

**DAVID N. ZOOK**

COUNTY EXECUTIVE

199 NORTH MAIN STREET  
 LOGAN, UT 84321  
 435-755-1850  
[WWW.CACHECOUNTY.ORG](http://WWW.CACHECOUNTY.ORG)

**COUNTY COUNCIL**

BARBARA Y. TIDWELL, *CHAIR*  
 PAUL R. BORUP, *VICE CHAIR*  
 DAVID L. ERICKSON  
 NOLAN P. GUNNELL  
 KARL B. WARD  
 GINA H. WORTHEN  
 GORDON A. ZILLES

**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, AUGUST 23, 2022**

Council meetings are live streamed on the Cache County YouTube channel at:

<https://www.youtube.com/channel/UCa4xvEI8bnIEz3B9zw2teaA>

## AMENDED AGENDA

### WORKSHOP

- 3:00 p.m.**
1. CALL TO ORDER
  2. CACHE COUNTY GENERAL PLAN
  3. SALSA SHOWDOWN
  4. ADJOURN

### COUNCIL MEETING

- 5:00 p.m.**
1. CALL TO ORDER
  2. OPENING – County Executive David Zook
  3. REVIEW AND APPROVAL OF AGENDA
  4. REVIEW AND APPROVAL OF MINUTES (August 9, 2022)
  5. REPORT OF COUNTY EXECUTIVE
    - a. **Appointments:** Deputy Sheriff
    - b. **Financial Reports:** July 2022 Financial Statement
    - c. **Other Items:**
  6. ITEMS OF SPECIAL INTEREST
    - a. Recognition of Outgoing Assessor, Kathleen Howell
    - b. Explanation of CRA Procedures – Shawn Milne, Economic Development Director
    - c. Request for RAPZ Tax Deadline Extension for Wellsville City – Scott Wells
    - d. Discussion of Mailing Format of Voter Information Pamphlets for Open Space Bond and RAPZ Tax Renewal
  7. DEPARTMENT OR COMMITTEE REPORTS
  8. BOARD OF EQUALIZATION MATTERS
  9. PUBLIC HEARINGS
    - a. **Set Public Hearing for September 13, 2022 – Ordinance 2022-27 – Campbell Rezone**  
Request to rezone 10.0 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone located at approximately 5400 West Red Fox Lane near Mendon
    - b. **Set Public Hearing for September 13, 2022 – Ordinance 2022-28**  
An Ordinance adopting a Comprehensive General Plan Amendment
    - c. **Reset Public Hearing for September 27, 2022 at 6:00 p.m.**  
Open Space Bon
    - d. **Set Public Hearing for September 27 or October 11, 2022**  
RAPZ Tax Ballot Proposition
  10. PENDING ACTION

**5:30 p.m.**  
 (Estimated)

11. INITIAL PROPOSALS FOR CONSIDERATION OF ACTION

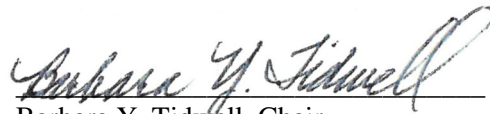
- a. **Ordinance 2022-26** An ordinance amending County Code Chapter 2.70 Agriculture Protection Area Advisory Board
- b. **Resolution 2022-25** A resolution establishing the creation of an Agricultural Advisory Committee
- c. **Resolution 2022-26** A resolution to amend the Personnel Policy and Procedures Manual Section 4.D Position Compensation

12. OTHER BUSINESS

- a. **Council Summer Social** *Thursday, August 25<sup>th</sup> at 6:00 p.m. at Gordon's House*
- b. **River Heights Apple Days Parade** *Saturday, August 27<sup>th</sup> at 4:00 p.m.*  
*Barbara, David Z.*
- c. **Employee Summer Party** *Thursday, September 1<sup>st</sup> at 6:00 p.m.*
- d. **Wellsville Founders Day Parade** *Monday, September 5<sup>th</sup> at 10:00 a.m.*  
*Barbara, David E., Paul, Gordon, Nolan, Karl, David Z.*
- e. **USACCC Fall Conference** *September 21-23, 2022 at Bryce Canyon*  
*Gina, Karl, David Z.*
- f. **Cache Cheese & Dairy Festival** *Thursday, September 29 – Saturday, October 1, 2022*
- g. **USU Homecoming Parade** *Saturday, October 8<sup>th</sup> at 10:00 a.m.*  
*Barbara, Paul, Gina, David E., Karl David Z.*
- h. **UAC Annual Conference** *November 15-17, 2022 in St. George*

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.



# CACHE COUNTY GENERAL PLAN DRAFT

August 16, 2022



## ACKNOWLEDGEMENTS

### COUNTY COUNCIL

Paul R. Borup  
David Erickson  
Nolan P. Gunnell  
Barbara Tidwell  
Karl Ward  
Gina Worthen  
Gordon Zilles

### PLANNING COMMISSION

Brady Christensen  
Nate Daugs  
Melinda Lee  
Lane Parker  
Chris Sands  
Brandon Spackman  
Jason Watterson

### CACHE COUNTY STAFF

Lauren Ryan, Countywide Planner  
Tim Watkins, Planning Manager  
Angie Zetterquist, Planner  
David Zook, County Executive

### CONSULTANTS



L O G A N S I M P S O N

### STEERING COMMITTEE

David Erickson, County Council  
Jeff Gilbert, Cache Metropolitan Planning  
Organization  
Nolan Gunnell, County Council  
Shawn Milne, Economic Development Director  
Chris Sands, Planning Commission  
Casey Snider, House of Representatives  
Barbara Tidwell, County Council  
Jason Watterson, Planning Commission  
David Zook, County Executive

Special thanks to the County residents,  
business owners, municipal partners,  
technical experts, and other stakeholders  
who contributed to Imagine Cache.

## ZIONS PUBLIC FINANCE



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# CHAPTER 1: INTRODUCTION

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We perform planning activities daily. We plan our day at work, at home, or during our leisure time. We plan for our future by setting personal or family goals. While goals may be simple, the process and strategies to attain the goal may be complex and difficult.

The Cache County community needs a countywide plan for land use, transportation, and services to meet the growing needs of the County. The planning process for the County is not so different from our individual planning process. However, instead of planning for a few, we must plan for all current and future residents. This General Plan (the Plan) is the result of a visioning and planning effort called ***Imagine Cache*** that engaged residents across the County to outline a policy guide for decision-makers.

The primary focus of this Plan is on the unincorporated areas of the County, with recognition that growth should be coordinated with each city and town in order to achieve regional countywide benefits. The Cache Countywide Planning and Development Office (CPDO) carries out activities that address comprehensive planning to help guide growth and development, and coordinate with cities and towns to embrace policies with a countywide perspective.

To ensure thoughtful planning for Cache County, the County Council and Planning Commission support this long-range plan to guide future development in the community while maintaining a regional perspective. The Plan is intended to recommend predictable future patterns of land use to help determine the need for future roadways, public facilities, and services needed to support anticipated growth. Continued growth must be viewed and compared to the capacity of the County and communities to provide services.

The ***Imagine Cache*** process and community engagement ensured that the Plan represents the best expression of the community's public interest while protecting private interests. This Plan is intended to be a guide that public officials will refer to when important decisions are made that affect the quality of life and environment of Cache County. To accomplish this, the planning process was comprehensive and community driven, and backed up with data and scenario analysis.

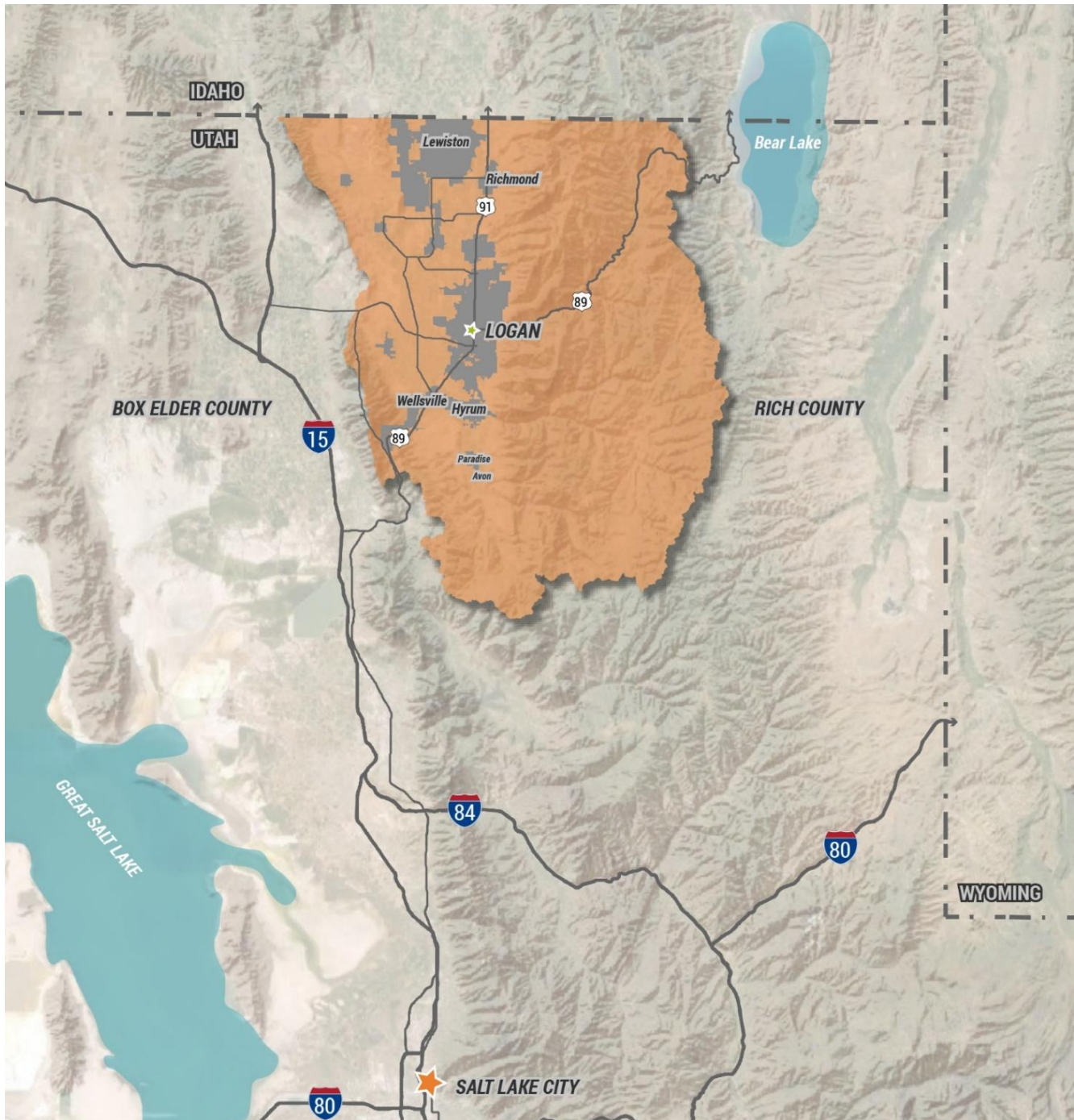
## CACHE COUNTY PLANNING CONTEXT

Cache County is one of three counties along the Utah-Idaho border; between Box Elder and Rich counties. Cache County encompasses approximately 1,174 square miles within its jurisdictional boundary and is distinctly divided by valley and mountain areas.

Lying between the Wellsville Mountains to the west and the Bear River Range to the south and east, Cache Valley sits at an average elevation of approximately 4,600 feet above sea level and extends geographically north into Franklin County, Idaho. The Cache County portion of the Valley is about 30 miles long and 15 miles wide with fertile land supporting the production of various farm crops and a reputation for fine dairy herds. The thriving agriculture industry has played an important part in the history of the County and continues to be a major driver of the area's economy and character today. The County has 19 incorporated communities can all be found in the Utah portion of Cache Valley, with Logan City being the largest and serving as the County seat.



Over the years, the County has maintained a rural, agricultural-based economy through growth and new development; however, the twentieth century brought increasing urbanization. Today, there is a strong, mixed economic base of agricultural and non-agricultural industries. As Cache County continues to grow and change, there is a local desire to preserve the agricultural heritage and rural feel in balance with urban and small-town areas.



## BENEFITS OF LONG-RANGE PLANNING

There are many benefits of long-range planning and specific benefits and functions of a General Plan within the community administrative framework. Paraphrased below are some descriptions of those important General Plan functions from T.J. Kent, one of the fathers of city planning theory.

- To enhance the environment of the community as a setting for human activities. To make it more functional, beautiful, decent, healthful, interesting, and efficient.
- To promote the public interest, the interest of the community at large, rather than the interest of individuals or special interest groups within the community. The comprehensive nature of the plan contributes to this purpose because it facilitates the consideration of relationships between any question pertaining to the overall physical development of the entire community. The plan is based on facts and on studies that attempt to be thorough and impartial. It helps to prevent arbitrary, capricious, and biased actions.
- To facilitate the democratic determination and implementation of community policies on physical development.
- To affect political and technical coordination in community development; working together toward the same end and working logically and efficiently to avoid conflict, duplication, and waste.
- To inject long range considerations into the determination of short-range actions. In effect, this purpose is intended to achieve coordination through time, to attempt to make sure that today's decisions will lead toward tomorrow's goals.
- To bring professional and technical knowledge to bear on the making of political decisions concerning the physical development of the community. The purpose is intended to promote wise decision making, to achieve informed, constructive government.
- To facilitate greater understanding of regional impacts of local growth decisions within a county-wide perspective and context.



## ORGANIZATION AND USE OF THE PLAN

The Countywide General Plan format is organized into five chapters. These sections include:

**Chapter 1:** Introduction—defines the purpose of the General Plan and how it should be used as a planning and decision-making tool for Cache County Council, Planning Commission, and municipalities.

**Chapter 2:** Plan Direction—establishes the mission, vision, and guiding principles for the General Plan.

**Chapter 3:** Policy Framework Elements—supports and advances the County’s mission, vision, and guiding principles with goals, policies, and strategies.

**Chapter 4:** Future Land Use Map—guides growth and future development in a way that enhances the quality of life for existing and future residents.

**Chapter 5:** Implementation and Adaptive Management— emphasizes the implementation and interconnection of each element. The implementation strategies identify special programs, subdivision and land use ordinances, and capital improvement programs to implement the goals and policies outlined in Chapter 3.

## USING THE PLAN

Consistent with Utah State Code, Title 17, Chapter 27a County Land Use, Development and Management Act, the General Plan provides a basic framework for local planning of present and future needs, and represents a road map by which appointed and elected officials manage the future growth and development of Cache County.

### The General Plan as a Decision-Making Tool

The General Plan is about growth and development within the County. This Plan should be used as a decision-making tool by which all requests and proposals before the Planning Commission and County Council are measured. The development of the Plan was based on an open and participatory process of gathering public input to reflect public values, opinions, and feedback.

### The General Plan and the Land Use Ordinance

The General Plan is a guiding tool for making policy decisions. The Cache County Code is the Land Use Ordinance (LUO), or the regulatory instrument by which these policies are implemented. While the General Plan does not automatically change code, it is not regulatory, it is an advisory policy document that is interwoven with County Code documents. In 1991, the State Enabling Act mandated consistency between the General Plan and the Land Use Ordinance.





## RELATIONSHIP TO OTHER PLANNING DOCUMENTS

The General Plan will function alongside existing and future County policy plans and regulatory documents such as the County Code. Some of those plans include the [Transportation Master Plan](#), [Moderate Income Housing Plan](#), [Resource Management Plan](#), [Trails and Active Transportation Master Plan](#), [South Corridor Development Plan](#), and municipal plans. A diverse range of agencies share overlapping jurisdiction, interests, and regulatory authority in Cache County. A large portion (44%) of the land in Cache County is public land, including National Forest, State Parks, State Wildlife Areas, State Trust Lands, and Wilderness Areas. Roughly 9% of the County is included within the County's incorporated cities and towns with an additional 11% of County land within the municipal annexation policy areas. Other major agencies in Cache County include the Utah Department of Transportation (UDOT), Bear River Association of Governments (BRAG), Cache Metropolitan Planning Organization (CMPO), Cache County Council of Governments (CCOG), the Logan-Cache Airport Authority, and Bear River Health Department.

Companion documents to this General Plan include the Urban and Rural Area Assessment, the Cost of Service Plan, and the Regional Collaboration Plan, all of which have been developed simultaneously with the General Plan.

- The **Urban and Rural Area Assessment** (URAA) looks at a variety of existing and possible patterns of development in the County, including in the municipalities and their annexation policy areas, and considers how public services and facilities like water, sewer, law enforcement, and emergency services function, and may be optimally provided.
- The **Cost of Service Plan** (CSP) incorporates a model to evaluate the costs to the County and its residents of the services they are currently receiving, and projects these costs into the future, depending on the type of development patterns that occur. The purpose of both the URAA and CSP is to provide factual support for the guidelines and policies in the General Plan.
- The **Regional Collaboration Plan** (RCP) identifies the numerous entities and governmental agencies that provide public services in Cache County and encourages and explores possibilities for coordination among the agencies and entities for improved efficiency and outcomes.

Additional related planning documents include:

- [Transportation Master Plan](#)
- [Moderate Income Housing Plan](#)
- [Resource Management Plan](#)
- [Trails and Active Transportation Master Plan](#)
- [South Corridor Development Plan](#)
- Municipal plans
- Airport Master Plan





# CHAPTER 2: PLAN DIRECTION

Together, the Mission, Vision, and Guiding Principles embody shared community values, demonstrate the County's unique qualities, and reaffirm a desire to preserve community character and heritage while embracing and shaping inevitable changes and future growth.

Developed as part of the **Imagine Cache** initial engagement with the community, the Vision and Guiding Principles represent the aspirational outlook of Cache County's land use development, public services and facilities, and economic development.

Visioning is a critical step in every planning process, creating a starting point for more effective community engagement and planning. Visioning ensures that County residents' and leaders' values and goals are accurately reflected in the Plan's elements, policies, and frameworks. The Vision creates the structure and initial buy-in necessary to discuss the tough issues related to goals, policies, and action items within the Plan.

## IMAGINE CACHE MISSION

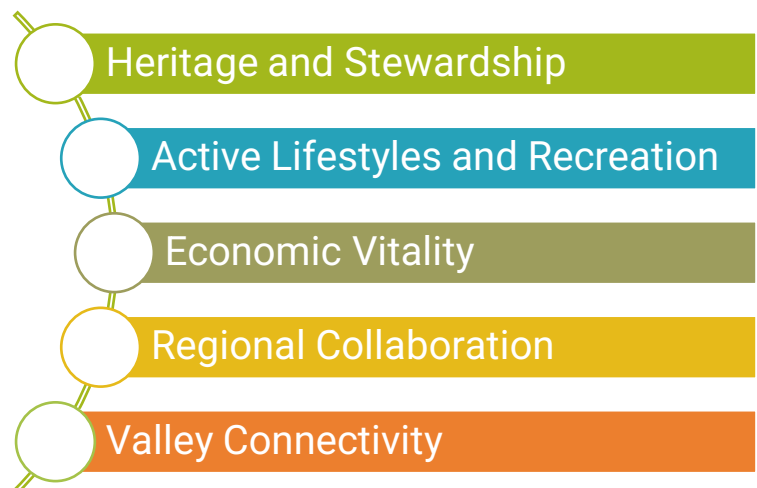
Cache County upholds and enhances the community's health, safety, well-being, and quality of life.

## IMAGINE CACHE VISION

Cache County is a place of unique character and strong heritage where its citizens live, work, and thrive.

## IMAGINE CACHE GUIDING PRINCIPLES

The **Imagine Cache** Mission and Vision are firmly supported by five Guiding Principles. These Principles show commitment to the community values and priorities and provide a compass to guide and shape the community into the future. The General Plan's goals and policies are organized by each Guiding Principle.



## HERITAGE AND STEWARDSHIP

The open and rural nature of the County's unincorporated areas is an important component of the community's character that should be preserved.

Maintaining these values and characteristics will be achieved by:

- Identifying and preserving natural resources and open space by protecting, promoting, and responsibly managing natural and cultural resources.
- Protecting watersheds, air, soils, and water supply.
- Preserving working agricultural lands and areas with prime soils and irrigation.
- Partnering with the agricultural community to identify and remove barriers to agricultural success.

## ACTIVE LIFESTYLES AND RECREATION

Active lifestyles and access to open spaces and trails bring significant benefits to the community.

Addressing the importance of these principles will be achieved by:

- Identifying, preserving, constructing, and managing open spaces and natural areas to allow for a connected system of open space, trails, recreation, and scenic corridors.

## ECONOMIC VITALITY

A strong economy creates a foundation for a strong community by providing jobs, goods, services, and tax revenue.

Shaping responsible and strategic economic growth will be achieved by:

- Supporting a regional economy that meets present needs without compromising the needs of future generations.
- Supporting stable, long-term, and diverse industries that can protect environmental assets and support tourism.
- Encouraging the development of businesses that offer living wage employment in a variety of industries and supporting a range of housing.

## REGIONAL COLLABORATION

As Cache County continues to grow, the General Plan strengthens the County's role as a regional leader in collaboration, facilitation, and cooperation, to plan regionally and assist communities with implementing policies locally.

This will be achieved by:

- Cultivating partnerships between community members, governments, businesses, and non-profits to plan for the County's future and align the County's General Plan and County Code.
- Coordinating County services and plans with each community's future land use plan and annexation policies.
- Supporting a diversity of housing options to meet the changing demographics of rural residents.
- Maximizing existing infrastructure and improving standards and access to service and utility providers.
- Working in partnership with communities to shape growth, land preservation and land use compatibility between jurisdictions.

## VALLEY CONNECTIVITY

Transportation networks are important to allow residents to commute safely and efficiently by car, bike, bus, or on foot.

Connectivity throughout the Valley will be achieved by:

- Encouraging safe, affordable, and efficient infrastructure for connected roads, trails, and transit.
- Preserving corridors for future transportation infrastructure.
- Collaborating on the development of regionally significant and cross-jurisdictional infrastructure
- Supporting a variety of transportation options.
- Planning for development that minimizes the impact on transportation infrastructure.



# DEFINING THE PLAN DIRECTION WITH THE PUBLIC

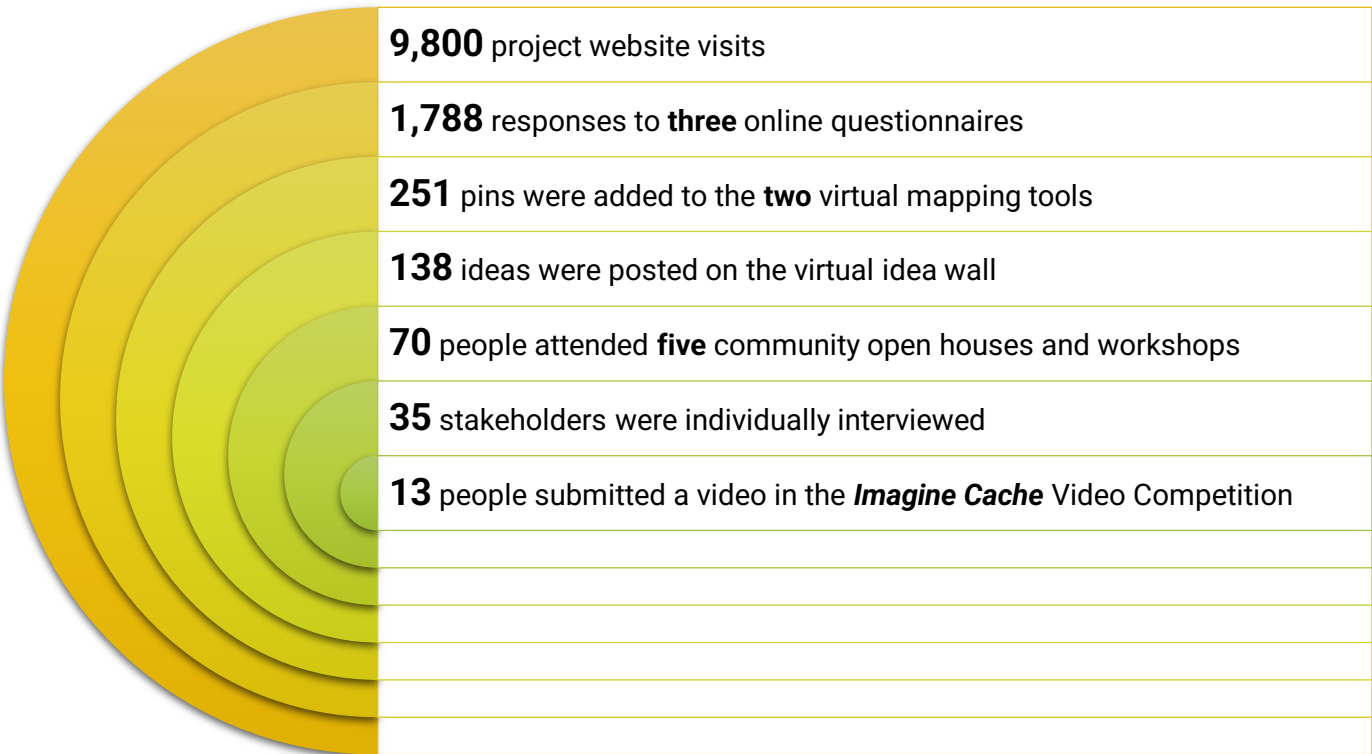
Through the *Imagine Cache* community outreach process, more than two thousand participants in the County were engaged through efforts including individual interviews, public open houses and workshops, a video competition, digital surveys, a project website, and County social media and newsletters.

Using these platforms and tools, participants were able to share what they value most about life in Cache County, rank their priorities for the future of their community, and give feedback on the success and applicability of ideas. Participants included urban and rural residents, employees, business owners, community leaders, property owners, and other stakeholders.

By sharing their ideas, concerns, and hopes for the future of their community, participants helped to determine the priority values of the County. This resulted in the community-built Vision Statement and accompanying Guiding Principles as the compass for the Plan and provided direction on key policies and ideas that have been incorporated throughout this document.

Input received through this process was divided into three phases: *Visioning*, *Choices*, and *Draft Plan*. **The first phase, *Visioning***, focused on two digital questionnaires and three open houses across the County. The digital questionnaires included: *Imagine Our County Vision* Questionnaire and *Visualizing the Vision* Visual Preference Questionnaires.

In the *Imagine Our County Vision* Questionnaire, the community was asked to provide input on the countywide vision to ensure that it stays relevant and representative of current community values. The *Visualizing the Vision* Visual Preference Questionnaire shed light on the Vision Statement asking, “if there

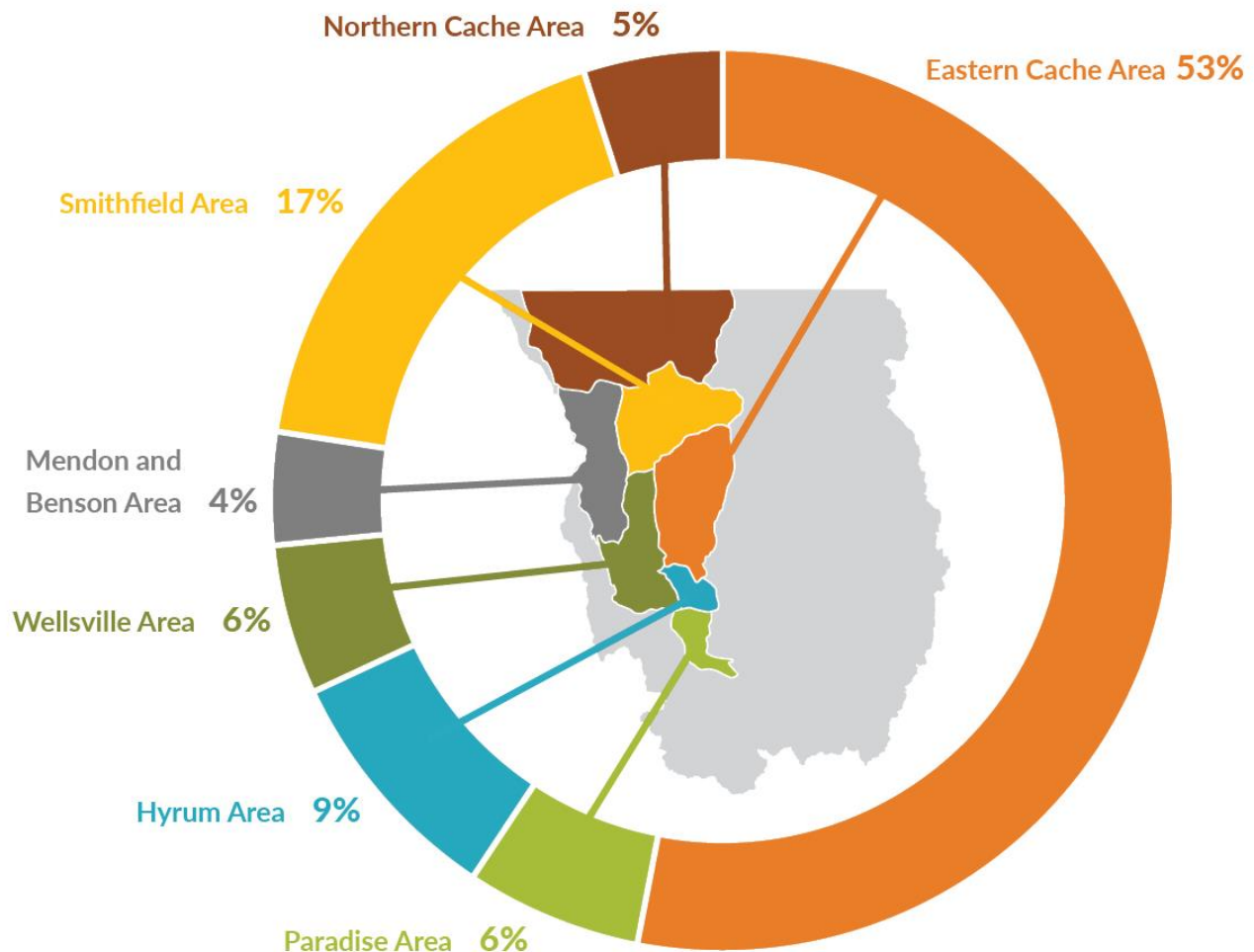


is room for both, where is rural appropriate and where is urban appropriate?” The Visual Preference Questionnaire was divided into four regions of the County (north, south, west, and central), and eight

categories (agriculture, open space and recreation, employment, transportation, housing, infrastructure, and environmental stewardship). Additionally, a digital mapping tool allowed participants to place “pins” in areas where they saw opportunity for change. These online tools mirrored the materials and questions presented at the in-person open houses to ensure a variety of participation methods.

**The second phase, *Choices***, included public outreach with one in-person public open house and a series of six topic-specific focus group workshops held in June 2021 at the County Fairgrounds. These topic-specific groups included: Active Lifestyle and Recreation, Economic Vitality, Regional Collaboration, Environmental Stewardship, Agricultural Viability, and Transportation and Infrastructure. These in-person events were then followed by digital outreach. The Draft Policy Framework Questionnaire received the most feedback with questions focused on each participants’ level of support for potential goals and strategies. Additionally, the ***Imagine Cache*** website provided an online mapping tool highlighting the Draft Future Land Use Map and inviting them to view and comment.

## WHO DID WE HEAR FROM?



The above graphic shows the generalized geographic areas of survey participants throughout the Imagine Cache planning process. Participants identified their location either by zip code or by the closest community where they live. These areas include the following communities:



**Eastern Cache Area:** Hyde Park, North Logan, Logan, Providence, River Heights, Millville and Nibley

**Paradise Area:** Paradise and Avon

**Hyrum Area:** Hyrum and surrounding area

**Wellsville Area:** Wellsville, Mt. Sterling, College Ward and Young Ward

**Mendon and Benson Area:** Mendon, Petersboro, Newton, Cache Junction, and Benson

**Smithfield Area:** Smithfield and Amalga

**Northern Cache Area:** Cove, Lewiston, Cornish, Richmond, Trenton, and Clarkston



# CHAPTER 3: COUNTYWIDE GOALS AND POLICIES

## INTERPRETING THE GOALS AND POLICIES

In reading the General Plan, it is important to understand that the goals, policies, and actions are limited to the extent that they are feasible and appropriate for the County to carry them out, and to the extent legally permitted by federal and state law. For example, policies and measures that express the intent to “provide,” “support,” “ensure,” or otherwise act, does not indicate an irreversible commitment of County funds or staff resources. Rather, such policies and measures reflect a level of County consideration when financially feasible and appropriate. In some cases, the County may carry out various policies and measures by requiring development, infrastructure, and other projects to be consistent with the policies and actions of the General Plan. In other cases, the County may include General Plan items in the Capital Improvement Program (CIP), budget, or other implementation mechanisms, as the County deems appropriate. Such targeted strategies to implement the goals and policies of the General Plan are listed in *Chapter 5, Implementation and Plan Management*.

### Definitions

#### Goals

Goal statements are expressions of community ideals. They are broad directions that establish future conditions toward which policies are focused.

#### Policies

Policies are intended to guide decision-making and give clear indication of intent. It is important to note that policies are guides for decision-makers, not decisions themselves. Policies may range in terms of commitment of resources, importance, and expected results.

## HERITAGE AND STEWARDSHIP

The character and associated lifestyle that has been built on our rich heritage and vibrant landscape have led to a community that is passionate about the place where they live. Much of the unincorporated areas are open space. According to the County’s GIS database, roughly 9% of the County’s land falls within the boundaries of incorporated cities and towns. A majority of the unincorporated areas of the County are either forested or used for agriculture. The Forest Recreation (FR40) zone applies to 73% of the unincorporated County land area, with much of that area being comprised of National Forest lands. Another 26% of the unincorporated land is zoned for Agricultural (A10) and is primarily privately owned property. This leaves less than 2% of the land zoned for additional uses such as rural residential, commercial, industrial, etc. with nearly all the commercially zoned land along Highway US 89 and US 91, running through the center of Cache Valley. Most of the residential, commercial, industrial, and institutional uses in Cache County

### Guiding Principle

The open and rural nature of the County’s unincorporated areas is an important component of the community’s character that should be preserved.





are within municipal boundaries. Within the cities and towns, agricultural uses remain a significant land use as well.

**Goal 1: Promote and preserve our natural resources and open space by identifying, protecting, and responsibly managing natural and cultural resources.**

- A. Apply appropriate land use zoning to limit residential development in sensitive land areas such as floodplains, riparian corridors, groundwater recharge areas, wildlife corridors, wildfire risk areas, hillsides, and other environmentally sensitive features.
- B. Identify tools or resources that promote forms of development that prioritize and benefit the preservation and management of natural and cultural resources.
- C. Minimize negative impacts from mining operations and natural resource extraction through updated development standards and regulations.
- D. Catalog culturally significant resources, such as historic places, structures, or sites, and explore potential strategies and incentives to promote preservation.
- E. Minimize wildfire risks adjacent to private development in the Wildland-Urban Interface (WUI) through updated development standards.

**Goal 2: Protect our watersheds, air, soil, and water.**

- A. Plan for long-term water needs through conservation and regional water supply projects.
- B. Encourage residential development to connect to municipal water systems when physically and economically feasible.
- C. Require the study of watershed areas associated with proposed development types to understand potential impacts to source water protection areas or other critical water recharge areas.
- D. Support the [Bear River Comprehensive Management Plan](#) objectives.
- E. Manage commercial and industrial development in the forest and canyon areas through updated development standards, especially when located within municipal watershed areas.
- F. Seek to reduce stationary and mobile source emissions and pollutants which cause adverse health effects, impair visibility, and contribute to climate change. Remain within the state and federal air quality standards.

**Goal 3: Preserve our working agricultural lands and areas of prime soils.**

- A. Consider new regulatory tools and programs to protect working agricultural lands, such as conservation easements, direct acquisition, Transfer of Development Rights (TDRs) or Purchase of Development Rights (PDRs) programs, density bonus incentives, or clustered development subdivisions.
- B. Assist with securing funding to preserve agricultural lands. Establish an active working relationship with local land conservation organizations.
- C. Allow for agricultural supportive industries, value-added uses, and secondary-income options on agrarian land such as agritourism and accessory rural occupation provisions.
- D. Collaborate and partner with Utah State University (USU) and its Agricultural Extension Office to identify programs and strategies to support large and small-scale agriculture, innovation, and resiliency.



- E. Promote local farms and agricultural-related industries, such as farm-to-table restaurants and farmers' markets to enhance the local food economy.
- F. Explore creative water management solutions to retain water rights on conserved agricultural lands.

## ACTIVE LIFESTYLES AND RECREATION

Parks, open space, and trails play a critical role in the countywide recreation and transportation system, as well as the health and vibrancy of the community. In recent years, trails and open spaces have found a newfound appreciation amongst non-frequent and non-traditional users for discretionary trips and recreational opportunities. Active transportation, trails, and open space provide a unique resource that is available to all demographics, economic levels, and to those who might have physical or mental disabilities that limit their ability to participate in organized recreation or travel independently. These facilities also promote active transportation as a viable and sustainable alternative to the automobile for commuter trips and short trips, thereby reducing vehicle miles traveled.

### Guiding Principle

Active lifestyles and access to open spaces and trails bring significant benefits to the community.

#### Goal 1: Protect and manage our open spaces and natural areas to allow for a connected system of trails and recreational facilities.

- A. Maintain and increase public access to public lands by working with willing property owners to acquire public rights-of-way that cause the least impact to the environment.
- B. Use open spaces, wildlife habitat, and agriculture areas in conjunction with riparian and trail corridors to maintain strategic separation between communities.
- C. Explore funding opportunities to acquire conservation easements and preserve open spaces while ensuring their long-term management (e.g., bonds, impact fees, private land trusts, grants).
- D. Implement the [Trails & Active Transportation Master Plan](#) policies and program recommendations.
- E. Offer a range of passive, nature-based recreation experiences such as hiking, biking, camping, non-motorized boating, and/or horseback riding in unincorporated areas.

#### Goal 2: Protect the recreational, scenic, and natural value of our hillsides, canyons, wildlife, and National Forest areas when considering development in mountainous areas.

- A. Evaluate opportunities for recreation-specific zoning that effectively results in desired land use patterns.
- B. Address the challenges unique to activity or development within the canyons through a canyons-specific master plan or a countywide open space master plan.
- C. Coordinate emergency response and fire mitigation and ensure integration with the County's Resource Management Plan and regional recreation resources.



## ECONOMIC VITALITY

A resilient and sustainable economy is the foundation of any community, providing good jobs, a strong tax base that supports the provision of services, and a feeling of community pride and cohesiveness. Cache County has a diversified economy with strengths in education, agriculture, aerospace, food processing, manufacturing, fitness/wellness, and medical industries. The County also has unique strengths that include an established university with an accompanying research park, thereby providing a well-educated workforce and higher-level job opportunities. Located in a stunning mountain setting with a diversity of recreational opportunities, the area is well poised for future economic growth and is an attractive site for companies to locate. The County is currently challenged by a shortage of housing and employees, which is a constraint on economic growth and needs to be addressed.

### Guiding Principle

A strong economy creates a foundation for a strong community by providing jobs, goods, services, and tax revenue.

#### Goal 1: Maintain a sustainable regional economic base with diverse industry types to support the community and drive tourism.

- A. Explore opportunities to expand commercial/industrial uses in the unincorporated County through the application of cluster development to also encourage agricultural land preservation.
- B. Coordinate with local governments to locate commercial/industrial close to population centers, within annexation/growth areas, and along major transportation routes.
- C. Encourage high-tech development close to similar business and academic clusters.
- D. Pursue desired business development that is compatible with the goals of the General Plan and that offer wages substantially higher than the County median.
- E. Pursue agriculture-based industry clusters and coordinate/capitalize on resources at USU.
- F. Pursue health and wellness industries, including recreation, fitness, and medical industries.
- G. Market and continue to brand Cache County with an emphasis on wellness, medicine, agriculture, recreation, and quality of life.

#### Goal 2: Pursue businesses that pay higher wages and/or high property taxes.

- A. Encourage select locations for clustered rural communities (retail neighborhood/cluster development) in the unincorporated County to reduce travel time for common retail goods.
- B. Work with EDCUtah and site selectors to identify key sites and key businesses.
- C. Pursue synergistic companies in existing, high-paying industry clusters, such as medical, innovation, aerospace, etc.
- D. Support efforts of the Innovation Campus to incubate new businesses and then to help those businesses locate to Cache County.

#### Goal 3: Support the viability and diversity of housing options to meet the changing demographics of our rural residents and to provide a supply of housing for new businesses.

- A. Consider implementing universal design standards/visitability standards.
- B. Consider allowing for a variety of housing types and residential uses in rural communities.



- C. Consider allowing Accessory Dwelling Units (ADUs) by right, within water service areas.
- D. In areas with decreasing elementary school enrollment, consider incentives and amenities to encourage young families to move into the area and utilize existing housing.

## REGIONAL COLLABORATION AND LAND USE PLANNING

Cache County is home to 19 municipalities and multiple unincorporated communities. Municipal cities and towns currently encompass 9% of the County area, and most have adopted annexation policy plans and mapped areas adjacent to their community to plan for future growth. The annexation policy plan areas cover approximately 11% of the unincorporated County area, for a total area of 20% of the County within incorporated cities and towns and annexation policy plan areas.

Public services in Cache County are provided by an array of municipal, county, federal agencies, state, as well as local service districts, each with a defined service area. Land use and resource management planning in Cache County is likewise conducted by federal, state, county, and city governments, pursuant to the governing statutes and regulations of each entity.

As discussed in the Regional Collaboration Plan (RCP) and based on stakeholder interviews and discussions with County staff, the existing formal and informal coordination platforms for the provision of public services in Cache County appear to be working as intended. However, the RCP provides more specific implementation techniques and identifies several structural and procedural steps to enhance communication and collaboration among the participating entities.

### Guiding Principle

As Cache County continues to grow, the General Plan strengthens the County's role as a regional leader in collaboration, facilitation, and cooperation, to plan regionally and assist communities with implementing policies locally.

**Goal 1: Collaborate with local communities to guide new growth and development toward urban areas with available services and minimize suburban and urban-style growth in the unincorporated County outside of annexation and growth areas.**

- A. Review existing County land use regulations and policies to determine whether existing regulations are achieving desired growth patterns and whether new regulatory tools could be more effective.
- B. Work with communities to identify common objectives regarding future development in city annexation policy areas.
- C. Consider the utility of new county-community coordination mechanisms to review and manage growth and development in the annexation policy areas.
- D. Consider new regulatory tools and programs to redirect development toward cities and towns, infrastructure, and urban-level services. This could include Transfer of Development Rights (TDRs), density bonus incentives, or clustered development subdivisions.



**Goal 2: Cultivate partnerships between community members, local governments, businesses, and non-profits to plan for the County's future and align the County's General Plan and County Code.**

- A. Continue to support local planning through the county-wide planning program.
- B. Work with communities to align their regulations and development standards to align with the General Plan.

**Goal 3: Balance growth, property rights, rural character preservation, and fiscally efficient delivery of public services.**

- A. Maximize existing infrastructure and improve standards and access to service and utility providers.
- B. Support planned expansion of utility service areas into areas appropriate for future growth.
- C. Support small-scale and locally serving non-residential and civic development in Rural Community areas (see Future Land Use Map) to preserve a sense of place and serve the daily needs of the unincorporated communities such as Cove, Avon, and Benson.

**Goal 4: Guide the location, intensity, and pattern of desired development through the Future Land Use Map.**

- A. Guide land use development as described in the Future Land Use Map and categories, to transition residential density outward from cities, conserve connected resource areas, and preserve rural character and agricultural uses.
- B. Align future rezoning of property and updates to the Zoning and Subdivision Regulations to the Future Land Use Map.
- C. Regularly review the Future Land Use Map to ensure it maintains relevancy and update as necessary.

## VALLEY CONNECTIVITY

Cache County is served by a multimodal transportation network consisting of road network facilities (streets, roads, and highways), aviation, mass transit, and bicycle and pedestrian facilities. The road network primarily follows a north-south and east-west grid pattern with shorter city blocks in the urban core that become less dense in the rural areas of the County. This grid pattern is constrained in places by land use, land ownership (private and federal land ownership), and natural features (wetlands, surface water, mountains) requiring traffic to sometimes take indirect routes. This can increase vehicle trip lengths/vehicle miles traveled (VMT) and add traffic volumes to already congested facilities.

Unique to Cache County is a valley wide transit district, Cache Valley Transit District (CVTD), authorized under Part 8 Public Transit District Act of the Utah Code Annotated. CVTD plays an integral role in the social fabric, economic vitality, and quality of life of Cache County, including USU's integration into the community by supporting mobility for transit-dependent students. The County has also made significant

### Guiding Principle

Transportation networks are important to allow residents to commute safely and efficiently by car, bike, bus, or on foot.



investment in establishing and maintaining an active transportation network resulting in some of the highest number of bike/ped commuters in the State.

Together, this system provides a safe, efficient, and comprehensive multimodal transportation network that serves a variety of users and meets the mobility and economic needs of the fast-growing communities of Cache County.

**Goal 1: Develop an efficient transportation system that provides connectivity and safety and supports active lifestyles.**

- A. Coordinate arterial and collector road connections within and between local communities.
- B. Work with local municipalities, the state, and other regional partners to apply complete street principles to balance vehicle, bike, and pedestrian travel and improve trail access to recreation sites, schools, and services.
- C. Prepare a Capital Improvements Plan (CIP) to expand capacity or reduce congestion on roadways, and expand the roadway network, consistent with other policies of the General Plan.
- D. Establish rural transit hubs and park and ride facilities to encourage fewer vehicular trips and reduce emissions.
- E. Identify and preserve locations of needed future road rights-of-way, consistent with the Cache MPO Regional Transportation Plan (RTP) and Countywide Transportation Plan.

**Goal 2: Maximize existing infrastructure and provide an efficient transportation and communications network.**

- A. Prioritize regional and local investments that fulfill Cache MPO RTP, CTP, and Cache Valley Transit District Short Range Transit Plan objectives in transit, active transportation, transportation demand management, and other programs that support performance outcomes.
- B. Identify regional opportunities for the growth of shared and on-demand shared-ride mobility services (i.e., ride-, car-, and bike-sharing, e-hailing, etc.).
- C. Coordinate policies across multiple partners that support the use of electric-assisted, low-speed bicycles on roads, paths, and trails to serve travel needs in Cache Valley.
- D. Develop access management plans and preservation agreements for major local corridors in coordination with the CMPO and UDOT.
- E. Establish efficient rail, air, and bus transportation connections both within Cache Valley and to communities along the Wasatch Front.



# CHAPTER 4: FUTURE LAND USE PLAN

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The use of land is one of the most important and fundamental values for landowners, residents, civic leaders, and elected officials. This determines—in large measure—the future of Cache County. The Future Land Use Map represents the County’s collective vision of our desired future. It conveys the patterns and priorities of economic development and community character, the locations of neighborhoods and industries, and the preservation of natural, agricultural, and rural landscapes.

The Future Land Use Plan is advisory and does not change the existing zoning of any property or the ability of landowners to continue existing legal uses consistent with the existing zoning or nonconforming uses. It serves as a starting point for conversations about regional initiatives and development proposals by illustrating how sometimes separate and uncoordinated activities can help or harm our desired future. The timing of future development will depend on a number of factors including choices made by individual landowners, aspirations of the community, and future availability of facilities and services.

## KEEPING THE CITY, CITY AND THE COUNTRY, COUNTRY

Since 1958, with the first County zoning ordinance, development in Cache County has been guided toward locating higher intensity uses within cities and towns or adjacent to those areas with the expectation that the developed areas would soon be annexed. This was intended to support agricultural viability, maximize infrastructure investment, and buffer different uses. This direction has been documented in every iteration of the Cache County plan.

The County continues to evolve from primarily agricultural uses to a county with diverse urban and agricultural communities. Over the years, as the population increased, there has been pressure to expand urban uses such as housing subdivisions and commercial and industrial uses outside the cities.

## RELATIONSHIP WITH CITIES

The land use policies stated in this General Plan are intended to strengthen the link between urban areas and eventual annexation by a city or town. The Future Land Use Map acknowledges the importance of annexation policy areas and continued land use planning partnerships between the County and its municipal partners. It also continues an expectation that municipalities—not the County—will provide the full range of services necessary to support a quality urban environment.

Within annexation policy areas, more detailed future land use information is contained in adopted community plans. As these plans are accepted by the County and incorporated into Intergovernmental Agreements, the more detailed categories and policies of these respective community plans may take precedence over the generalized Future Land Use Map.

As identified in the Urban and Rural Area Assessment, the desired development pattern is to encourage most new growth within the planned areas of cities and towns. This pattern will enable rural areas to continue to accomplish what they are naturally suited for: to grow and process food; to protect watersheds and ecosystems, and to continue bolstering a high quality of rural living and outdoor recreation and tourism opportunities. To that end, the Future Land Use Map categorizes areas outside of municipal boundaries in order to guide appropriate development patterns, respect private property rights, and preserve the open and rural character that County residents value.





