



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, December 1, 2025.**

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

Agenda

1. **Welcome**
2. **Approval of Agenda/Minutes:** November 3 & 17, 2025 Meeting Minutes (If Available)
3. **Application - UALT - Champion Land Co, LLC**
 - 242-acres total - Clarkston - 14-025-0006, 15-011-0010, 15-023-0007
4. **Update - Application - UALT Vivian Christensen, LLC**
 - 334-acres total - Cove/Hwy 91 (09-029-0023, (09-030-0016,-0022), (09-038-0002, -0003, -0004, -0005, -0006, -0010), (09-042-0001, -0006, -0009) , 09-102-0005), (09-165-7001)
5. **Developing Conservation Funding Strategy for Small Parcels**
6. **2026 Meeting Schedule**
7. **Comments or Other Business**

Meeting Schedule

Next regular meeting is anticipated to be scheduled for January 5th, 2026, at 3:30 p.m.



Cache Open Space Advisory Committee

03 November 2025

Items

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Present: Angie Zetterquist, Keegan Garrity, Regan Wheeler, Chris Sands, Eric Eliason, Kendra Penry, Landis Wenger

Start Time: 03:30:00

#1 Welcome, Introduction

Sands welcomed everyone.

#2 Approval of Agenda/Minutes: October 6 & October 20, 2025

The agenda and minutes from October 6 and October 20, 2025 were approved with no objection.

#3 Pre-Application – UALT – Hyde Park Bench Area

- Appenzell Farm – Donald Corbridge – 04-002-0015 (16.26 acres), 04-003-0016 (2.33 acres), 04-004-0115 (5.97 acres), 04-005-0001 (4.12 acres), total acreage 28.68 acres
- Appenzell Farm East – 04-003-0018, total acreage 7.43 acres
- KMB Family, LLC – 04-002-0006, total acreage 9 acres

Bryan Nelson from UALT reviewed the information for the above listed properties.

Committee discussed the information presented on the properties.

Don Corbridge owner of the property commented on the desire to preserve the land and continue to farm.

Committee and **Mr. Corbridge** discussed the property and surrounding area.

Mark Ashcroft commented on the KMB Family, LLC property.

#4 Pre-Application – Brett Daniels - ~7200 N 300 W, north of Smithfield

- 21.98 acres total: parcel #'s 08-028-0007 (11.01 acres), 08-027-0030 (9.87 acres)

Brett Daniels commented on the current use of the property and the desire to explore the program.

Committee and **Mr. Daniels** discussed the surrounding area and trying to increase the size of the project by including other land owners.

#5 Pre-Application – Jackson Family Properties, LLC - ~1600 S 800 W Lewiston

- 153.73 acres total: parcel #'s 09-032-0016 (38.2 acres), 09-032-0018 (40 acres), 09-032-0041 (1.8 acres/SFD), 09-032-0044 (37.6 acres), 09-032-0040 (28.5 acres), 09-032-0043 (7.63 acres)

Dennis Jackson commented on the properties and the primary value being agricultural.

Committee and **Mr. Jackson** discussed the information given on the property and gave some information on where else to look for more funding options.

#6 Application – UALT - Vivian Christense, LLC

- 334-acres total: Cove/Hwy 91 09-029-0023, 09-030-0016, 09-030-0020, 09-03-0022, 09-038-0002, 09-038-0003, 09-030-0004, 09-038-0005, 09-038-0006, 09-038-0010, 09-042-0001, 09-042-0006, 09-042-0009, 09-102-0005

Bryan Nelson informed the Committee that LeRay McAllister did award the project \$525,000 in funding and is still waiting to hear from NRCS.

Committee and **Mr. Nelson** discussed updates on the application and scheduling a site visit.

Staff will work on scheduling a site visit tentatively for November 17.

Committee and **Staff** discussed trails and connections in the area.

#7 County Council Presentation – November 18, 2025

Committee and **Staff** discussed the presentation and making sure the item is on the agenda.

Eliason explained the map.

