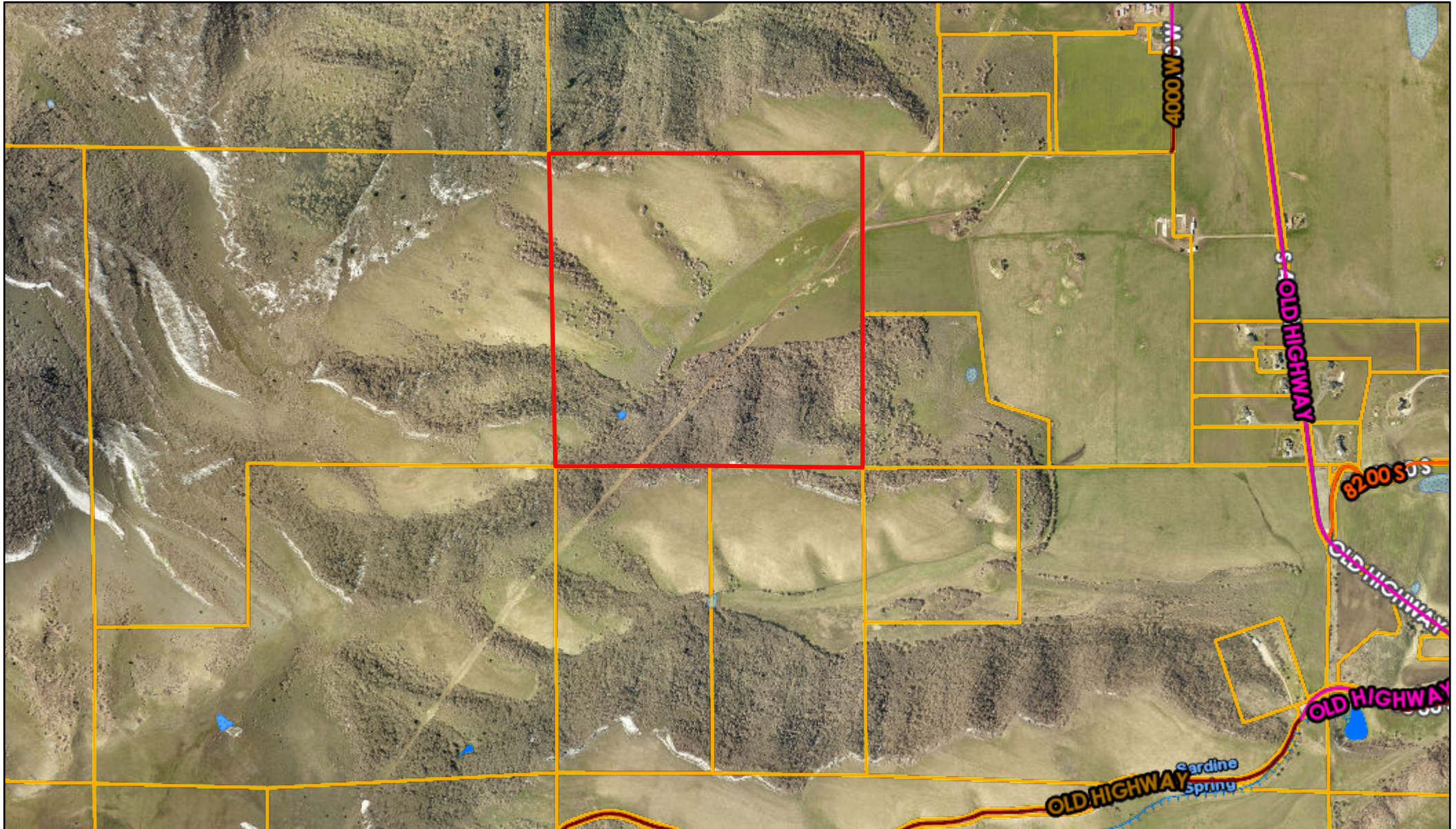
# Cooper Mt. Sterling Slopes



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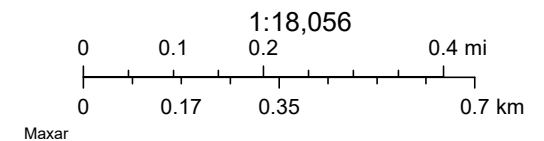


