



PUBLIC NOTICE is hereby given that the County Council of Cache County, Utah will hold a **WORKSHOP** at **3:00 p.m.** and a **REGULAR COUNCIL MEETING** at **5:00 p.m.** in the Cache County Historic Courthouse Council Chambers, 199 North Main Street, Logan, Utah 84321, **TUESDAY, JULY 12, 2022.**

Council meetings are live streamed on the Cache County YouTube channel at:
<https://www.youtube.com/channel/UCa4xvEI8bnIEz3B9zw2teaA>

AGENDA

WORKSHOP

- 3:00 p.m.**
1. **CALL TO ORDER**
 2. **CRA PRESENTATIONS:** (15 minutes each)
 - a. Malouf
 - b. North Logan City
 3. **ELECTED OFFICIALS SALARY ADJUSTMENT** – Amy Adams, HR Director
 4. **PREMIUM PAY FOR EMPLOYEES FROM ARPA FUNDS** – Amy Adams, HR Director
 5. **ADJOURN**

COUNCIL MEETING

- 5:00 p.m.**
1. **CALL TO ORDER**
 2. **OPENING** – Councilman Nolan Gunnell
 3. **REVIEW AND APPROVAL OF AGENDA**
 4. **REVIEW AND APPROVAL OF MINUTES** (June 14 and June 28, 2022)
 5. **REPORT OF COUNTY EXECUTIVE**
 - a. **Appointments:**
 - b. **Financial Reports:** June 2022 Expense Report
 - c. **Other Items:**
 6. **ITEMS OF SPECIAL INTEREST**
 - a. Open Space Ballot Discussion
 7. **DEPARTMENT OR COMMITTEE REPORTS**
 - a. Children’s Justice Center / Victim Services – Terryl Warner
 8. **BOARD OF EQUALIZATION MATTERS**
- 5:30 p.m.**
(Estimated)
9. **PUBLIC HEARINGS**
 - a. **Public Hearing – Ordinance 2022-20 – Veibell Rezone**
A request to rezone 4.36 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone located at 1845 North 8000 West, Petersboro
 - b. **Public Hearing – Ordinance 2022-21 – Jershon Ranch Rezone**
A request to rezone 33.3 acres from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone located at approximately 200 East 9800 North, near Richmond
 - c. **Public Hearing – Ordinance 2022-22**
An Ordinance increasing the salaries of the Cache County Executive, Clerk/Auditor, Recorder, and Treasurer
- 6:00 p.m.**
(Estimated)

10. **PENDING ACTION**

- a. **Ordinance 2022-18** An Ordinance amending Section 8.04 of the Cache County Code regarding Food Service to update the referenced Utah Code Section
- b. **Ordinance 2022-19** An Ordinance amending Section 2.12.230 of the Cache County Code regarding Closed Meetings to update the referenced Utah Code Section
- c. **Resolution 2022-17** A Resolution amending the 2022 Cache County Budget

11. **INITIAL PROPOSALS FOR CONSIDERATION OF ACTION**

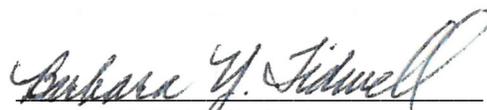
- a. **Ordinance 2022-20** **Veibell Rezone**
An Ordinance amending the County Zoning Map by rezoning 4.36 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone
- b. **Ordinance 2022-21** **Jershon Ranch Rezone**
An Ordinance amending the County Zoning Map by rezoning 33.3 acres from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone
- c. **Ordinance 2022-22** An Ordinance increasing the salaries of the Cache County Executive, Clerk/Auditor, Recorder and Treasurer

12. **OTHER BUSINESS**

- a. **Hyde Park Hometown Days** *Saturday, July 16, 2022 at 10:00 a.m.*
Velvet Highway Parade
- b. **Joint Meeting with Logan City** *Thursday, July 21, 2022 at 5:30 p.m. at Logan Environmental Center*
- c. **Logan City Pioneer Day Parade** *Saturday, July 23, 2022 at 12:00 noon*
Barbara
- d. **North Logan Pioneer Day Parade** *Monday, July 25, 2022 at 10:00 a.m.*
- e. **Council Summer Social** *Thursday, August 25th or Friday, August 26th, 2022*

13. **COUNCIL MEMBER REPORTS**

14. **ADJOURN**


Barbara Y. Tidwell, Chair

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Janeen Allen at 435-755-1850 at least three working days prior to the meeting.



Hold a Public Hearing Ordinance 2022-20 Veibell Rezone

Agenda request submitted by: Chris Harrild, Director – Forwarded from the County Planning Commission
Assisting Department: Development Services
Requested Council meeting date: July 12, 2022

Agenda Item Language: Hold a public hearing for Ordinance 2022-20 Veibell Rezone – A request to rezone 4.36 acres located at 1845 North 8000 West, Petersboro, from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.

Recommendation: Planning Commission – Approval (5-yea; 0-nay).

Background: A request to rezone 4.36 acres located at 1845 North 8000 West, Petersboro, from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone. A rezone to the RU2 Zone would allow for a maximum potential of 2 buildable lots, whereas the existing A10 Zone allows for a maximum of 1 buildable lots.

Fiscal Impact: N/A

Public Hearing Required: Rezone requests require a public hearing before the County Planning Commission (PC). This hearing was held on June 2, 2022.

No additional hearing is required under the requirements of the State Code, however, the Council has previously directed it is beneficial to rehear the public comment and hold an additional hearing before the Council.

See attached for additional information.

County Staff Presenter: Chris Harrild

Presentation Time: No additional staff presentation time is anticipated.

County Staff Point of Contact: Angie Zetterquist, County Planner

Legal Review: N/A

Staff Report: Veibell Rezone

2 June 2022

This staff report is an analysis of the application based on adopted county documents, standard county development practices, and available information. The report is to be used to review and consider the merits of the application. Additional information may be provided that supplements or amends this staff report.

Agent: Craig Veibell

Parcel ID#: 12-046-0009

Staff Recommendation: Denial

Type of Action: Legislative

Land Use Authority: Cache County Council

Location

Reviewed by Angie Zetterquist

Project Address:
1845 North 8000 West
Petersboro

Acres: 4.36

Surrounding Uses:

North – Residential

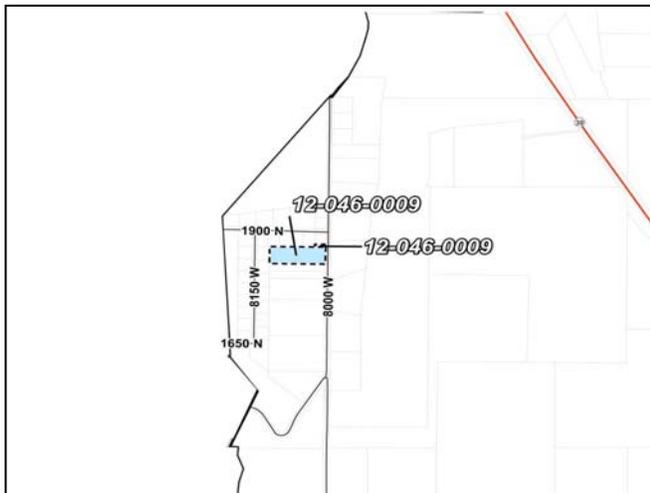
South – Residential

East – Residential/Agricultural

West – Residential

Current Zoning:
Agricultural (A10)

Proposed Zoning:
Rural 2 (RU2)



Findings of Fact

A. Request description

1. A request to rezone 4.36 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.
2. This rezone may allow the parcel to be legally divided into a maximum of 2 separate lots as part of a subdivision process.
3. Staff has identified general information as pertains to the subject property to assist the Planning Commission and County Council in arriving at a decision. This information is reflected in the attached map (Attachment A) and in the following text:

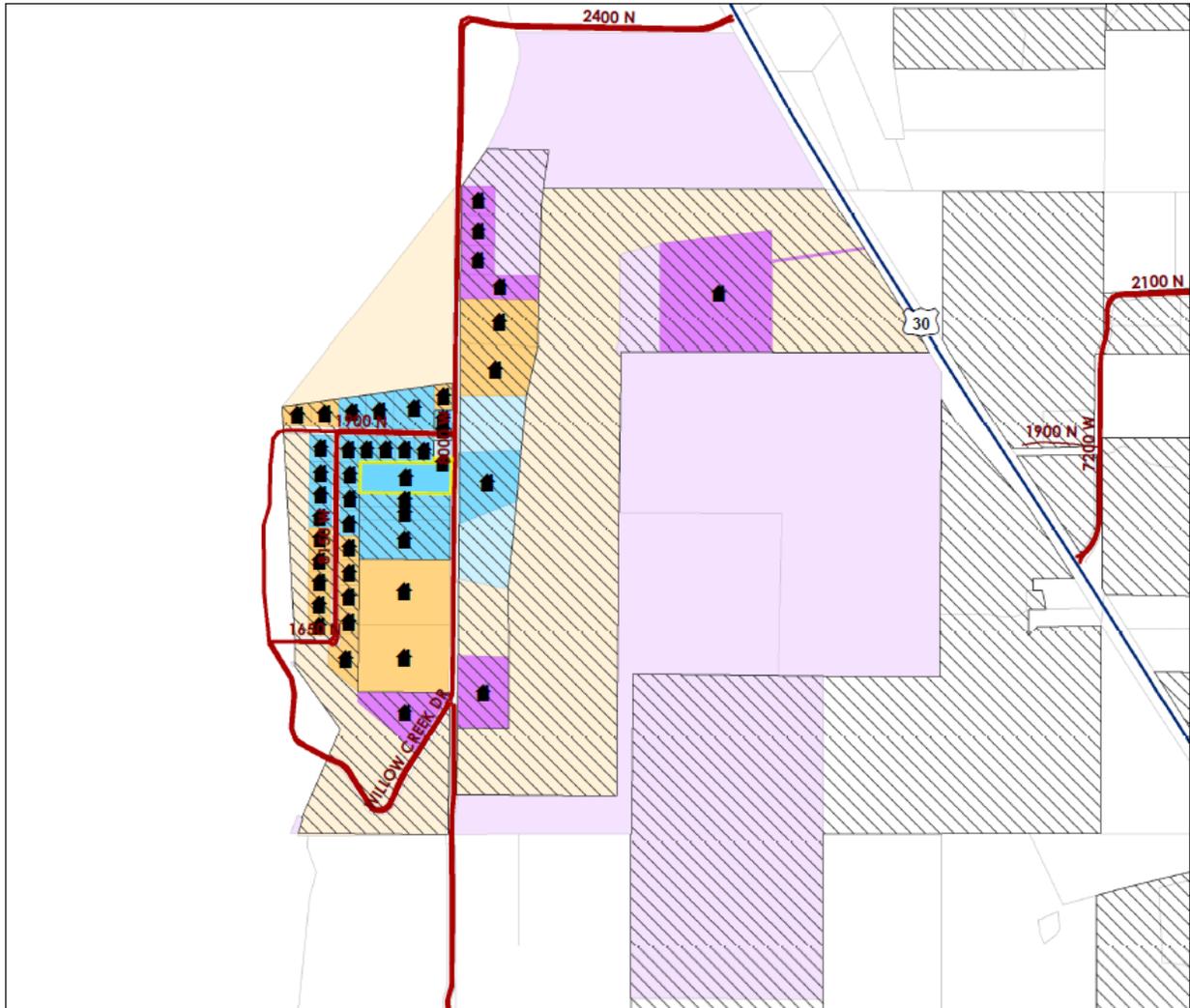
a. Land Use Context:

- i. Parcel status:** In August 2006, the subject property was 3.6 acres and parcel number 12-046-0010 existed as a 0.71 acre property directly to the south of the subject property. The two parcels were combined in December 2008. On May 13, 1999, two CUPs were issued for parcel #'s 12-046-0009 & -0010. The first CUP provided for restricted-lot relief for 3.7 acre parcel with an existing single family dwelling located at 14015 North 400 West, Beaver Dam (Box Elder County address) and for a 0.71 acre parcel with an existing shop located at 14005 North 400 West, Beaver Dam (Box Elder County address), which were previously divided without approvals. On the same day in May 1999, a CUP was issued to allow a commercial business call Com-Tech Manufacturing Service, Inc. to be housed in the existing shop on parcel 12-046-0010 (0.71 acres), property owned by Willow Creek Water Company, LC. The CUP was amended in 2000, to allow the expansion of an existing commercial business called Com-Tech Manufacturing Services Inc., allowing the addition of up to two full-time employees in addition to the applicant and immediate family members. No additional amendments have been processed for the commercial business, but the applicant has maintained an active business license for the use from the date of approval until the present day. However, the use is considered legal, non-conforming as commercial uses are no longer allowed in the Agricultural (A10) Zone. The current use is also not permitted in the Rural 2 (RU2) Zone. Legal, non-conforming uses can continue to operate as approved, but cannot be expanded. In October 2018, the subject property was combined with an adjacent parcel immediately north, #12-053-0040, which is located within the boundaries of the High Country Estates Subdivision. Then in March 2019, the subject property added a portion of parcel #12-053-0042, which is also split with portions of that property within the High Country Estates Subdivision, but the majority outside the subdivision boundary. The part combined with the subject property is not located in the subdivision boundary.



Although the parcel is may be considered technically legal as no new lots have been created since August 6, 2008, it is restricted as a portion is located in the High Country Subdivision, but that subdivision has not been amended. Additionally, the existing non-conforming commercial business will be further out-of-compliance if the property is rezoned to RU2, as it is not on the same parcel as the original CUP approval and adding additional residential uses adjacent to it will have negative impacts.

ii. Average Lot Size: (See Attachment A)



Average Parcel Size	
Adjacent Parcels	With a Home: 1.7 Acres (23 Parcels)
	Without a Home: 3.1 Acres (4 Parcels)
1/4 Mile Buffer	With a Home: 2 Acres (40 Parcels)
	Without a Home: 26.4 Acres (8 Parcels)
1/2 Mile Buffer	With a Home: 2.6 Acres (47 Parcels)
	Without a Home: 37.3 Acres (15 Parcels)

- iii. Schedule of Zoning Uses: Under the current County Land Use Ordinance, the RU2 Zone is more restrictive in the uses allowed when compared to the Agricultural (A10) Zone. There are no uses that are allowed as a permitted or conditional use within the RU2 Zone that are not allowed as a permitted or conditional use within the A10 Zone. The following uses are conditional uses in the A10 Zone but are not allowed in the RU2 Zone:
 - Agricultural Manufacturing
 - Recreational Facility
 - Cemetery
 - Private Airport
 - Concentrated Animal Feed Operation
 - Livestock Auction Facility
 - Topsoil Extraction
- iv. Adjacent uses: The properties adjacent to the subject rezone are primarily used for single family dwellings with some agricultural uses to the east.
- v. Annexation Areas: The subject property is located within the Mendon Town future annexation area. However, as the current Mendon Town municipal boundary is more than 3.5 miles away from the subject property, the applicant was not required to provide a letter from the City.
- vi. Zone Placement: As identified by the Planning Commission and the County Council at the time the RU2 Zone was adopted, the intended/anticipated placement of this zone was in areas of the unincorporated county adjacent to municipalities. The nearest municipal boundary is Mendon Town located approximately 3.5 miles southeast of the subject property as the crow flies.
The properties immediately adjacent to the subject property on the north, south, and west sides are all zoned RU2. The properties to the north and west include the High Country Estates development and the properties to the south are in the Moake Subdivision. The rezone for High Country Estates was approved in 2011 per Ordinance 2011-11 and the Moake rezone was approved in 2013 per Ordinance 2014-02.

B. Ordinance—§12.02.010, §17.02.060; §17.08.030 [C]

- 4. As per §17.02.060, Establishment of Land Use Authority, the County Council is authorized to act as the Land Use Authority for this application.
- 5. The current County Land Use Ordinance does not specify appropriate locations for the Rural 2 (RU2) Zone but does contain possible guidelines for its implementation. County Land Use

Ordinance §17.08.030 [B] [1] identifies the purpose of the RU2 Zone and includes the following:

- a. “To allow for residential development in a moderately dense pattern that can allow for rural subdivisions, and to allow for clustering plans larger than a single parcel. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities.
 - b. To implement the policies of the Cache Countywide Comprehensive Plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipal standards.
 - c. This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.”
6. Consideration of impacts related to uses allowed within the RU2 Zone will be addressed as part of each respective approval process required prior to site development activities.

C. Access—16.04.040 [A], 16.04.080 [E], Road Manual

7. The Road Manual specifies the following:
8. §16.04.040 [A] Roads – All roads must be designed and constructed in accordance with Title 12 of the County Code.
9. §12.02.010 Roadway Standards – Requirements for roadway improvement are provided in the current Manual of Roadway Design and Construction Standards (Road Manual).
10. A basic review of the access to the subject property identifies the following:
11. Primary access to the subject properties is from 8000 West, a County road.
 - a. 8000 West:
 - i. Is an existing county facility that provides through access from SR-23 to 600 North, as well as access to multiple single-family residences, agricultural lands, and Autonomous Solutions (ASI).
 - ii. Is classified as a Major Local road.
 - iii. The road consists of a 22-foot-wide paved surface and the structural condition is visibly okay.
 - iv. Is maintained year-round.

D. Service Provisions:

12. §16.04.080 [C] Fire Control – The County Fire District had no comments on the rezone. Future access must be reevaluated and may require improvements based on the location of any proposed structure on lots created through a subdivision process.
13. §16.04.080 [F] Solid Waste Disposal – Logan City Environmental provides refuse collection for the subject property, but did not have any specific comments on the rezone request.

E. Public Notice and Comment—§17.02.040 Notice of Meetings

14. Public notice was posted online to the Utah Public Notice Website on 23 May 2022.
15. Notices were posted in three public places on 23 May 2022.
16. Notices were mailed to all property owners within 300 feet on 23 May 2022.
17. Staff has received written public comment regarding this proposal (Attachment B).

