

DAVID N. ZOOK

COUNTY EXECUTIVE

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**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 **2:30 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, SEPTEMBER 13, 2022**

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

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

AMENDED AGENDA

WORKSHOP

- 2:30 p.m.**
1. **CALL TO ORDER**
 2. **BEAR RIVER HEALTH DEPARTMENT BUDGET** – Jordan Mathis, BRHD Director
 3. **COUNCIL POLICY ANALYST JOB DESCRIPTION** – Amy Adams, HR Director
 4. **RECOMMENDATIONS OF THE COMPENSATION COMMITTEE** – Amy Adams, HR Director
 5. **CASELLE TRAINING** – Cameron Jensen, Finance Director
 6. **ADJOURN**

COUNCIL MEETING

- 5:00 p.m.**
1. **CALL TO ORDER**
 2. **OPENING** – Councilman Karl Ward
 3. **REVIEW AND APPROVAL OF AGENDA**
 4. **REVIEW AND APPROVAL OF MINUTES** (July 7, 2022 - August 23, 2022)
 5. **REPORT OF COUNTY EXECUTIVE**
 - a. **Appointments:**
 - b. **Financial Reports:** August 2022 Expense Report
 - c. **Other Items:**
 6. **ITEMS OF SPECIAL INTEREST**
 - a. Review of Rural County Grant Process – Shawn Milne, Economic Development Director
 - b. Request for approval of 25-30% match funds to apply for two Building Resilient Infrastructure and Communities (BRIC) grants from FEMA to purchase emergency generators for the Public Works facilities in Hyrum and Richmond
 - c. Request for extension of RAPZ funded Cache Bikeway Street Painting project – Tim Watkins, Development Services
 7. **DEPARTMENT OR COMMITTEE REPORTS**
 8. **BOARD OF EQUALIZATION MATTERS**
 - 5:30 p.m.** 9. **PUBLIC HEARINGS**

(Estimated)

 - a. **Set Public Hearing for September 27, 2022 – Ordinance 2022-29 – Smithfield Country Estates Rezone**
Request to rezone 16.5 acres from Agricultural (A10) Zone to the Rural 2 (RU2) Zone, located at approximately 5400 North 1200 West, near Smithfield
 - b. **Set Public Hearing for September 27, 2022 – Ordinance 2022-31 – Recreational Use**
Amending Title 17 – Use Type 4100 – ‘Recreational Facility,’ ‘Campground’ Definition as a New Use Type and the Schedule of Uses by Zoning District in Section 17.09.030

- c. **Public Hearing – 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
- d. **Public Hearing – Ordinance 2022-30 – Private Airport**
Amending Title 17 to update the definition and requirements of Use Type 5810 – ‘Private Airport’
- e. **Public Hearing – Cache County General Plan**
Public Hearing to Receive public comment on the Cache County General Plan Amendment

10. PENDING 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

11. INITIAL PROPOSALS FOR CONSIDERATION OF ACTION

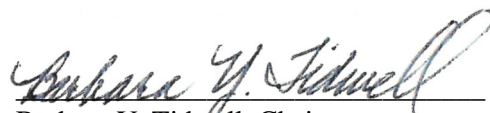
- a. **Ordinance 2022-27** **Campbell Rezone**
An ordinance amending County Zoning Map by rezoning 10.0 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone
- b. **Ordinance 2022-30** **Amending Title 17 – Use Type 5810 – Private Airport**
An ordinance amending the County Land Use Code as required by the adoption Ordinance 2022-30 amending the definition and requirements applicable to Use Related Definition 5810 Private Airport
- c. Consideration for Cost of Living Adjustment (COLA) for employees and all Elected Officials
- d. Consideration of Lobbyist Contract
- e. Consideration of Forensic Audit

12. OTHER BUSINESS

- a. **Budget Workshop** *September 14, 2022 at 3:00 p.m.*
Sheriff’s Office
- b. **USACCC Fall Conference** *September 21-23, 2022 at Bryce Canyon*
Gina, Karl, David Z.
- c. **Budget Workshop** *September 27, 2022 at 3:00 p.m.*
Public Works, Development Services
- d. **Cache Cheese & Dairy Festival** *Thursday, September 29 – Saturday, October 1, 2022*
- e. **USU Homecoming Parade** *Saturday, October 8th^h at 10:00 a.m.*
Barbara, Paul, Gina, David E., Karl David Z.
- f. **UAC Annual Conference** *November 15-17, 2022 in St. George*
Barbara, Nolan, Gina, David E., Karl, Gordon, Paul
Mark Hurd, Sandi Goodlander, David Z.

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

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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

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.