# Cooper Mt. Sterling Wetlands and Waterways



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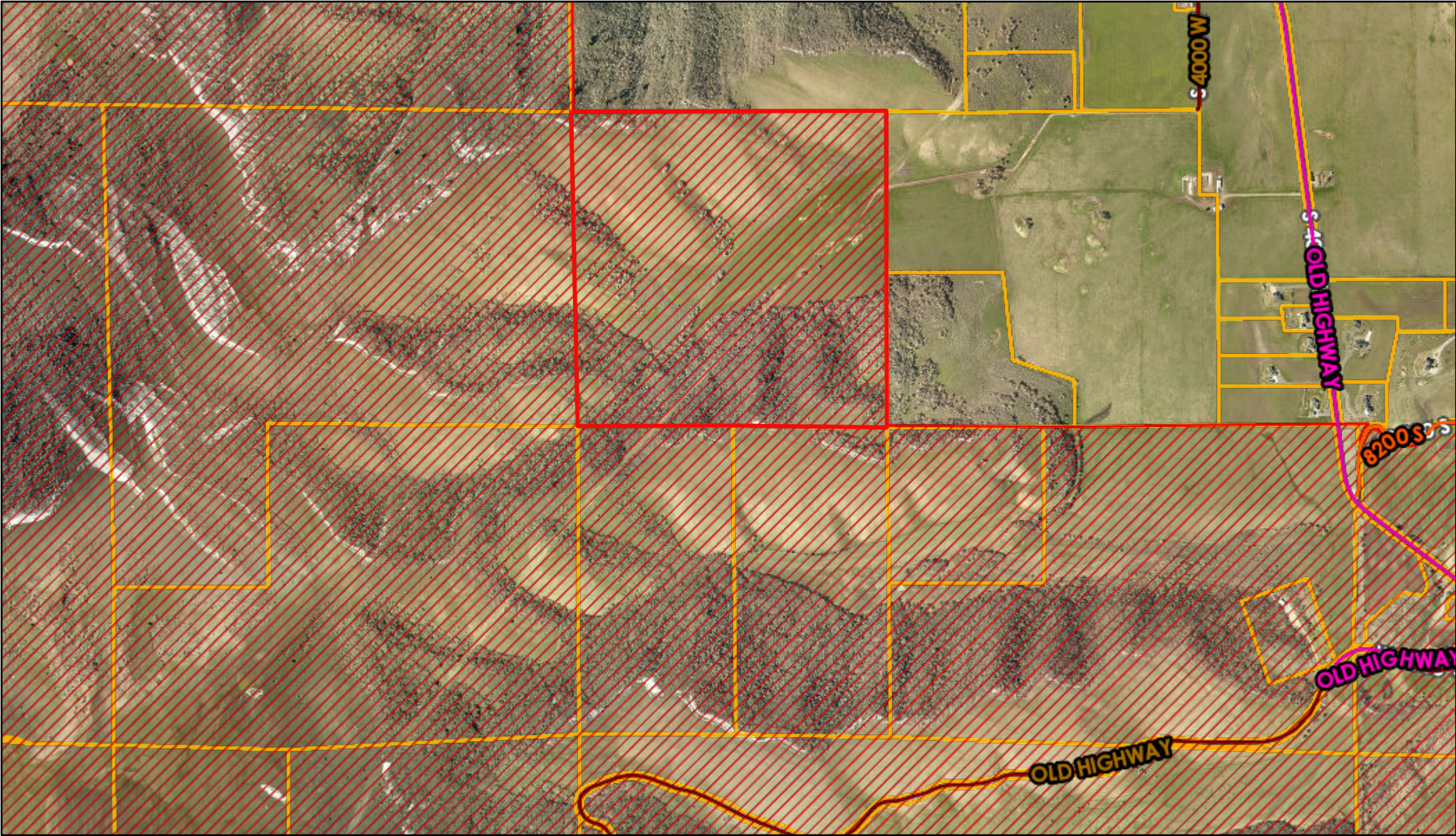
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| <span style="border: 2px solid red; display: inline-block; width: 20px; height: 10px;"></span> Override 1 | <span style="border-bottom: 2px solid orange; width: 20px;"></span> GRAVEL                                            | <span style="border: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



Authorized Use: Cache County Development Services Office

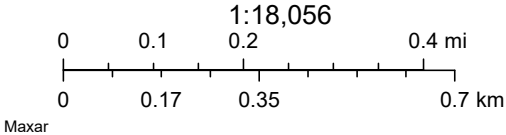
Authorized Use: GIS Division/ Development Services