#8 2026 Reappointments

Staff reminded the Committee that appointments are up at the end of the year and they will be sending out an email to confirm whether people want to be reappointed or not.

#9 Comments or Other Business

No other comments or business.

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 ▾ None.

Section B: Property Information

Project Name: Champion Land Co. LLC

Address or location: Near Hwy 142 in Clarkston

Municipality or nearest city: Clarkston

Parcel number(s): 14-025-0006, 15-011-0010, 15-023-0007

Total acres: 242

Acres proposed to be preserved by conservation easement: 242

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): Champion Land Co. LLC

Address: 947 East 8575 North City: Richmond State: UY Zip: 84333

Phone: 435-770-7701 Email: chrisravsten@gmail.com

Contact person/ Authorized Agent (if other than property owner): Deborah Van Noy

Title / position: Board Treasurer/Secretary-Utah Agricultural Land Trust

Address: 1011 West 400 North City: Logan State: UT Zip: 84321

Phone: 435-770-7095 Email: info@utahaglandtrust.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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Cache Open Space Advisory Committee (COSAC) -
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Additional contacts:

Name: Bryan Nielsen Phone: 435-757-2264 Email: bnielsen@utahaglandtrust.org

Name: Christian Ravsten Phone: 435-770-7701 Email: chrisravsten@gmail.com

If you are working with a land trust, please list name here: Utah Agricultural Land Trust

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. No. This is private, productive agricultural property.
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.
Applications are under review with the following government agencies:
-NRCS (award will be announced Jan/Feb 2026).

Intend to apply to UDAF LeRay McAllister Working Farm & Ranch Grant Fund in March 2026.



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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.

Christina Roster
Property Owner(s) Signature (Required)

11/5/2025
Date

Christina Roster
Authorized Agent Signature

11-6-2025
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.