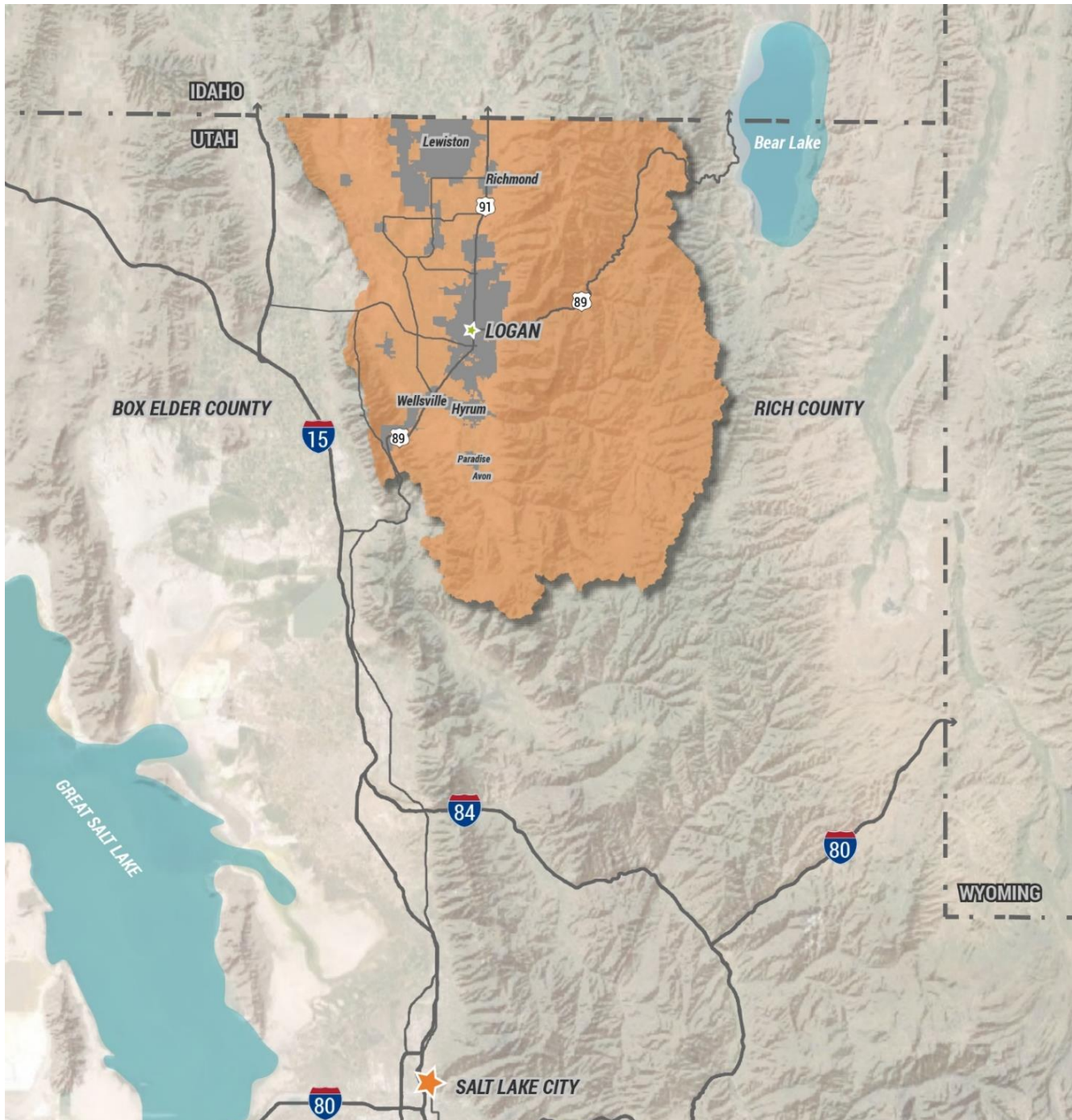
CACHE COUNTY PLANNING CONTEXT

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

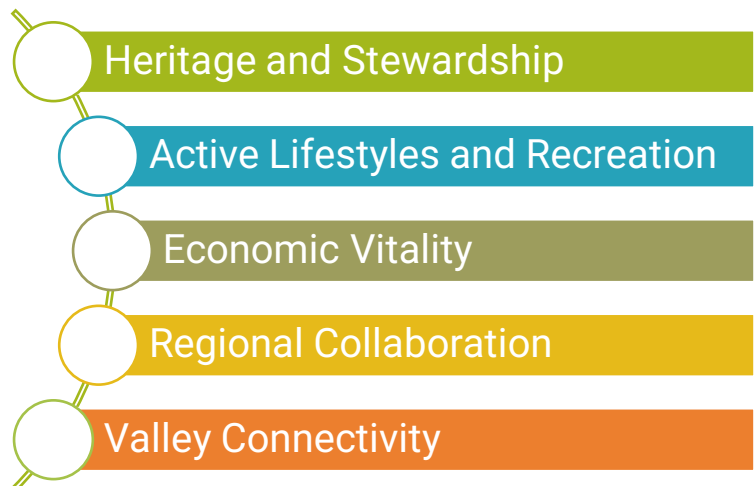
Cache County upholds and enhances the community's health, safety, well-being, and quality of life.

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

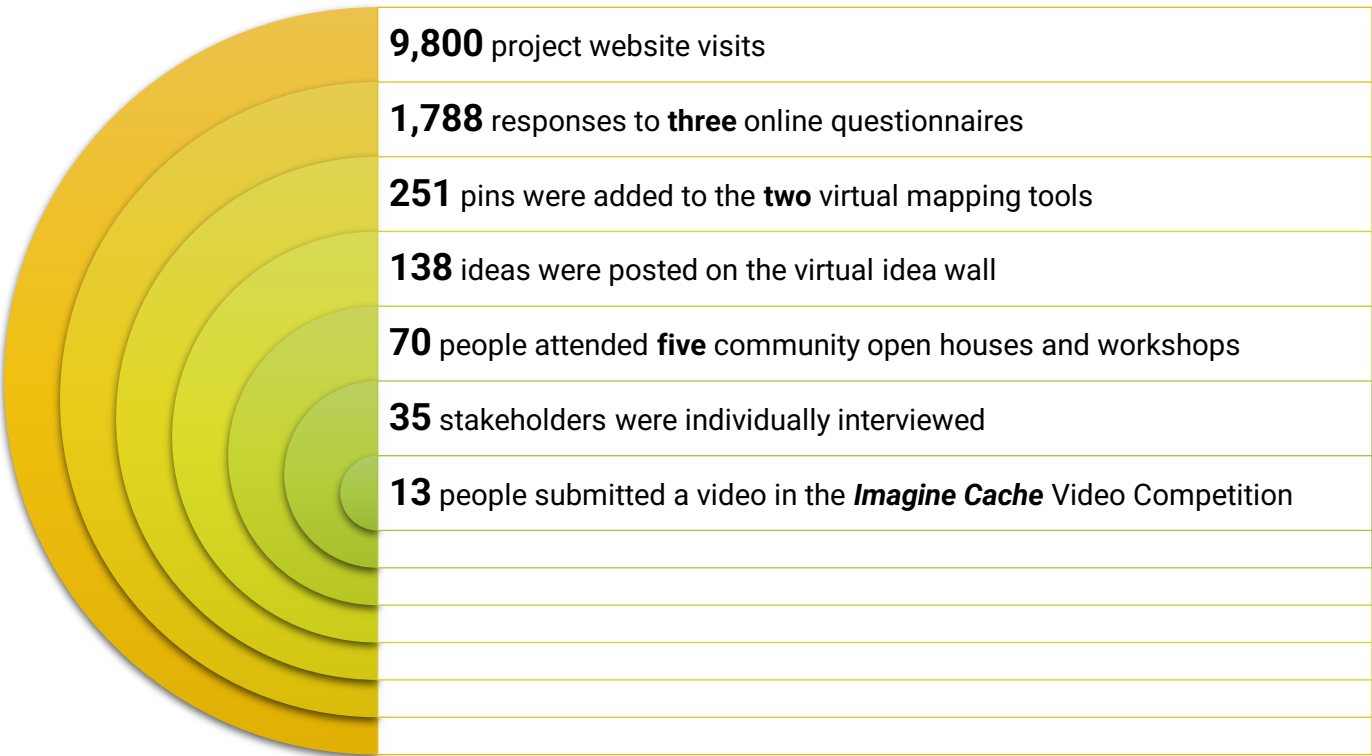
Through the *Imagine Cache* community outreach process, more than two thousand participants in the County were engaged through efforts including individual interviews, public open houses and workshops, a video competition, digital surveys, a project website, and County social media and newsletters.