## FUTURE LAND USE CATEGORIES

The following Future Land Use Categories provide a method of understanding and considering future development patterns within the County. In tandem with the policies in Chapter 3, the Future Land Use Map and Categories play a role when considering the placement of future land use types and development proposals.

### FOREST AND NATURAL RESOURCES

Location:	Publicly owned and conserved private lands in the mountains and canyons.
Example Areas:	<ul style="list-style-type: none"><li>• U.S. Forest Service lands</li><li>• State lands</li></ul>
Purpose and Character:	Resource conservation and uses/products (i.e. forestry, ranching) on federal, state, and local government-owned lands. Some public lands are open to public access and recreation. Private lands under conservation easements (no public access). If public land is sold for private development that is not compatible with the Natural Resource category, the property should default to the Mountain Rural and Conservation future land use category.
Preferred Land Uses:	<ul style="list-style-type: none"><li>• Multiple Resource Uses (i.e. forestry, grazing)</li><li>• Outdoor recreation on publicly accessible lands</li><li>• Watershed Protection</li><li>• Hazard Mitigation (i.e. floodplain management, steep slopes, and high wildfire hazard)</li><li>• Conservation Easements</li></ul>
Secondary Land Uses:	<ul style="list-style-type: none"><li>• Residential uses where permitted in a conservation easement</li><li>• Research and public institutions</li></ul>
Discouraged Uses:	<ul style="list-style-type: none"><li>• Residential</li><li>• Commercial</li><li>• Industrial</li><li>• Heavy industrial and mining</li></ul>

## MOUNTAIN RURAL AND CONSERVATION

Location:	The majority of privately-owned mountain and foothill areas.
Example Areas:	<ul style="list-style-type: none"> <li>FR-40 zone that is not public land</li> </ul>
Purpose and Character:	<p>Forestry, recreation, and multiple resource uses on private lands. Forestry and recreation land uses are expected to continue. Maintaining the environmental quality of steep slopes, canyons, and forests with minimal residential development conserves watershed resources and improves resiliency from wildfire, geological, and flood hazards.</p>
Preferred Land Uses:	<ul style="list-style-type: none"> <li>Forestry</li> <li>Agriculture</li> <li>Conservation Easements (CEs) and conserved public lands</li> <li>Watershed Protection</li> <li>Hazard Mitigation (i.e. floodplain management, steep slopes, and high wildfire hazard)</li> <li>Outdoor recreation and tourism</li> </ul>
Secondary Land Uses:	<ul style="list-style-type: none"> <li>Seasonal residential housing at one unit per 40 acres</li> <li>Clustered subdivision developments</li> <li>Resorts, recreation business, and public institutions</li> </ul>
Discouraged Uses:	<ul style="list-style-type: none"> <li>Residential development at a density greater than one unit per 40 acres</li> <li>Industrial</li> <li>Commercial Office</li> <li>Commercial Retail</li> <li>Heavy Industrial</li> </ul>

## AGRICULTURE AND RANCHING

Location:	Private agriculture landscapes in the Cache Valley outside of municipalities.
Example Areas:	<ul style="list-style-type: none"> <li>• (Most of the valley)</li> </ul>
Purpose and Character:	Agricultural and rangeland uses on private lands under conservation easements (no public access) are expected to continue in the Valley. Separation from dense residential developments is advantageous. The agricultural landscape provides separation between adjacent municipalities and protects suitable soils.
Preferred Land Uses:	<ul style="list-style-type: none"> <li>• Agriculture</li> <li>• Ranching</li> <li>• Rural residential uses at densities of less than one unit per 10 acres</li> <li>• Conservation Easements (CEs) and conserved public lands</li> <li>• Agritourism</li> </ul>
Secondary Land Uses:	<ul style="list-style-type: none"> <li>• Industrial and Commercial uses directly supportive of agriculture (Processing, Packaging, Distribution)</li> <li>• Clustered subdivision developments</li> <li>• Outdoor Recreation</li> <li>• Farm Worker Housing</li> </ul>
Discouraged Uses:	<ul style="list-style-type: none"> <li>• Residential developments at densities of greater than one unit per 10 acres if not in a clustered subdivision development</li> <li>• Commercial Office</li> <li>• Commercial Retail</li> <li>• Flex Office/ Industrial</li> <li>• Heavy Industrial</li> </ul>

## RURAL COMMUNITY

Location:	Existing and emerging unincorporated communities.
Example Areas:	<ul style="list-style-type: none"> <li>• Avon</li> <li>• Cove</li> <li>• Benson</li> <li>• College Ward</li> <li>• Cache Junction</li> <li>• Petersboro</li> <li>• Young Ward</li> </ul>
Purpose and Character:	A mix of residential, agricultural, and commercial and/or civic uses that serve local needs and do not require urban level facilities and services. Historic townsites, schools, gathering spaces and similar uses create a focal point and foster social and economic resiliency for a community within an otherwise residential, ranching, or agricultural area.
Preferred Land Uses:	<ul style="list-style-type: none"> <li>• Agriculture</li> <li>• Ranching</li> <li>• Clustered subdivision developments</li> <li>• Conservation Easements (CEs)</li> <li>• Civic</li> <li>• Educational</li> <li>• Mixed Use</li> </ul>
Secondary Land Uses:	<ul style="list-style-type: none"> <li>• Residential uses at densities of less than one unit per 10 acres.</li> <li>• Commercial Retail/Office</li> <li>• Flex Office/ Industrial</li> </ul>
Discouraged Uses:	<ul style="list-style-type: none"> <li>• Industrial</li> <li>• Heavy Industrial</li> </ul>

## INDUSTRIAL AND MINERAL EXTRACTION

Location:	Existing or strategic industrial opportunities for expansion of potential future development located along highways and/or arterials, or where a commercial mineral deposit is identified.
Example Areas:	<ul style="list-style-type: none"> <li>• Mount Pisgah</li> <li>• Clarkston Landfill</li> <li>• Logan Airport and surrounding area</li> </ul>
Purpose and Character:	Industrial uses, i.e. manufacturing, energy development, resource extraction (mining), and/or waste management. Separation from residential uses, community gateways, and high visibility corridors (US 89/91) is advantageous.
Preferred Land Uses:	<ul style="list-style-type: none"> <li>• Light Industrial</li> <li>• Heavy Industrial</li> </ul>
Secondary Land Uses:	<ul style="list-style-type: none"> <li>• Agricultural support industries (processing, packaging, distribution)</li> <li>• Commercial mineral deposits. The following factors should be considered when locating: <ol style="list-style-type: none"> <li>1. Wetlands and critical riparian areas and wildlife habitat.</li> <li>2. Size of the potential area.</li> <li>3. Existing development that effectively precludes extraction.</li> <li>4. Other site-specific factors including the quality of life of the residents in and around areas that contain commercial mineral deposits and the ability to reclaim the area.</li> </ol> </li> </ul>
Discouraged Uses:	<ul style="list-style-type: none"> <li>• Commercial Retail</li> <li>• Commercial Office</li> <li>• Residential</li> </ul>

## RETAIL COMMERCIAL

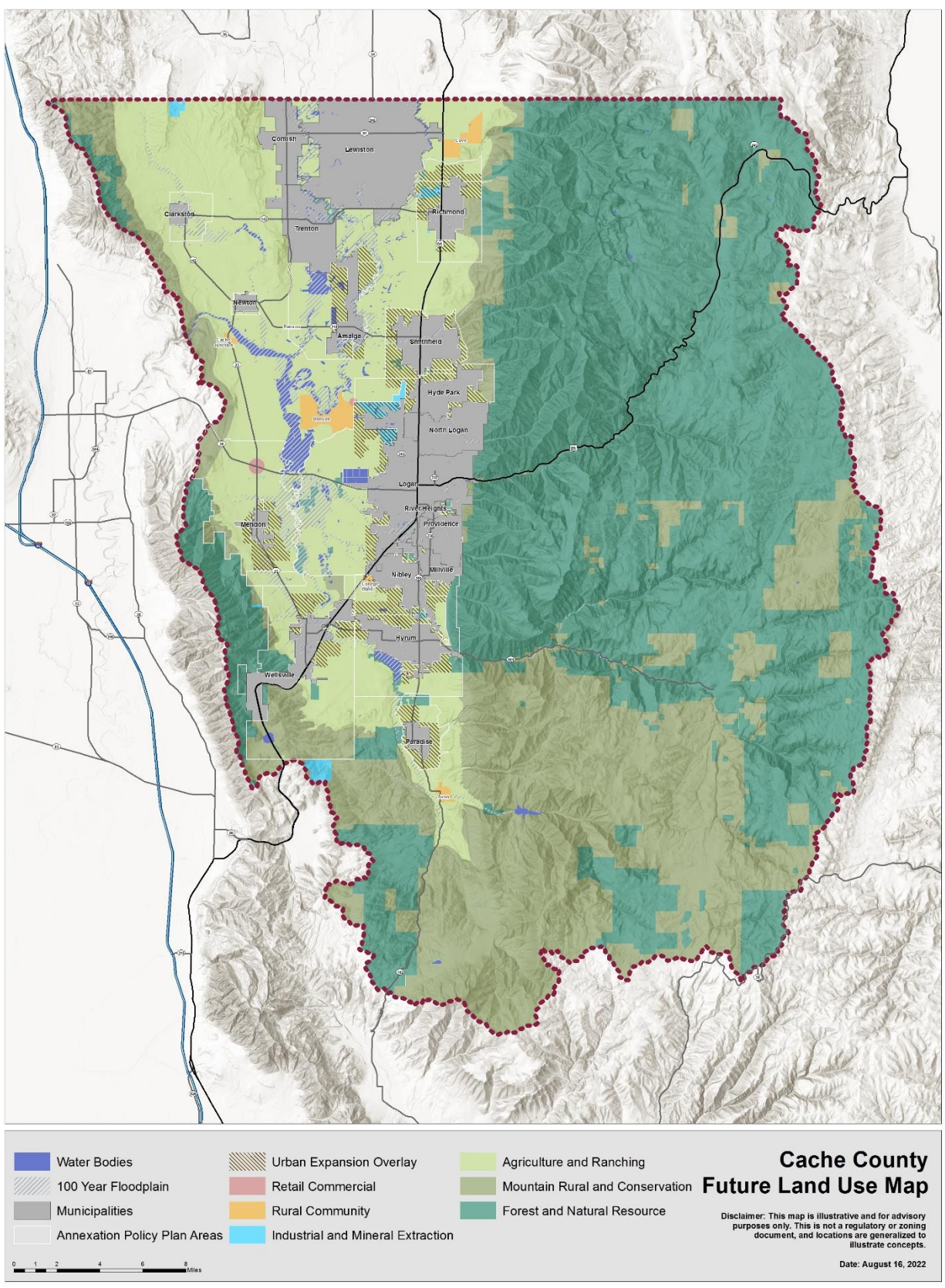
Location:	Nodes at road interchanges and along major arterials where expanding or developing future commercial uses are desired.
Example Areas:	<ul style="list-style-type: none"> <li>• The intersection of State Hwy 30 and N 600 West/State Hwy 23</li> </ul>
Purpose and Character:	Small, concentrated areas where commercial and industrial uses are supportive to agricultural and recreational uses. These will generally occur on less than 10 acres within 0.25 miles of a major intersection.
Preferred Land Uses:	<ul style="list-style-type: none"> <li>• Office</li> <li>• Flex office/industrial</li> <li>• Retail</li> </ul>
Secondary Land Uses:	<ul style="list-style-type: none"> <li>• Other uses may be compatible with adequate buffering/design</li> </ul>
Discouraged Uses:	<ul style="list-style-type: none"> <li>• Residential development</li> <li>• Heavy industrial</li> </ul>

## URBAN EXPANSION OVERLAY

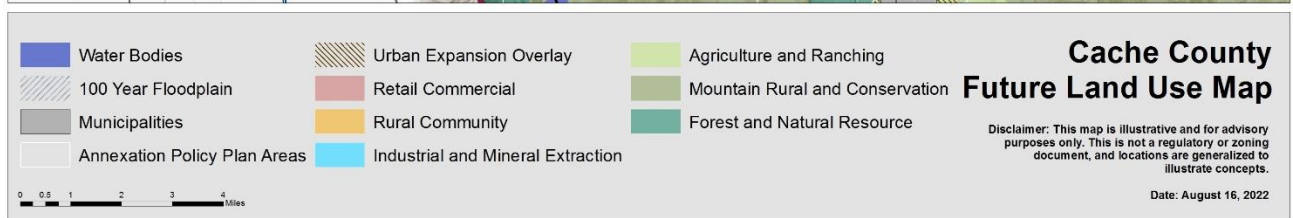
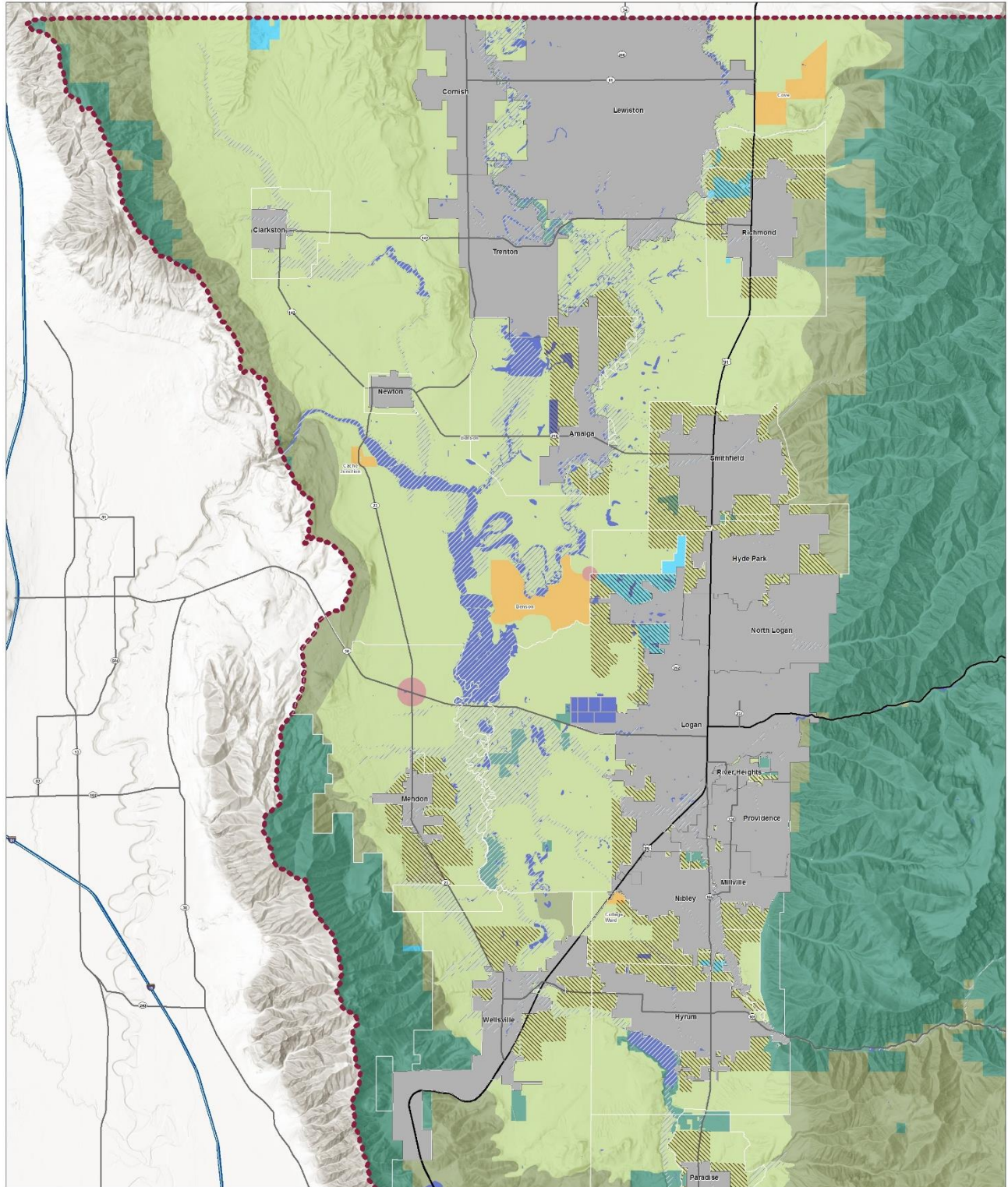
Location:	Adjacent to city/town limits within municipal annexation policy areas, where future development could be accommodated with urban-level services.
Example Areas:	<ul style="list-style-type: none"> <li>• Unincorporated enclaves between or within cities.</li> </ul>
Purpose and Character:	<p>To provide for unified municipal growth that aligns with the municipal land use plan in an approved annexation policy area with an approved County Intergovernmental Agreement. If developed, these areas would need to be annexed into the neighboring community which would facilitate service provision.</p> <p>The following criteria must be met for these areas:</p> <ul style="list-style-type: none"> <li>• Accommodate 20-year growth projections</li> <li>• Plan for urban-level densities, intensities</li> <li>• Meet urban design standards</li> <li>• Connect with water and sewer providers, and urban streets</li> <li>• Urban services provided by the County are minimized</li> </ul>
Preferred Land Uses:	Annexations within these areas should strive to accomplish the densities, intensities, and street patterns contained in the municipal land use plan. New uses should be developed where urban-level infrastructure is available. Affordable housing options are also appropriate in this area.
Secondary Land Uses:	<ul style="list-style-type: none"> <li>• Civic (meeting spaces)</li> <li>• Residential Support Uses (e.g. parks, medical, schools, fire and police stations)</li> </ul>
Discouraged Uses:	<ul style="list-style-type: none"> <li>• Uses that are not consistent with the municipal general plan or existing county zoning.</li> </ul>



# FUTURE LAND USE MAP







# CHAPTER 5. IMPLEMENTATION AND PLAN MANAGEMENT

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## IMPLEMENTATION STRATEGIES

In addition to use in development review, this Plan will be used to its fullest practical and applicable extent, as a guide to county-initiated regulatory changes, and with capital projects, programs, and new plans or studies. It is expected that the highest priority recommendations of this Plan will be considered during the development of annual budgets and multi-year capital improvement programs.

## STUDIES AND PLANS

The General Plan's vision and goals can be fortified and realized through the creation of additional plans, studies, and programs. Examples of these potential efforts include:

- Develop subarea plans to define unincorporated communities' planning boundaries and clarify what types of development that the community desires and services could support.
- Develop an Open Space Master Plan that prioritizes the preservation of open space areas.
- Update the Moderate Income Housing plan to identify barriers and gaps to homeownership.
- Undertake a study for a Transfer of Development Rights (TDRs) in the County.
- Develop and implement a Regional Countywide Transportation Plan in coordination with local communities and transportation partners.
- Coordinate with municipalities and service providers to develop a county-wide Technology Communications Plan to address such topics as fiber, broadband, telecommunications, etc.
- Develop a canyon-specific master plan, including hillside development ordinance.

## REGULATORY TOOLS

A critical and essential role of this document is to serve as a framework for future updates of the County Code including the Land Use and Subdivision Regulations, both in the form of comprehensive updates and targeted revisions. In addition to the provisions of County Code most pertinent to land use, other proposed changes to Code should be evaluated for consistency with this Plan, when relevant and applicable. Examples of regulatory tools to consider:

- Expand the Sensitive Areas code into a Critical Lands Overlay Zone to provide additional protections for wildlife corridors, riparian areas, steep slopes, groundwater recharge areas, and other environmentally sensitive features.
- Develop water-quality standards to maintain and improve the culinary water supply and ecological function of water systems.
- Study the potential to apply density bonus incentives to Agricultural and Ranching land use areas to encourage clustering of lots, and to preserve a minimum percentage of the land area as agriculture or conservation area.
- Explore appropriate cluster development subdivisions outside of a community's annexation/growth area to support continued agriculture use.



- Explore a Transfer of Development Rights (TDR) program between the County and willing cities. The County may also explore new community locations as TDR receiving zones that are serviced by water and sewer districts in order to establish more efficient growth patterns and preserve county open space. (*See graphic illustrations below.*)
- Review and consider expansion of the County's conservation development process/clustered development regulations while considering development patterns adjacent to existing communities. This could involve clustering development between non-adjacent parcels as a form of TDR.
- Review the RU5 zone district as an incentive zone to apply cluster development for appropriate rural-scale residential uses, compared to a density bonus incentive applied to the A10 zone to cluster development for land preservation.
- Review the RU2 zone district for effectiveness in allowing for appropriate rural-scale residential uses, compared to a density bonus incentive associated with the RU5 or A10 zone districts. For example, the 2-acre density of the RU2 zone could be achieved through a density transfer or fee-in-lieu TDR exchange that preserves other parcels where land preservation is desired, and where land may be less appropriate for development.
- Explore options to incentivize cluster development and/or TDR in FR-40 areas to protect watershed recharge areas, sensitive wildlife habitat, viewsheds and to minimize development reaching into higher-risk wildfire landscapes.
- Work toward more consistent development standards across all communities in the County to address local and regional planning goals and policies.
- Explore other methods of informing the public of County land use actions.
- Review the current Resort Recreation Zone to revise or remove the zone, with consideration of a canyon-specific recreation zoning category.
- Develop a dark sky land use ordinance to minimize night-time light pollution by limiting night-lighting and restricting up-lighting in rural areas.

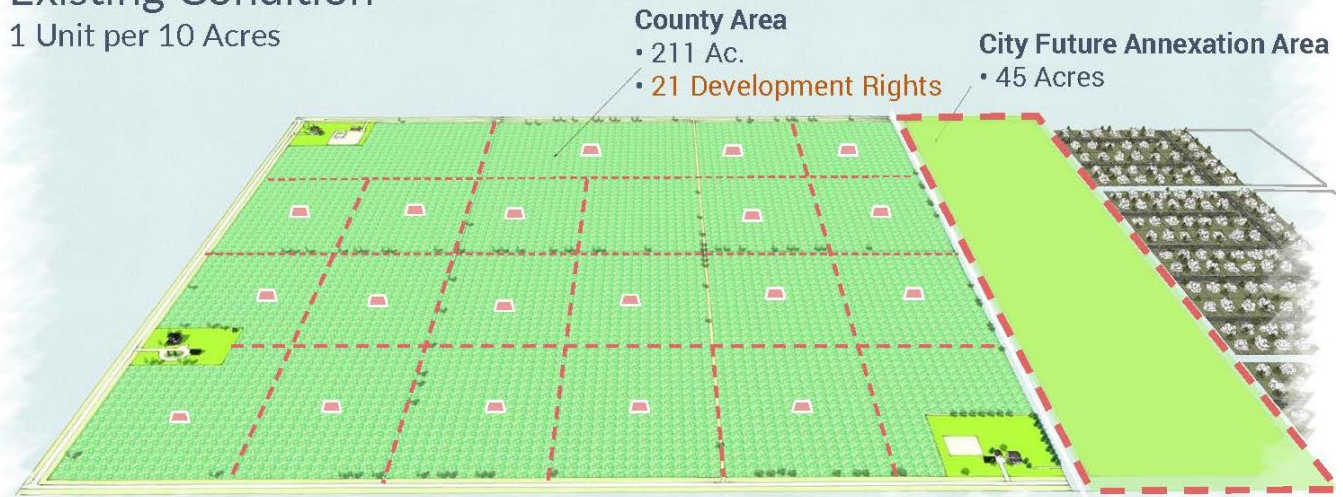




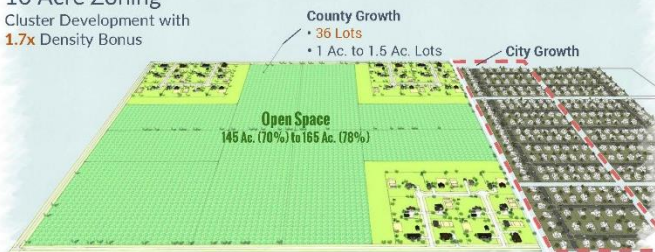
## Clustered Development and Transfer of Development Rights (TDR) Concepts

### Existing Condition

1 Unit per 10 Acres



10 Acre Zoning  
Cluster Development with  
1.7x Density Bonus



Cluster / Transfer Development

1 Unit per 10 Acre with Bonus



### Transferable Development Rights

- Most Development Rights Sold to Developers ... applied to a ...
- 1 Unit per 20 acres developed in County

City or New Community Receiving Zone

- Allows more density with purchase of TDR's



## PARTNERS AND COORDINATION

Intergovernmental and regional coordination is vital to the implementation of the General Plan, given that land use policy in one jurisdiction can produce effects on the infrastructure, transportation patterns, and economy of a neighboring jurisdiction or an entire region. Coordination between communities provides an opportunity to ensure that the General Plan supports development patterns that do not compromise the ability of municipalities to grow or expand necessary infrastructure in the future. Examples of coordination mechanisms and tools are below and further detailed in the Regional Collaboration Plan.

- Explore the use of Intergovernmental Agreements for municipal annexation policy areas that establish the following parameters:
  - Accommodate 20-year city growth projections.
  - Describe locations and areas of planned urban-level development densities and intensities.
  - Establish urban design standards compatible with those of the affected city or utilize city standards.
  - Consider making the affected city the primary reviewer of lands in the annexation area.
  - Address the provision of water, sewer, urban streets, and urban fire protection.
- Reappoint the Agriculture Advisory Board to advise the County on issues that affect production agriculture and agri-business, representing various segments of the agricultural economy and as found in their strategic plan.
- Provide training for Planning Commissioners and Council Members on development proposal and planning issue review in reference to current plans and studies affecting local and regional perspectives.
- Consider the creation of special service districts or local districts for expanded infrastructure and services in annexation policy areas.
- Address growth services through tools such as interlocal agreements and area-specific plans to coordinate between municipalities and the unincorporated county areas.
- Consider establishing Planning Advisory Commissions (or Community Councils, as the existing Plan states) for annexation policy areas.

## OTHER PROGRAMS

There are other types of implementation strategies that have programmatic, analysis, or regulatory components and may not as easily fit into the categories above. These could include establishing a process, a fee structure, or development program.

- Continue to formalize a process with cities and towns to define their planning boundaries, growth expectations, and what land use patterns are desired and supported in those annexation policy areas.
- Explore TDR (Transfer of Development Rights) options; including the potential for a fee-in-lieu program in partnership with willing municipalities to generate funds for open space preservation (see more information in the RCP).
- Consider impact fees for new development in annexation policy areas.



- Consider the potential for a special group septic/sewer and public water system(s) service districts that could support TDR receiving zones in the County (see more information in the RCP and COS Plan).
- PDR (Purchase of Development Rights) (see more information in the RCP).
- Develop a specific policy regarding the use of tax increment financing and the construction of bridges with other taxing entities to encourage participation as opportunities arise.
- Develop specific sites to promote economic development and register sites with EDCUtah. Identifying these sites could be based on key factors such as the ability to produce higher tax revenues at the site, proximity to existing key industries, or location in an opportunity zone.
- Develop a marketing/branding campaign to promote Cache Valley to potential businesses.

## PLAN MANAGEMENT

Planning is more than the production of a general plan and regulatory ordinances; it is an ongoing process. For this reason, the planning program adopted needs to be reassessed on a continuing basis. This is to account for changing conditions in the County as well as new planning concepts as they are developed. It is important to understand that the Countywide General Plan should be a “Living Document” which grows and changes over time.

## REVIEW AND UPDATE PROCESS

The general planning process is a dynamic one. The initial development and adoption of the General Plan and its elements are only the beginning of the total planning process. No sooner has the Plan been completed than the cycle of researching new data, evaluation and analysis of that data, plan formulation and implementation begins anew. A periodic reevaluation process helps to maintain the validity of the goals and strategies of the General Plan.

The review and update of the General Plan should be an ongoing process. Any minor revisions adopted by the Cache County Planning Commission are recommended to the Cache County Council.

- An annual review of the General Plan will be submitted to the Planning Commission for their review in November of each year. As part of this process, a public hearing should be held to receive citizen input.
- On a five-year period, the plan will have an update of all socioeconomic and demographic data to ensure the Plan is current.
- The elements and the Plan will have a total review and rewrite of the document every seven years to extend the term of the Plan.
- All recommended changes to the General Plan will be submitted to the Cache County Council for evaluation, adoption, or denial.

## AMENDING THE GENERAL PLAN

The amending of the Plan can take two different forms.

1. The County Council, with the recommendation of the Cache County Planning Commission, make amendments through an annual review process.
2. A formal request from the public may initiate an update.





It is important that these processes exist since this document should deal with changing conditions and shall be used as a decision-making tool for the public policy makers.

From time to time, there will be requests to change the General Plan by individuals. The Plan needs to remain flexible enough to change if circumstances warrant. Careful evaluation is necessary to accurately weigh the petitioner's interest and the interest of the community as a whole. This will help ensure that the Countywide General Plan will maintain pace with the physical, social, technical, and economic growth over the next twenty years. This updating process plays an important part in keeping the goals, policies, and implementation of the plan both timely and relevant.



# APPENDICES

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- A. GLOSSARY OF TERMS
- B. URBAN AND RURAL ASSESSMENT (UNDER SEPARATE COVER)
- C. COST OF SERVICES (UNDER SEPARATE COVER)
- D. REGIONAL COLLABORATION PLAN (UNDER SEPARATE COVER)
- E. MODERATE INCOME HOUSING PLAN (UNDER SERARATE COVER)
- F. RESOURCE MANAGEMENT PLAN (UNDER SEPARATE COVER)
- G. EXISTING CONDITIONS WHITE PAPER ([LINK TO COUNTY STORYMAP](#))
- H. PUBLIC ENGAGEMENT SUMMARIES (UNDER SEPARATE COVER)

## APPENDIX A: GLOSSARY OF TERMS

**Access/Egress:** Points of entrance and exit from subdivisions and communities. These access and egress points prevent a population from being isolated from outside support in the event of a natural disaster.

**Accessory Dwelling Unit:** Finished habitable space in a single-family dwelling or in a detached building that is clearly accessory to the single-family dwelling on the lot. Accessory living area may contain a complete dwelling unit.

**Adequate Public Facilities:** Facilities and services (including water and sewer systems, fire protection, and roads) that are available and have the capacity to serve new development without reducing levels of service below established minimum standards.

**Affordable Housing:** Subsidized or deed-restricted housing built with federal funding and designed to be affordable for specific income levels (usually 40% or 60% of the area median income). See also Attainable Housing.

**Alternative Transportation:** Any and all transportation types other than the automobile. Alternative modes of transportation include bicycles, buses, carpools, van pools, pedestrians, and passenger railroads.

**Attainable Housing:** Decent and safe housing that is within the means of the local workforce in terms of condition, size, and price, regardless of whether or not the property is restricted by income level (see Affordable Housing). Housing is generally considered attainable when its cost does not exceed 30% of the household's gross income.

**Broadband:** The Federal Communications Commission defines broadband as internet connection speeds of at least 25 Mbps downstream and 3 Mbps upstream.

**Broadband Service:** The provision, on either a commercial or non-commercial basis, of data transmission technology that provides two-way data transmission to and from the Internet with advertised speeds of at least 768 kilobits per second (kbps) downstream and greater than 200 kbps upstream to end users or



providing sufficient capacity in a middle mile project to support the provision of broadband service to end-users within the project area.

**Building Code:** A set of rules that specify standards for construction of buildings and are in effect for all permits.

**Business Retention/Creation Program:** Focuses on the support of existing businesses through ongoing engagement and communication between the County and local businesses, and fostering high value, low impact employment creation in mountain communities.

**Capital Expansion Fees (CEFs):** Fees paid by new development for the impact of that development on public facilities; also known as impact fees or exactions.

**Capital Facilities:** Land and structures used by the public including fire stations, parks, and schools; also called public facilities.

**Capital Improvement Program/Plan:** A schedule and budget for future capital improvements (building or acquisition projects) for roads, utilities, and other capital facilities, to be carried out over a specific time period.

**Centralized Wastewater System:** A publicly owned, centralized sewage collection and treatment system.

**Cluster Development:** A development design that concentrates buildings on portion or portions of the site to leave the remainder undeveloped and used for agriculture, open space and/or natural resource protection.

**Community Influence Area (CIA):** An area designated in an Intergovernmental Agreement within which County development applications will be sent to the adjacent municipality for comment and review.

**Community Sewer System:** A sewage system that collects sewage from more than one parcel or lot and provides treatment at a centralized location and is not owned by a sanitation district or municipality.

**General Plan:** A document adopted by the Planning Commission to provide policy direction on the physical development of the County.

**Concurrency:** Adequate public facilities are available when the impacts of development occur.

**Conservation Easement:** A legal agreement between a landowner and a land trust or government agency that permanently limits uses of the land to protect its conservation values. The conditions of the land are monitored to ensure adherence to the terms of the conservation easement and to conserve the land in perpetuity.

**Cultural Resource:** A site or structure which is part of the area's cultural heritage; that is, which typifies a particular stage of human activity in the area. Cultural resources include archaeological sites, historic buildings and sites, and undisturbed natural sites that have historic or prehistoric associations including those with paleontological (fossil) specimens.

**Defensible Space:** An area where material capable of allowing a fire to spread unchecked has been treated, cleared, or modified to slow the rate and intensity of an advancing wildfire and create an area for fire suppression operations.



**Density Bonus:** An increase in allowable density used as an incentive for a developer to benefit the community and/or maximize the protection of open space, water quality, or air quality.

**Density:** The number of housing units per unit of land, i.e. per acre.

**Design Standards/Criteria:** A standard contained in a land use regulation that relates to the design of a subdivision, site plan or structure.

**Development Potential:** A determination of how an area of land can be developed through analyzing physical attributes, carrying capacity for a specific land use, and potential market demand.

**Development Right:** The right to develop property. This right may be purchased or transferred under a Transferable Density Units program.

**Development Standards:** Standards or criteria that are applied to development based on its use, location, or other considerations.

**Disaster:** Any natural catastrophe (including, but not limited to, any tornado, storm, high water, wind-driven water, earthquake, volcanic eruption, landslide, mudslide, snowstorm, or drought), or, regardless of cause, any fire, flood or explosion in any part of Cache County, which in the determination of the Cache County Council causes damage of sufficient severity and magnitude to warrant assistance through a re-build program to alleviate the damage, loss, hardship, or suffering caused thereby.

**Entitlements:** Legal rights conveyed by approvals from governmental entities to develop a property for a certain use, intensity, building type, or building placement.

**Fee-In-Lieu:** A fee paid instead of making a land dedication, capital improvement or other requirement, and equivalent to that requirement. An example is a fee-in-lieu of a school site dedication as part of a subdivision approval.

**FEMA Community Rating System Program (CRS):** A program that provides a variety of resources to improve flood mitigation and reduce risk to properties and residents. It scores communities on a scale from one to ten for their level of preparedness and mitigation measures implemented and recognizes community efforts that go beyond the minimum standards of the National Flood Insurance Program (NFIP) by reducing flood insurance premiums for property owners.

**Fire/Wildland-Urban Interface (WUI) Code:** County Code provisions that advance fire and life safety for the public, as well as property protection through a comprehensive approach to wildfire regulation and hazard management.

**Floodplain Acquisition Program:** Strategy that utilizes available funds, which could include open space funds where it matches Open Land Master Plan goals, to acquire properties or conservation easements/covenants to prevent future development on properties that are located in high hazard risk areas.

**Floodplain:** The channel and relatively flat area adjoining the channel of a natural stream or river that has been or may be covered by water during times of flood.

**Floodway:** The channel of a river or other water course and the adjacent land areas that must be reserved in order to discharge the based flood without cumulatively increasing the water surface elevation by more than 0.5 feet.



**Future Land Use Plan:** Guides the location, intensity, and design of development by identifying future growth opportunities and constraints and providing future land use categories that include information such as density/size, primary and secondary uses, and design principles.

**Goals:** Goal statements are expressions of community ideals. They are broad directions that establish future conditions toward which policies are focused.

**Growth Management:** A system of land use regulations designed to influence the location, timing, and character of development, instead of controlling the amount or rate of growth.

**Hazard Area:** All areas that are or may become hazardous due to environmental conditions, including but not limited to wildfire; avalanche; landslide; rock fall; mud flow and debris fan; unstable or potentially unstable slopes; seismic effects; radioactivity; ground subsidence; and expansive soil and rock.

**Severe Hazard Areas:** Flood Way (FW) zoning districts as adopted on official zoning maps; areas classified as 5, 6, or 7 on the official Geologic Hazards Maps adopted by the Board of County Commissioners; slopes greater than 30 percent.

**Moderate Hazard Areas:** Flood Fringe (FF) zoning districts as adopted on official zoning maps; areas classified as 3 or 4 on the official Geologic Hazards Maps adopted by the Board of County Commissioners; slopes 20 - 30 percent, dam breach areas.

**Constraint Areas:** Areas of expansive soil and rock, radon areas.

**Health Services:** Include any number of health-related facilities, services, and organizations providing support to the medical profession and patients.

**Housing Cost Burden:** Monthly housing costs as a percentage of household income over the past 12 months either as rent or mortgage payments. Housing costs equal to or greater than 30% of a household's income is considered to be a cost burden.

**Impact:** The potential direct or indirect effects of a proposed development on activities, utilities, traffic, surrounding land uses, the environment, and other factors.

**Impact Fees:** (See capital expansion fees).

**Implementation Strategies:** A plan of action intended to accomplish a specific principle.

**Intensity:** The level of concentration of non-residential land uses or activities occurring within an area.

**Intergovernmental Agreement (IGA):** A contractual agreement between the County and another governmental entity. IGAs with municipalities is the County's primary means of achieving coordinated planning for the areas adjacent to city limits. The agreements define appropriate future urban areas and establish standards and procedures for development in these areas. They may also define Cooperative Planning Areas and Community Influence Areas (defined above).

**Land Use:** A description of how land is used or occupied.

**Level Of Service:** An established minimum capacity of public facilities or services that must be provided per unit of demand, i.e. per new housing unit.



**Lifeline Services:** Services to communities that are necessary for their daily needs, to maintain a high quality of life, and to support community and individual preparedness i.e. basic utilities, communication systems, transportation systems, etc.

**Low-Impact Development:** Systems and practices that use or mimic natural processes that result in the infiltration, evapotranspiration, or use of stormwater in order to protect water quality and aquatic habitat.

**Mobility Corridor:** A corridor designated for future multi-modal transportation facilities.

**Multi-Modal Transportation:** A transportation system that includes multiple types (modes) of conveyances such as an automobile, rail, bus, pedestrian, and bicycle.

**Non-Conforming Uses:** Uses that do not comply with the existing zoning but legally existed prior to the adoption, revision or amendment of the County Code..

**Overlay Zoning:** A regulatory tool that creates a special zoning district, placed over an existing base zone(s), which identifies special and additional provisions. These could include zoning requirements that address natural disaster risk, development patterns, the implementation of a “village pattern” in mountain communities, and areas unsuitable for intense development (including expansion of flood regulations to include geologic and wildfire hazards).

**Performance Standards:** Criteria that must be met by development to limit a particular defined impact.

**Policy:** A statement of standard or a course of action that guides governmental action and decision making. Policies are intended to guide decision-making and give clear indication of intent. It is important to note that policies are guides for decision-makers, not decisions themselves. Policies may range in terms of commitment of resources, importance, and expected results.

**Prime Agricultural Areas:** Areas where land has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses.

**Principle:** A desired ideal and a value to be sought; an end toward which effort is directed.

**Quality Of Life:** The personal perception of the physical, economic and emotional well-being that exists in the community.

**Resilience:** The capacity to prepare for disruptions, recover from shocks and stresses, and adapt and grow from a disruptive experience.

**Riparian Areas:** Areas of land and water forming a transition from aquatic to terrestrial ecosystems along streams, lakes, and wetlands.

**Service Districts:** Service area for fire protection, road, and water districts.

**Special Improvement Districts (SID):** Areas organized and identified by property owners and local governments that are capitalized by a self-imposed real estate tax (i.e. a few cents per \$100 of assessed value) on properties in the SID. The tax revenue can be used for revitalization and enhancement, infrastructure maintenance and enhancement, business retention, etc.

**Transfer of Development Rights (TDR):** An incentive program that allows additional density where the community wants to grow (“receiving areas”) in exchange for reservation of sensitive or hazard areas that the community wants to protect from future development (“sending areas”).





**Transit:** A public transportation system (i.e. a public bus or light rail system).

**Travel Demand Management Program (TDM):** A plan to alleviate traffic congestion through improved management of vehicle trip demand, often including strategies to reduce single-occupancy vehicles and encouraging travel at times of lower congestion.

**Visit-ability:** a measure of a place's ease of access for people with disabilities. Often referred to in residential design to enable people who have trouble with steps or who use wheelchairs or walkers to access the home.

**Watershed:** An area of land that drains rainwater or snow into one location such as a stream, lake, or wetland that supplies drinking water, water for agriculture and manufacturing, opportunities for recreation, and provides habitat.

**Wetland:** The land transition between water and land systems where the water table is usually at or near the surface or the land is covered by shallow water, including swamps, marshes, bogs, riparian areas, salt flats, and vernal pools.

**Wildland-Urban Interface (WUI):** A zone of transition between undeveloped wildland and human development.

**Zoning:** An element of the County Code that refers to land use entitlements and requirements that regulate appropriate use, bulk, height, density, and other characteristics appropriate for a specific site.



# REGIONAL COLLABORATION PLAN

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## INTRODUCTION

As Cache County continues to grow, the General Plan strengthens the County's role to plan regionally and coordinate land use and transportation decisions with communities. Each municipality establishes its own general plan and annexation policies that may either enhance or negatively impact quality of life, character, and efficiency of services countywide. The Cache County Regional Collaboration Plan (RCP) is one of three additional long-range planning documents that support the Imagine Cache General Plan update with additional information and perspective. The four long-range documents are the General Plan policy document, an Urban and Rural Area Assessment (URAA), a Cost of Service Plan, and this Regional Collaboration Plan.

The purpose of the Regional Collaboration Plan is to establish awareness, improve communication and develop strategies for service-based growth between the County and each community, and to coordinate growth where communities expand towards each other with shared boundaries.

Growth-related issues and topics of regional significance include the following:

### LAND USE PLANNING AND REGULATION

1. **Land use compatibility:** County growth within city's future annexation areas requires coordination between property owners and a city to understand the potential for municipal services, future adjacent development patterns, and desired land preservation areas.
2. **Economic Development Opportunities):** The optimal location of commercial services and appropriate format can benefit the residents of various communities and promote economic development throughout the region.
3. **Land preservation:** Identifying the type and location of priority open space areas to preserve through strategies such as cluster development and TDR, or application of open space funding sources. Priority open space types may include viewsheds, waterways, critical habitat areas, and agricultural lands.
4. **Trails and Recreation:** Coordinating the alignment and continuity of regional trails across jurisdictions as new development is permitted and through open space preservation efforts.
5. **Access to public lands:** Open space preservation, trails, and road connectivity through new development can be applied in coordination with landowners to establish or improve access to trailheads and roads that provide safe and convenient access to the County's vast National Forest recreation areas.
6. **Culinary water protection:** Coordinating compatible land use within source water protection zones.
7. **Floodplain management:** Striving for consistency in regulating development in flood-prone areas between communities requires coordination and familiarity with FEMA regulations.
8. **Housing affordability:** Awareness and coordination of next-generation housing needs is a key component to supporting economic development and job growth, and providing wealth-building opportunities for those in the valley.



9. **Fiscal and Economic Land Use Analysis:** Drawing from the perspective provided by the Cost of Services model, community planning efforts can be informed by the property and sales tax revenues generated per acre by various types of residential and commercial land uses. Single-family residential uses generate substantially less than other uses
10. **Cost of Services and Efficient Use of Infrastructure:** The Cost of Services model provides a perspective on how land uses, and density of development affect water use and infrastructure costs. These costs can be compared to tax revenue projections also provided within the model.

## **WATER**

11. **Water availability and resources:** Water conservation measures will become increasingly important to adapt to reduced flows from springs, wells, and rivers and increasing average temperatures. Regional and local efforts to conserve water may include piping of canals, water-wise landscaping ordinances, reduced lot sizes to minimize outdoor water use, water recycling programs, researching higher-yield ground water aquifers, and other initiatives.

## **SEWER**

12. **Sewer and septic systems:** Many residences in the County are served by private septic waste disposal systems. As growth continues, ground and surface water quality may be adversely affected. The expansion of service by centralized sanitary sewer providers should be supported and encouraged.

## **ROADWAYS**

13. **Road and corridor connectivity:** Coordinating the alignment and continuity of roads between communities is critical to establishing an efficient regional transportation system that facilitates regional mobility. Local land use reviews and approvals are critical in helping to establish transportation corridors identified in the County Transportation Master Plan and the Cache County Metropolitan Planning Organization (CMPO) Regional Transportation Plan.

## **FIRE AND EMERGENCY MANAGEMENT SERVICES**

14. **Fire and Emergency Management Services (Image):** Awareness and coordination of how these critical services are provided require coordination as communities expand and grow.



## LAW ENFORCEMENT

**15. Law Enforcement:** Law enforcement is provided by the Cache County Sheriff's Office and by municipal policing agencies. Coordination of efforts among the policing agencies is essential to the provision of timely and prepared law enforcement.

At present, regional issues such as transportation, stormwater and floodplain management, infrastructure maintenance, sewer/septic systems, culinary water protection, and weed/vegetation control are individually administered by the individual municipalities, counties, the state, or the Federal Government with occasional communication between jurisdictions. An objective of the RCP is to establish a system of ongoing communications and information sharing among local, state, and federal agencies and to develop a Countywide regional plan to collaboratively manage growth in Cache County's communities and the unincorporated areas. As a regional leader in collaboration, facilitation, and cooperation, the County is working to:

- Cultivate partnerships between community members, local governments, businesses, and non-profits to plan for the County's future and align the County's General Plan and County Code;
- Provide support services to each community's planning and annexation policy areas;
- Support the viability and diversity of housing options to meet the changing demographics of rural residents; and
- Maximize existing infrastructure and improve standards and access to service and utility providers.

The development process of the RCP was designed to align with the General Plan processes to gather relevant information in a coordinated, efficient manner. The planning process began with a kick-off meeting and a series of stakeholder interviews. Information gathered from the stakeholder interviews was compared to statistical and qualitative data gathered to develop an existing conditions analysis to support all four planning documents. The existing conditions analysis identified alignments, overlaps, and misalignments of policies, regulations, and services among the jurisdictional and other responsible entities in Cache County. This information was presented in an Existing Conditions and Policy Gap Assessment Report to inform ongoing discussions and brainstorming.

Based on stakeholder interviews and discussions with County staff, the existing formal and informal coordination platforms appear to be working as intended. However, there may be structural or procedural steps that could enhance communication and collaboration among the participating entities as discussed in the section below titled *Recommendations and Implementation*.

## THE PLANNING PROCESS

The initial public outreach portion of the RCP project was integrated with the project kick-off events, stakeholder interviews, and public open houses for the General Plan update to gather information about existing regional planning efforts, and collaboration among community leaders, jurisdictional entities, and service providers to discuss current strengths and opportunities for future improvement in collaboration platforms and mechanisms.

Through these efforts, stakeholders identified and described a number of mechanisms, partnerships, and forums. The stakeholders identified that existing coordination mechanisms are generally productive and working well, but that opportunities exist to enhance those efforts.



## BACKGROUND

The URAA and Cost of Service Plan examine the levels of government services and infrastructure, and by whom those services and facilities are provided. This RCP evaluates the provision of public services and facilities by municipal, County, State, and Federal entities with an eye toward opportunities for improved communication; coordination of services; and potential collaboration on projects of mutual interest. The County Resource Management Plan (CRMP) is a statement of the County's priorities and objectives for the management of lands and resources managed by federal agencies. The CRMP emphasizes cooperation in the management of Federal resources, and so is also included here.

## LAND USE PLANNING AND REGULATION

Land use and resource management planning in Cache County is conducted by Federal, State, County, and City governments, pursuant to the governing statutes and regulations of each entity. Although the planning authority of each entity is generally limited by land ownership, location, and management responsibility, the planning entities have developed both formal and informal communication and coordination mechanisms and platforms.

Planning on private property in Cache County is undertaken by the County's 19 communities and the County through their elected and appointed officials and staff to establish visions, goals, objectives, policies, and land use regulations for their jurisdictional areas. Currently, the land use, subdivision, and access management regulations are the primary tools the County uses in land use planning in unincorporated areas. The Cache County Development Services Department also provides countywide services to participating cities in the form of planning and technical support through the Countywide Planning and Development Office program and the Regional Trail and Active Transportation Coordination program.