# Cooper Mt. Sterling Wildland Urban Interface

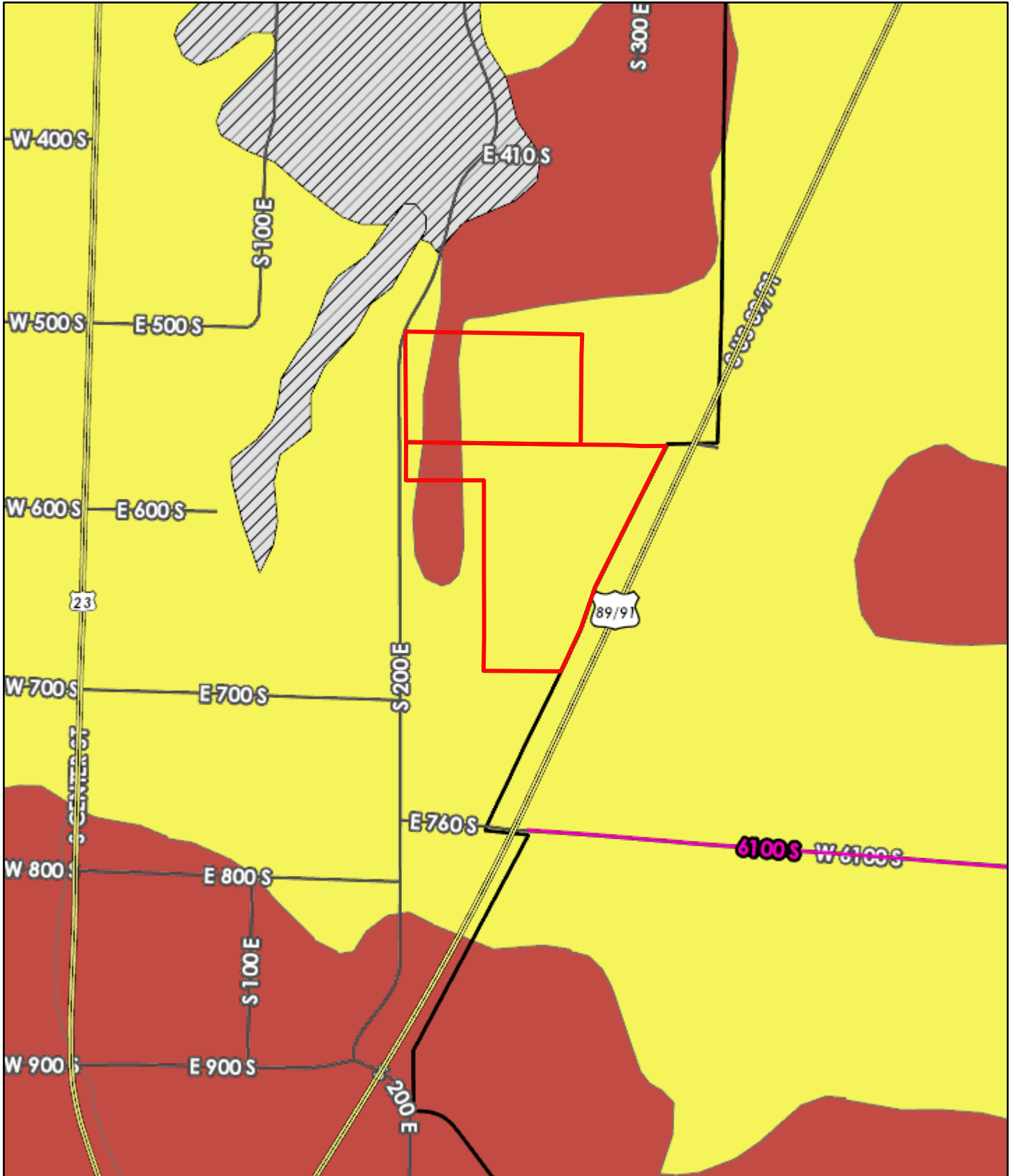


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|----------------------|----------------------|--------------------------|
| Override 1           | GRAVEL               | County Boundary          |
| Class B Surface Type | DIRT                 | Wildland-Urban Interface |
| ASPHALT             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