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

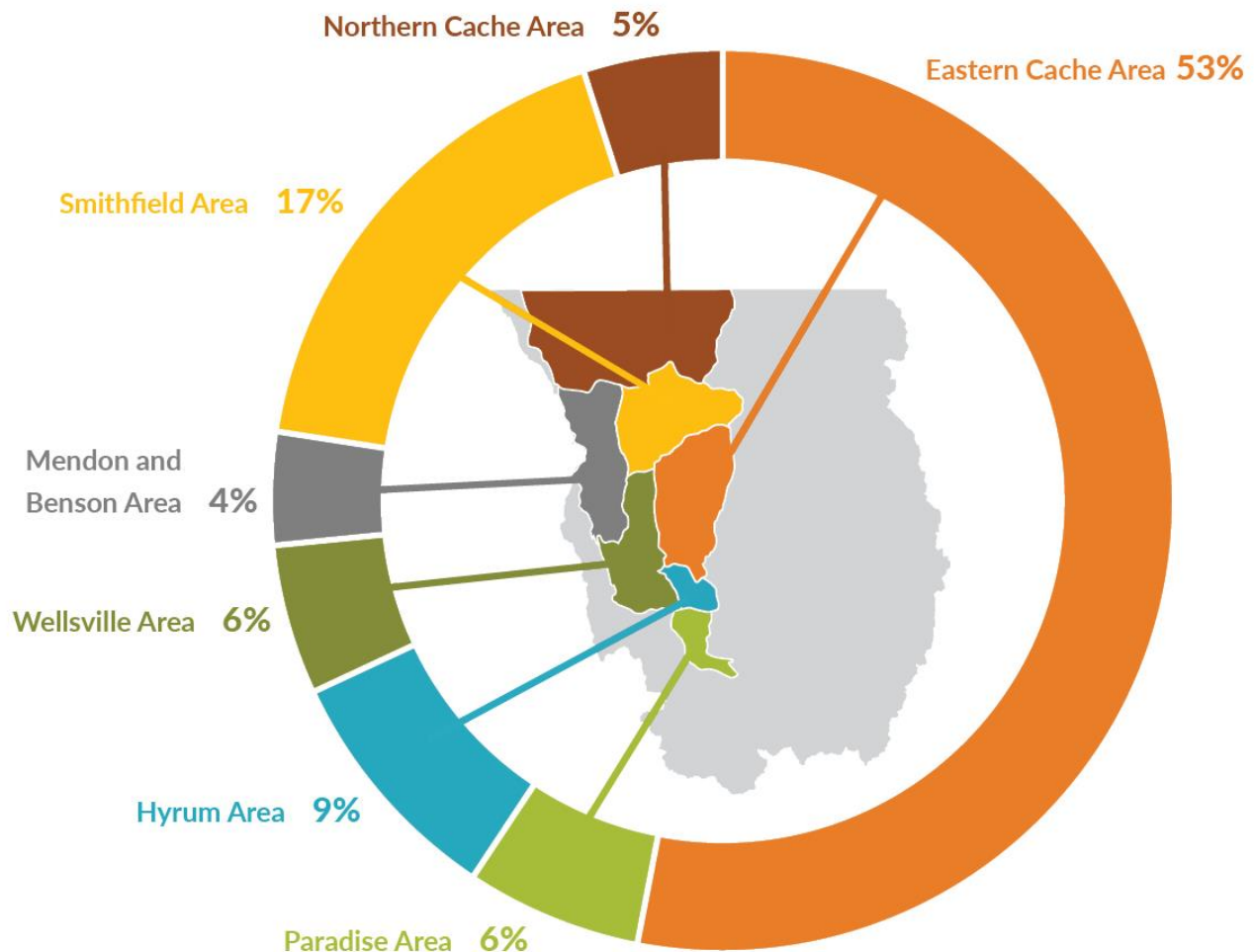


is room for both, where is rural appropriate and where is urban appropriate?” The Visual Preference Questionnaire was divided into four regions of the County (north, south, west, and central), and eight

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

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"> • U.S. Forest Service lands • State lands
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"> • Multiple Resource Uses (i.e. forestry, grazing) • Outdoor recreation on publicly accessible lands • Watershed Protection • Hazard Mitigation (i.e. floodplain management, steep slopes, and high wildfire hazard) • Conservation Easements
Secondary Land Uses:	<ul style="list-style-type: none"> • Residential uses where permitted in a conservation easement • Research and public institutions
Discouraged Uses:	<ul style="list-style-type: none"> • Residential • Commercial • Industrial • Heavy industrial and mining