Staff Recommendation and Conclusion

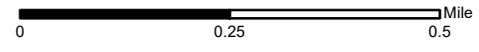
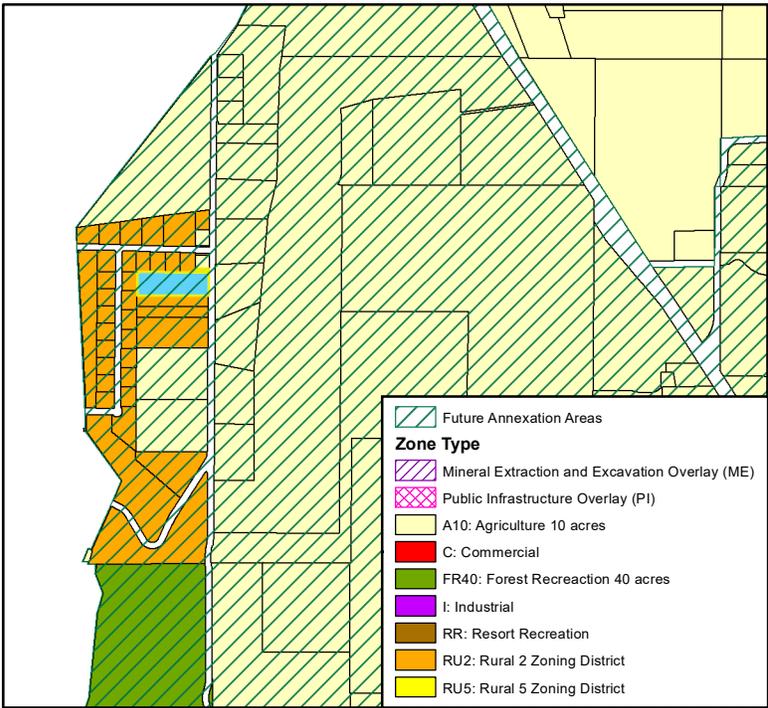
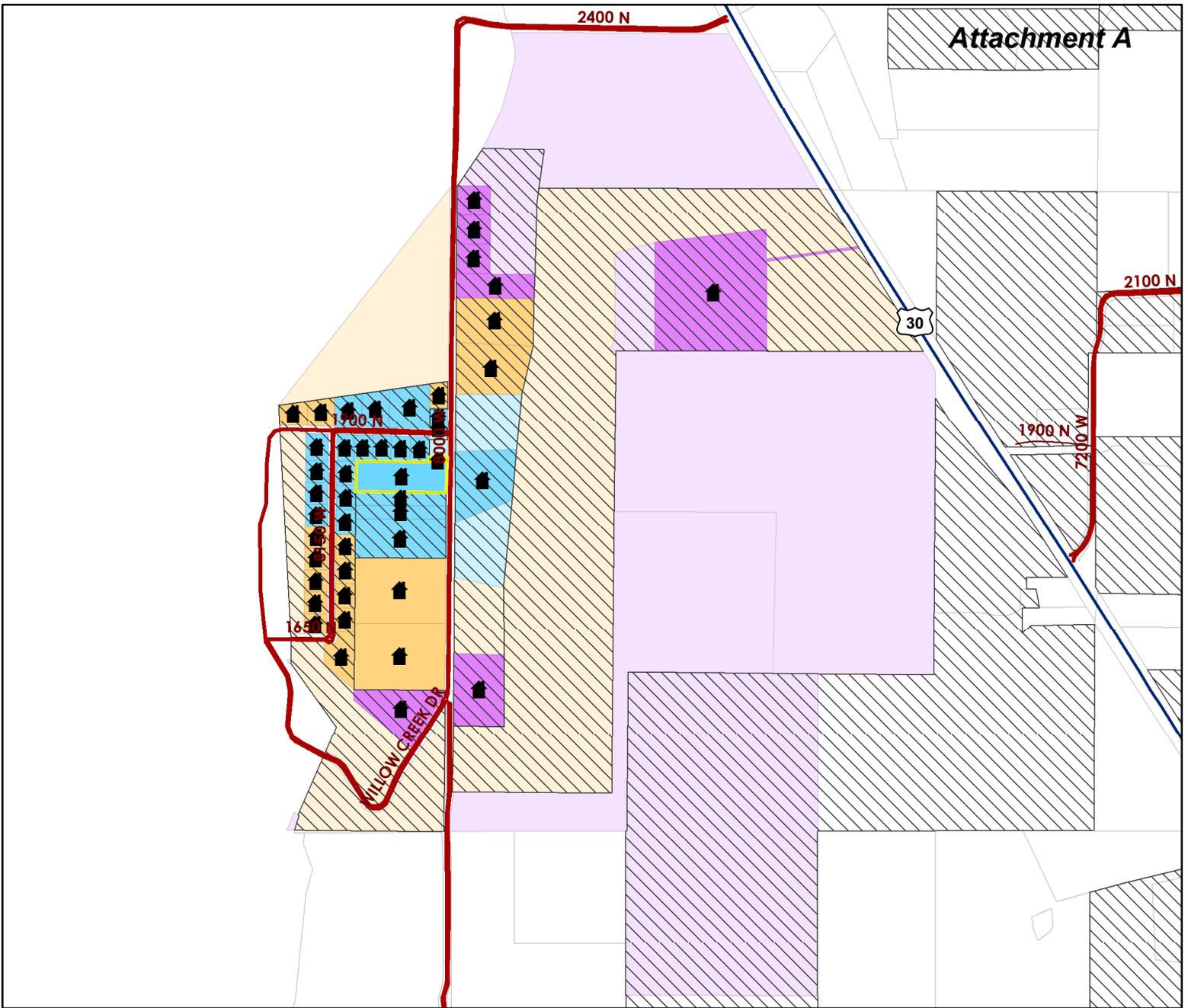
Based on the findings of fact noted herein, the Veibell Rezone is hereby recommended for denial to the County Council as follows:

1. The property is restricted due to the combination of adjacent parcels, one of which is located within an existing subdivision boundary. The existing legal, non-conforming commercial use is not in compliance with the original CUP approval and rezoning to a higher density will increase the non-conforming use and have negative impacts on future development.

Planning Commission Conclusion

Based on the findings of fact noted herein, the Veibell Rezone is hereby recommended for approval to the County Council as follows:

1. The restricted status of the property can be resolved through a subdivision amendment process.
2. The existing legal, non-conforming use can continue to operate as approved in the RU2 Zone.
3. The location of the subject property is compatible with the purpose of the Rural (RU2) Zone as identified under §17.08.030[A] of the Cache County Code as it:
 - a. Is in close proximity to other RU2 Zone boundaries (i.e., High Country Estates Subdivision).
 - b. Allows for residential development in a moderately dense pattern that can allow for rural subdivisions without impeding adjacent agricultural uses.



Legend

- Proposed Rezone
- Winter Maintenance
- Municipal Boundaries
- County Roads
- Subdivisions
- Highways
- Parcels

Average Parcel Size	
Adjacent Parcels	With a Home: 1.7 Acres (23 Parcels)
	Without a Home: 3.1 Acres (4 Parcels)
1/4 Mile Buffer	With a Home: 2 Acres (40 Parcels)
	Without a Home: 26.4 Acres (8 Parcels)
1/2 Mile Buffer	With a Home: 2.6 Acres (47 Parcels)
	Without a Home: 37.3 Acres (15 Parcels)





Cache County DevServices <devservices@cachecounty.org>

Fwd: Veibell Rezone c/o developmental Service office

1 message

Susanne Hansen <suhanzen15@gmail.com>
To: DevServices@cachecounty.org

Wed, Jun 1, 2022 at 11:45 PM

----- Forwarded message -----

From: **Susanne Hansen** <suhanzen15@gmail.com>
Date: Wed, Jun 1, 2022 at 11:42 PM
Subject: Veibell Rezone c/o developmental Service office
To: <deservices@cachecounty.org>Susanne Hnansen
Resident
[1822 North 8150 West](#)
[Petersboro, Utah](#)**AGAINST**

As a resident, doing due diligence, prior to purchasing and building my home, I asked questions about lot sizes around me. I was told that the lots directly behind me were zoned for 1 house lots and that I would not have to worry about more homes. Since that time the lot directly behind me was rezoned to add another house and now another is trying.

Roads are not wide enough to safely maneuver, adding more traffic would increase the danger. Water is sparse with the well barely maintaining what it is zoned for. Quality of life decreases with each new home that goes in. Noise level goes up, open space decreases, and property values go down. Emergency services are not near, including no water to our fire hydrants. More people results in reduced safety.

The property in question has 1 historic home {being rented}, 1 large barn and 2 sheds along with a lot of broken down farm equipment scattered about. Instead of adding more to the chaos, this property should be cleaned up and restored. As it is now, the only way another home could be placed on the property is if it encroaches upon several other homes that were built with the understanding that the lot was zoned for 1.

Upon finding this property, I had a dream of living in a small quiet community with a beautiful view. By allowing more homes to go in where the zoning originally stated they would not, it is ruining that dream not just for me but for the community.

Thank you for your time

Susanne Hansen



Hold a Public Hearing

Ordinance 2022-21 Jershon Ranch Rezone

Agenda request submitted by: Chris Harrild, Director – Forwarded from the County Planning Commission

Assisting Department: Development Services

Requested Council meeting date: July 12, 2022

Agenda Item Language: Hold a public hearing for Ordinance 2022-21 Jershon Ranch Rezone – A request to rezone 33.3 acres located at ~200 East 9800 North, near Richmond, from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone.

Action: Planning Commission – Approval (2-yea; 2-nay; 1 abstained); no recommendation forwarded to County Council.

Background: A request to rezone 33.3 acres located at ~200 East 9800 North, near Richmond, from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone. A rezone to the RU5 Zone would allow for a maximum potential of 6 buildable lots, whereas the existing A10 Zone allows for a maximum of 3 buildable lots.

Fiscal Impact: N/A

Public Hearing Required: Rezone requests require a public hearing before the County Planning Commission (PC). This hearing was held on June 2, 2022.

No additional hearing is required under the requirements of the State Code, however, the Council has previously directed it is beneficial to rehear the public comment and hold an additional hearing before the Council.

See attached for additional information.

County Staff Presenter: Chris Harrild

Presentation Time: No additional staff presentation time is anticipated.

County Staff Point of Contact: Angie Zetterquist, County Planner

Legal Review: N/A

Staff Report: Jerston Ranch Rezone

2 June 2022

This staff report is an analysis of the application based on adopted county documents, standard county development practices, and available information. The report is to be used to review and consider the merits of the application. Additional information may be provided that supplements or amends this staff report.

Agent: Jerston Ranch LLC

Parcel ID#: 09-076-0002

Staff Recommendation: Approval

Type of Action: Legislative

Land Use Authority: Cache County Council

Location

Reviewed by Angie Zetterquist

Project Address:
 ~ 200 East 9800 North
 Near Richmond

Acres: 33.3

Surrounding Uses:

North – Agricultural/Residential

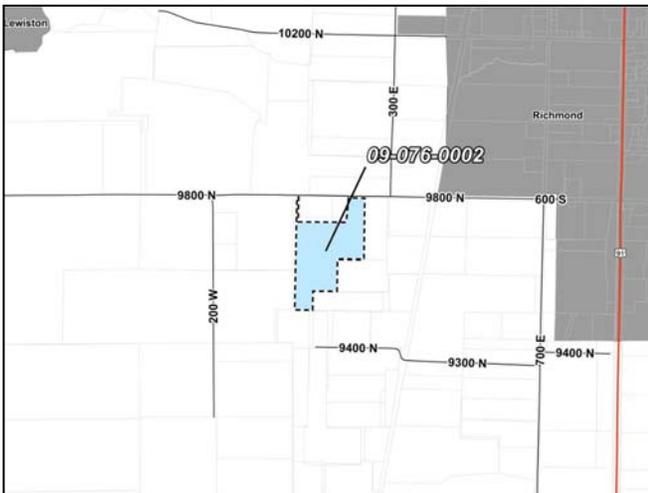
South – Agricultural

East – Agricultural/Residential

West – Agricultural

Current Zoning:
 Agricultural (A10)

Proposed Zoning:
 Rural 5 (RU5)



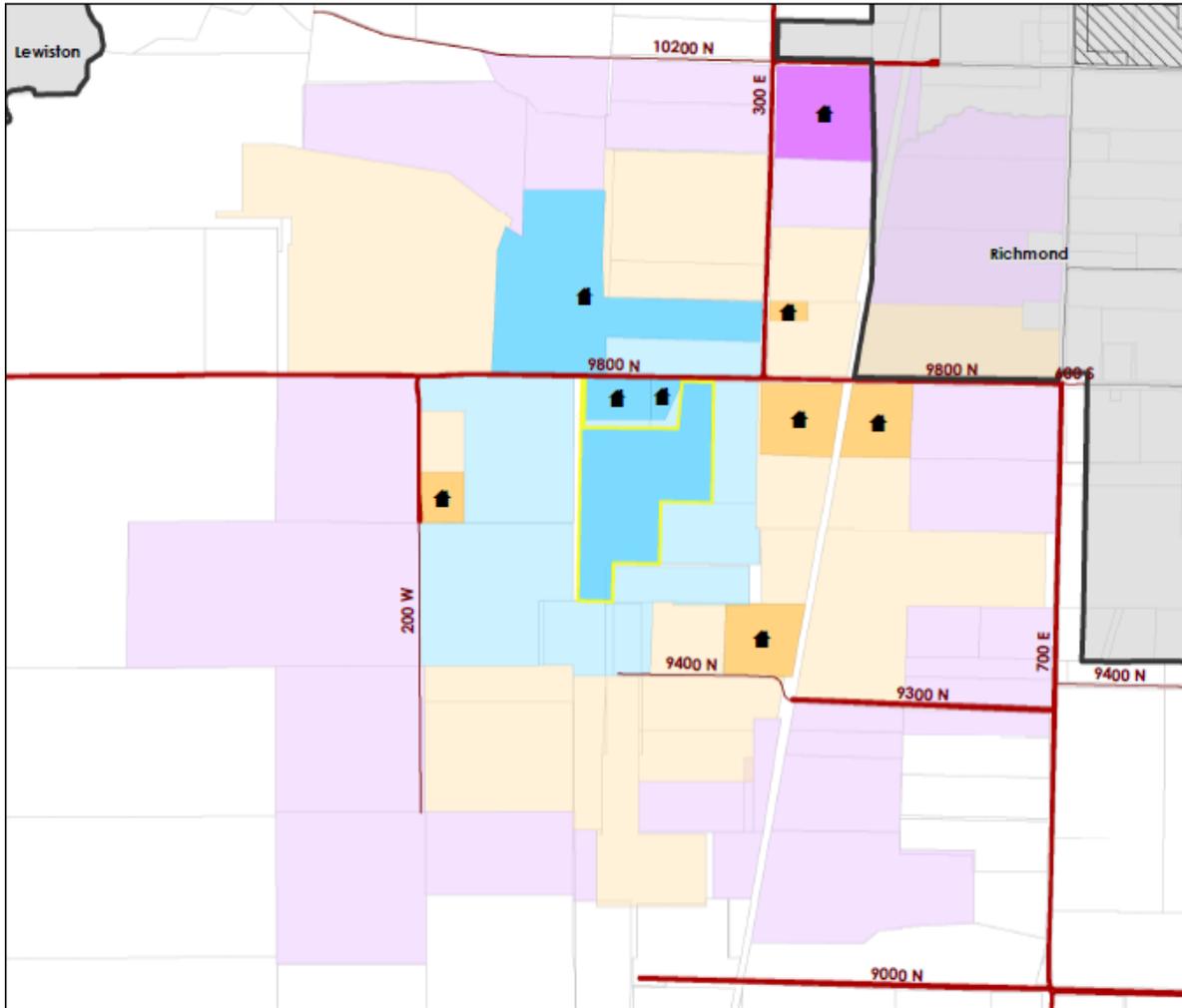
Findings of Fact

A. Request description

1. A request to rezone 33.3 acres from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone.
2. This rezone may allow the parcel to be legally divided into a maximum potential of 6 separate lots as part of a subdivision process.
3. Staff has identified general information as pertains to the subject property to assist the Planning Commission and County Council in arriving at a decision. This information is reflected in the attached map (Attachment A) and in the following text:

a. Land Use Context:

- i.** Parcel status: The subject property is not in the same size or configuration as it was on August 8, 2006 and is potentially restricted. According to the Recorder’s Office information, there have been a number of boundary line adjustments since 2006 that has resulted in a change of size and configuration of the property, but it remains a legal parcel as no divisions of property have occurred.
- ii.** Average Lot Size: (See Attachment A)



Average Parcel Size	
Adjacent Parcels	With a Home: 18.2 Acres (3 Parcels)
	Without a Home: 15 Acres (11 Parcels)
1/4 Mile Buffer	With a Home: 11.2 Acres (8 Parcels)
	Without a Home: 16.7 Acres (30 Parcels)
	Without a Home in Richmond City: 25.7 Acres (1 Parcel)
1/2 Mile Buffer	With a Home: 11.6 Acres (9 Parcels)
	Without a Home: 17.5 Acres (57 Parcels)
	Without a Home in Richmond City: 17.6 Acres (5 Parcels)

- iii. Schedule of Zoning Uses: Under the current County Land Use Ordinance, the RU5 Zone is more restrictive in the uses allowed when compared to the Agricultural (A10) Zone. There are no uses that are allowed as a permitted or conditional use within the RU5 Zone that are not allowed as a permitted or conditional use within the A10 Zone. The following uses are conditional uses in the A10 Zone but are not allowed in the RU5 Zone:
 - Agricultural Manufacturing
 - Recreational Facility
 - Cemetery
 - Private Airport
 - Concentrated Animal Feed Operation
 - Livestock Auction Facility
 - Topsoil Extraction
- iv. Adjacent uses: The properties adjacent to the subject rezone are primarily used for agriculture and some single family dwellings.
- v. Annexation Areas: The subject property is located within Richmond City's future annexation area. However, as the subject property is not immediately contiguous to the city boundary, a letter from the City was not required as part of the application submittal. However, the City was notified of the rezone request as part of the noticing process. At the time this report was prepared, staff has not received any comments from the City regarding this request.
- vi. Zone Placement: As identified by the Planning Commission and the County Council at the time the RU5 Zone was adopted, the intended/anticipated placement of this zone was in areas of the unincorporated county adjacent to municipalities. The boundary of Richmond City is located approximately ¼ mile east on the north side of 9800 North where the railroad tracks cross the County Road. Directly across the street from the city boundary is a property in the Industrial (I) Zone, which was approved in 2016 and a CUP was subsequently approved for a pet crematorium with a caretaker's residence. The nearest RU5 zone is southeast of the subject property approximately 2.5 miles away as the crow flies off of Highway 91 at approximately 8000 North. This RU5 zone, the Jenkins Rezone, included a total of 11.5 acres and was approved in 2018 (Ordinance 2018-08). A two-lot subdivision (i.e., Ohana Mauna Subdivision) was approved and recorded in 2019. The other nearest RU5 Zone is located about 3.5 mile directly north of the subject property on the south side of 12400 North. This rezone, the Cub River Estates II Rezone was approved in 2022 as Ordinance 2022-04.

