



COSAC

CACHE OPEN SPACE ADVISORY COMMITTEE

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, July 8, 2024.**

The meeting can be viewed at: <https://www.youtube.com/@cachecounty1996>

Agenda

1. **Welcome, Introductions**
2. **Approval of agenda/minutes:** June 3, 2024
3. **First Round Application:** Discussion and Consideration of an Open Space Application for Cooper Open Space, containing parcel 10-055-003. Located about half a mile west of the south end of 4000 W in unincorporated county. Applicant Clair Cooper.
4. **Pre-Application:** Discussion and review of a pre-application for approximately 46 acres for parcel 12-052-0013 and a portion of 12-035-0007 located at approx. Center St and 7000 W, Northwest of Mendon. Property Owner Kent Baker
5. **Second 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 Fuhrman, Agent Bear River Land Conservancy
6. **First Round Application:** Discussion and Consideration of an Open Space Application for Harris Farms, containing parcels 09-068-0001, 09-068-0003, 09-068-0004, 09-068-0005, and 09-068-0006, approximately 229 acres, located approximately 10600 N and 300 E west of Richmond in unincorporated county. Applicant C. Zan Harris
7. **Gateway Category-Immediate Views and Parcels**
8. **Discussion regarding conservation easements, deed restrictions, and purchase of development rights**
9. **County Council Update (If any)**

Next Meeting Agenda

Notes

Meeting Schedule

Next regular meeting is scheduled for August 5, 2024, at 3:30 pm.

2. Approval of agenda/minutes: June 3, 2024

Cache Open Space Advisory Committee**3 June 2024****Items****Page****Agenda**

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- 2. Approval of Agenda/Minutes** 2
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- 5. Gateway Category – Immediate Views and Parcels** 2
- 6. Discussion regarding conservation easements, deed restrictions, and purchase of development rights** 2
- 7. County Council Update (if any)** 2

Present: Stephen Nelson, Chris Sands, Clair Ellis, Kendra Penry, Eric Eliason, Justin Clawson, Megan Izatt

Start Time: 03:32:00

#1 Welcome, Introduction

Sands welcomed everyone.

#2 Approval of Agenda/Minutes

Agenda and minutes from March 22, 2024, April 1, 2024, April 15, 2024, May 20, 2024 approved with no objection.

#3 First Round Application

Eliason** motioned to recommend approval to the County Council for the Cooper Wellsville Open Space Application to move to the second application phase. Public access was not resolved within this application but the land owner is willing to consider. Conservation easement should not preclude a future trail. The Council should note that the property adjacent to the north may be considered in the future, which would add additional farm land. This property is also contiguous to Wellsville City open space and parks; **Penry** seconded; **Passed 4, 0.

04:41:00

Ellis** motioned to continue the Cooper Mt. Sterling property application up to 90 days to collect more information from Wellsville City and to contact surrounding property owners; **Eliason** seconded; **Passed 4, 0.

04:48:00

#4 Pre-Application

Nelson reviewed the application from Hardrock LLC and J&M Land Holdings LLC.

#5 Gateway Category-Immediate Views and Parcels

Continued until next meeting.

#6 Discussion Regarding Conservation Easements, Deed Restrictions, and Purchase of Development Rights

Continued until next meeting.

37 County Council Update (if Any)

Continued until next meeting.

05:19:00

Adjourned

DRAFT

3. First Round Application: Discussion and Consideration of an Open Space Application for Cooper Open Space, containing parcel 10-055-003. Located about half a mile west of the south end of 4000 W in unincorporated county. Applicant Clair Cooper.



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
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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

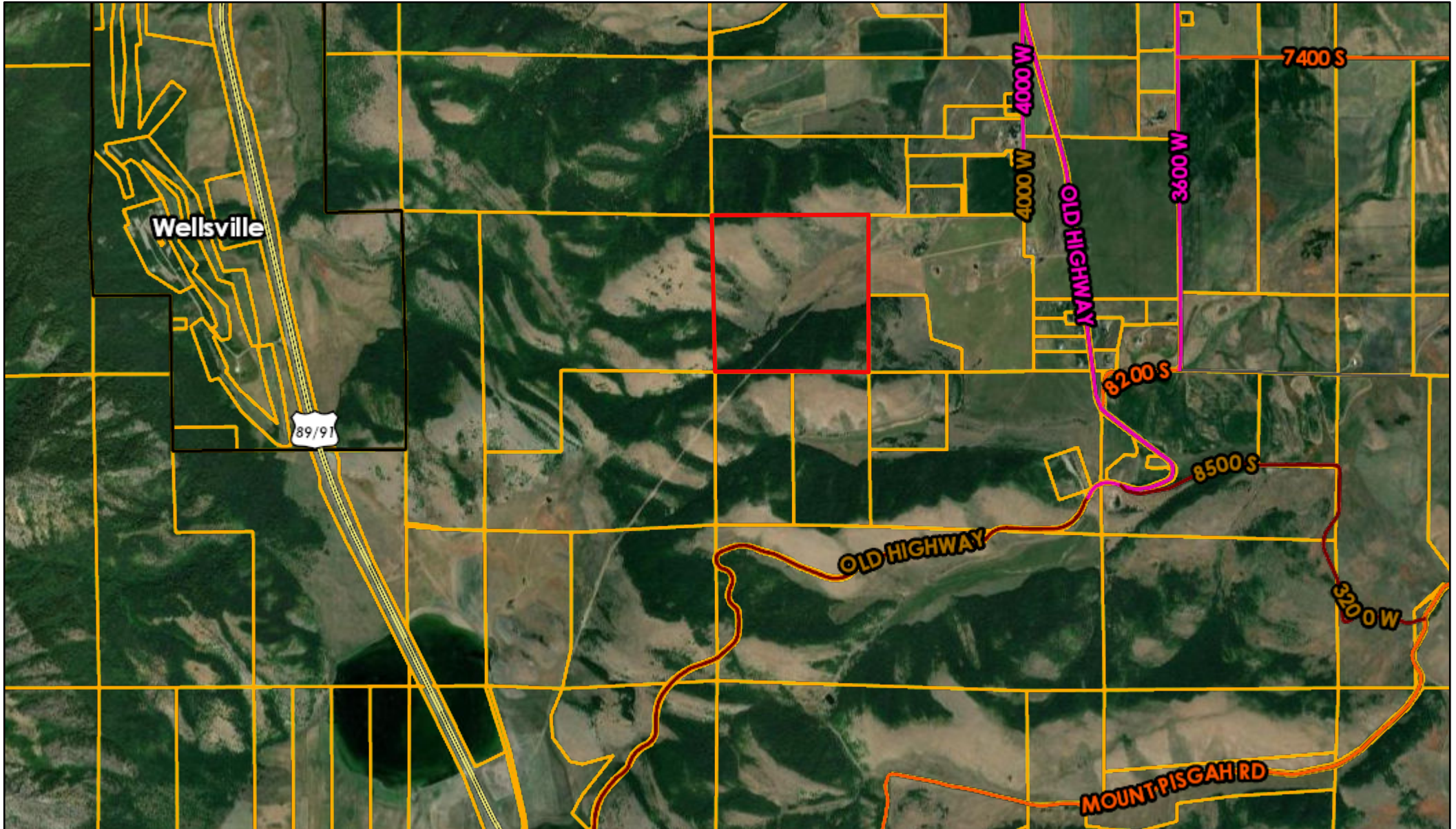
Date

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.

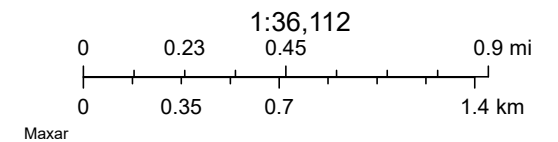
This form is subject to change as the Cache Open Space Advisory Committee sees fit.