MOUNTAIN RURAL AND CONSERVATION

Location:	The majority of privately-owned mountain and foothill areas.
Example Areas:	<ul style="list-style-type: none"> FR-40 zone that is not public land
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"> Forestry Agriculture Conservation Easements (CEs) and conserved public lands Watershed Protection Hazard Mitigation (i.e. floodplain management, steep slopes, and high wildfire hazard) Outdoor recreation and tourism
Secondary Land Uses:	<ul style="list-style-type: none"> Seasonal residential housing at one unit per 40 acres Clustered subdivision developments Resorts, recreation business, and public institutions
Discouraged Uses:	<ul style="list-style-type: none"> Residential development at a density greater than one unit per 40 acres Industrial Commercial Office Commercial Retail Heavy Industrial

AGRICULTURE AND RANCHING

Location:	Private agriculture landscapes in the Cache Valley outside of municipalities.
Example Areas:	<ul style="list-style-type: none"> • (Most of the valley)
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"> • Agriculture • Ranching • Rural residential uses at densities of less than one unit per 10 acres • Conservation Easements (CEs) and conserved public lands • Agritourism
Secondary Land Uses:	<ul style="list-style-type: none"> • Industrial and Commercial uses directly supportive of agriculture (Processing, Packaging, Distribution) • Clustered subdivision developments • Outdoor Recreation • Farm Worker Housing
Discouraged Uses:	<ul style="list-style-type: none"> • Residential developments at densities of greater than one unit per 10 acres if not in a clustered subdivision development • Commercial Office • Commercial Retail • Flex Office/ Industrial • Heavy Industrial

RURAL COMMUNITY

Location:	Existing and emerging unincorporated communities.
Example Areas:	<ul style="list-style-type: none"> • Avon • Cove • Benson • College Ward • Cache Junction • Petersboro • Young Ward
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"> • Agriculture • Ranching • Clustered subdivision developments • Conservation Easements (CEs) • Civic • Educational • Mixed Use
Secondary Land Uses:	<ul style="list-style-type: none"> • Residential uses at densities of less than one unit per 10 acres. • Commercial Retail/Office • Flex Office/ Industrial
Discouraged Uses:	<ul style="list-style-type: none"> • Industrial • Heavy Industrial

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"> • Mount Pisgah • Clarkston Landfill • Logan Airport and surrounding area
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"> • Light Industrial • Heavy Industrial
Secondary Land Uses:	<ul style="list-style-type: none"> • Agricultural support industries (processing, packaging, distribution) • Commercial mineral deposits. The following factors should be considered when locating: <ol style="list-style-type: none"> 1. Wetlands and critical riparian areas and wildlife habitat. 2. Size of the potential area. 3. Existing development that effectively precludes extraction. 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.
Discouraged Uses:	<ul style="list-style-type: none"> • Commercial Retail • Commercial Office • Residential