B. Ordinance—§12.02.010, §17.02.060; §17.08.030 [C]

- 4. As per §17.02.060, Establishment of Land Use Authority, the County Council is authorized to act as the Land Use Authority for this application.
- 5. The current County Land Use Ordinance does not specify appropriate locations for the Rural 5 (RU5) Zone but does contain possible guidelines for its implementation. County Land Use Ordinance §17.08.030 [B] [1] identifies the purpose of the RU5 Zone and includes the following:
 - a. "To allow for residential development in a low density pattern that can allow for rural subdivisions and smaller scale agricultural uses. This type of development should be

located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities.

b. To implement the policies of the Cache Countywide Comprehensive Plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipal standards.

c. This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.”

6. Consideration of impacts related to uses allowed within the RU5 Zone will be addressed as part of each respective approval process required prior to site development activities.

C. Access—16.04.040 [A], 16.04.080 [E], Road Manual

7. The Road Manual specifies the following:

8. §16.04.040 [A] Roads – All roads must be designed and constructed in accordance with Title 12 of the County Code.

9. §12.02.010 Roadway Standards – Requirements for roadway improvement are provided in the current Manual of Roadway Design and Construction Standards (Road Manual).

10. A basic review of the access to the subject property identifies the following:

11. Primary access to the subject properties is from 9800 North, a County road.

a. 9800 North:

i. Is an existing county facility that connects to US Highway 91 and provides access to some residential lots but primarily serves agricultural uses.

ii. Is classified as a Minor Local road.

iii. The road consists of a 20-foot-wide paved surface and the structural condition is visibly okay, but is substandard as to gravel shoulders, clear zones, and right-of-way dedications.

iv. Is maintained year around.

D. Service Provisions:

12. §16.04.080 [C] Fire Control – The County Fire District requires that all access roads and private driveways to be 20-feet wide with an all-weather surface. Future access must be reevaluated and may require improvements based on the location of any proposed structure on lots created through a subdivision process.

13. §16.04.080 [F] Solid Waste Disposal – Logan City Environmental provides refuse collection for the subject property, but did not have any specific comments on the rezone request.

E. Public Notice and Comment—§17.02.040 Notice of Meetings

14. Public notice was posted online to the Utah Public Notice Website on 23 May 2022.

15. Notices were posted in three public places on 23 May 2022.

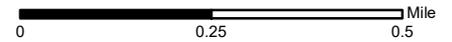
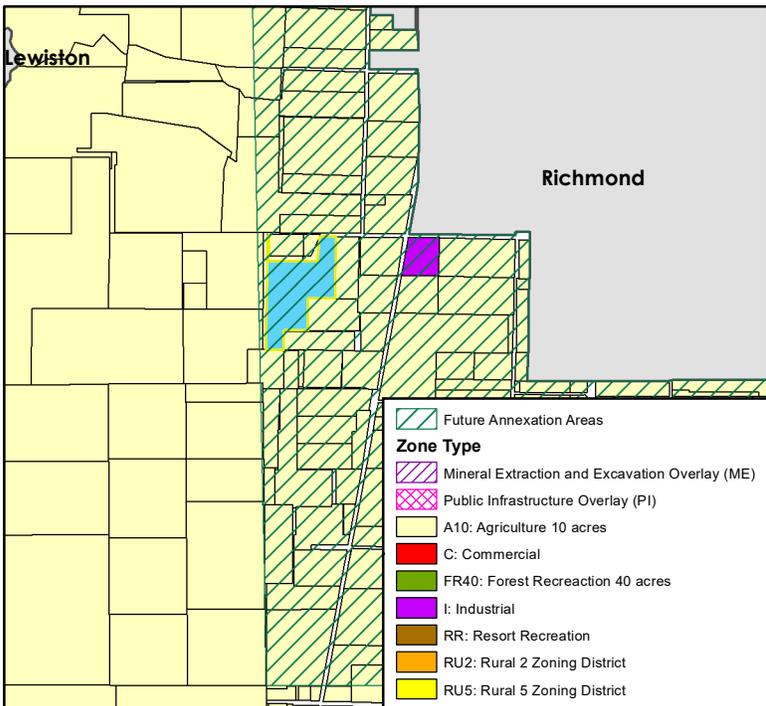
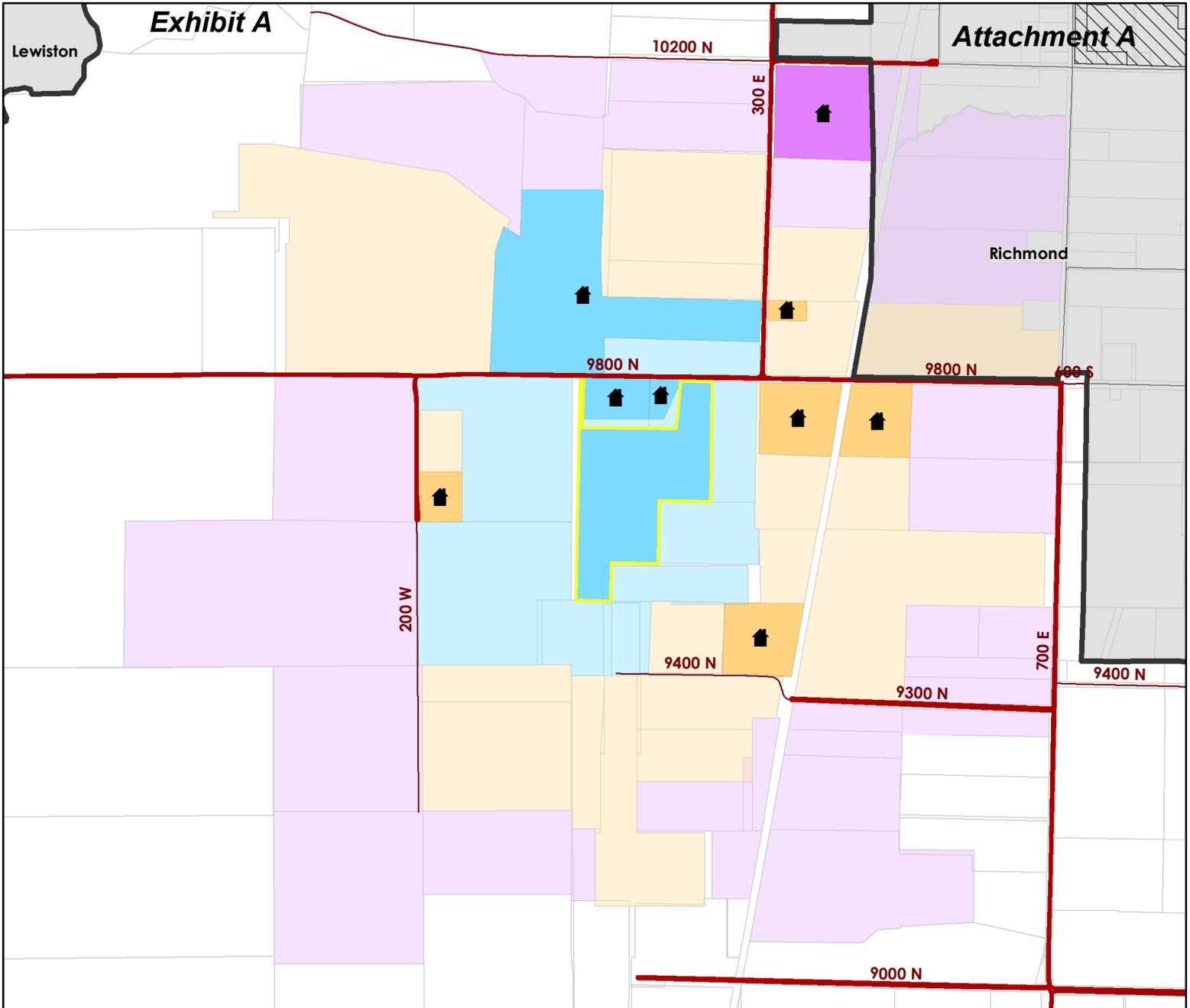
16. Notices were mailed to all property owners within 300 feet and Richmond City on 23 May 2022.

17. Staff has received a number of written public comments regarding this proposal (Attachment B).

Staff Recommendation and Conclusion

Based on the findings of fact noted herein, the Jershon Ranch Rezone is hereby recommended for approval to the County Council as follows:

1. The location of the subject property is compatible with the purpose of the Rural 5 (RU5) Zone as identified under §17.08.030[A] of the Cache County Code as it:
 - a. Allows for residential development in a low density pattern that can allow for rural subdivisions and smaller scale agricultural uses.
 - b. Does not unreasonably impede adjacent agricultural uses, nor unreasonably conflict with the development standards of adjacent communities.
 - c. The property is appropriately served by adequate provision of public services.



Legend

- Proposed Rezone
- Winter Maintenance
- Municipal Boundaries
- County Roads
- Subdivisions
- Highways
- Parcels

Average Parcel Size

Adjacent Parcels	With a Home: 18.2 Acres (3 Parcels)
	Without a Home: 15 Acres (11 Parcels)
1/4 Mile Buffer	With a Home: 11.2 Acres (8 Parcels)
	Without a Home: 16.7 Acres (30 Parcels) Without a Home in Richmond City: 25.7 Acres (1 Parcel)
1/2 Mile Buffer	With a Home: 11.6 Acres (9 Parcels)
	Without a Home: 17.5 Acres (57 Parcels) Without a Home in Richmond City: 17.6 Acres (5 Parcels)





Angie Zetterquist <angie.zetterquist@cachecounty.org>

Opposition to ReZone

1 message

audreyhatch11@gmail.com <audreyhatch11@gmail.com>
To: "angie.zetterquist" <angie.zetterquist@cachecounty.org>

Wed, Jun 1, 2022 at 5:02 PM

I received a letter to rezone 33.3 acres from A10 to R5. The project name is Jershon Ranch, the project location is 9800 North 200 East near Richmond.

I have a petition of landowners and businesses who oppose the rezone and will be impacted by the expansion of more lots.

Some of the concerns include but are not limited to; new wells being dug which will affect the natural aquifers in the existing area, septic tanks and problems with sewage, no road access to parcels that have already been sold and traffic that will cause congestion to roads, also the environmental impact to livestock in the surrounding area.

There are no City amenities to help in any of the above stated concerns and no side walks or traffic signs near the property to show speed limits or to watch for children, livestock or pets.

9800 North has no outlet to the West and the road is used on a daily basis for farm equipment. All the surrounding land is agriculture and there have been multiple offers to buy the land as agricultural land but the offers have been turned down.

We, the land owners oppose the request to rezone 33.3 acres from A10 Zone to RUS Zone.

Project Name: Jershon Ranch

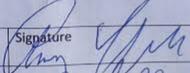
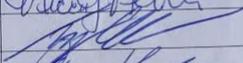
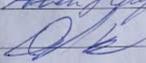
Project Location: 9800 North 200 East, Near Richmond

Print Name	Signature
Audrey Hatch	Audrey Hatch
Troy Hatch	Troy Hatch
James Hunsaker	James Hunsaker
Shareese Hunsaker	Shareese Hunsaker
Alan Lower	Alan Lower
Andrew Snarr	Andrew Snarr
Charlya Snarr	Charlya Snarr
Dave Snarr	Dave Snarr
Jeremy Hyde	Jeremy Hyde
Christine Hyde	Christine Hyde
Janice A Holt	Janice A Holt
Janet Wallace	Janet Wallace
Dallas Spackman	Dallas Spackman
Terry Spackman	Terry Spackman
Phillip Spackman	Phillip Spackman
Van Skidmore	Van Skidmore

We, the land owners oppose the request to rezone 33.3 acres from A10 Zone to RUS Zone.

Project Name: Jershon Ranch

Project Location: 9800 North 200 East, Near Richmond

Print Name	Signature
Angela Younker	
Gene Maciulis	Trena Maciulis
Jane Maciulis	Alma Maciulis
Sherylee Black	Sherylee Black
Tera Condam	Tera Condam
Nikki Neilsen	Nikki Neilsen
Al Tyson Condam	
Arden Hoyt Arden Hoyt	Arden Hoyt
	Daryl Black

June 2, 2022

Dear Cache County Planning Commission,

Thank you for the opportunity to express my concerns. I understand you need to balance the desires of land owners with what is best for the county and hopefully our neighborhood. This letter is regarding the Jershon Ranch Rezone proposal.

The land being considered for rezoning is currently A10. As I understand it, that designation, A10 of the County Land Use Code was, in part, developed to protect the agricultural aspects of Cache County that were, and still are, being rapidly developed. Those of us who live near this particular area of impact chose to move here because it was out in the county, and all appreciate the benefits of the open space, and that we are surrounded by land that is still being used for agricultural pursuits.

The proposed Rezone acreage is considered to be state important irrigated farmland according to the map titled Richmond City Prime Farmland A-6. Once subdivided to R5 that pretty much takes it out of any future production.

There is also the issue of water and the potential shortage problems associated with twice as many households. Along with that is the increased number of septic systems that would be needed since there is no connection to the Richmond City sewage system in the area.

Also, last but not least, it is the neighbors and their children who will bear the brunt of the increase in density, access, and traffic going past their homes.

Therefore I hope you will consider keeping the A10 zoning designation.

Respectfully,

Janet Wallace



Angie Zetterquist <angie.zetterquist@cachecounty.org>

Jershon Ranch Project

Troy Hatch <circlehorsemanship@gmail.com>
To: angie.zetterquist@cachecounty.org

Thu, Jun 2, 2022 at 4:44 PM

I wanted to send a note to oppose the re-zone of Jershon ranch project from A10 to RU5. This would negatively impact the surrounding community. This land has been dry farm for quite a while as there is not city culinary or secondary water to it. They did at one point have some water they could turn in on the land for secondary water but it is no longer in operation. This change would have multiple properties drilling new wells or pulling from existing wells that would not be able to keep up with the demand of that many homes/ properties not being used for farming/agricultural growth. Multiple neighbors have had wells dry up on quite a few occasions and luckily they have not been the ones that service their homes and families. This change may be detrimental to many of the wells already in use. Changing this agricultural land to rural property would mean those who purchased it would need to plant lawns and bring in a lot of other water demanding needs. We also bought the property that we live on because we did not want to be surrounded with homes. We understand that froth is needed at times but there are many other places that have much better access to water and other resources that are needed to build rural homes. We are in need of more agricultural land, and creating these subdivisions destroy the property for the purpose we bought it for. In conclusion we see this as a very negative proposal and as we intend to live here the rest of our lives I would hate to see it subdivided and changes to smaller building lots with more homes going in. Let's preserve the agricultural land that we still have in the county and leave the rural housing inside city limits where there are amenities to service the needs that are needed. Thank you.

Troy Hatch
180 East 9800 North
Richmond, Utah 84333
435-720-1393.

Sent from my iPhone

**CACHE COUNTY
ORDINANCE 2022-22**

**AN ORDINANCE INCREASING THE SALARIES OF THE CACHE COUNTY
EXECUTIVE/SURVEYOR, CLERK/AUDITOR, RECORDER, AND TREASURER**

WHEREAS, the Cache County Council, upon lawful notice and in accordance with Utah Code section 17-16-14, held on July 12, 2022, a public hearing on proposed mid-year salary increases for the Cache County Executive/Surveyor, Clerk/Auditor, Recorder, and Treasurer; and

WHEREAS, the Organic Act for the Government of Cache County, Utah, as approved on November 6, 1984, and amended from time to time thereafter, and Cache County Code section 2.12.120C authorize the modification of salaries for all elected county officers by ordinance; and

NOW THEREFORE, the County Legislative Body of Cache County ordains as follows:

SECTION 1:

Section 2.28.030 of the Cache County Code is amended to read in full as follows:

2.28.030: County Officers

A. The salaries for County officers for the period from January 1, 2022, through December 31, 2022, shall be as follows:

County Executive/Surveyor	\$129,014.00
County Assessor	\$107,476.00
County Attorney	\$146,467.00
County Clerk/Auditor	\$104,826.00
County Recorder	\$ 99,552.00
County Sheriff	\$113,640.00
County Treasurer	\$ 99,575.00

B. The County Council, consistent with subsection 2.12.120C of this title, may adjust the foregoing County officer salaries from full time salaries to part time salaries, or from part time salaries to full time salaries as the Council in its discretion may deem appropriate. This includes adjustments to existing salaries made at any time during the current or subsequent pay periods within the current term of office, consistent with subsection 2.12.120C2 of this title; and it applies to adjustments to future salaries for pay periods during a term of office after the current term of office, consistent with subsection 2.12.120C3 of this title.

C. A County officer will be paid a part time salary if the County officer gives notice that he or she chooses to work, or the County Council finds that the County Officer in fact works, less than thirty (30) hours per week, in which case the part time salary will be an hourly wage based upon the prorated amount of the full time salary and the County officer may not receive other compensatory benefits unless approved by the County Council.

SECTION 3: REPEALER

The salary provisions of all prior ordinances or resolutions, or any parts thereof, in conflict with the above Cache County Code amendments are hereby repealed and superseded to the extent of such conflict. Otherwise such resolutions and ordinances remain in full force and effect.

SECTION 4: EFFECTIVE DATE

This ordinance takes effect 15 days following its approval by the County Council.

APPROVED BY THE COUNTY COUNCIL OF CACHE COUNTY, UTAH, THIS 12TH DAY OF JULY 2022.