Cooper Mt. Sterling Parcels

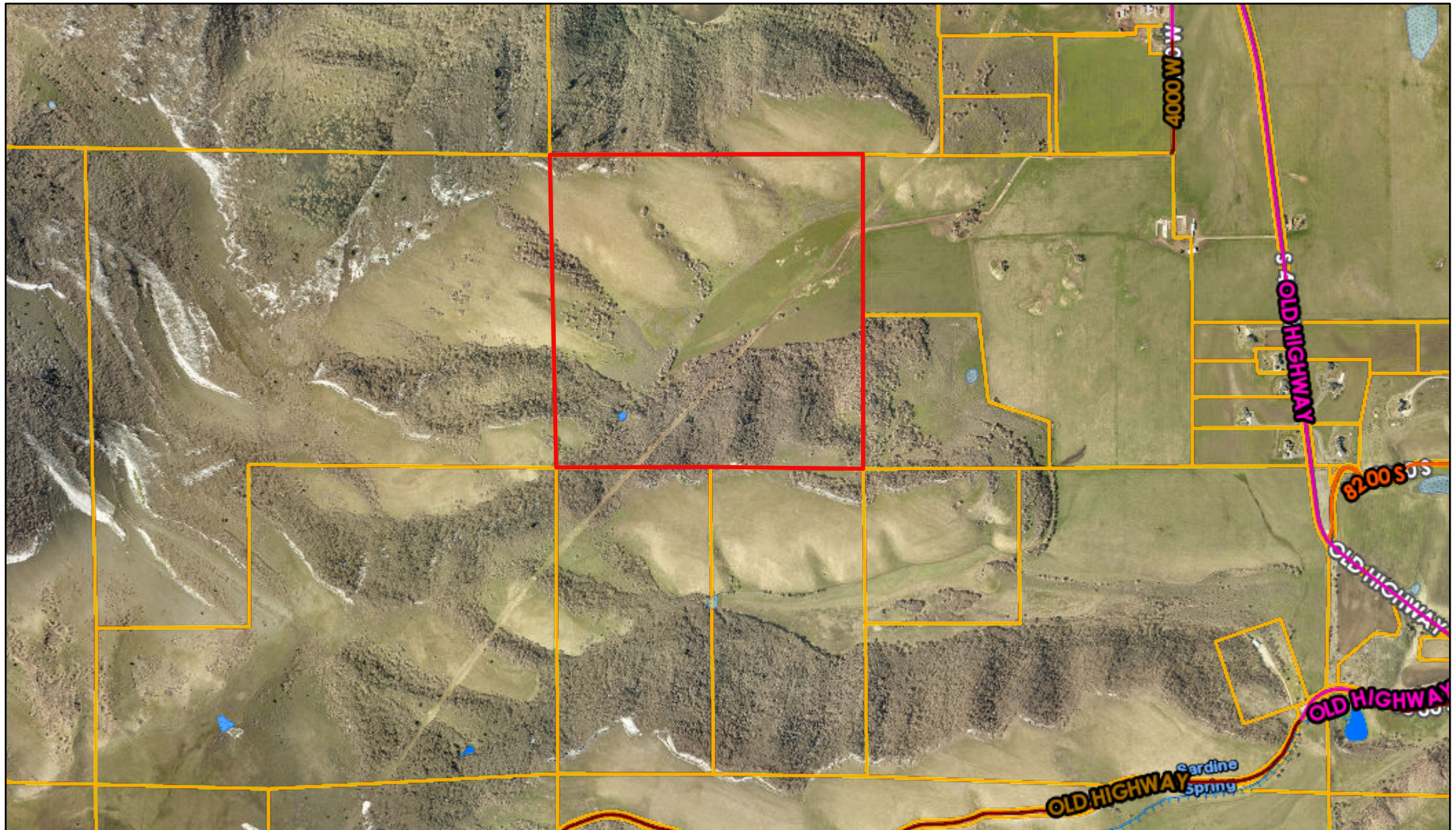


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- Override 1
- GRAVEL
- ASPHALT
- DIRT
- County Boundary
- Cache Parcels
- Municipal Boundaries

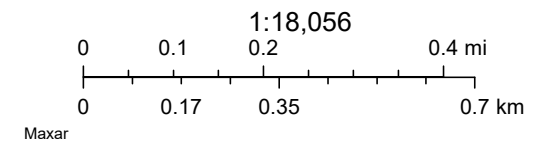


Cooper Mt. Sterling Wetlands and Waterways

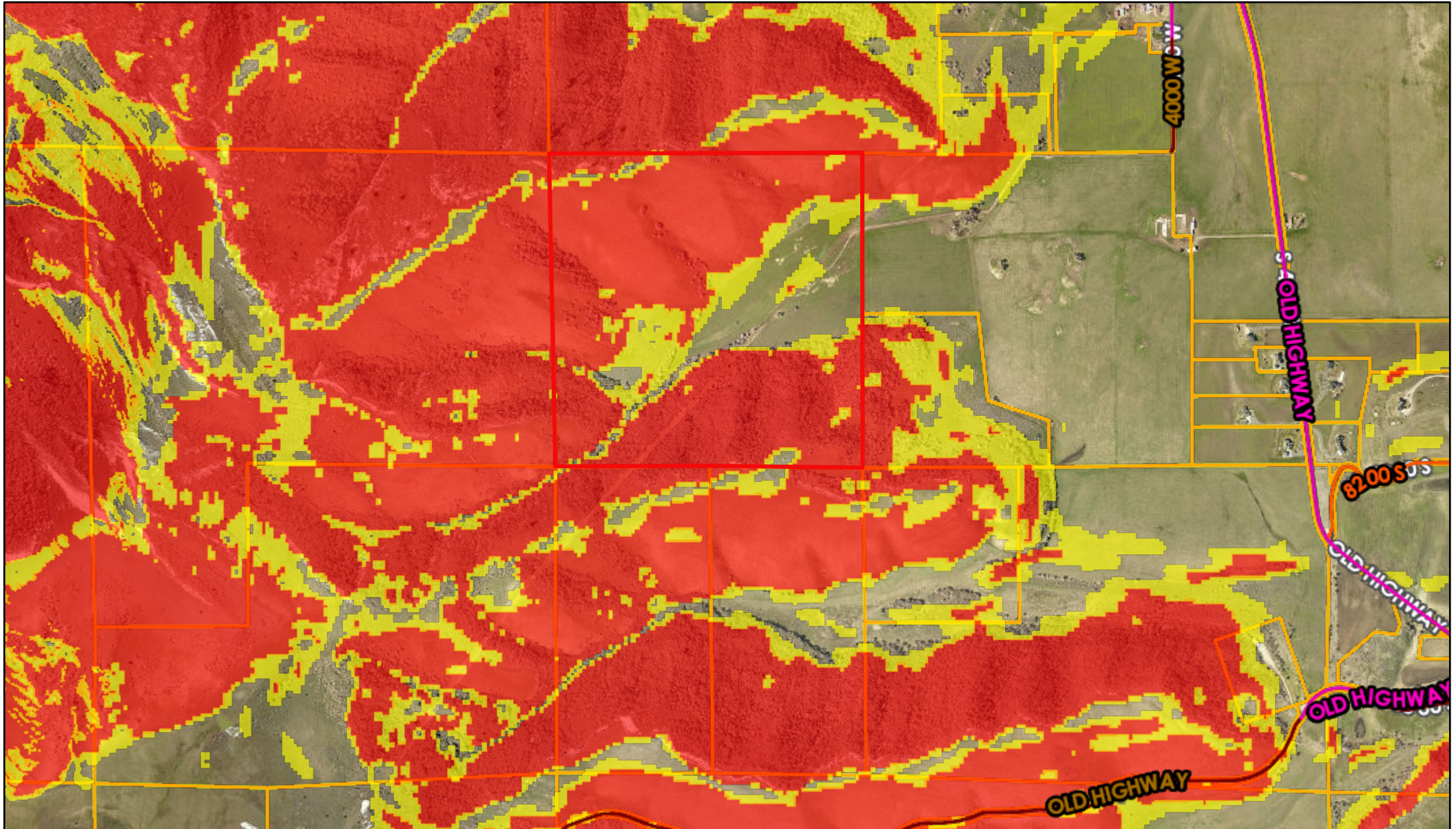


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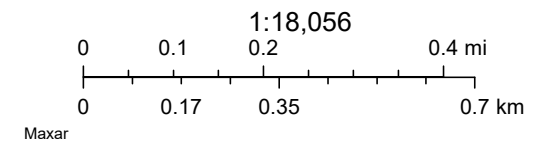
- | | | | |
|---|---|--|---|
| Override 1 | GRAVEL | County Boundary | Water Bodies |
| Class B Surface Type | DIRT | Wetlands (NWI) | Major Waterways |
| ASPHALT | Municipal Boundaries | Canals/Laterals | Cache Parcels |



Cooper Mt. Sterling Slopes



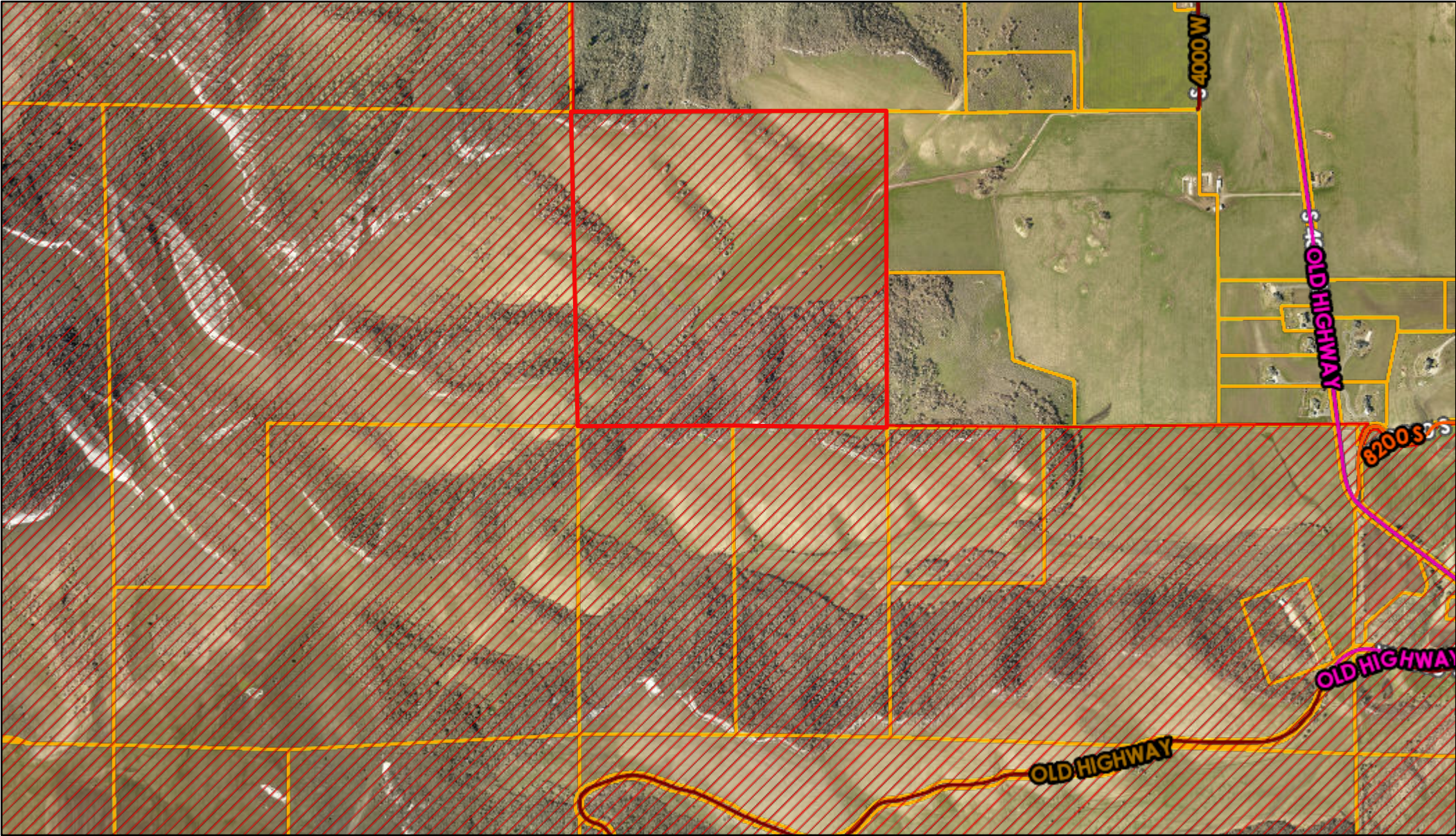
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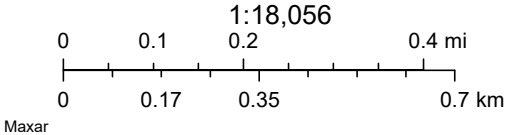
Authorized Use: GIS Division/ Development Services