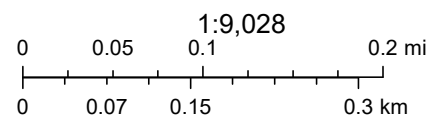


# Cooper Wellsville NCRS Farmland



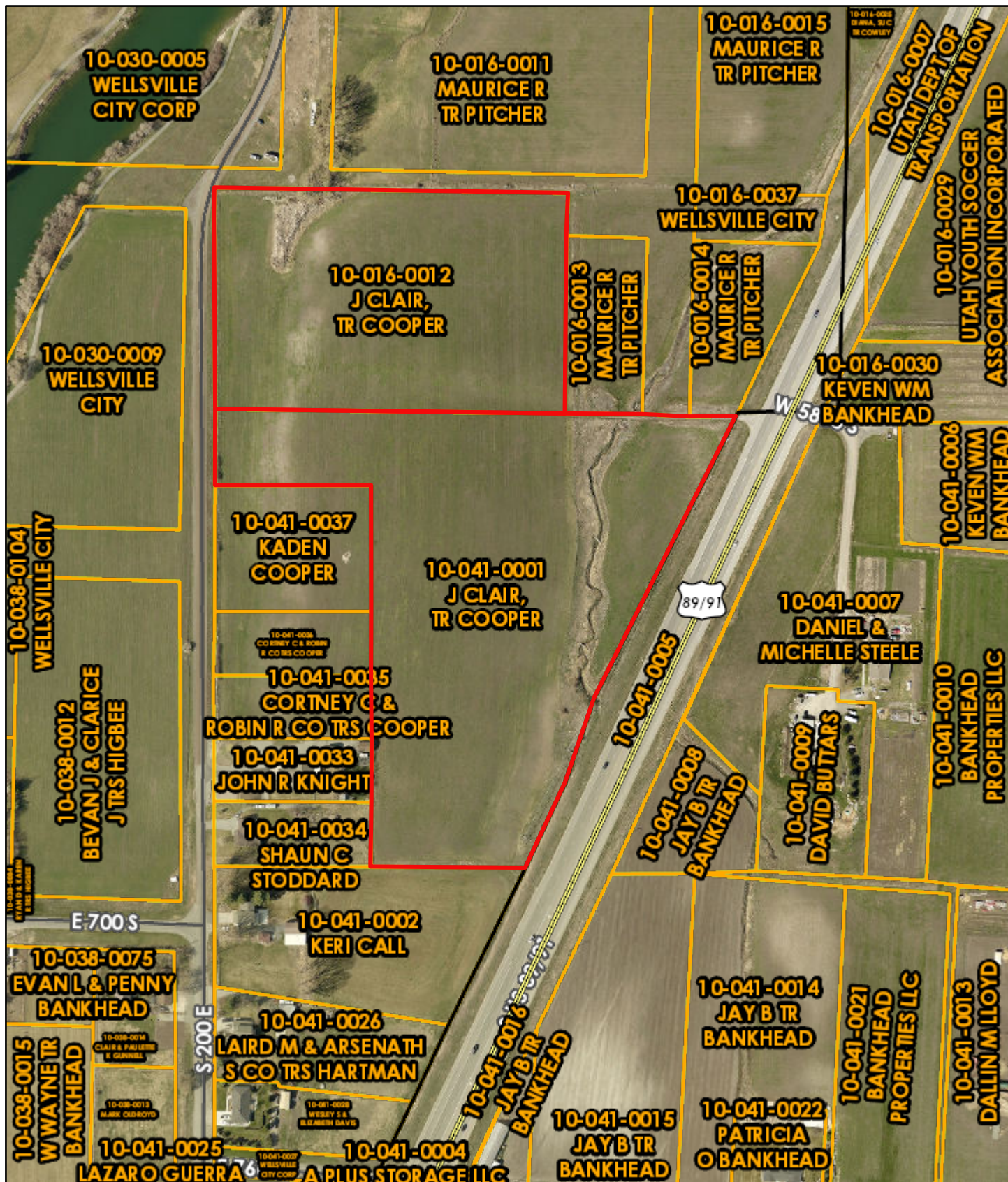
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| <span style="border: 2px solid red; padding: 2px;"> </span> Override 1               | <b>NCRS Soils Farmland</b>                                                                                                  |
| <span style="border: 2px solid magenta; padding: 2px;"> </span> Class B Surface Type | <span style="background-color: #cccccc; border: 1px solid black; padding: 2px;"> </span> Not Classified                     |
| <span style="border: 2px solid magenta; padding: 2px;"> </span> ASPHALT              | <span style="background-color: #006400; border: 1px solid black; padding: 2px;"> </span> Farmland Of Local Importance       |
| <span style="border: 2px solid orange; padding: 2px;"> </span> GRAVEL                | <span style="background-color: #800000; border: 1px solid black; padding: 2px;"> </span> Farmland Of Statewide Importance   |
| <span style="border: 2px solid brown; padding: 2px;"> </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: #ffccff; 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                                                |