The Cost of Services Plan includes a cost-of-service model that provides the County with the ability to forecast the specific fiscal impacts of varying growth scenarios, with various development types and patterns (i.e., residential, retail, office, industrial, hotel), densities of development, valuation and pricing of development, and geographic distance from existing core service centers. The model can be adjusted to account for changing conditions by changing numerous inputs in the model, including:

- Inflation rates
- Property tax increases
- Revenue growth rates (i.e., sales tax revenues, road funds, etc.)
- Growth in personnel and department costs
- Development absorption rates
- Market and taxable values of various types of development
- Fixed v. variable costs of service provision
- Density of development (dwelling units per acre, floor area ratios)
- Geographic distance from core service centers

The information gained from the model is summarized in an Excel format in the Cost of Services Plan, and provides the following information to the County to inform its decision making:

- Net operating revenues by year
- Fiscal impacts of new development



- Net revenues per acre

Federal land management on USDA Forest Service property is conducted pursuant to the direction of the 2003 Revised Wasatch-Cache National Forest Plan. In 2017, Cache County adopted a County Resource Management Plan (CRMP) as an element of the County General Plan, pursuant to the direction of Utah statutes. From the Plan introduction, “This County Resource Management Plan (CRMP) is a planning document used to define policy, goals, and objectives for managing natural resources on public lands (defined in Utah Code §63L-6-103) within Cache County.” The CRMP establishes desired future conditions for 28 resources on public lands.

From Section 13 of the CRMP, Land Use, “Public lands in Cache County serve as critical drinking water sources, important wildlife habitat, pasture for livestock, and frequently utilized recreational areas, to name a few. Land use decisions are made by land managers to establish priorities for various resources among the many competing desires and potential uses for those resources. The best land use decisions are made through planning procedures that consider a range of options and provide opportunities for input from a diverse range of affected stakeholders. Land use decisions are made by federal, state, and local governments, which have jurisdiction over the lands following planning procedures outlined in federal and state statutes.”

From Section 13 of the CRMP, “Cache County desires that federal land management agencies (specifically, the Forest Service), cooperate, to the fullest extent, possible with county goals and objectives for resource management as spelled out in the National Forest Management Act, Federal Land and Policy Management Act, and National Environmental Policy Act. It is the county’s position that local concerns and interests should be acknowledged and addressed by public land management agencies prior to decisions being made and implemented. Land use designations must also be sensitive to the site-specific natural resource and landscape context to minimize impacts.” Other resource sections of the CRMP emphasize coordination with the federal managing agencies, and participation in federal resource planning, to accomplish County goals.

The 1998 Cache County Countywide Comprehensive Plan (1998 Plan) set goals and policies for land use, transportation, and services, and gives direction to the County’s land use regulatory program. The Envision Cache Valley project was completed in 2010, which articulated an overall vision for the future of the Valley, and evaluated four alternative future growth scenarios, including the baseline projection of current trends. The 1998 Plan and Envision Cache Valley both suggest that the County adopt a collaborative Countywide perspective on planning, reiterating the importance of participation in Countywide planning by the 19 County communities. This current planning effort is to update the 1998 Comprehensive Plan and to incorporate policies and objectives described in the Envision Cache Valley document.

## WATER

Centralized culinary water production, treatment, and delivery systems are provided by 22 municipal and private entities in Cache County and serve a population of 128,625 based on the 2020 census and water connection data. Outside the service areas of these water providers, culinary water is provided by private wells. Based on the 2020 census population and the population served by central water systems, it is estimated that approximately 5,600 County residents are served by private wells.



The Cache Water District's purpose is to "...include planning for and facilitating the long-term conservation, development, protection, distribution, management and stabilization of water rights and water supplies for domestic, irrigation, power, manufacturing, municipal, recreation and other beneficial uses, including the natural stream environment, in a cost effective way to meet the needs of the residents and growing population of Cache County ([www.cachewaterdistrict.com](http://www.cachewaterdistrict.com))."

The Water District adopted a Water Master Plan in 2019 to identify priority projects for the next five years. One priority is "Local Outreach – Meet annually with city managers, city councils, and the Logan City Water Board to promote 40-year water right plans, give legislative updates, and discuss other key water issues. Plan annual Northern Utah Water Conference and participate in annual local water fair."

## SEWER

Full service sanitary sewer systems, including sewer collection and processing, are provided by five entities in Cache County.

- Logan City – Collects sewer from the incorporated areas of Logan City, Smithfield, Hyde Park, North Logan, River Heights, and Nibley
- Hyrum City – serves the incorporated area of Hyrum City
- Wellsville City – serves the incorporated area of Wellsville City
- Lewiston City – serves the incorporated area of Lewiston City
- Richmond – serves the incorporated area of Richmond City

In the unincorporated areas of Cache County, sewage is handled by private septic systems. A sanitary sewer master plan was prepared in August 2007 by Hansen, Allen, and Luce and was updated in 2018 by JUB Engineers. The master plan estimates future required flows for sewage treatment for each community based on master plan population projections.

Hyrum City is currently in the process of getting construction bids to upgrade their wastewater treatment facility. According to Kevin Maughan, the Wastewater Superintendent, the new plan should accommodate double the capacity of the existing system.

Cache County does not have its own sewer treatment facility. In Millville, many residents wanted to create their own special service sewer district and hook into Nibley's sewer system. In the fall of 2019, the Millville City Council approved a bond to establish a sewer system throughout the city. Many of the communities in Cache County have completed sewer master plans or identified future projects that will allow future capacity of their sewer treatment facilities to accommodate the future growth in the Cache County area.

## ROADWAYS

Cache County is served by a multi-modal transportation network consisting of road network facilities (streets, roads, and highways), aviation, mass transit, and bicycle and pedestrian facilities. The road network primarily follows a north-south and east-west grid pattern with shorter city blocks in the urban core that become less dense in the rural areas of the County. This grid pattern is constrained in places by land use, land ownership (private and federal land ownership), and natural features (wetlands, surface water, mountains) requiring traffic to sometimes take indirect routes. This can increase vehicle trip lengths/vehicle miles traveled (VMT) and add traffic volumes to already congested facilities.





Each Cache community that has adopted a general plan has included a transportation element that anticipates future transportation needs. The consolidated urbanized areas of the County are designated as the Cache Metropolitan Planning Organization, CMPO, which encompasses 44 sq. miles. The Cache MPO is an urbanizing area established under federal transportation legislation to ensure coordination between federal, state, and local agencies regarding transportation funding and projects. The CMPO is the designated regional transportation planning agency.

The CMPO has developed a Regional Transportation Plan 2040 (RTP 2040) which contains both fiscally constrained and fiscally unconstrained future capital project lists. The RTP 2040 also contains a comprehensive list of both fiscally constrained and fiscally unconstrained projects to show the proposed roads network based on full buildout in the County as projected by the RTP 2040.

## FIRE AND EMERGENCY MANAGEMENT SERVICES

From its website, “The Cache County Fire District protects life, property, and the environment and we support the various fire departments in Cache County as they provide fire service to all residents of the County.” Services include:

- Code Enforcement
- Training
- Hazardous Materials
- Tech Rescue
- Wildland Fire
- Local Emergency Planning and Community (LEPC)
- Burn Permits

Many communities in Cache County also provide fire services, and County emergency services are available at three locations in the County: Hyrum, Logan, and Smithfield. County and municipal fire and emergency services stations are located in:

- Clarkston Fire Department, 30 East Center Street, Clarkston, UT
- Hyrum City Fire Department and Cache County Emergency Services, 40 North 100 West Hyrum, UT
- Lewiston City Fire Department, 60 East Center Street, Lewiston, UT
- Logan City Fire Chief, 76 East 200, North Logan, UT
- Logan Fire Department Station and Cache County Emergency Services, 76 East 200 North, Logan, UT
- Logan Fire Department Station 71 – Hillcrest, 1244 East 1100 North Logan, UT
- Mendon Fire Department, 30 East 100 North, Mendon, UT
- Newton Fire Department, 51 South Center Street, Newton, UT
- North Logan Fire Department Station 120, 2005 North 1200 East, North Logan, UT
- Paradise Fire Department, 9035 South 100 West, Paradise, UT
- Richmond Fire Department, PO Box 9 Richmond, UT
- Smithfield Fire and Emergency Medical Services Station 42, 50 North 100 East, Hyde Park, UT
- Smithfield Fire and Emergency Medical Services Station 43, 6590 North 2400 West, Amalga, UT



- Smithfield Fire Department – Headquarters and Cache County Emergency Services, 325 West 100 North, Smithfield, UT
- Trenton Fire Department, 37 East Main Street, Trenton, UT
- Wellsville Fire Department, 73 East Main Street, Wellsville, UT
- Wellsville Fire Department Station 60, 65 East Main Street

The Logan City Fire Department operates the County's central fire and emergency dispatch under an automatic aid agreement among the County and municipalities. All 911 calls within the County, including the municipalities, are routed to central dispatch in Logan for distribution to the applicable stations and departments.

In addition to responding to calls for fire suppression, fire departments respond to medical emergencies, incidents involving hazardous materials, rescue calls, and motor vehicle or other accidents. The types of emergencies that fall within the jurisdiction of the Cache County Emergency Management agency include natural disasters, severe weather incidents, civil unrest, and other events that pose a major threat to public safety or a significant disruption to civil society.

For fires on State and Federal lands, the Northern Utah Interagency Fire Center (NUIFC), located in Draper, Utah is a joint dispatch center in cooperation between the Bureau of Land Management, US Forest Service, and the State of Utah Forestry Fire and State Lands. NUIFC is responsible for dispatching and coordinating wildfires and incidents for approximately 15 million acres located in the following counties: Box Elder, Cache, Rich, Tooele, Weber, Morgan, Davis, Duchesne, Juab, Sanpete, Salt Lake, Summit, Wasatch, and Utah. The NUIFC focuses on fire management in wildland areas of Cache County and coordinates with the County's Emergency Management Agency. y.

## LAW ENFORCEMENT

From the Cache County website: "Since the election of Cache County's first Sheriff in 1857, the primary mission of the Sheriff and his office has been to preserve the peace and to make all lawful arrests. The deputy sheriffs of the Criminal Division continue a strong commitment to that mission." The Sheriff's Office contracts with 14 communities, the U.S. Forest Service, and the Cache Valley Transit District to provide law enforcement services.

As with fire and emergency response, the Logan City Fire Department operates the County's central fire and emergency dispatch under an automatic aid agreement among the County and municipalities. The availability of the County providing policing pursuant to contracting with willing communities is the primary opportunity to improve coordination among policing entities in the County.

## ANALYSIS AND POLICY ALTERNATIVES

The focus of this RCP is to identify opportunities to enhance existing and current communications, coordination, and collaboration platforms and mechanisms among the entities that provide public services, facilities, and infrastructure in the County, both within cities and towns and in the unincorporated County. This RCP also addresses opportunities for enhanced collaboration between Cache County and the managers of Federal lands and resources in the County.

Several of the services analyzed in the URAA and the Cost of Services Plan are currently being provided by public agencies that have established and employed joint planning, communications, and



collaboration mechanisms that are reported to be working well. Some, like centralized water and sanitary sewer services, are being provided by municipalities that have developed internal plans and policies that govern how and when city service providers are authorized to seek collaboration with other providers, and therefore offer fewer opportunities to work together. On-going joint planning for services and infrastructure such as roadways, water supply, and emergency management are proving to be beneficial and should be supported going forward.

## LAND USE PLANNING AND REGULATION

Both formal and informal organizations provide land use and planning coordination and support to the County, its communities, and incorporated cities. The County actively participates in the following regional organizations:

- **Bear River Association of Governments (BRAG)** – Cache, Rich, and Box Elder Counties are members of BRAG, which administers the Community Development Block Grants program; provides community planning assistance; and conducts regional and transportation planning, among other community services.
- **Cache Metropolitan Planning Organization (CMPO)** – Every metropolitan area with a population of more than 50,000 persons must have a designated Metropolitan Planning Organization (MPO) for transportation to qualify for federal highway or transit assistance. The CMPO is the MPO for the Logan Urbanized Area covering Smithfield, Hyde Park, North Logan, Logan, River Heights, Providence, Millville, Nibley, Hyrum, and Wellsville, as well as portions of unincorporated Cache County. The CMPO also provides technical assistance to participating communities.
- **Cache County Council of Governments (CCCOG)** – The CCCOG works to administer and allocate the proceeds from the ¼ of 1% local option sales tax for highway improvements and develops recommendations to the County Council for prioritization and funding for road projects in the County.

Cache County's two main formal planning coordination mechanisms, BRAG and CMPO, offer venues for on-going discussions, planning, and issue resolution among the County and its communities. The County also supports Countywide planning to provide planning staff to support planning and land use regulations for the smaller cities, and a Regional Trails Coordinator to coordinate the identification and improvement of trails throughout the County.

Pursuant to County Resolution 2006-05, Countywide planning is provided to participating municipalities through Interlocal Agreements between the County and participating city. The Interlocal Agreement template addresses coordination between the County and the city on land use guidelines and commonly delivered essential services (solid waste, water, electricity, natural gas, and sanitary sewer). The Resolution also provides for creation of a Cache Valley Regional Council, which, according to County staff, was active in the run-up to the Envision Cache planning project but has not been active in recent years.

The County also participates in less formal coordination mechanisms that were identified during stakeholder interviews as useful and productive forums for inter-governmental communication and coordination. The Mayor's Forum conducts regular monthly meetings among County mayors and the County Executive. A chair is elected annually, and the chair solicits agenda items from among the



membership for discussion at monthly meetings. An informal planners' group, comprised of the planning and community development staff of some of the communities, the County, and other planning entities such as the CMPO, BRAG, BRHD, and UDOT also meet monthly to compare notes, discuss issues, and possible collaboration on various topics.

The City Managers and County Executive also meet every month to discuss matters of common interest and coordinate the activities of the County and cities. Currently, coordination between the County's municipalities is effective through the means mentioned above; however, the Imagine Cache Stakeholder Interviews revealed several of the smaller community's fear of being left out of important decision-making.

## WATER

Our understanding is that the culinary water service providers in Cache County have established service areas and that many have addressed future expansions of service in their planning. The Cache Water District's objective to conduct outreach to cities and other water providers to "...promote 40-year water rights plans," among other communications, could provide a vehicle for greater communication and possible coordination among County water providers. Some communities have convened committees of water providers to evaluate future water supplies and existing and potential sources to develop area-wide plans for collaborative water source and transmission projects. The Cache Water District could provide a forum for those discussions as well.

As with sanitary sewer service providers, coordination among water providers takes place primarily in the context of proposed new development within or near their existing service areas and is addressed in more detail in the Land Use Planning and Regulation section below.

## SEWER

The three centralized sanitary sewer providers have identified service areas and have adopted plans and policies that govern the expansion of their services. Coordination among sanitary sewer service providers occurs primarily in the context of proposed new development within or near their existing service areas. In some communities, the capital costs associated with the construction of treatment facilities have supported projects to construct jointly owned and operated facilities, generally under the umbrella of a sewer service district.

The opportunities for enhanced coordination and/or collaboration are discussed in more detail in the Land Use Planning and Regulation section.

## ROADWAYS

The Cache MPO is the primary coordination mechanism for planning for roadways and other modes of transportation among the County and participating municipalities and is reported by project interviewees to be functioning well. The Regional Transportation Plan 2040 represents the most recent collaboration between the County and cities to cooperatively evaluate future transportation needs and potential collaborative projects.

## FIRE AND EMERGENCY MANAGEMENT SERVICES

Interviews with the Cache County Fire District and several local fire and emergency services agencies suggest that the existing Automatic Aid Agreement among the County and participating agencies is working well. The central dispatch function ensures that all appropriate agencies are notified when 911



calls are received and that appropriate backup for emergencies is made available. No specific steps to improve coordination among the agencies have been suggested.

## LAW ENFORCEMENT

Law enforcement agencies in Cache County are also utilizing the central dispatch services provided by the County. The Cache County's Sheriff's Office offers contract policing to cities and towns, which is a vehicle to explore efficiencies in services. These arrangements are voluntary and subject to negotiation between the Sheriff's Office and the subject community. All law enforcement agencies in Cache County participate in the central dispatch function under the Automatic Aid Agreement.



## RECOMMENDATIONS AND IMPLEMENTATION

The Imagine Cache General Plan identifies three umbrella goals for the Regional Collaboration element of the general plan, and associated implementation steps to achieve the stated goals.

- Goal 1. Collaborate with local communities to guide new growth and development toward urban areas with available services and minimize suburban and urban-style growth in the unincorporated County outside of annexation and growth areas.
- Goal 2. Cultivate partnerships between community members, local governments, businesses, and non-profits to plan for the County's future and align the County's General Plan and County Code.
- Goal 3. Balance growth, property rights, rural character preservation, and fiscally efficient delivery of public services.

Based on the above General Plan goals for Regional Collaboration and input from stakeholders, County leaders and staff, and the general public, a number of implementation strategies could be considered to enhance communications and coordination in the provision of public services and facilities.

### LAND USE PLANNING AND REGULATION

Based on stakeholder interviews and discussions with County staff, the existing formal and informal coordination platforms appear to be working as intended. However, there may be structural or procedural steps that could enhance communication and collaboration among the participating entities.

The County's Countywide planning support program is meeting with the cities regularly to discuss planning, growth management, housing, public service provision, annexation and other planning-related matters. As the Regional Council/Countywide planning resolution documents, opportunities exist to better align the planning and growth management policies among the communities and the County.

#### Imagine Cache General Plan

The Imagine Cache General Plan identifies a number of policies and goals that will prompt the review of the County's ordinances and policies. In order to take a regional approach to planning and growth management, it would be helpful for municipal planning agencies to be aware of Countywide goals, and to consider adjustments to their regulatory programs to coordinate planning countywide. The Countywide planning program provides an excellent vehicle for communicating Imagine Cache goals and implementation strategies for consideration by the municipalities.

Cache County Resolution 95-19 identified eight planning districts in the County in preparation for updating the General Plan, which was adopted in 1998. Those districts were not used as the basis for developing the Imagine Cache General Plan but could be useful in identifying areas in Cache County that are of common interest to the cities, towns, and the County in those areas. Again, the Countywide planning program could be the venue for conversations among the communities in the planning districts, or other identified areas of common interest.

#### *Recommendation 1 – Model Ordinances for Cities and Towns*

The County should consider the development of model policies and ordinances consistent with the goals and policies of the Imagine Cache General Plan for consideration by the County's cities and towns. An approach would be to audit existing city plans and ordinances for common themes that align with



Imagine Cache goals. The County could also consider developing a program to endorse city and town plans that adopt smart growth standards and are consistent with the Imagine Cache General Plan.

#### *Recommendation 2 – Formalized Planning Group or Forum*

Working in conjunction with affected cities and towns and starting with the planning districts identified in Resolution 95-19, the County could identify planning areas of common interest to several communities and establish a structure or forum for regular communication regarding annexation, growth management, and infrastructure planning and development. Some communities have found it useful to establish shared planning and project review functions in areas of common interest. The County should discuss the idea with communities in shared areas of interest. Examples include combined planning commissions or community councils that make recommendations to all participating entities' governing councils. An alternative would be a system for review of development applications in identified areas.

#### *Annexation Policy Areas*

Fourteen of the nineteen Cache County cities and towns have adopted annexation policy plans and have mapped areas adjacent to their boundaries that may be suitable for future annexation. The policy areas, as a whole, are much larger than needed to accommodate anticipated future growth in the County. The General Plan Future Land Use Map identifies areas within the annexation policy areas that likely have higher development potential due to proximity to central water and sewer and existing utilities and public infrastructure. While the County currently requires a minimum level of consultation with cities adjacent to unincorporated areas under consideration for rezoning, the County may benefit from a more active approach to coordination between the County and affected cities in annexation policy areas.

#### *Recommendation 1 - Annexation Policy Areas*

Cache County should continue to work with the cities and towns to identify areas within their annexation policy areas that are most suitable for development and should consider identifying probable growth boundaries to guide development toward properties most likely to develop in the near to intermediate term. If cities are able to identify probable growth boundaries, public service providers will be able to better plan for expansion of future needed services. Landowners and the development community will also be able to better plan future uses of the land in the growth boundary areas. The County could explore the use of intergovernmental agreements for municipal annexation policy areas that address the following considerations:

- Identify a probable 20-year city growth projection.
- Describe suitable locations and areas of planned urban-level development densities and intensities.
- Identify land development patterns agreeable to the affected city, and establish urban design standards compatible with those of the affected city.
- Consider making the affected city a co-reviewer of land development applications in the identified growth area.
- Address the provision of water, sewer, urban streets, and urban fire protection.

#### *Recommendation 2 – Special Service Districts*

The County could consider the creation of special service districts or local districts for expanded infrastructure and services in annexation policy areas. If districts are created, the County should consider establishing impact fees for new development in the affected annexation policy areas.





## Land Use Ordinance

Title 17 of Cache County's current code provides for residential uses on parcels of property of 2, 5, 10, and 40 acres. The County may want to review the effectiveness of its current zone districts, particularly those that provide for residential uses, and consider whether there may be better regulatory tools to achieve the County's and communities' objectives.

### *Recommendation 1 – Average Density Standards*

The RU2 and RU5 zone districts were created to allow for limited residential uses in generally agricultural areas. The County may want to consider moving from managing development density by minimum lot size and consider zoning by average units per acre density. That could allow for the clustering of entitled residential density onto smaller lots without the need for rezoning. For example, a 40-acre parcel in the A10 zone district could "cluster" its 4 units onto smaller lots, while leaving the balance of the parcel open for continuing agricultural uses.

### *Recommendation 2 – Township Zoning*

There may be land uses that would be appropriate in the unincorporated County for which there are no suitable zone districts. Unincorporated towns and important crossroads may be suitable for additional development without a need to incorporate. The County may want to consider a "township zone" that allows for smaller lot sizes appropriate in select locations in the County.

### *Recommendation 3 – Zoning within Annexation Policy Areas*

Concern has been expressed that the patterns of development in the unincorporated County close to an incorporated community may be inconsistent with the City's development patterns, inhibiting the ability to potentially annex the property in the future. The County may wish to consider higher-density zone districts for use only within identified locations within city annexation policy areas to allow for current development that will be compatible with the city's land use patterns when/if annexation occurs.

### *Recommendation 4 – Clustered Development Regulations*

Review and consider expansion of the County's conservation development process/clustered development regulations while considering development patterns adjacent to existing communities.

### *Recommendation 5 – Transfer of Development Rights Program*

The County could explore the creation of a Transfer of Development Rights (TDR) program to encourage the transfer of development entitlements from agricultural areas into more suitable locations near to or within cities. A TDR program would require the identification of sending areas, from which entitlements would be removed, and receiving areas, to which entitlements would be moved. A key component of a successful TDR program is the advance agreement by the managing entity of the receiving area that increased density in the receiving area is appropriate, and an agreement to not increase density in the receiving area, except by using the TDR program. Locating the sending and receiving areas both in the County simplifies the process. TDR programs have been used successfully by some counties and communities but require careful consideration and the agreement of all involved parties.

## WATER

As with sewer services, the most likely scenario for expanded facilities to provide culinary water is the expansion of the service areas of current water service providers through annexation into existing service areas, or service agreements with landowners outside of current service areas. For larger-scale private developments remote from existing water service areas, development of new central water systems



could be feasible. For municipal water service providers, expansion of services is most likely within city annexation policy areas, as described in the Land Use Planning and Regulation section.

## SEWER

The most likely scenario for expanded facilities for sanitary sewer services in Cache County is the expansion of the service areas of the three current providers pursuant to annexation into an incorporated city or execution of service agreements between landowners and service providers within feasible distances from existing collection facilities. Data that supports the URAA and Cost of Service Plan can be used to identify those areas in the County that could be feasibly served by centralized sewer service.

The main opportunity for coordination among sewer service providers and Cache County will be in the context of managing growth in the city annexation policy areas, where extension of sewer services would be most feasible. Recommended strategies to managing growth in annexation policy areas are discussed below in Land Use Planning and Regulation.

## ROADWAYS

The County should continue to support implementation of the Regional Transportation Plan 2040 to cooperatively evaluate future transportation needs and potential collaborative projects.

## FIRE AND EMERGENCY MANAGEMENT SERVICES

The Cache Emergency Management Agency and the centralized dispatch functions appear to be working effectively to coordinate fire and emergency response in the County. No specific steps to improve coordination among the emergency management agencies have been suggested.

## LAW ENFORCEMENT

The coordination of policing and law enforcement in the County is said to be working well. Periodic reviews of policies and procedures should be conducted regularly to ensure that law enforcement coordination is effective and efficient. The availability of County-providing policing pursuant to contracting with willing communities is the primary opportunity to improve coordination among policing entities in the County.



## DRAFT

## CACHE COUNTY COUNCIL

**August 9, 2022 at 5:00 p.m. - Cache County Chamber at 199 North Main, Logan, Utah.**

*In accordance with the requirements of Utah Code Annotated Section 52-4-203, the County Clerk records in the minutes the names of all persons who appear and speak at a County Council meeting and the substance "in brief" of their comments. Such statements may include opinions or purported facts. The County does not verify the accuracy or truth of any statement but includes it as part of the record pursuant to State law.*

**MEMBERS PRESENT:** Chair Barbara Tidwell, Vice Chair Paul Borup, Councilmember David Erickson, Councilmember Gordon Zilles, Councilmember Nolan Gunnell, Councilmember Gina Worthen, Councilmember Karl Ward

**MEMEBERS EXCUSED:**

**STAFF PRESENT:** Executive David Zook, Attorney John Luthy, Clerk/Auditor Jess Bradfield, Treasurer Craig McAllister, Sheriff Chad Jensen, Human Resources Director Amy Adams, Tax Administration Supervisor Dianna Schaeffer, Shawn Milne, Alma Burgess, Bart Nelson

**OTHER ATTENDANCE:** David Wood, Sandi Goodlander

### Council Meeting

**1. Call to Order 5:00p.m.** – Chair Barbara Tidwell

**2. Opening Remarks and Pledge of Allegiance** – Councilmember David Erickson [0:31](#)

**3. Review and Approval of Agenda APPROVED** [3:44](#)

**Action:** Motion made by Councilmember Karl Ward to approve the agenda; seconded by Councilmember Gina Worthen  
**Motion passes.**

**Aye:** 7 Barbara Tidwell, David Erickson, Gordon Zilles, Nolan Gunnell, Paul Borup, Gina Worthen, Karl Ward  
**Nay:** 0

**4. Review and Approval of Minutes APPROVED (with amendments)** [4:04](#)

**Action:** Motion made by Councilmember Gina Worthen to approve the minutes with amendments; seconded by Councilmember David Erickson [5:45](#)  
**Motion passes.**

**Aye:** 7 Barbara Tidwell, David Erickson, Gordon Zilles, Nolan Gunnell, Paul Borup, Gina Worthen, Karl Ward  
**Nay:** 0

**5. Report of the County Executive** [6:14](#)

A report from County Executive David Zook.

**Councilmember Nolan Gunnell spoke to the agenda. Councilmembers spoke to the agenda** [7:32](#).

**6. Items of Special Interest**

*No items of special interest.*

**7. Department or Committee Reports** [43:14](#)

a. General Plan Update – Lauren Ryan, Countywide Planner [43:31](#)

b. Future budget requests [50:29](#)

c. Sheriff's Department

**Discussion:** Sheriff Chad Jensen spoke [50:42](#). Human Resources Director Amy Adams spoke [1:00:00](#). Attorney John Luthy spoke [1:02:39](#). Councilmembers spoke and asked questions.

**Action:** Motion made by Councilmember Gordon Zilles to approve an additional full-time maintenance position for the Sheriff's office, and to dissolve the current part-time position when said new full-time position is filled; seconded by Councilmember Gina Worthen [56:45](#) (voted at [1:03:30](#))

**Motion passes.**

**Aye:** 7 Barbara Tidwell, David Erickson, Gordon Zilles, Nolan Gunnell, Paul Borup, Gina Worthen, Karl Ward  
**Nay:** 0

ii. Fairgrounds and Event Center

**Discussion:** Bart Esplin spoke [1:06:28](#). Councilmembers spoke [1:12:34](#).

**Action:** Motion made by Councilmember Gina Worthen to approve a transfer from capital improvements (line 740) to the suicide awareness concert within the Fairground's budget; seconded by Councilmember Gordon Zilles [1:08:58](#)

**Motion passes.**

**Aye:** 7 Barbara Tidwell, David Erickson, Gordon Zilles, Nolan Gunnell, Paul Borup, Gina Worthen, Karl Ward

**Nay:** 0

**Action:** Motion made by Councilmember Gordon Zilles to approve a letter stating that the county will match up to 30% of the federal grant requested by the Fairgrounds, and that the actual source of those moneys from the budget will be determined at a later date; seconded by Councilmember Paul Borup [1:15:54](#)

**Motion passes.**

**Aye:** 7 Barbara Tidwell, David Erickson, Gordon Zilles, Nolan Gunnell, Paul Borup, Gina Worthen, Karl Ward

**Nay:** 0

iii. Elections

**Discussion:** Clerk/Auditor Jess Bradfield spoke [1:24:21](#). Councilmembers and Attorney John Luthy spoke [1:25:31](#).

## 8. Board of Equalization Matters

### 9. Public Hearings [29:49](#)

#### a. Set Public Hearing for August 23, 2022 – Ordinance 2022-27 [29:59](#)

Amending County Code Section 17 to amend requirements of use type 5810 private airport

**Discussion:** Gina Worthen spoke to the Public Hearing date. Councilmembers spoke. [30:11](#)

**Action:** Motion made by Councilmember Gina Worthen to set the public hearing for Ordinance 2022-27 for September 13, 2022; seconded by Councilmember Nolan Gunnell [31:15](#)

**Motion passes.**

**Aye:** 7 Barbara Tidwell, David Erickson, Gordon Zilles, Nolan Gunnell, Paul Borup, Gina Worthen, Karl Ward

**Nay:** 0

#### b. Set Public Hearing for September 13, 2022 – Ordinance 2022-28 [31:47](#)

Open Space Bond

**Action:** Motion made by Councilmember Paul Borup to set a public hearing for Ordinance 2022-28 for September 13, 2022; seconded by Councilmember David Erickson [31:58](#)

**Motion passes.**

**Aye:** 7 Barbara Tidwell, David Erickson, Gordon Zilles, Nolan Gunnell, Paul Borup, Gina Worthen, Karl Ward

**Nay:** 0

#### c. Public Hearing – Ordinance 2022-23 – William Cody Pitcher Rezone [32:19](#)

A request to rezone 16.13 acres from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone located at 7288 North 4800 West, near Amalga

**Discussion:** Planning Manager Tim Watkins spoke to the ordinance [32:58](#). William Cody Pitcher, owner of the property, spoke to the ordinance [35:26](#).

**Action:** Motion made by Councilmember Gina Worthen to close the public hearing; seconded by Councilmember David Erickson [35:47](#)

**Motion passes.**

**Aye:** 7 Barbara Tidwell, David Erickson, Gordon Zilles, Nolan Gunnell, Paul Borup, Gina Worthen, Karl Ward

**Nay:** 0

#### d. Public Hearing – Ordinance 2022-24 – Martin Bench Rezone [36:04](#)

A request to rezone 34.06 acres from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone located at 1032 South 7000 West, near Mendon

**Discussion:** Planning Manager Tim Watkins spoke to the ordinance [36:13](#). Chad Martin, owner of the property, spoke to the ordinance [38:09](#).

**Action:** Motion made by Councilmember Gina Worthen to close the public hearing; seconded by Councilmember David Erickson [40:48](#)

**Motion passes.**

**Aye:** 7 Barbara Tidwell, David Erickson, Gordon Zilles, Nolan Gunnell, Paul Borup, Gina Worthen, Karl Ward

**Nay:** 0

**e. Public Hearing – Ordinance 2022-25 – Winnies Properties Rezone [41:04](#)**

A request to rezone 35.2 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone located at 3798 West 6800 South, near Wellsville

**Discussion:** Planning Manager Tim Watkins spoke to the ordinance [41:11](#).

**Action:** Motion made by Councilmember Nolan Gunnell to close the public hearing; seconded by Councilmember Gordon Zilles [42:55](#)

**Motion passes.**

**Aye:** 7 Barbara Tidwell, David Erickson, Gordon Zilles, Nolan Gunnell, Paul Borup, Gina Worthen, Karl Ward

**Nay:** 0

**10. Pending Action**

*No pending action.*

**11. Initial Proposals for Consideration of Action [1:43:13](#)**

**a. Ordinance 2022-23 William Cody Pitcher Rezone [1:43:19](#) ATTACHMENT 1**

An ordinance amending the County Zoning Map by rezoning 16.13 acres from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone located at 7288 North 4800 West, near Amalga

**Action:** Motion made by Councilmember David Erickson to waive the rules and approve Ordinance 2022-23; seconded by Councilmember Nolan Gunnell [1:43:37](#)

**Motion passes.**

**Aye:** 7 Barbara Tidwell, David Erickson, Gordon Zilles, Nolan Gunnell, Paul Borup, Gina Worthen, Karl Ward

**Nay:** 0

**b. Ordinance 2022-24 Martin Bench Rezone [1:44:19](#) ATTACHMENT 2**

An ordinance amending the County Zoning Map by rezoning 34.06 acres from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone located at 1032 South 7000 West, near Mendon

**Discussion:** Planning Manager Tim Watkins spoke to the ordinance [1:44:25](#).

**Action:** Motion made by Councilmember Gina Worthen to waive the rules and approve Ordinance 2022-24; seconded by Councilmember Nolan Gunnell [1:44:34](#)

**Motion passes.**

**Aye:** 7 Barbara Tidwell, David Erickson, Gordon Zilles, Nolan Gunnell, Paul Borup, Gina Worthen, Karl Ward

**Nay:** 0

**c. Ordinance 2022-25 Winnies Properties Rezone [1:44:56](#) ATTACHMENT 3**

An ordinance amending the County Zoning Map by rezoning 35.2 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone located at 3798 West 6800 South near Wellsville

**Action:** Motion made by Councilmember David Erickson to waive the rules and deny Ordinance 2022-25; seconded by Councilmember Nolan Gunnell [1:45:04](#)

**Motion passes.**

**Aye:** 7 Barbara Tidwell, David Erickson, Gordon Zilles, Nolan Gunnell, Paul Borup, Gina Worthen, Karl Ward

**Nay:** 0

**d. Resolution 2022-22 [1:45:35](#) ATTACHMENT 4**

A resolution declaring that Cache County will not accept, consider, or grant any application for a property tax deferral under Utah Code § 59-2-1802 before January 1, 2025, unless required to do so by statutory amendment subsequent to the Adoption of this resolution

**Discussion:** Auditor Dianna Schaeffer spoke to the resolution [1:46:05](#). Councilmembers spoke to the resolution [1:53:56](#). Treasurer Craig McAllister spoke [1:58:32](#).

**Action:** Motion made by Councilmember Paul Borup to waive the rules and approve Resolution 2022-22; seconded by Councilmember David Erickson [2:03:07](#)

**Motion passes.**

**Aye:** 7 Barbara Tidwell, David Erickson, Gordon Zilles, Nolan Gunnell, Paul Borup, Gina Worthen, Karl Ward

**Nay:** 0

**e. Resolution 2022-23** [2:03:47](#) **ATTACHMENT 5**

A resolution to enter into an interlocal cooperation agreement with Nibley City Redevelopment Agency for the purpose of remittance of tax revenue to incentivize development in the agreement area

**Discussion:** Shawn Milne spoke to the resolution [2:04:07](#). Dianna Schaeffer spoke [2:08:32](#). Councilmembers asked questions.

**Action:** See item f below.

**f. Resolution 2022-24** **ATTACHMENT 6**

A resolution to enter into an interlocal cooperation agreement with North Logan City Redevelopment Agency for the purpose of remittance of tax revenue to incentivize development in the agreement area

**Action:** Motion made by Councilmember Karl Ward to waive the rules and to approve Resolution 2022-23 and Resolution 2022-24; seconded by Councilmember Gordon Zilles [2:15:47](#)

**Motion passes.**

**Aye:** 7 Barbara Tidwell, David Erickson, Gordon Zilles, Nolan Gunnell, Paul Borup, Gina Worthen, Karl Ward

**Nay:** 0

**12. Other Business** [2:16:37](#)

- |                                   |   |
|-----------------------------------|---|
| a. Cache County Fair & Rodeo      | <i>Wednesday, August 10 – Saturday, August 13, 2022</i>                 |
| b. Suicide Awareness Concert      | <i>Thursday, August 22<sup>nd</sup> at 5:00 p.m. at the Fairgrounds</i> |
| c. Council Summer Social          | <i>Thursday, August 25<sup>th</sup> at 6:00 p.m. at Gordon's house</i>  |
| d. River Heights Apple Day Parade | <i>Saturday, August 27<sup>th</sup> at 4:00 p.m.</i>                    |
| e. Employee Summer Party          | <i>Thursday, September 1 at 6:00 p.m.</i>                               |
| f. Wellsville Founders Day Parade | <i>Monday, September 5<sup>th</sup> at 10:00 a.m.</i>                   |
| g. USACCC fall conference         | <i>September 21- September 22, 2022 at Bryce Canyon</i>                 |
| h. Cache Cheese & Dairy Festival  | <i>Thursday, September 29 – Saturday, October 1, 2022</i>               |
| i. USU Homecoming Parade          | <i>Saturday, October 8<sup>th</sup> at 10:00 a.m.</i>                   |

**13. Councilmember Reports** [2:22:21](#)

**David Erickson** – Asked about the policy of removing a name from parcel records.

**Gordon Zilles** – No report, expressed excitement for the County Fair and Rodeo.

**Karl Ward** – Informed that he will be absent for the next meeting.

**Barbara Tidwell** – No report.

**Paul Borup** – No report.

**Nolan Gunnell** – Spoke of a waste management meeting

**Gina Worthen** – Spoke regarding proposals to bring holiday fireworks back to the USU stadium.

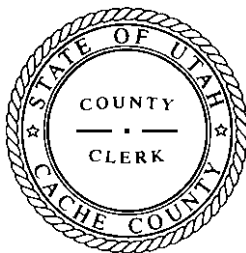
**14. Adjourn: 7:30 PM**

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**ATTEST: Jess W. Bradfield**  
County Clerk/Auditor

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**APPROVAL: Barbara Tidwell**  
Chair





**CACHE COUNTY COUNCIL MEETING**  
**AUGUST 9, 2022**

**ATTACHMENT 1**

**Ordinance No. 2022-23**  
**Cache County, Utah**  
**William Cody Pitcher Rezone**

---

An ordinance amending the County Zoning Map by rezoning 16.13 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 July 7, 2022, the Planning Commission held a public hearing, accepted all comments, and 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 August 9, 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 a suitable public road, 4800 West, has access to necessary water and utilities, and 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.

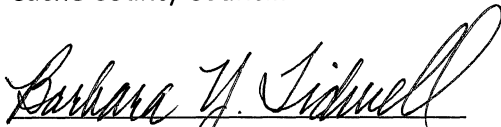
### **6. Effective date**

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.

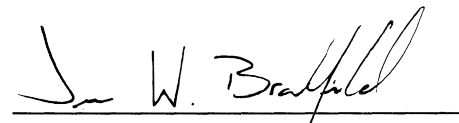
**7. Council Vote and Final Action**

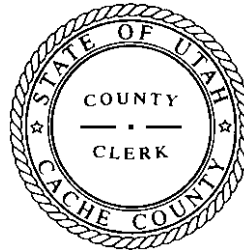
Date: <u>8 / 9 / 2022</u>	<u>Council Votes</u>			
<u>Council members</u>	In Favor	Against	Abstain	Absent
Paul Borup	✓			
Dave Erickson	✓			
Nolan Gunnell	✓			
Barbara Tidwell	✓			
Karl Ward	✓			
Gina Worthen	✓			
Gordon Zilles	✓			
<b>Total:</b>	7			
<b>Final action:</b>	<u>7</u> Adopt <u>      </u> Reject			

Cache County Council:

  
Barbara Tidwell, Chair

Attest:

  
Jess Bradfield, Clerk  
Cache County



---

## Action of the County Executive

Regarding Ordinance 2022-23, the William Cody Pitcher Rezone

☒ Approve

☐ Disapprove (A Statement of Objection is attached)



David Zook, Executive  
Cache County

8/11/22

Date

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Hold a public hearing on August 9, 2022.  
If approved, the rezone will take effect 15 days from the date of approval.

Approval (6-yea; 0-nay).  
Public hearing held on July 7, 2022.

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 a suitable public road, 4800 West, has access to necessary water and utilities, and adequate provision of public services.

Tim Watkins

Angie Zetterquist

This ordinance amends the County Zoning Map by rezoning 16.13 acres from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone.

## Staff Report to Planning Commission



**Staff Report: William Cody Pitcher Rezone**

7 July 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:** William Cody Pitcher

**Parcel ID#:** 13-017-0004

**Staff Recommendation:** None

**Type of Action:** Legislative

**Land Use Authority:** Cache County Council

**Location**

*Reviewed by Angie Zetterquist*

**Project Address:**

**Acres:** 16.13

7288 North 4800 West

Near Amalga

**Current Zoning:**

Agricultural (A10)

**Proposed Zoning:**

Rural 5 (RU5)

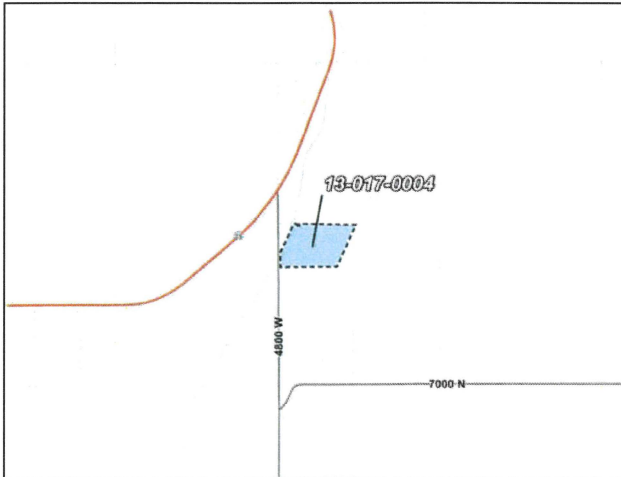
**Surrounding Uses:**

North – Agricultural

South – Agricultural/Residential

East – Agricultural

West – Agricultural



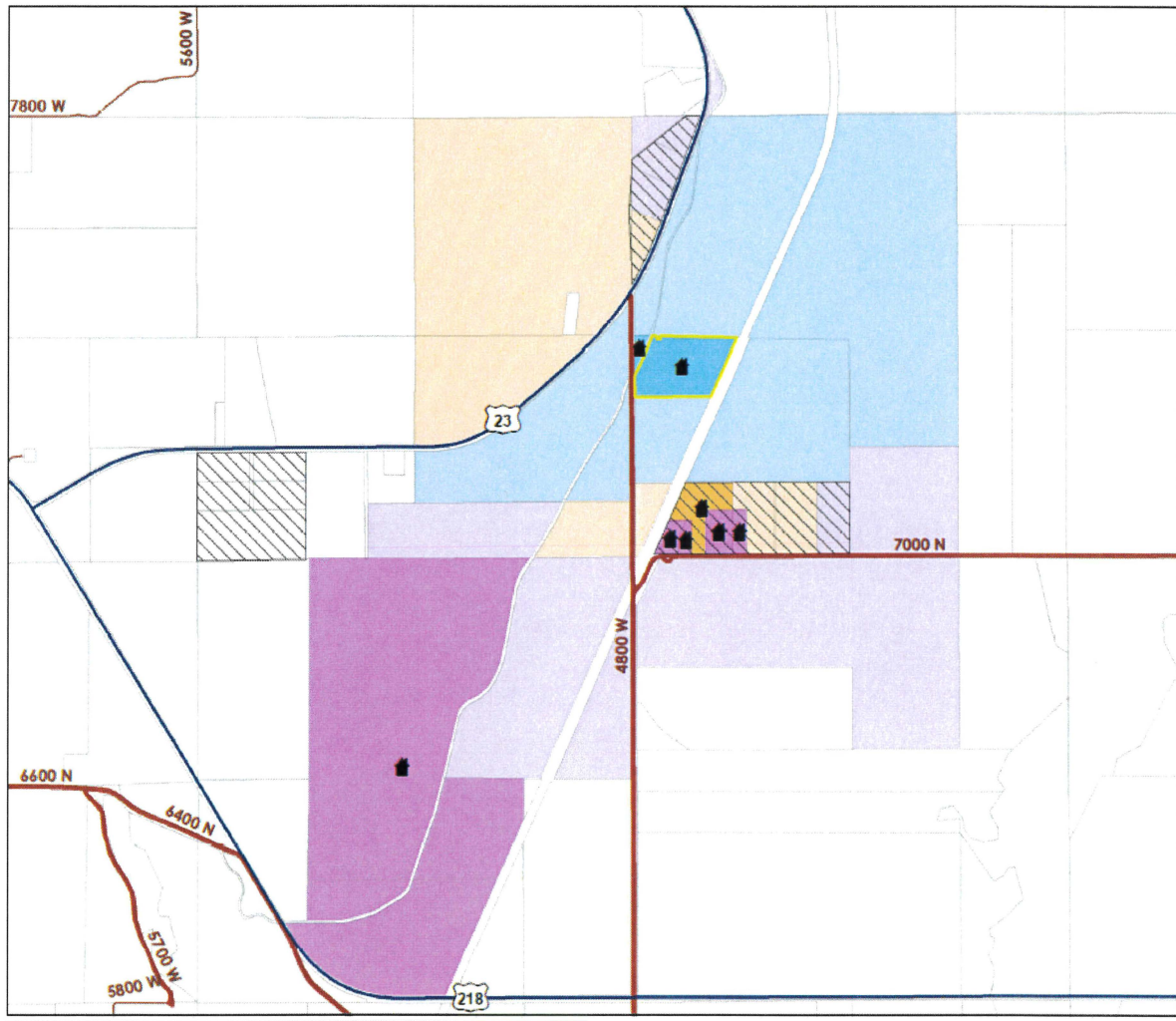
**Findings of Fact**

**A. Request description**

1. A request to rezone 16.13 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 3 separate lots as part of a subdivision process. The applicant intends to subdivide in a cluster configuration to continue farming the approximate 11-acre irrigated farmland on the east portion of the property.
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, a boundary line adjustment (BLA) was done with an adjacent property in April 2021. That BLA changed the configuration of the subject property, but it is 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: 8.8 Acres (2 Parcels)
	Without a Home: 80.3 Acres (5 Parcels)
1/4 Mile Buffer	With a Home: 8.4 Acres (3 Parcels)
	Without a Home: 52.1 Acres (12 Parcels)
1/2 Mile Buffer	With a Home: 37.5 Acres (8 Parcels)
	Without a Home: 40.9 Acres (24 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 a few single family dwellings. There is an approved 4-lot subdivision (i.e., 7200 North Subdivision) located immediately south of the subject property, but no homes have been constructed.
- v. Annexation Areas: The subject property is located within Amalga Town's future annexation area. However, as the subject property is not immediately contiguous to the town boundary, a letter from the City was not required as part of the application submittal. However, Amalga 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 town 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 closest boundary of Amalga Town is located approximately 2.4 miles east of the subject property. The nearest RU5 zone is southwest of the subject property approximately 2.6 miles away as the crow flies on the west side of Newton. This RU5 zone, the Cutler Valley Rezone, included a total of 65 acres and was approved in earlier this year as Ordinance 2022-12.

**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 4800 West, a County road.
  - a. 4800 West:
    - i. Is an existing county facility that provides access to agricultural fields, farms, residential uses, and generally serves to provide through access from surrounding cities to SR-218 and SR-23.
    - ii. Is classified as a Minor Collector road.
    - iii. The road consists of a 20-foot-wide paved surface and the structural condition is in fair condition, but is substandard as to the Major Local Road standards for gravel shoulders and clear zones.
    - iv. Is maintained year around.
    - v. If a rezone is approved, access for any future subdivision lots is proposed to come off 7400 North, a private road. The applicant has provided a letter of approval from the property owner of the private road to allow access. (Attachment B)

**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. Refuse containers must be placed on 4800 West for collection. The applicant will need to provide sufficient shoulder space along the road for all refuse containers to be placed 3-to-4 feet apart and be located far enough off the road so as to not interfere with passing traffic. A County Encroachment Permit is required to make the required shoulder improvements for refuse collection in the County right-of-way.

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

14. Public notice was posted online to the Utah Public Notice Website on 24 June 2022.
15. Notices were posted in three public places on 24 June 2022.
16. Notices were mailed to all property owners within 300 feet on 24 June 2022 and to Amalga Town on 28 June 2022.
17. At this time, no written public comment regarding this proposal has been received by the Development Services Office.

## **Conclusion**

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The William Cody Pitcher Rezone, a request to rezone 16.13 acres from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone has been reviewed in conformance with Title 17 of the Cache County Land Use Ordinance and the County Manual of Roadway Design and Construction Standards. Staff has not made a recommendation on this request and can assist the Planning Commission in drafting a recommendation based on the findings of fact identified above and any others identified at the public hearing.