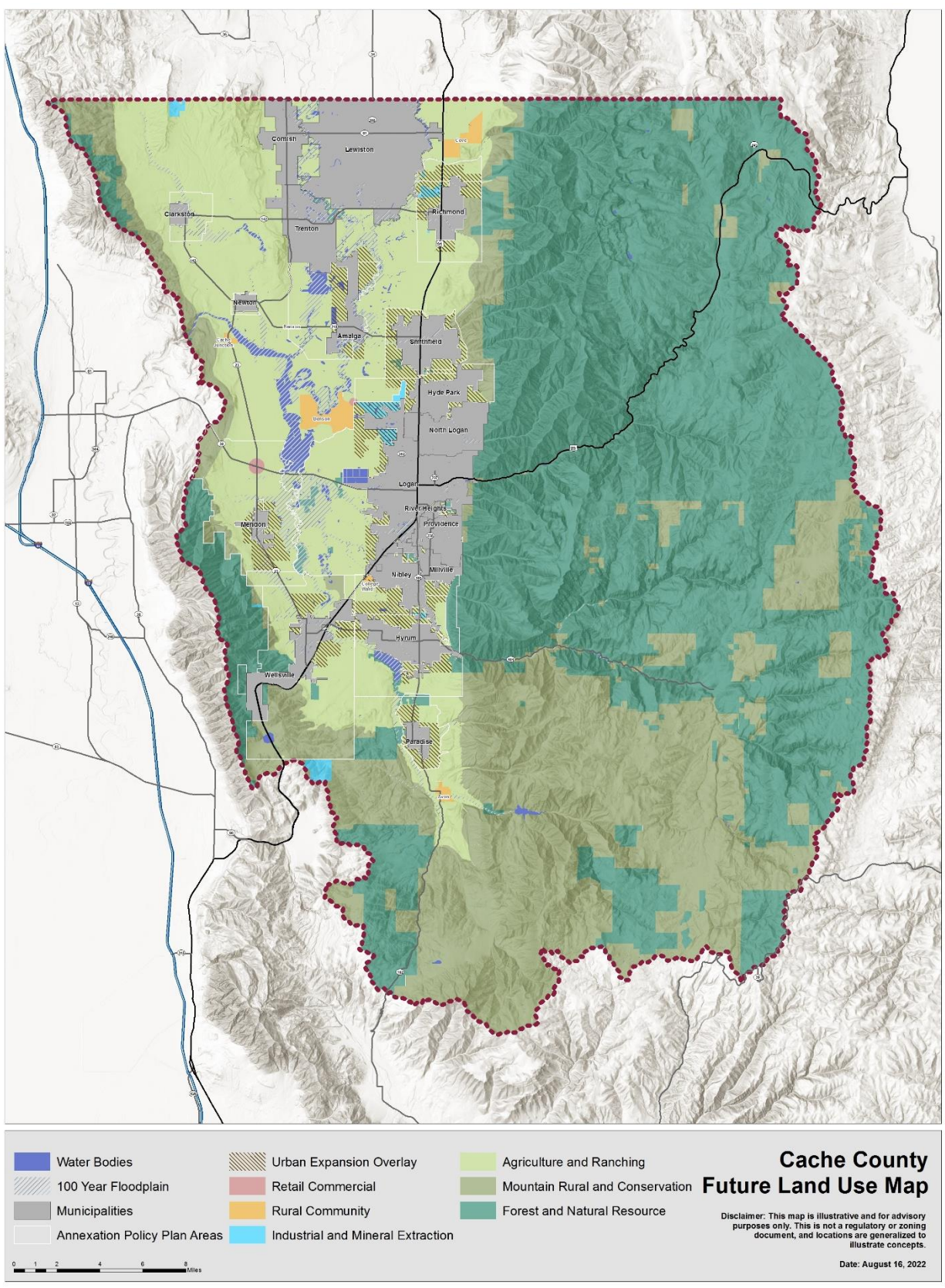
RETAIL COMMERCIAL

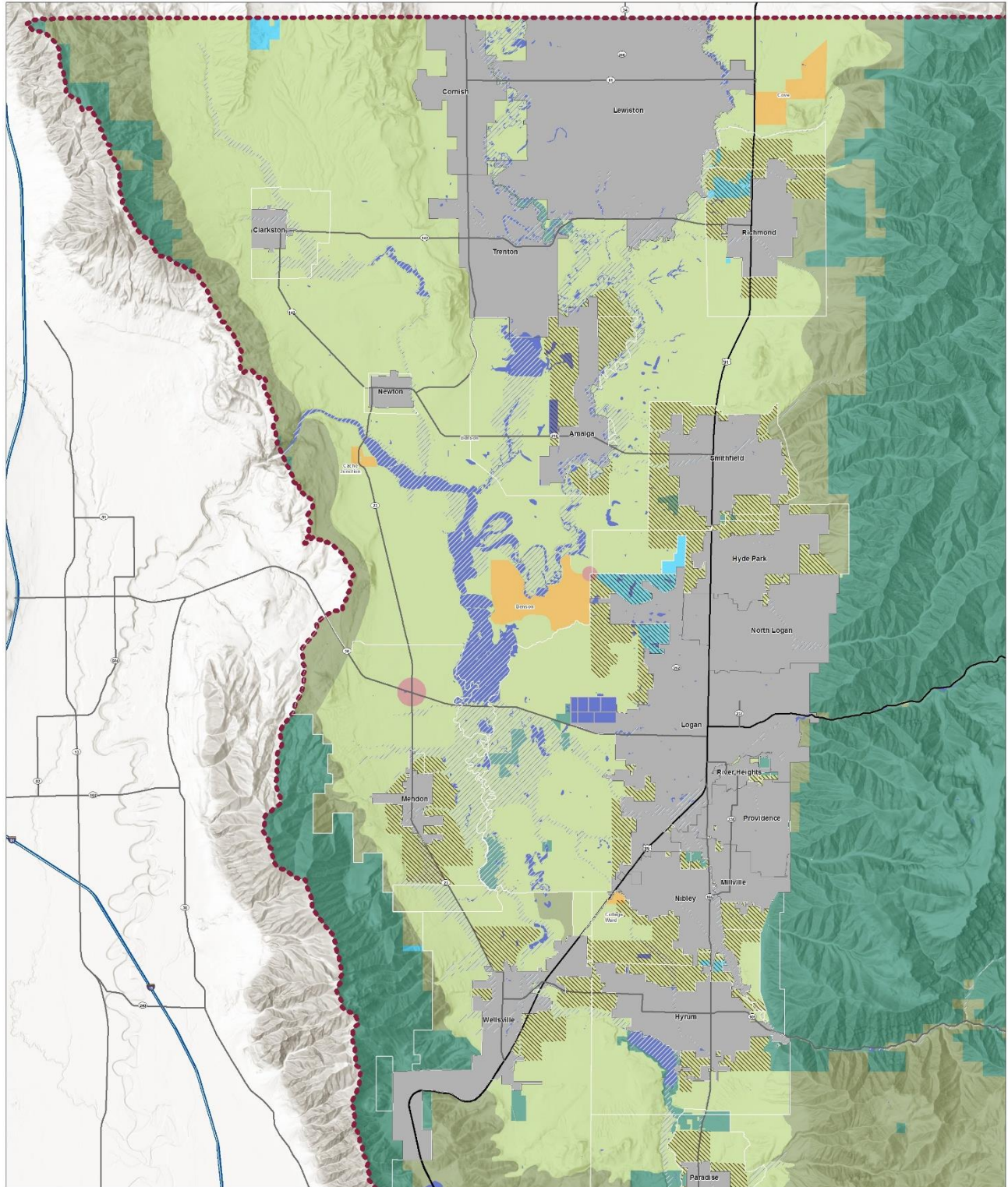
Location:	Nodes at road interchanges and along major arterials where expanding or developing future commercial uses are desired.
Example Areas:	<ul style="list-style-type: none"> • The intersection of State Hwy 30 and N 600 West/State Hwy 23
Purpose and Character:	Small, concentrated areas where commercial 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"> • Office • Flex office/industrial • Retail
Secondary Land Uses:	<ul style="list-style-type: none"> • Other uses may be compatible with adequate buffering/design
Discouraged Uses:	<ul style="list-style-type: none"> • Residential development • Heavy industrial

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"> • Unincorporated enclaves between or within cities.
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"> • Accommodate 20-year growth projections • Plan for urban-level densities, intensities • Meet urban design standards • Connect with water and sewer providers, and urban streets • Urban services provided by the County are minimized
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"> • Civic (meeting spaces) • Residential Support Uses (e.g. parks, medical, schools, fire and police stations)
Discouraged Uses:	<ul style="list-style-type: none"> • Uses that are not consistent with the municipal general plan or existing county zoning.