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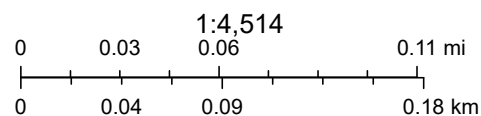
# Cooper Wellsville Parcels



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Legend:

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



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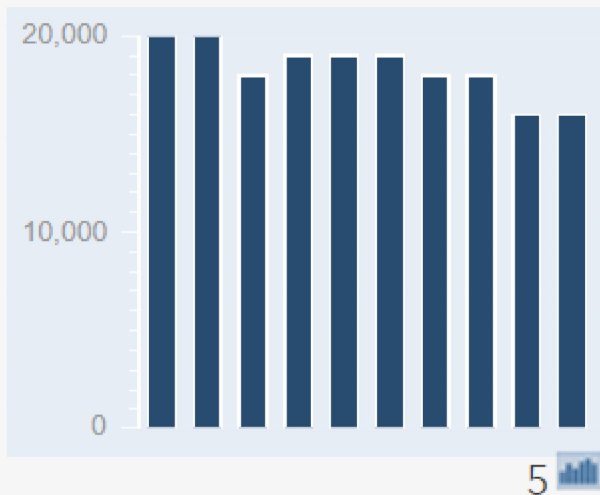
Authorized Use: Cache County Development Services Office  
Authorized Use: GIS Division/ Development Services

[UDOT Traffic Website](#)

[AADT Open Data Portal](#)