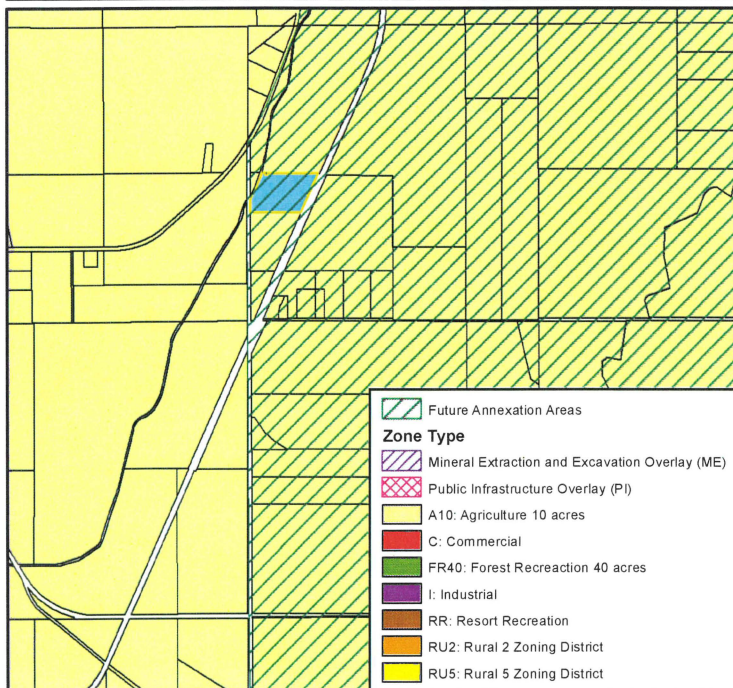
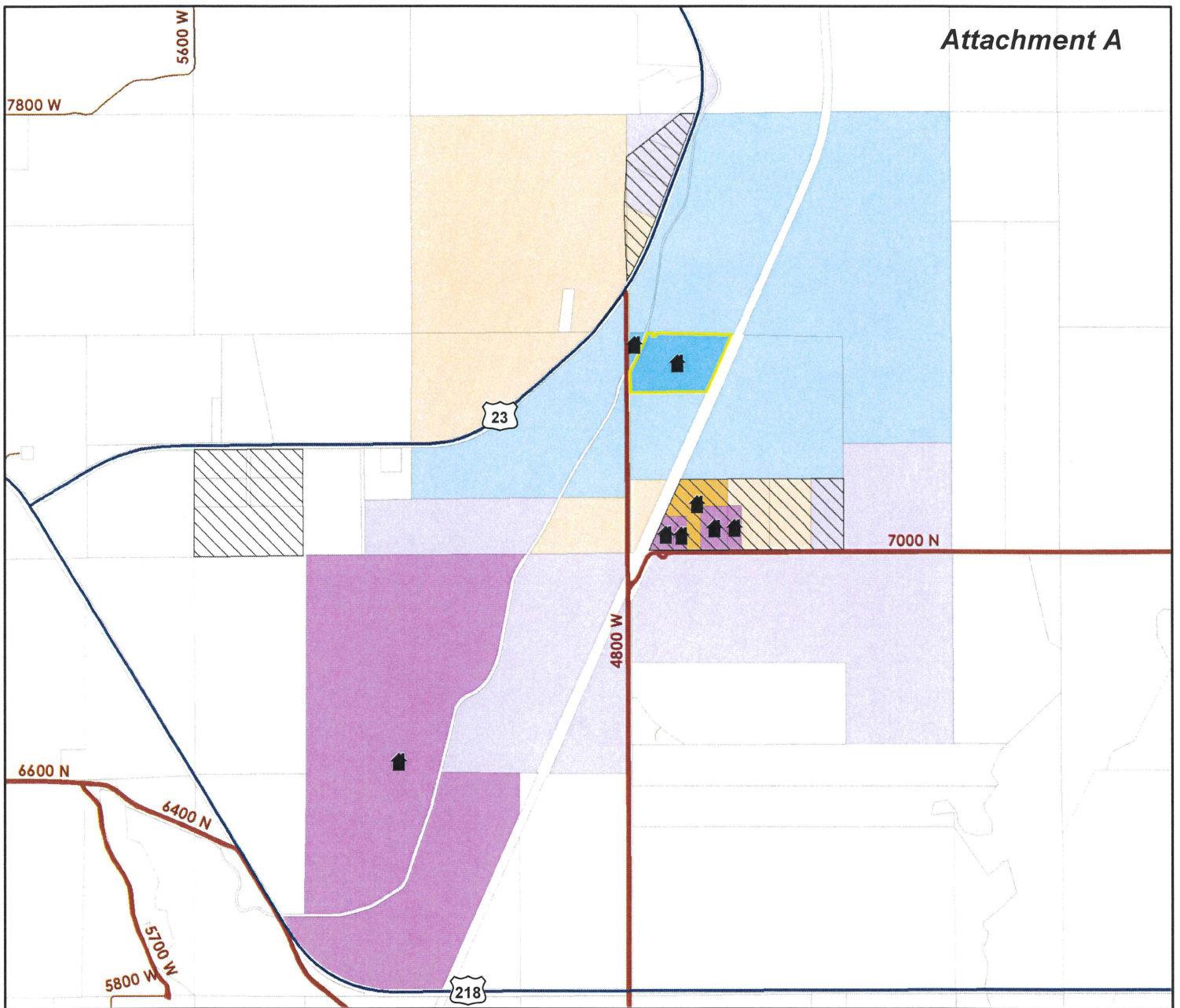
## **Planning Commission Conclusion**

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Based on the findings of fact noted herein, the William Cody Pitcher 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 a suitable public road, 4800 West, has access to necessary water and utilities, and adequate provision of public services.





### Legend

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

### Average Parcel Size

<b>Adjacent Parcels</b>	With a Home: 8.8 Acres (2 Parcels)
	Without a Home: 80.3 Acres (5 Parcels)
<b>1/4 Mile Buffer</b>	With a Home: 8.4 Acres (3 Parcels)
	Without a Home: 52.1 Acres (12 Parcels)
<b>1/2 Mile Buffer</b>	With a Home: 37.5 Acres (8 Parcels)
	Without a Home: 40.9 Acres (24 Parcels)



5/11/2022



June 20, 2022

**Letter of Authorization**

**Subject: Road Access**

To Whom It May Concern:

I, Stephen Griffin, president of West Hills Dairy Farm give permission for **Cody Pitcher** to use lane located at North 50 West, Smithfield, Utah.

Sincerely,

 6/20/2022  
Stephen Griffin, Owner/President

## Exhibit B: Ordinance 2022-23

Zoning Map of Cache County – Affected Portion  
William Cody Pitcher Rezone



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

**13-017-0004**

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION;  
THENCE N0°17' 04"W 2646.95 FEET TO THE WEST QUARTER CORNER OF SAID SECTION;  
THENCE S89°00'07"E 249.45 FEET TO THE EAST BANK OF THE WEST CACHE CANAL AND THE POINT OF BEGINNING;  
THENCE S89°00'07"E 51.93 FEET;  
THENCE S0°59'53"W 32.00 FEET;  
THENCE S89°00'07"E 44.00 FEET;  
THENCE N0°59'53"E 32.00 FEET  
THENCE S89°00'07"E 921.44 FEET TO THE WEST LINE OF THE UNION PACIFIC RAILROAD;  
THENCE S24°12'20"W 753.14 FEET ALONG SAID WEST LINE;  
THENCE S89°35'46"W 921.30 FEET TO THE EAST LINE OF 4800 WEST STREET;

## **Exhibit B: Ordinance 2022-23**

Zoning Map of Cache County – Affected Portion

William Cody Pitcher Rezone

THENCE N0°17'04"W 250.91 FEET ALONG SAID EAST LINE TO THE EAST BANK OF

SAID CANAL;

THENCE N27°38'32"E 167.67 FEET ALONG SAID EAST BANK;

THENCE N23°37'17"E 340.21 FEET ALONG SAID EAST BANK TO THE POINT OF

BEGINNING.

CONT 16.13 AC

**CACHE COUNTY COUNCIL MEETING**  
**AUGUST 9, 2022**

**ATTACHMENT 2**

## **Ordinance No. 2022-24**

### **Cache County, Utah**

#### **Martin Bench Rezone**

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An ordinance amending the County Zoning Map by rezoning 34.06 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 July 7, 2022, the Planning Commission held a public hearing, accepted all comments, and 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 August 9, 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.

**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**

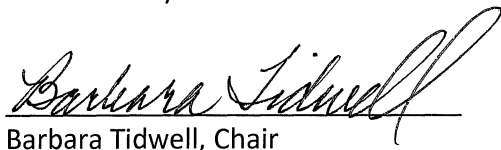
This ordinance takes effect on \_\_\_\_\_, 2022. Following its passage but prior to the effective date, a copy of the ordinance shall be deposited with the County Clerk and a short summary of the ordinance shall be published in a newspaper of general circulation within the County as required by law.




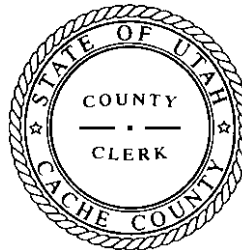
**7. Council Vote and Final Action**

Date: <u>8 / 9 / 2022</u>	<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	✓			
<b>Total:</b>	<b>7</b>			
<b>Final action:</b>	<u>7</u> Adopt      _____ Reject			

Cache County Council:

  
Barbara Tidwell, Chair

Attest:

  
Jess Bradfield, Clerk  
Cache County

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## Action of the County Executive

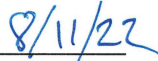
Regarding Ordinance 2022-24, the Martin Ranch Rezone

☒ Approve

☐ Disapprove (A Statement of Objection is attached)

  
\_\_\_\_\_

David Zook, Executive  
Cache County

  
\_\_\_\_\_  
Date

**Ord 2022-24**  
**Martin Bench Rezone**  
**Amending the Cache County Zoning Map by rezoning**  
**34.06 acres of property from the Agricultural (A10) Zone**  
**to the Rural 5 (RU5) Zone.**

## County Council action

Hold a public hearing on August 9, 2022.

If approved, the rezone will take effect 15 days from the date of approval.

### Planning Commission action

Approval (6-yea; 0-nay).

Public hearing held on July 7, 2022.

Conclusion: Based on the findings of fact noted herein, the Martin Bench 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.

**Staff Report review by Development Services Planning Manager**

Tim Watkins

## Staff Report by County Planner

Angie Zetterquist

## General Description

This ordinance amends the County Zoning Map by rezoning 34.06 acres from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone.

**Additional review materials included as part of Exhibit A**

## Staff Report to Planning Commission

## Staff Report: Martin Bench Rezone

7 July 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:** Chad & Laurie Martin

**Parcel ID#:** 11-015-0003

**Staff Recommendation:** None

**Type of Action:** Legislative

**Land Use Authority:** Cache County Council

## Location

*Reviewed by Angie Zetterquist*

**Project Address:**

1032 South 7000 West  
near Mendon

**Acres:** 34.06

**Current Zoning:**

Agricultural (A10)

**Proposed Zoning:**

Rural 5 (RU5)

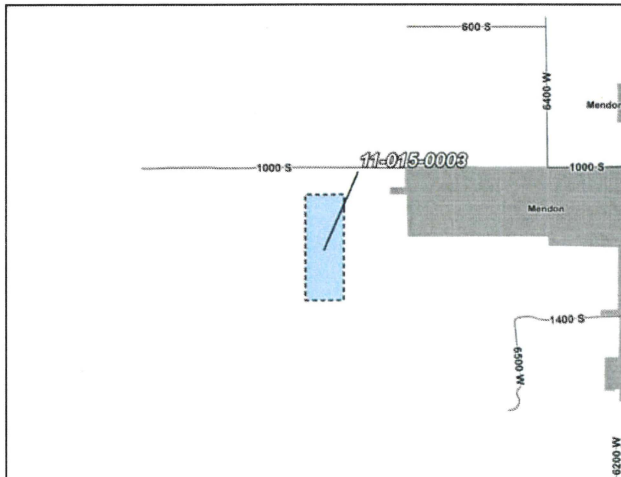
**Surrounding Uses:**

North – Agricultural/Residential

South – Agricultural

East – Agricultural/Forest Recreation

West – Agricultural



## Findings of Fact

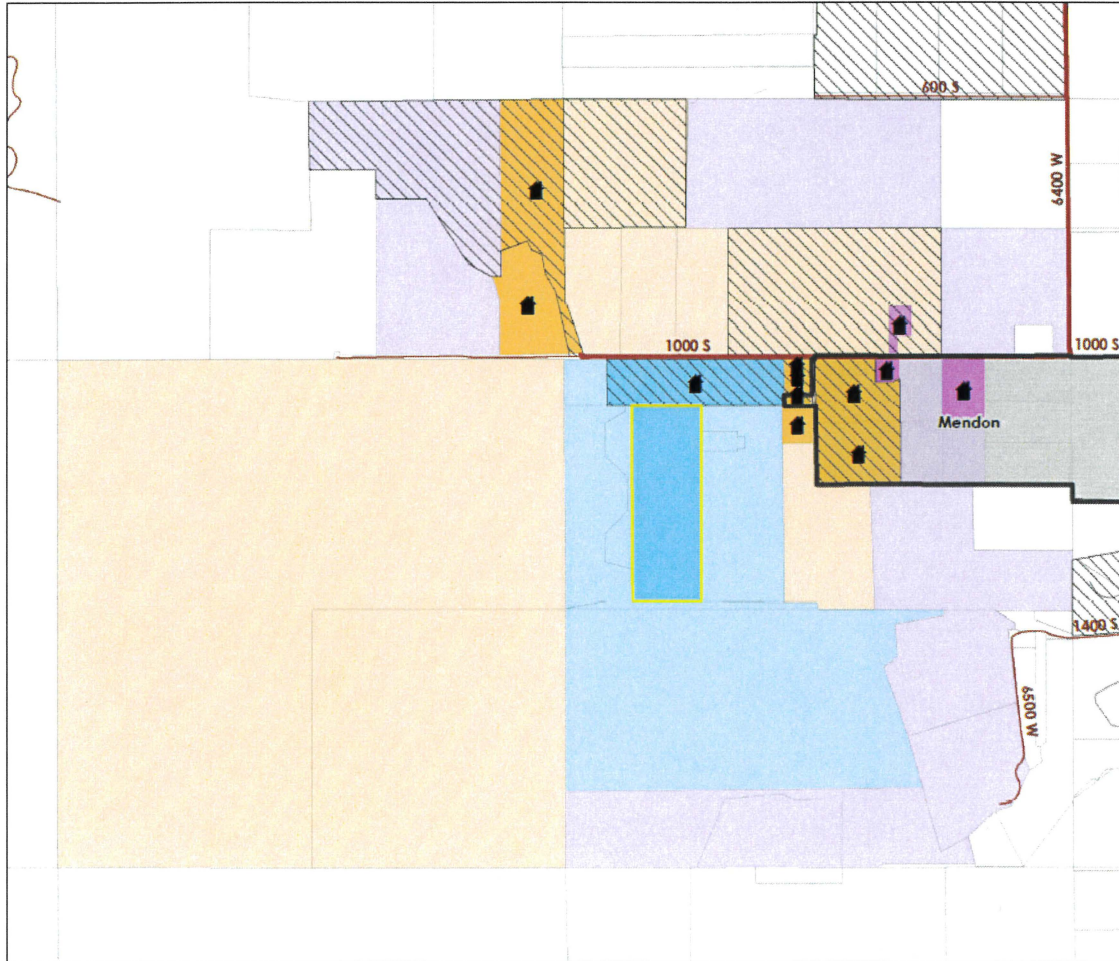
### A. Request description

1. A request to rezone 34.06 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. Due to the presence of non-developable sensitive areas, the maximum number of buildable lots will be limited to 4 or 5 lots. The applicant's stated intention is to create a 3-lot subdivision for family members, which, due to the presence of sensitive areas on the subject property, they were not able to meet the minimum net developable acreage required in the A10 Zone.

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 legal as it is in the same size and configuration as it was on August 8, 2006.
- ii. Average Lot Size: (See Attachment A)



Average Parcel Size	
Adjacent Parcels	With a Home: 20 Acres (1 Parcel)
	Without a Home: 33.4 Acres (8 Parcels)
1/4 Mile Buffer	With a Home: 11.1 Acres (6 Parcels)
	With a Home in Mendon City: 8.9 Acres (3 Parcels)
	Without a Home: 68.3 Acres (16 Parcels)
1/2 Mile Buffer	With a Home: 9.9 Acres (7 Parcels)
	With a Home in Mendon City: 6.7 Acres (5 Parcels)
	Without a Home: 61.5 Acres (24 Parcels)
	Without a Home in Mendon City: 6.6 Acres (3 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, a few single family dwellings, and access to forest recreation areas. The Mendon City boundary is approximately 0.15 miles to the subject property at its closest boundary.
- v. Sensitive Areas: There are a number of sensitive areas located on the subject property (Attachment B) including steep (>30%) and moderate slopes (20-30%), FEMA floodplain, wildfire hazard areas, Wildland-Urban Interface, and Zone 2 of a Source Water Protection Area. Steep slopes are not developable and septic systems are not allowed in Zones 1 or 2 of a Source Water Protection Area. The other sensitive areas will require additional analysis and review as part of a subdivision process.
- vi. Annexation Areas: The subject property is located within Mendon City's future annexation area. The applicant provided a letter from Mendon City (Attachment C) stating that the applicant has discussed the rezone with the City Council and the Council agreed in a unanimous vote that they had no objection to the rezone request..
- vii. 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 closest boundary of Mendon is located less than 900 feet away from the subject property. The nearest RU5 zone is east of the subject property approximately 6 miles away as the crow flies on the west side of Logan. This RU5 zone, the Janet Ryan Rezone, included a total of 13.6 acres and was approved in 2012 as Ordinance 2012-04. A subdivision request has not been processed for that property to date. There are a few Rural 2 (RU2) Zoned properties to the south and west of the Mendon border.

**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:

a. The subject property does not have frontage on a public or private road.

b. Current access to the property is via a series of easements for private roads (i.e., 900 South and 6800 West). However, the legality of the access and the ownership of the private roads is unclear due to the various easements, annexation of 6800 West by Mendon, and the multiple property owners involved.

c. The applicant anticipates providing access and frontage for a future subdivision on a private road that will cross parcel #11-015-0041, which they also own, from 1000 South, a County road.

a. 1000 South:

i. Is an existing county facility that provides access from Mendon City to forest recreation areas, agricultural uses, and a few single-family dwellings.

ii. Is classified as a Minor Local road.

iii. This portion of 1000 South consists of a 20-foot-wide substandard gravel road.

iv. The remainder of 1000 South going east is within Mendon City limits and ranges from 18-20 feet in width. A full review of the Mendon City portion of the road was not conducted, but is considered substandard compared to the County Standards for a Minor Local road.

v. Is maintained year around.

**D. Service Provisions:**

11. §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.

12. §16.04.080 [F] Solid Waste Disposal – Logan City Environmental provides refuse collection for the subject property. Refuse containers must be placed on 6800 West for collection, which is north and west of the subject property at the Mendon City boundary. The applicant will need to provide sufficient shoulder space along the road for all refuse containers to be placed 3-to-4 feet apart and be located far enough off the road so as to not interfere with passing traffic. A County Encroachment Permit is required to make the required shoulder improvements for refuse collection in the County right-of-way.

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

13. Public notice was posted online to the Utah Public Notice Website on 24 June 2022.
14. Notices were posted in three public places on 24 June 2022.
15. Notices were mailed to all property owners within 300 feet on 24 June 2022 and to Amalga Town on 28 June 2022.
16. At this time, no written public comment regarding this proposal has been received by the Development Services Office.

**Conclusion**

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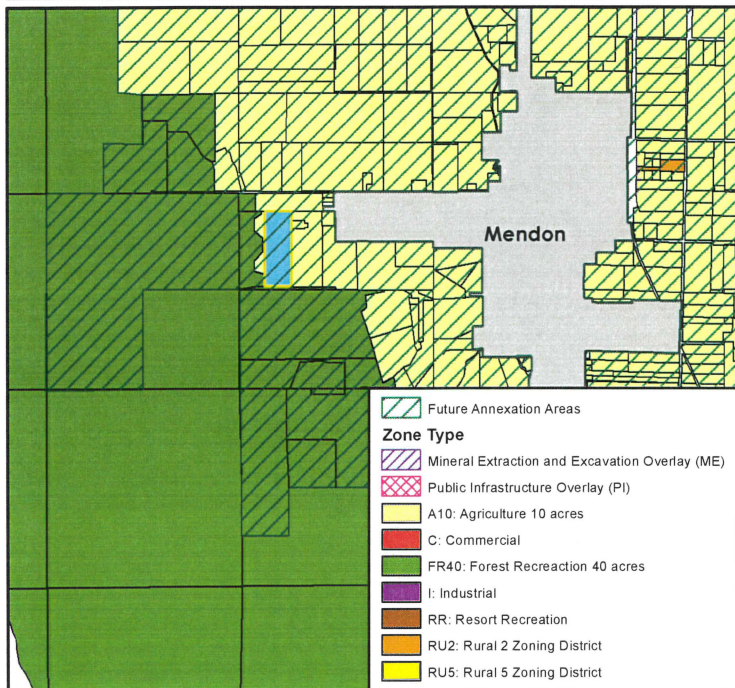
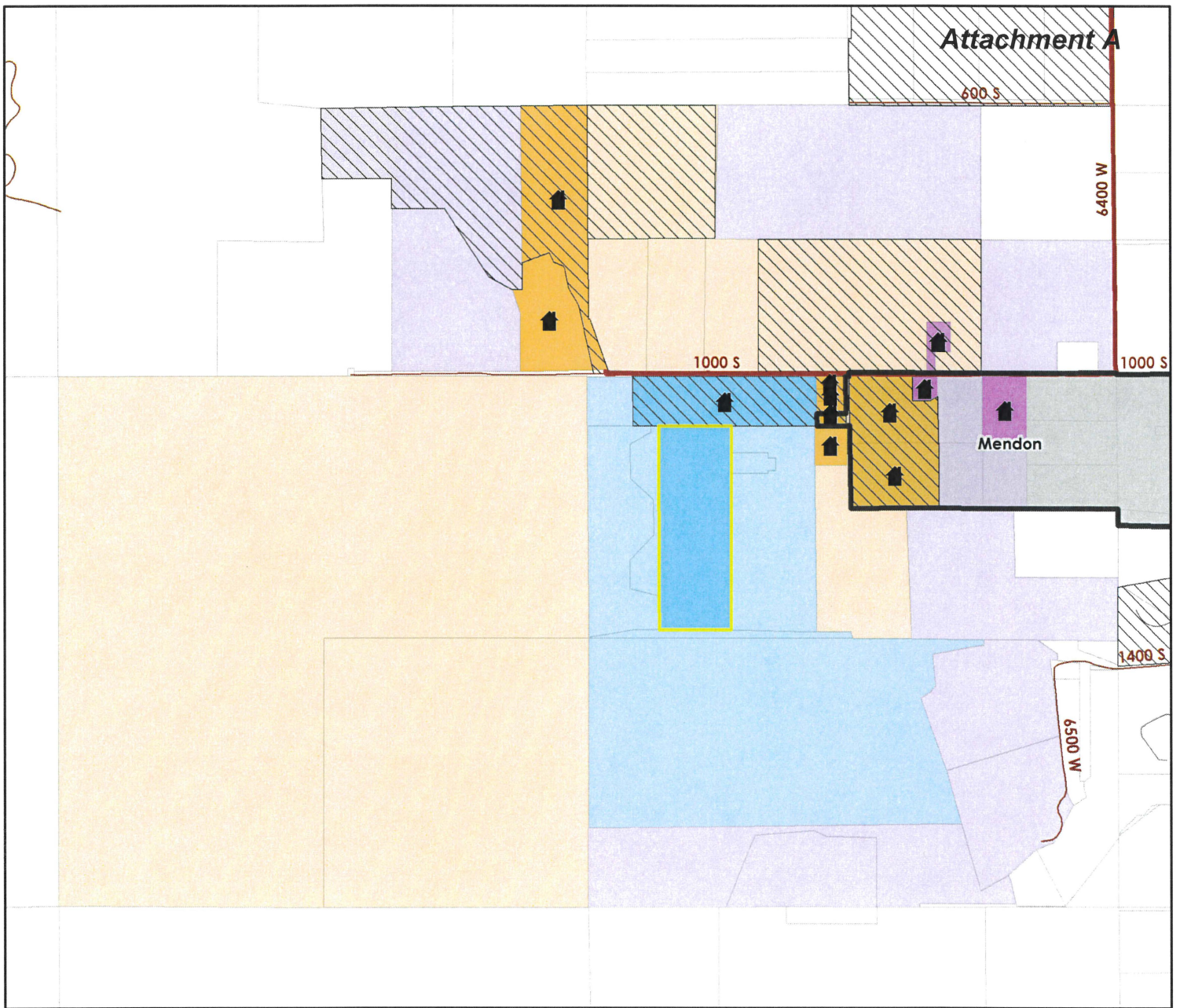
The Martin Bench Rezone, a request to rezone 34.06 acres from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone has been reviewed in conformance with Title 17 of the Cache County Land Use Ordinance and the County Manual of Roadway Design and Construction Standards. Staff has not made a recommendation on this request and can assist the Planning Commission in drafting a recommendation based on the findings of fact identified above and any others identified at the public hearing.

**Planning Commission Conclusion**

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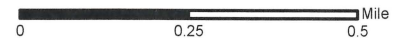
Based on the findings of fact noted herein, the Martin Bench Rezone is hereby recommended for approval to the County Council as follows:

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



## Legend

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



## Average Parcel Size

Adjacent Parcels	With a Home: 20 Acres (1 Parcel)
	Without a Home: 33.4 Acres (8 Parcels)
1/4 Mile Buffer	With a Home: 11.1 Acres (6 Parcels)
	With a Home in Mendon City: 8.9 Acres (3 Parcels)
1/2 Mile Buffer	Without a Home: 68.3 Acres (16 Parcels)
	With a Home: 9.9 Acres (7 Parcels)
	With a Home in Mendon City: 6.7 Acres (5 Parcels)
	Without a Home: 61.5 Acres (24 Parcels)
	Without a Home in Mendon City: 6.6 Acres (3 Parcels)



6/7/2022



## GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

**Parcel Number:** 11-015-0003

**Property Address:** (Not Available)

**Tax Roll Acreage:** 34.06

**Owner Name:** CHAD E & LAURIE A TRS  
MARTIN

**Owner Address:** PO BOX 505  
MENDON, UT 84325-0505

**Jurisdiction:** Cache County

**Future**

**Annexation Area:** Mendon

**Base Zone:** A10

**Overlay Zone:** None

Generated on 27 May, 2022 at 10:00 AM



Comprehensive maps can be found  
at [www.cachecounty.org/gis](http://www.cachecounty.org/gis)

**Initial Parcel** Potentially a legal parcel

**Legality Review:** Appears to have the same configuration as on August 8, 2006

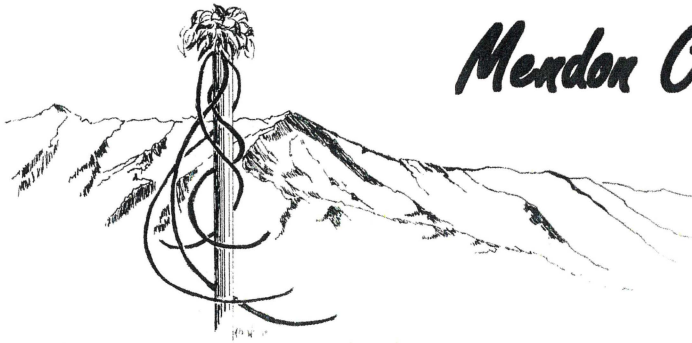
**NOTE:** Parcel legality does **NOT** guarantee that a parcel or lot is buildable; it is only one step in the development process. All other requirements must still be met. Parcel legality should be verified before submitting a land use application.

## Areas That May Require Further Analysis

Canals	Source Water Protection	Wildland-Urban Interface
FEMA Floodplain	Zones 1 or 2	Wildfire Hazard Areas
County Floodplain Buffer	Moderate Slopes	
	Steep Slopes	

This overview is based on the information in the Cache County GIS databases. Please verify the potential presence of areas requiring further analysis with the County's webmaps. Sections 17.10, 17.17, and 17.18 of the Cache County Land Use Ordinance contain the development standards and requirements associated with these areas. The definition of "Parcel/Lot" in Section 17.07.040 outlines parcel legality.

Cache County assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein. All datasets may contain errors. The information shown here is not intended to replace evaluation by a competent, licensed professional. In particular, the parcel boundaries are representational only and are not legal definitions of real property, nor are they intended to replace a land survey by a licensed surveyor.



# *Mendon City Corporation*

P.O. Box 70 Mendon, UT  
84325

Phone (435) 753-3449  
[www.mendoncity.org](http://www.mendoncity.org)

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May 17, 2022

Cache County Office  
179 Main Street  
Logan, UT.  
84321

To Whom It May Concern,

Chad and Laurie Martin appeared before Mendon City Council on May 12, 2022. They represented to City Council their plans to rezone their property (T/N 11-015-0003) from A10 to RU5 zoning. They also represented to City Council that a letter from Mendon City is being requested by the County towards this process as their property is currently within the county jurisdiction but near to Mendon City.

Council discussed with the Martin's that Mendon City property is gated off for a water protection zone and must not be trespassed with any future septic systems. Martin's agreed to this. Council also questioned the anticipated septic systems and Martin's represented that this had been addressed with the county. Lastly, council note that 8 of the total 30+ acres is in a very steep slope and that this anticipated development should not cause spring runoff drainage issues towards Mendon City. Future erosion and drainage may happen to property to the east.

Therefore, Mendon City Council unanimously have no objection to the proposed zone change as represented to the Mendon City Council that only 3 homes will be built due to the steep slope on the property.

Regards.

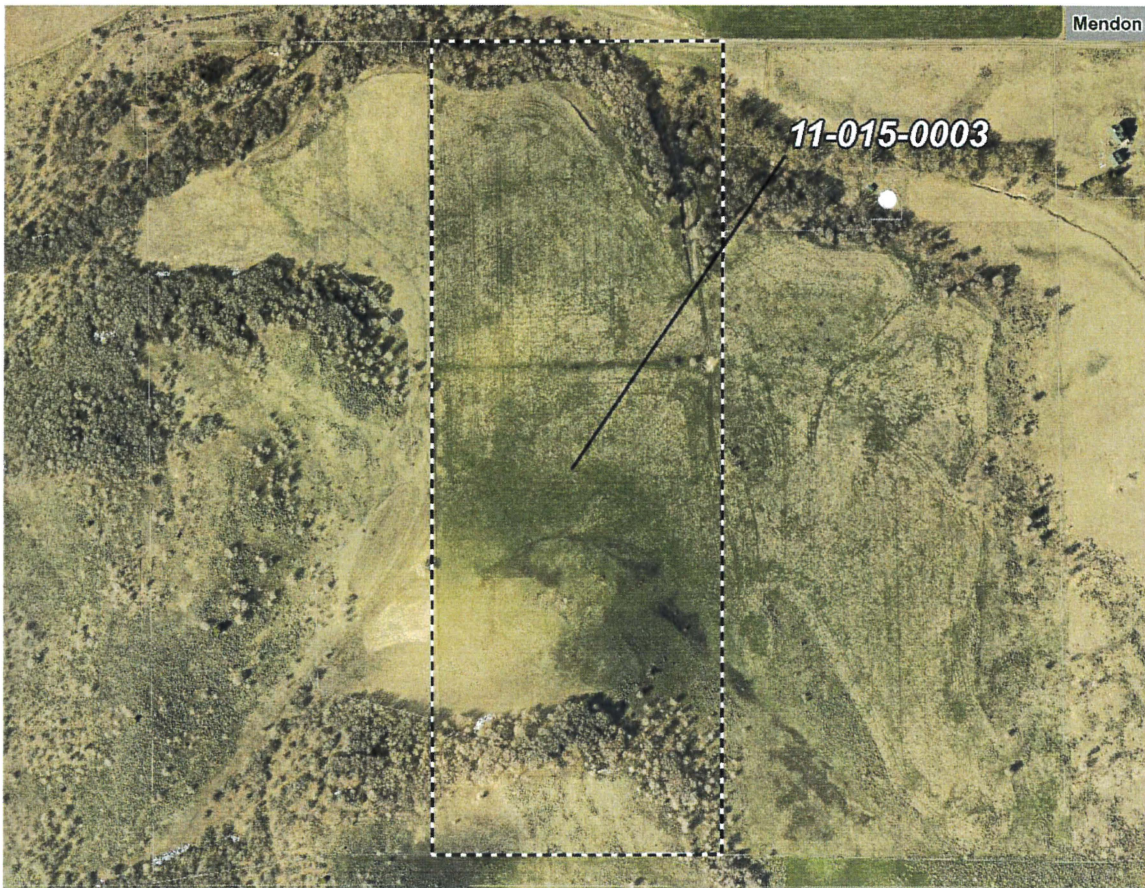
A handwritten signature in blue ink, appearing to read "Ed Buist". The signature is stylized with a large "E" and a long, sweeping underline.

Mayor Ed Buist



## Exhibit B: Ordinance 2022-24

Zoning Map of Cache County – Affected Portion  
Martin Bench Rezone



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

**11-015-0003**

BEG AT PT 63.1 FT N & 725.7 FT E OF SW COR NW/4 SEC 7 T 11N R 1W & TH N 2027.51 FT TH S 89°08' E 731.19 FT TH S 2031.13 FT TH N 88°50'56" W IN FENCE 731.26 FT TO BEG SUBJ TO R/W ALG N 33 FT WITH 33 FT R/W IN 348/ 111 SUBJ TO 33 FT R/W IN 406/510 CONT 34.06 AC

**CACHE COUNTY COUNCIL MEETING**  
**AUGUST 9, 2022**

**ATTACHMENT 3**



## Ordinance No. 2022-25

### Cache County, Utah

#### Winnies Properties Rezone

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An ordinance amending the County Zoning Map by rezoning 35.2 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 July 7, 2022, the Planning Commission held a public hearing, accepted all comments, and recommended the denial 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 August 9, 2022, to consider any comments regarding the proposed rezone. The County Council accepted all comments; and

**Now, therefore**, the County Legislative Body of Cache County ordains as follows regarding the Woodbrey Rezone request:

**1. Statutory Authority**

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

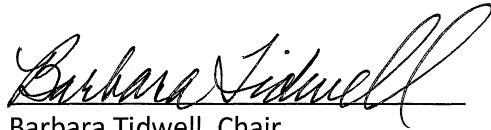
**2. Exhibits**

A. Exhibit A: Rezone summary and information

### 3. Council Vote and Final Action

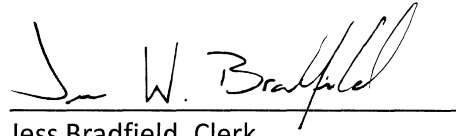
Date: <u>8 / 9 / 2022</u>	<u>Council Votes</u>			
<u>Council members</u>	In Favor	Against	Abstain	Absent
Paul Borup		✓		
Dave Erickson		✓		
Nolan Gunnell		✓		
Barbara Tidwell		✓		
Karl Ward		✓		
Gina Worthen		✓		
Gordon Zilles		✓		
<b>Total:</b>		7		
<b>Final action:</b>	<u>      </u> Adopt <u>      </u> ✓ Reject			

Cache County Council:

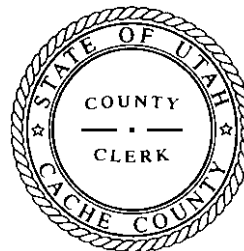


Barbara Tidwell, Chair

Attest:



Jess Bradfield, Clerk  
Cache County



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## **Action of the County Executive**

Regarding Ordinance 2022-25, the Winnies Properties Rezone

\_\_\_\_\_ Approve

\_\_\_\_\_ Disapprove (A Statement of Objection is attached)

---

David Zook, Executive  
Cache County

Date

## County Council action

If approved, the rezone will take effect 15 days from the date of approval.

Denial (6-yea; 0-nay).

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

1. The proximity of the subject properties to the boundaries of Wellsville City with access to utilities, emergency services, and infrastructure would be better served as part of a Wellsville City development through an annexation process.

Tim Watkins

Angie Zetterquist

This ordinance amends the County Zoning Map by rezoning 35.2 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.

## Staff Report to Planning Commission

## Staff Report: Winnies Properties Rezone

7 July 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:** Cameron Winquist

**Parcel ID#:** 10-043-0001, -0005

**Staff Recommendation:** Denial

**Type of Action:** Legislative

**Land Use Authority:** Cache County Council

## Location

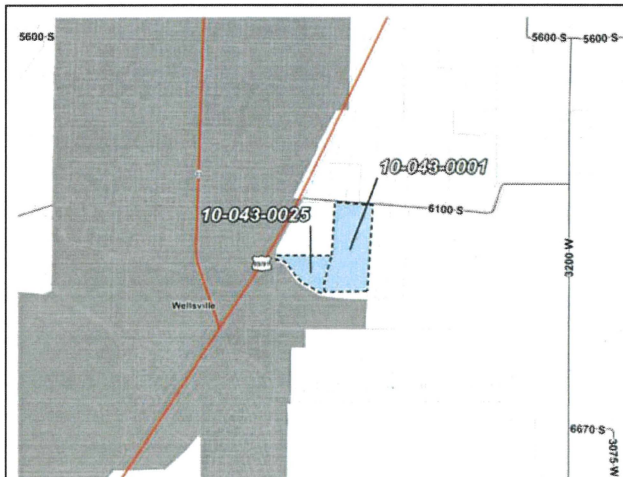
*Reviewed by Angie Zetterquist*

**Project Address:** 3798 West 6800 South/970 South 200 East  
Near Wellsville

**Current Zoning:** Agricultural (A10)  
**Proposed Zoning:** Rural 2 (RU2)

## Surrounding Uses:

North – Agricultural/Residential  
South – Agricultural/Wellsville City  
East – Agricultural/Residential  
West – Residential/Agricultural/Wellsville City



## Findings of Fact

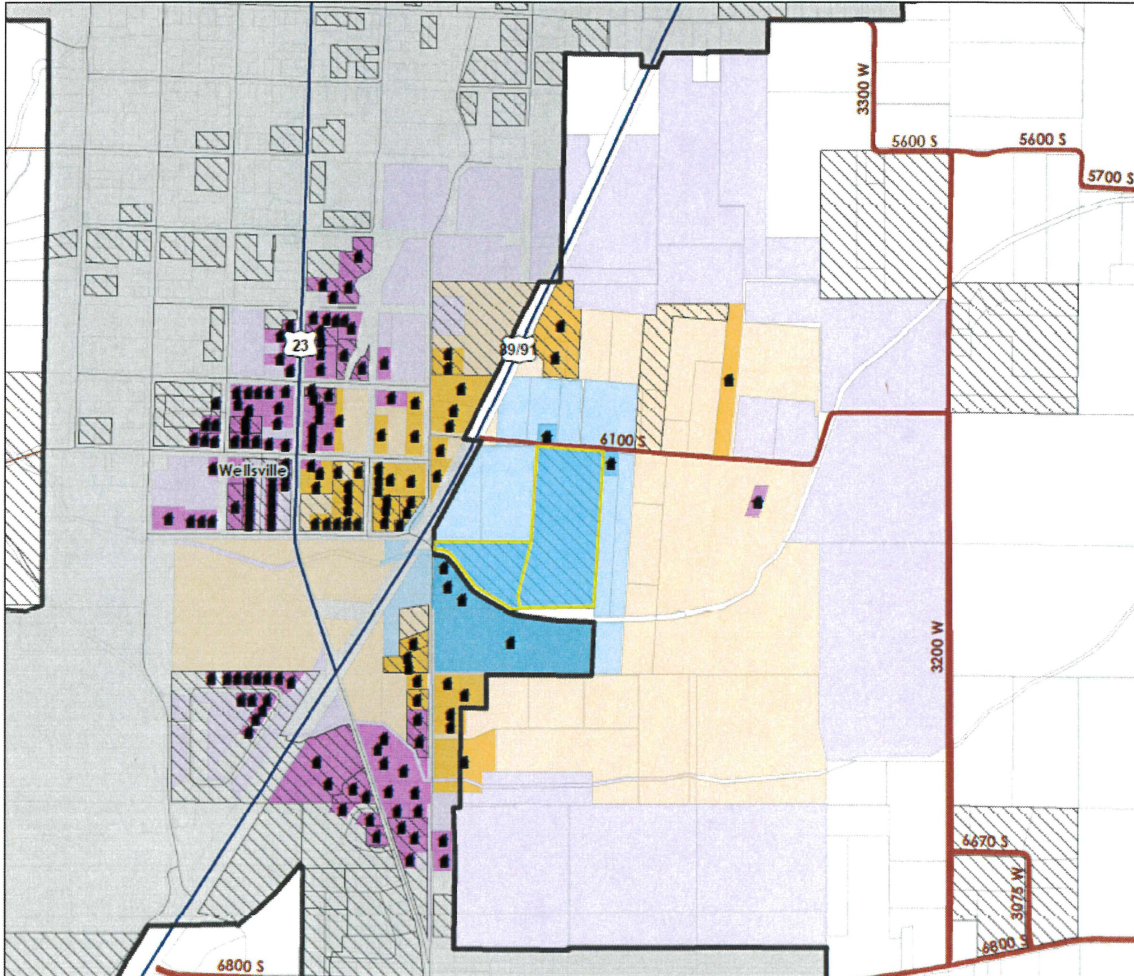
### A. Request description

1. A request to rezone 35.2 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 potential of 17 separate lots as part of a subdivision amendment process. The current A10 Zone allows for a maximum of 3 buildable lots.
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 properties are legal as it is in the same size and configuration as the McKay Leishman Lot-Split Subdivision approved and recorded in 2006.
- ii. Average Lot Size: (See Attachment A)



Average Parcel Size	
Adjacent Parcels	With a Home: 1 Acre (2 Parcels)
	With a Home in Wellsville City: 6.8 Acres (4 Parcels)
	Without a Home: 7.4 Acres (12 Parcels)
	Without a Home in Wellsville City: 1.6 Acres (5 Parcels)
1/4 Mile Buffer	With a Home: 3.2 Acres (5 Parcels)
	With a Home in Wellsville City: 1.6 Acres (48 Parcels)
	Without a Home: 9.1 Acres (36 Parcels)
	Without a Home in Wellsville City: 4 Acres (22 Parcels)
1/2 Mile Buffer	With a Home: 2.8 Acres (6 Parcels)
	With a Home in Wellsville City: 1 Acre (160 Parcels)
	Without a Home: 12.4 Acres (59 Parcels)
	Without a Home in Wellsville City: 2.7 Acres (60 Parcels)

The proposed RU2 zone allows a maximum density of 1 lot for every 2 acres, whereas the current A10 zone allows a maximum density of 1 lot for every 10 acres. With approximately 35.2 acres of property, the subject properties can be divided into a maximum of 3 buildable lots (i.e., one more than the existing 2 lot subdivision) under the current A10 Zone standards. A rezone to RU2 may allow up to 17 buildable lots.

- 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 agriculture and single family dwellings. The Wellsville City boundary is located immediately adjacent to the south and west of the subject properties. As part of the application submittal requirements, the applicant was required to provide a letter from the City regarding future annexation and access to services (Attachment B). In that letter dated May 6, 2022, the City states that no utility services are being provided, but that the City strongly recommends annexation into Wellsville.
- v. **Annexation Areas:** The subject property is located within the Wellsville City future annexation area. Wellsville City submitted a 2<sup>nd</sup> letter signed by Mayor Thomas G. Bailey dated June 27, 2022, in which they oppose the proposed rezone (Attachment C). The key reasons listed in the letter of opposition include: Wellsville City infrastructure (i.e., water and sewer) is located in close proximity to the properties and will be better for a development versus individual septic systems and wells; future county development will benefit from Wellsville amenities and services without contributing to the City's tax base or impact fees; and the proposed rezone would interrupt and undermine the City's Master Plan.
- 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. However, the zone has generated concerns from several municipalities that the development pattern is not compatible with their future annexation and growth expansion plans. The Wellsville City boundary is immediately south and west the subject properties. The nearest RU2 zone is 3.8 miles north and west of the subject properties at approximately 3200 South Hwy 23, near Mendon but not immediately adjacent to the town's boundary. This RU2 Zone was approved as the Rose Hills Subdivision Rezone in 2014. The Rose Hills Subdivision was approved as a 2-lot subdivision with an Agricultural Remainder in 2003. After the rezone was approved the subdivision



was amended to add one additional lot, but with 11.5 acres in the RU2 Zone there is the potential for two more building lots.

**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. §16.02.010 Standards and Lot Size – All subdivisions must meet the minimum lot and development standards as outlined in each base zone of the Cache County Zoning Ordinance and within this title.
8. Table 17.10.040 Site Development Standards – Minimum lot frontage required in the RU2 Zone is 90 feet.
9. §17.07.040 General Definitions – Lot/Parcel Frontage: that portion of a development site that abuts a public or private roadway. For the purposes of determining setback requirements on corner lots, all sides of a lot adjacent to a roadway shall be considered frontage
10. §16.04.040 [A] Roads – All roads must be designed and constructed in accordance with Title 12 of the County Code.
11. §12.02.010 Roadway Standards – Requirements for roadway improvement are provided in the current Manual of Roadway Design and Construction Standards (Road Manual).
12. A basic review of the access to the subject property identifies the following:
  - a. Primary access to the subject properties is from 6100 South, a County road.
13. 6100 South:
  - a. Is an existing county facility that provides access to multiple dwellings, agricultural uses, vacant lots, and provides through access from Hwy 89/91 to 3200 West.
  - b. Is classified as a Minor Local Road.
  - c. Is paved and varies in width from 18 to 20 feet.
  - d. Is considered substandard as to right-of-way, paved and gravel shoulder width, and clear zone.
  - e. Is maintained year round by the County.

**D. Service Provisions:**

14. §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.
15. §16.04.080 [F] Solid Waste Disposal – Logan City Environmental provides refuse collection in this area, but collection location and further requirements will be reevaluated based on any future development.

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

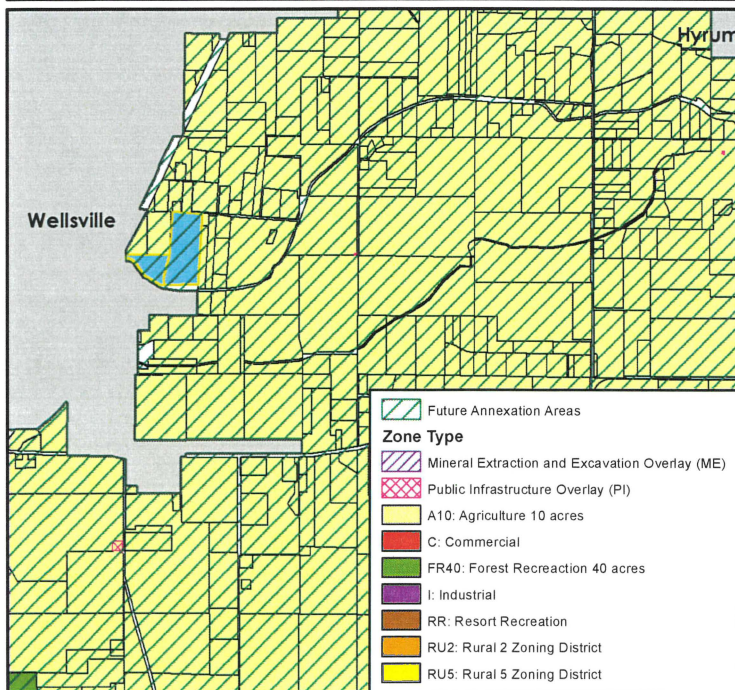
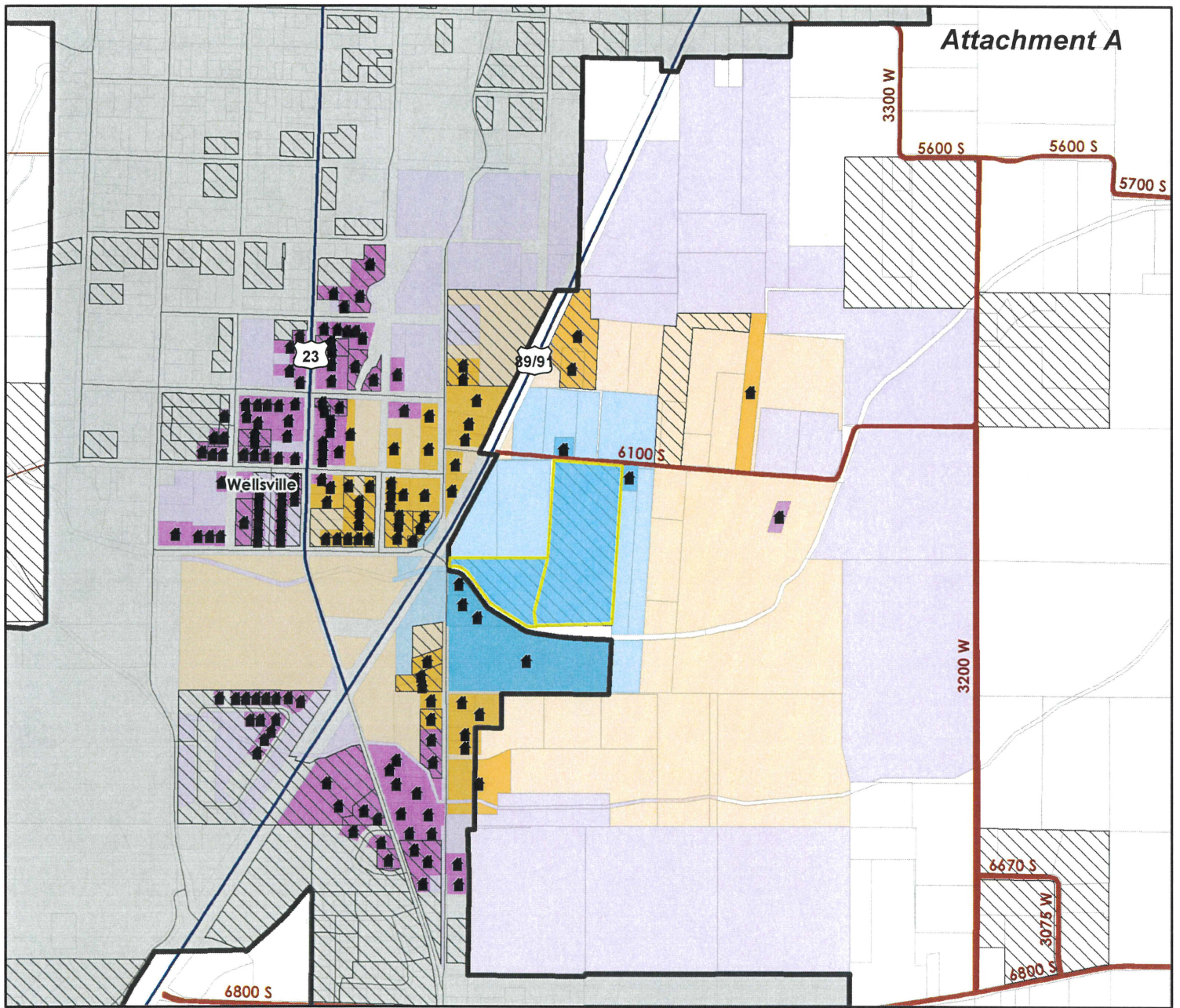
16. Public notice was posted online to the Utah Public Notice Website on 24 June 2022.
17. Notices were posted in three public places on 24 June 2022.
18. Notices were mailed to all property owners within 300 feet and Wellsville City on 24 June 2022.
19. As mentioned above, Wellsville City has submitted written comments opposing the rezone request. At this time, no additional written public comments regarding this proposal have been received by the Development Services Office.