Champion Land Company, LLC
242 acres
West of Cornish & Trenton

15-011-0010

W 12400 N

N 7600 W

HARTS GRAVE RD

N 8400 W

W 11800 N

14-025-0006

N 6400 W

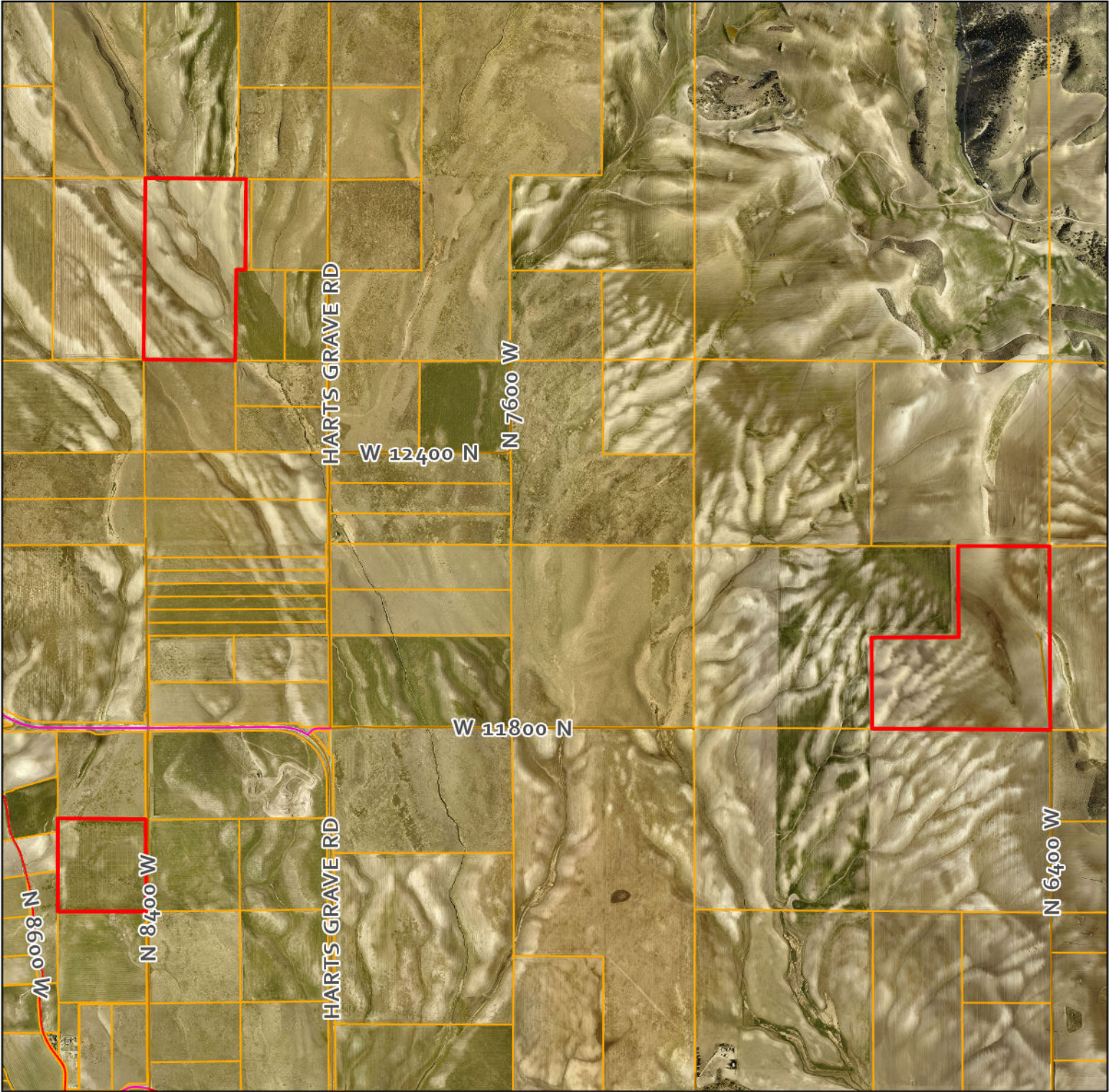
15-023-0007

N 0098 W

HARTS GRAVE RD