	In Favor	Against	Abstained	Absent
Paul R. Borup				
David Erickson				
Nolan P. Gunnell				
Barbara Tidwell				
Karl Ward				
Gina Worthen				
Gordon Zilles				
TOTAL:				

CACHE COUNTY COUNCIL:

ATTEST:

Barbara Y. Tidwell, Chair

Jess W. Bradfield, Cache County Clerk

ACTION OF COUNTY EXECUTIVE:

___ Approved
___ Disapproved (Written statement of objection attached)

David N. Zook, Cache County Executive

Date

Redline Version of Amendments:

2.28.030: County Officers

A. The salaries for County officers for the period from January 1, 2022, through December 31, 2022, shall be as follows:

County Executive/Surveyor	\$129,014.00 120,578.00
County Assessor	\$107,476.00
County Attorney	\$146,467.00
County Clerk/Auditor	\$104,826.00 97,968.00
County Recorder	\$ 99,552.00 93,039.00
County Sheriff	\$113,640.00
County Treasurer	\$ 99,575.00 93,060.00

B. The County Council, consistent with subsection 2.12.120C of this title, may adjust the foregoing County officer salaries from full time salaries to part time salaries, or from part time salaries to full time salaries as the Council in its discretion may deem appropriate. This includes adjustments to existing salaries made at any time during the current or subsequent pay periods within the current term of office, consistent with subsection 2.12.120C2 of this title; and it applies to adjustments to future salaries for pay periods during a term of office after the current term of office, consistent with subsection 2.12.120C3 of this title.

C. A County officer will be paid a part time salary if the County officer gives notice that he or she chooses to work, or the County Council finds that the County Officer in fact works, less than thirty (30) hours per week, in which case the part time salary will be an hourly wage based upon the prorated amount of the full time salary and the County officer may not receive other compensatory benefits unless approved by the County Council.



**CACHE COUNTY
ORDINANCE NO. 2022 - 18**

**AN ORDINANCE AMENDING SECTION 8.04 OF THE CACHE COUNTY CODE
REGARDING FOOD SERVICE TO UPDATE THE REFERENCED UTAH CODE SECTION**

- (A) WHEREAS, the Cache County Code references and incorporates various provisions the Utah Code; and
- (B) WHEREAS, Chapter 4 of Title 8 of the Cache County Code as currently constituted, references outdated, omitted, and renumbered provisions of the Utah Code; and
- (C) WHEREAS, the Cache County Council has an interest in maintaining the accuracy and applicability of the references to the Utah Code found in the Cache County Code;

NOW, THEREFORE, the County Legislative Body of Cache County ordains as follows:

SECTION 1:

Section 8.04 of the Cache County Code is amended to read in full as follows:

8.04.010: FOOD SERVICE:

- A. Food Service establishments within County limits shall be regulated according to Title R392 of the Utah Administrative Code, The Utah Food Service Sanitation Rule, as amended, and Utah Code section 5-15-5.
- B. Requirements and Rules will be enforced by the Bear River Health Department. Any person, firm or corporation accepting a permit issued by a health officer, is deemed to have given consent to the health officer, or his duly appointed agent or representative, to enter upon and inspect the premises of the permit holder, at any reasonable time. Failure to permit such inspection by a health officer or his representative may be grounds for revocation of the permit by the health officer, upon his giving ten (10) days' written notice to the permit holder, during which time the permit holder may permit such inspection. If the premises pass the inspection, the permit shall not be cancelled.



SECTION 2:

This ordinance takes effect 15 days following its passage and approval by the County Council.

**PASSED AND APPROVED BY THE COUNTY COUNCIL OF CACHE COUNTY, UTAH
THIS ___ DAY OF _____ 2022.**

	In Favor	Against	Abstained	Absent
Paul R. Borup				
David Erickson				
Nolan Gunnell				
Barbara Tidwell				
Karl Ward				
Gina Worthen				
Gordon Zilles				
Total				

CACHE COUNTY:

ATTEST:

By: _____
Barbara Tidwell, Chair

By: _____
Jess Bradfield, County Clerk / Auditor

By: _____
David Zook, County Executive



Redline version of Chapter 8.04 to show proposed change:

Redlined Version

8.04.010: FOOD SERVICE:

- ~~A. The definitions; the inspection of food service establishments; the issuance, suspension and revocation of permits to operate food service establishments; the prohibiting of the sale of adulterated or misbranded food or drink; and the enforcement of this section shall be regulated in accordance with the unabridged form of the 1962 edition of the United States public health service food service sanitation ordinance and code, three (3) certified copies of which shall be on file in the office of the county clerk; provided, that the words "municipality" in such unabridged form shall be understood to refer to Cache County of the state of Utah; provided, further, that in said ordinance all parenthetical phrases referring to grading and subsection (H)(2)(e) shall be understood to be deleted; and provided, further, that subsections (H)(7) and (8) shall be understood to be deleted.~~
- A. Food Service establishments within County limits shall be regulated according to Title R392 of the Utah Administrative Code, The Utah Food Service Sanitation Rule, as amended, and Utah Code section 5-15-5.
- B. Requirements and Rules will be enforced by the Bear River Health Department. Any person, firm or corporation accepting a permit issued by a health officer, is deemed to have given consent to the health officer, or his duly appointed agent or representative, to enter upon and inspect the premises of the permit holder, at any reasonable time. Failure to permit such inspection by a health officer or his representative may be grounds for revocation of the permit by the health officer, upon his giving ten (10) days' written notice to the permit holder, during which time the permit holder may permit such inspection. If the premises pass the inspection, the permit shall not be cancelled.
- ~~C. A fee of ten dollars (\$10.00) shall be charged by a health authority upon issuance of any permit under subsection (H)(1)(a) of said ordinance.~~

8.04.020: MILK PRODUCTS:

~~An ordinance known as the Bear River district milk and milk products ordinance has been published by authority of the county council in book form, three (3) copies of which ordinance are on file in the county clerk's office for inspection, examination and use by the public during business hours. The ordinance is adopted in its entirety as contained in the book form.~~



**CACHE COUNTY
ORDINANCE 2022 - 19**

**AN ORDINANCE AMENDING SECTION 2.12.230 OF THE CACHE COUNTY CODE
REGARDING CLOSED MEETINGS TO UPDATE THE REFERENCED UTAH CODE SECTION**

- (A) WHEREAS, the Cache County Code references and incorporates various sections of the Utah Code; and
- (B) WHEREAS, Cache County Code section 2.12.230 as currently constituted references an outdated and renumbered provision of the Utah Code; and
- (C) WHEREAS, the Cache County Council has an interest in maintaining the accuracy and applicability of the references to the Utah Code found in the Cache County Code; and
- (D) WHEREAS, Utah Code section 52-4-206 specifies recording requirements for closed meetings that are not reflected in the Cache County Code;

NOW, THEREFORE, the County Legislative Body of Cache County ordains as follows:

SECTION 1:

Section 2.12.230 of the Cache County Code is amended to read in full as follows:

2.12.230: CLOSED MEETINGS:

- A. A closed meeting of the council may be held upon the affirmative vote of two-thirds (2/3) of the members present at an open meeting for which notice has been given; provided, however, that a quorum is present.
- B. No closed meeting is allowed except as to matters exempted from open meetings under Utah Code section 52-4-205, as it currently exists or as it may hereinafter be modified.
- C. No official action may be taken at a closed meeting.
- D. The reason or reasons for holding a closed meeting and the vote thereon shall be entered in the minutes of the meeting.
- E. Except for those meetings closed exclusively for the purposes described under section 52-4-205(1)(a), (1)(f), or (2), the County Council shall make a recording of the closed meeting pursuant to Utah Code section 52-4-206 as amended, which shall be complete and unedited from the commencement of the closed meeting through adjournment of the closed meeting. This record shall include the date, time, and place of the meeting, the names of members present and absent, and the names of all others present except where the disclosure would infringe on the confidentiality necessary to fulfill the original purpose of closing the meeting.



SECTION 2:

This ordinance takes effect 15 days following its passage and approval by the County Council.

PASSED AND APPROVED BY THE COUNTY COUNCIL OF CACHE COUNTY, UTAH
THIS ___ DAY OF _____ 2022.

	In Favor	Against	Abstained	Absent
Paul R. Borup				
David Erickson				
Nolan Gunnell				
Barbara Tidwell				
Karl Ward				
Gina Worthen				
Gordon Zilles				
Total				

CACHE COUNTY:

ATTEST:

By: _____
Barbara Tidwell, Chair

By: _____
Jess Bradfield, County Clerk / Auditor

By: _____
David Zook, County Executive



Redline version of Chapter 2.12.230 to show proposed change:

Redlined Version

2.12.230: CLOSED MEETINGS:

- A. A closed meeting of the council may be held upon the affirmative vote of two-thirds (2/3) of the members present at an open meeting for which notice has been given; provided, however, that a quorum is present.
- B. No closed meeting is allowed except as to matters exempted from open meetings under Utah Code ~~Annotated~~ section ~~52-4-205~~ ~~52-4-5~~, as it currently exists or as it may hereinafter be modified.
- C. No official action may be taken at a closed meeting.
- D. The reason or reasons for holding a closed meeting and the vote thereon shall be entered in the minutes of the meeting.
- E. Except for those meetings closed exclusively for the purposes described under section 52-4-205(1)(a), (1)(f), or (2), the County Council shall make a recording of the closed meeting pursuant to Utah Code section 52-4-206 as amended, which shall be complete and unedited from the commencement of the closed meeting through adjournment of the closed meeting. This record shall include the date, time, and place of the meeting, the names of members present and absent, and the names of all others present except where the disclosure would infringe on the confidentiality necessary to fulfill the original purpose of closing the meeting.

RESOLUTION NO. 2022-17

A RESOLUTION INCREASING THE BUDGET APPROPRIATIONS FOR CERTAIN COUNTY DEPARTMENTS.

The Cache County Council, in a duly convened meeting, pursuant to Sections 17-36-12 through 17-36-26, Utah Code Annotated, 1953 as amended, finds that certain adjustments to the Cache County budget for 2022 are reasonable and necessary; that said budget has been reviewed by the County Executive with all affected department heads; that a duly called hearing has been held and all interested parties have been given an opportunity to be heard; that the County Council has given due consideration to matters discussed at the public hearing and to any revised estimates of revenues; and that it is in the best interest of the County that these adjustments be made.

NOW THEREFORE, it is hereby resolved that:

Section 1.

The following adjustments are made to the 2022 budget for Cache County:

See attached

Section 2.

Other than as specifically set forth above, all other matters set forth in the 2022 budget shall remain in full force and effect.

Section 3.

This resolution shall take effect immediately upon adoption and the County Executive and other county officials are authorized and directed to act accordingly.

This resolution was duly adopted by the Cache County Council on July 12, 2022.

ATTESTED TO:

CACHE COUNTY COUNCIL

Jess Bradfield, Cache County Clerk-Auditor

Barbara Tidwell, Council Chair



Budget Amendment by Department

Hearing Date: 06.28.2022; Vote Date 07.12.2022

Fund	Budget	Amendment	New Budget
General			
REVENUES			
Taxes			
Property Taxes	17,130,000	345,000	17,475,000
Sales Taxes	8,734,000	-	8,734,000
	<u>25,864,000</u>	<u>345,000</u>	<u>26,209,000</u>
Other Revenues			
Intergovernmental	22,149,600	-	22,149,600
Charges for Services	8,214,100	-	8,214,100
Licenses and Permits	40,000	-	40,000
Fines and Forfeitures	111,000	-	111,000
Interest and Investment Income	248,000	-	248,000
Rental Income	155,400	-	155,400
Public Contributions	52,500	-	52,500
Miscellaneous Revenue	31,700	-	31,700
	<u>31,002,300</u>	<u>-</u>	<u>31,002,300</u>
Other Financing Sources			
Lease Proceeds	824,500	-	824,500
Sale of Assets	210,000	-	210,000
Transfers from Other Funds	36,000	433,100	469,100
Use of Fund Balance	6,513,100	4,244,500	10,757,600
	<u>7,583,600</u>	<u>4,677,600</u>	<u>12,261,200</u>
Total Revenues	64,449,900	5,022,600	69,472,500
EXPENDITURES			
General Government			
Council	221,600	-	221,600
Executive	446,800	-	446,800
Finance	768,100	-	768,100
Human Resources	431,100	-	431,100
GIS	119,700	-	119,700
IT	1,144,100	1,078,300	2,222,400
Clerk	234,300	-	234,300
Auditor	38,800	-	38,800



Budget Amendment by Department

Hearing Date: 06.28.2022; Vote Date 07.12.2022

Fund	Budget	Amendment	New Budget
Elections	802,200	61,500	863,700
Recorder	456,700	-	456,700
Attorney	2,133,500	-	2,133,500
Public Defender	869,200	-	869,200
Victim Advocate	1,964,400	-	1,964,400
Buildings and Grounds	597,800	100,000	697,800
Economic Development	296,900	-	296,900
USU Extension Services	244,600	-	244,600
Agriculture Promotion	6,000	-	6,000
Miscellaneous and General	662,900	4,500,000	5,162,900
Contributions to Other Units	1,478,600	-	1,478,600
	12,917,300	5,739,800	18,657,100
Public Safety			
Sheriff: Administration	5,001,800	-	5,001,800
Sheriff: Criminal	5,522,400	-	5,522,400
Sheriff: Support Services	3,422,500	-	3,422,500
Sheriff: Corrections	9,968,400	-	9,968,400
Emergency Management	415,500	-	415,500
Animal Control	225,300	-	225,300
Ambulance	1,923,500	-	1,923,500
Fire	1,592,400	-	1,592,400
	28,071,800	-	28,071,800
Health and Welfare			
Mental Health Services	327,700	-	327,700
Welfare Services	82,800	-	82,800
	410,500	-	410,500
Culture and Recreation			
Fairgrounds	1,478,300	434,100	1,912,400
TV Translator Station	21,300	-	21,300
Library Services	143,000	-	143,000
Fair	188,600	73,100	261,700
Rodeo	276,000	15,400	291,400
State Fair	1,000	-	1,000
	2,108,200	522,600	2,630,800



Budget Amendment by Department

Hearing Date: 06.28.2022; Vote Date 07.12.2022

Fund	Budget	Amendment	New Budget
Other Financing Uses			
Compensation Reserve	180,900	900,000	1,080,900
Transfers to Other Funds	8,243,600	15,000	8,258,600
Addition to Fund Balance	12,517,600	-2,154,800	10,362,800
	20,942,100	-1,239,800	19,702,300
Total Expenditures	64,449,900	5,022,600	69,472,500



Budget Amendment by Department

Hearing Date: 06.28.2022; Vote Date 07.12.2022

Fund	Budget	Amendment	New Budget
Municipal Services			
REVENUES			
Taxes			
Sales Taxes	8,137,000	-	8,137,000
	8,137,000	-	8,137,000
Other Revenues			
Intergovernmental	2,732,700	-	2,732,700
Charges for Services	1,193,200	-	1,193,200
Licenses and Permits	1,062,300	-	1,062,300
Interest and Investment Income	10,000	-	10,000
Public Contributions	6,000	-	6,000
Miscellaneous Revenue	5,000	-	5,000
	5,009,200	-	5,009,200
Other Financing Sources			
Sale of Assets	329,000	-	329,000
Transfers from Other Funds	3,494,500	368,500	3,863,000
Use of Fund Balance	1,567,300	-43,500	1,523,800
	5,390,800	325,000	5,715,800
Total Revenues	18,537,000	325,000	18,862,000
EXPENDITURES			
General Government			
Development Services Administration	534,000	-	534,000
Zoning Administration	555,700	-	555,700
Building Inspection	1,021,500	-	1,021,500
Sanitation and Waste Collection	-	-	-
Miscellaneous Expense	1,500	-	1,500
	2,112,700	-	2,112,700
Public Safety			
Sheriff: Animal Control	12,000	-	12,000
Fire-EMS	359,000	-	359,000
	371,000	-	371,000
Public Works			
Public Works Admin	705,500	-	705,500



Budget Amendment by Department

Hearing Date: 06.28.2022; Vote Date 07.12.2022

Fund	Budget	Amendment	New Budget
Roads	6,369,500	15,000	6,384,500
Vegetation Management	783,400	-	783,400
Engineering	1,291,500	-	1,291,500
Contributions to Other Governments	4,000,000	-	4,000,000
	<u>13,149,900</u>	<u>15,000</u>	<u>13,164,900</u>
Culture and Recreation			
Trails Management	879,900	310,000	1,189,900
Eccles Ice Center Support	16,000	-	16,000
	<u>895,900</u>	<u>310,000</u>	<u>1,205,900</u>
Other Financing Uses			
Compensation Reserve	-	-	-
Transfers to Other Funds	834,500	-	834,500
Addition to Fund Balance	1,173,000	-	1,173,000
	<u>2,007,500</u>	<u>-</u>	<u>2,007,500</u>
Total Expenditures	18,537,000	325,000	18,862,000



Budget Amendment by Department

Hearing Date: 06.28.2022; Vote Date 07.12.2022

Fund	Budget	Amendment	New Budget
Council on Aging			
REVENUES			
Other Revenues			
Intergovernmental	565,900	-	565,900
Charges for Services	88,600	-	88,600
Public Contributions	13,000	-	13,000
Miscellaneous Revenue	4,000	-	4,000
	<u>671,500</u>	-	<u>671,500</u>
Other Financing Sources			
Sale of Assets	-	-	-
Transfers from Other Funds	352,000	-	352,000
Use of Fund Balance	196,100	-	196,100
	<u>548,100</u>	-	<u>548,100</u>
Total Revenues	1,219,600	-	1,219,600
EXPENDITURES			
Health and Welfare			
Nutrition	529,600	-	529,600
Senior Center	529,200	-	529,200
Access	160,800	-	160,800
	<u>1,219,600</u>	-	<u>1,219,600</u>
Other Financing Uses			
Compensation Reserve	-	-	-
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Total Expenditures	1,219,600	-	1,219,600