**Recommendation & Conclusion**

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

1. The proximity of the subject properties to the boundaries of Wellsville City with access to utilities, emergency services, and infrastructure would be better served as part of a Wellsville City development through an annexation process.





## Legend

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

0 0.25 0.5 Mile

Average Parcel Size	
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6/7/2022





## WELLSVILLE CITY CORPORATION

75 East Main  
P.O. Box 6  
Wellsville, Utah 84339  
Phone: 435-245-3686  
Fax: 435-245-7958

**CITY MANAGER/RECORDER**

Scott E. Wells

**CITY TREASURER**

Leesa M. Cooper

## Attachment B

**MAYOR**

Thomas G. Bailey

**CITY COUNCIL**

Kaylene Ames

Bob Lindley

Denise N. Lindsay

Perry N. Maughan

Chad P. Poulsen

May 6, 2022

Cameron Winqvist  
Wellsville, Utah 84339

Dear Cameron:

Regarding your property tax id# 10-043-0001 & #10-043-0025, Wellsville City currently does not provide any utilities to this property.

However, considering the proximity of the property to existing utility lines, we strongly recommend that you consider the option of annexing this property into Wellsville City.

We thank you for your interest in building in Wellsville City.

Sincerely,

Scott Wells  
WELLSVILLE CITY CORPORATION

SW/dl



**WELLSVILLE CITY CORPORATION**

75 East Main  
P.O. Box 6  
Wellsville, Utah 84339  
Phone: 435-245-3686  
Fax: 435-245-7958

**CITY MANAGER/RECORDER**

Scott E. Wells

**CITY TREASURER**

Leesa M. Cooper

**MAYOR**

Thomas G. Bailey

**CITY COUNCIL**

Kaylene Ames

Bob Lindley

Denise N. Lindsay

Perry N. Maughan

Chad P. Poulsen

June 27, 2022

Cache County Council and Planning Commission  
199 North Main, Suite 305  
Logan, Utah 84321

Dear County Council and Planning Commission Members:

On behalf of the city of Wellsville, I am writing to express opposition to the proposed development of property on the eastern border of Wellsville City limits. This property is identified by Parcel #'s 10-043-0001 and 10-043-0025.

We acknowledge that a property owner has certain rights. However, we also believe that it is important to look to the future and have an enlarged perspective of how an individual property owner's rights and desires will impact adjoining lands. This proximity of this proposed development to Wellsville City makes it an obvious location for annexation and expansion and is addressed as such in Wellsville's Master Plan.

Following are some of the key reasons Cache County should deny the proposed subdivision:

- a. The property is located close to Wellsville City infrastructure such as culinary water and sewer. Water is a valuable resource, and it would be wise to provide it in a managed and measured way rather than having a multitude of wells. A sanitary sewer collection system is more efficient and safer than numerous septic tanks would be.
- b. While residents of the proposed subdivision would certainly benefit from their proximity to Wellsville's parks, recreation programs, EMS, and fire department, Wellsville City would not receive any monetary benefit from those homes or families. The City would not receive impact fees or property taxes to help offset the cost of providing amenities and services to those living in the proposed development.
- c. Wellsville City has put tremendous time and effort into developing a sound Master Plan. We firmly believe that the property in question should NOT be developed in a manner that interrupts and undermines the managed growth detailed in our Master Plan. If the property is developed, it should be in congruence with the surrounding area and not hinder future growth.

Thank you for your consideration of our request. I encourage any member of the council or commission to reach out to me with any questions or concerns that I can address.

Sincerely,

Thomas G. Bailey, Mayor  
TGB/lc

**CACHE COUNTY COUNCIL MEETING**  
**AUGUST 9, 2022**

**ATTACHMENT 4**



**RESOLUTION NO. 2022-22**  
**CACHE COUNTY, UTAH**

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RESOLUTION DECLARING THAT CACHE COUNTY WILL NOT ACCEPT, CONSIDER, OR GRANT ANY APPLICATION FOR A PROPERTY TAX DEFERRAL UNDER UTAH CODE § 59-2-1802 BEFORE JANUARY 1, 2025, UNLESS REQUIRED TO DO SO BY STATUTORY AMENDMENT SUBSEQUENT TO THE ADOPTION OF THIS RESOLUTION

WHEREAS, during its 2022 General Session the Utah Legislature passed Senate Bill 25, titled Property Tax Deferral Amendments (“Senate Bill 25”), which addresses the deferral of property taxes for certain owners of single-family residences; and

WHEREAS, to be an “eligible owner” under Senate Bill 25 a person must own “an attached or a detached single-family residence”; be “75 years old or older on or before December 31 of the year in which the individual applies for a deferral”; have household income that “does not exceed 200% of the maximum household income certified to a homeowner’s credit described in [Utah Code] Section 59-2-1208”; and have household liquid resources that “do not exceed 20 times the amount of property taxes levied on the owner’s residence for the preceding calendar year,” Utah Code §§ 59-2-1801(3); and

WHEREAS, the tax deferral allowed under Senate Bill 25 applies only to single-family residences with values “no greater than 100% of the median property value of attached and detached single-family residences within the county,” Utah Code § 59-2-1802(4)(c); and

WHEREAS, many questions regarding how to properly and practically implement Senate Bill 25 remain unanswered, including, for example, the following:

- What should be done about a tax delinquency already existing when an eligible owner turns 75 year old?
- What should be done if an eligible owner applies for a deferral one year but neglects to file for a deferral in a subsequent year?
- If the deferral period ends and taxes become delinquent, is a tax sale appropriate after 1 year of subsequent delinquency or only after 5 years of subsequent delinquency?
- What is meant by “lump sum payments” when Senate Bill 25 tells counties to calculate “household liquid resources” based on an individual’s “cash on hand,” “money in a checking or savings account,” “savings certificates,” “stocks or bonds,” and “lump sum payments”?
- Should counties consider attached and detached single family residences as separate groups or a single group when determining “the median property value of attached and detached single-family residences”?
- If both spouses names are on the title of a single-family residence, do both spouses have to be 75 years old or older for taxes on that residence to be deferred?

WHEREAS, Senate Bill 25 gives Counties the option to defer or not defer property taxes for qualifying owners of single-family residences for tax years 2022, 2023, and 2024 and does

not require Counties to defer property taxes for qualifying owners of single-family residences until tax year 2025; and

WHEREAS, Cache County believes that questions regarding proper and practical implementation of tax laws should be answered, where possible, prior to implementation of those laws; and

WHEREAS, Cache County anticipates that the Utah Legislature will likely clarify provisions of Senate Bill 25 during the legislative sessions between now and January 1, 2025;

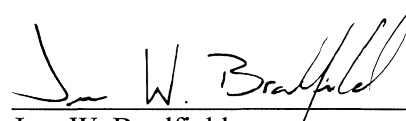
NOW, THEREFORE, it is hereby resolved by the Cache County Council that Cache County will not accept, consider, or grant any application for a property tax deferral under Utah Code § 59-2-1802 before January 1, 2025, unless required to do so by statutory amendment subsequent to the adoption of this Resolution.

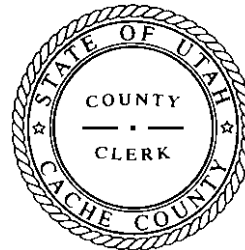
RESOLVED this 9<sup>th</sup> day of August 2022.

CACHE COUNTY COUNCIL

  
Barbara Tidwell, Chair

ATTEST:

  
Jess W. Bradfield  
Cache County Clerk



**CACHE COUNTY COUNCIL MEETING**  
**AUGUST 9, 2022**

**ATTACHMENT 5**



## CACHE COUNTY RESOLUTION 2022 - 23

### A RESOLUTION TO ENTER INTO AN INTERLOCAL COOPERATION AGREEMENT WITH NIBLEY CITY REDEVELOPMENT AGENCY FOR THE PURPOSE OF REMITTANCE OF TAX REVENUE TO INCENTIVIZE DEVELOPMENT IN THE AGREEMENT AREA

WHEREAS, Chapter 13 of Title 11 of the Utah Code enables interlocal cooperation between local governmental units to make the most efficient use of their powers on a basis of mutual advantage for the promotion of the general welfare; and

WHEREAS, the County Council, in regular meeting, lawful notice of which has been given, finds that it is in the best interests of the citizens of Cache County to enter into an interlocal agreement with the Nibley City Redevelopment Agency to incentivize the economic development of the County;

NOW THEREFORE, BE IT RESOLVED that the County Council approves the adoption of the following resolution:

#### Section 1: Franchise Agreement.

The Cache County Executive is hereby authorized to execute the Interlocal Agreement between Cache County and Nibley City Redevelopment Agency (attached hereto as Attachment 1) on the terms set forth in that agreement.

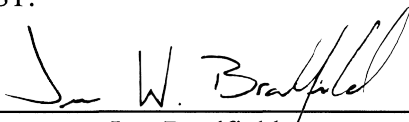
#### Section 2: Effective Date

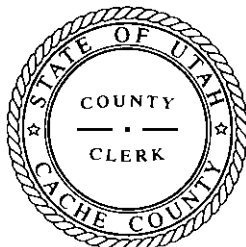
This Resolution shall be effective immediately upon its adoption.

PASSED AND APPROVED this August 9, 2022.

By:   
Barbara Tidwell  
Council Chair

ATTEST:

By:   
Jess Bradfield  
County Clerk





## ATTACHMENT 1

### INTERLOCAL COOPERATION AGREEMENT

THIS INTERLOCAL COOPERATION AGREEMENT is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2022, by and between the **NIBLEY CITY REDEVELOPMENT AGENCY**, a community reinvestment agency and political subdivision of the State of Utah (the “Agency”), and **CACHE COUNTY**, a political subdivision of the State of Utah (the “County”) in contemplation of the following facts and circumstances:

A. **WHEREAS**, the Agency is operating under the provisions of the Limited Purpose Local Government Entities - Community Reinvestment Agency Act, Title 17C of the UCA (the “Act”), and is authorized and empowered under the Act to undertake, among other things, various community development activities pursuant to the Act, including, among other things, assisting Nibley City (the “City”) in development activities that are likely to advance the policies, goals and objectives of the City’s general plan, contributing to capital improvements and investments which substantially benefit the City, creating economic benefits to the City, and improving the public health, safety and welfare of its residents; and

B. **WHEREAS**, this Agreement is made pursuant to the provisions of the Act and the Interlocal Cooperation Act (UCA Title 11, Chapter 13) (the “Cooperation Act”); and

C. **WHEREAS**, the Agency has established the MALOUF COMMUNITY REINVESTMENT PROJECT AREA (the “Project Area”) located within the vicinity of Nibley City (the “City”) East of Highway 89 and North of 3200 South, it also includes a 55-acre parcel which is located north of the Malouf Headquarters and is the parcel north of 2600 South, as outlined in Exhibit “A” (the “Property”), through the adoption of the Malouf Community Reinvestment Project Area Plan (the “Project Area Plan”), located within the City, which Project Area is described in Exhibit “B” attached hereto along with any amendments is incorporated herein by this reference; and

D. **WHEREAS**, the Project Area contains mostly vacant and underutilized land, which is anticipated to include more developments, with encouragement and planning by the Agency, such as an expanded headquarters, townhomes, single family homes, parks and recreation areas, a marketplace, retail lots, and trails. The Agency may enter into one or more participation agreements with one or more developer(s) which will provide certain terms and conditions upon which the Project Area will be developed using, in part, “Tax Increment” (as that term is defined in the Act), generated from the Project Area; and

E. **WHEREAS**, historically, the Project Area has generated a total of **\$207,906** per year in property taxes for the various taxing entities, including the City, Cache County (the “County”), Cache County School District (the “School District”), the Millville-Nibley Cemetery Maintenance District (the “Cemetery District”), and the Cache Mosquito Abatement District (the “Mosquito District”), with only **\$30,858** being generated annually for the County; and

F. **WHEREAS**, upon full development as contemplated in the Project Area Plan, property tax increment produced by the Project Area for the City, County, the School District, the Cemetery District, and the Mosquito District are projected to total approximately **\$1,577,880** per year, with **\$234,191** going to the County; and

G. **WHEREAS**, the Agency has requested the City, County, the School District, the Cemetery



District, and the Mosquito District to participate in the promotion of development in the Project Area by agreeing to remit to the Agency for a specified period of time portions of the increased property tax (i.e., Tax Increment,) which will be generated by further development within the Project Area; and

H. **WHEREAS**, it is in the best interest of the residents of the County for the County to remit such payments to the Agency to permit the Agency to leverage private development within the Project Area; and

I. **WHEREAS**, the Agency has retained Lewis Young Robertson & Burningham, Inc., an independent financial consulting firm with substantial experience regarding community reinvestment projects and tax increment funding across the State of Utah, to prepare the Project Area Plan and Budget; and

J. **WHEREAS**, the Agency adopted the Malouf Community Reinvestment Project Area Budget (the "Project Area Budget"), a copy of which is attached as **Exhibit "C"** along with any amendments is incorporated herein by this reference, which Project Area Budget, generally speaking, outlines the anticipated generation, payment and use of Tax Increment within the Project Area; and

K. **WHEREAS**, the parties desire to set forth in writing their agreements regarding the nature and timing of such assistance;

NOW, THEREFORE, the parties agree as follows:

1. **Additional Tax Revenue.** The County has determined that significant additional property tax revenue (i.e., Tax Increment, as defined by the Act) will likely be generated by the development of public amenities within the Project Area as described in further detail in the Project Area Plan and Project Area Budget. Each of the parties acknowledge, however, that the development activity required for the generation of the Tax Increment is not likely to occur within the foreseeable future or to the degree possible or desired without Tax Increment participation in order to induce and encourage such development activity.
2. **Offset of Development Costs and Expenses.** The County has determined that it is in the best interests of its residents to pay or distribute specified portions of its Tax Increment to the Agency in order for the Agency to support the construction of public amenities and other development related costs needed to serve the Project Area, to the extent permitted by the Act, the Project Area Plan, and the Project Area Budget, each as adopted and amended from time to time.
3. **Base Year and Base Year Value.** The base year, for purposes of calculation of the Base Taxable Value (as that term is defined in the Act), shall be tax year 2020, meaning the Base Taxable Value shall, to the extent and in the manner defined by the Act, be equal to the equalized taxable value shown on the 2020 Cache County assessment rolls for all property located within the Project Area (which is currently estimated to be **\$19,895,331**, but is subject to final adjustment and verification by the County and Agency).
4. **Agreement(s) with Developer(s).** The Agency is authorized to enter into one or more participation agreements with one or more participants which may provide for the payment of certain amounts of Tax Increment (to the extent such Tax Increment is actually paid to and received by the





Agency from year to year) to the participant(s) conditional upon the participant (s)'s meeting of certain performance measures as outlined in said agreement. Such agreement shall be consistent with the terms and conditions of this Agreement, shall require as a condition of the payment to the participant(s) that the respective participant or its approved successors in title as owners of all current and subsequent parcels within the Project Area, shall pay any and all taxes and assessments which shall be assessed against the Property in accordance with levies made by applicable municipal entities in accordance with the laws of the state of Utah applicable to such levies, and such other performance measures as the Agency may deem appropriate.

5. **Payment Trigger.** The first year ("Year One") of payment of Tax Increment from the County to the Agency shall be determined by the Agency, but the Agency will trigger the Project Area for collection no later than by 2025. Each subsequent year, beginning with the first year after Year One, shall be defined in sequence as Year Two through Year Fifteen. The Agency may trigger the collection of Tax Increment by timely delivering a letter or other written request to the Cache County Auditor's office.

6. **Total Payment to Agency.** The County shall authorize the County to remit to the Agency, beginning with property tax receipts in Year One, and continuing through Year Fifteen, 75%, as specified in the Project Area Budget, of the annual Property Tax Increment generated from within the Project Area, including the real (*i.e.*, building, land, and fixtures), personal, and centrally assessed property within the Project Area.

7. **Property Tax Increase.** This Agreement provides for the payment of the increase in real property, personal property, and centrally assessed property taxes collected from the Project Area by the County acting as the tax collection agency for the County. Without limiting the foregoing, this Agreement includes Tax Increment resulting from an increase in the tax rate of the County, which is hereby expressly approved as being included in Tax Increment as required by Section 17C-1-407 of the Act. It is expressly understood that the Property Taxes which are the subject of this Agreement are only those Property Taxes actually collected by the County from the Project Area.

8. **Prohibition of Reduction of Funds by Taxing Entities.** As required under 17C-5-204(6), this agreement prohibits the County from proportionately reducing the amount of project area funds the County consents to pay to the Agency by the amount of any direct expenditures the County makes within the Project Area for the benefit of the Project Area or the Agency.

9. **No Independent Duty.** The County shall be responsible to remit to the Agency only Tax Increment actually received by the County acting as the tax collecting agency for the County. The County shall have no independent duty to pay any amount to the Agency other than the Tax Increment actually received by the County, on behalf of the County on an annual basis.

10. **Authority to Bind.** Each individual executing this Agreement represents and warrants that such person is authorized to do so, and, that upon executing this Agreement, this Agreement shall be binding and enforceable in accordance with its terms upon the party for whom such person is acting.

11. **Further Documents and Acts.** Each of the parties hereto agrees to cooperate in good faith with the others, and to execute and deliver such further documents and perform such other acts as may be reasonably necessary or appropriate to consummate and carry into effect the transactions contemplated under this Agreement.

12. **Notices.** Any notice, request, demand, consent, approval or other communication required



or permitted hereunder or by law shall be validly given or made only if in writing and delivered to an officer or duly authorized representative of the other party in person or by Federal Express, private commercial delivery or courier service for next business day delivery, or by United States mail, duly certified or registered (return receipt requested), postage prepaid, and addressed to the party for whom intended, as follows:

If to Cache County:  
Cache County  
Attn: Cache County Commission  
179 N Main Street  
Logan, Utah 84321  
Phone: (435) 755-1850

If to Agency:  
Nibley City Redevelopment Agency  
Attn: Agency Board  
455 W 3200 S  
Nibley, Utah 84321  
Phone: (435) 752-0431

Any party may from time to time, by written notice to the others as provided above, designate a different address which shall be substituted for that specified above. Notice sent by mail shall be deemed served or delivered seventytwo (72) hours after mailing. Notice by any other method shall be deemed served or delivered upon actual receipt at the address or facsimile number listed above. Delivery of courtesy copies shall be as a courtesy only and failure of any party to give or receive a courtesy copy shall not be deemed to be a failure to provide notice otherwise properly delivered to a party to this Agreement.

13. **Entire Agreement.** This Agreement is the final expression of and contains the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior understandings with respect thereto. This Agreement may not be modified, changed, supplemented or terminated, nor may any obligations hereunder be waived, except by written instrument signed by the party to be charged or by its agent duly authorized in writing or as otherwise expressly permitted herein. This Agreement and its exhibits constitute the entire agreement between the parties hereto pertaining to the subject matter hereof, and the final, complete and exclusive expression of the terms and conditions thereof. All prior agreements, representations, negotiations and understandings of the parties hereto, oral or written, express or implied, are hereby superseded and merged herein.

14. **No Third-Party Benefit.** The parties do not intend to confer any benefit hereunder on any person, firm or corporation other than the parties hereto. There are no intended third-party beneficiaries to this Agreement.

15. **Construction.** Headings at the beginning of each paragraph and subparagraph are solely for the convenience of the parties and are not a part of the Agreement. Whenever required by the context of this Agreement, the singular shall include the plural and the masculine shall include the feminine and vice versa. Unless otherwise indicated, all references to paragraphs and subparagraphs are to this Agreement. In the event the date on which any of the parties is required to take any action under the terms of this Agreement is not a business day, the action shall be taken on the next succeeding business day.



16. **Partial Invalidity.** If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each such term and provision of this Agreement shall be valid and shall be enforced to the fullest extent permitted by law.
17. **Amendments.** No addition to or modification of any provision contained in this Agreement shall be effective unless fully set forth in writing executed by each of the parties hereto.
18. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute but one and the same instrument.
19. **Waivers.** No waiver of any breach of any covenant or provision herein contained shall be deemed a waiver of any preceding or succeeding breach thereof or of any other covenant or provision herein contained. No extension of time for performance of any obligation or act shall be deemed an extension of the time for performance of any other obligation or act.
20. **Governing Law.** This Agreement and the exhibits attached hereto shall be governed by and construed under the laws of the State of Utah. In the event of any dispute hereunder, it is agreed that the sole and exclusive venue shall be in a court of competent jurisdiction in Cache County, Utah, and the parties hereto agree to submit to the jurisdiction of such court.
21. **Declaration of Invalidity.** In the event that a court of competent jurisdiction declares that the County cannot pay and/or that the Agency cannot receive payments of the Tax Increment, declares that the Agency cannot pay the Tax Increment to developers, or takes any other action which has the effect of eliminating or reducing the payments of Tax Increment received by the Agency, the Agency's obligation to pay the Tax Increment to developers shall be reduced or eliminated accordingly, the Agency, and the County shall take such steps as are reasonably required to not permit the payment and/or receipt of the Tax Increment to be declared invalid.
22. **No Separate Legal Entity.** No separate legal entity is created by this Agreement.
23. **Duration.** This Agreement shall terminate after the final payment of Tax Increment to the Agency for Year Fifteen or according to any sunset provision in the Project Area Budget.
24. **Assignment.** No party may assign its rights, duties or obligations under this Agreement without the prior written consent first being obtained from all parties. Notwithstanding the foregoing, such consent shall not be unreasonably withheld or delayed so long as the assignee thereof shall be reasonably expected to be able to perform the duties and obligations being assigned.
25. **Termination.** Upon any termination of this Agreement resulting from the uncured default of any party, the order of any court of competent jurisdiction or termination as a result of any legislative action requiring such termination, then any funds held by the Agency and for which the Agency shall not be required to disburse to developers in accordance with the agreements which govern such disbursement, then such funds shall be returned to the party originally remitting same to the Agency and upon such return this Agreement shall be deemed terminated and of no further force or effect.



26. **Interlocal Cooperation Act.** In satisfaction of the requirements of the Cooperation Act in connection with this Agreement, the Parties agree as follows:

- a. This Agreement shall be authorized and adopted by resolution of the legislative body of each Party pursuant to and in accordance with the provisions of Section 11-13-202.5 of the Cooperation Act;
- b. This Agreement shall be reviewed as to proper form and compliance with applicable law by a duly authorized attorney on behalf of each Party pursuant to and in accordance with the provisions of Section 11-13-202.5(3) of the Cooperation Act;
- c. A duly executed original counterpart of this Agreement shall be filed immediately with the keeper of records of each Party pursuant to Section 11-13-209 of the Cooperation Act;
- d. The Chair of the Agency is hereby designated the administrator for all purposes of the Cooperation Act, pursuant to Section 11-13-207 of the Cooperation Act; and
- e. Should a party to this Agreement desire to terminate this Agreement, in part or in whole, each party to the Agreement must adopt, by resolution, an amended Interlocal Cooperation Agreement stating the reasons for such termination. Any such amended Interlocal Cooperation Agreement must be in harmony with any development/participation agreement(s) entered into by the Agency as described in this Agreement.
- f. Immediately after execution of this Agreement by both Parties, the Agency shall, on behalf of both parties, cause to be published notice regarding this Agreement pursuant to Section 11-13-219 of the Cooperation Act.
- g. This Agreement makes no provision for the parties acquiring, holding and disposing of real and personal property used in the joint undertaking as such action is not contemplated as part of this Agreement nor part of the undertaking. Any such provision would be outside the parameters of the current undertaking. However, to the extent that this Agreement may be construed as providing for the acquisition, holding or disposing of real and/or personal property, all such property shall be owned by the Agency upon termination of this Agreement.



IN WITNESS WHEREOF, the parties have executed this Agreement on the day specified above.

County:     CACHE COUNTY

Attest:

By: \_\_\_\_\_

Its: Chair

\_\_\_\_\_  
Clerk

Approved as to form:

\_\_\_\_\_  
Attorney for County

Agency:    NIBLEY CITY REDEVELOPMENT AGENCY

Attest:

By: \_\_\_\_\_

Its: Chair

\_\_\_\_\_  
Secretary

Approved as to form:

\_\_\_\_\_  
Attorney for Agency

**CACHE COUNTY COUNCIL MEETING**  
**AUGUST 9, 2022**

**ATTACHMENT 6**





## CACHE COUNTY RESOLUTION 2022 - 24

### A RESOLUTION TO ENTER INTO AN INTERLOCAL COOPERATION AGREEMENT WITH NORTH LOGAN CITY REDEVELOPMENT AGENCY FOR THE PURPOSE OF REMITTANCE OF TAX REVENUE TO INCENTIVIZE DEVELOPMENT IN THE AGREEMENT AREA

WHEREAS, Chapter 13 of Title 11 of the Utah Code enables interlocal cooperation between local governmental units to make the most efficient use of their powers on a basis of mutual advantage for the promotion of the general welfare; and

WHEREAS, the County Council, in regular meeting, lawful notice of which has been given, finds that it is in the best interests of the citizens of Cache County to enter into an interlocal agreement with the North Logan City Redevelopment Agency to incentivize the economic development of the County;

NOW THEREFORE, BE IT RESOLVED that the County Council approves the adoption of the following resolution:

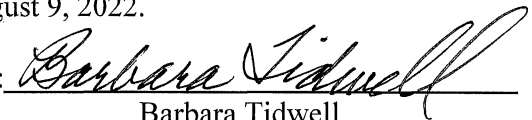
#### Section 1: Franchise Agreement.

The Cache County Executive is hereby authorized to execute the Interlocal Agreement between Cache County and North Logan City Redevelopment Agency (attached hereto as Attachment 1) on the terms set forth in that agreement.

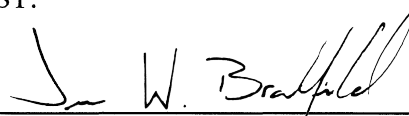
#### Section 2: Effective Date

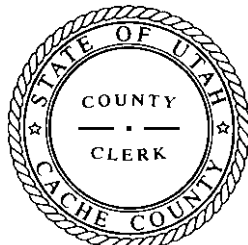
This Resolution shall be effective immediately upon its adoption.

PASSED AND APPROVED this August 9, 2022.

By:   
Barbara Tidwell  
Council Chair

ATTEST:

By:   
Jess Bradfield  
County Clerk





## ATTACHMENT 1

### INTERLOCAL COOPERATION AGREEMENT

THIS INTERLOCAL COOPERATION AGREEMENT is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2022, by and between the **NORTH LOGAN CITY REDEVELOPMENT AGENCY**, a community development and renewal agency and political subdivision of the State of Utah (the “Agency”), and **CACHE COUNTY**, a political subdivision of the State of Utah (the “Taxing Entity”). The Agency and the Taxing Entity may also be referred to individually as a “Party” and collectively as the “Parties.”

A. **WHEREAS**, the Agency operates under the provisions the Community Development and Renewal Agencies Act, Title 17C of the Utah Code Ann. (the “Act”), and is authorized and empowered under the Act to undertake, among other things, various community development activities pursuant to the Act, including, among other things, assisting North Logan City (the “City”) in development activities that are likely to advance the policies, goals and objectives of the City’s general plan, contributing to capital improvements which substantially benefit the City, creating economic benefits to the City, and improving the public health, safety and welfare of its citizens; and

B. **WHEREAS**, this Agreement is made pursuant to the provisions of the Act and the Interlocal Cooperation Act (UCA Title 11, Chapter 13) (the “Cooperation Act”); and

C. **WHEREAS**, the Agency has created the Cache Innovation CRA Community Reinvestment Project Area (the “Project Area”), through the adoption of the Cache Innovation CRA Community Reinvestment Project Area Plan (the “Project Area Plan”), located within the City, which Project Area is described in the Project Area Plan attached hereto as Exhibit “A” and incorporated herein by this reference; and

D. **WHEREAS**, the Project Area contains a significant amount of vacant and underutilized parcels, which are anticipated to be developed, with encouragement and planning by the Agency, into industrial, retail, office, residential, and mixed uses. The Agency has not entered into any participation or development agreements with developers but anticipates that prior to development of the Project Area, the City and the Agency may enter into one or more Development/Participation Agreements with one or more developer(s) which will provide certain terms and conditions upon which the Project Area will be developed using, in part, increased property taxes, referred to as “Tax Increment” (as that term is defined in the Act), generated from the Project Area; and

E. **WHEREAS**, as explained further in the Plan, the City will incur significant costs and expenses to provide redevelopment infrastructure improvements, including assistance with demolition, architectural treatments, and streetscapes; and the City may assemble land within the Project Area to incentivize development activity with lower land prices and to promote higher and more beneficial uses of land within the Project Area; and

F. **WHEREAS**, historically, the Project Area has generated a total of \$240,954 per year in property taxes for the various taxing entities, including the City, Cache County (the “County”), Cache County School District (the “County School District”), the Logan City School District (the “City School District”), the Cache Mosquito Abatement District; the Cache Water District; and the Hyde Park Cemetery Maintenance District (collectively, the “Taxing Entities”); and

G. **WHEREAS**, upon full development as contemplated in the Project Area Plan, property taxes produced by the Project Area for the Taxing Entities collectively are projected to total



approximately \$3,125,000 per year; and

H. **WHEREAS**, the Agency has requested the Taxing Entities to participate in the promotion of development in the Project Area by agreeing to remit to the Agency for a specified period of time specified portions of the increased property tax which will be generated by the Project Area; and

I. **WHEREAS**, it is in the best interest of the citizens of the Taxing Entity for the Taxing Entity to remit such payments to the Agency in order to permit the Agency to leverage private development of the Project Area; and

J. **WHEREAS**, the Agency has retained EFG Consulting an independent financial consulting firm with substantial experience regarding community development projects and tax increment funding across the State of Utah, to prepare the Project Area Plan and to provide a report regarding the need and justification for investment of Tax Increment revenues from and within the Project Area. A copy of the report is included in the Project Area Plan attached as Exhibit "A"; and

K. **WHEREAS**, the Agency has also created the Cache Innovation CRA Community Reinvestment Project Area Budget (the "Project Area Budget"), a copy of which is attached as Exhibit "B", which Project Area Budget, generally speaking, outlines the anticipated generation, payment and use of Tax Increment within the Project Area;

L. **WHEREAS**, the parties desire to set forth in writing their agreements regarding the nature and timing of such assistance;

NOW, THEREFORE, in consideration of the mutual promises set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Additional Tax Revenue.** The City has determined that significant additional property tax revenue (*i.e.*, Tax Increment) will likely be generated by the development of the Project Area as described in further detail in the Project Area Plan and Project Area Budget. Each of the parties acknowledge, however, that the development activity required for the generation of the Tax Increment is not likely to occur within the foreseeable future or to the degree possible or desired without Tax Increment participation in order to induce and encourage such development activity.
2. **Offset of Development Costs and Expenses.** The Taxing Entity has determined that it is in the best interests of its citizens to pay specified portions of its portion of Tax Increment to the Agency in order for the Agency to offset costs and expenses which will be incurred by the Agency in the construction and installation of infrastructure improvements and other development related costs needed to serve the Project Area, to the extent permitted by the Act, as amended from time to time.
3. **Base Year and Base Year Value.** The base year, for purposes of calculation of the Base Taxable Value (as that term is defined in the Act), shall be 2020, meaning the Base Taxable Value shall, to the extent and in the manner defined by the Act, be equal to the equalized taxable value shown on the 2021 Cache County assessment rolls for all property located within the Project Area (which is currently estimated to be \$22,239,995, but is subject to final adjustment and verification by the County and Agency).
4. **Agreement(s) with Developer(s).** The Agency is authorized to enter into one or more agreements with one or more developers which may provide for the payment of certain amounts of Tax Increment (to the extent such Tax Increment is actually paid to and received by the Agency from



year to year) to the developer(s) conditional upon the developer(s)'s meeting of certain performance measures as outlined in said agreement. Such agreement shall be consistent with the terms and conditions of this Agreement, shall require as a condition of the payment to the Developer that the Developer, or its approved successors in title as owners of the Property, shall pay any and all taxes and assessments which shall be assessed against the Property in accordance with levies made by applicable municipal entities in accordance with the laws of the state of Utah applicable to such levies, and such other performance measures as the Agency may deem appropriate.

5. **Payment Terms.** The County is authorized and instructed to pay Tax Increment to the Agency annually, according to the following schedule (and the County will pay the remaining balance of the Tax Increment directly to the Taxing Entity annually):

Tax Increment will be collected for no more than 10 years for any one parcel. The length of the total increment window for the Project Area will be 25 years. The Agency will trigger specific parcels as develop opportunities arise. The Agency will be governed by the following table when determining the trigger of each parcel. The Agency will trigger new parcels in their annual November 1<sup>st</sup> report.

TYPE OF DEVELOPMENT	TAX INCREMENT RATE (UP TO)	TAX INCREMENT RATE (UP TO)
Manufacturing/Industrial*	75%	10 Years
Anchor Retail (>50k sf)	60%	10 Years
Office/Non-Retail	50%	10 Years
Other Retail (<50k sf)	25%	5 Years
Residential	0%	0 Years
*jobs created at or above 110% of prevailing county wage		

The City will pay 10% of the sales tax revenues generated by a parcel for five years from the trigger date directly to the County School District.

6. **Property Tax Increase.** This Agreement provides for the payment of the increase in real and personal property taxes collected from the Project Area by the County acting as the tax collection agency for the Taxing Entity. Real and personal property taxes which are the subject of this Agreement shall not include taxes collected from the Project Area by the County, acting in its capacity as the tax collection agency for the City, which are to be paid to or utilized by abatement districts, special service or improvement districts or other entities for which the County acts as the tax collection agency, nor shall it include any component of real property taxes retained by the County as payment for costs incurred in the collection of real property taxes for itself or other applicable agencies. It is expressly understood that the real property taxes which are the subject of this Agreement are only those real and personal property taxes actually collected by the County from the Project Area.

7. **No Independent Duty.** The Taxing Entity shall be responsible to remit to the Agency only Tax Increment actually received by the County. The Taxing Entity shall have no independent duty to pay any amount to the Agency other than the Tax Increment actually received by the Taxing Entity on an annual basis as described in Section 5 *above*.

8. **Authority to Bind.** Each individual executing this Agreement represents and warrants that such person is authorized to do so, and, that upon executing this Agreement, this Agreement shall be binding and enforceable in accordance with its terms upon the party for whom such person is acting.

9. **Further Documents and Acts.** Each of the parties hereto agrees to cooperate in good faith



with the others, and to execute and deliver such further documents and perform such other acts as may be reasonably necessary or appropriate to consummate and carry into effect the transactions contemplated under this Agreement.

10. **Notices.** Any notice, request, demand, consent, approval or other communication required or permitted hereunder or by law shall be validly given or made only if in writing and delivered to an officer or duly authorized representative of the other party in person or by Federal Express, private commercial delivery or courier service for next business day delivery, or by United States mail, duly certified or registered (return receipt requested), postage prepaid, and addressed to the party for whom intended, as follows:

**If to the Taxing Entity:**

Cache County  
Attn: Executive Suite  
199 North Main Street  
Logan, UT 84341

**If to the Agency:**

North Logan City Redevelopment Agency  
Attn: Executive Director  
2076 N 1200 E  
North Logan, UT 84341

Any party may from time to time, by written notice to the others as provided above, designate a different address which shall be substituted for that specified above. Notice sent by mail shall be deemed served or delivered seventytwo (72) hours after mailing. Notice by any other method shall be deemed served or delivered upon actual receipt at the address or facsimile number listed above. Delivery of courtesy copies noted above shall be as a courtesy only and failure of any party to give or receive a courtesy copy shall not be deemed to be a failure to provide notice otherwise properly delivered to a party to this Agreement.

11. **Entire Agreement.** This Agreement is the final expression of and contains the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior understandings with respect thereto. This Agreement may not be modified, changed, supplemented or terminated, nor may any obligations hereunder be waived, except by written instrument signed by the party to be charged or by its agent duly authorized in writing or as otherwise expressly permitted herein. This Agreement and its exhibits constitute the entire agreement between the parties hereto pertaining to the subject matter hereof, and the final, complete and exclusive expression of the terms and conditions thereof. All prior agreements, representations, negotiations and understandings of the parties hereto, oral or written, express or implied, are hereby superseded and merged herein.

12. **No Third Party Benefit.** The parties do not intend to confer any benefit hereunder on any person, firm or corporation other than the parties hereto. There are no intended third party beneficiaries to this Agreement.

13. **Construction.** Headings at the beginning of each paragraph and subparagraph are solely for the convenience of the parties and are not a part of the Agreement. Whenever required by the context of this Agreement, the singular shall include the plural and the masculine shall include the feminine and vice versa. Unless otherwise indicated, all references to paragraphs and subparagraphs are to this Agreement. In the event the date on which any of the parties is required to take any action



under the terms of this Agreement is not a business day, the action shall be taken on the next succeeding business day.

14. **Partial Invalidity.** If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each such term and provision of this Agreement shall be valid and shall be enforced to the fullest extent permitted by law.

15. **Amendments.** No addition to or modification of any provision contained in this Agreement shall be effective unless fully set forth in writing executed by each of the parties hereto.

16. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute but one and the same instrument.

17. **Waivers.** No waiver of any breach of any covenant or provision herein contained shall be deemed a waiver of any preceding or succeeding breach thereof or of any other covenant or provision herein contained. No extension of time for performance of any obligation or act shall be deemed an extension of the time for performance of any other obligation or act.

18. **Governing Law.** This Agreement and the exhibits attached hereto shall be governed by and construed under the laws of the State of Utah. In the event of any dispute hereunder, it is agreed that the sole and exclusive venue shall be in a court of competent jurisdiction in Cache County, Utah, and the parties hereto agree to submit to the jurisdiction of such court.

19. **Declaration of Invalidity.** In the event that a court of competent jurisdiction declares that the County cannot pay and/or that the Agency cannot receive payments of the Tax Increment, declares that the Agency cannot pay the Tax Increment to developers, or takes any other action which has the effect of eliminating or reducing the payments of Tax Increment received by the Agency, the Agency's obligation to pay the Tax Increment to developers shall be reduced or eliminated accordingly, the Agency, and the County shall take such steps as are reasonably required to not permit the payment and/or receipt of the Tax Increment to be declared invalid.

20. **No Separate Legal Entity.** No separate legal entity is created by this Agreement.

21. **Duration.** This Agreement shall terminate after the final payment of Tax Increment to the Agency as described in Section 5 *above*.

22. **Assignment.** No party may assign its rights, duties or obligations under this Agreement without the prior written consent first being obtained from all parties. Notwithstanding the foregoing, such consent shall not be unreasonably withheld or delayed so long as the assignee thereof shall be reasonably expected to be able to perform the duties and obligations being assigned.

23. **Termination.** Upon any termination of this Agreement resulting from the uncured default of any party, the order of any court of competent jurisdiction or termination as a result of any legislative action requiring such termination, then any funds held by the Agency and for which the Agency shall not be required to disburse to developers in accordance with the agreements which govern such disbursement, then such funds shall be returned to the party originally remitting same to





the Agency and upon such return this Agreement shall be deemed terminated and of no further force or effect.

24. **Interlocal Cooperation Act.** In satisfaction of the requirements of the Cooperation Act in connection with this Agreement, the Parties agree as follows:

- a. This Agreement shall be authorized and adopted by resolution of the legislative body or governing board of each Party pursuant to and in accordance with the provisions of Section 11-13-202.5 of the Cooperation Act;
- b. This Agreement shall be reviewed as to proper form and compliance with applicable law by a duly authorized attorney on behalf of each Party pursuant to and in accordance with the provisions of Section 11-13-202.5(3) of the Cooperation Act;
- c. A duly executed original counterpart of this Agreement shall be filed immediately with the keeper of records of each Party pursuant to Section 11-13-209 of the Cooperation Act;
- d. The Executive Director of the Agency is hereby designated the Administrator of the Agreement for all purposes of the Cooperation Act, pursuant to Section 11-13-207 of the Cooperation Act;
- e. Should a party to this Agreement desire to terminate this Agreement, in part or in whole, each party to the Agreement must adopt, by resolution, an amended Interlocal Cooperation Agreement stating the reasons for such termination. Any such amended Interlocal Cooperation Agreement must be in harmony with any development/participation agreement(s) entered into by the Agency as described in this Agreement.
- f. Immediately after execution of this Agreement by both Parties, the Agency shall, on behalf of both parties, cause to be published notice regarding this Agreement pursuant to Section 11-13-219 of the Cooperation Act, and on behalf of the Agency in accordance with Utah Code Annotated Section 17C-4-202.
- g. This Agreement will not take legal effect and the notice described in Paragraph 25.g., shall be issued until this Agreement (a) has been approved by each Party as required by Utah Code Section 11-13-202(2), (b) has been submitted to the attorney authorized to represent each Party for review as to proper form and compliance with law as required by Utah Code Section 11-13-203, and (c) has been filed with the keeper of records of each Party, as required by Utah Code Section 11-13-209.
- h. The term of this Agreement shall commence on the publication of the notice required by Utah Code Annotated §17C-4-202 of the Act and shall continue through the date on which all of the Entity's Share for the specified sixteen (16) year period has been paid to the Agency as provided for herein or the Agency ceases to receive such Tax Increment pursuant to Section 1.c., but in any event, unless amended, this Agreement shall terminate no later than the end of December 31, 2031. No other termination, in part or in whole, or this Agreement shall be made without the adoption, by resolution, of an amendment to this Agreement by all the Parties.



- i. The Parties agree that they do not, by this Agreement, create an interlocal entity or any separate entity.
- j. There is no financial or joint or cooperative undertaking and no budget shall be established or maintained.
- k. No real or personal property will be acquired, held or disposed of or used in conjunction with a joint or cooperative undertaking.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day specified above.