Cooper Mt. Sterling Wildland Urban Interface

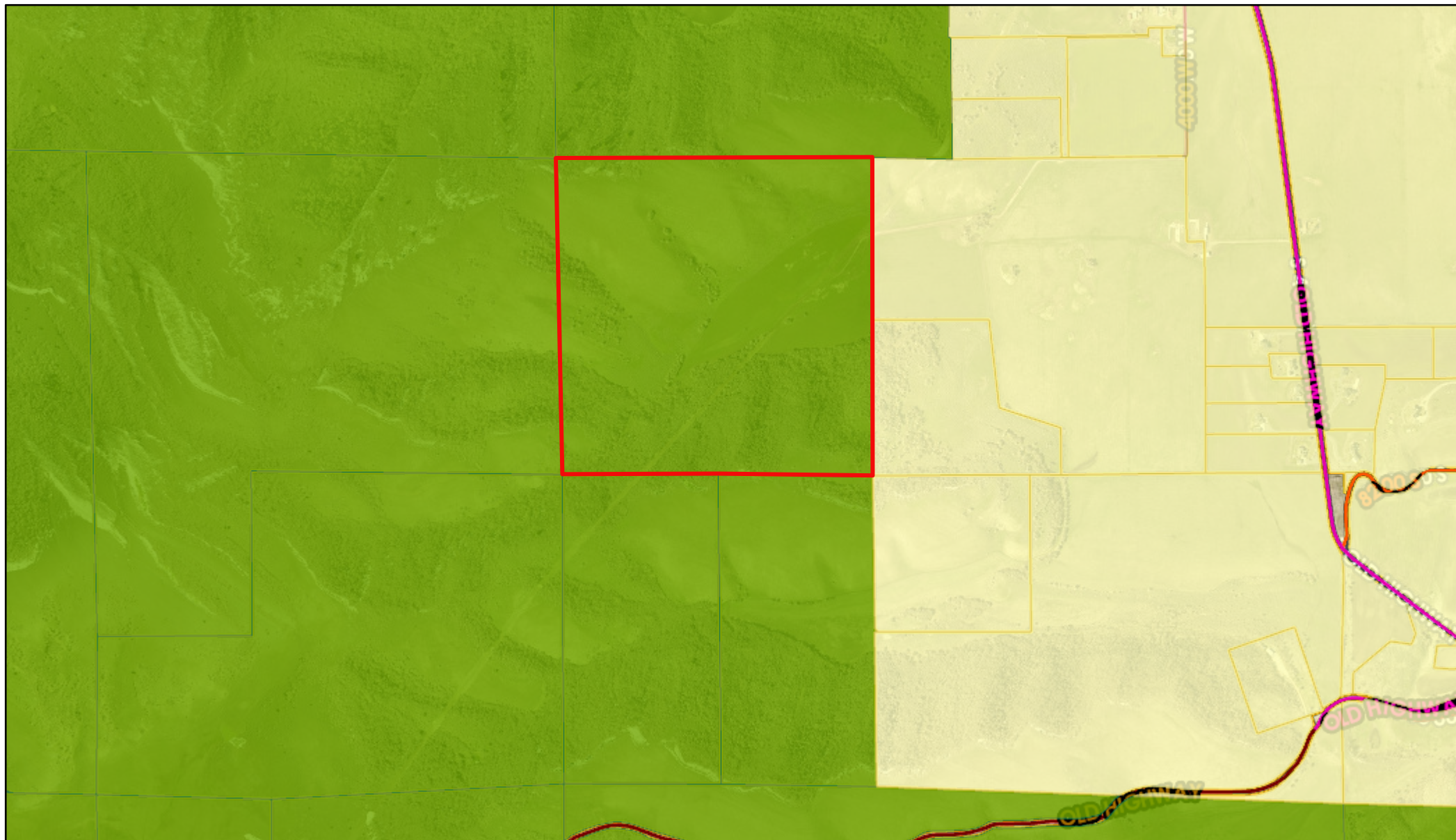


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- | | | |
|----------------------|----------------------|--------------------------|
| Override 1 | GRAVEL | County Boundary |
| Class B Surface Type | DIRT | Wildland-Urban Interface |
| ASPHALT | Municipal Boundaries | Cache Parcels |



Cooper 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

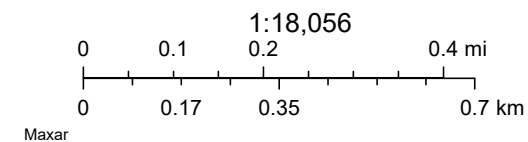
- GRAVEL

- DIRT

-
- Municipal Boundaries

-  County Boundary

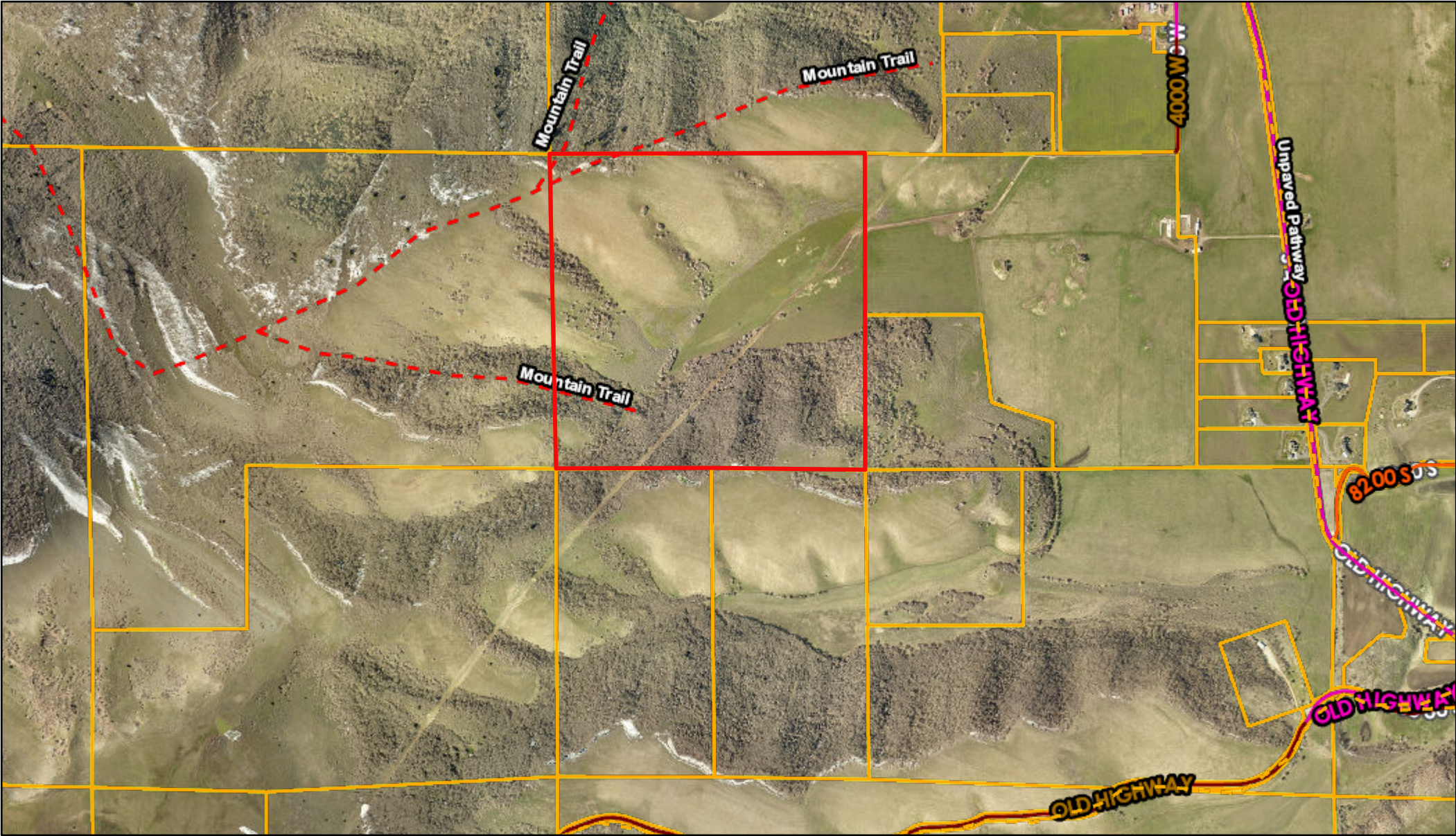
- Cache Parcels



Authorized Use: Cache County Development Services Office

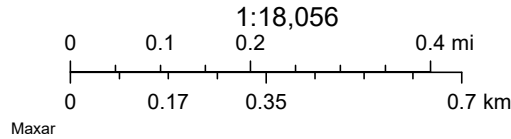
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Cooper Mt. Sterling Trails