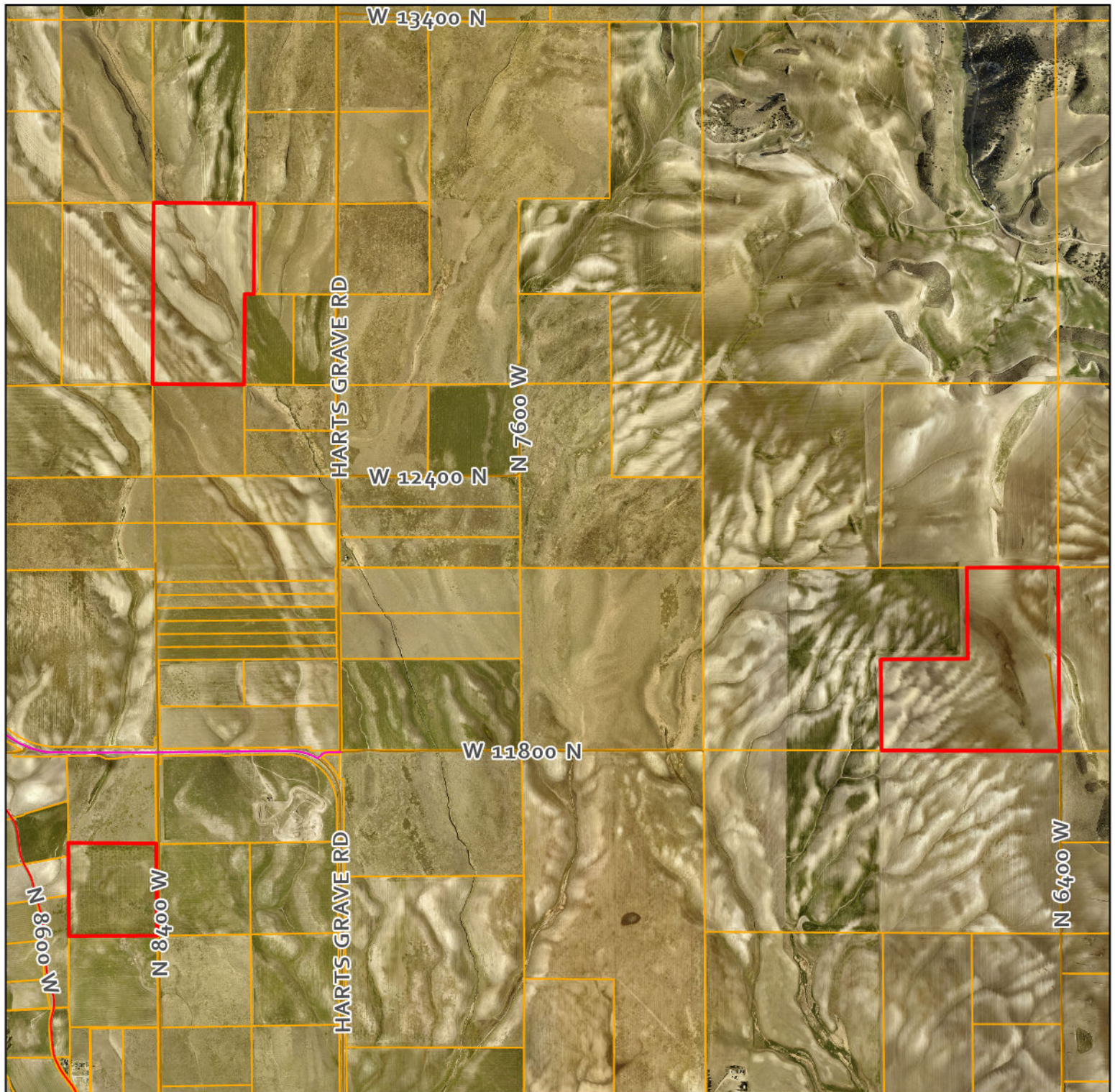
Champion Land Co, LLC - Parcels



- | | | |
|--------|-----------------|--------------------------|
| Dirt | City Boundaries | Wildland-Urban Interface |
| Gravel | County Parcels | Champion Land Co |
| Paved | | |