FUTURE LAND USE MAP





Water Bodies	Urban Expansion Overlay	Agriculture and Ranching
100 Year Floodplain	Retail Commercial	Mountain Rural and Conservation
Municipalities	Rural Community	Forest and Natural Resource
Annexation Policy Plan Areas	Industrial and Mineral Extraction	

**Cache County
Future Land Use Map**

Disclaimer: This map is illustrative and for advisory purposes only. This is not a regulatory or zoning document, and locations are generalized to illustrate concepts.

Date: August 16, 2022

0 0.5 1 2 3 4 Miles



CHAPTER 5. IMPLEMENTATION AND PLAN MANAGEMENT

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.



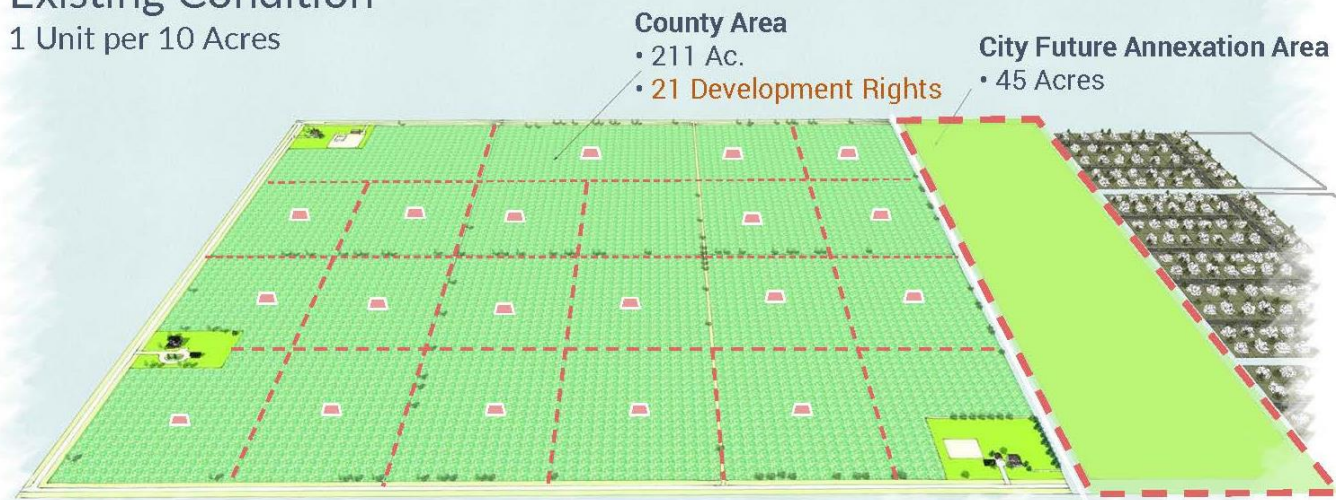
- Explore a Transfer of Development Rights (TDR) program between the County and willing cities. The County may also explore new community locations as TDR receiving zones that are serviced by water and sewer districts in order to establish more efficient growth patterns and preserve county open space. (*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.



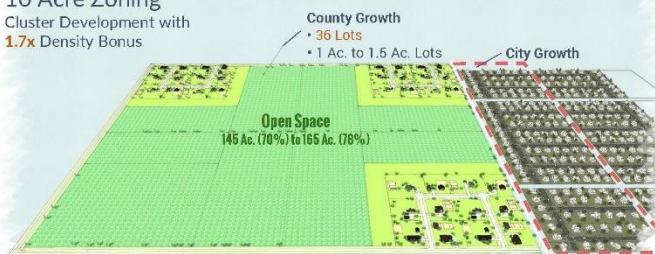
Clustered Development and Transfer of Development Rights (TDR) Concepts

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

- 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

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)."

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.





**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; and

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 lands for agriculture purposes; and

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; and

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

SECTION 1: CODE AMENDMENTS

Chapter 2.70 of the Cache County Code, titled AGRICULTURE PROTECTION AREA ADVISORY BOARD, is amended to read in full 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.

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 County Council 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 title 17, chapter 41, Utah Code Annotated, 1953, as amended.

2.70.030: OFFICERS:

The County Council shall appoint five members from the county's conservation district board of supervisors 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 contracted.

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.

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.

SECTION 2: REPEALER

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

SECTION 3: EFFECTIVE DATE

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

PASSED BY THE COUNTY COUNCIL OF CACHE COUNTY, UTAH THIS 13th DAY OF SEPTEMBER 2022.

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

Total

CACHE COUNTY COUNCIL

Barbara Tidwell, Chair

ATTEST:

Jess Bradfield, County Clerk

Cache County
ORDINANCE No. 2022 -26
Substitute 1 changes in blue

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; and

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; and

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, and

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; and

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: the County Legislative Body of Cache County ordains as follows:

SECTION 1: CODE AMENDMENTS

Chapter 2.70 of the Cache County Code, titled AGRICULTURE PROTECTION AREA ADVISORY BOARD, is amended to read in full 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 County Council 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 title 17, chapter 41, Utah Code Annotated, 1953 as amended. 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 of supervisors. {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. contracted. 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 Council 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 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 ~~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 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 ~~R~~ecorder and the ~~P~~lanning ~~C~~ommission.

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~~ouncil 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 ~~P~~lanning ~~C~~ommission 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)~~

SECTION 2: REPEALER

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

SECTION 3: EFFECTIVE DATE

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

**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

Ordinance No. 2022-27

Cache County, Utah

Campbell Rezone

An ordinance amending the County Zoning Map by rezoning 10.0 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 August 4, 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 September 13, 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 Campbell 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>Council Votes</u>			
<u>Council members</u>	In Favor	Against	Abstain	Absent
Paul Borup				
Dave Erickson				
Nolan Gunnell				
Barbara Tidwell				
Karl Ward				
Gina Worthen				
Gordon Zilles				
Total:				
Final action:	_____ Adopt _____ Reject			

Cache County Council:

Attest:

Barbara Tidwell, Chair

Jess Bradfield, Clerk
Cache County

Action of the County Executive

Regarding Ordinance 2022-27, the Campbell Rezone

_____ Approve

_____ Disapprove (A Statement of Objection is attached)

David Zook, Executive
Cache County

Date

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Hold a public hearing on September 13, 2022.
If approved, the rezone will take effect 15 days from the date of approval.