Budget Amendment by Department

Hearing Date: 06.28.2022; Vote Date 07.12.2022

Fund	Budget	Amendment	New Budget
Health			
REVENUES			
Taxes			
Property Taxes	1,029,000	8,000	1,037,000
	<u>1,029,000</u>	<u>8,000</u>	<u>1,037,000</u>
Other Revenues			
Charges for Services	320,000	-	320,000
	<u>320,000</u>	<u>-</u>	<u>320,000</u>
Other Financing Sources			
Transfers from Other Funds	-	-	-
Use of Fund Balance	60,300	-8,000	52,300
	<u>60,300</u>	<u>-8,000</u>	<u>52,300</u>
Total Revenues	1,409,300	-	1,409,300
EXPENDITURES			
General Government			
Contributions to Other Units	50,000	-	50,000
	<u>50,000</u>	<u>-</u>	<u>50,000</u>
Health and Welfare			
Bear River Health Department	1,104,300	-	1,104,300
Air Pollution Control	255,000	-	255,000
	<u>1,359,300</u>	<u>-</u>	<u>1,359,300</u>
Other Financing Uses			
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Total Expenditures	1,409,300	-	1,409,300



Budget Amendment by Department

Hearing Date: 06.28.2022; Vote Date 07.12.2022

Fund	Budget	Amendment	New Budget
Mental Health			
REVENUES			
Other Revenues			
Intergovernmental	3,146,400	-	3,146,400
	<u>3,146,400</u>	-	<u>3,146,400</u>
Other Financing Sources			
Transfers from Other Funds	-	-	-
Use of Fund Balance	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Total Revenues	3,146,400	-	3,146,400
EXPENDITURES			
Health and Welfare			
Mental Health Services	3,146,400	-	3,146,400
	<u>3,146,400</u>	-	<u>3,146,400</u>
Other Financing Uses			
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Total Expenditures	3,146,400	-	3,146,400



Budget Amendment by Department

Hearing Date: 06.28.2022; Vote Date 07.12.2022

Fund	Budget	Amendment	New Budget
Children's Justice Center			
REVENUES			
Other Revenues			
Intergovernmental	428,800	34,000	462,800
Public Contributions	-	-	-
Miscellaneous Revenue	-	-	-
	428,800	34,000	462,800
Other Financing Sources			
Transfers from Other Funds	30,100	-	30,100
Use of Fund Balance	3,000	-	3,000
	33,100	-	33,100
Total Revenues	461,900	34,000	495,900
EXPENDITURES			
Public Safety			
Children's Services	461,900	34,000	495,900
	461,900	34,000	495,900
Other Financing Uses			
Transfers to Other Funds	-	-	-
Compensation Reserve	-	-	-
Addition to Fund Balance	-	-	-
	-	-	-
Total Expenditures	461,900	34,000	495,900



Budget Amendment by Department

Hearing Date: 06.28.2022; Vote Date 07.12.2022

Fund	Budget	Amendment	New Budget
Visitor's Bureau			
REVENUES			
Taxes			
Sales Taxes	1,191,000	-	1,191,000
	1,191,000	-	1,191,000
Other Revenues			
Intergovernmental	39,100	-	39,100
Charges for Services	31,000	-	31,000
Public Contributions	4,200	-	4,200
Miscellaneous Revenue	500	-	500
	74,800	-	74,800
Other Financing Sources			
Transfers from Other Funds	-	-	-
Use of Fund Balance	100,100	-	100,100
	100,100	-	100,100
Total Revenues	1,365,900	-	1,365,900
EXPENDITURES			
Culture and Recreation			
Cache Valley Visitor's Bureau	906,300	-	906,300
	906,300	-	906,300
Other Financing Uses			
Transfers to Other Funds	287,000	-	287,000
Compensation Reserve	-	-	-
Addition to Fund Balance	172,600	-	172,600
	459,600	-	459,600
Total Expenditures	1,365,900	-	1,365,900



Budget Amendment by Department

Hearing Date: 06.28.2022; Vote Date 07.12.2022

Fund	Budget	Amendment	New Budget
Tax Administration			
REVENUES			
Taxes			
Property Taxes	3,600,500	138,300	3,738,800
	<u>3,600,500</u>	<u>138,300</u>	<u>3,738,800</u>
Other Revenues			
Charges for Services	1,200,000	-	1,200,000
Miscellaneous Revenue	100	-	100
	<u>1,200,100</u>	<u>-</u>	<u>1,200,100</u>
Other Financing Sources			
Transfers from Other Funds	-	-	-
Use of Fund Balance	411,400	-138,300	273,100
	<u>411,400</u>	<u>-138,300</u>	<u>273,100</u>
Total Revenues	5,212,000	-	5,212,000
EXPENDITURES			
General Government			
Tax Administration Allocations	2,035,900	-	2,035,900
IT	459,200	-	459,200
Assessor	2,184,100	-	2,184,100
Treasurer	347,800	-	347,800
Miscellaneous Expense	59,500	-	59,500
Contributions to Other Units	125,500	-	125,500
	<u>5,212,000</u>	<u>-</u>	<u>5,212,000</u>
Other Financing Uses			
Compensation Reserve	-	-	-
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Total Expenditures	5,212,000	-	5,212,000



Budget Amendment by Department

Hearing Date: 06.28.2022; Vote Date 07.12.2022

Fund	Budget	Amendment	New Budget
Capital Projects			
REVENUES			
Other Revenues			
Miscellaneous Revenue	-	-	-
	-	-	-
Other Financing Sources			
Bond Proceeds	-	-	-
Transfers from Other Funds	5,000,000	-	5,000,000
Use of Fund Balance	1,516,900	-	1,516,900
	6,516,900	-	6,516,900
Total Revenues	6,516,900	-	6,516,900
EXPENDITURES			
Streets and Public Improvements			
Administration Facilities	-	-	-
Road Facilities	5,043,900	-	5,043,900
	5,043,900	-	5,043,900
Health and Welfare			
Senior Center Facilities	-	-	-
Other Facilities	-	-	-
	-	-	-
Culture and Recreation			
Fairgrounds Facilities	-	-	-
	-	-	-
Other Financing Uses			
Transfers to Other Funds	1,473,000	-	1,473,000
Addition to Fund Balance	-	-	-
	1,473,000	-	1,473,000
Total Expenditures	6,516,900	-	6,516,900



Budget Amendment by Department

Hearing Date: 06.28.2022; Vote Date 07.12.2022

Fund	Budget	Amendment	New Budget
Debt Service			
REVENUES			
Other Revenues			
Miscellaneous Revenue	-	-	-
	-	-	-
Other Financing Sources			
Transfers from Other Funds	2,849,000	-	2,849,000
Use of Fund Balance	-	-	-
	2,849,000	-	2,849,000
Total Revenues	2,849,000	-	2,849,000
EXPENDITURES			
Debt Payments			
Bonds	2,073,000	-	2,073,000
Sheriff Vehicle Lease	726,200	-	726,200
Fire Vehicle Lease	18,300	-	18,300
Road Equipment Lease	31,500	-	31,500
IT Equipment Lease	-	-	-
	2,849,000	-	2,849,000
Other Financing Uses			
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	-	-	-
Total Expenditures	2,849,000	-	2,849,000



Budget Amendment by Department

Hearing Date: 06.28.2022; Vote Date 07.12.2022

Fund	Budget	Amendment	New Budget
CDRA			
REVENUES			
Taxes			
Property Taxes	70,000	-	70,000
	<u>70,000</u>	-	<u>70,000</u>
Other Revenues			
Intergovernmental	266,000	-	266,000
	<u>266,000</u>	-	<u>266,000</u>
Other Financing Sources			
Transfers from Other Funds	-	-	-
Use of Fund Balance	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Total Revenues	336,000	-	336,000
EXPENDITURES			
General Government			
Cache County Redevelopment Agency	325,000	-	325,000
	<u>325,000</u>	-	<u>325,000</u>
Other Financing Uses			
Transfers to Other Funds	-	-	-
Addition to Fund Balance	11,000	-	11,000
	<u>11,000</u>	-	<u>11,000</u>
Total Expenditures	336,000	-	336,000



Budget Amendment by Department

Hearing Date: 06.28.2022; Vote Date 07.12.2022

Fund	Budget	Amendment	New Budget
Restaurant Tax			
REVENUES			
Taxes			
Sales Taxes	2,106,000	-	2,106,000
	2,106,000	-	2,106,000
Other Financing Sources			
Transfers from Other Funds	-	-	-
Use of Fund Balance	848,600	-	848,600
	848,600	-	848,600
Total Revenues	2,954,600	-	2,954,600
EXPENDITURES			
Culture and Recreation			
Tourism Promotion	348,200	-23,000	325,200
Facility Awards	2,606,400	-477,300	2,129,100
	2,954,600	-500,300	2,454,300
Other Financing Uses			
Transfers to Other Funds	-	500,300	500,300
Addition to Fund Balance	-	-	-
	-	500,300	500,300
Total Expenditures	2,954,600	-	2,954,600



Budget Amendment by Department

Hearing Date: 06.28.2022; Vote Date 07.12.2022

Fund	Budget	Amendment	New Budget
RAPZ Tax			
REVENUES			
Taxes			
Sales Taxes	2,801,000	-	2,801,000
	2,801,000	-	2,801,000
Other Financing Sources			
Transfers from Other Funds	-	-	-
Use of Fund Balance	-	-	-
	-	-	-
Total Revenues	2,801,000	-	2,801,000
EXPENDITURES			
Culture and Recreation			
Program Awards	747,900	-	747,900
Facility Awards	1,982,000	-286,300	1,695,700
	2,729,900	-286,300	2,443,600
Other Financing Uses			
Transfers to Other Funds	49,000	286,300	335,300
Addition to Fund Balance	22,100	-	22,100
	71,100	286,300	357,400
Total Expenditures	2,801,000	-	2,801,000



Budget Amendment by Department

Hearing Date: 06.28.2022; Vote Date 07.12.2022

Fund	Budget	Amendment	New Budget
CCCOG			
REVENUES			
Taxes			
Sales Taxes	7,007,000	-	7,007,000
	7,007,000	-	7,007,000
Other Financing Sources			
Transfers from Other Funds	-	-	-
Use of Fund Balance	12,267,500	-	12,267,500
	12,267,500	-	12,267,500
Total Revenues	19,274,500	-	19,274,500
EXPENDITURES			
Streets and Public Improvements			
Road Projects	12,100,000	-	12,100,000
	12,100,000	-	12,100,000
Other Financing Uses			
Transfers to Other Funds	717,500	-	717,500
Addition to Fund Balance	6,457,000	-	6,457,000
	7,174,500	-	7,174,500
Total Expenditures	19,274,500	-	19,274,500



Budget Amendment by Department

Hearing Date: 06.28.2022; Vote Date 07.12.2022

Fund	Budget	Amendment	New Budget
Airport			
REVENUES			
Other Revenues			
Intergovernmental	1,324,500	-	1,324,500
Interest and Investment Income	1,500	-	1,500
Miscellaneous Revenue	157,000	-	157,000
	<u>1,483,000</u>	-	<u>1,483,000</u>
Other Financing Sources			
Transfers from Other Funds	-	-	-
Use of Fund Balance	68,200	-	68,200
	<u>68,200</u>	-	<u>68,200</u>
Total Revenues	1,551,200	-	1,551,200
EXPENDITURES			
General Government			
Airport	1,544,400	-	1,544,400
	<u>1,544,400</u>	-	<u>1,544,400</u>
Other Financing Uses			
Compensation Reserve	6,800	-	6,800
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	<u>6,800</u>	-	<u>6,800</u>
Total Expenditures	1,551,200	-	1,551,200



Budget Amendment by Department

Hearing Date: 06.28.2022; Vote Date 07.12.2022

Fund	Budget	Amendment	New Budget
Roads Special Service District			
REVENUES			
Other Revenues			
Intergovernmental	120,000	-	120,000
Interest and Investment Income	1,000	-	1,000
	<hr/>		<hr/>
	121,000	-	121,000
Other Financing Sources			
Transfers from Other Funds	-	-	-
Use of Fund Balance	-	-	-
	<hr/>		<hr/>
	-	-	-
<hr/>			
Total Revenues	121,000	-	121,000
EXPENDITURES			
Other Financing Uses			
Transfers to Other Funds	121,000	-	121,000
Addition to Fund Balance	-	-	-
	<hr/>		<hr/>
	121,000	-	121,000
<hr/>			
Total Expenditures	121,000	-	121,000



Budget Amendment by Department

Hearing Date: 06.28.2022; Vote Date 07.12.2022

Fund	Budget	Amendment	New Budget
CC Community Foundation			
REVENUES			
Other Revenues			
Interest and Investment Income	100	-	100
Public Contributions	36,000	-	36,000
	<hr/>		<hr/>
	36,100	-	36,100
Other Financing Sources			
Transfers from Other Funds	-	-	-
Use of Fund Balance	-	-	-
	<hr/>		<hr/>
	-	-	-
<hr/>			
Total Revenues	36,100	-	36,100
EXPENDITURES			
General Government			
Miscellaneous Expense	100	-	100
	<hr/>		<hr/>
	100	-	100
Other Financing Uses			
Transfers to Other Funds	36,000	-	36,000
Addition to Fund Balance	-	-	-
	<hr/>		<hr/>
	36,000	-	36,000
<hr/>			
Total Expenditures	36,100	-	36,100

Ordinance No. 2022-20
Cache County, Utah
Veibell Rezone

An ordinance amending the County Zoning Map by rezoning 4.36 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone

Whereas, the “County Land Use Development and Management Act,” Utah Code Ann. §17-27a-101 et seq., as amended (the “Act”), provides that each county may enact a land use ordinance and a zoning map establishing regulations for land use and development; and

Whereas, pursuant to the Act, the County’s Planning Commission (the “Planning Commission”) shall prepare and recommend to the county’s legislative body, following a public hearing, a proposed land use ordinance and a zoning map, or amendments thereto, that represent the Planning Commission’s recommendations for zoning the area within the county; and

Whereas, the Planning Commission caused notice of a public hearing for the rezone to be posted at least ten (10) days before the date of the public hearing; and

Whereas, on June 2, 2022, the Planning Commission held a public hearing, accepted all comments, and recommended the approval of the proposed amendments to the County Council for final action; and

Whereas, the Act also provides certain procedures for the county legislative body to adopt or reject amendments to the land use ordinance and zoning map for the county; and

Whereas, following proper notice, the County Council held a public hearing on July 12, 2022, to consider any comments regarding the proposed rezone. The County Council accepted all comments; and

Whereas, the Cache County Council has determined that it is both necessary and appropriate for the County to amend and implement this ordinance.

Now, therefore, the County Legislative Body of Cache County ordains as follows:

1. Statutory Authority

The statutory authority for enacting this ordinance is Utah Code Annotated Sections 17-27a Part 1 and Part 3, and 17-53 part 2(1953, as amended to date).

2. Adoption of amended Zoning Map

The County Council hereby amends the County’s Zoning Map to reflect the rezone of the property affected by this ordinance and hereby adopts the amended Zoning Map with the amendment identified as Exhibit B, of which a detailed digital or paper copy is available in the Development Services Department.

3. Conclusions

- A.** The restricted status of the property can be resolved through a subdivision amendment process.
- B.** The existing legal, non-conforming use can continue to operate as approved in the RU2 Zone.
- C.** The location of the subject property is compatible with the purpose of the Rural (RU2) Zone as identified under §17.08.030[A] of the Cache County Code as it:
 - i.** Is in close proximity to other RU2 Zone boundaries (i.e., High Country Estates Subdivision).
 - ii.** Allows for residential development in a moderately dense pattern that can allow for rural subdivisions without impeding adjacent agricultural uses.

4. Prior ordinances, resolutions, policies, and actions superseded

This ordinance amends and supersedes the Zoning Map of Cache County, and all prior ordinances, resolutions, policies, and actions of the Cache County Council to the extent that the provisions of such prior ordinances, resolutions, policies, or actions are in conflict with this ordinance. In all other respects, such prior ordinances, resolutions, policies, and actions shall remain in full force and effect.

5. Exhibits

- A.** Exhibit A: Rezone summary and information
- B.** Exhibit B: Zoning Map of Cache County showing affected portion.

6. Effective date

This ordinance takes effect on _____, 2022. Following its passage but prior to the effective date, a copy of the ordinance shall be deposited with the County Clerk and a short summary of the ordinance shall be published in a newspaper of general circulation within the County as required by law.

7. Council Vote and Final Action

Date: ____ / ____ / ____	<u>Council Votes</u>			
<u>Council members</u>	In Favor	Against	Abstain	Absent
Paul Borup				
Dave Erickson				
Nolan Gunnell				
Barbara Tidwell				
Karl Ward				
Gina Worthen				
Gordon Zilles				
Total:				
Final action:	_____ Adopt _____ Reject			

Cache County Council:

Attest:

Barbara Tidwell, Chair

Jess Bradfield, Clerk
Cache County

Action of the County Executive

Regarding Ordinance 2022-20, the Veibell Rezone

_____ Approve

_____ Disapprove (A Statement of Objection is attached)

David Zook, Executive
Cache County

Date

Staff Report: Veibell Rezone

2 June 2022

This staff report is an analysis of the application based on adopted county documents, standard county development practices, and available information. The report is to be used to review and consider the merits of the application. Additional information may be provided that supplements or amends this staff report.