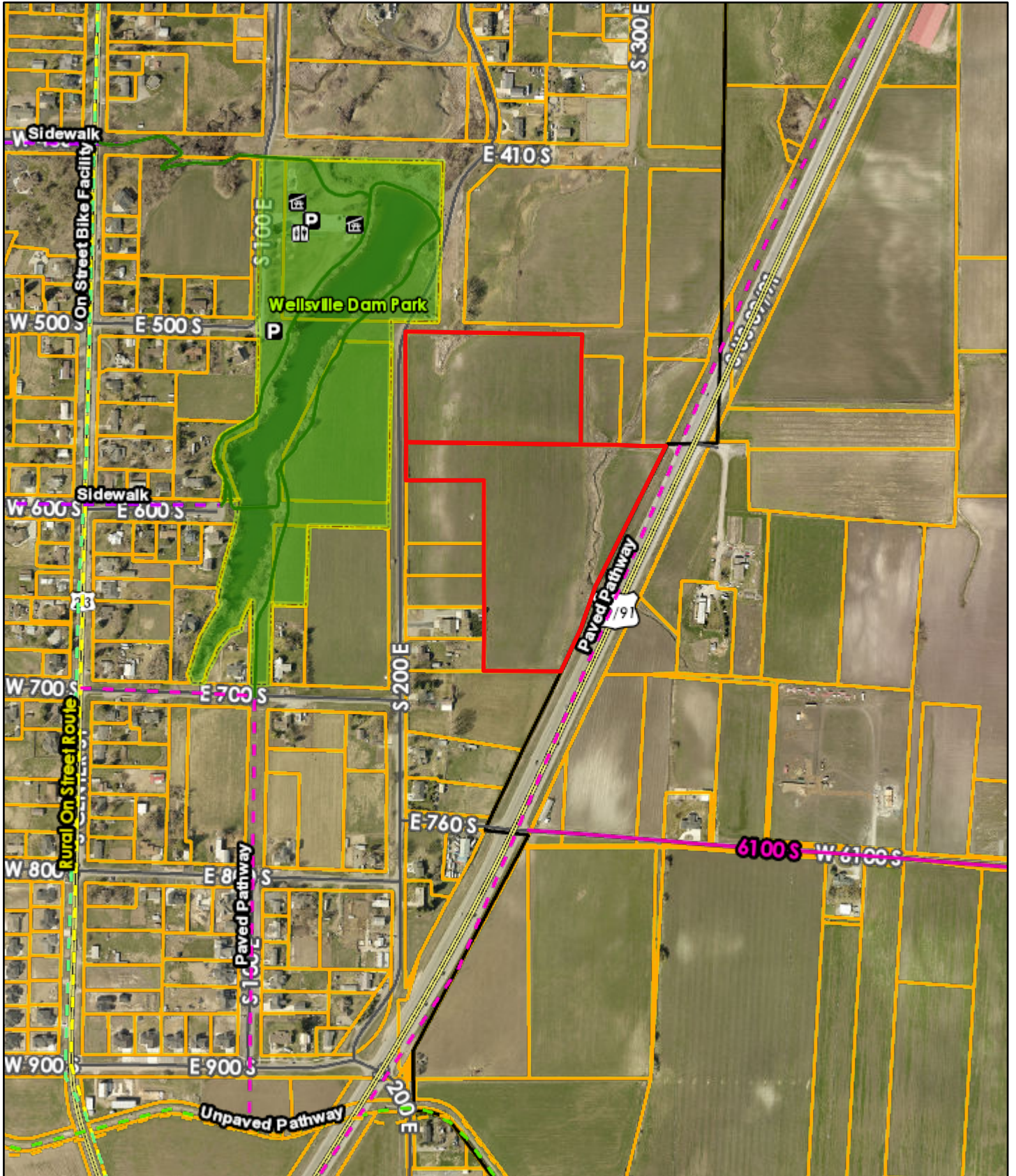
**Annual Average Daily Traffic 20,000**

*10 Year AADT History 2022-2013*



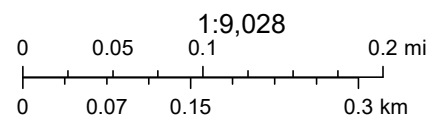
[Zoom to](#)

# Cooper Wellsville Trails and Parks



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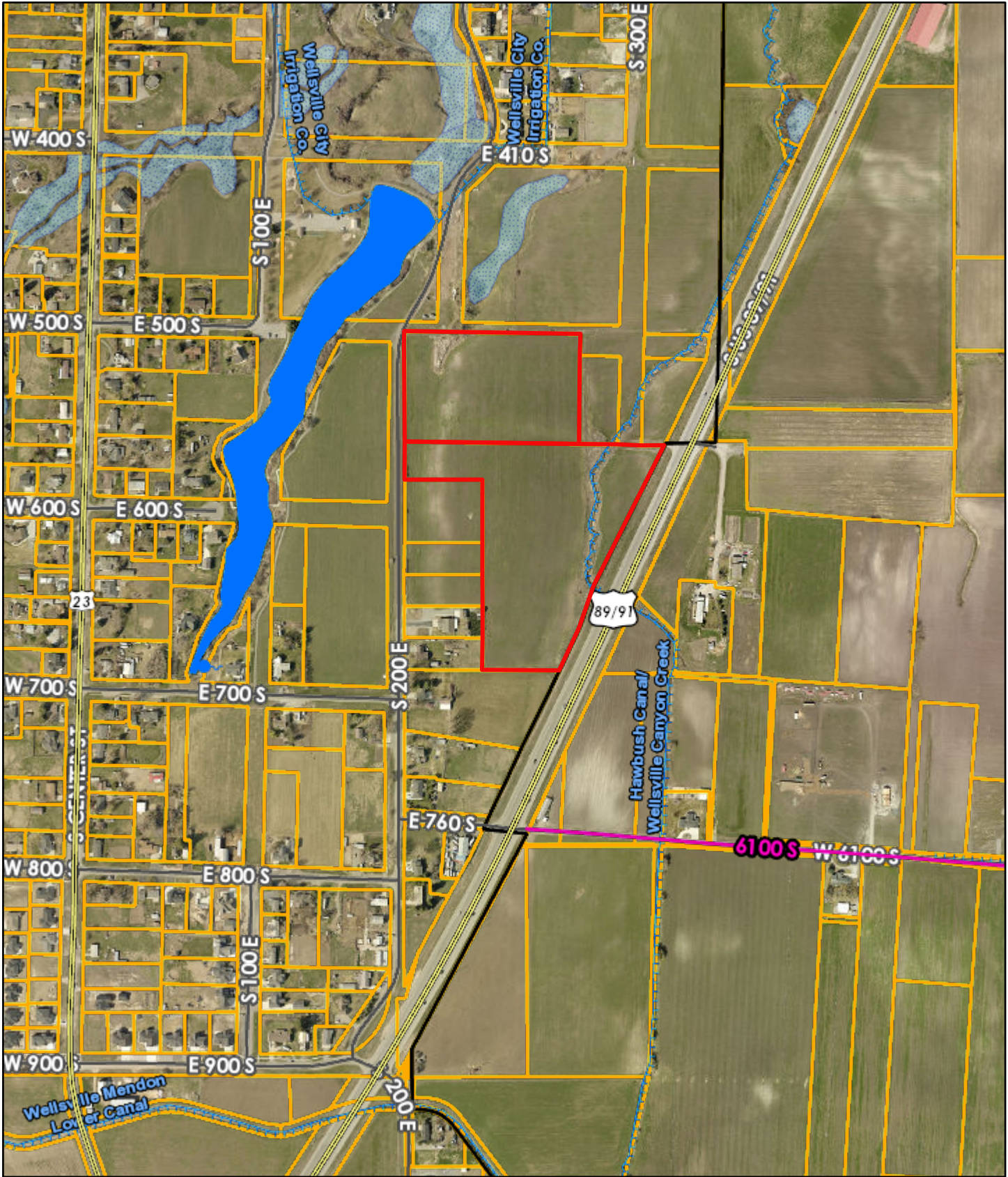
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|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <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> |
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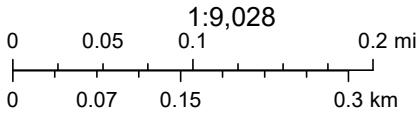
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Authorized Use: GIS Division/ Development Services