Cache County:

Attest:

By: \_\_\_\_\_  
David Zook  
Its: County Executive

\_\_\_\_\_  
Secretary

Approved as to form:

\_\_\_\_\_  
Cache County Attorney

Agency: NORTH LOGAN CITY REDEVELOPMENT  
AGENCY

Attest:

By: \_\_\_\_\_  
Its: Chair

\_\_\_\_\_  
Secretary

Approved as to form:



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Attorney for Agency

# OATH OF OFFICE

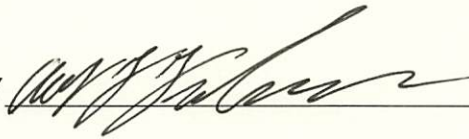
\* \* \* \* \*

*I, Andy Guadarrama, having been appointed to the office of*

*Deputy Sheriff*

*do solemnly swear that I will support, obey and defend the Constitution of the  
United States and the Constitution of the State of Utah, and that I will  
discharge the duties of my office with fidelity.*

Signed



STATE OF UTAH )


§

County of Cache )

*Subscribed and sworn to before me this 27th day of June, 2022.*



Signed



D. Chad Jensen  
Sheriff



# OATH OF OFFICE

\* \* \* \* \*

*J. Kaden Gregory, having been appointed to the office of*

*Deputy Sheriff*

*do solemnly swear that I will support, obey and defend the Constitution of the  
United States and the Constitution of the State of Utah, and that I will  
discharge the duties of my office with fidelity.*

Signed 

STATE OF UTAH    )  
                              §  
County of Cache    )

*Subscribed and sworn to before me this 27th day of June, 2022.*



Signed   
D. Chad Jensen  
Sheriff



# OATH OF OFFICE

\* \* \* \* \*

*I, Shane Schiele, having been appointed to the office of*

*Deputy Sheriff*

*do solemnly swear that I will support, obey and defend the Constitution of the  
United States and the Constitution of the State of Utah, and that I will  
discharge the duties of my office with fidelity.*

Signed 

STATE OF UTAH    )  
                              §  
County of Cache    )

*Subscribed and sworn to before me this 17th day of August, 2022.*



Signed   
D. Chad Jensen  
Sheriff



CACHE COUNTY GOVERNMENT  
FUND SUMMARY  
FOR THE 7 MONTHS ENDING JULY 31, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
TAXES	965,831.20	5,190,644.66	26,209,000.00	21,018,355.34	19.8
LICENSES & PERMITS	6,750.00	37,280.00	40,000.00	2,720.00	93.2
INTERGOVERNMENTAL REVENUE	30,268.87	12,673,387.33	22,149,600.00	9,476,212.67	57.2
CHARGES FOR SERVICES	752,057.71	4,232,232.59	7,909,800.00	3,677,567.41	53.5
FINES & FORFEITURES	30,093.42	98,945.32	111,000.00	12,054.68	89.1
MISCELLANEOUS REVENUE	219,779.61	373,874.14	1,823,900.00	1,450,025.86	20.5
CONTRIBUTIONS & TRANSFERS	.00	1,241.50	6,606,900.00	6,605,658.50	.0
	<u>2,004,780.81</u>	<u>22,607,605.54</u>	<u>64,850,200.00</u>	<u>42,242,594.46</u>	<u>34.9</u>
<u>EXPENDITURES</u>					
COUNCIL	16,547.35	88,682.78	221,600.00	132,917.22	40.0
PUBLIC DEFENDER	73,650.05	443,657.87	869,200.00	425,542.13	51.0
EXECUTIVE	45,015.40	205,993.27	446,800.00	240,806.73	46.1
FINANCE	81,582.13	440,965.76	768,100.00	327,134.24	57.4
HUMAN RESOURCES	36,313.96	229,544.68	431,100.00	201,555.32	53.3
GIS DEPT	13,440.03	64,305.19	119,700.00	55,394.81	53.7
INFORMATION TECHNOLOGY SYSTE	91,721.88	596,601.91	2,209,600.00	1,612,998.09	27.0
AUDITOR	3,155.52	18,545.30	38,800.00	20,254.70	47.8
CLERK	16,652.27	83,362.18	234,300.00	150,937.82	35.6
RECORDER	32,898.05	165,795.48	456,700.00	290,904.52	36.3
ATTORNEY	181,934.39	1,088,525.57	2,133,500.00	1,044,974.43	51.0
VICTIM ADVOCATE	178,178.44	558,273.41	1,964,400.00	1,406,126.59	28.4
NON-DEPARTMENTAL	746.10	618,939.59	378,000.00	( 240,939.59)	163.7
CENTRAL MAIL	809.91	2,566.88	7,100.00	4,533.12	36.2
BUILDING & GROUNDS	29,934.01	143,519.17	597,800.00	454,280.83	24.0
ELECTIONS	97,474.72	371,313.67	802,200.00	430,886.33	46.3
PUBLIC NOTICES	357.32	1,684.42	1,800.00	115.58	93.6
ECONOMIC DEVELOPMENT	21,352.90	110,489.72	296,900.00	186,410.28	37.2
SHERIFF: CRIMINAL	848,270.12	2,992,268.66	5,522,400.00	2,530,131.34	54.2
SHERIFF: SUPPORT SERVICES	263,049.94	1,771,318.79	3,397,200.00	1,625,881.21	52.1
SHERIFF: ADMINISTRATION	114,794.17	3,140,212.39	4,969,500.00	1,829,287.61	63.2
SHERIFF: SEARCH AND RESCUE	13,277.89	26,966.67	238,000.00	211,033.33	11.3
SHERIFF: EXPLORER	279.17	2,094.40	25,300.00	23,205.60	8.3
SHERIFF: CORRECTIONS	803,939.20	5,312,256.42	9,968,400.00	4,656,143.58	53.3
SHERIFF: IT	121.44	11,668.82	32,300.00	20,631.18	36.1
BEE INSPECTION	.00	.00	2,500.00	2,500.00	.0
SHERIFF: ANIMAL CONTROL	44,659.84	135,165.74	225,300.00	90,134.26	60.0
SHERIFF: EMERGENCY MANAGEMEN	16,147.73	77,043.50	177,500.00	100,456.50	43.4
AMBULANCE	180,129.29	1,099,555.68	1,923,500.00	823,944.32	57.2
FIRE	108,449.32	787,671.04	1,592,400.00	804,728.96	49.5
PUBLIC HEALTH	.00	81,925.00	327,700.00	245,775.00	25.0
PUBLIC WELFARE	.00	.00	82,800.00	82,800.00	.0
FAIRGROUNDS	111,070.64	544,886.83	1,790,100.00	1,245,213.17	30.4
COMMUNICATIONS	4,036.05	10,197.34	21,300.00	11,102.66	47.9
LIBRARY	17,913.58	86,371.07	143,000.00	56,628.93	60.4
USU AG EXTENSION SERVICE	22.05	61,435.03	244,600.00	183,164.97	25.1
COUNTY FAIR	35,764.76	48,350.38	261,700.00	213,349.62	18.5

CACHE COUNTY GOVERNMENT  
FUND SUMMARY  
FOR THE 7 MONTHS ENDING JULY 31, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
RODEO	26,126.00	29,896.00	291,400.00	261,504.00	10.3
STATE FAIR	.00	.00	1,000.00	1,000.00	.0
AGRICULTURAL PROMOTION	.00	6,000.00	6,000.00	.00	100.0
CONTRIBUTIONS	.00	.00	13,096,600.00	13,096,600.00	.0
TRANSFERS OUT	.00	.00	8,258,600.00	8,258,600.00	.0
MISCELLANEOUS	739.82	31,912.27	273,500.00	241,587.73	11.7
	<u>3,510,555.44</u>	<u>21,489,962.88</u>	<u>64,850,200.00</u>	<u>43,360,237.12</u>	<u>33.1</u>
	<u>( 1,505,774.63)</u>	<u>1,117,642.66</u>	<u>.00</u>	<u>( 1,117,642.66)</u>	<u>.0</u>

CACHE COUNTY GOVERNMENT  
FUND SUMMARY  
FOR THE 7 MONTHS ENDING JULY 31, 2022

TAX ADMINISTRATION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
TAXES	63,144.48	342,113.61	3,738,800.00	3,396,686.39	9.2
CHARGES FOR SERVICES	83,431.19	560,630.99	1,200,000.00	639,369.01	46.7
MISCELLANEOUS REVENUE	513.22	1,851.72	100.00	( 1,751.72)	1851.7
CONTRIBUTIONS & TRANSFERS	.00	.00	273,100.00	273,100.00	.0
	<u>147,088.89</u>	<u>904,596.32</u>	<u>5,212,000.00</u>	<u>4,307,403.68</u>	<u>17.4</u>
<u>EXPENDITURES</u>					
TAX ADMINISTRATION ALLOCATIONS	169,249.67	1,004,428.81	2,035,900.00	1,031,471.19	49.3
INFORMATION TECHNOLOGY SYSTE	48,985.36	250,849.79	459,200.00	208,350.21	54.6
TREASURER	33,399.89	175,766.64	347,800.00	172,033.36	50.5
ASSESSOR	191,778.81	1,046,491.07	2,184,100.00	1,137,608.93	47.9
CONTRIBUTIONS	2,513.60	14,447.25	125,500.00	111,052.75	11.5
MISCELLANEOUS	798.20	5,123.67	59,500.00	54,376.33	8.6
	<u>446,725.53</u>	<u>2,497,107.23</u>	<u>5,212,000.00</u>	<u>2,714,892.77</u>	<u>47.9</u>
	<u>( 299,636.64)</u>	<u>( 1,592,510.91)</u>	<u>.00</u>	<u>1,592,510.91</u>	<u>.0</u>

CACHE COUNTY GOVERNMENT  
FUND SUMMARY  
FOR THE 7 MONTHS ENDING JULY 31, 2022

MUNICIPAL SERVICES FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
TAXES	288,762.41	1,603,951.14	8,137,000.00	6,533,048.86	19.7
LICENSES & PERMITS	176,443.19	957,646.72	1,319,300.00	361,653.28	72.6
INTERGOVERNMENTAL REVENUE	145,329.00	1,455,046.63	2,732,700.00	1,277,653.37	53.3
CHARGES FOR SERVICES	87,583.35	283,475.76	936,200.00	652,724.24	30.3
MISCELLANEOUS REVENUE	.00	140,818.72	344,000.00	203,181.28	40.9
CONTRIBUTIONS & TRANSFERS	.00	3,800.00	5,392,800.00	5,389,000.00	.1
	<u>698,117.95</u>	<u>4,444,738.97</u>	<u>18,862,000.00</u>	<u>14,417,261.03</u>	<u>23.6</u>
<u>EXPENDITURES</u>					
DEVELOPMENT SERVICES ADMIN	43,026.19	152,174.28	534,000.00	381,825.72	28.5
ZONING ADMINISTRATION	43,086.03	228,591.29	555,700.00	327,108.71	41.1
FIRE DISTRICT	255.00	308,914.02	359,000.00	50,085.98	86.1
BUILDING INSPECTION	84,415.25	400,290.62	1,021,500.00	621,209.38	39.2
ANIMAL CONTROL	.00	7,200.00	12,000.00	4,800.00	60.0
PUBLIC WORKS	56,363.73	171,699.20	705,500.00	533,800.80	24.3
ROAD	554,781.01	2,842,567.25	6,384,500.00	3,541,932.75	44.5
VEGETATION MANAGEMENT	114,753.25	371,510.88	783,400.00	411,889.12	47.4
ENGINEERING	69,361.29	349,276.70	1,291,500.00	942,223.30	27.0
TRAILS MANAGEMENT	14,769.82	96,679.89	1,189,900.00	1,093,220.11	8.1
CONTRIBUTIONS	.00	21,441.00	5,189,000.00	5,167,559.00	.4
TRANSFERS OUT	.00	.00	834,500.00	834,500.00	.0
MISCELLANEOUS	.00	.00	1,500.00	1,500.00	.0
	<u>980,811.57</u>	<u>4,950,345.13</u>	<u>18,862,000.00</u>	<u>13,911,654.87</u>	<u>26.3</u>
	<u>( 282,693.62)</u>	<u>( 505,606.16)</u>	<u>.00</u>	<u>505,606.16</u>	<u>.0</u>

CACHE COUNTY GOVERNMENT  
FUND SUMMARY  
FOR THE 7 MONTHS ENDING JULY 31, 2022

HEALTH FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
TAXES	17,474.70	94,676.67	1,037,000.00	942,323.33	9.1
CHARGES FOR SERVICE	31,871.25	168,821.25	320,000.00	151,178.75	52.8
CONTRIBUTIONS	.00	.00	52,300.00	52,300.00	.0
	<u>49,345.95</u>	<u>263,497.92</u>	<u>1,409,300.00</u>	<u>1,145,802.08</u>	<u>18.7</u>
<u>EXPENDITURES</u>					
PUBLIC HEALTH	.00	730,021.50	1,359,300.00	629,278.50	53.7
CONTRIBUTIONS	.00	.00	50,000.00	50,000.00	.0
	<u>.00</u>	<u>730,021.50</u>	<u>1,409,300.00</u>	<u>679,278.50</u>	<u>51.8</u>
	<u>49,345.95</u>	<u>( 466,523.58)</u>	<u>.00</u>	<u>466,523.58</u>	<u>.0</u>

CACHE COUNTY GOVERNMENT  
FUND SUMMARY  
FOR THE 7 MONTHS ENDING JULY 31, 2022

CACHE CO REDEVELOPMENT AGENCY

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
TAXES	.00	.00	70,000.00	70,000.00	.0
CONTRIBUTIONS	.00	.00	266,000.00	266,000.00	.0
	<u>.00</u>	<u>.00</u>	<u>336,000.00</u>	<u>336,000.00</u>	<u>.0</u>
<u>EXPENDITURES</u>					
COMMUNITY DEVELOPMENT	.00	.00	325,000.00	325,000.00	.0
CONTRIBUTIONS	.00	.00	11,000.00	11,000.00	.0
	<u>.00</u>	<u>.00</u>	<u>336,000.00</u>	<u>336,000.00</u>	<u>.0</u>
	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.0</u>



CACHE COUNTY GOVERNMENT  
FUND SUMMARY  
FOR THE 7 MONTHS ENDING JULY 31, 2022

FUND 230

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
TAXES	99,143.94	493,923.54	1,191,000.00	697,076.46	41.5
INTERGOVERNMENTAL REVENUE	.00	.00	39,100.00	39,100.00	.0
CHARGES FOR SERVICES	4,907.35	22,632.43	31,000.00	8,367.57	73.0
MISCELLANEOUS REVENUE	.00	.00	500.00	500.00	.0
CONTRIBUTIONS & TRANSFERS	.00	.00	104,300.00	104,300.00	.0
	<u>104,051.29</u>	<u>516,555.97</u>	<u>1,365,900.00</u>	<u>849,344.03</u>	<u>37.8</u>
<u>EXPENDITURES</u>					
VISITORS BUREAU	66,516.03	412,946.54	906,300.00	493,353.46	45.6
DEPARTMENT 4800	.00	.00	172,600.00	172,600.00	.0
TRANSFERS OUT	.00	.00	287,000.00	287,000.00	.0
	<u>66,516.03</u>	<u>412,946.54</u>	<u>1,365,900.00</u>	<u>952,953.46</u>	<u>30.2</u>
	<u>37,535.26</u>	<u>103,609.43</u>	<u>.00</u>	<u>( 103,609.43)</u>	<u>.0</u>

CACHE COUNTY GOVERNMENT  
FUND SUMMARY  
FOR THE 7 MONTHS ENDING JULY 31, 2022

COUNCIL ON AGING

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
INTERGOVERNMENTAL REVENUE	18,875.28	159,614.28	565,900.00	406,285.72	28.2
CHARGES FOR SERVICES	62.16	4,276.40	8,500.00	4,223.60	50.3
MISCELLANEOUS REVENUE	93.38	664.85	4,100.00	3,435.15	16.2
CONTRIBUTIONS & TRANSFERS	6,225.83	49,015.32	641,100.00	592,084.68	7.7
	<u>25,256.65</u>	<u>213,570.85</u>	<u>1,219,600.00</u>	<u>1,006,029.15</u>	<u>17.5</u>
<u>EXPENDITURES</u>					
SC: NUTRITION	47,155.31	301,102.29	529,600.00	228,497.71	56.9
SC: CENTER	30,681.59	286,795.88	529,200.00	242,404.12	54.2
SC: ACCESS	18,346.79	94,752.43	160,800.00	66,047.57	58.9
	<u>96,183.69</u>	<u>682,650.60</u>	<u>1,219,600.00</u>	<u>536,949.40</u>	<u>56.0</u>
	<u>( 70,927.04)</u>	<u>( 469,079.75)</u>	<u>.00</u>	<u>469,079.75</u>	<u>.0</u>

CACHE COUNTY GOVERNMENT  
FUND SUMMARY  
FOR THE 7 MONTHS ENDING JULY 31, 2022

MENTAL HEALTH FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
INTERGOVERNMENTAL REVENUE	182,237.65	2,440,981.58	3,000,000.00	559,018.42	81.4
CONTRIBUTIONS	37,536.00	112,608.00	146,400.00	33,792.00	76.9
	<u>219,773.65</u>	<u>2,553,589.58</u>	<u>3,146,400.00</u>	<u>592,810.42</u>	<u>81.2</u>
<u>EXPENDITURES</u>					
PUBLIC HEALTH	.00	796,963.43	3,146,400.00	2,349,436.57	25.3
	<u>.00</u>	<u>796,963.43</u>	<u>3,146,400.00</u>	<u>2,349,436.57</u>	<u>25.3</u>
	<u>219,773.65</u>	<u>1,756,626.15</u>	<u>.00</u>	<u>( 1,756,626.15)</u>	<u>.0</u>

CACHE COUNTY GOVERNMENT  
FUND SUMMARY  
FOR THE 7 MONTHS ENDING JULY 31, 2022

RESTAURANT TAX FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
TAXES	154,979.08	864,007.11	2,106,000.00	1,241,992.89	41.0
CONTRIBUTIONS	.00	.00	848,600.00	848,600.00	.0
	<u>154,979.08</u>	<u>864,007.11</u>	<u>2,954,600.00</u>	<u>2,090,592.89</u>	<u>29.2</u>
<u>EXPENDITURES</u>					
TOURISM AWARDS	95,628.13	155,169.36	325,200.00	170,030.64	47.7
FACILITY AWARDS	53,367.00	740,460.69	2,129,100.00	1,388,639.31	34.8
TRANSFERS	.00	.00	500,300.00	500,300.00	.0
	<u>148,995.13</u>	<u>895,630.05</u>	<u>2,954,600.00</u>	<u>2,058,969.95</u>	<u>30.3</u>
	<u>5,983.95</u>	<u>( 31,622.94)</u>	<u>.00</u>	<u>31,622.94</u>	<u>.0</u>

CACHE COUNTY GOVERNMENT  
FUND SUMMARY  
FOR THE 7 MONTHS ENDING JULY 31, 2022

RAPZ TAX FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
TAXES	199,436.10	1,056,064.56	2,801,000.00	1,744,935.44	37.7
	199,436.10	1,056,064.56	2,801,000.00	1,744,935.44	37.7
<u>EXPENDITURES</u>					
FACILITIES AWARDS	47,000.00	418,584.00	1,695,700.00	1,277,116.00	24.7
PROGRAM AWARDS	77,191.85	710,868.34	747,900.00	37,031.66	95.1
CONTRIBUTIONS	.00	.00	22,100.00	22,100.00	.0
TRANSFERS OUT	.00	.00	335,300.00	335,300.00	.0
	124,191.85	1,129,452.34	2,801,000.00	1,671,547.66	40.3
	75,244.25	( 73,387.78)	.00	73,387.78	.0

CACHE COUNTY GOVERNMENT  
FUND SUMMARY  
FOR THE 7 MONTHS ENDING JULY 31, 2022

CCCOG FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
TAXES	499,124.23	2,641,110.63	7,007,000.00	4,365,889.37	37.7
CONTRIBUTIONS & TRANSFERS	.00	.00	12,267,500.00	12,267,500.00	.0
	<u>499,124.23</u>	<u>2,641,110.63</u>	<u>19,274,500.00</u>	<u>16,633,389.37</u>	<u>13.7</u>
<u>EXPENDITURES</u>					
ROAD PROJECTS	1,057,050.99	4,486,648.09	12,100,000.00	7,613,351.91	37.1
CONTRIBUTIONS	.00	.00	6,457,000.00	6,457,000.00	.0
TRANSFERS OUT	.00	.00	717,500.00	717,500.00	.0
	<u>1,057,050.99</u>	<u>4,486,648.09</u>	<u>19,274,500.00</u>	<u>14,787,851.91</u>	<u>23.3</u>
	<u>( 557,926.76)</u>	<u>( 1,845,537.46)</u>	<u>.00</u>	<u>1,845,537.46</u>	<u>.0</u>



CACHE COUNTY GOVERNMENT  
FUND SUMMARY  
FOR THE 7 MONTHS ENDING JULY 31, 2022

AIRPORT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
INTERGOVERNMENTAL REVENUE	.00	34,669.89	1,244,500.00	1,209,830.11	2.8
MISCELLANEOUS REVENUE	12,640.14	23,147.80	49,500.00	26,352.20	46.8
AIRPORT LAND LEASE REVENUES	103,044.60	108,442.04	109,000.00	557.96	99.5
CONTRIBUTIONS & TRANSFERS	.00	.00	148,200.00	148,200.00	.0
	<u>115,684.74</u>	<u>166,259.73</u>	<u>1,551,200.00</u>	<u>1,384,940.27</u>	<u>10.7</u>
<u>EXPENDITURES</u>					
AIRPORT	21,672.15	248,446.16	1,544,400.00	1,295,953.84	16.1
DEPARTMENT 4800	.00	.00	6,800.00	6,800.00	.0
	<u>21,672.15</u>	<u>248,446.16</u>	<u>1,551,200.00</u>	<u>1,302,753.84</u>	<u>16.0</u>
	<u>94,012.59</u>	<u>( 82,186.43)</u>	<u>.00</u>	<u>82,186.43</u>	<u>.0</u>

CACHE COUNTY GOVERNMENT  
FUND SUMMARY  
FOR THE 7 MONTHS ENDING JULY 31, 2022

CHILDREN'S JUSTICE CENTER

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
INTERGOVERNMENTAL REVENUE	98,131.62	196,008.54	462,800.00	266,791.46	42.4
MISCELLANEOUS REVENUE	.00	120.00	.00	( 120.00)	.0
CONTRIBUTIONS & TRANSFERS	141,333.00	141,333.00	33,100.00	( 108,233.00)	427.0
	<u>239,464.62</u>	<u>337,461.54</u>	<u>495,900.00</u>	<u>158,438.46</u>	<u>68.1</u>
<u>EXPENDITURES</u>					
CHILDREN'S JUSTICE CENTER	185,154.21	386,913.29	479,100.00	92,186.71	80.8
DEPARTMENT 4800	.00	.00	16,800.00	16,800.00	.0
	<u>185,154.21</u>	<u>386,913.29</u>	<u>495,900.00</u>	<u>108,986.71</u>	<u>78.0</u>
	<u>54,310.41</u>	<u>( 49,451.75)</u>	<u>.00</u>	<u>49,451.75</u>	<u>.0</u>

CACHE COUNTY GOVERNMENT  
FUND SUMMARY  
FOR THE 7 MONTHS ENDING JULY 31, 2022

DEBT SERVICE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
MISCELLANEOUS REVENUE	1,068.97	3,132.98	.00	( 3,132.98)	.0
CONTRIBUTIONS AND TRANSFERS IN	.00	.00	2,849,000.00	2,849,000.00	.0
	<u>1,068.97</u>	<u>3,132.98</u>	<u>2,849,000.00</u>	<u>2,845,867.02</u>	<u>.1</u>
<u>EXPENDITURES</u>					
CAPITAL LEASE: PATROL VEHICLE	75,732.71	298,001.07	726,200.00	428,198.93	41.0
CAPITAL LEASE: ROAD EQUIPMENT	.00	16,493.53	31,500.00	15,006.47	52.4
SALES TAX REVENUE BONDS	.00	39,659.10	2,073,000.00	2,033,340.90	1.9
CAPITAL LEASE: FIRE-EMS VEHICL	.00	8,791.70	18,300.00	9,508.30	48.0
	<u>75,732.71</u>	<u>362,945.40</u>	<u>2,849,000.00</u>	<u>2,486,054.60</u>	<u>12.7</u>
	<u>( 74,663.74)</u>	<u>( 359,812.42)</u>	<u>.00</u>	<u>359,812.42</u>	<u>.0</u>

CACHE COUNTY GOVERNMENT  
FUND SUMMARY  
FOR THE 7 MONTHS ENDING JULY 31, 2022

CAPITAL PROJECTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
CONTRIBUTIONS AND TRANSFERS IN	.00	.00	6,516,900.00	6,516,900.00	.0
	.00	.00	6,516,900.00	6,516,900.00	.0
<u>EXPENDITURES</u>					
ROAD FACILITIES	.00	32,806.86	5,043,900.00	5,011,093.14	.7
TRANSFERS	.00	.00	1,473,000.00	1,473,000.00	.0
	.00	32,806.86	6,516,900.00	6,484,093.14	.5
	.00	( 32,806.86)	.00	32,806.86	.0

CACHE COUNTY GOVERNMENT  
FUND SUMMARY  
FOR THE 7 MONTHS ENDING JULY 31, 2022

ROADS SPECIAL SERVICE

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
INTERGOVERNMENTAL REVENUE	.00	122,009.30	120,000.00	( 2,009.30)	101.7
MISCELLANEOUS REVENUE	114.93	441.08	1,000.00	558.92	44.1
	<u>114.93</u>	<u>122,450.38</u>	<u>121,000.00</u>	<u>( 1,450.38)</u>	<u>101.2</u>
<u>EXPENDITURES</u>					
TRANSFERS OUT	.00	.00	121,000.00	121,000.00	.0
	<u>.00</u>	<u>.00</u>	<u>121,000.00</u>	<u>121,000.00</u>	<u>.0</u>
	<u>114.93</u>	<u>122,450.38</u>	<u>.00</u>	<u>( 122,450.38)</u>	<u>.0</u>

CACHE COUNTY GOVERNMENT  
FUND SUMMARY  
FOR THE 7 MONTHS ENDING JULY 31, 2022

NPIC FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
MISCELLANEOUS REVENUE	.13	.46	.00	(.46)	.0
	.13	.46	.00	(.46)	.0
<u>EXPENDITURES</u>					
	.00	.00	.00	.00	.0
	.13	.46	.00	(.46)	.0



CACHE COUNTY GOVERNMENT  
FUND SUMMARY  
FOR THE 7 MONTHS ENDING JULY 31, 2022

CCCF

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
MISCELLANEOUS REVENUE	32.72	76.04	100.00	23.96	76.0
CONTRIBUTIONS & TRANSFERS	1,020.00	23,170.00	36,000.00	12,830.00	64.4
	<u>1,052.72</u>	<u>23,246.04</u>	<u>36,100.00</u>	<u>12,853.96</u>	<u>64.4</u>
<u>EXPENDITURES</u>					
TRANSFERS OUT	.00	.00	36,000.00	36,000.00	.0
MISCELLANEOUS	.00	10.00	100.00	90.00	10.0
	<u>.00</u>	<u>10.00</u>	<u>36,100.00</u>	<u>36,090.00</u>	<u>.0</u>
	<u>1,052.72</u>	<u>23,236.04</u>	<u>.00</u>	<u>( 23,236.04)</u>	<u>.0</u>



Craig McAllister  
County Treasurer

CACHE COUNTY  
Office of the County Treasurer

179 NORTH MAIN, ROOM 201  
LOGAN, UTAH 84321  
TEL: (435) 755-1500  
FAX: (435) 755-1986

Treasurer's Certificate to  
Record Monthly Collection and Disbursement

UCA 59-2-1320

State of Utah

Cache County

I, Craig McAllister, County Treasurer of Cache County, state of Utah, do certify that to the best of my knowledge the attached record is a full, true, and correct record and constitutes the official record of all transactions for the month of:

July of 2022 .

Signature

A handwritten signature in black ink, appearing to read "Craig McAllister", written over a horizontal line.

Cache County Treasurer

Date Printed 8/8/2022



Toll Free: (888) 418 - 5333

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53,228.94\*+  
29,225.99 +  
1,690.00 +  
1,240.00 +

85,384.93 \*

SUMMARY:		STATEMENT PERIOD: 07/01/2022 - 07/31/2022			
ACCOUNT	PREVIOUS	TOTAL	TOTAL	SERVICE	ENDING
NUMBER	BALANCE	DEBITS	CREDITS	CHARGES	BALANCE
DDA 65600025		79	115	.00	
	2,270,852.12	2,205,484.99	1,466,172.60		1,531,539.73
DIB - MUNICIPAL RATE	65600025				

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113,602.64 \*

INTEREST RATE CHANGED FROM .8031% TO 1.1244%		07/06	
REMOTE DEPOSIT CAPTURE		07/07	
REMOTE DEPOSIT CAPTURE		07/07	
REMOTE DEPOSIT CAPTURE	85,384.93	07/07	
DEPOSIT		07/07	APP
DEPOSIT		07/07	APP
DEPOSIT		07/11	APP
DEPOSIT		07/11	APP
REMOTE DEPOSIT CAPTURE		07/12	
REMOTE DEPOSIT CAPTURE	113,602.64	07/12	
REMOTE DEPOSIT CAPTURE		07/12	
DEPOSIT		07/12	
CHARGE BACK	158.00-	07/12	
CHARGE BACK: CRIAG R JOHNSON REASON: NSF			
DEPOSIT		07/13	07-030-0018 APP
DEPOSIT		07/14	APP
REMOTE DEPOSIT CAPTURE		07/15	
REMOTE DEPOSIT CAPTURE		07/15	
REMOTE DEPOSIT CAPTURE	105,201.98	07/15	
DEPOSIT		07/15	APP
DEPOSIT		07/15	
DEPOSIT		07/18	
DEPOSIT		07/19	07-030-0018 APP
DEPOSIT		07/20	
REMOTE DEPOSIT CAPTURE	95,786.92		

CONTINUED ON PAGE ... 2

$$\begin{array}{r} 47,670 \cdot 30 * + \\ 46,540 \cdot 20 + \\ 399 \cdot 42 + \\ 1,177 \cdot 00 + \end{array}$$

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95,786.92 \*

$$\begin{array}{r} 138 \cdot 23 * + \\ 16 \cdot 00 + \\ 7 \cdot 84 + \\ \cdot 91 + \end{array}$$

38 \*

Corporate C





# CACHE VALLEY BANK

www.cachevalleybank.com

Primary Acct: 65600025

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95,786.92 PAGE 2

## -- DEPOSITS AND MISCELLANEOUS TRANSACTIONS --

REMOTE DEPOSIT CAPTURE	46,540.20+	07/20
REMOTE DEPOSIT CAPTURE	399.42+	07/20
DEPOSIT	1,177.00+	07/20
DEPOSIT	6,633.47+	07/21
DEPOSIT	20,764.66+	07/22
REMOTE DEPOSIT CAPTURE	26,500.00+	07/26
REMOTE DEPOSIT CAPTURE	22,822.29+	07/26
REMOTE DEPOSIT CAPTURE	1,647.72+	07/26
DEPOSIT	1,913.00+	07/26
DEPOSIT	17,516.67+	07/27
REMOTE DEPOSIT CAPTURE	83,703.31+	07/29
REMOTE DEPOSIT CAPTURE	13,209.68+	07/29
DEPOSIT	51,842.76+	07/29
DEPOSIT	11,019.15+	07/29
DEPOSIT	4,248.00+	07/29
DEPOSIT	50.00+	07/29
INTEREST PAID	1,852.73+	07/31

52,883.01

101,160.99

ANNUAL PERCENTAGE YIELD EARNED FOR 31 DAYS IS 1.07 %  
INTEREST EARNED DURING CYCLE PERIOD 1,852.73

CURRENT INTEREST RATE 1.1244 %

## -- SUMMARY OF ELECTRONIC CREDITS --

DATE	AMOUNT	DESCRIPTION
07/01	1,050.01	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/01	322.00	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB
07/01	249.28	FORTE [CCD] 1330903620 243435 ID: CACHE CO ASSESSORS POS
07/01	185.00	FORTE [CCD] 5330903620 179752 ID: CACHE CO TAX POS
07/05	6,479.49	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/05	6,309.43	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/05	3,052.01	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB
07/05	495.72	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB
07/05	300.00	FORTE [CCD] 1330903620 179752 ID: CACHE CO TAX POS
07/05	218.84	FORTE [CCD] 1330903620 243435 ID: CACHE CO ASSESSORS POS
07/06	444.77	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/07	4,963.58	FORTE [CCD] 1330903620 179752 ID: CACHE CO TAX POS
07/07	4,551.97	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB
07/07	3,494.49	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/07	75.00	FORTE [CCD] 1330903620 243435 ID: CACHE CO ASSESSORS POS
07/08	4,100.00	FORTE [CCD] 1330903620 179752 ID: CACHE CO TAX POS
07/08	1,826.00	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/08	500.00	FORTE [CCD] 5330903620 179752 ID: CACHE CO TAX POS
07/08	500.00	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB
07/08	98.07	FORTE [CCD] 1330903620 243435 ID: CACHE CO ASSESSORS POS
07/11	831.63	FORTE [CCD] 1330903620 243435 ID: CACHE CO ASSESSORS POS
07/11	592.00	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/11	390.00	FORTE [CCD] 5330903620 179752 ID: CACHE CO TAX POS
07/11	300.00	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB

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390.00\*+

130.00 +

463.00 +

190.00 +

30.32 +

1,203.32 \*

orth Main Street, Logan UT 84321



831.63\*+  
50.00 +

881.63 \*

1,050.01\*+  
322.00 +

1,372.01 \*

6,479.49\*+

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# CACHE VALLEY BANK

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+390

Primary Acct:

65600025

PAGE 3

1203.32

## -- SUMMARY OF ELECTRONIC CREDITS --

DATE	AMOUNT	DESCRIPTION
07/11	130.00	FORTE [CCD] 1330903620 179752 ID: CACHE CO TAX POS
07/11	125.00	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB
07/11	50.00	FORTE [CCD] 1330903620 243435 ID: CACHE CO ASSESSORS POS
07/12	2,779.22	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/12	463.00	FORTE [CCD] 5330903620 179752 ID: CACHE CO TAX POS
07/12	151.00	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB
07/13	1,408.68	FORTE [CCD] 1330903620 243435 ID: CACHE CO ASSESSORS POS
07/13	343.00	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/13	190.00	FORTE [CCD] 5330903620 179752 ID: CACHE CO TAX POS
07/13	30.32	FORTE [CCD] 1330903620 179752 ID: CACHE CO TAX POS
07/14	904.00	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/14	509.11	FORTE [CCD] 1330903620 243435 ID: CACHE CO ASSESSORS POS
07/14	15.51	FORTE [CCD] 5330903620 179752 ID: CACHE CO TAX POS
07/15	678.04	FORTE [CCD] 1330903620 243435 ID: CACHE CO ASSESSORS POS
07/15	471.10	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB
07/15	426.00	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/15	100.00	FORTE [CCD] 5330903620 179752 ID: CACHE CO TAX POS
07/18	11,309.73	FORTE [CCD] 1330903620 243435 ID: CACHE CO ASSESSORS POS
07/18	4,904.01	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/18	2,175.00	FORTE [CCD] 1330903620 179752 ID: CACHE CO TAX POS
07/18	2,123.38	FORTE [CCD] 1330903620 243435 ID: CACHE CO ASSESSORS POS
07/18	718.00	FORTE [CCD] 5330903620 179752 ID: CACHE CO TAX POS
07/18	442.00	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB
07/19	1,335.38	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/19	236.34	FORTE [CCD] 5330903620 179752 ID: CACHE CO TAX POS
07/20	2,956.62	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/20	699.68	FORTE [CCD] 1330903620 243435 ID: CACHE CO ASSESSORS POS
07/21	8,432.72	FORTE [CCD] 1330903620 243435 ID: CACHE CO ASSESSORS POS
07/21	1,365.00	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/21	231.00	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB
07/22	1,627.19	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/22	1,099.59	FORTE [CCD] 1330903620 243435 ID: CACHE CO ASSESSORS POS
07/22	461.05	FORTE [CCD] 1330903620 179752 ID: CACHE CO TAX POS
07/25	3,412.16	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/25	2,292.25	FORTE [CCD] 1330903620 179752 ID: CACHE CO TAX POS
07/25	1,160.08	FORTE [CCD] 5330903620 179752 ID: CACHE CO TAX POS
07/25	834.97	FORTE [CCD] 1330903620 243435 ID: CACHE CO ASSESSORS POS
07/25	400.00	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB
07/25	335.00	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB
07/25	242.80	FORTE [CCD] 1330903620 243435 ID: CACHE CO ASSESSORS POS
07/25	163.63	FORTE [CCD] 1330903620 179752 ID: CACHE CO TAX POS
07/26	8,824.34	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/26	100.00	FORTE [CCD] 5330903620 179752 ID: CACHE CO TAX POS
07/27	697.00	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/28	918.13	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB
07/28	891.62	FORTE [CCD] 1330903620 179752 ID: CACHE CO TAX POS
07/28	519.76	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/28	407.00	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/28	392.24	FORTE [CCD] 1330903620 243435 ID: CACHE CO ASSESSORS POS

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Men  
FD

Main Street, Logan UT 84321



891.62\*+  
519.76 +

1,411.38 \*

1,408.68\*+  
509.11 +

1,917.79 \*

11,309.73\*+  
2,123.38 +

13,433.11 \*

8,432.72\*+  
1,099.59 +

9,532.31 \*

834.97\*+  
392.24 +

1,227.21 \*

2,779.22\*+  
151.00 +

2,930.22 \*

471.10\*+  
426.00 +

897.10 \*

1,365.00\*+  
231.00 +

1,596.00 \*

3,412.16\*+  
335.00 +

3,747.16 \*

918.13\*+  
407.00 +

1,325.13 \*

15.51\*+  
100.00 +  
718.00 +

833.51 \*

2,175.00\*+  
236.34 +

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461.05\*+  
2,292.25 +  
1,160.08 +  
163.63 +  
100.00 +

4,177.01 \*



# CACHE VALLEY BANK

www.cachevalleybank.com

Toll Free: (888) 418 - 5333

Primary Acct:

65600025

PAGE 4

## -- SUMMARY OF ELECTRONIC CREDITS --

DATE	AMOUNT	DESCRIPTION
07/29	4,976.25	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/29	3,787.97	FORTE [CCD] 5330903620 179752 ID: CACHE CO TAX POS
07/29	239.56	FORTE [CCD] 1330903620 243435 ID: CACHE CO ASSESSORS POS
07/29	100.00	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB

5076.25

239.56 + 103963 = 1279.19

## -- SUMMARY OF ELECTRONIC DEBITS --

DATE	AMOUNT	DESCRIPTION
07/01	175.00	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/11	191.77	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB

03-030-0061

02-121-0010

## -- CHECKS --

NUMBER.....AMOUNT...DATE	NUMBER.....AMOUNT...DATE	NUMBER.....AMOUNT...DATE
11504 2,462.27 07/05	11649* 73,459.37 07/14	11680 944.22 07/11
11525* 1,922.76 07/07	11650 233,570.16 07/14	11682* 43.50 07/14
11554* 60.84 07/05	11651 316,628.87 07/14	11683 144.74 07/28
11561* 33.67 07/12	11652 553,551.35 07/21	11684 32.38 07/19
11575* 13,072.15 07/01	11653 795.66 07/18	11687* 36,311.46 07/14
11576 13,702.88 07/01	11654 1,913.84 07/18	11688 65,116.68 07/14
11603* 99.57 07/05	11656* 4,276.62 07/15	11689 156,022.65 07/14
11610* 407.82 07/12	11657 13,652.36 07/14	11690 92,484.60 07/21
11611 13,870.49 07/15	11658 1,973.83 07/14	11691 163.56 07/18
11624* 320.00 07/12	11659 47,371.97 07/14	11693* 1,076.47 07/15
11625 112.88 07/28	11660 179,229.78 07/21	11694 3,822.34 07/14
11627* 8,729.07 07/12	11661 93,981.52 07/14	11695 539.77 07/14
11628 4,001.21 07/27	11662 5,740.96 07/21	11696 13,258.91 07/14
11630* 433.35 07/12	11663 5,895.43 07/14	11697 29,322.42 07/21
11631 1,844.11 07/12	11664 31,871.25 07/14	11698 45,998.17 07/14
11632 7,125.12 07/14	11665 22.03 07/28	11699 949.43 07/21
11633 10,250.45 07/13	11667* 2,059.06 07/12	11700 348.94 07/14
11635* 46,628.12 07/18	11668 461.99 07/27	11701 211.35 07/14
11637* 4,871.86 07/13	11670* 12.93 07/12	11705* 16,178.99 07/14
11638 26,830.60 07/11	11671 331.53 07/14	11706 50.00 07/25
11640* 436.81 07/11	11672 791.32 07/15	11707 110.00 07/13
11641 2,690.48 07/11	11674* 3,669.52 07/18	11708 14.00 07/15
11643* 67.72 07/14	11676* 379.20 07/13	12372* 67.55 07/05
11644 198.80 07/28	11677 7,165.40 07/11	12422* 1,693.04 07/05
11645 182.84 07/19	11679* 251.46 07/11	12465* 67.10 07/05
11646 574.67 07/14		

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AN (\*) DENOTES GAP IN CHECK NUMBERS



Corporate Office: 101 North Main Street, Logan UT 84321



4,976.25\*+

100.00 +

002

5,076.25 \*



7:27 PM

08/08/22

**Cache County Treasurer**  
**Reconciliation Summary**  
100 - Cache Valley Bank, Period Ending 07/31/2022

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	Jul 31, 22
Beginning Balance	2,270,852.12
Cleared Transactions	
Checks and Payments - 79 items	-2,205,484.99
Deposits and Credits - 64 items	1,466,172.60
Total Cleared Transactions	-739,312.39
Cleared Balance	<u>1,531,539.73</u>
Uncleared Transactions	
Checks and Payments - 119 items	-439,948.83
Deposits and Credits - 2 items	2,024.17
Total Uncleared Transactions	-437,924.66
Register Balance as of 07/31/2022	<u>1,093,615.07</u>
New Transactions	
Checks and Payments - 42 items	-1,380,671.40
Deposits and Credits - 13 items	139,898.73
Total New Transactions	-1,240,772.67
Ending Balance	<u><u>-147,157.60</u></u>

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*[Handwritten signature]*

## Cache County Treasurer

## Reconciliation Detail

100 - Cache Valley Bank, Period Ending 07/31/2022

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						2,270,852.12
Cleared Transactions						
Checks and Payments - 79 items						
Check	03/01/2022	12372	NEWTON CEMETE...	X	-67.55	-67.55
Check	03/31/2022	12422	NEWTON CEMETE...	X	-1,693.04	-1,760.59
Check	04/01/2022	11504	NEWTON CEMETE...	X	-2,462.27	-4,222.86
Check	04/01/2022	12525	WELLSVILLE MEN...	X	-1,922.76	-6,145.62
Check	04/01/2022	12465	NEWTON CEMETE...	X	-67.10	-6,212.72
Check	05/10/2022	11554	NEWTON CEMETE...	X	-60.84	-6,273.56
Check	05/10/2022	11561	College/Young Mos...	X	-33.67	-6,307.23
Check	05/18/2022	11576	AT & T	X	-13,702.88	-20,010.11
Check	05/18/2022	11575	AT & T	X	-13,072.15	-33,082.26
Check	06/01/2022	11611	CACHE WATER DI...	X	-13,870.49	-46,952.75
Check	06/01/2022	11610	College/Young Mos...	X	-407.82	-47,360.57
Check	06/01/2022	11603	NEWTON CEMETE...	X	-99.57	-47,460.14
Check	06/27/2022	11624	OFFICE OF THE C...	X	-320.00	-47,780.14
Check	06/29/2022		NSF Check	X	-175.00	-47,955.14
Check	07/01/2022	11652	CACHE CO SCHOO...	X	-553,551.35	-601,506.49
Check	07/01/2022	11651	LOGAN SCHOOL D...	X	-316,628.87	-918,135.36
Check	07/01/2022	11650	CACHE CO GENER...	X	-233,570.16	-1,151,705.52
Check	07/01/2022	11660	CACHE STWDE SC...	X	-179,229.78	-1,330,935.30
Check	07/01/2022	11689	LOGAN SCHOOL D...	X	-156,022.65	-1,486,957.95
Check	07/01/2022	11661	LOGAN STWDE SC...	X	-93,981.52	-1,580,939.47
Check	07/01/2022	11690	CACHE CO SCHOO...	X	-92,484.60	-1,673,424.07
Check	07/01/2022	11649	LOGAN CITY	X	-73,459.37	-1,746,883.44
Check	07/01/2022	11688	CACHE CO GENER...	X	-65,116.68	-1,812,000.12
Check	07/01/2022	11659	Cache Co Assess & ...	X	-47,371.97	-1,859,372.09
Check	07/01/2022	11635	NORTH LOGAN CITY	X	-46,628.12	-1,906,000.21
Check	07/01/2022	11698	LOGAN STWDE SC...	X	-45,998.17	-1,951,998.38
Check	07/01/2022	11687	LOGAN CITY	X	-36,311.46	-1,988,309.84
Check	07/01/2022	11664	CACHE CO HEALT...	X	-31,871.25	-2,020,181.09
Check	07/01/2022	11697	CACHE STWDE SC...	X	-29,322.42	-2,049,503.51
Check	07/01/2022	11638	SMITHFIELD CITY	X	-26,830.60	-2,076,334.11
Check	07/01/2022	11705	CACHE CO - REDE...	X	-16,178.99	-2,092,513.10
Check	07/01/2022	11657	CACHE CO HEALT...	X	-13,652.36	-2,106,165.46
Check	07/01/2022	11696	Cache Co Assess & ...	X	-13,258.91	-2,119,424.37
Check	07/01/2022	11633	PROVIDENCE CITY	X	-10,250.45	-2,129,674.82
Check	07/01/2022	11627	HYRUM CITY	X	-8,729.07	-2,138,403.89
Check	07/01/2022	11677	SMITHFIELD CITY	X	-7,165.40	-2,145,569.29
Check	07/01/2022	11632	NIBLEY CITY	X	-7,125.12	-2,152,694.41
Check	07/01/2022	11663	CACHE COUNTY P...	X	-5,895.43	-2,158,589.84
Check	07/01/2022	11662	CACHE MOSQUITO...	X	-5,740.96	-2,164,330.80
Check	07/01/2022	11637	HYDE PARK CITY	X	-4,871.86	-2,169,202.66
Check	07/01/2022	11656	CACHE WATER DI...	X	-4,276.62	-2,173,479.28
Check	07/01/2022	11628	WELLSVILLE CITY	X	-4,001.21	-2,177,480.49
Check	07/01/2022	11694	CACHE CO HEALT...	X	-3,822.34	-2,181,302.83
Check	07/01/2022	11674	NORTH LOGAN CITY	X	-3,669.52	-2,184,972.35
Check	07/01/2022	11641	RICHMOND CITY	X	-2,690.48	-2,187,662.83
Check	07/01/2022	11667	HYRUM CITY	X	-2,059.06	-2,189,721.89
Check	07/01/2022	11658	MULTI-CO A & C	X	-1,973.83	-2,191,695.72
Check	07/01/2022	11654	POWDER MTN WA...	X	-1,913.84	-2,193,609.56
Check	07/01/2022	11631	MILLVILLE CITY	X	-1,844.11	-2,195,453.67
Check	07/01/2022	11693	CACHE WATER DI...	X	-1,076.47	-2,196,530.14
Check	07/01/2022	11699	CACHE MOSQUITO...	X	-949.43	-2,197,479.57
Check	07/01/2022	11680	RICHMOND CITY	X	-944.22	-2,198,423.79
Check	07/01/2022	11653	AVON CEMETERY	X	-795.66	-2,199,219.45
Check	07/01/2022	11672	PROVIDENCE CITY	X	-791.32	-2,200,010.77
Check	07/01/2022	11646	CLARKSTON TOWN	X	-574.67	-2,200,585.44
Check	07/01/2022	11695	MULTI-CO A & C	X	-539.77	-2,201,125.21
Check	07/01/2022	11668	WELLSVILLE CITY	X	-461.99	-2,201,587.20
Check	07/01/2022	11640	RICHMOND CEME...	X	-436.81	-2,202,024.01
Check	07/01/2022	11630	MILLVILLE/NIBLEY ...	X	-433.35	-2,202,457.36
Check	07/01/2022	11676	HYDE PARK CITY	X	-379.20	-2,202,836.56
Check	07/01/2022	11700	GARBAGE - SPECI...	X	-348.94	-2,203,185.50
Check	07/01/2022	11671	NIBLEY CITY	X	-331.53	-2,203,517.03
Check	07/01/2022	11679	RICHMOND CEME...	X	-251.46	-2,203,768.49
Check	07/01/2022	11701	GARBAGE - SPECI...	X	-211.35	-2,203,979.84
Check	07/01/2022	11644	CORNISH TOWN	X	-198.80	-2,204,178.64
Check	07/01/2022	11645	TRENTON TOWN	X	-182.84	-2,204,361.48
Check	07/01/2022	11691	AVON CEMETERY	X	-163.56	-2,204,525.04
Check	07/01/2022	11683	CORNISH TOWN	X	-144.74	-2,204,669.78
Check	07/01/2022	11625	PARADISE CEMET...	X	-112.88	-2,204,782.66



# Cache County Treasurer Reconciliation Detail

100 - Cache Valley Bank, Period Ending 07/31/2022

Type	Date	Num	Name	Clr	Amount	Balance
Check	07/01/2022	11643	CORNISH CEMETE...	X	-67.72	-2,204,850.38
Check	07/01/2022	11682	CORNISH CEMETE...	X	-43.50	-2,204,893.88
Check	07/01/2022	11684	TRENTON TOWN	X	-32.38	-2,204,926.26
Check	07/01/2022	11665	PARADISE CEMET...	X	-22.03	-2,204,948.29
Check	07/01/2022	11670	MILLVILLE/NIBLEY ...	X	-12.93	-2,204,961.22
Check	07/05/2022		NSF Check	X	-191.77	-2,205,152.99
Check	07/08/2022	11707	JM MECHANICAL	X	-110.00	-2,205,262.99
Check	07/08/2022	11706	SHARI GONZALEZ ...	X	-50.00	-2,205,312.99
Check	07/08/2022	11708	CLAIR LOFTHOUSE	X	-14.00	-2,205,326.99
Check	07/12/2022		NSF Check	X	-158.00	-2,205,484.99
Total Checks and Payments					-2,205,484.99	-2,205,484.99

## Deposits and Credits - 64 items

Deposit	06/30/2022			X	185.00	185.00
Deposit	07/01/2022			X	0.00	185.00
Deposit	07/01/2022			X	1,372.01	1,557.01
Deposit	07/05/2022			X	6,975.21	8,532.22
Deposit	07/05/2022			X	9,361.44	17,893.66
Deposit	07/06/2022			X	444.77	18,338.43
Deposit	07/06/2022			X	9,863.58	28,202.01
Deposit	07/06/2022			X	85,384.93	113,586.94
Deposit	07/07/2022			X	641.19	114,228.13
Deposit	07/07/2022			X	8,046.46	122,274.59
Deposit	07/07/2022			X	619,644.02	741,918.61
Deposit	07/08/2022			X	2,326.00	744,244.61
Deposit	07/11/2022			X	125.00	744,369.61
Deposit	07/11/2022			X	881.63	745,251.24
Deposit	07/11/2022			X	892.00	746,143.24
Deposit	07/11/2022			X	1,203.32	747,346.56
Deposit	07/11/2022			X	1,225.83	748,572.39
Deposit	07/11/2022			X	3,724.16	752,296.55
Deposit	07/11/2022			X	113,602.64	865,899.19
Deposit	07/12/2022			X	0.00	865,899.19
Deposit	07/12/2022			X	2,930.22	868,829.41
Deposit	07/13/2022			X	343.00	869,172.41
Deposit	07/13/2022			X	1,917.79	871,090.20
Deposit	07/13/2022			X	3,467.68	874,557.88
Deposit	07/14/2022			X	678.04	875,235.92
Deposit	07/14/2022			X	833.51	876,069.43
Deposit	07/14/2022			X	904.00	876,973.43
Deposit	07/14/2022			X	15,026.74	892,000.17
Deposit	07/14/2022			X	105,201.98	997,202.15
Deposit	07/15/2022			X	897.10	998,099.25
Deposit	07/15/2022			X	10,266.02	1,008,365.27
Deposit	07/15/2022			X	13,433.11	1,021,798.38
Deposit	07/17/2022			X	28,045.52	1,049,843.90
Deposit	07/18/2022			X	158.00	1,050,001.90
Deposit	07/18/2022			X	442.00	1,050,443.90
Deposit	07/18/2022			X	4,904.01	1,055,347.91
Deposit	07/19/2022			X	699.68	1,056,047.59
Deposit	07/19/2022			X	1,335.38	1,057,382.97
Deposit	07/19/2022			X	2,411.34	1,059,794.31
Deposit	07/19/2022			X	95,786.92	1,155,581.23
Deposit	07/20/2022			X	2,956.62	1,158,537.85
Deposit	07/21/2022			X	1,596.00	1,160,133.85
Deposit	07/21/2022			X	6,633.47	1,166,767.32
Deposit	07/21/2022			X	9,532.31	1,176,299.63
Deposit	07/22/2022			X	242.80	1,176,542.43
Deposit	07/22/2022			X	4,177.01	1,180,719.44
Deposit	07/22/2022			X	20,764.66	1,201,484.10
Deposit	07/22/2022			X	52,883.01	1,254,367.11
Deposit	07/26/2022			X	400.00	1,254,767.11
Deposit	07/26/2022			X	1,627.19	1,256,394.30
Deposit	07/26/2022			X	3,747.16	1,260,141.46
Deposit	07/26/2022			X	8,824.34	1,268,965.80
Deposit	07/27/2022			X	697.00	1,269,662.80
Deposit	07/27/2022			X	1,227.21	1,270,890.01
Deposit	07/27/2022			X	17,516.67	1,288,406.68
Deposit	07/28/2022			X	1,325.13	1,289,731.81
Deposit	07/29/2022			X	50.00	1,289,781.81
Deposit	07/29/2022			X	239.56	1,290,021.37
Deposit	07/29/2022			X	5,076.25	1,295,097.62