Agent: Craig Veibell

Parcel ID#: 12-046-0009

Staff Recommendation: Denial

Type of Action: Legislative

Land Use Authority: Cache County Council

Location

Reviewed by Angie Zetterquist

Project Address:
1845 North 8000 West
Petersboro

Acres: 4.36

Surrounding Uses:

North – Residential

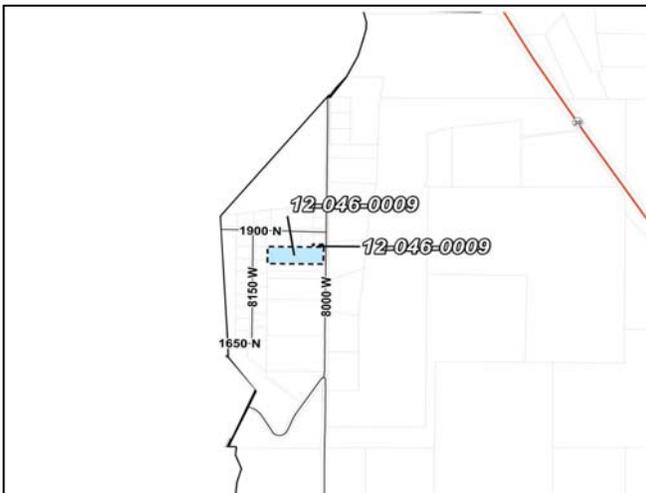
South – Residential

East – Residential/Agricultural

West – Residential

Current Zoning:
Agricultural (A10)

Proposed Zoning:
Rural 2 (RU2)



Findings of Fact

A. Request description

1. A request to rezone 4.36 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.
2. This rezone may allow the parcel to be legally divided into a maximum of 2 separate lots as part of a subdivision process.
3. Staff has identified general information as pertains to the subject property to assist the Planning Commission and County Council in arriving at a decision. This information is reflected in the attached map (Attachment A) and in the following text:

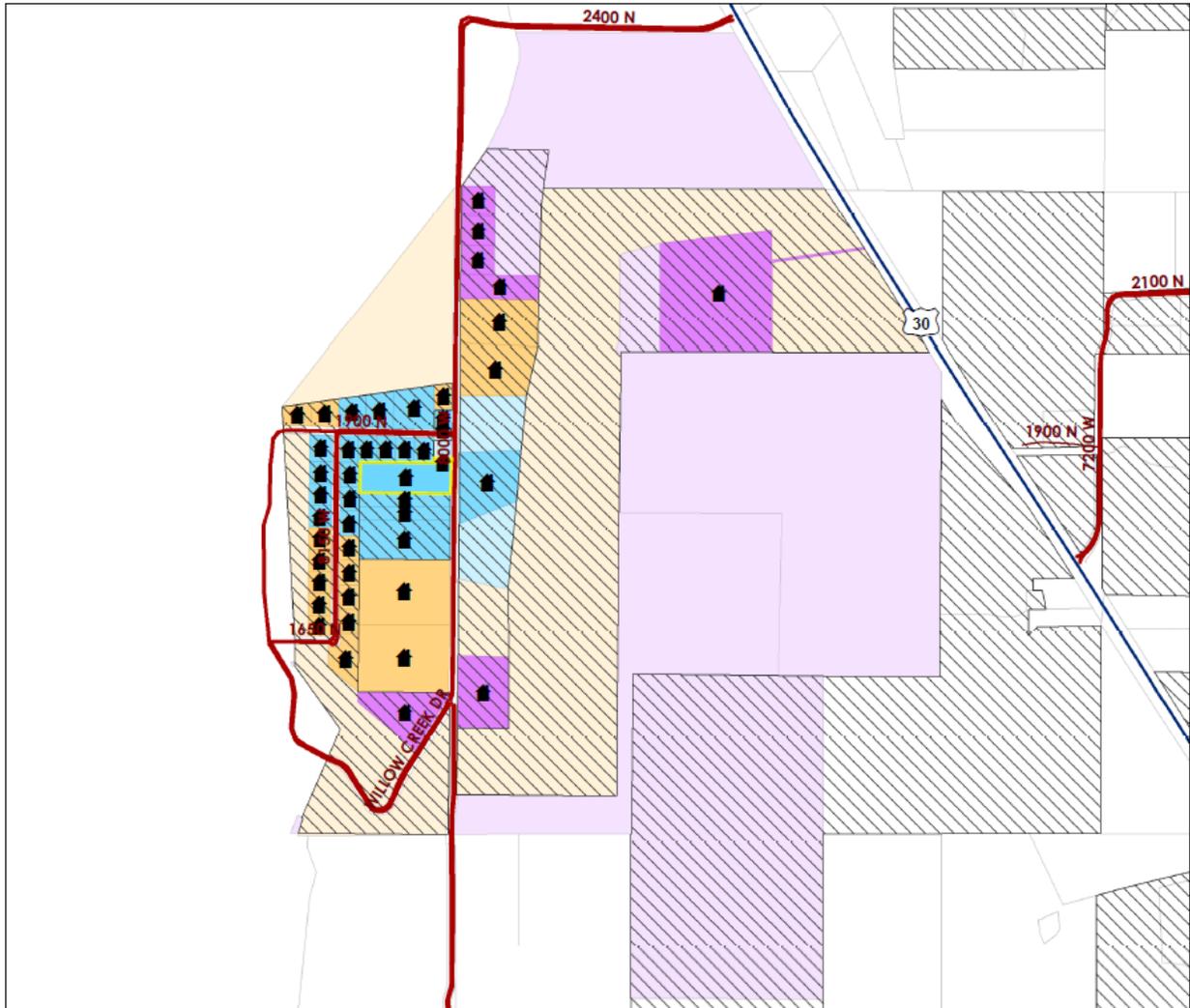
a. Land Use Context:

- i. Parcel status:** In August 2006, the subject property was 3.6 acres and parcel number 12-046-0010 existed as a 0.71 acre property directly to the south of the subject property. The two parcels were combined in December 2008. On May 13, 1999, two CUPs were issued for parcel #'s 12-046-0009 & -0010. The first CUP provided for restricted-lot relief for 3.7 acre parcel with an existing single family dwelling located at 14015 North 400 West, Beaver Dam (Box Elder County address) and for a 0.71 acre parcel with an existing shop located at 14005 North 400 West, Beaver Dam (Box Elder County address), which were previously divided without approvals. On the same day in May 1999, a CUP was issued to allow a commercial business call Com-Tech Manufacturing Service, Inc. to be housed in the existing shop on parcel 12-046-0010 (0.71 acres), property owned by Willow Creek Water Company, LC. The CUP was amended in 2000, to allow the expansion of an existing commercial business called Com-Tech Manufacturing Services Inc., allowing the addition of up to two full-time employees in addition to the applicant and immediate family members. No additional amendments have been processed for the commercial business, but the applicant has maintained an active business license for the use from the date of approval until the present day. However, the use is considered legal, non-conforming as commercial uses are no longer allowed in the Agricultural (A10) Zone. The current use is also not permitted in the Rural 2 (RU2) Zone. Legal, non-conforming uses can continue to operate as approved, but cannot be expanded. In October 2018, the subject property was combined with an adjacent parcel immediately north, #12-053-0040, which is located within the boundaries of the High Country Estates Subdivision. Then in March 2019, the subject property added a portion of parcel #12-053-0042, which is also split with portions of that property within the High Country Estates Subdivision, but the majority outside the subdivision boundary. The part combined with the subject property is not located in the subdivision boundary.



Although the parcel is may be considered technically legal as no new lots have been created since August 6, 2008, it is restricted as a portion is located in the High Country Subdivision, but that subdivision has not been amended. Additionally, the existing non-conforming commercial business will be further out-of-compliance if the property is rezoned to RU2, as it is not on the same parcel as the original CUP approval and adding additional residential uses adjacent to it will have negative impacts.

ii. Average Lot Size: (See Attachment A)



Average Parcel Size	
Adjacent Parcels	With a Home: 1.7 Acres (23 Parcels)
	Without a Home: 3.1 Acres (4 Parcels)
1/4 Mile Buffer	With a Home: 2 Acres (40 Parcels)
	Without a Home: 26.4 Acres (8 Parcels)
1/2 Mile Buffer	With a Home: 2.6 Acres (47 Parcels)
	Without a Home: 37.3 Acres (15 Parcels)

- iii. Schedule of Zoning Uses: Under the current County Land Use Ordinance, the RU2 Zone is more restrictive in the uses allowed when compared to the Agricultural (A10) Zone. There are no uses that are allowed as a permitted or conditional use within the RU2 Zone that are not allowed as a permitted or conditional use within the A10 Zone. The following uses are conditional uses in the A10 Zone but are not allowed in the RU2 Zone:
 - Agricultural Manufacturing
 - Recreational Facility
 - Cemetery
 - Private Airport
 - Concentrated Animal Feed Operation
 - Livestock Auction Facility
 - Topsoil Extraction
- iv. Adjacent uses: The properties adjacent to the subject rezone are primarily used for single family dwellings with some agricultural uses to the east.
- v. Annexation Areas: The subject property is located within the Mendon Town future annexation area. However, as the current Mendon Town municipal boundary is more than 3.5 miles away from the subject property, the applicant was not required to provide a letter from the City.
- vi. Zone Placement: As identified by the Planning Commission and the County Council at the time the RU2 Zone was adopted, the intended/anticipated placement of this zone was in areas of the unincorporated county adjacent to municipalities. The nearest municipal boundary is Mendon Town located approximately 3.5 miles southeast of the subject property as the crow flies.
The properties immediately adjacent to the subject property on the north, south, and west sides are all zoned RU2. The properties to the north and west include the High Country Estates development and the properties to the south are in the Moake Subdivision. The rezone for High Country Estates was approved in 2011 per Ordinance 2011-11 and the Moake rezone was approved in 2013 per Ordinance 2014-02.

B. Ordinance—§12.02.010, §17.02.060; §17.08.030 [C]

- 4. As per §17.02.060, Establishment of Land Use Authority, the County Council is authorized to act as the Land Use Authority for this application.
- 5. The current County Land Use Ordinance does not specify appropriate locations for the Rural 2 (RU2) Zone but does contain possible guidelines for its implementation. County Land Use

Ordinance §17.08.030 [B] [1] identifies the purpose of the RU2 Zone and includes the following:

- a. “To allow for residential development in a moderately dense pattern that can allow for rural subdivisions, and to allow for clustering plans larger than a single parcel. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities.
- b. To implement the policies of the Cache Countywide Comprehensive Plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipal standards.
- c. This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.”

6. Consideration of impacts related to uses allowed within the RU2 Zone will be addressed as part of each respective approval process required prior to site development activities.

C. Access—16.04.040 [A], 16.04.080 [E], Road Manual

7. The Road Manual specifies the following:

8. §16.04.040 [A] Roads – All roads must be designed and constructed in accordance with Title 12 of the County Code.
9. §12.02.010 Roadway Standards – Requirements for roadway improvement are provided in the current Manual of Roadway Design and Construction Standards (Road Manual).
10. A basic review of the access to the subject property identifies the following:
11. Primary access to the subject properties is from 8000 West, a County road.

a. 8000 West:

- i. Is an existing county facility that provides through access from SR-23 to 600 North, as well as access to multiple single-family residences, agricultural lands, and Autonomous Solutions (ASI).
- ii. Is classified as a Major Local road.
- iii. The road consists of a 22-foot-wide paved surface and the structural condition is visibly okay.
- iv. Is maintained year-round.

D. Service Provisions:

12. §16.04.080 [C] Fire Control – The County Fire District had no comments on the rezone. Future access must be reevaluated and may require improvements based on the location of any proposed structure on lots created through a subdivision process.

13. §16.04.080 [F] Solid Waste Disposal – Logan City Environmental provides refuse collection for the subject property, but did not have any specific comments on the rezone request.

E. Public Notice and Comment—§17.02.040 Notice of Meetings

14. Public notice was posted online to the Utah Public Notice Website on 23 May 2022.

15. Notices were posted in three public places on 23 May 2022.

16. Notices were mailed to all property owners within 300 feet on 23 May 2022.

17. Staff has received written public comment regarding this proposal (Attachment B).

Staff Recommendation and Conclusion

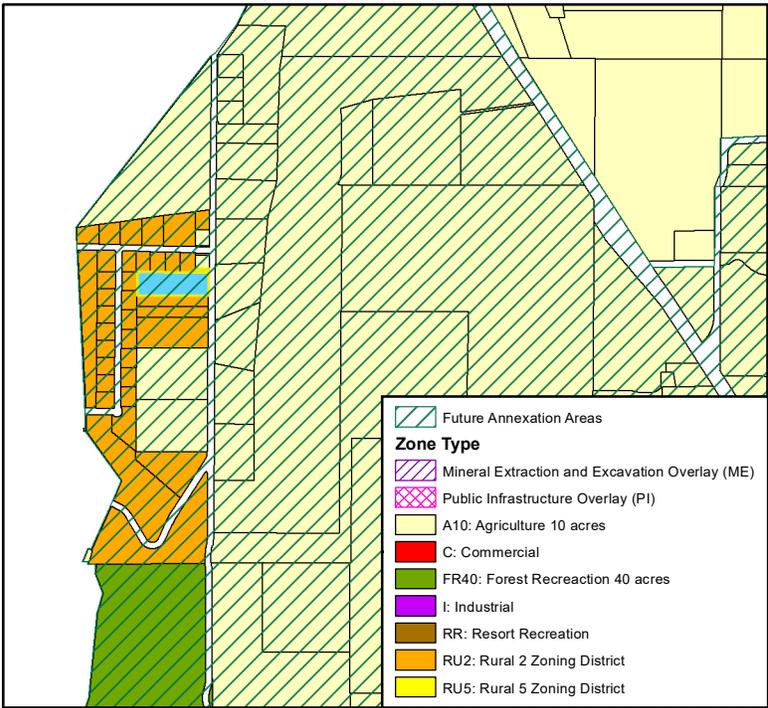
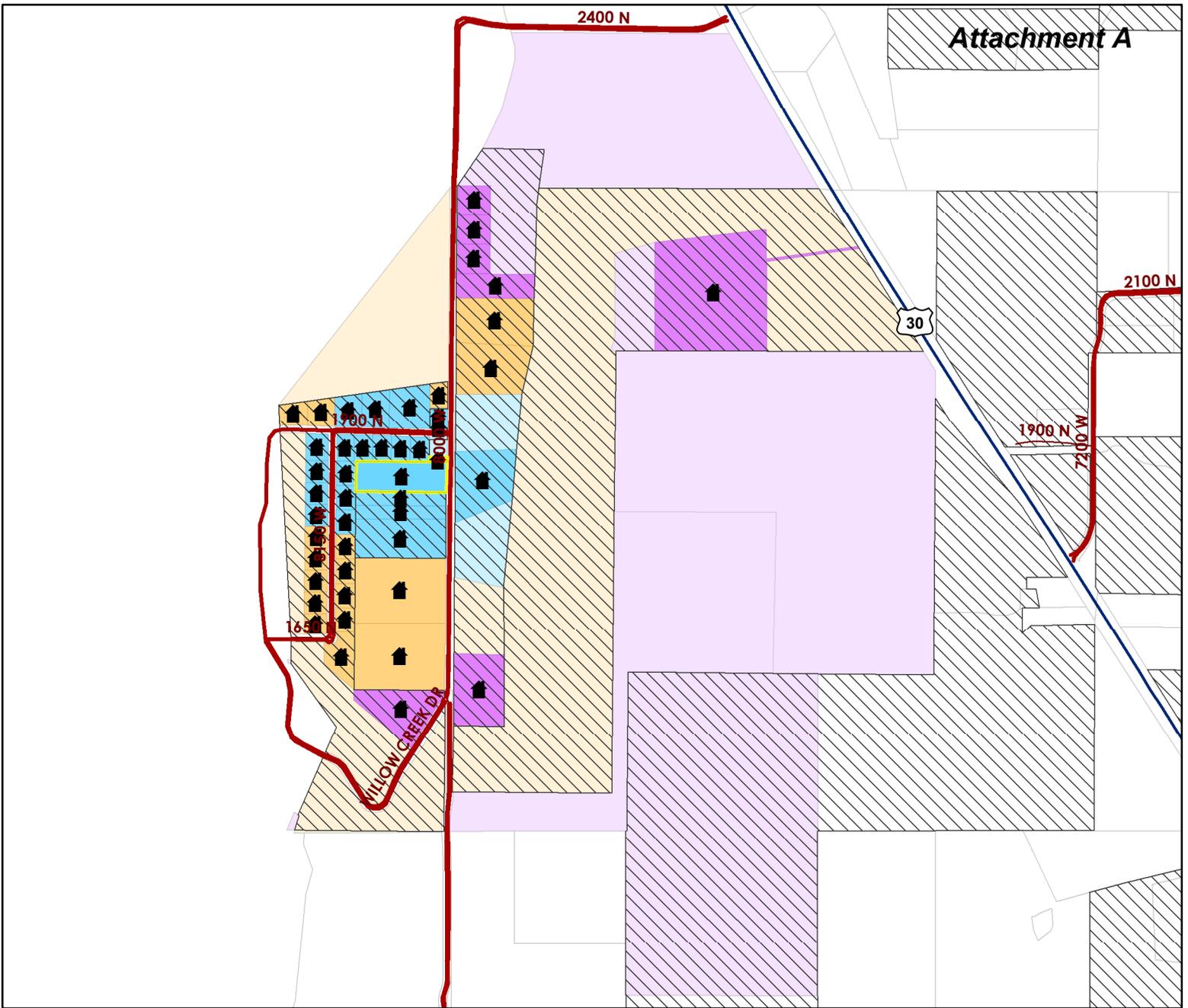
Based on the findings of fact noted herein, the Veibell Rezone is hereby recommended for denial to the County Council as follows:

1. The property is restricted due to the combination of adjacent parcels, one of which is located within an existing subdivision boundary. The existing legal, non-conforming commercial use is not in compliance with the original CUP approval and rezoning to a higher density will increase the non-conforming use and have negative impacts on future development.

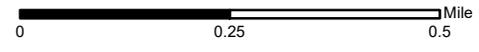
Planning Commission Conclusion

Based on the findings of fact noted herein, the Veibell Rezone is hereby recommended for approval to the County Council as follows:

1. The restricted status of the property can be resolved through a subdivision amendment process.
2. The existing legal, non-conforming use can continue to operate as approved in the RU2 Zone.
3. The location of the subject property is compatible with the purpose of the Rural (RU2) Zone as identified under §17.08.030[A] of the Cache County Code as it:
 - a. Is in close proximity to other RU2 Zone boundaries (i.e., High Country Estates Subdivision).
 - b. Allows for residential development in a moderately dense pattern that can allow for rural subdivisions without impeding adjacent agricultural uses.