# Cooper Wellsville Waterways



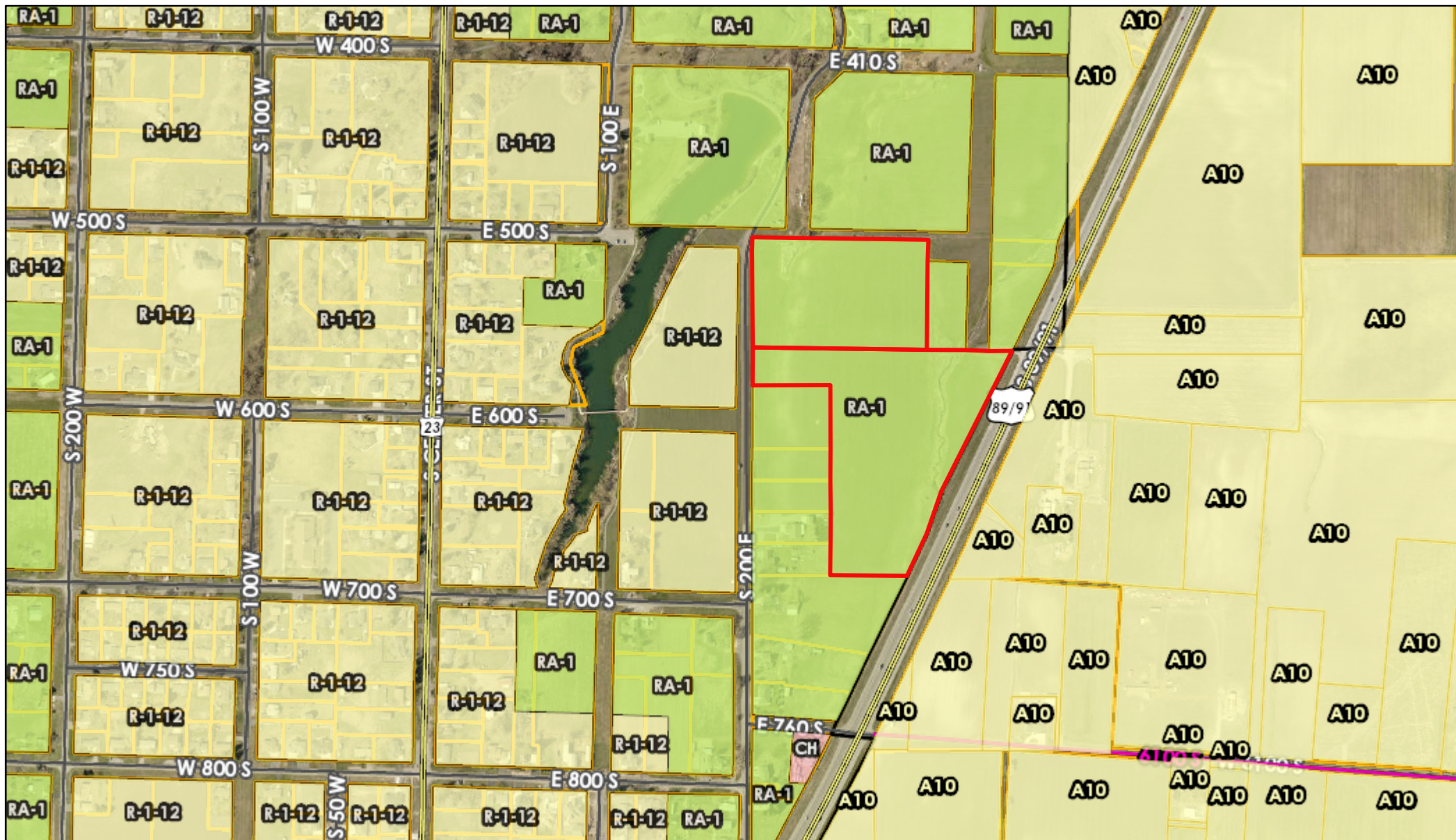
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- |                      |                                    |
|----------------------|------------------------------------|
| Override 1           | Canals/Laterals                    |
| Class B Surface Type | Springs National Hydrology Dataset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