Denial (6-yea; 0-nay).
Public hearing held on August 4, 2022.
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

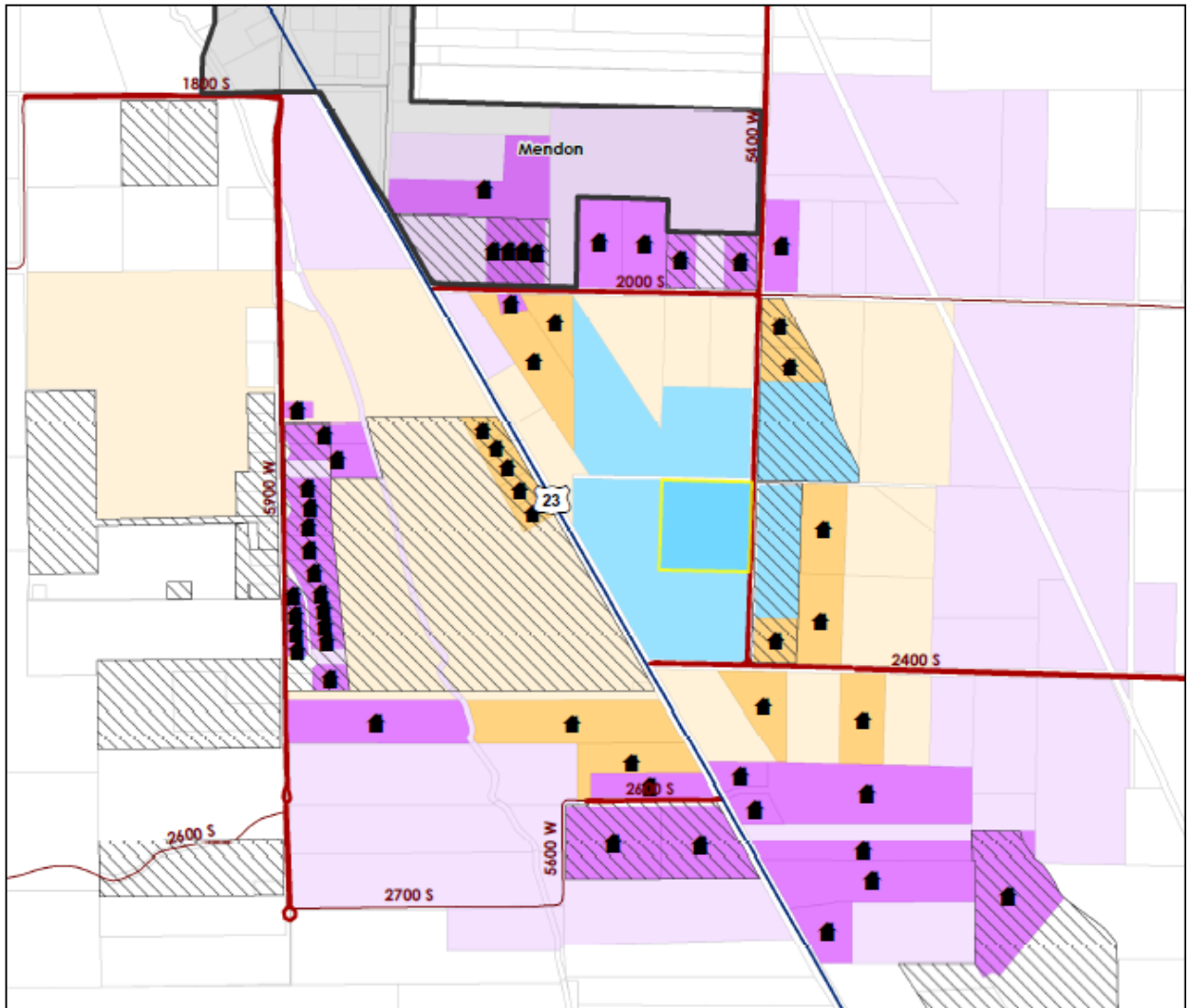
A. Request description

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.