Champion Land Co, LLC Property

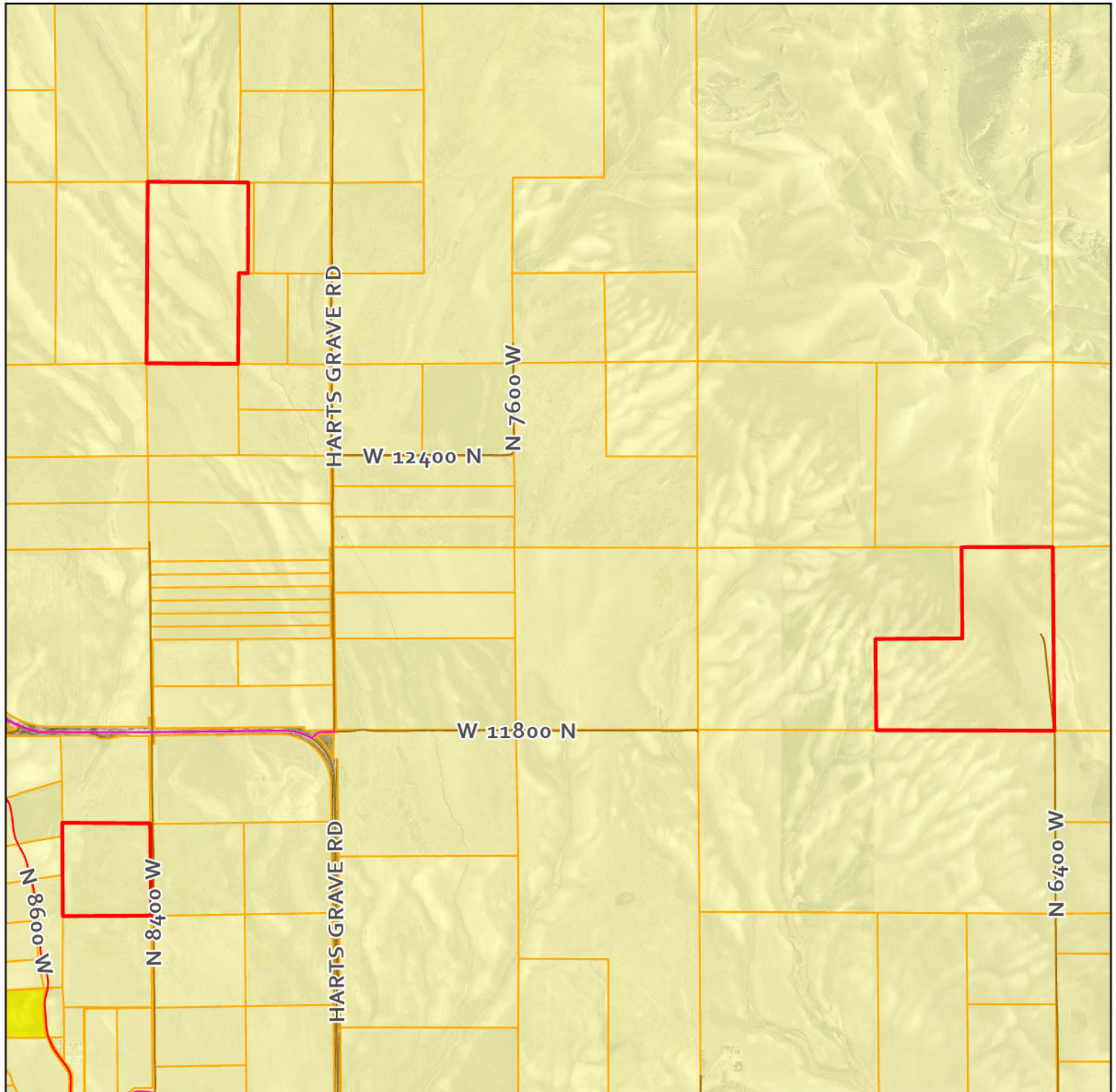
Master Planned Trails



- Richmond, Motorized
- Richmond, Single Track
- Richmond, Sidewalks
- Richmond, On Street Bike
- Richmond, Paved Multi-Use
- Richmond, Non-Paved Multi-Use
- Hyde Park, Arterial Street Trail
- Hyde Park, Sidewalk Trail

- Hyde Park, Bike Lane
- Hyde Park, Improved Pathway
- Hyde Park, Mountain Road
- Hyde Park, Mountain Trail
- Hyde Park, Bonneville Shoreline
- Hyde Park, Powerline Trail
- Hyde Park, Quiet Street
- Hyrum, <Null>

Champion Land Co, LLC - Zoning



Champion Land Co

Dirt

Gravel

Paved

City Boundaries

County Parcels

Mineral Extraction and Excavation Overlay (ME)

Public Infrastructure Overlay (PI)