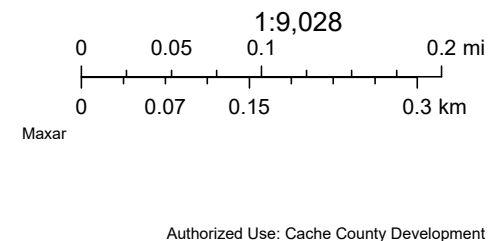
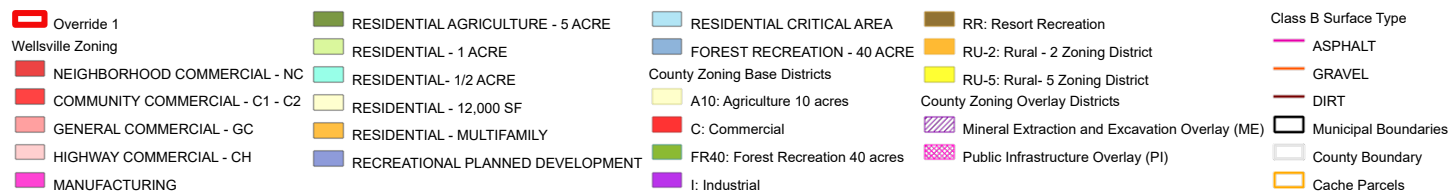


Maxar

# Cooper Wellsville Zoning



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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

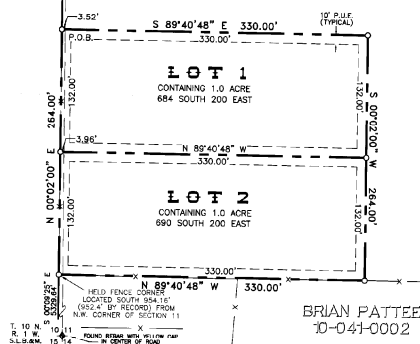
**FINAL PLAT  
FOR THE  
ELDON COOPER SUBDIVISION  
A PART OF THE N.W. 1/4 OF SECTION 11  
TOWNSHIP 10 NORTH, RANGE 1 WEST S.L.B. & M.  
WELLSVILLE CITY, CACHE COUNTY, UTAH  
MAY 2002**

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

## 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 660.16 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 882.4 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 5/1/2007



## 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 FAX 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.

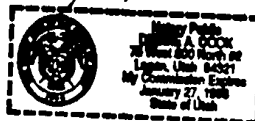
COUNTY OF Cache

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.

Rebecca 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><br>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><br>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><br>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><br>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><br>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><br>Please see the COSAC Trail Application for trail only projects.<br>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><br>Other factors including uniqueness, historic value, urgency, irreplaceability.                                                                                                                                                                                                                                                                                             | <b>10</b> |            |
| <b>TOTAL</b>                                                                                                                                                                                                                                                                                                                                                                                                |           | <b>100</b> |