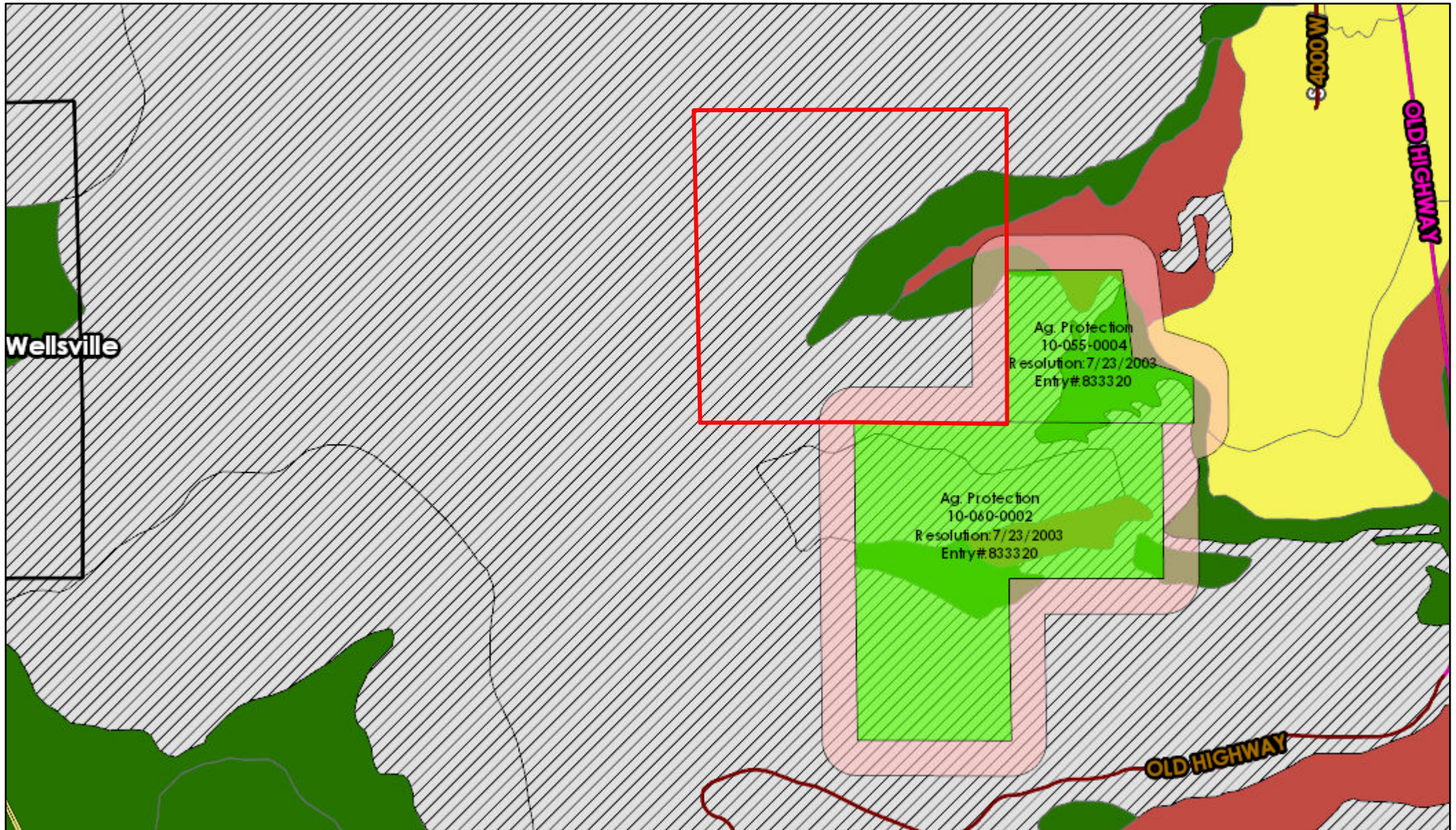


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- | | | | |
|--|---------------------------------|-------------------|---------------------------|
| Override 1 | Paved Trails (Pathways) | Boat Launch | Buffered Bike Lanes |
| DNR Partner Walk-in Access & Conservation Properties | Urban Trails (Sidewalks) | Campground | Paved Trail |
| DNR Partner Walk-in Access | ATV/ OHV | Parking | Proposed Paved Trail |
| Strava & Favorite Cycling Routes | Canoe Trail | Pavilion | Sharrows |
| Strava Logo | Bike Route Signs | Picnic Area | Trails Master Plan Future |
| Parks | Official/ Unofficial Trailheads | Restrooms | Arterial Street Trail |
| Trails | Bench | Summer Home Sites | Sidewalk Trail |
| Hiking | Bench/ Look Out | Ski Area | Quiet Street |
| Single Track (Bikes) | | | Bike Lane |
- 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

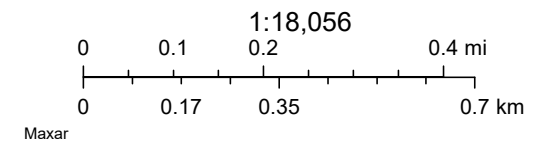


Cooper Mt. Sterling NCRS and Ag. Protection



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- | | | | |
|--|--|---|---|
| Override 1 | DIRT | NRCS Soils Farmland | Prime Farmland If Irrigated |
| Class B Surface Type | Municipal Boundaries | Not Classified | Ag. Protection Areas 300 FT Buffer |
| ASPHALT | County Boundary | Farmland Of Local Importance | Ag. Protection Areas |
| GRAVEL | | Farmland Of Statewide Importance | Cache Parcels |