- Zone Type**
- Future Annexation Areas
 - 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
 - RU2: Rural 2 Zoning District
 - RU5: Rural 5 Zoning District



Legend

- Proposed Rezone
- Winter Maintenance
- Municipal Boundaries
- County Roads
- Subdivisions
- Highways
- Parcels

Average Parcel Size	
Adjacent Parcels	With a Home: 1.7 Acres (23 Parcels)
	Without a Home: 3.1 Acres (4 Parcels)
1/4 Mile Buffer	With a Home: 2 Acres (40 Parcels)
	Without a Home: 26.4 Acres (8 Parcels)
1/2 Mile Buffer	With a Home: 2.6 Acres (47 Parcels)
	Without a Home: 37.3 Acres (15 Parcels)





Cache County DevServices <devservices@cachecounty.org>

Fwd: Veibell Rezone c/o developmental Service office

1 message

Susanne Hansen <suhanzen15@gmail.com>
To: DevServices@cachecounty.org

Wed, Jun 1, 2022 at 11:45 PM

----- Forwarded message -----

From: **Susanne Hansen** <suhanzen15@gmail.com>
Date: Wed, Jun 1, 2022 at 11:42 PM
Subject: Veibell Rezone c/o developmental Service office
To: <deservices@cachecounty.org>Susanne Hnansen
Resident
[1822 North 8150 West](#)
[Petersboro, Utah](#)**AGAINST**

As a resident, doing due diligence, prior to purchasing and building my home, I asked questions about lot sizes around me. I was told that the lots directly behind me were zoned for 1 house lots and that I would not have to worry about more homes. Since that time the lot directly behind me was rezoned to add another house and now another is trying.

Roads are not wide enough to safely maneuver, adding more traffic would increase the danger. Water is sparse with the well barely maintaining what it is zoned for. Quality of life decreases with each new home that goes in. Noise level goes up, open space decreases, and property values go down. Emergency services are not near, including no water to our fire hydrants. More people results in reduced safety.

The property in question has 1 historic home {being rented}, 1 large barn and 2 sheds along with a lot of broken down farm equipment scattered about. Instead of adding more to the chaos, this property should be cleaned up and restored. As it is now, the only way another home could be placed on the property is if it encroaches upon several other homes that were built with the understanding that the lot was zoned for 1.

Upon finding this property, I had a dream of living in a small quiet community with a beautiful view. By allowing more homes to go in where the zoning originally stated they would not, it is ruining that dream not just for me but for the community.

Thank you for your time

Susanne Hansen

Exhibit B: Ordinance 2022-20

Zoning Map of Cache County – Affected Portion
Veibell Rezone



The following legal description reflects the noted properties above to be rezoned from Agricultural (A10) to Rural 2 (RU2):

12-046-0009

BEG IN W LN OF 8000 W ST BEING S0°32'16"W 2226.63 FT & N89°27'44"W 49.50 FT FROM NE COR SEC 23 T 12 N R 2W & TH S0°32'16"W 291.37 FT ALG ST TH N89°27'44"W 750.50 FT TO E LN OF HIGH COUNTRY ESTATES SUBD TH N0°32'16"E 250.0 FT TH S89°27'44"E 602.90 FT TH N0°32'16"E 41.37 FT TH S89°27'44"E 147.60 FT TO BEG CONT 4.45 AC M/B SUBJ TO TO 15 FT ROAD R/W & UTIL ESMNT (SEE DEED) WITH ROAD R/W & UTIL ESMNT (SEE DEED)

Ordinance No. 2022-21
Cache County, Utah
Jershon Ranch Rezone

An ordinance amending the County Zoning Map by rezoning 33.3 acres from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone

Whereas, the “County Land Use Development and Management Act,” Utah Code Ann. §17-27a-101 et seq., as amended (the “Act”), provides that each county may enact a land use ordinance and a zoning map establishing regulations for land use and development; and

Whereas, pursuant to the Act, the County’s Planning Commission (the “Planning Commission”) shall prepare and recommend to the county’s legislative body, following a public hearing, a proposed land use ordinance and a zoning map, or amendments thereto, that represent the Planning Commission’s recommendations for zoning the area within the county; and

Whereas, the Planning Commission caused notice of a public hearing for the rezone to be posted at least ten (10) days before the date of the public hearing; and

Whereas, on June 2, 2022, the Planning Commission held a public hearing, accepted all comments, and forwarded the request to the County Council for final action without a recommendation after a motion to recommend approval failed on a vote (2-yay, 2-nay, 1 abstained); and

Whereas, the Act also provides certain procedures for the county legislative body to adopt or reject amendments to the land use ordinance and zoning map for the county; and

Whereas, following proper notice, the County Council held a public hearing on July 12, 2022, to consider any comments regarding the proposed rezone. The County Council accepted all comments; and

Whereas, the Cache County Council has determined that it is both necessary and appropriate for the County to amend and implement this ordinance.

Now, therefore, the County Legislative Body of Cache County ordains as follows:

1. Statutory Authority

The statutory authority for enacting this ordinance is Utah Code Annotated Sections 17-27a Part 1 and Part 3, and 17-53 part 2(1953, as amended to date).

2. Adoption of amended Zoning Map

The County Council hereby amends the County’s Zoning Map to reflect the rezone of the property affected by this ordinance and hereby adopts the amended Zoning Map with

the amendment identified as Exhibit B, of which a detailed digital or paper copy is available in the Development Services Department.

3. Conclusions

- A.** The location of the subject property is compatible with the purpose of the Rural 5 (RU5) Zone as identified under §17.08.030[A] of the Cache County Code as it:
 - i.** Allows for residential development in a low density pattern that can allow for rural subdivisions and smaller scale agricultural uses.
 - ii.** Does not unreasonably impede adjacent agricultural uses, nor unreasonably conflict with the development standards of adjacent communities.
 - iii.** The property is appropriately served by adequate provision of public services.

4. Prior ordinances, resolutions, policies, and actions superseded

This ordinance amends and supersedes the Zoning Map of Cache County, and all prior ordinances, resolutions, policies, and actions of the Cache County Council to the extent that the provisions of such prior ordinances, resolutions, policies, or actions are in conflict with this ordinance. In all other respects, such prior ordinances, resolutions, policies, and actions shall remain in full force and effect.

5. Exhibits

- A.** Exhibit A: Rezone summary and information
- B.** Exhibit B: Zoning Map of Cache County showing affected portion.

6. Effective date

This ordinance takes effect on _____, 2022. Following its passage but prior to the effective date, a copy of the ordinance shall be deposited with the County Clerk and a short summary of the ordinance shall be published in a newspaper of general circulation within the County as required by law.

7. Council Vote and Final Action

Date: ____ / ____ / ____	<u>Council Votes</u>			
<u>Council members</u>	In Favor	Against	Abstain	Absent
Paul Borup				
Dave Erickson				
Nolan Gunnell				
Barbara Tidwell				
Karl Ward				
Gina Worthen				
Gordon Zilles				
Total:				
Final action:	_____ Adopt _____ Reject			

Cache County Council:

Attest:

Barbara Tidwell, Chair

Jess Bradfield, Clerk
Cache County

Action of the County Executive

Regarding Ordinance 2022-21, the Jershon Ranch Rezone

Approve

Disapprove (A Statement of Objection is attached)

David Zook, Executive
Cache County

Date

Staff Report: Jerston Ranch Rezone

2 June 2022

This staff report is an analysis of the application based on adopted county documents, standard county development practices, and available information. The report is to be used to review and consider the merits of the application. Additional information may be provided that supplements or amends this staff report.

Agent: Jerston Ranch LLC

Parcel ID#: 09-076-0002

Staff Recommendation: Approval

Type of Action: Legislative

Land Use Authority: Cache County Council

Location

Reviewed by Angie Zetterquist

Project Address:
 ~ 200 East 9800 North
 Near Richmond

Acres: 33.3

Surrounding Uses:

North – Agricultural/Residential

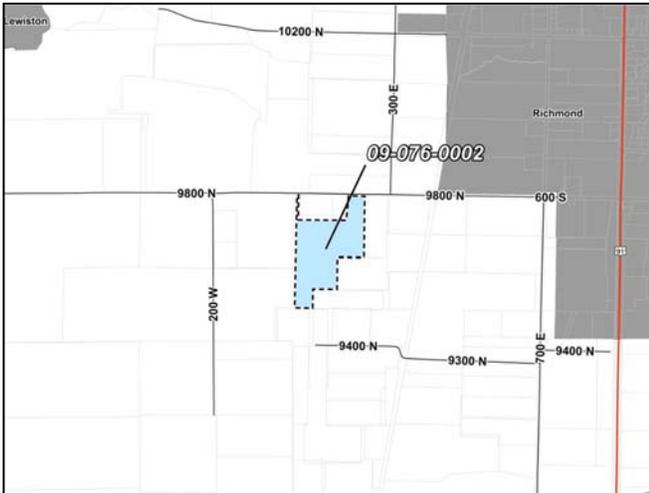
South – Agricultural

East – Agricultural/Residential

West – Agricultural

Current Zoning:
 Agricultural (A10)

Proposed Zoning:
 Rural 5 (RU5)



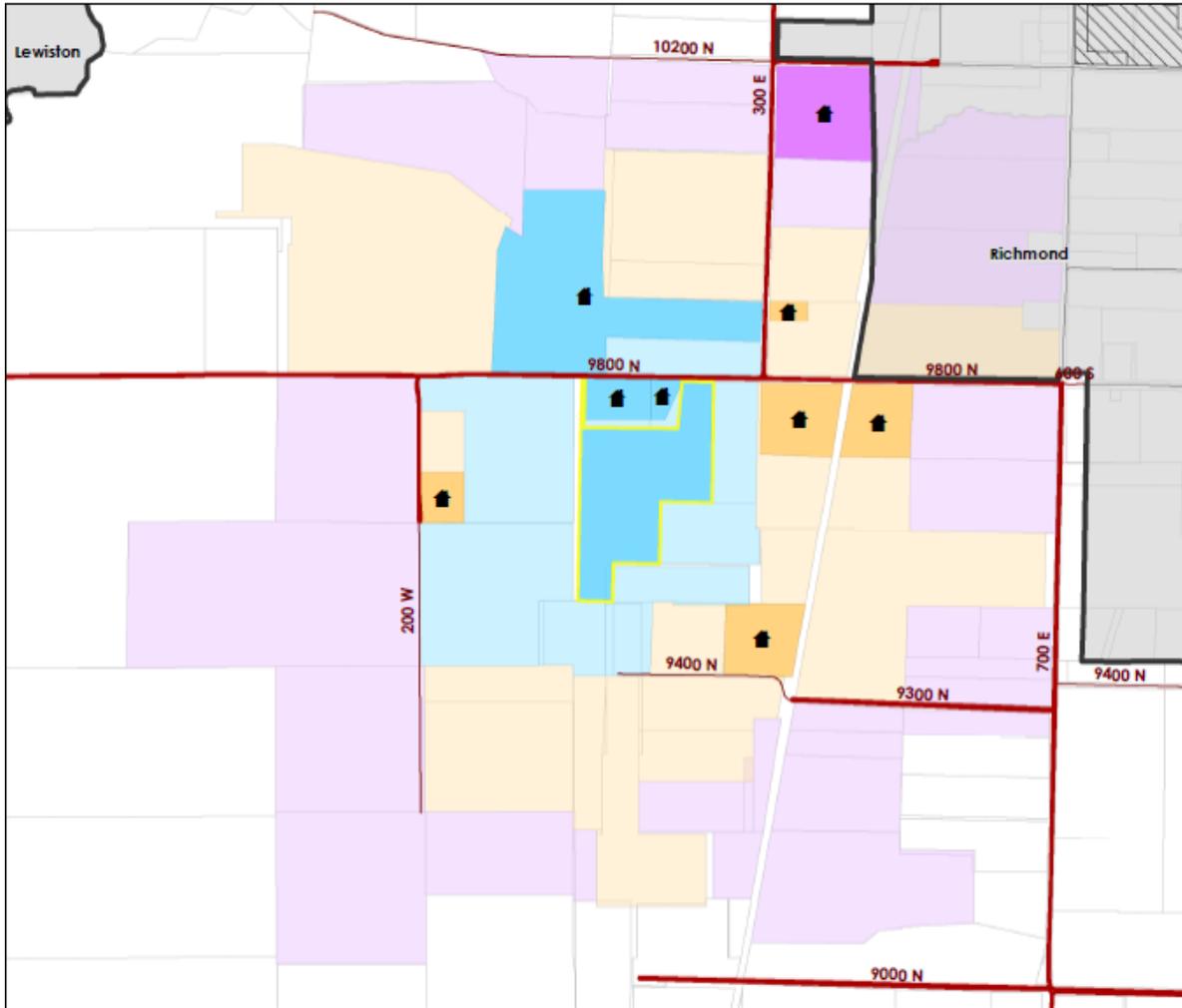
Findings of Fact

A. Request description

1. A request to rezone 33.3 acres from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone.
2. This rezone may allow the parcel to be legally divided into a maximum potential of 6 separate lots as part of a subdivision process.
3. Staff has identified general information as pertains to the subject property to assist the Planning Commission and County Council in arriving at a decision. This information is reflected in the attached map (Attachment A) and in the following text:

a. Land Use Context:

- i.** Parcel status: The subject property is not in the same size or configuration as it was on August 8, 2006 and is potentially restricted. According to the Recorder’s Office information, there have been a number of boundary line adjustments since 2006 that has resulted in a change of size and configuration of the property, but it remains a legal parcel as no divisions of property have occurred.
- ii.** Average Lot Size: (See Attachment A)



Average Parcel Size	
Adjacent Parcels	With a Home: 18.2 Acres (3 Parcels)
	Without a Home: 15 Acres (11 Parcels)
1/4 Mile Buffer	With a Home: 11.2 Acres (8 Parcels)
	Without a Home: 16.7 Acres (30 Parcels)
	Without a Home in Richmond City: 25.7 Acres (1 Parcel)
1/2 Mile Buffer	With a Home: 11.6 Acres (9 Parcels)
	Without a Home: 17.5 Acres (57 Parcels)
	Without a Home in Richmond City: 17.6 Acres (5 Parcels)

- iii. Schedule of Zoning Uses: Under the current County Land Use Ordinance, the RU5 Zone is more restrictive in the uses allowed when compared to the Agricultural (A10) Zone. There are no uses that are allowed as a permitted or conditional use within the RU5 Zone that are not allowed as a permitted or conditional use within the A10 Zone. The following uses are conditional uses in the A10 Zone but are not allowed in the RU5 Zone:
 - Agricultural Manufacturing
 - Recreational Facility
 - Cemetery
 - Private Airport
 - Concentrated Animal Feed Operation
 - Livestock Auction Facility
 - Topsoil Extraction
- iv. Adjacent uses: The properties adjacent to the subject rezone are primarily used for agriculture and some single family dwellings.
- v. Annexation Areas: The subject property is located within Richmond City's future annexation area. However, as the subject property is not immediately contiguous to the city boundary, a letter from the City was not required as part of the application submittal. However, the City was notified of the rezone request as part of the noticing process. At the time this report was prepared, staff has not received any comments from the City regarding this request.
- vi. Zone Placement: As identified by the Planning Commission and the County Council at the time the RU5 Zone was adopted, the intended/anticipated placement of this zone was in areas of the unincorporated county adjacent to municipalities. The boundary of Richmond City is located approximately ¼ mile east on the north side of 9800 North where the railroad tracks cross the County Road. Directly across the street from the city boundary is a property in the Industrial (I) Zone, which was approved in 2016 and a CUP was subsequently approved for a pet crematorium with a caretaker's residence. The nearest RU5 zone is southeast of the subject property approximately 2.5 miles away as the crow flies off of Highway 91 at approximately 8000 North. This RU5 zone, the Jenkins Rezone, included a total of 11.5 acres and was approved in 2018 (Ordinance 2018-08). A two-lot subdivision (i.e., Ohana Mauna Subdivision) was approved and recorded in 2019. The other nearest RU5 Zone is located about 3.5 mile directly north of the subject property on the south side of 12400 North. This rezone, the Cub River Estates II Rezone was approved in 2022 as Ordinance 2022-04.

B. Ordinance—§12.02.010, §17.02.060; §17.08.030 [C]

4. As per §17.02.060, Establishment of Land Use Authority, the County Council is authorized to act as the Land Use Authority for this application.
5. The current County Land Use Ordinance does not specify appropriate locations for the Rural 5 (RU5) Zone but does contain possible guidelines for its implementation. County Land Use Ordinance §17.08.030 [B] [1] identifies the purpose of the RU5 Zone and includes the following:
 - a. "To allow for residential development in a low density pattern that can allow for rural subdivisions and smaller scale agricultural uses. This type of development should be

located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities.

b. To implement the policies of the Cache Countywide Comprehensive Plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipal standards.

c. This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.”

6. Consideration of impacts related to uses allowed within the RU5 Zone will be addressed as part of each respective approval process required prior to site development activities.

C. Access—16.04.040 [A], 16.04.080 [E], Road Manual

7. The Road Manual specifies the following:

8. §16.04.040 [A] Roads – All roads must be designed and constructed in accordance with Title 12 of the County Code.

9. §12.02.010 Roadway Standards – Requirements for roadway improvement are provided in the current Manual of Roadway Design and Construction Standards (Road Manual).

10. A basic review of the access to the subject property identifies the following:

11. Primary access to the subject properties is from 9800 North, a County road.

a. 9800 North:

i. Is an existing county facility that connects to US Highway 91 and provides access to some residential lots but primarily serves agricultural uses.

ii. Is classified as a Minor Local road.

iii. The road consists of a 20-foot-wide paved surface and the structural condition is visibly okay, but is substandard as to gravel shoulders, clear zones, and right-of-way dedications.

iv. Is maintained year around.

D. Service Provisions:

12. §16.04.080 [C] Fire Control – The County Fire District requires that all access roads and private driveways to be 20-feet wide with an all-weather surface. Future access must be reevaluated and may require improvements based on the location of any proposed structure on lots created through a subdivision process.

13. §16.04.080 [F] Solid Waste Disposal – Logan City Environmental provides refuse collection for the subject property, but did not have any specific comments on the rezone request.