# Cache County Treasurer Reconciliation Detail

100 - Cache Valley Bank, Period Ending 07/31/2022

Type	Date	Num	Name	Clr	Amount	Balance
Deposit	07/29/2022			X	5,199.35	1,300,296.97
Deposit	07/29/2022			X	11,019.15	1,311,316.12
Deposit	07/29/2022			X	51,842.76	1,363,158.88
Deposit	07/29/2022			X	101,160.99	1,464,319.87
Deposit	07/31/2022			X	1,852.73	1,466,172.60
Total Deposits and Credits					1,466,172.60	1,466,172.60
Total Cleared Transactions					-739,312.39	-739,312.39
Cleared Balance					-739,312.39	1,531,539.73
<b>Uncleared Transactions</b>						
<b>Checks and Payments - 119 items</b>						
Check	10/11/2017	7585	DRAINAGE DIST #5		-5.00	-5.00
Check	12/07/2017	7815	DRAINAGE DIST #5		-1,043.90	-1,048.90
Check	01/10/2018	8057	DRAINAGE DIST #5		-435.77	-1,484.67
Check	03/31/2018	8262	DRAINAGE DIST #5		-610.52	-2,095.19
Check	04/10/2018	8315	DRAINAGE DIST #5		-5.00	-2,100.19
Check	12/10/2018	9607	DRAINAGE DIST #5		-1,186.41	-3,286.60
Check	01/10/2019	9792	DRAINAGE DIST #5		-598.89	-3,885.49
Check	03/27/2019	9959	DRAINAGE DIST #5		-304.92	-4,190.41
Check	07/10/2019	10271	GRAHAM STANFO...		-18.00	-4,208.41
Check	10/01/2019	10419	DRAINAGE DIST #5		-5.00	-4,213.41
Check	12/09/2019	9157	DRAINAGE DIST #5		-614.03	-4,827.44
Check	01/06/2020	9322	DRAINAGE DIST #5		-811.09	-5,638.53
Check	03/30/2020	9452	DRAINAGE DIST #5		-669.71	-6,308.24
Check	12/02/2020	11102	DRAINAGE DIST #5		-1,458.55	-7,766.79
Check	01/04/2021	11216	TOWN OF AMALGA		-491.06	-8,257.85
Check	01/04/2021	11178	TOWN OF AMALGA		-114.62	-8,372.47
Check	01/05/2021	11258	TOWN OF AMALGA		-2,607.36	-10,979.83
Check	01/05/2021	11289	DRAINAGE DIST #5		-474.79	-11,454.62
Check	02/01/2021	11349	TOWN OF AMALGA		-121.48	-11,576.10
Check	03/08/2021	11387	MENDON CITY		-1,562.49	-13,138.59
Check	03/08/2021	11397	TOWN OF AMALGA		-107.74	-13,246.33
Check	03/31/2021	11431	MENDON CITY		-20,536.71	-33,783.04
Check	03/31/2021	11441	TOWN OF AMALGA		-2,654.21	-36,437.25
Check	03/31/2021	11471	DRAINAGE DIST #5		-142.05	-36,579.30
Check	04/01/2021	11481	MENDON CITY		-2,231.39	-38,810.69
Check	04/01/2021	11520	MENDON CITY		-846.91	-39,657.60
Check	04/01/2021	11529	TOWN OF AMALGA		-179.55	-39,837.15
Check	04/01/2021	11491	TOWN OF AMALGA		-153.38	-39,990.53
Check	05/03/2021	11570	MENDON CITY		-2,274.07	-42,264.60
Check	05/03/2021	11580	TOWN OF AMALGA		-135.02	-42,399.62
Check	07/01/2021	11659	MENDON CITY		-2,423.60	-44,823.22
Check	07/01/2021	11669	TOWN OF AMALGA		-185.78	-45,009.00
Check	07/01/2021	11728	WELLSVILLE MEN...		-111.00	-45,120.00
Check	08/02/2021	11744	MENDON CITY		-2,647.11	-47,767.11
Check	08/02/2021	11754	TOWN OF AMALGA		-174.42	-47,941.53
Check	09/01/2021	11794	MENDON CITY		-2,661.82	-50,603.35
Check	09/01/2021	11796	MILLVILLE CITY		-927.54	-51,530.89
Check	09/01/2021	11801	HYDE PARK CEME...		-607.47	-52,138.36
Check	09/01/2021	11804	TOWN OF AMALGA		-312.11	-52,450.47
Check	09/07/2021	11834	GARY W STENLUND		-10.00	-52,460.47
Check	10/01/2021	11855	MENDON CITY		-1,809.72	-54,270.19
Check	10/01/2021	11862	HYDE PARK CEME...		-530.50	-54,800.69
Check	10/01/2021	11865	TOWN OF AMALGA		-151.84	-54,952.53
Check	10/04/2021	11892	MENDON CITY		-531.03	-55,483.56
Check	10/04/2021	11902	TOWN OF AMALGA		-277.12	-55,760.68
Check	10/04/2021	11899	HYDE PARK CEME...		-200.64	-55,961.32
Check	10/04/2021	11925	WELLSVILLE MEN...		-37.00	-55,998.32
Check	11/01/2021	11942	MENDON CITY		-1,710.26	-57,708.58
Check	11/01/2021	11949	HYDE PARK CEME...		-426.78	-58,135.36
Check	11/01/2021	11952	TOWN OF AMALGA		-127.87	-58,263.23
Check	12/07/2021	12041	MENDON CITY		-114,405.77	-172,669.00
Check	12/07/2021	12048	HYDE PARK CEME...		-68,468.73	-241,137.73
Check	12/07/2021	12051	TOWN OF AMALGA		-19,983.97	-261,121.70
Check	12/07/2021	12083	DRAINAGE DIST #5		-4,267.98	-265,389.68
Check	12/07/2021	12002	MENDON CITY		-2,066.21	-267,455.89
Check	12/07/2021	12009	HYDE PARK CEME...		-534.37	-267,990.26
Check	12/07/2021	12012	TOWN OF AMALGA		-106.81	-268,097.07
Check	01/05/2022	12129	MENDON CITY		-1,692.02	-269,789.09
Check	01/05/2022	12137	HYDE PARK CEME...		-612.02	-270,401.11



## Cache County Treasurer

## Reconciliation Detail

100 - Cache Valley Bank, Period Ending 07/31/2022

Type	Date	Num	Name	Clr	Amount	Balance
Check	01/05/2022	12140	TOWN OF AMALGA		-134.22	-270,535.33
Check	01/06/2022	12184	HYDE PARK CEME...		-75.90	-270,611.23
Check	01/10/2022	12232	HYDE PARK CEME...		-10,132.11	-280,743.34
Check	01/10/2022	12225	MENDON CITY		-8,308.25	-289,051.59
Check	01/10/2022	12266	DRAINAGE DIST #5		-3,244.26	-292,295.85
Check	01/10/2022	12235	TOWN OF AMALGA		-2,196.67	-294,492.52
Check	02/03/2022	12312	MENDON CITY		-1,488.30	-295,980.82
Check	02/03/2022	12319	HYDE PARK CEME...		-414.68	-296,395.50
Check	02/03/2022	12322	TOWN OF AMALGA		-155.29	-296,550.79
Check	02/25/2022	12349	LEVEL 3 COMMUNI...		-2.29	-296,553.08
Check	03/01/2022	12354	MENDON CITY		-1,740.03	-298,293.11
Check	03/01/2022	12361	HYDE PARK CEME...		-466.94	-298,760.05
Check	03/01/2022	12364	TOWN OF AMALGA		-135.92	-298,895.97
Check	03/31/2022	12400	MENDON CITY		-22,016.27	-320,912.24
Check	03/31/2022	12420	HYDE PARK CEME...		-14,575.09	-335,487.33
Check	03/31/2022	12393	TOWN OF AMALGA		-2,908.32	-338,395.65
Check	03/31/2022	12431	DRAINAGE DIST #5		-657.92	-339,053.57
Check	04/01/2022	12499	LEWISTON CITY		-12,188.48	-351,242.05
Check	04/01/2022	12460	LEWISTON CITY		-2,313.81	-353,555.86
Check	04/01/2022	12447	MENDON CITY		-2,052.76	-355,608.62
Check	04/01/2022	12486	MENDON CITY		-773.54	-356,382.16
Check	04/01/2022	12493	HYDE PARK CEME...		-637.57	-357,019.73
Check	04/01/2022	12454	HYDE PARK CEME...		-616.48	-357,636.21
Check	04/01/2022	12457	TOWN OF AMALGA		-155.89	-357,792.10
Check	04/01/2022	12496	TOWN OF AMALGA		-57.93	-357,850.03
Check	04/01/2022	12524	DRAINAGE DIST #4		-15.69	-357,865.72
Check	05/10/2022	11549	LEWISTON CITY		-15,712.22	-373,577.94
Check	05/10/2022	11536	MENDON CITY		-1,828.02	-375,405.96
Check	05/10/2022	11543	HYDE PARK CEME...		-721.83	-376,127.79
Check	05/10/2022	11546	TOWN OF AMALGA		-238.77	-376,366.56
Check	06/01/2022	11598	LEWISTON CITY		-35,977.46	-412,344.02
Check	06/01/2022	11595	TOWN OF AMALGA		-5,962.57	-418,306.59
Check	06/01/2022	11585	MENDON CITY		-3,183.56	-421,490.15
Check	06/01/2022	11592	HYDE PARK CEME...		-2,525.11	-424,015.26
Check	06/01/2022	11590	RIVER HEIGHTS CI...		-1,787.31	-425,802.57
Check	06/01/2022	11604	NEWTON TOWN		-649.51	-426,452.08
Check	06/27/2022	11623	CRAIG J LAW		-119.00	-426,571.08
Check	07/01/2022	11642	LEWISTON CITY		-3,343.95	-429,915.03
Check	07/01/2022	11681	LEWISTON CITY		-2,236.62	-432,151.65
Check	07/01/2022	11629	MENDON CITY		-2,105.24	-434,256.89
Check	07/01/2022	11636	HYDE PARK CEME...		-1,294.25	-435,551.14
Check	07/01/2022	11626	PARADISE TOWN		-1,213.44	-436,764.58
Check	07/01/2022	11634	RIVER HEIGHTS CI...		-941.07	-437,705.65
Check	07/01/2022	11648	NEWTON TOWN		-553.75	-438,259.40
Check	07/01/2022	11673	RIVER HEIGHTS CI...		-278.83	-438,538.23
Check	07/01/2022	11639	TOWN OF AMALGA		-257.18	-438,795.41
Check	07/01/2022	11675	HYDE PARK CEME...		-119.09	-438,914.50
Check	07/01/2022	11704	WELLSVILLE MEN...		-117.00	-439,031.50
Check	07/01/2022	11678	TOWN OF AMALGA		-111.36	-439,142.86
Check	07/01/2022	11647	NEWTON CEMETE...		-91.39	-439,234.25
Check	07/01/2022	11669	MENDON CITY		-82.37	-439,316.62
Check	07/01/2022	11655	College/Young Mos...		-56.57	-439,373.19
Check	07/01/2022	11686	NEWTON TOWN		-55.19	-439,428.38
Check	07/01/2022	11692	College/Young Mos...		-53.78	-439,482.16
Check	07/01/2022	11666	PARADISE TOWN		-19.15	-439,501.31
Check	07/01/2022	11702	DRAINAGE DIST #4		-10.02	-439,511.33
Check	07/01/2022	11685	NEWTON CEMETE...		-7.50	-439,518.83
Check	07/01/2022	11703	DRAINAGE DIST #6		-5.00	-439,523.83
Check	07/12/2022	11709	SIDNEY & MEARRI...		-400.00	-439,923.83
Check	07/12/2022	11710	BLUE LINE PERFO...		-25.00	-439,948.83
Total Checks and Payments					-439,948.83	-439,948.83
Deposits and Credits - 2 items						
Deposit	07/29/2022				984.54	984.54
Deposit	07/29/2022				1,039.63	2,024.17
Total Deposits and Credits					2,024.17	2,024.17
Total Uncleared Transactions					-437,924.66	-437,924.66
Register Balance as of 07/31/2022					-1,177,237.05	1,093,615.07



## Cache County Treasurer

## Reconciliation Detail

100 - Cache Valley Bank, Period Ending 07/31/2022

Type	Date	Num	Name	Clr	Amount	Balance
<b>New Transactions</b>						
<b>Checks and Payments - 42 items</b>						
Check	08/01/2022	11737	LOGAN SCHOOL D...		-462,318.33	-462,318.33
Check	08/01/2022	11738	CACHE CO SCHOO...		-253,226.03	-715,544.36
Check	08/01/2022	11736	CACHE CO GENER...		-187,407.25	-902,951.61
Check	08/01/2022	11746	LOGAN STWDE SC...		-137,224.95	-1,040,176.56
Check	08/01/2022	11735	LOGAN CITY		-107,667.19	-1,147,843.75
Check	08/01/2022	11745	CACHE STWDE SC...		-81,987.78	-1,229,831.53
Check	08/01/2022	11744	Cache Co Assess & ...		-38,009.60	-1,267,841.13
Check	08/01/2022	11749	CACHE CO HEALT...		-27,370.50	-1,295,211.63
Check	08/01/2022	11742	CACHE CO HEALT...		-10,954.15	-1,306,165.78
Check	08/01/2022	11724	SMITHFIELD CITY		-10,889.82	-1,317,055.60
Check	08/01/2022	11721	NORTH LOGAN CITY		-9,420.84	-1,326,476.44
Check	08/01/2022	11748	CACHE COUNTY P...		-7,517.33	-1,333,993.77
Check	08/01/2022	11719	PROVIDENCE CITY		-7,096.20	-1,341,089.97
Check	08/01/2022	11718	NIBLEY CITY		-6,308.92	-1,347,398.89
Check	08/01/2022	11723	HYDE PARK CITY		-4,689.83	-1,352,088.72
Check	08/01/2022	11713	HYRUM CITY		-4,574.53	-1,356,663.25
Check	08/01/2022	11741	CACHE WATER DI...		-3,431.17	-1,360,094.42
Check	08/01/2022	11728	LEWISTON CITY		-3,425.24	-1,363,519.66
Check	08/01/2022	11714	WELLSVILLE CITY		-2,942.44	-1,366,462.10
Check	08/01/2022	11747	CACHE MOSQUITO...		-2,541.17	-1,369,003.27
Check	08/01/2022	11727	RICHMOND CITY		-2,147.98	-1,371,151.25
Check	08/01/2022	11743	MULTI-CO A & C		-1,583.70	-1,372,734.95
Check	08/01/2022	11715	MENDON CITY		-1,573.56	-1,374,308.51
Check	08/01/2022	11717	MILLVILLE CITY		-1,235.44	-1,375,543.95
Check	08/01/2022	11720	RIVER HEIGHTS CI...		-731.15	-1,376,275.10
Check	08/01/2022	11712	PARADISE TOWN		-706.77	-1,376,981.87
Check	08/01/2022	11722	HYDE PARK CEME...		-643.67	-1,377,625.54
Check	08/01/2022	11732	CLARKSTON TOWN		-421.37	-1,378,046.91
Check	08/01/2022	11716	MILLVILLE/NIBLEY ...		-351.66	-1,378,398.57
Check	08/01/2022	11726	RICHMOND CEME...		-341.10	-1,378,739.67
Check	08/01/2022	11734	NEWTON TOWN		-313.65	-1,379,053.32
Check	08/01/2022	11730	CORNISH TOWN		-282.90	-1,379,336.22
Check	08/01/2022	11725	TOWN OF AMALGA		-167.48	-1,379,503.70
Check	08/01/2022	11731	TRENTON TOWN		-153.87	-1,379,657.57
Check	08/01/2022	11729	CORNISH CEMETE...		-86.63	-1,379,744.20
Check	08/01/2022	11740	College/Young Mos...		-73.75	-1,379,817.95
Check	08/01/2022	11711	PARADISE CEMET...		-63.93	-1,379,881.88
Check	08/01/2022	11733	NEWTON CEMETE...		-49.62	-1,379,931.50
Check	08/01/2022	11739	AVON CEMETERY		-12.18	-1,379,943.68
Check	08/02/2022	11750	CRAIG RYAN CHRI...		-147.72	-1,380,091.40
Check	08/04/2022		NSF Check		-362.00	-1,380,453.40
Check	08/04/2022		NSF Check		-218.00	-1,380,671.40
Total Checks and Payments					-1,380,671.40	-1,380,671.40
<b>Deposits and Credits - 13 items</b>						
Deposit	08/01/2022				39.12	39.12
Deposit	08/01/2022				437.01	476.13
Deposit	08/01/2022				1,008.38	1,484.51
Deposit	08/02/2022				3,982.88	5,467.39
Deposit	08/03/2022				5,522.87	10,990.26
Deposit	08/04/2022				0.00	10,990.26
Deposit	08/04/2022				500.00	11,490.26
Deposit	08/04/2022				3,057.00	14,547.26
Deposit	08/04/2022				112,041.36	126,588.62
Deposit	08/05/2022				2,993.53	129,582.15
Deposit	08/08/2022				100.00	129,682.15
Deposit	08/08/2022				1,173.00	130,855.15
Deposit	08/08/2022				9,043.58	139,898.73
Total Deposits and Credits					139,898.73	139,898.73
Total New Transactions					-1,240,772.67	-1,240,772.67
Ending Balance					-2,418,009.72	-147,157.60



# Deposit Summary

8/8/2022 7:27 PM

Cache County Treasurer

Summary of Deposits to 100 · Cache Valley Bank on 07/07/2022

Chk No.	PmtMethod	Rcd From	Memo	Amount
	Assessor Credit...	ASSESSOR	UPP and MVA July 2022 - Credit Card	1,403.69
	Assessor Credit...	ASSESSOR	UPP and MVA June 2022 - Credit Card alre...	-762.50

Less Fees:

Deposit Total:

641.19

249.28\*+

218.84 +

75.00 +

98.07 +

004

641.19 \*

Personal Property Payment Detail Report

Payment Method Displayed: CREDIT CARD  
Payments made from 07/01/22 to 07/31/22

ID	Account	Receipt	TaxYear	Date	Pmt_Type	Applied	Method	Amount	PaidBy	Reason
160748	HT-27-1531	253252	2022	7/7/2022	Mobile Hoi	Interest	CREDIT CA	0.97	ROBERTS MIKE T & WHITTINGTON LISA R	
160749	HT-27-1531	253252	2022	7/7/2022	Mobile Hoi	Principal	CREDIT CA	29.03	ROBERTS MIKE T & WHITTINGTON LISA R	30
160750	HT-03-0991	253253	2022	7/7/2022	Mobile Hoi	Interest	CREDIT CA	5.32	BOYCE MICHAEL & ASHLEE	
160751	HT-03-0991	253253	2022	7/7/2022	Mobile Hoi	Principal	CREDIT CA	184	BOYCE MICHAEL & ASHLEE	189.32
160752	HT-18-130	253254	2022	7/7/2022	Mobile Hoi	Interest	CREDIT CA	0.78	LARSEN RAYMOND & TARA	
160753	HT-18-130	253254	2022	7/7/2022	Mobile Hoi	Principal	CREDIT CA	131.43	LARSEN RAYMOND & TARA	132.21
160754	BU-27-735	253255	2022	7/7/2022	Business	Interest	CREDIT CA	0.22	THE ALIVINT GROUP LLC	
160755	BU-27-735	253255	2022	7/7/2022	Business	Principal	CREDIT CA	24.78	THE ALIVINT GROUP LLC	24.78
160756	BU-27-735	253255	2022	7/7/2022	Business	Over Paym	CREDIT CA	-0.22	THE ALIVINT GROUP LLC	
160757	BU-28-003	253256	2022	7/7/2022	Business	Penalty	CREDIT CA	25	CACHE PEST CONTROL	
160758	BU-28-003	253256	2022	7/7/2022	Business	Interest	CREDIT CA	0.21	CACHE PEST CONTROL	
160759	BU-28-003	253256	2022	7/7/2022	Business	Principal	CREDIT CA	20.71	CACHE PEST CONTROL	
160760	BU-28-003	253256	2022	7/7/2022	Business	Over Paym	CREDIT CA	-2.65	CACHE PEST CONTROL	43.27
160761	HT-11-088	253257	2022	7/7/2022	Mobile Hoi	Interest	CREDIT CA	12.77	ESCARENO ANTONIO & RAMIREZ ZOMINGA	
160762	HT-11-088	253257	2022	7/7/2022	Mobile Hoi	Principal	CREDIT CA	17.23	ESCARENO ANTONIO & RAMIREZ ZOMINGA	30
160763	HT-27-029	253258	2022	7/7/2022	Mobile Hoi	Interest	CREDIT CA	3.85	YOUNG DONALD	
160764	HT-27-029	253258	2022	7/7/2022	Mobile Hoi	Principal	CREDIT CA	133.11	YOUNG DONALD	136.96
160765	HT-27-003	253259	2022	7/7/2022	Mobile Hoi	Interest	CREDIT CA	1.97	RAMIREZ VALDEZ ANTONIO	
160766	HT-27-003	253259	2022	7/7/2022	Mobile Hoi	Principal	CREDIT CA	98.03	RAMIREZ VALDEZ ANTONIO	100
160767	HT-11-1561	253260	2022	7/7/2022	Mobile Hoi	Interest	CREDIT CA	0.85	ESCARENO VERONICA	
160768	HT-11-1561	253260	2022	7/7/2022	Mobile Hoi	Principal	CREDIT CA	72.24	ESCARENO VERONICA	73.09
160769	HT-27-1181	253261	2022	7/7/2022	Mobile Hoi	Interest	CREDIT CA	7.01	ALLEN BROOKE	
160770	HT-27-1181	253261	2022	7/7/2022	Mobile Hoi	Principal	CREDIT CA	242.27	ALLEN BROOKE	249.28
160771	HT-27-148	253262	2022	7/7/2022	Mobile Hoi	Interest	CREDIT CA	6.14	FLETCHER SABRENA	
160772	HT-27-148	253262	2022	7/7/2022	Mobile Hoi	Principal	CREDIT CA	212.7	FLETCHER SABRENA	218.84
160773	HT-27-0271	253263	2022	7/7/2022	Mobile Hoi	Interest	CREDIT CA	0.59	RICKERT CATHY	
160774	HT-27-0271	253263	2022	7/7/2022	Mobile Hoi	Principal	CREDIT CA	24.41	RICKERT CATHY	
160775	HT-27-0271	253263	2022	7/7/2022	Mobile Hoi	Interest	CREDIT CA	-0.59	RICKERT CATHY	out of order
160776	HT-27-0271	253263	2022	7/7/2022	Mobile Hoi	Principal	CREDIT CA	-24.41	RICKERT CATHY	out of order
160777	HT-18-114	253264	2022	7/7/2022	Mobile Hoi	Interest	CREDIT CA	1.24	BARSON RONNIE & MEAGHANN	
160778	HT-18-114	253264	2022	7/7/2022	Mobile Hoi	Principal	CREDIT CA	73.76	BARSON RONNIE & MEAGHANN	75
160779	HT-27-0271	253265	2022	7/7/2022	Mobile Hoi	Interest	CREDIT CA	0.59	RICKERT CATHY	
160780	HT-27-0271	253265	2022	7/7/2022	Mobile Hoi	Principal	CREDIT CA	24.41	RICKERT CATHY	
160781	BU-27-798	253266	2022	7/7/2022	Business	Penalty	CREDIT CA	25	JZ LAWN CARE	
160782	BU-27-798	253266	2022	7/7/2022	Business	Interest	CREDIT CA	0.42	JZ LAWN CARE	
160783	BU-27-798	253266	2022	7/7/2022	Business	Principal	CREDIT CA	47.65	JZ LAWN CARE	98.07
160835	HT-11-1441	253288	2022	7/11/2022	Mobile Hoi	Interest	CREDIT CA	1.35	COLBURN MARK OR HELEN	
160836	HT-11-1441	253288	2022	7/11/2022	Mobile Hoi	Principal	CREDIT CA	48.65	COLBURN MARK OR HELEN	
160837	HT-03-0551	253289	2022	7/11/2022	Mobile Hoi	Interest	CREDIT CA	3.84	BANFORD DANNY	
160838	HT-03-0551	253289	2022	7/11/2022	Mobile Hoi	Principal	CREDIT CA	132.67	BANFORD DANNY	
160839	BU-03-595	253290	2022	7/11/2022	Business	Penalty	CREDIT CA	25	C.A.R. SERVICE	
160840	BU-03-595	253290	2022	7/11/2022	Business	Interest	CREDIT CA	0.49	C.A.R. SERVICE	
160841	BU-03-595	253290	2022	7/11/2022	Business	Principal	CREDIT CA	55.13	C.A.R. SERVICE	
160844	HT-27-003	253292	2022	7/11/2022	Mobile Hoi	Principal	CREDIT CA	135	RAMIREZ VALDEZ ANTONIO	
160845	HT-27-032	253293	2022	7/11/2022	Mobile Hoi	Interest	CREDIT CA	2.07	NAVA ISAIAS & GAITAN HEIDI	
160846	HT-27-032	253293	2022	7/11/2022	Mobile Hoi	Principal	CREDIT CA	97.93	NAVA ISAIAS & GAITAN HEIDI	
160847	HT-03-0591	253294	2022	7/11/2022	Mobile Hoi	Interest	CREDIT CA	0.91	LEISHMAN CINDY	
160848	HT-03-0591	253294	2022	7/11/2022	Mobile Hoi	Principal	CREDIT CA	49.09	LEISHMAN CINDY	
160849	BU-27-004	253295	2022	7/11/2022	Business	Penalty	CREDIT CA	25	EMERALD GREEN STUDIO	
160850	BU-27-004	253295	2022	7/11/2022	Business	Interest	CREDIT CA	1.13	EMERALD GREEN STUDIO	
160851	BU-27-004	253295	2022	7/11/2022	Business	Principal	CREDIT CA	127.72	EMERALD GREEN STUDIO	
160852	BU-14-005	253296	2022	7/11/2022	Business	Penalty	CREDIT CA	25	MOISES H CONCRETE LLC	
160853	BU-14-005	253296	2022	7/11/2022	Business	Interest	CREDIT CA	1.32	MOISES H CONCRETE LLC	
160854	BU-14-005	253296	2022	7/11/2022	Business	Principal	CREDIT CA	149.33	MOISES H CONCRETE LLC	881.63
160882	BU-14-604	253308	2022	7/13/2022	Business	Penalty	CREDIT CA	25	RHINO RESTORATION	
160883	BU-14-604	253308	2022	7/13/2022	Business	Interest	CREDIT CA	0.37	RHINO RESTORATION	
160884	BU-14-604	253308	2022	7/13/2022	Business	Principal	CREDIT CA	41.97	RHINO RESTORATION	
160885	BU-11-005	253309	2022	7/13/2022	Business	Interest	CREDIT CA	3.78	PROCESS MANUFACTURING	
160886	BU-11-005	253309	2022	7/13/2022	Business	Principal	CREDIT CA	428.08	PROCESS MANUFACTURING	
160887	BU-27-096	253310	2022	7/13/2022	Business	Penalty	CREDIT CA	25	HERO CLEANERS LLC	
160888	BU-27-096	253310	2022	7/13/2022	Business	Interest	CREDIT CA	0.93	HERO CLEANERS LLC	
160889	BU-27-096	253310	2022	7/13/2022	Business	Principal	CREDIT CA	105.55	HERO CLEANERS LLC	
160890	BU-27-091	253311	2022	7/13/2022	Business	Penalty	CREDIT CA	25	POPPY AND DOT	
160891	BU-27-091	253311	2022	7/13/2022	Business	Interest	CREDIT CA	0.93	POPPY AND DOT	
160892	BU-27-091	253311	2022	7/13/2022	Business	Principal	CREDIT CA	105.55	POPPY AND DOT	
160893	BU-18-585	253312	2022	7/13/2022	Business	Penalty	CREDIT CA	25	ROCKHILL CREAMERY	
160894	BU-18-585	253312	2022	7/13/2022	Business	Interest	CREDIT CA	1.18	ROCKHILL CREAMERY	
160895	BU-18-585	253312	2022	7/13/2022	Business	Principal	CREDIT CA	134.2	ROCKHILL CREAMERY	
160896	BU-09-003	253313	2022	7/13/2022	Business	Penalty	CREDIT CA	25	ERIN REED	
160897	BU-09-003	253313	2022	7/13/2022	Business	Interest	CREDIT CA	0.01	ERIN REED	
160898	BU-09-003	253313	2022	7/13/2022	Business	Principal	CREDIT CA	1.24	ERIN REED	
160899	BU-28-574	253314	2022	7/13/2022	Business	Interest	CREDIT CA	2.36	HORSE POWER FARMS LLC	
160900	BU-28-574	253314	2022	7/13/2022	Business	Principal	CREDIT CA	267.4	HORSE POWER FARMS LLC	
160901	BU-15-001	253315	2022	7/13/2022	Business	Penalty	CREDIT CA	25	BLUE LARK DESIGNS	
160902	BU-15-001	253315	2022	7/13/2022	Business	Interest	CREDIT CA	1.44	BLUE LARK DESIGNS	
160903	BU-15-001	253315	2022	7/13/2022	Business	Principal	CREDIT CA	163.69	BLUE LARK DESIGNS	
160904	BU-04-002	253316	2022	7/13/2022	Business	Penalty	CREDIT CA	25	BILT RITE INC	
160905	BU-04-002	253316	2022	7/13/2022	Business	Interest	CREDIT CA	0.94	BILT RITE INC	
160906	BU-04-002	253316	2022	7/13/2022	Business	Principal	CREDIT CA	106.41	BILT RITE INC	
160907	BU-09-010	253317	2022	7/13/2022	Business	Interest	CREDIT CA	0.99	ASCENT AESTHETICS	
160908	BU-09-010	253317	2022	7/13/2022	Business	Principal	CREDIT CA	112.53	ASCENT AESTHETICS	
160909	BU-27-624	253318	2022	7/13/2022	Business	Penalty	CREDIT CA	25	LIN FORMOSA RESTAURANT INC	
160910	BU-27-624	253318	2022	7/13/2022	Business	Interest	CREDIT CA	2.08	LIN FORMOSA RESTAURANT INC	
160911	BU-27-624	253318	2022	7/13/2022	Business	Principal	CREDIT CA	236.16	LIN FORMOSA RESTAURANT INC	1917.79
160947	BU-15-010	253333	2022	7/14/2022	Business	Penalty	CREDIT CA	25	CIME PROFESSIONAL CLEANING AND MAINTENANCE	

1403.69 Reported from UPP  
219.32 Less  
233.13 Less  
310.05 Less  
**641.19 NET DEPOSIT**



160948	BU-15-010	253333	2022	7/14/2022	Business	Interest	CREDIT CA	0.9	CIME PROFESSIONAL CLEANING AND MAINTENANCE
160949	BU-15-010	253333	2022	7/14/2022	Business	Principal	CREDIT CA	101.85	CIME PROFESSIONAL CLEANING AND MAINTENANCE
160950	BU-03-593	253334	2022	7/14/2022	Business	Penalty	CREDIT CA	25	GOLDEN JADE
160951	BU-03-593	253334	2022	7/14/2022	Business	Interest	CREDIT CA	0.72	GOLDEN JADE
160952	BU-03-593	253334	2022	7/14/2022	Business	Principal	CREDIT CA	81.2	GOLDEN JADE
160953	BU-03-001	253335	2022	7/14/2022	Business	Penalty	CREDIT CA	25	BLUE LINE PERFORMANCE
160954	BU-15-011	253336	2022	7/14/2022	Business	Penalty	CREDIT CA	25	GOALS GYM LLC
160955	BU-15-011	253336	2022	7/14/2022	Business	Interest	CREDIT CA	0.9	GOALS GYM LLC
160956	BU-15-011	253336	2022	7/14/2022	Business	Principal	CREDIT CA	101.85	GOALS GYM LLC
160957	BU-27-791	253337	2022	7/14/2022	Business	Penalty	CREDIT CA	25	ULA EQUIPMENT
160958	BU-27-791	253337	2022	7/14/2022	Business	Interest	CREDIT CA	0.84	ULA EQUIPMENT
160959	BU-27-791	253337	2022	7/14/2022	Business	Principal	CREDIT CA	95.09	ULA EQUIPMENT
160960	BU-07-003	253338	2022	7/14/2022	Business	Penalty	CREDIT CA	25	ULTRALIGHT ADVENTURE PRODUCTS
160961	BU-07-003	253338	2022	7/14/2022	Business	Interest	CREDIT CA	1.27	ULTRALIGHT ADVENTURE PRODUCTS
160962	BU-07-003	253338	2022	7/14/2022	Business	Principal	CREDIT CA	143.42	ULTRALIGHT ADVENTURE PRODUCTS
161019	HT-11-109	253361	2022	7/15/2022	Mobile Hoi	Interest	CREDIT CA	1.62	YTURBE IGACIO
161020	HT-11-109	253361	2022	7/15/2022	Mobile Hoi	Principal	CREDIT CA	69.86	YTURBE IGACIO
161021	BU-27-082	253362	2022	7/15/2022	Business	Penalty	CREDIT CA	995.49	L DUB'S SUDS
161022	BU-27-082	253362	2022	7/15/2022	Business	Interest	CREDIT CA	87.82	L DUB'S SUDS
161023	BU-27-082	253362	2022	7/15/2022	Business	Principal	CREDIT CA	9,954.94	L DUB'S SUDS
161024	HT-27-151	253363	2022	7/15/2022	Mobile Hoi	Principal	CREDIT CA	100	RODRIGUEZ JOSE
161025	HT-27-032	253364	2022	7/15/2022	Mobile Hoi	Interest	CREDIT CA	3.82	LEWIS ALAN & DIANE
161026	HT-27-032	253364	2022	7/15/2022	Mobile Hoi	Principal	CREDIT CA	96.18	LEWIS ALAN & DIANE
161027	BU-15-620	253365	2022	7/15/2022	Business	Penalty	CREDIT CA	25	Craggy Lane Productions LLC
161028	BU-15-620	253365	2022	7/15/2022	Business	Interest	CREDIT CA	0.22	Craggy Lane Productions LLC
161029	BU-15-620	253365	2022	7/15/2022	Business	Principal	CREDIT CA	24.61	Craggy Lane Productions LLC
161030	BU-15-625	253366	2022	7/15/2022	Business	Penalty	CREDIT CA	150.53	KOREISMA TECHNOLOGIES INC
161031	BU-15-625	253366	2022	7/15/2022	Business	Interest	CREDIT CA	13.28	KOREISMA TECHNOLOGIES INC
161032	BU-15-625	253366	2022	7/15/2022	Business	Principal	CREDIT CA	1,505.26	KOREISMA TECHNOLOGIES INC
161033	HT-27-153	253367	2022	7/15/2022	Mobile Hoi	Principal	CREDIT CA	40	ROBERTS MIKE T & WHITTINGTON LISA R
161034	BU-27-475	253368	2022	7/15/2022	Business	Penalty	CREDIT CA	25	RED BALLOON TOYS
161035	BU-27-475	253368	2022	7/15/2022	Business	Interest	CREDIT CA	2.08	RED BALLOON TOYS
161036	BU-27-475	253368	2022	7/15/2022	Business	Principal	CREDIT CA	236.24	RED BALLOON TOYS
161111	BU-15-006	253396	2022	7/15/2022	Business	Penalty	CREDIT CA	25	SS DETAILS
161112	BU-15-006	253396	2022	7/15/2022	Business	Interest	CREDIT CA	0.42	SS DETAILS
161113	BU-15-006	253396	2022	7/15/2022	Business	Principal	CREDIT CA	47.97	SS DETAILS
161114	BU-27-631	253397	2022	7/15/2022	Business	Interest	CREDIT CA	0.24	CHRIS GUYMON INVESTMENTS
161115	BU-27-631	253397	2022	7/15/2022	Business	Principal	CREDIT CA	27.53	CHRIS GUYMON INVESTMENTS
161210	BU-19-588	253437	2022	7/19/2022	Business	Penalty	CREDIT CA	25	MY FAVORITE THINGS
161211	BU-19-588	253437	2022	7/19/2022	Business	Interest	CREDIT CA	0.85	MY FAVORITE THINGS
161212	BU-19-588	253437	2022	7/19/2022	Business	Principal	CREDIT CA	96.41	MY FAVORITE THINGS
161213	BU-27-083	253438	2022	7/19/2022	Business	Interest	CREDIT CA	0.18	DELUXE CUSTOM CARPENTRY
161214	BU-27-083	253438	2022	7/19/2022	Business	Principal	CREDIT CA	20.6	DELUXE CUSTOM CARPENTRY
161215	BU-27-051	253439	2022	7/19/2022	Business	Penalty	CREDIT CA	25	HYBISCUS TATTOOS AND PIERCING LLC
161216	BU-27-051	253439	2022	7/19/2022	Business	Interest	CREDIT CA	0.37	HYBISCUS TATTOOS AND PIERCING LLC
161217	BU-27-051	253439	2022	7/19/2022	Business	Principal	CREDIT CA	42.32	HYBISCUS TATTOOS AND PIERCING LLC
161218	BU-09-598	253440	2022	7/19/2022	Business	Interest	CREDIT CA	0.31	CIVIL SOLUTIONS
161219	BU-09-598	253440	2022	7/19/2022	Business	Principal	CREDIT CA	34.62	CIVIL SOLUTIONS
161220	HT-27-144	253441	2022	7/19/2022	Mobile Hoi	Interest	CREDIT CA	15.23	CARRAZCO RAFAEL & DELFINIA
161221	HT-27-144	253441	2022	7/19/2022	Mobile Hoi	Principal	CREDIT CA	438.79	CARRAZCO RAFAEL & DELFINIA
161294	BU-27-058	253473	2022	7/21/2022	Business	Penalty	CREDIT CA	681.19	OSTEOCENTRIC TECHNOLOGIES INC
161295	BU-27-058	253473	2022	7/21/2022	Business	Interest	CREDIT CA	60.09	OSTEOCENTRIC TECHNOLOGIES INC
161296	BU-27-058	253473	2022	7/21/2022	Business	Principal	CREDIT CA	6,811.87	OSTEOCENTRIC TECHNOLOGIES INC
161297	BU-27-486	253474	2022	7/21/2022	Business	Penalty	CREDIT CA	37.55	COOK & SAUTTER, FOOT & ANKLE SPECIALIST LLC
161298	BU-27-486	253474	2022	7/21/2022	Business	Interest	CREDIT CA	3.31	COOK & SAUTTER, FOOT & ANKLE SPECIALIST LLC
161299	BU-27-486	253474	2022	7/21/2022	Business	Principal	CREDIT CA	375.46	COOK & SAUTTER, FOOT & ANKLE SPECIALIST LLC
161300	BU-18-597	253475	2022	7/21/2022	Business	Penalty	CREDIT CA	25	HIGH CREEK LANDSCAPING LLC
161301	BU-18-597	253475	2022	7/21/2022	Business	Interest	CREDIT CA	0.66	HIGH CREEK LANDSCAPING LLC
161302	BU-18-597	253475	2022	7/21/2022	Business	Principal	CREDIT CA	75.23	HIGH CREEK LANDSCAPING LLC
161309	BU-08-594	253477	2022	7/21/2022	Business	Penalty	CREDIT CA	25	THE ACRYLIC EDGE NAILS
161310	BU-08-594	253477	2022	7/21/2022	Business	Interest	CREDIT CA	0.02	THE ACRYLIC EDGE NAILS
161311	BU-08-594	253477	2022	7/21/2022	Business	Principal	CREDIT CA	2.46	THE ACRYLIC EDGE NAILS
161312	BU-27-211	253478	2022	7/21/2022	Business	Penalty	CREDIT CA	25	INTERMOUNTAIN STAFFING RESOURCES
161313	BU-27-211	253478	2022	7/21/2022	Business	Interest	CREDIT CA	1.44	INTERMOUNTAIN STAFFING RESOURCES
161314	BU-27-211	253478	2022	7/21/2022	Business	Principal	CREDIT CA	163.71	INTERMOUNTAIN STAFFING RESOURCES
161315	HT-03-099	253479	2022	7/21/2022	Mobile Hoi	Interest	CREDIT CA	7.47	PIMENTEL JUAN
161316	HT-03-099	253479	2022	7/21/2022	Mobile Hoi	Principal	CREDIT CA	103.53	PIMENTEL JUAN
161317	BU-08-001	253480	2022	7/21/2022	Business	Penalty	CREDIT CA	25	BROWS BY SAHM KING
161318	BU-08-001	253480	2022	7/21/2022	Business	Interest	CREDIT CA	0.08	BROWS BY SAHM KING
161319	BU-08-001	253480	2022	7/21/2022	Business	Principal	CREDIT CA	8.65	BROWS BY SAHM KING
161320	HT-27-023	253481	2022	7/21/2022	Mobile Hoi	Interest	CREDIT CA	1.55	RICHMAN CECILIA
161321	HT-27-023	253481	2022	7/21/2022	Mobile Hoi	Principal	CREDIT CA	73.45	RICHMAN CECILIA
161322	BU-13-001	253482	2022	7/21/2022	Business	Penalty	CREDIT CA	25	ADRENALINE MOTOR SPORTS
161323	BU-13-001	253482	2022	7/21/2022	Business	Interest	CREDIT CA	0.99	ADRENALINE MOTOR SPORTS
161324	BU-13-001	253482	2022	7/21/2022	Business	Principal	CREDIT CA	112.19	ADRENALINE MOTOR SPORTS
161325	BU-15-009	253483	2022	7/21/2022	Business	Penalty	CREDIT CA	25	SUGAR N MILK CO LLC
161326	BU-15-009	253483	2022	7/21/2022	Business	Interest	CREDIT CA	0.05	SUGAR N MILK CO LLC
161327	BU-15-009	253483	2022	7/21/2022	Business	Principal	CREDIT CA	5.6	SUGAR N MILK CO LLC
161328	BU-03-607	253484	2022	7/21/2022	Business	Penalty	CREDIT CA	25	POPE TECH
161329	BU-03-607	253484	2022	7/21/2022	Business	Interest	CREDIT CA	1.26	POPE TECH
161330	BU-03-607	253484	2022	7/21/2022	Business	Principal	CREDIT CA	142.78	POPE TECH
161331	BU-03-003	253485	2022	7/21/2022	Business	Penalty	CREDIT CA	25	BLACKSMITH OUTDOOR EQUIPMENT
161332	BU-03-003	253485	2022	7/21/2022	Business	Interest	CREDIT CA	0.93	BLACKSMITH OUTDOOR EQUIPMENT
161333	BU-03-003	253485	2022	7/21/2022	Business	Principal	CREDIT CA	105.66	BLACKSMITH OUTDOOR EQUIPMENT
161334	BU-03-617	253486	2022	7/21/2022	Business	Penalty	CREDIT CA	25	CHIDSOFT LLC
161335	BU-03-617	253486	2022	7/21/2022	Business	Interest	CREDIT CA	1.24	CHIDSOFT LLC
161336	BU-03-617	253486	2022	7/21/2022	Business	Principal	CREDIT CA	140.63	CHIDSOFT LLC
161337	BU-27-719	253487	2022	7/21/2022	Business	Penalty	CREDIT CA	32.21	MUSCLE WALL HOLDINGS LLC
161338	BU-27-719	253487	2022	7/21/2022	Business	Interest	CREDIT CA	2.84	MUSCLE WALL HOLDINGS LLC
161339	BU-27-719	253487	2022	7/21/2022	Business	Principal	CREDIT CA	322.14	MUSCLE WALL HOLDINGS LLC
161340	BU-28-003	253488	2022	7/21/2022	Business	Penalty	CREDIT CA	25	SQUAWK EM STALK EM OUTDOOR LLC
161341	BU-28-003	253488	2022	7/21/2022	Business	Interest	CREDIT CA	0.05	SQUAWK EM STALK EM OUTDOOR LLC
161342	BU-28-003	253488	2022	7/21/2022	Business	Principal	CREDIT CA	6.02	SQUAWK EM STALK EM OUTDOOR LLC

161376	HT-03-0551	253503	2022	7/22/2022	Mobile Hoi Interest	CREDIT CA	5.43	PINEDA ALEX	
161377	HT-03-0551	253503	2022	7/22/2022	Mobile Hoi Principal	CREDIT CA	157.24	PINEDA ALEX	
161378	BU-27-748	253504	2022	7/22/2022	Business Interest	CREDIT CA	0.43	BACK AT WORK PHYSICAL THERAPY	
161379	BU-27-748	253504	2022	7/22/2022	Business Principal	CREDIT CA	48.33	BACK AT WORK PHYSICAL THERAPY	
161380	BU-27-095	253505	2022	7/22/2022	Business Interest	CREDIT CA	0.27	BACK AT WORK PHYSICAL THERAPY	
161381	BU-27-095	253505	2022	7/22/2022	Business Principal	CREDIT CA	31.1	BACK AT WORK PHYSICAL THERAPY	
161384	BU-27-082	253507	2022	7/27/2022	Business Interest	CREDIT CA	4.54	FAITH TECHNOLOGIES	
161385	BU-27-082	253507	2022	7/27/2022	Business Principal	CREDIT CA	514.66	FAITH TECHNOLOGIES	
161386	HT-27-142	253508	2022	7/27/2022	Mobile Hoi Interest	CREDIT CA	1.52	COOMBS JOY & MICAH	
161387	HT-27-142	253508	2022	7/27/2022	Mobile Hoi Principal	CREDIT CA	264.25	COOMBS JOY & MICAH	
161388	HT-27-152	253509	2022	7/27/2022	Mobile Hoi Interest	CREDIT CA	10.56	ALLRED WAYNE T & ROBINSON OLIVIA R	
161389	HT-27-152	253509	2022	7/27/2022	Mobile Hoi Principal	CREDIT CA	39.44	ALLRED WAYNE T & ROBINSON OLIVIA R	
161390	BU-27-312	253510	2022	7/27/2022	Business Penalty	CREDIT CA	25	BRENT FREDRICKSON CONSTRUCTION	
161391	BU-27-312	253510	2022	7/27/2022	Business Interest	CREDIT CA	0.46	BRENT FREDRICKSON CONSTRUCTION	
161392	BU-27-312	253510	2022	7/27/2022	Business Principal	CREDIT CA	52.39	BRENT FREDRICKSON CONSTRUCTION	
161393	BU-24-411	253511	2022	7/27/2022	Business Penalty	CREDIT CA	25	JB FLOOR COVERING	
161394	BU-24-411	253511	2022	7/27/2022	Business Interest	CREDIT CA	1.4	JB FLOOR COVERING	
161395	BU-24-411	253511	2022	7/27/2022	Business Principal	CREDIT CA	158.57	JB FLOOR COVERING	
161396	BU-18-594	253512	2022	7/27/2022	Business Penalty	CREDIT CA	25	ROOTED WELLNESS + APOTHECARY LLC	
161397	BU-18-594	253512	2022	7/27/2022	Business Interest	CREDIT CA	0.05	ROOTED WELLNESS + APOTHECARY LLC	
161398	BU-18-594	253512	2022	7/27/2022	Business Principal	CREDIT CA	5.92	ROOTED WELLNESS + APOTHECARY LLC	
161399	BU-09-008	253513	2022	7/27/2022	Business Penalty	CREDIT CA	25	HATCH CLEANING LLC	
161400	BU-09-008	253513	2022	7/27/2022	Business Interest	CREDIT CA	0.07	HATCH CLEANING LLC	
161401	BU-09-008	253513	2022	7/27/2022	Business Principal	CREDIT CA	8.18	HATCH CLEANING LLC	
161402	BU-27-401	253514	2022	7/27/2022	Business Interest	CREDIT CA	0.57	LA RANCHERITA MARKET	
161403	BU-27-401	253514	2022	7/27/2022	Business Principal	CREDIT CA	64.63	LA RANCHERITA MARKET	
161568	BU-27-372	253580	2022	7/29/2022	Business Penalty	CREDIT CA	25	BAUGH PROPERTIES LLC (RESTAURANT)	
161569	BU-27-372	253580	2022	7/29/2022	Business Interest	CREDIT CA	0.8	BAUGH PROPERTIES LLC (RESTAURANT)	
161570	BU-27-372	253580	2022	7/29/2022	Business Principal	CREDIT CA	91.17	BAUGH PROPERTIES LLC (RESTAURANT)	
161571	BU-04-004	253581	2022	7/29/2022	Business Penalty	CREDIT CA	25	AMERICAN MADE PROPERTY MAINTENANCE	
161572	BU-04-004	253581	2022	7/29/2022	Business Interest	CREDIT CA	0.85	AMERICAN MADE PROPERTY MAINTENANCE	
161573	BU-04-004	253581	2022	7/29/2022	Business Principal	CREDIT CA	96.74	AMERICAN MADE PROPERTY MAINTENANCE	239.56
161574	BU-27-232	253582	2022	7/29/2022	Business Penalty	CREDIT CA	25	BLOMQUIST HALE CONSULTING GRO	
161575	BU-27-232	253582	2022	7/29/2022	Business Interest	CREDIT CA	0.3	BLOMQUIST HALE CONSULTING GRO	
161576	BU-27-232	253582	2022	7/29/2022	Business Principal	CREDIT CA	33.89	BLOMQUIST HALE CONSULTING GRO	
161577	HT-27-027	253583	2022	7/29/2022	Mobile Hoi Interest	CREDIT CA	6.95	HODGES PATRICIA	
161578	HT-27-027	253583	2022	7/29/2022	Mobile Hoi Principal	CREDIT CA	200.37	HODGES PATRICIA	
161579	BU-27-102	253584	2022	7/29/2022	Business Penalty	CREDIT CA	25	MOUNTAIN SPRING COUNSELING LLC	
161580	BU-27-102	253584	2022	7/29/2022	Business Interest	CREDIT CA	1.4	MOUNTAIN SPRING COUNSELING LLC	
161581	BU-27-102	253584	2022	7/29/2022	Business Principal	CREDIT CA	158.33	MOUNTAIN SPRING COUNSELING LLC	
161582	BU-27-399	253585	2022	7/29/2022	Business Interest	CREDIT CA	4.77	GENEVA ROCK PRODUCTS	
161583	BU-27-399	253585	2022	7/29/2022	Business Principal	CREDIT CA	540.6	GENEVA ROCK PRODUCTS	
161584	BU-03-616	253586	2022	7/29/2022	Business Penalty	CREDIT CA	25	ROCKY MOUNTAIN COWBOY GEAR	
161585	BU-03-616	253586	2022	7/29/2022	Business Interest	CREDIT CA	0.16	ROCKY MOUNTAIN COWBOY GEAR	
161586	BU-03-616	253586	2022	7/29/2022	Business Principal	CREDIT CA	17.86	ROCKY MOUNTAIN COWBOY GEAR	1039.63
							31,292.58		



## Set a Public Hearing

### Ordinance 2022-27 Campbell Rezone

**Agenda request submitted by:** Dirk Anderson, Interim Director – Forwarded from the County Planning Commission

**Assisting Department:** Development Services

**Requested Council meeting date:** August 23, 2022

**Agenda Item Language:** Set hearing for Ordinance 2022-27 Campbell Rezone – A request to rezone 10.0 acres at ~5400 West & Red Fox Lane, near Mendon, from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.