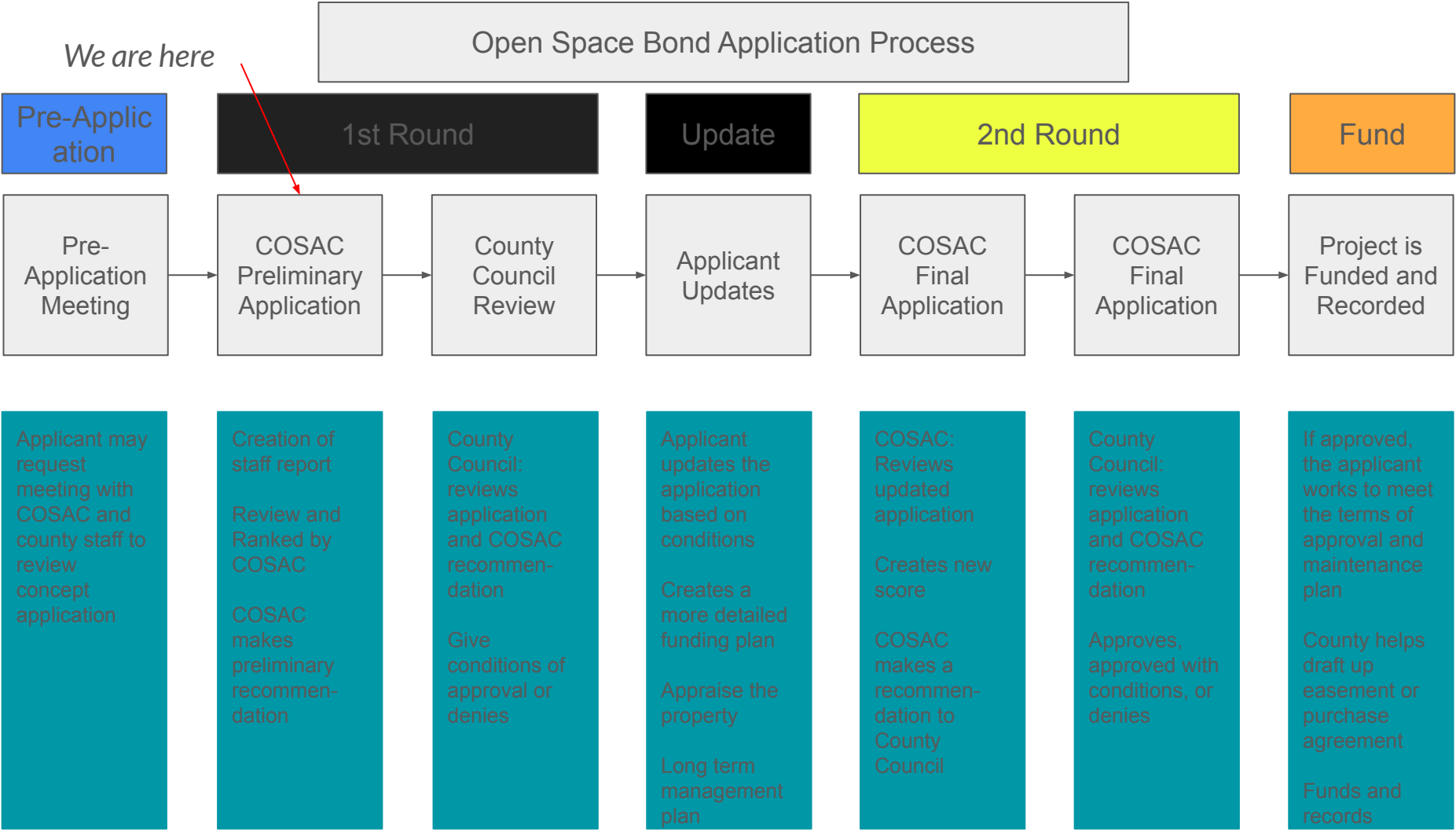








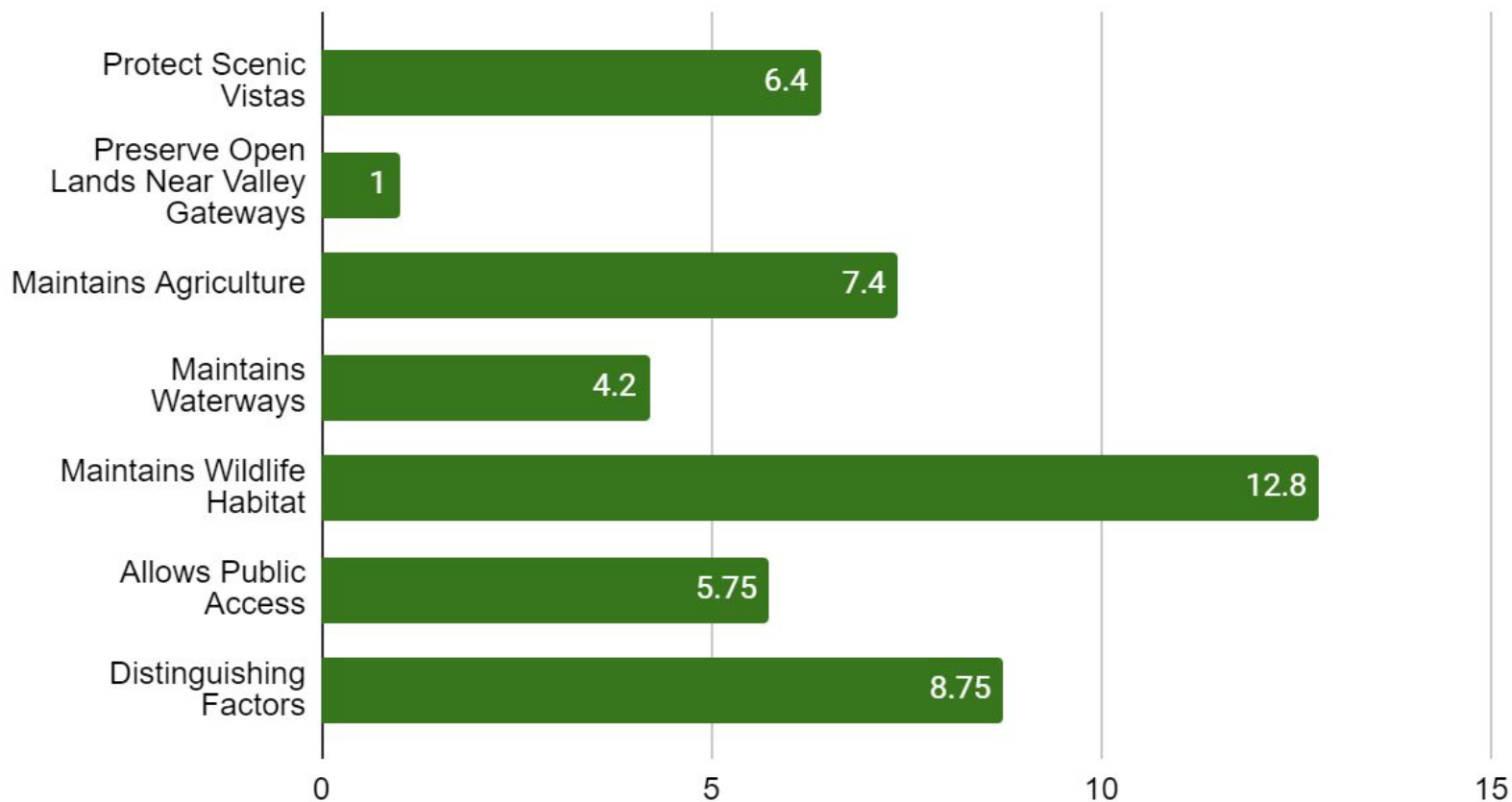
Cooper Open Space Application



Mt Sterling

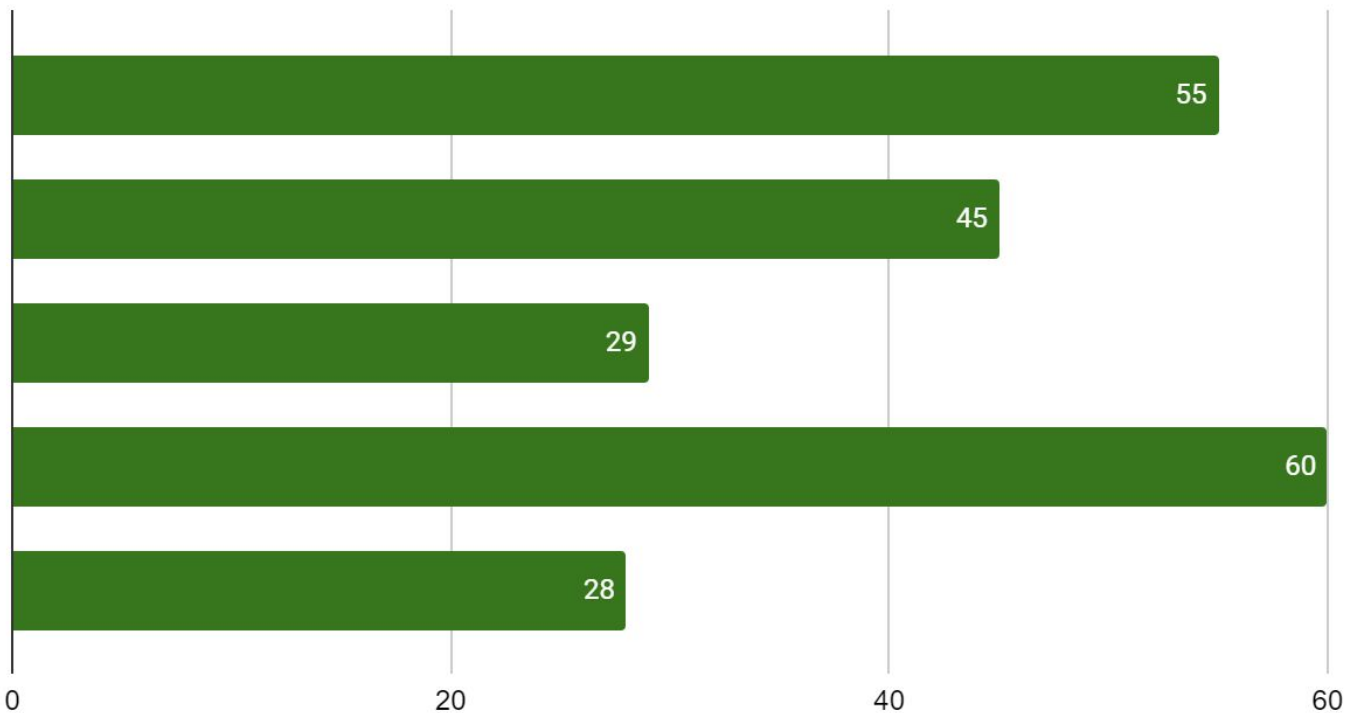


Average Scores



Average Total Score 43.4

Average Total Score By Member



Comments

- Need to see the public access plan to score that category.

4. Pre-Application: Discussion and review of a pre-application for approximately 46 acres for parcel 12-052-0013 and a portion of 12-035-0007 located at approx. Center St and 7000 W, Northwest of Mendon. Property Owner Kent Baker

Baker Property



7/3/2024, 4:39:27 PM

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

5. Second 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



**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



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

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.