A10: Agriculture 10 acres

C: Commercial

FR40: Forest Recreation 40 acres

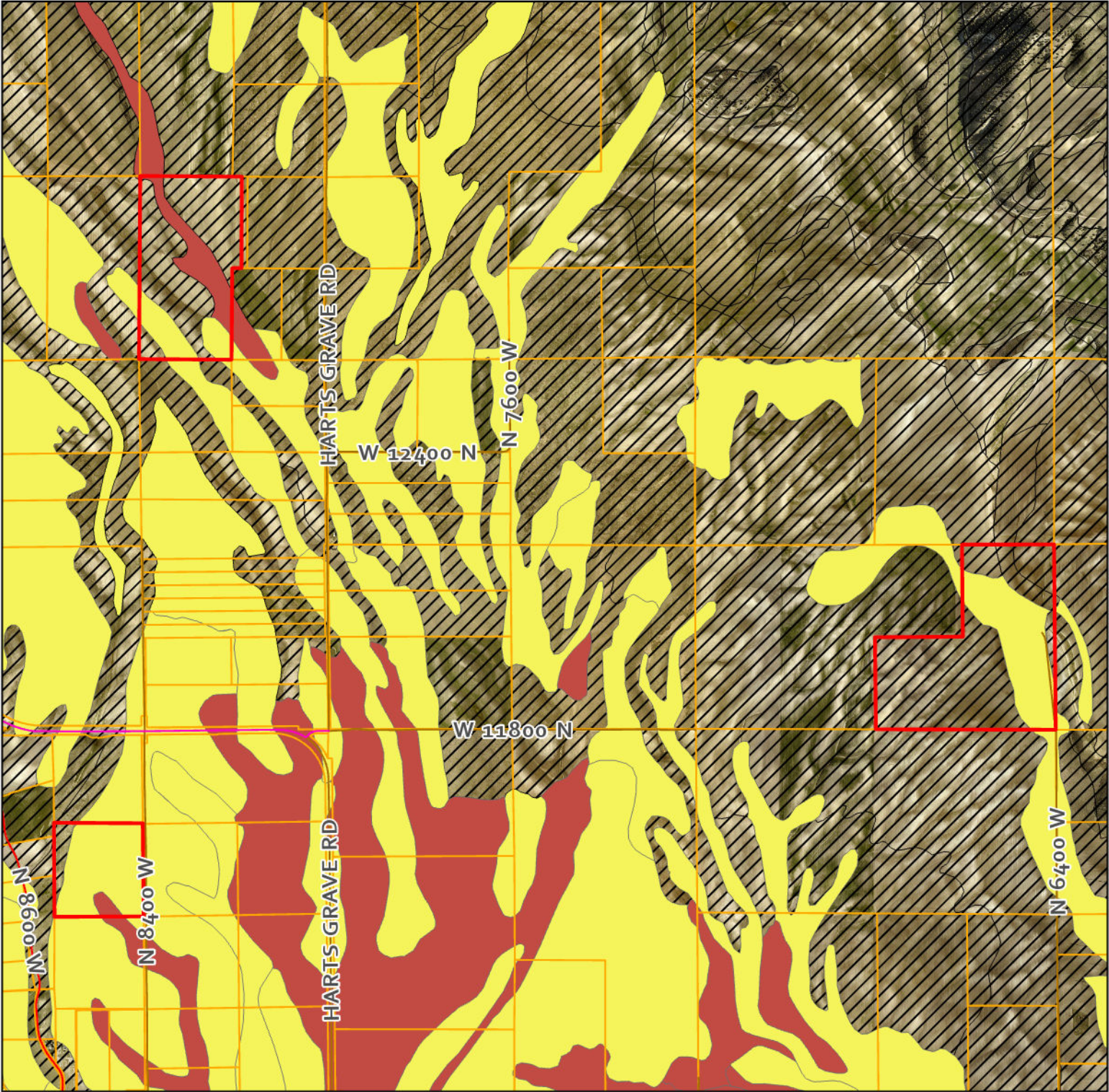
I: Industrial

RR: Resort Recreation

RU-2: Rural - 2 Zoning District

RU-5: Rural- 5 Zoning District

Champion Land Co, LLC - Farmland



Champion Land Co

Roads

PAVE

Dirt

Gravel

Paved

City Boundaries

County Parcels

NRCS Soils Farmland

Not Classified

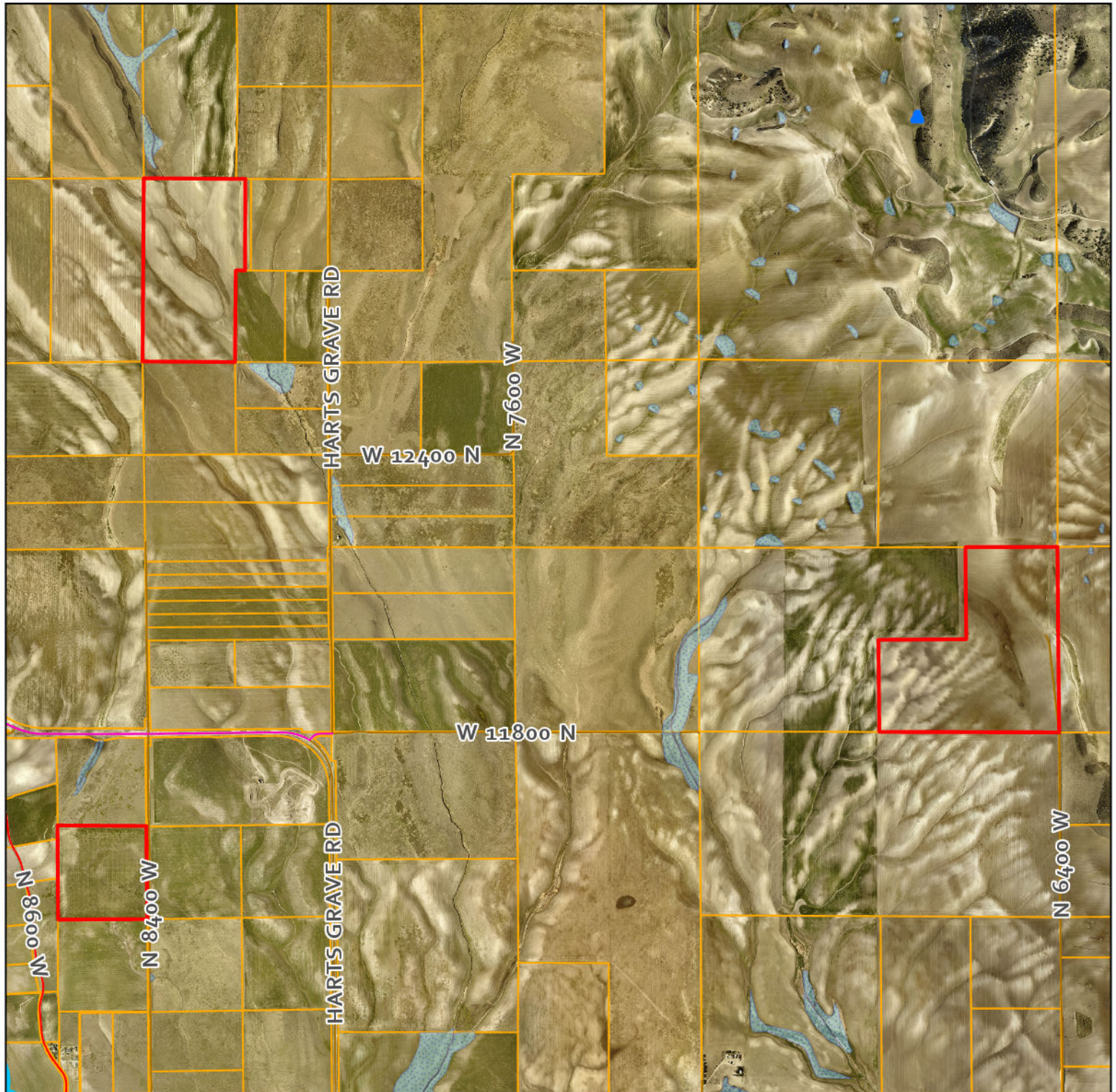
Farmland Of Local Importance