**Action:** Planning Commission – Recommendation of Denial (6-yea; 0-nay)

**Background:** A request to rezone 10.0 acres located at ~5400 West & Red Fox Lane, near Mendon, from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone. A rezone to the RU2 Zone would allow for a maximum potential of 5 buildable lots, whereas the existing A10 Zone allows for a maximum of 1 buildable lot.

**Fiscal Impact:** N/A

**Public Hearing Required:** Rezone requests require a public hearing before the County Planning Commission (PC). This hearing was held on August 4, 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:** Tim Watkins, Planning Manager

**Presentation Time:** No additional staff presentation time is anticipated.

**County Staff Point of Contact:** Angie Zetterquist, County Planner

**Legal Review:** N/A

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Set a public hearing on August 23, 2022 to be held on September 13, 2022.  
If approved, the rezone will take effect 15 days from the date of approval.

Denial (6-yea; 0-nay).

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

1. The location of the proposed rezone is not in close proximity to an adjacent municipality where a higher density development is more appropriate.
2. The location of the proposed rezone on a minor collector would set a precedent for increased density and development along this corridor.
3. The Cache County Comprehensive Plan does not specifically address the Rural 2 (RU2) Zone and does not make recommendations as to where the zone should be located. The County's new General Plan update must be adopted to provide the necessary direction on where density could be added in unincorporated county areas, based on location and/or density bonus incentives for cluster development and transferrable development right development options.

Tim Watkins

Angie Zetterquist

This ordinance amends the County Zoning Map by rezoning 10.0 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.

## Staff Report to Planning Commission



**Staff Report: Campbell Rezone**

4 August 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:** Dawna Campbell

**Parcel ID#:** 11-035-0002

**Staff Recommendation:** None

**Type of Action:** Legislative

**Land Use Authority:** Cache County Council

**Location**

*Reviewed by Angie Zetterquist*

**Project Address:** Acres: 10.0

~5400 West & Red Fox Lane  
near Mendon

**Surrounding Uses:**

North – Agricultural

South – Agricultural

East – Agricultural/Residential

West – Agricultural

**Current Zoning:**

Agricultural (A10)

**Proposed Zoning:**

Rural 2 (RU2)



**Findings of Fact**

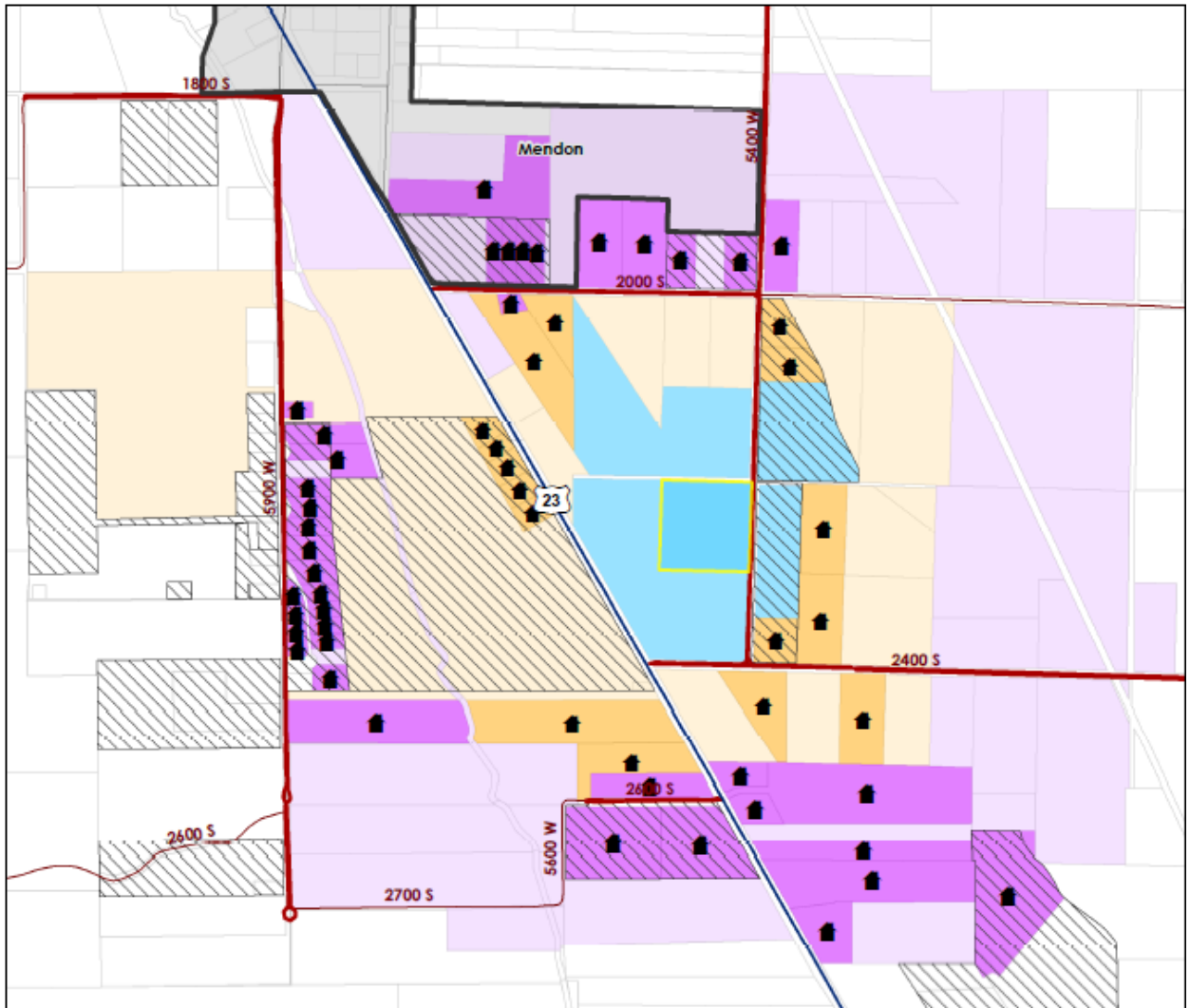
**A. Request description**

1. A request to rezone 10.0 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 potential of 5 separate lots as part of a subdivision process. The current A10 Zone allows for a maximum of 1 buildable lot.
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:

## Exhibit A

### a. Land Use Context:

- i. Parcel status: The subject properties are legal as it is in the same size and configuration as it was on August 6, 2008.
- ii. Average Lot Size: (See Attachment A)



Average Parcel Size	
Adjacent Parcels	Without a Home: 9 Acres (8 Parcels)
1/4 Mile Buffer	With a Home: 3.6 Acres (16 Parcels)
	Without a Home: 13 Acres (25 Parcels)
1/2 Mile Buffer	With a Home: 3.4 Acres (50 Parcels)
	With a Home in Mendon City: 2.9 Acres (5 Parcels)
	Without a Home: 10.1 Acres (64 Parcels)
	Without a Home in Mendon City: 10.6 Acres (4 Parcels)

The proposed RU2 zone allows a maximum density of 1 lot for every 2 acres, whereas the current A10 zone allows a maximum density of 1 lot for every 10 acres.

## **Exhibit A**

With approximately 10.0 acres of property, the subject property cannot be further divided under the current A10 Zone standards. A rezone to RU2 may allow up to a maximum potential of 5 buildable lots.

- 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 agriculture with a few single family dwellings. The closest Mendon City boundary is located approximately 0.3 miles to the north of the subject property.

- v. **Annexation Areas:** The subject property is located within the Mendon City future annexation area. Mendon City was notified of the proposed rezone as part of the noticing requirements, but have not provided written comments to staff as of the preparation of this staff report.

- 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. However, the zone has generated concerns from several municipalities that the development pattern is not compatible with their future annexation and growth expansion plans. The closest Mendon City boundary is north of the subject property, along 5400 West, approximately 1/3 mile away.

The nearest RU2 zone is immediately south of the Mendon City boundary mentioned above located at 5400 West and 2000 South. This RU2 Zone was approved as the Mountain View Meadows Rezone on 6.3 acres in 2018 per Ordinance 2018-13. The Mountain View Meadows Subdivision was subsequently approved as a 3-lot subdivision in 2019. There are two other RU2 Rezones approved along 2000 South (i.e., Christy Rezone & Christy Farm Rezone) to the west and south of the Mountain View Meadows Rezone. The Christy Rezone was approved on 5.0 acres immediately west of the Mountain View Meadows Rezone as Ordinance 2021-17 allowing a maximum of 2 building lots instead of one under the A10 Zone; a subdivision application has not been submitted to date. The other RU2 Rezone on the south side of 2000 South across from the Christy Rezone was approved earlier this year as Ordinance 2022-15 on 7.41 acres allowing a maximum of 3 lots instead of one.

### **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

## **Exhibit A**

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. §16.02.010 Standards and Lot Size – All subdivisions must meet the minimum lot and development standards as outlined in each base zone of the Cache County Zoning Ordinance and within this title.
8. Table 17.10.040 Site Development Standards – Minimum lot frontage required in the RU2 Zone is 90 feet.
9. §17.07.040 General Definitions – Lot/Parcel Frontage: that portion of a development site that abuts a public or private roadway. For the purposes of determining setback requirements on corner lots, all sides of a lot adjacent to a roadway shall be considered frontage
10. §16.04.040 [A] Roads – All roads must be designed and constructed in accordance with Title 12 of the County Code.
11. §12.02.010 Roadway Standards – Requirements for roadway improvement are provided in the current Manual of Roadway Design and Construction Standards (Road Manual).
12. A basic review of the access to the subject property identifies the following:
  - a. Primary access to the subject properties is from 5400 West, a County road.
  - b. The property also fronts the future road of 2200 South/Red Fox Lane, which currently does not exist and has an existing substandard right-of-way width of 31 feet.
13. 5400 West:
  - a. Is an existing county facility that provides through access from 600 South/Mendon Road to 2400 South, which connects to Highway 23. It also provides access to multiple dwellings and agricultural parcels.
  - b. Is classified as a Minor Collector Road.
  - c. Is paved and has a width of 23 feet.
  - d. Is considered substandard as to standards of a Major Local Road standard, which is the standard the developer must adhere to for future development, as to right-of-way, and paved and gravel shoulder width.
  - e. Is maintained year round by the County.

### **D. Service Provisions:**

14. §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 including, but not limited to, minimum 20-foot wide Fire District access with required turnarounds and addressing.
15. §16.04.080 [F] Solid Waste Disposal – Logan City Environmental provides refuse collection in this area and states refuse containers must be placed on the east side of 5400 West for

## ***Exhibit A***

collection. The specific collection location and further requirements will be reevaluated based on any future development.

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

16. Public notice was posted online to the Utah Public Notice Website on 22 July 2022.
17. Notices were posted in three public places on 22 July 2022.
18. Notices were mailed to all property owners within 300 feet and Mendon City on 22 July 2022.
19. At this time, no written public comments regarding this proposal have been received by the Development Services Office.

### **Staff Conclusion**

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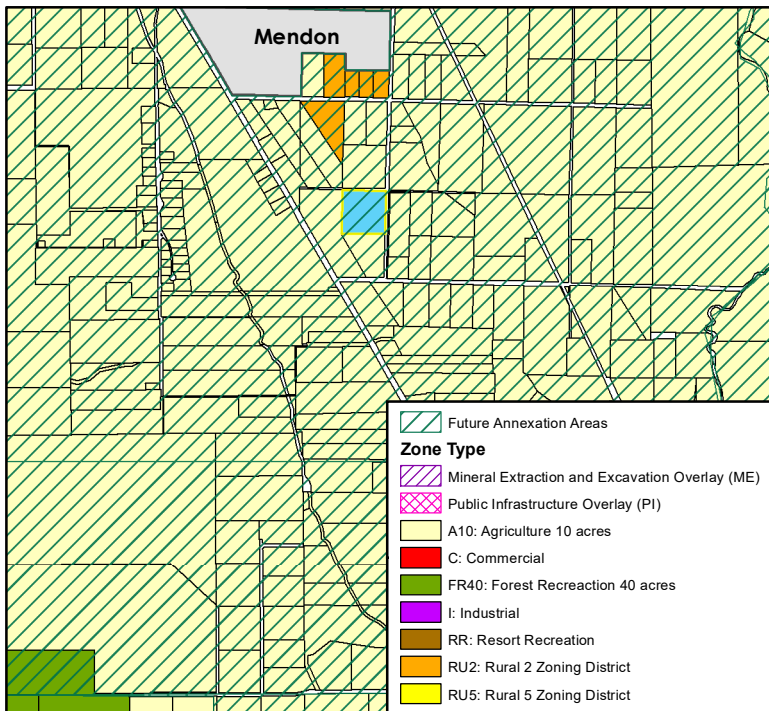
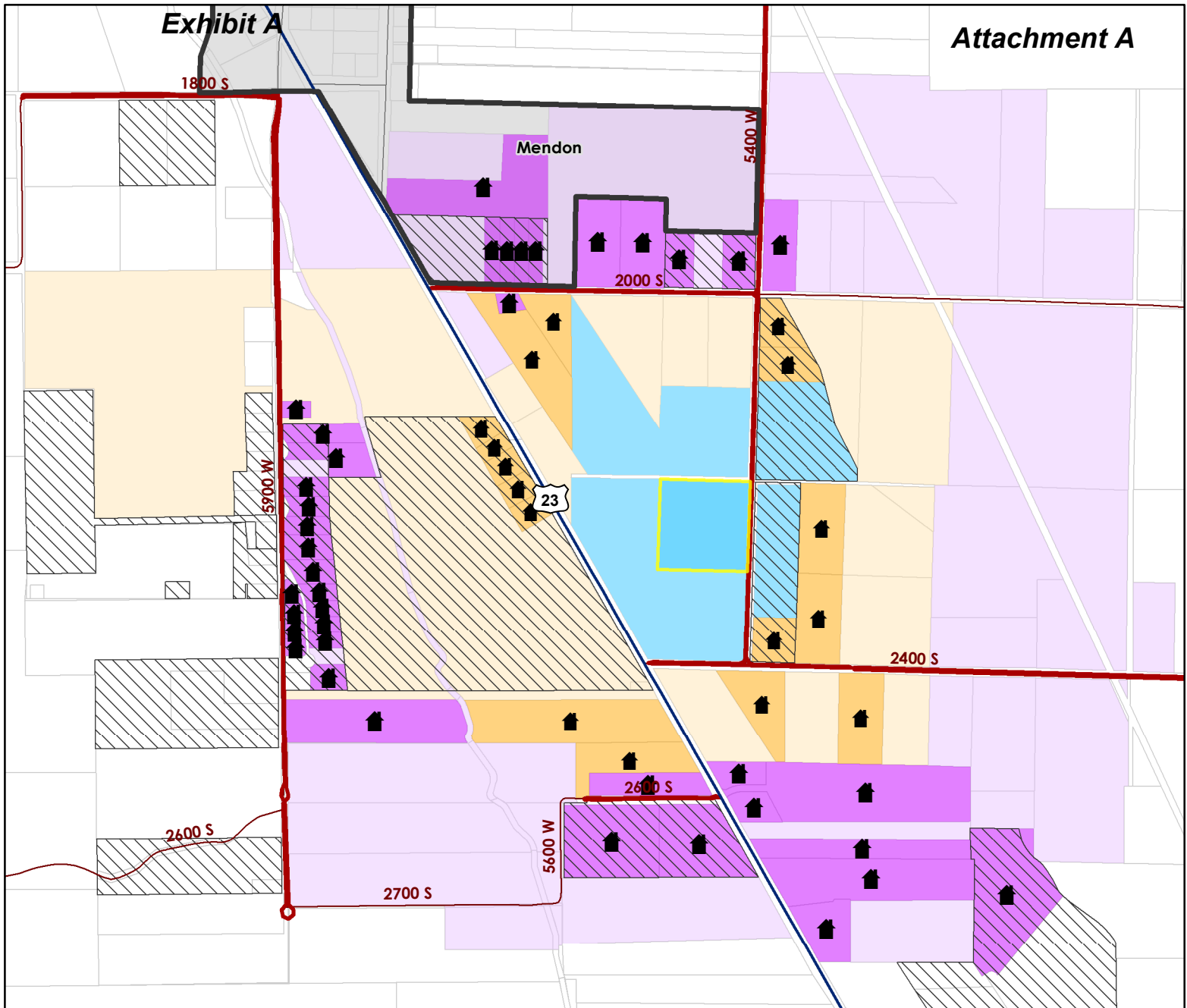
The Campbell Rezone, a request to rezone 10.0 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone has been reviewed in conformance with Title 17 of the Cache County Land Use Ordinance and the County Manual of Roadway Design and Construction Standards. Staff has not made a recommendation on this request and can assist the Planning Commission in drafting a recommendation based on the findings of fact identified above and any others identified at the public hearing.

### **Planning Commission Recommendation**

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

1. The location of the proposed rezone is not in close proximity to an adjacent municipality where a higher density development is more appropriate.
2. The location of the proposed rezone on a minor collector would set a precedent for increased density and development along this corridor.
3. The Cache County Comprehensive Plan does not specifically address the Rural 2 (RU2) Zone and does not make recommendations as to where the zone should be located. The County's new General Plan update must be adopted to provide the necessary direction on where density could be added in unincorporated county areas, based on location and/or density bonus incentives for cluster development and transferrable development right development options.



## Legend

	Proposed Rezone		Winter Maintenance
	Municipal Boundaries		County Roads
	Subdivisions		Highways
	Parcels		

## Average Parcel Size

Adjacent Parcels	Without a Home: 9 Acres (8 Parcels)
	With a Home: 3.6 Acres (16 Parcels)
1/4 Mile Buffer	Without a Home: 13 Acres (25 Parcels)
	With a Home: 3.4 Acres (50 Parcels)
1/2 Mile Buffer	With a Home in Mendon City: 2.9 Acres (5 Parcels)
	Without a Home: 10.1 Acres (64 Parcels)
	Without a Home in Mendon City: 10.6 Acres (4 Parcels)





**Cache County**  
**ORDINANCE No. 2022-26**  
**An Ordinance Amending County Code Chapter 2.70 AGRICULTURE PROTECTION AREA ADVISORY BOARD**

WHEREAS, the State of Utah has authorized Cache County to adopt an agricultural protection area ordinance;

WHEREAS, the Cache County Council finds that it is in the best interest of the residents of Cache County to provide property owners the ability to continue to use their land for agriculture purposes;

WHEREAS, the Cache County Council has previously found that it is in the best interest of the residents of Cache County to establish an Agriculture Protection Area Advisory Board as provided under Title 17 Chapter 41, Utah Code Annotated, 1953 as amended, and passed Ordinance 96-06 and Ordinance 2009-11, creating acreage requirements, fee schedules, and other procedures regarding review and consideration of proposals to create agriculture protection areas,

WHEREAS, Title 17 Chapter 41, Utah Code Annotated, 1953 as amended, has been amended since Cache County adopted Ordinance 2009-11 setting forth the requirements and processes related to an Agriculture Protection Area advisory board;

NOW, THEREFORE, BE IT ORDAINED by the Cache County Council that Chapter 2.70 AGRICULTURE PROTECTION AREA ADVISORY BOARD of the Cache County Code is hereby amended and superseded as follows:

**2.70.010: ESTABLISHED:**

An agriculture protection area advisory board has been previously established by resolution 95-32 and Ordinance 2009-11 of the Cache County Council pursuant to Utah Code Annotated section 17-41-201 to perform the duties set out therein or any later amendment or enactment of that section and as provided by County ordinance. (Ord. 2009-11, 11-24-2009, eff. 12-9-2009)

**2.70.020: PURPOSES AND DUTIES:**

The advisory board shall:

A. Evaluate proposals for the establishment of agriculture protection areas and make recommendations to the County Council about whether the proposal should be accepted;

B. Provide expert advice to the planning commission and to the applicable legislative body about:

1. the desirability of the proposal;
2. the nature of agricultural production within the proposed area;
3. the relation of agricultural production in the area to the county as a whole; and
4. which agriculture production should be allowed within the relevant protection area; and

C. perform the other duties required under Utah Code 17-41.

**2.70.030: OFFICERS:**

The County Council shall appoint five members from the county's conservation district boards to serve as the agriculture protection area advisory board. The members of the agriculture protection area advisory board shall select a chair, vice chair and secretary. The chair and vice chair shall be selected from among the members of the agriculture protection area advisory board. The secretary may be either a member of the advisory board or a

Cache County employee. The selection of a Cache County employee to serve as secretary must be approved and appointed by the Cache County executive with the advice and consent of the county council of Cache County, Utah. (Ord. 2009-11, 11-24-2009, eff. 12-9-2009)

#### **2.70.040: QUORUM AND RULES OF OPERATION:**

Any three (3) members of the agriculture protection area advisory board shall constitute a quorum of that board. Any actions of the agriculture protection area advisory board must be approved by at least three (3) members of that board. All meetings shall be conducted in accordance with the Utah open and public meetings act. The agriculture protection area advisory board may adopt such additional rules of operation as it deems necessary to govern its affairs. (Ord. 2009-11, 11-24-2009, eff. 12-9-2009)

#### **2.70.050: PROPOSAL AND APPROVAL OF AGRICULTURE PROTECTION AREA:**

**A. Filing Procedure:** Any owner or owners of land in agricultural production may file a proposal for creation of an agriculture protection area with the Cache County Council by completing forms approved by the Cache County Council and filing the forms in the Office of Development Services. The Office of Development Services or other person(s) designated by the County Council to receive and process proposals shall accept and process such forms only if they are properly completed and accompanied by the filing fee as provided in this section. The proposal shall contain the following information:

1. The boundaries of the land in agricultural production that the proposal sponsors wish to become part of an agriculture protection area;
2. Any limits on the type of agriculture production to be allowed within the agriculture protection area; and
3. For each parcel of land:
  - a. The owners of the land contained within the parcel;
  - b. The tax parcel number or account number of each parcel; and
  - c. The number or account number of acres as listed on the parcel tax records.
4. The proposal shall be signed by the majority in number of all owners of real property and the owners of a majority of the land area in agricultural production within the proposed protection area.

**B. Notice Requirements:** The Office of Development Services shall provide notice of the proposal for an agriculture protection area as required by title 17, chapter 41, Utah Code Annotated, 1953, as amended.

#### **C. Review Of Proposal:**

1. After fifteen (15) days from the date of the notice, the Office of Development Services shall refer the proposal, and any proposed modifications and objections to the proposal, to the advisory board and planning commission for their review, comment and recommendations.
2. Within forty five (45) days after receipt of the proposal, the advisory board and planning commission shall each submit a report to the Cache County Council relative to their review, comments and recommendations as provided in title 17, chapter 41, Utah Code Annotated, 1953, as amended. The County Council shall consider a failure of the planning commission or advisory board to submit a written report within 45 days as a recommendation to approve the proposal as submitted.
3. After receipt of the reports from the advisory board and planning commission, or after forty five (45) days have expired, whichever is earlier, the Cache County Council shall schedule a public hearing and provide notice of the same, conduct a public hearing, and within 120 days of the submission of the proposal, approve,

modify and approve, or reject the proposal as required by title 17, chapter 41, Utah Code Annotated, 1953, as amended.

**D. Minimum Size For Agriculture Protection Area:** At least five (5) continuous acres within Cache County must be included in each agriculture protection area.

**E. Fees For Accepting And Processing Agriculture Protection Area Proposals:** Any person or persons filing a proposal to create an agriculture protection area pursuant to title 17, chapter 41, Utah Code Annotated, 1953, as amended, shall pay a fee at the time of filing. See Consolidated Fee Schedule for fee amount. This fee includes all costs associated with processing agriculture protection area proposals.

**F. Adding Land To An Agriculture Protection Area:**

1. Any owner of land may add land to an existing agriculture protection area by:

- a. Filing a proposal with the Office of Development Services ; and
- b. Obtaining approval of the Cache County Council for the addition of the land to the area.

2. The Cache County Council shall comply with the provisions for creating an agriculture protection area in determining whether or not to accept the proposal.

**G. Removing Land From An Agriculture Protection Area:**

1. Any owner may remove land from an agriculture protection area by filing a petition for removal of the land from the agriculture protection area with the County Council. No fee shall be charged for a petition to remove land from the protection area.

2. The Cache County Council shall:

a. Grant the petition for removal of land from an agriculture protection area even if removal of the land would result in an agriculture protection area of less than the number of acres established by the Cache County Council as the minimum under this section; and

b. In order to give constructive notice of the removal to all persons who have acquired or who may acquire an interest in land in or adjacent to the agriculture protection area and the land removed from the agriculture protection area, file a legal description of the revised agriculture protection area with the Cache County Recorder and the planning commission.

3. The remaining land in the agriculture protection area is still an agriculture protection area.

4. When a municipality annexes any land that is part of an agriculture protection area, the Cache County Council shall, within thirty (30) days after the land is annexed, review the feasibility of that land remaining in the agriculture protection area according to the procedures and requirements of title 17, chapter 41, Utah Code Annotated, 1953, as amended. The Cache County Council shall remove the annexed land from the protection area if it deems removal appropriate and if the owners of all the annexed land that is within the protection area consent in writing to removal.

**H. Review Of Agriculture Protection Area:**

1. The County Council shall review any agriculture protection area created under the authorization of this chapter in the twentieth calendar year after it is created.

2. In the twentieth calendar year, the Cache County Council shall:

a. Request the planning commission and advisory board to submit recommendations about whether the agriculture protection area should be continued, modified, or terminated;

b. At least one hundred twenty (120) days before the end of the calendar year hold a public hearing to discuss whether the agriculture protection area should be continued, modified, or terminated;

c. Give notice of the hearing using the same procedures for any notice employed to establish an agriculture protection area; and

d. After the public hearing, continue, modify, or terminate the agriculture protection area.

3. If the Cache County Council modifies or terminates the agriculture protection area, it shall file an executed document containing the legal description of the agriculture protection area with the Cache County Recorder.

4. If the Cache County Council does not affirmatively continue, modify, or terminate the agriculture protection area in the twentieth calendar year, the agriculture protection area is considered to be reauthorized for another twenty (20) years. (Ord. 2009-11, 11-24-2009, eff. 12-9-2009; amd. Ord. 2021-22, 12-14- 2021, eff. 1-1-2022)

Action of the Cache County Council:

Date: \_\_\_\_\_

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

Cache County Council:

Attest:

\_\_\_\_\_  
Barbara Tidwell, Chair

\_\_\_\_\_  
Jess Bradfield, County Clerk/Auditor

Action of the County Executive:

\_\_\_\_\_ Approve

\_\_\_\_\_ Disapprove (A statement of Objection is attached)

\_\_\_\_\_  
David Zook, County Executive

\_\_\_\_\_  
Date

**Cache County**  
**ORDINANCE No. 2022 -26**

**An Ordinance Amending County Code Chapter 2.70 AGRICULTURE PROTECTION AREA ADVISORY BOARD**

WHEREAS, the State of Utah has authorized Cache County to adopt an agricultural protection area ordinance;

WHEREAS, the Cache County Council finds that it is in the best interest of the residents of Cache County to provide property owners the ability to continue to use their land for agriculture purposes;

WHEREAS, the Cache County Council has previously found that it is in the best interest of the residents of Cache County to establish an Agriculture Protection Area Advisory Board as provided under Title 17 Chapter 41, Utah Code Annotated, 1953 as amended, and passed Ordinance 96-06 and Ordinance 2009-11, creating acreage requirements, fee schedules, and other procedures regarding review and consideration of proposals to create agriculture protection areas,

WHEREAS, Title 17 Chapter 41, Utah Code Annotated, 1953 as amended, has been amended since Cache County adopted Ordinance 2009-11 setting forth the requirements and processes related to an Agriculture Protection Area advisory board;

NOW, THEREFORE, BE IT ORDAINED by the Cache County Council that Chapter 2.70 AGRICULTURE PROTECTION AREA ADVISORY BOARD of the Cache County Code is hereby amended and superseded as follows:

**2.70.010: ESTABLISHED:**

An agriculture protection area advisory board has been previously established by resolution 95-32 and Ordinance 2009-11 of the Cache County Council pursuant to Utah Code Annotated section 17-41-201 to perform the duties set out therein or any later amendment or enactment of that section and as provided by County ordinance. ~~the above mentioned resolution. Resolution 95-32 is hereby incorporated and attached as exhibit A to the ordinance codified herein.~~ (Ord. 2009-11, 11-24-2009, eff. 12-9-2009)

**2.70.020: PURPOSES AND DUTIES:**

The advisory board shall:

A. Evaluate proposals for the establishment of agriculture protection areas and make recommendations to the County Council about whether the proposal should be accepted;

B. Provide expert advice to the planning commission and to the applicable legislative body about:

1. the desirability of the proposal;
2. the nature of agricultural production within the proposed area;
3. the relation of agricultural production in the area to the county as a whole; and
4. which agriculture production should be allowed within the relevant protection area; and

C. perform the other duties required under Utah Code 17-41.{17-41-201(3)}

**2.70.02030: OFFICERS:**



The County Council shall appoint five members from the county's conservation district boards to serve as the agriculture protection area advisory board. {17-41-201(1)(a)(i)} The members of the agriculture protection area advisory board shall select a chair~~man~~, vice chair~~man~~ and secretary. The chair~~man~~ and vice chair~~man~~ shall be selected from among the members of the agriculture protection area advisory board. The secretary may be either a member of the advisory board or a Cache County employee. The selection of a Cache County employee to serve as secretary must be approved and appointed by the Cache County executive with the advice and consent of the county council of Cache County, Utah. (Ord. 2009-11, 11-24-2009, eff. 12-9-2009)

## **2.70.03040: QUORUM AND RULES OF OPERATION:**

Any three (3) members of the agriculture protection area advisory board shall constitute a quorum of that board. Any actions of the agriculture protection area advisory board must be approved by at least three (3) members of that board. All meetings shall be conducted in accordance with the Utah open and public meetings act. The agriculture protection area advisory board may adopt such additional rules of operation as it deems necessary to govern its affairs. (Ord. 2009-11, 11-24-2009, eff. 12-9-2009)

## **2.70.04050: PROPOSAL AND APPROVAL OF AGRICULTURE PROTECTION AREA:**

**A. Filing Procedure:** Any owner or owners of land in agricultural production may file a proposal for creation of an agriculture protection area with the ~~county executive~~ Cache County Council [17-41-301(1)(a)(i)] by completing forms approved by the ~~county executive~~ Cache County Council [17-41-301(4)(a)] and filing the forms in the ~~Office of the county executive~~ Development Services. The ~~county executive~~ Office of Development Services or other person(s) designated by the ~~County executive~~ Council to receive and process proposals shall accept and process such forms only if they are properly completed and accompanied by the filing fee as provided in this section. The proposal shall contain the following information:

1. The boundaries of the land in agricultural production that the proposal sponsors wish to become part of an agriculture protection area;
2. Any limits on the type of agriculture production to be allowed within the agriculture protection area; and
3. For each parcel of land:
  - a. The owners of the land contained within the parcel;
  - b. The tax parcel number or account number of each parcel; and
  - c. The number or account number of acres as listed on the parcel tax records.

4. The proposal shall be signed by the majority in number of all owners of real property and the owners of a majority of the land area in agricultural production within the proposed protection area. {17-41-301(1)(c)}

**B. Notice Requirements:** The Office of Development Services ~~county executive~~ shall provide notice of the proposal for an agriculture protection area as required by title 17, chapter 41, Utah Code Annotated, 1953, as amended. {17-41-302(1)}

### **C. Review Of Proposal:**

1. After fifteen (15) days from the date of the notice, the Office of Development Services ~~county executive~~ shall refer the proposal, and any proposed modifications and objections to the proposal, to the advisory board and planning commission for their review, comment and recommendations.
2. Within forty five (45) days after receipt of the proposal, the advisory board and planning commission shall each submit a report to the Cache County Council relative to their review, comments and

recommendations as provided in title 17, chapter 41, Utah Code Annotated, 1953, as amended. The County Council shall consider a failure of the planning commission or advisory board to submit a written report within 45 days as a recommendation to approve the proposal as submitted. {17-41-303(c)}

3. After receipt of the reports from the advisory board and planning commission, or after forty five (45) days have expired, whichever is earlier, the Cache County ~~C~~eouncil shall schedule a public hearing and provide notice of the same, conduct a public hearing, and act within 120 days of the submission of the proposal, approve, modify and approve, or reject the proposal on the same as required by title 17, chapter 41, Utah Code Annotated, 1953, as amended. {17-41-304(3)(a)}

**D. Minimum Size For Agriculture Protection Area:** At least five (5) continuous acres within Cache County must be included in each agriculture protection area.

**E. Fees For Accepting And Processing Agriculture Protection Area Proposals:** Any person or persons filing a proposal to create an agriculture protection area pursuant to title 17, chapter 41, Utah Code Annotated, 1953, as amended, shall pay a fee at the time of filing. See Consolidated Fee Schedule for fee amount. This fee includes all costs associated with processing agriculture protection area proposals. {17-41-304(7)}

**F. Adding Land To An Agriculture Protection Area:**

1. Any owner of land may add land to an existing agriculture protection area by:

a. Filing a proposal with the ~~county executive~~ Office of Development Services ; and {17-41-306(1)(a)}

b. Obtaining approval of the Cache County ~~C~~eouncil for the addition of the land to the area.

2. The Cache County ~~C~~eouncil shall comply with the provisions for creating an agriculture protection area in determining whether or not to accept the proposal.

**G. Removing Land From An Agriculture Protection Area:**

1. Any owner may remove land from an agriculture protection area by filing a petition for removal of the land from the agriculture protection area with the ~~Ceounty executive Council~~. No fee shall be charged for a petition to remove land from the protection area. {17-41-306(2)( a) & (b)(i)(B)}

2. The Cache County ~~C~~eouncil shall:

a. Grant the petition for removal of land from an agriculture protection area even if removal of the land would result in an agriculture protection area of less than the number of acres established by the Cache County ~~C~~eouncil as the minimum under this section; and

b. In order to give constructive notice of the removal to all persons who have acquired or who may acquire an interest in land in or adjacent to the agriculture protection area and the land removed from the agriculture protection area, file a legal description of the revised agriculture protection area with the Cache County ~~R~~ecorder and the planning commission.

3. The remaining land in the agriculture protection area is still an agriculture protection area.

4. When a municipality annexes any land that is part of an agriculture protection area, the Cache County ~~C~~eouncil shall, within thirty (30) days after the land is annexed, review the feasibility of that land remaining in the agriculture protection area according to the procedures and requirements of title 17, chapter 41, Utah Code Annotated, 1953, as amended. If appropriate, the Cache County Council shall remove the annexed land from the agriculture protection area and the owners of all the annexed land that is within the protection area consent in writing to the removal. The Cache County Council shall remove the annexed land from the

protection area if it deems removal appropriate and if the owners of all the annexed land that is within the protection area consent in writing to removal. {17-41-306(3)( b)(i) and(ii)}

## **H. Review Of Agriculture Protection Area:**

1. The ~~C~~ounty ~~C~~ouncil shall review any agriculture protection area created under the authorization of this chapter in the twentieth calendar year after it is created.

2. In the twentieth calendar year, the Cache County ~~C~~ouncil shall:

a. Request the planning commission and advisory board to submit recommendations about whether the agriculture protection area should be continued, modified, or terminated;

b. At least one hundred twenty (120) days before the end of the calendar year hold a public hearing to discuss whether the agriculture protection area should be continued, modified, or terminated;

c. Give notice of the hearing using the same procedures for any notice employed to establish an agriculture protection area; and

d. After the public hearing, continue, modify, or terminate the agriculture protection area.

3. If the Cache County ~~C~~ouncil modifies or terminates the agriculture protection area, it shall file an executed document containing the legal description of the agriculture protection area with the Cache County ~~R~~ecorder.

4. If the Cache County ~~C~~ouncil does not affirmatively continue, modify, or terminate the agriculture protection area in the twentieth calendar year, the agriculture protection area is considered to be reauthorized for another twenty (20) years. (Ord. 2009-11, 11-24-2009, eff. 12-9-2009; amd. Ord. 2021-22, 12-14- 2021, eff. 1-1-2022)

**CACHE COUNTY  
RESOLUTION NO. 2022-25  
A RESOLUTION ESTABLISHING THE CREATION OF A COUNTY COUNCIL AGRICULTURAL  
ADVISORY COMMITTEE**

WHEREAS, the Cache County Council recognizes agriculture as a major contributor to the local economy and the high quality of life for Cache County citizens; and

WHEREAS, the General Plan contains goals and policies that direct the County to conserve and enhance Cache County's agricultural land base, and to maintain and enhance Cache County's agricultural products industry as a long-term sustainable industry, and

WHEREAS, many Council decisions can affect agricultural production and viability; and

WHEREAS, the Council is the governing body of Cache County with all legislative and policy determining powers (County Code 2.12.20 and 2.12.120 );

WHEREAS, the Council has the power to establish and define the duties and functions of appointed boards and commissions deemed appropriate to expedite and facilitate the duties of the Council (County Code 2.12.120 H);

WHEREAS, the Council desires the input of agricultural producers on land use proposals, land use policies, economic strategies and policies and other county, regional, state and/or federal programs that directly or indirectly affect agriculture in Cache County; and

WHEREAS, the Council desires agriculture to continue and supports the establishment of both public and private efforts to that end;

THEREFORE, the Cache County Council hereby adopts the following resolution:

BE IT RESOLVED that:

**Section 1: Establishment of County Council Agricultural Advisory Committee**

There is hereby established the Cache County Council Agricultural Advisory Committee. This resolution repeals Resolution No. 2002-07.

**Section 2: Purpose**

The Agricultural Advisory Committee provides review and recommendations to the Cache County Council on issues that affect agriculture. The Committee also provides a forum for farmers and others interested in enhancing and promoting the long-term viability of Cache County agriculture.

**Section 3: Function**

The function of the Committee is to report directly to and advise the County Council, and any appropriate boards or commissions as directed by the Council, in order to review, analyze and make recommendations on criteria, plans, policies, or programs regarding:

1. Any legislation that affects agriculture;
2. Land uses that impact agriculture;
3. Ways to preserve and enhance agriculture in Cache County;
4. Any other agricultural issues as requested by the Cache County Council.

#### **Section 4: Membership - Term of office**

A. The Committee shall be composed of nine voting members consisting of:

1. Two representatives of livestock producers;
2. One grower of crops;
3. One producer of locally grown products for local consumption;
4. One representative of the local agricultural processing industry;
5. One representative of agricultural supplies, equipment, or non-financial services;
6. One representative of a local agricultural financial services company;
7. Two agricultural producers representing a diversity of various agricultural commodities produced in Cache County.

B. The Committee may have up to five non-voting members to assist and advise voting members of the committee.

C. The Committee may call upon others, including representatives of the following organizations, to advise and assist, if desired. Such representatives are not members of the Committee, unless appointed by the Cache County Council. Those who may have expertise helpful to the committee include: USU Extension; USDA Natural Resource Conservation Service (NRCS); USDA Farm Service Agency; Cache Chamber of Commerce; Cache County Development Services Office; Cache Metropolitan Planning Organization (CMPO); Bear River Association of Governments; Western Rural Development Center (USU); Cache Gardner's Market; Cache Farm Bureau; Cache Water District; Cache County Cattlemen's Association; Utah Farmer's Union; Utah Department of Agriculture; Utah Wildlife Resources; U.S. Forest Service; economic development advisors.

D. The Cache County Council shall appoint the members of the Committee.

E. The term of office for voting members shall be three years. The County Council shall set the term of office for non-voting members. Voting and non-voting members may be reappointed.

F. Vacancies created by resignation, death, removal, or otherwise, shall be filled for the unexpired duration of the term by the Council in the same manner as the original appointment.

G. The Council may remove any member for misconduct or neglect of duty.

#### **Section 5: Organization - Meetings**

A. The Committee shall determine its own meeting schedule, but shall meet at least quarterly.

B. Meetings shall comply with all requirements of state law, including, but not limited to, the state open and public meetings act.

C. Records of all committee meetings shall be kept, managed, classified and disclosed as required by county ordinance and state law, including, but not limited to the government records access and management act. Findings, recommendations and minutes shall be forwarded to the Cache County Council.

D. A majority of voting members shall constitute a quorum.

E. Committee members may participate electronically or remotely by means that allow simultaneous audio and visual communication. A meeting shall have a physical anchor site where the Chair presides.

F. The first meeting shall be within 45 days of the committee members' appointment, and shall be arranged by a member of the County Council or their designee.

## **Section 6: Bylaws and Officers**

A. The Committee's rules and procedures shall follow the current edition of Roberts Rules of Order, Newly Revised, except, the Committee may adopt and amend, by majority vote, bylaws as needed.

B. The Committee shall elect a chair and vice chair from among its voting members. The chair shall preside at meetings, and shall have full rights to debate and vote on the committee. The term of office for the chair and vice chair shall be two years.

C. The secretary will publish notice of committee meetings, take minutes and maintain official records of the committee. The secretary is a staff position, and is not a member of the committee.

## **Section 7: Committee staffing**

A. The Council shall budget funds to provide for clerical duties.

B. The Committee is authorized to request information from administrative departments as necessary.



Action of the Cache County Council:

Date: \_\_\_\_\_

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

Cache County Council:

Attest:

\_\_\_\_\_  
Barbara Tidwell, Chair

\_\_\_\_\_  
Jess Bradfield, County Clerk/Auditor

**RESOLUTION NO. 2022-26**  
**CACHE COUNTY, UTAH**

**A RESOLUTION AMENDING THE CACHE COUNTY CORPORATION PERSONNEL  
POLICY AND PROCEDURE MANUAL REGARDING POSITION COMPENSATION**

WHEREAS, the Cache County Council on 23rd day of August 2022, in a regular meeting of which lawful notice had been given, considered amending the Cache County Corporation Personnel Policy and Procedure Manual, Section IV regarding position compensation; and

WHEREAS, the Cache County Council finds that it is appropriate and in the best interest of the County and its personnel that the Cache County Corporation Personnel Policy and Procedure Manual be amended as set forth herein;

NOW THEREFORE, BE IT RESOLVED that the County Council adopts the following resolution:

1. **Amendments:** Subsection D of Section IV of the Cache County Corporation Personnel Policy and Procedure Manual is hereby amended to read in full as set forth in the attached Exhibit A.
2. **Application:** This Resolution and the amendments specified in Exhibit A to the Cache County Corporation Personnel Policy and Procedure Manual shall apply prospectively from the date of the adoption of this Resolution.
3. **Prior Resolution and Policies:** This Resolution and the amendments specified in Exhibit A to the Cache County Corporation Personnel Policy and Procedure Manual supersede all previously adopted resolutions and policies to the extent that they are in conflict with the provisions of this Resolution and the attached Exhibit A.
4. **Effective Date:** This Resolution shall be effective immediately upon its adoption.

Resolved this 23rd day of August 2022.

CACHE COUNTY COUNCIL:

ATTEST:

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Barbara Tidwell, Chair

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Jess W. Bradfield, Cache County Clerk

## EXHIBIT A

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### D. Position Compensation

The county determines compensation levels for each merit position according to the compensation plan as developed by the Human Resource Department and approved by the County Council and Executive. The Human Resource Director comparatively evaluates a set of common factors and assigns each county position a job classification that encompasses a specific range of pay. The compensation for all merit positions is set according to each position's classification within the prevailing job market.

1. No compensation will be approved for any individual hired to fill a merit position unless the compensation conforms to the approved classification and compensation plan.
2. Most employees will be hired at the entry compensation level and will progress through the salary range based upon performance.
3. Highly qualified applicants are defined as those that meet and exceed the minimum qualifications of the job and whose experience, training, knowledge, or unique skill, and ability are likely to perform in a superior manner. Generally, the applicant will have 5 or more additional years of experience in a comparable position as determined by the Director of Human Resources. As a recruiting tool, highly qualified applicants may:
  - a. be hired up to 95% of the market rate as warranted and approved by the Director of Human Resources.
  - b. receive up to 40 hours of PLT in their PLT accrual bank that can be used immediately, and accrue PLT at the beginning accrual rate.
4. The County Council determines the amount of compensation for elected officials.
5. Public Safety Lateral Transfers will be given consideration for years of service from other entities and could be compensated at a higher rate and PLT accrual than an entry-level employee as determined by budget allowances and the supervising Elected Official or Department Head, with approval by the Director of Human Resources and County Executive.

## REDLINE VERSION OF AMENDMENTS TO THE PERSONNEL POLICY AND PROCEDURE MANUAL

### D. Position Compensation

The county determines compensation levels for each merit position according to the ~~market-~~  
~~position compensation plan~~ as developed by the Human Resource Department and approved by the County Council and Executive. The Human Resource Director comparatively evaluates a set of common factors and assigns each county position a job classification that encompasses a specific range of pay. The compensation for all merit positions is set according to each position's classification within the prevailing job market.

1. No compensation will be approved for any individual hired to fill a merit position unless the compensation conforms to the approved classification and compensation plan.
2. ~~Unless an applicant's qualifications or experience suggest a higher beginning rate of pay, m~~Most employees will be hired at the entry compensation level and will progress through the salary range based upon performance.
3. Highly qualified applicants ~~are defined as those that meet and exceed the minimum qualifications of the job and whose experience, training, knowledge, or unique skill, and ability are likely to perform in a superior manner. Generally, the applicant will have 5 or more additional years of experience in a comparable position as determined by the Director of Human Resources. As a recruiting tool, highly qualified applicants may:~~
  - a. be hired up to 95% of the market rate as warranted and approved by the Director of Human Resources.
  - b. ~~receive up to 40 hours of PLT in their PLT accrual bank that can be used immediately, and accrue PLT at the beginning accrual rate.~~
4. The County Council determines the amount of compensation for elected officials.
5. Public Safety Lateral Transfers will be given consideration for years of service from other entities and could be compensated at a higher rate ~~and PLT accrual~~ than an entry-level employee as determined by budget allowances and the ~~supervising Elected Official or~~ Department Head, with approval by the Director of Human Resources and County Executive. ~~However, all new employees will accrue PLT at the new employee-starting rate.~~