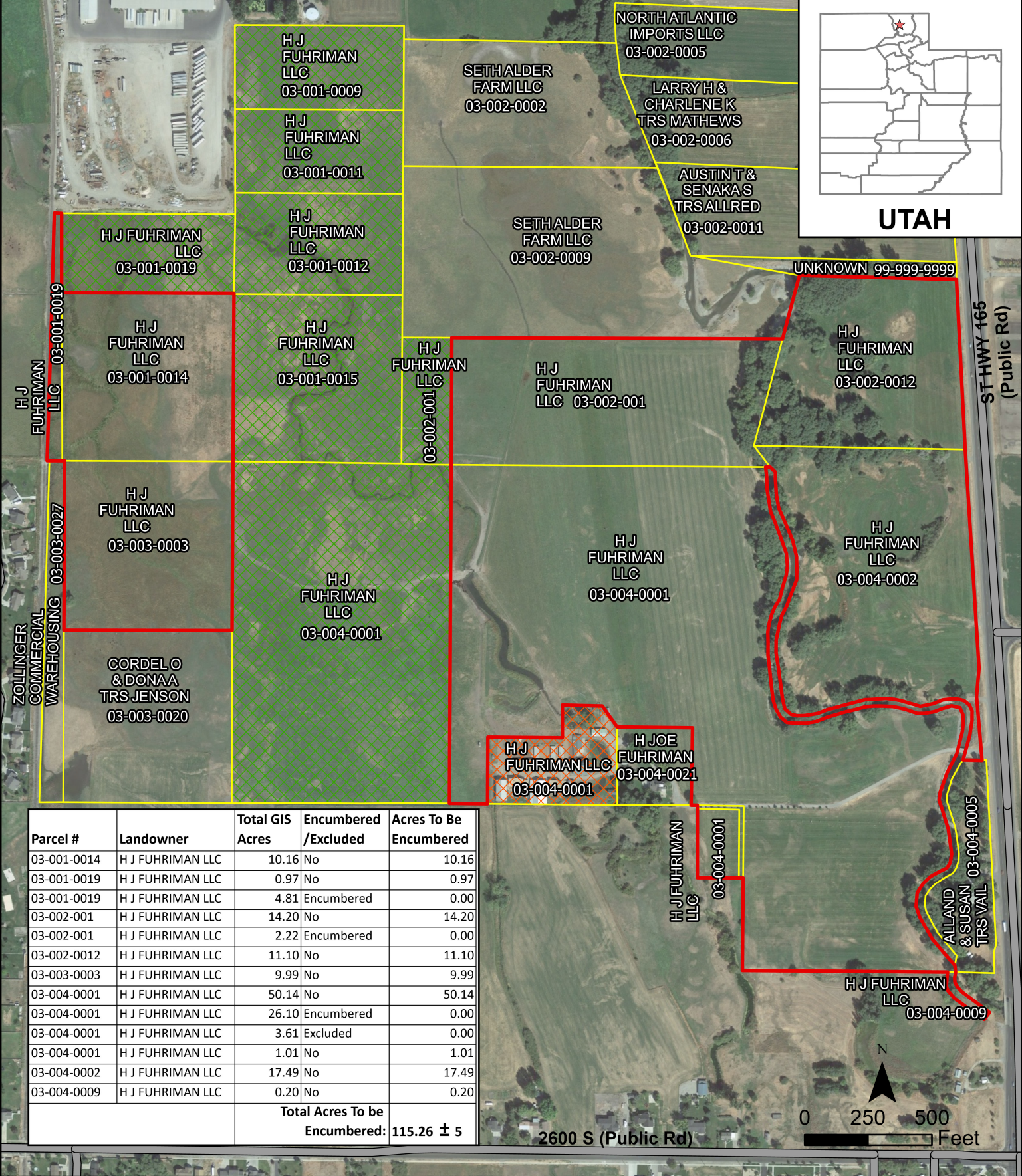
5. Are you proposing to open any portion of the property to public access?

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

6. First Round Application: Discussion and Consideration of an Open Space Application for Harris Farms, containing parcels 09-068-0001, 09-068-0003, 09-068-0004, 09-068-0005, and 09-068-0006, approximately 229 acres, located approximately 10600 N and 300 E west of Richmond in unincorporated county. Applicant C. Zan Harris



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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: Harris Farms

Address or location: 496 W. Main Richmond UT 84333

Municipality or nearest city: Richmond

Parcel number(s): 09-068-0006, 09-068-0005, 09-068-0004, 09-068-0003, 09-068-0002

Total acres: Approx 200 09-068-0001

Acres proposed to be preserved by conservation easement: 200

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

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

Section C: Applicant Information

Property Owner(s): C. Zan Harris - Debra Lorene Harris

Address: 496 W. Main City: Richmond State: UT Zip: 84333

Phone: 435-512-4441 Email: charris2250@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
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Additional contacts:

Name: Casey Harris Phone: 435-994-0619 Email: charris2250@gmail.com

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. farm - ~~wetlands~~ conservation wetland
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. no
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.
yes, NRCS



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.

E. Ben Harris
Property Owner(s) Signature (Required)

7-3-24
Date

Authorized Agent Signature

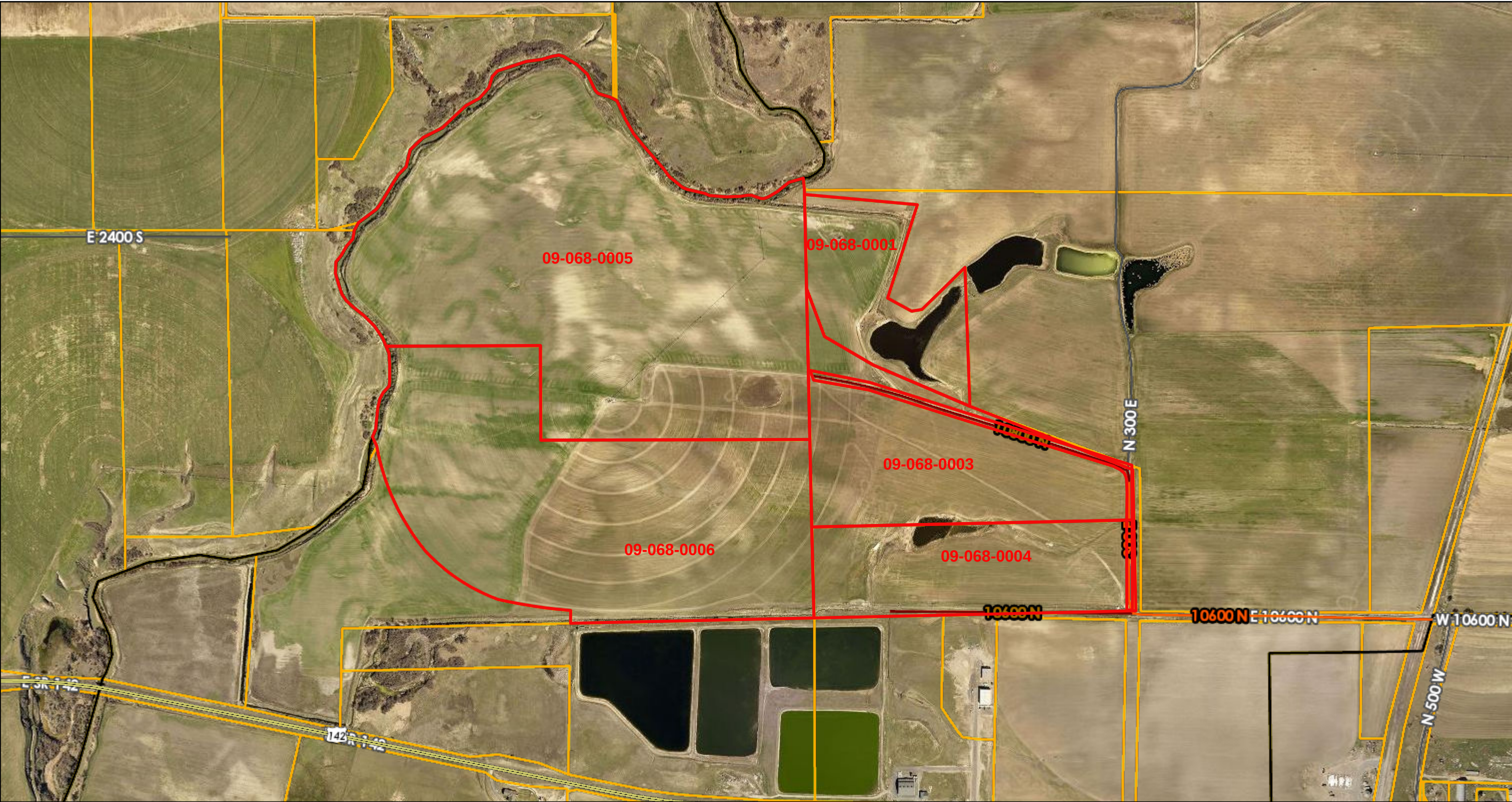
Date

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.