Farmland Of Statewide Importance

Prime Farmland If Irrigated

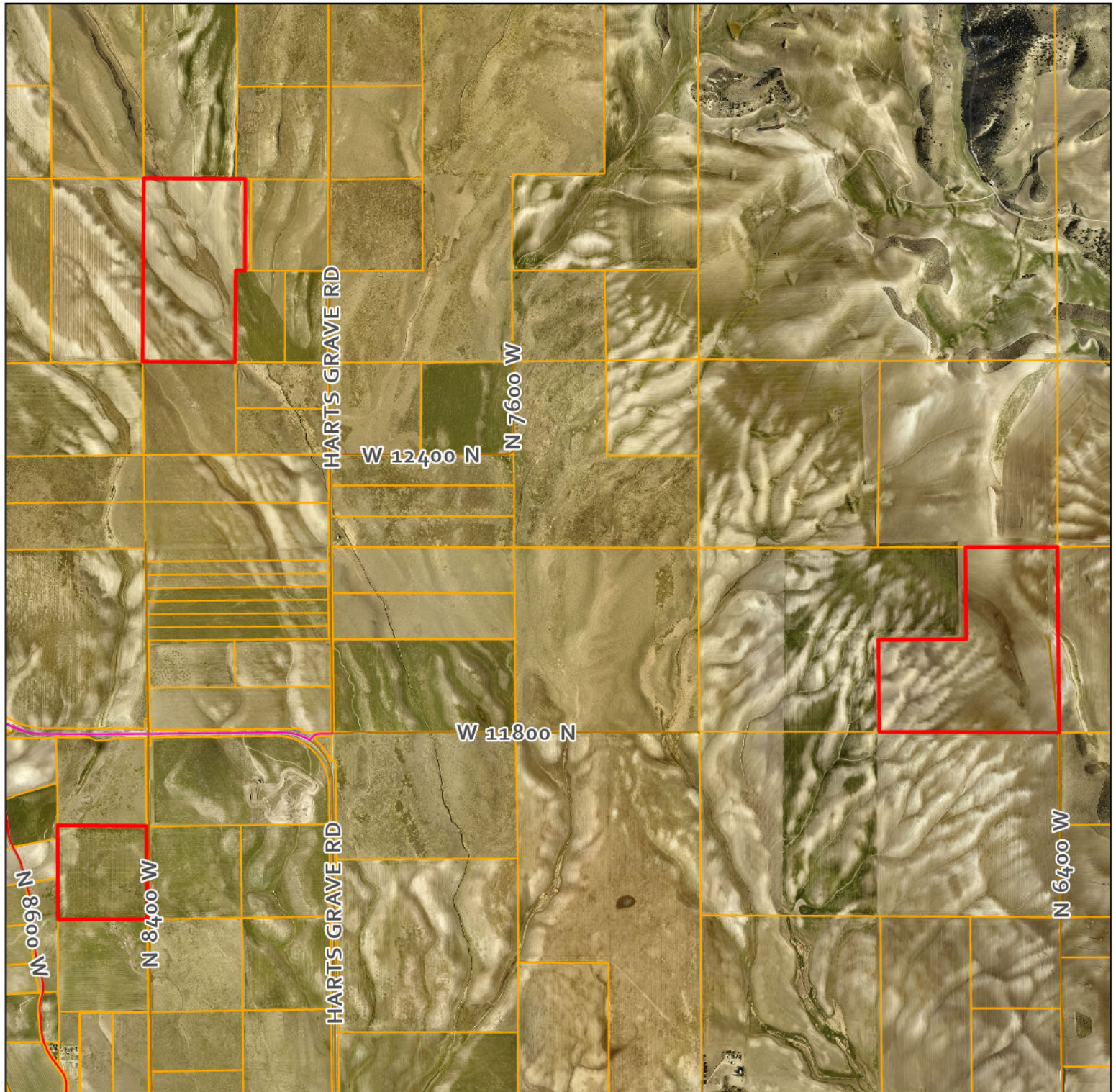
Champion Land Co, LLC

Wetlands, Waterbodies, & Waterways



- | | | |
|------------------|-----------------|-----------------|
| Champion Land Co | Paved | Wetlands (NWI) |
| Dirt | City Boundaries | Water Bodies |
| Gravel | County Parcels | Major Waterways |

Christensen Property - Wildlife



- | | |
|---|--|
|  Champion Land Co |  City Boundaries |
|  Dirt |  County Parcels |
|  Gravel |  Wildland-Urban Interface |
|  Paved | |

Proposed 2026 Regular Meeting Dates

1st Monday of the month*

3:30 PM County Council Chambers

January 5, 2026

February 2, 2026

March 2, 2026

April 6, 2026

May 4, 2026

June 1, 2026

July 6, 2026

August 3, 2026

~~September 7, 2026 – Labor Day~~ August 31, 2026 or September 14, 2026*

October 5, 2026

November 2, 2026

December 7, 2026