E. Public Notice and Comment—§17.02.040 Notice of Meetings

14. Public notice was posted online to the Utah Public Notice Website on 23 May 2022.

15. Notices were posted in three public places on 23 May 2022.

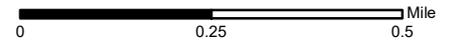
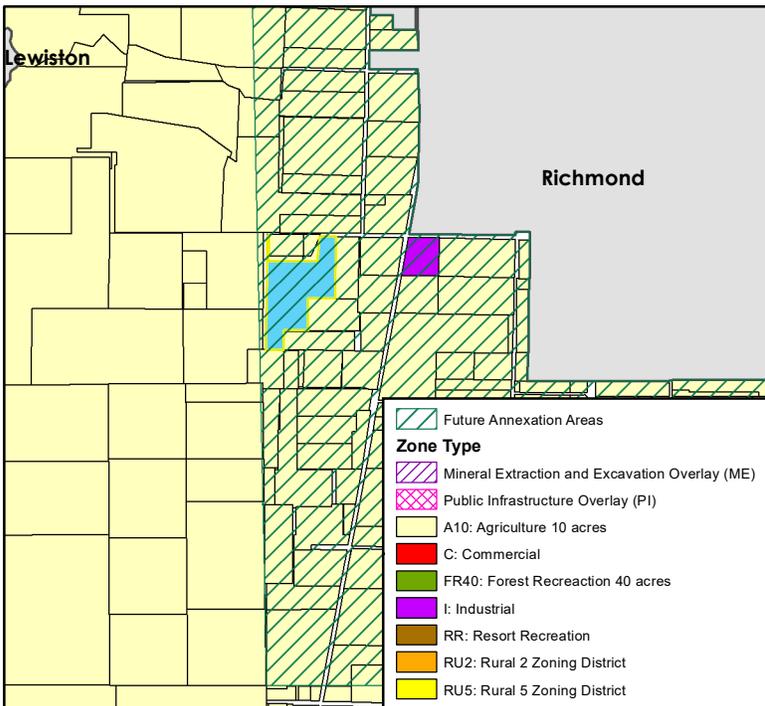
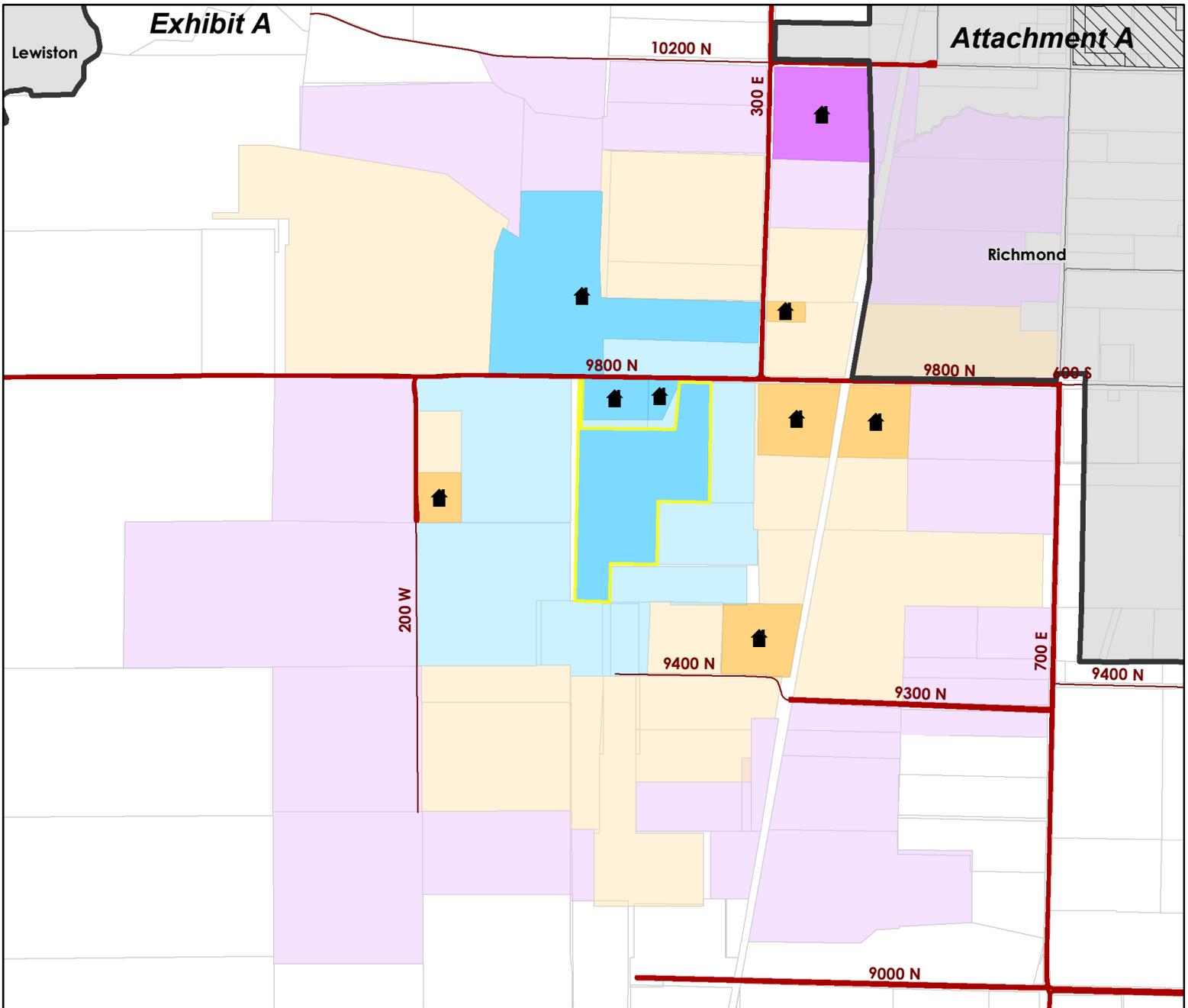
16. Notices were mailed to all property owners within 300 feet and Richmond City on 23 May 2022.

17. Staff has received a number of written public comments regarding this proposal (Attachment B).

Staff Recommendation and Conclusion

Based on the findings of fact noted herein, the Jershon Ranch Rezone is hereby recommended for approval to the County Council as follows:

1. The location of the subject property is compatible with the purpose of the Rural 5 (RU5) Zone as identified under §17.08.030[A] of the Cache County Code as it:
 - a. Allows for residential development in a low density pattern that can allow for rural subdivisions and smaller scale agricultural uses.
 - b. Does not unreasonably impede adjacent agricultural uses, nor unreasonably conflict with the development standards of adjacent communities.
 - c. The property is appropriately served by adequate provision of public services.



Legend

- Proposed Rezone
- Municipal Boundaries
- Subdivisions
- Parcels
- Winter Maintenance
- County Roads
- Highways

Average Parcel Size

Adjacent Parcels	With a Home: 18.2 Acres (3 Parcels)
	Without a Home: 15 Acres (11 Parcels)
1/4 Mile Buffer	With a Home: 11.2 Acres (8 Parcels)
	Without a Home: 16.7 Acres (30 Parcels)
	Without a Home in Richmond City: 25.7 Acres (1 Parcel)
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- Future Annexation Areas
- Zone Type**
- 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
- RU2: Rural 2 Zoning District
- RU5: Rural 5 Zoning District





Angie Zetterquist <angie.zetterquist@cachecounty.org>

Opposition to ReZone

1 message

audreyhatch11@gmail.com <audreyhatch11@gmail.com>
To: "angie.zetterquist" <angie.zetterquist@cachecounty.org>

Wed, Jun 1, 2022 at 5:02 PM

I received a letter to rezone 33.3 acres from A10 to R5. The project name is Jershon Ranch, the project location is 9800 North 200 East near Richmond.

I have a petition of landowners and businesses who oppose the rezone and will be impacted by the expansion of more lots.

Some of the concerns include but are not limited to; new wells being dug which will affect the natural aquifers in the existing area, septic tanks and problems with sewage, no road access to parcels that have already been sold and traffic that will cause congestion to roads, also the environmental impact to livestock in the surrounding area.

There are no City amenities to help in any of the above stated concerns and no side walks or traffic signs near the property to show speed limits or to watch for children, livestock or pets.

9800 North has no outlet to the West and the road is used on a daily basis for farm equipment. All the surrounding land is agriculture and there have been multiple offers to buy the land as agricultural land but the offers have been turned down.

We, the land owners oppose the request to rezone 33.3 acres from A10 Zone to RUS Zone.

Project Name: Jershon Ranch

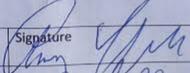
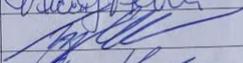
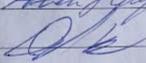
Project Location: 9800 North 200 East, Near Richmond

Print Name	Signature
Audrey Hatch	Audrey Hatch
Troy Hatch	Troy Hatch
James Hunsaker	James Hunsaker
Shareese Hunsaker	Shareese Hunsaker
Alan Lower	Alan Lower
Andrew Snarr	Andrew Snarr
Charlya Snarr	Charlya Snarr
Dave Snarr	Dave Snarr
Jeremy Hyde	Jeremy Hyde
Christine Hyde	Christine Hyde
Janice A Holt	Janice A Holt
Janet Wallace	Janet Wallace
Dallas Spackman	Dallas Spackman
Terry Spackman	Terry Spackman
Phillip Spackman	Phillip Spackman
Van Skidmore	Van Skidmore

We, the land owners oppose the request to rezone 33.3 acres from A10 Zone to RUS Zone.

Project Name: Jershon Ranch

Project Location: 9800 North 200 East, Near Richmond

Print Name	Signature
Angela Younker	
Gene Maciulis	Trena Maciulis
Jane Maciulis	Alma Maciulis
Sherylee Black	Sherylee Black
Tera Condam	Tera Condam
Nikki Neilsen	Nikki Neilsen
Mike Tyson Condam	
Arden Hoyt Arden Hoyt	Arden Hoyt
	Daryl Black

June 2, 2022

Dear Cache County Planning Commission,

Thank you for the opportunity to express my concerns. I understand you need to balance the desires of land owners with what is best for the county and hopefully our neighborhood. This letter is regarding the Jershon Ranch Rezone proposal.

The land being considered for rezoning is currently A10. As I understand it, that designation, A10 of the County Land Use Code was, in part, developed to protect the agricultural aspects of Cache County that were, and still are, being rapidly developed. Those of us who live near this particular area of impact chose to move here because it was out in the county, and all appreciate the benefits of the open space, and that we are surrounded by land that is still being used for agricultural pursuits.

The proposed Rezone acreage is considered to be state important irrigated farmland according to the map titled Richmond City Prime Farmland A-6. Once subdivided to R5 that pretty much takes it out of any future production.

There is also the issue of water and the potential shortage problems associated with twice as many households. Along with that is the increased number of septic systems that would be needed since there is no connection to the Richmond City sewage system in the area.

Also, last but not least, it is the neighbors and their children who will bear the brunt of the increase in density, access, and traffic going past their homes.

Therefore I hope you will consider keeping the A10 zoning designation.

Respectfully,

Janet Wallace



Angie Zetterquist <angie.zetterquist@cachecounty.org>

Jershon Ranch Project

Troy Hatch <circlehorsemanship@gmail.com>
To: angie.zetterquist@cachecounty.org

Thu, Jun 2, 2022 at 4:44 PM

I wanted to send a note to oppose the re-zone of Jershon ranch project from A10 to RU5. This would negatively impact the surrounding community. This land has been dry farm for quite a while as there is not city culinary or secondary water to it. They did at one point have some water they could turn in on the land for secondary water but it is no longer in operation. This change would have multiple properties drilling new wells or pulling from existing wells that would not be able to keep up with the demand of that many homes/ properties not being used for farming/agricultural growth. Multiple neighbors have had wells dry up on quite a few occasions and luckily they have not been the ones that service their homes and families. This change may be detrimental to many of the wells already in use. Changing this agricultural land to rural property would mean those who purchased it would need to plant lawns and bring in a lot of other water demanding needs. We also bought the property that we live on because we did not want to be surrounded with homes. We understand that froth is needed at times but there are many other places that have much better access to water and other resources that are needed to build rural homes. We are in need of more agricultural land, and creating these subdivisions destroy the property for the purpose we bought it for. In conclusion we see this as a very negative proposal and as we intend to live here the rest of our lives I would hate to see it subdivided and changes to smaller building lots with more homes going in. Let's preserve the agricultural land that we still have in the county and leave the rural housing inside city limits where there are amenities to service the needs that are needed. Thank you.

Troy Hatch
180 East 9800 North
Richmond, Utah 84333
435-720-1393.

Sent from my iPhone

Exhibit B: Ordinance 2022-21

Zoning Map of Cache County – Affected Portion
Jershon Ranch Rezone



The following legal description reflects the noted properties above to be rezoned from Agricultural (A10) to Rural 5 (RU5):

09-076-0002

A PARCEL OF LAND LOCATED IN SECTION 34 TOWNSHIP 14 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, CACHE COUNTY, UTAH AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 34, FROM WHICH THE SOUTHWEST CORNER OF SECTION 34 BEARS SOUTH 00° 00' 21" WEST 2640.29 FEET;
THENCE SOUTH 00° 00' 21" WEST 56.85 FEET ALONG THE WEST LINE OF SAID SECTION 34 TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF 9800 NORTH STREET;
THENCE SOUTH 89° 20' 53" EAST 69.00 FEET ALONG THE SAID SOUTH RIGHT OF WAY LINE TO A 5/8" REBAR WITH CAP LABELED, "AA. HUDSON, PLS 375041", THE TRUE POINT OF BEGINNING;
THENCE SOUTH 01° 00' 38" WEST 351.69 FEET TO A 5/8" REBAR WITH CAP;

Exhibit B: Ordinance 2022-21

Zoning Map of Cache County – Affected Portion
Jershon Ranch Rezone

THENCE ALONG FENCE LINES THE FOLLOWING 4 COURSES:

THENCE SOUTH 00° 55' 12" WEST 1645.96 FEET;

THENCE SOUTH 89° 08' 55" EAST 317.01 FEET;

THENCE NORTH 00° 28' 57" EAST 340.09 FEET;

THENCE SOUTH 89° 40' 47" EAST 423.78 FEET;

THENCE NORTH 00° 34' 44" EAST 567.19 FEET TO A 5/8" REBAR WITH CAP;

THENCE SOUTH 89° 20' 53" EAST 465.26 FEET TO A 5/8" REBAR WITH CAP;

THENCE NORTH 00° 34' 44" EAST 1089.00 FEET TO A 5/8" REBAR WITH CAP;

THENCE NORTH 89° 20' 53" WEST 285.28 FEET TO A 5/8" REBAR WITH CAP;

THENCE SOUTH 05° 16' 36" WEST 436.35 FEET TO A 5/8" REBAR WITH CAP;

THENCE NORTH 89° 43' 03" WEST 845.34 FEET TO A 5/8" REBAR WITH CAP;

THENCE NORTH 01° 00' 38" EAST 440.39 FEET TO A 5/8" REBAR WITH CAP SET ON THE SAID
SOUTH RIGHT OF WAY

LINE OF 9800 NORTH STREET;

THENCE NORTH 89° 20' 53" WEST 30.00 FEET ALONG THE SAID SOUTH RIGHT OF WAY LINE TO
THE TRUE POINT OF

BEGINNING.

CONT 33.3 AC)

**CACHE COUNTY
ORDINANCE 2022-22**

**AN ORDINANCE INCREASING THE SALARIES OF THE CACHE COUNTY
EXECUTIVE/SURVEYOR, CLERK/AUDITOR, RECORDER, AND TREASURER**

WHEREAS, the Cache County Council, upon lawful notice and in accordance with Utah Code section 17-16-14, held on July 12, 2022, a public hearing on proposed mid-year salary increases for the Cache County Executive/Surveyor, Clerk/Auditor, Recorder, and Treasurer; and

WHEREAS, the Organic Act for the Government of Cache County, Utah, as approved on November 6, 1984, and amended from time to time thereafter, and Cache County Code section 2.12.120C authorize the modification of salaries for all elected county officers by ordinance; and

NOW THEREFORE, the County Legislative Body of Cache County ordains as follows:

SECTION 1:

Section 2.28.030 of the Cache County Code is amended to read in full as follows:

2.28.030: County Officers

A. The salaries for County officers for the period from January 1, 2022, through December 31, 2022, shall be as follows:

County Executive/Surveyor	\$129,014.00
County Assessor	\$107,476.00
County Attorney	\$146,467.00
County Clerk/Auditor	\$104,826.00
County Recorder	\$ 99,552.00
County Sheriff	\$113,640.00
County Treasurer	\$ 99,575.00

B. The County Council, consistent with subsection 2.12.120C of this title, may adjust the foregoing County officer salaries from full time salaries to part time salaries, or from part time salaries to full time salaries as the Council in its discretion may deem appropriate. This includes adjustments to existing salaries made at any time during the current or subsequent pay periods within the current term of office, consistent with subsection 2.12.120C2 of this title; and it applies to adjustments to future salaries for pay periods during a term of office after the current term of office, consistent with subsection 2.12.120C3 of this title.

C. A County officer will be paid a part time salary if the County officer gives notice that he or she chooses to work, or the County Council finds that the County Officer in fact works, less than thirty (30) hours per week, in which case the part time salary will be an hourly wage based upon the prorated amount of the full time salary and the County officer may not receive other compensatory benefits unless approved by the County Council.

SECTION 3: REPEALER

The salary provisions of all prior ordinances or resolutions, or any parts thereof, in conflict with the above Cache County Code amendments are hereby repealed and superseded to the extent of such conflict. Otherwise such resolutions and ordinances remain in full force and effect.

SECTION 4: EFFECTIVE DATE

This ordinance takes effect 15 days following its approval by the County Council.

APPROVED BY THE COUNTY COUNCIL OF CACHE COUNTY, UTAH, THIS 12TH DAY OF JULY 2022.

	In Favor	Against	Abstained	Absent
Paul R. Borup				
David Erickson				
Nolan P. Gunnell				
Barbara Tidwell				
Karl Ward				
Gina Worthen				
Gordon Zilles				
TOTAL:				

CACHE COUNTY COUNCIL:

ATTEST:

Barbara Y. Tidwell, Chair

Jess W. Bradfield, Cache County Clerk

ACTION OF COUNTY EXECUTIVE:

___ Approved
___ Disapproved (Written statement of objection attached)

David N. Zook, Cache County Executive

Date

Redline Version of Amendments:

2.28.030: County Officers

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County Assessor	\$107,476.00
County Attorney	\$146,467.00
County Clerk/Auditor	\$ 97,968.00 \$104,826.00
County Recorder	\$ 93,039.00 99,552.00
County Sheriff	\$113,640.00
County Treasurer	\$ 93,060.00 99,575.00

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