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

Parcel Map



7/3/2024, 3:55:45 PM

- Override 1

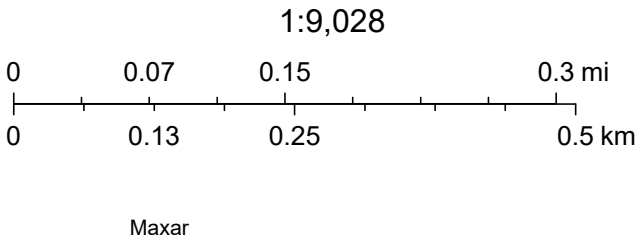
Class B Surface Type

ASPHALT
- GRAVEL

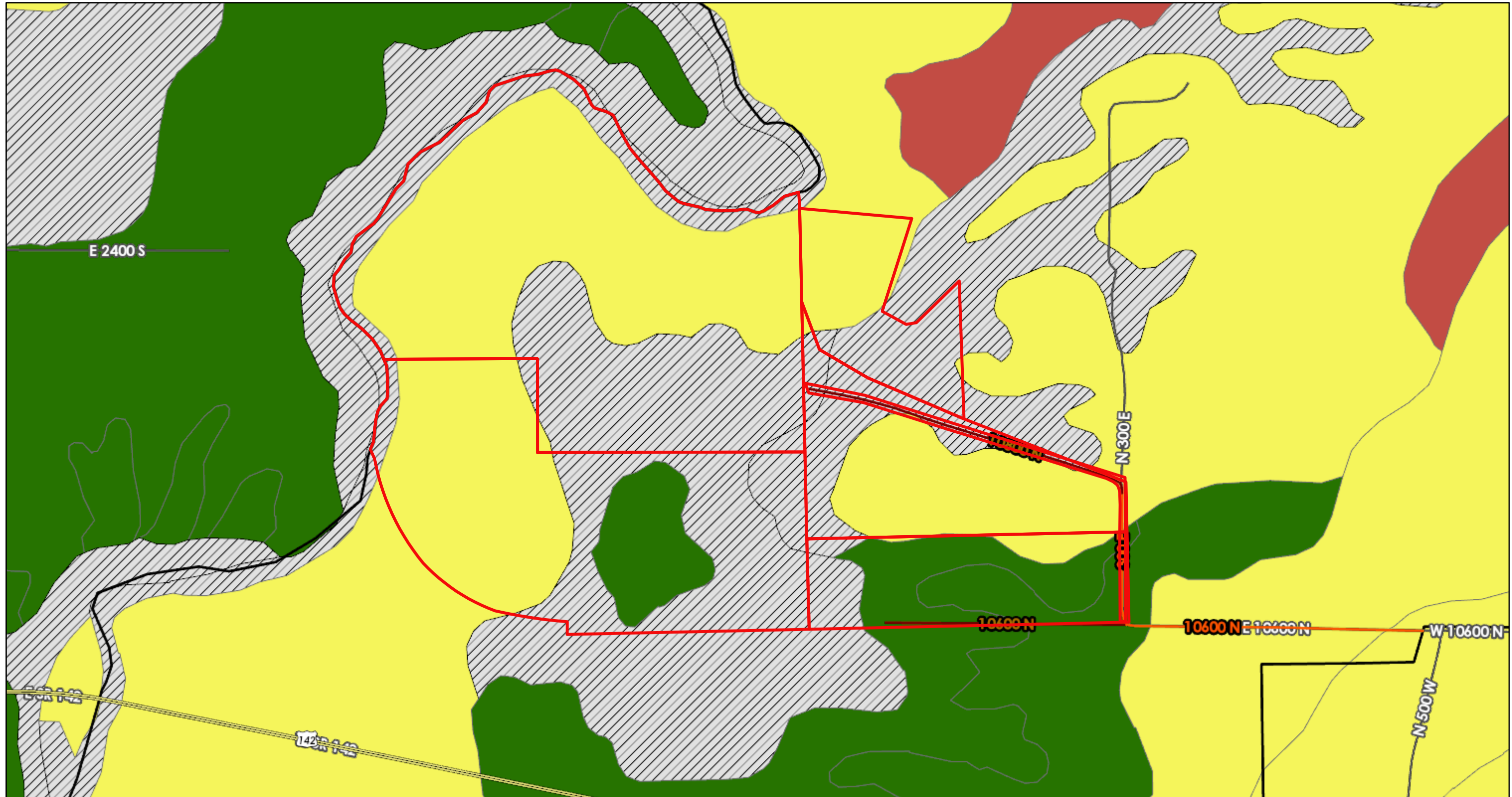
DIRT

Municipal Boundaries
- County Boundary

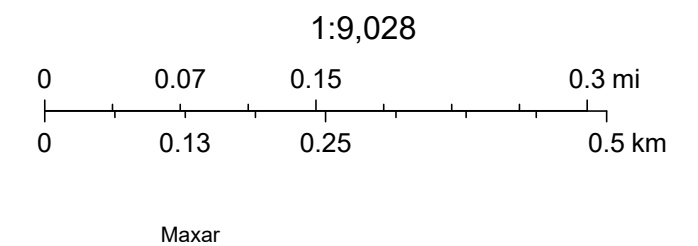
Cache Parcels



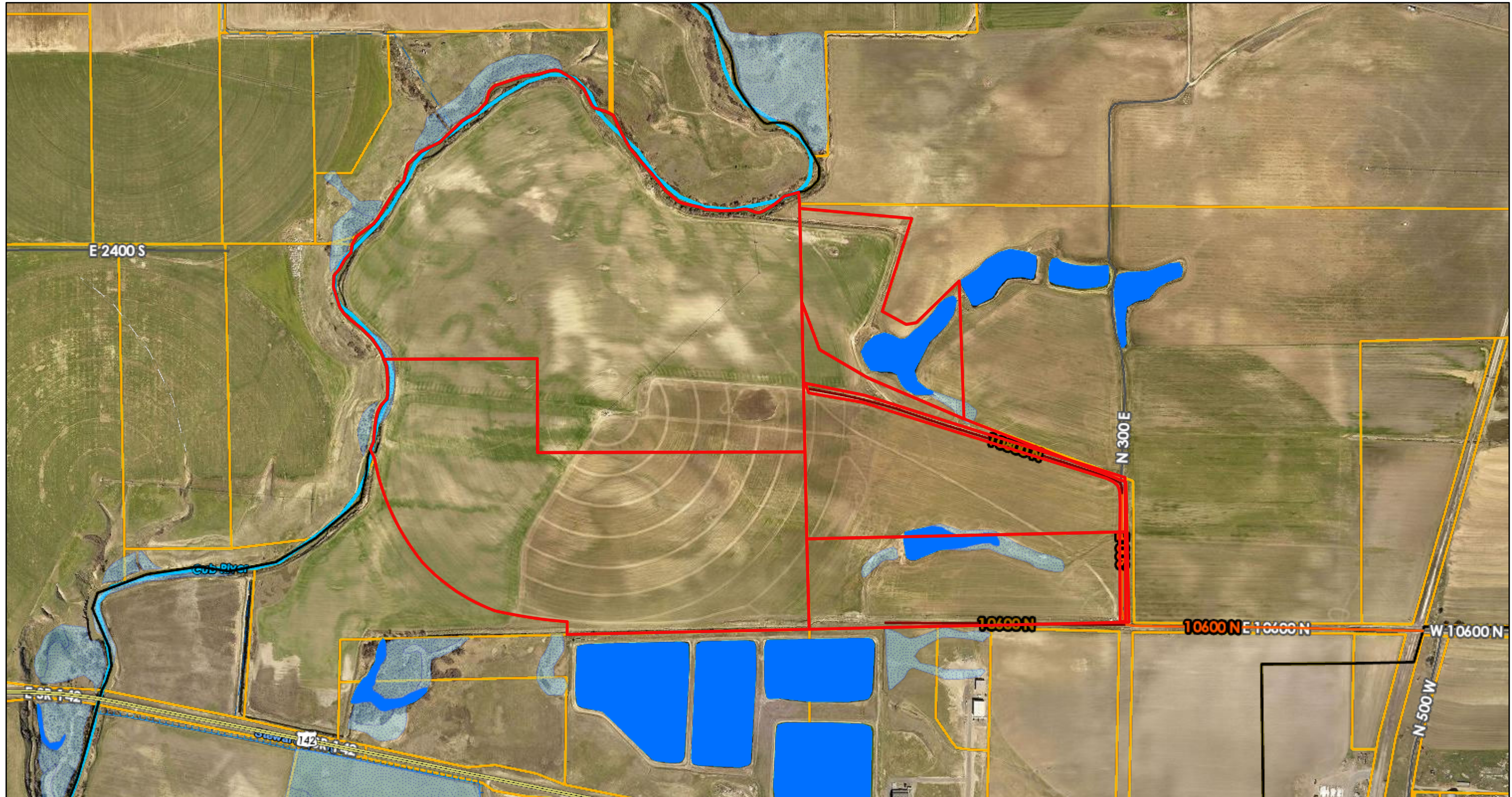
Harris Farms Farmland



7/3/2024, 4:31:01 PM

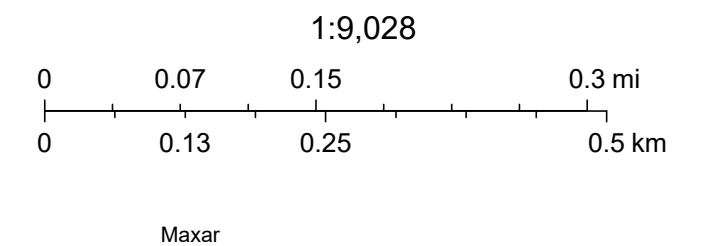


Harris Farms Waterways

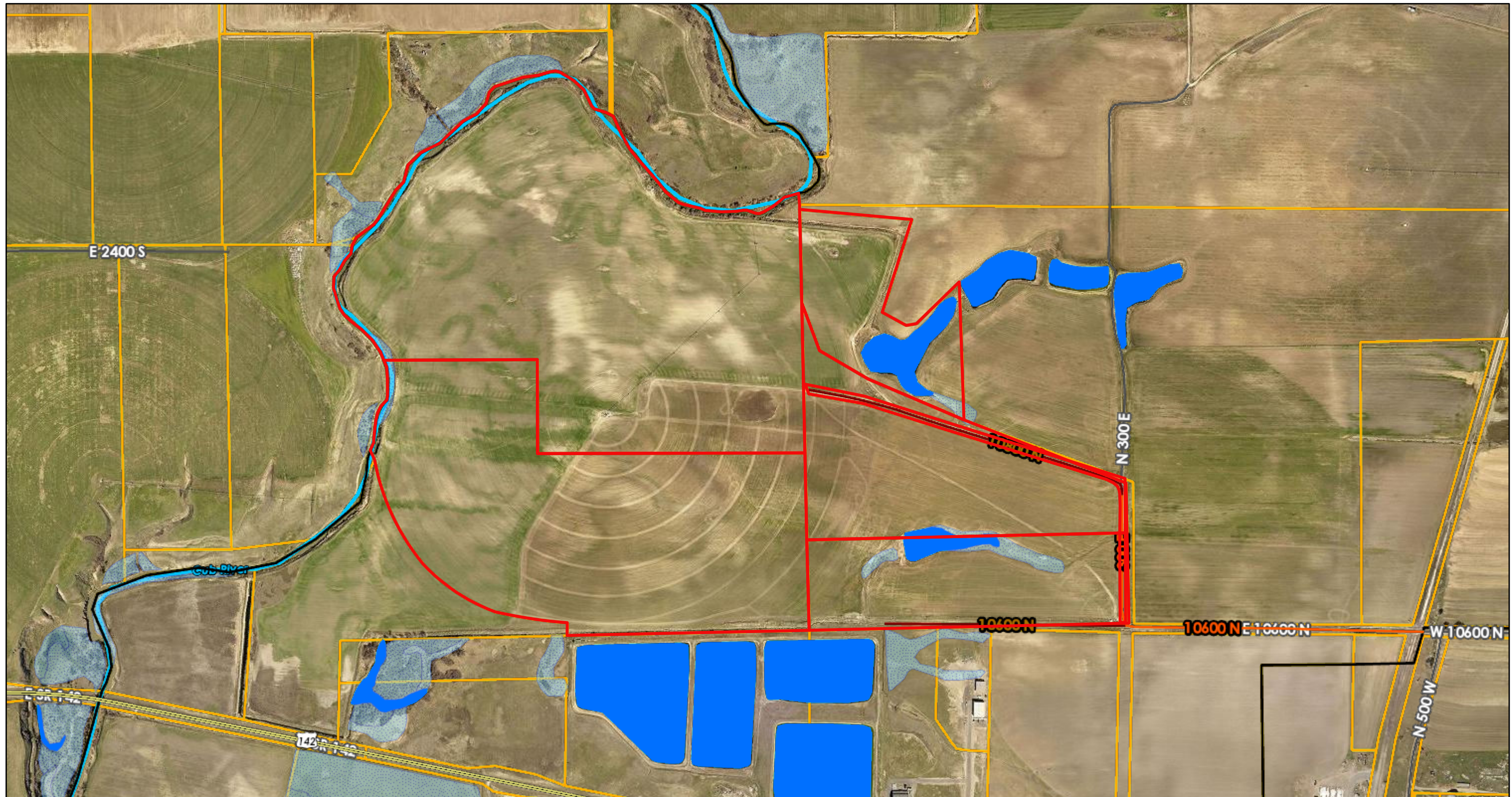


7/3/2024, 4:26:41 PM

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

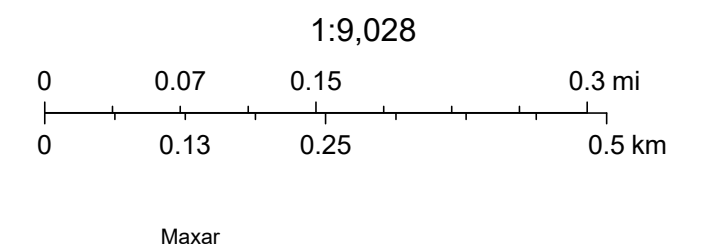


Harris Farms Wildlife

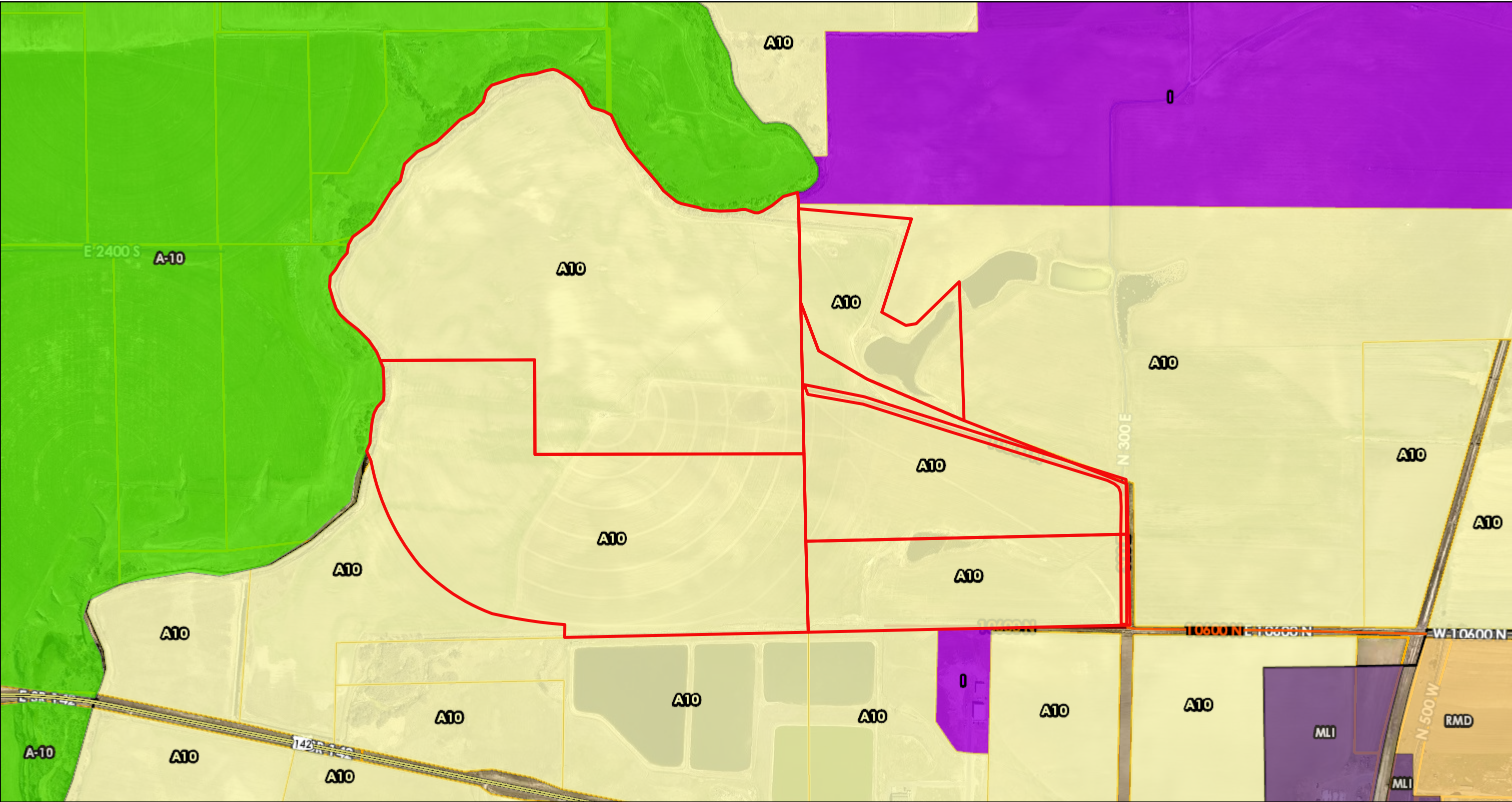


7/3/2024, 4:30:25 PM

- | | | | |
|---|---|--|--|
| Override 1 | DIRT | Greater Sage Grouse | Water Bodies |
| Class B Surface Type | Municipal Boundaries | Canada Lynx | Major Waterways |
| ASPHALT | County Boundary | Maguire Primrose | Wetlands (NWI) |
| GRAVEL | Yellow-Billed Cuckoo | Wildland-Urban Interface | Cache Parcels |



Harris Farms Zoning



7/3/2024, 4:32:50 PM

Override 1

Richmond Zoning

AGRICULTURAL A-10

AGRICULTURAL A-5

CENTRAL BUSINESS DISTRICT CBD

PLANNED INDUSTRIAL COMMERCIAL PIC

HIGHWAY COMMERCIAL HC

MANUFACTURING - LIGHT INDUSTRIAL MLI

PLANNED INDUSTRIAL COMMERCIAL PIC

RESIDENTIAL ESTATE RE-1

RESIDENTIAL ESTATE RE-2

RICHMOND, RESIDENTIAL LOW DENSITY RLD

RESIDENTIAL MEDIUM DENSITY RMD

PLANNED UNIT DEVELOPMENT

RESIDENTIAL MULTI-FAMILY MF

CITY

SCHOOL

TRAILER

PARK

CEMETERY

Lewiston Zoning

AGRICULTURAL A-10

RESIDENTIAL R-1-10

RESIDENTIAL R-1-12

COMMERCIAL C-1

COMMERCIAL C-2

MANUFACTURING M-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

1:9,028

0 0.07 0.15 0.3 mi

0 0.13 0.25 0.5 km

Maxar

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