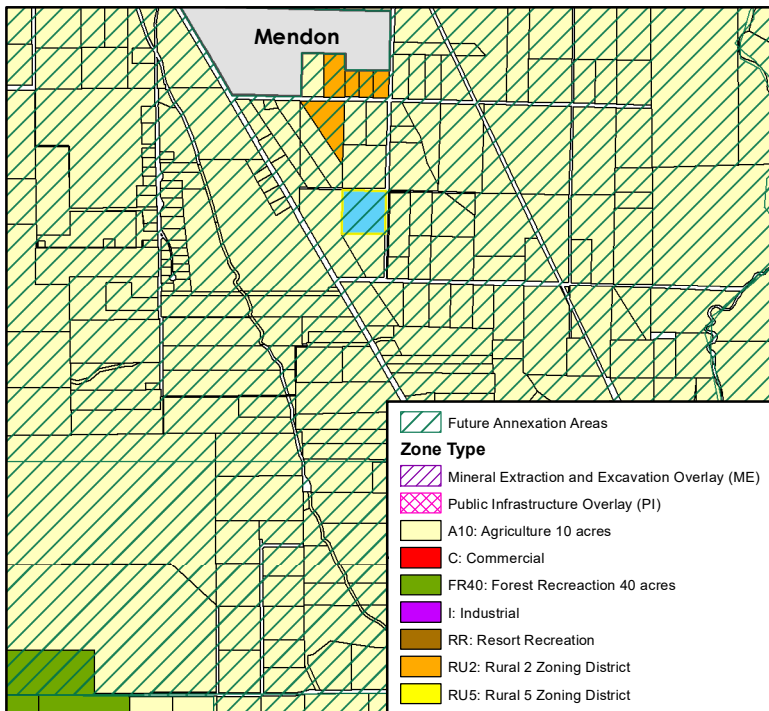
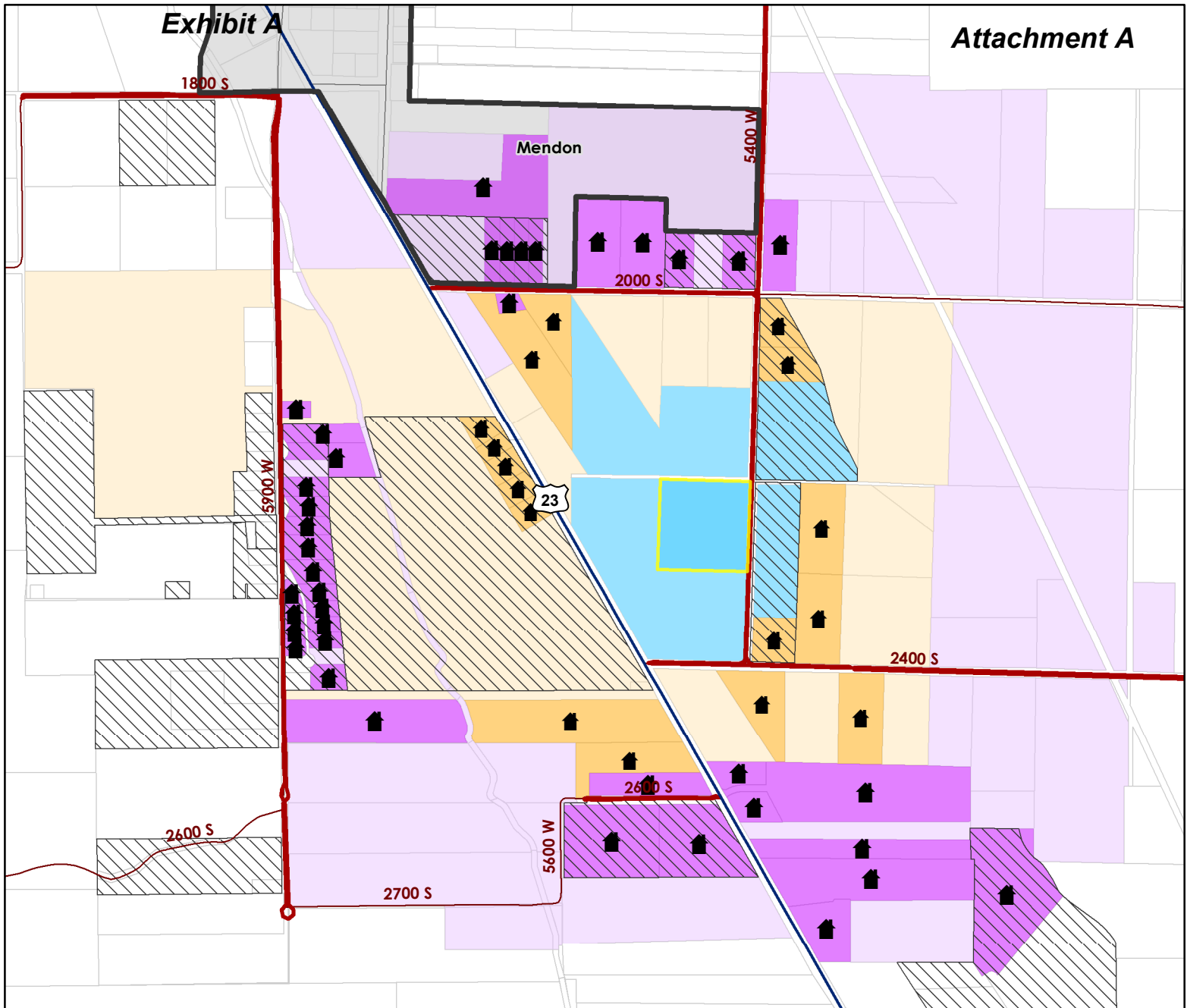
Staff Conclusion

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

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

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)



Ordinance No. 2022-30

Cache County, Utah

Amendments to Title 17, Use Type 5810 - Private Airport

An ordinance amending the County Land Use Code as required by the adoption of Ord. 2022-30 amending the definition and requirements applicable to Use Related Definition 5810 Private Airport.

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 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, or amendments thereto, that represent the Planning Commission’s recommendations; and

Whereas, the Planning Commission caused notice of a public hearing for the rezone to be advertised at least ten (10) days before the date of the public hearing on the Utah Public Notice Website and on the Cache County website as required under County Code Section 17.02.070: Notice for Public Meetings; and

Whereas, on July 7, 2022, the Planning Commission held a public hearing, accepted all comments, and recommended the approval of the proposed amendments to the County Council for final action; and

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

Whereas, following proper notice, the County Council held a public hearing on September 13, 2022, to consider any comments regarding the proposed amendments. The County Council accepted all comments; and

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

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. Amendment to Title 17.07.030 Use Related Definitions

Amendments to Use Type 5810 Private Airport in section 17.07.030 Use Related Definitions, are to read as follows:

5810 Private Airport: Any area for the takeoff or landing of aircraft and that is not open to the public, including uses ~~that may be~~ appurtenant ~~and accessory~~ to said activity (e.g., runways, hangars, facilities for refueling and repair).

1. Application: The following are required at the time of land use application:

- a. A copy of any and/or all FAA reviews, forms, and analyses regarding the airport location, activity, and design including:
 - i. The current FAA Form 7480-1, and;
 - ii. FAA response to the Form 7480-1 submission.
 - ~~iii. A copy of the airport master record.~~
 - b. A copy of the design criteria as per ~~the current~~ FAA Airport Design Advisory Circular AC 150/5300-13~~BA~~ as applicable to the type of aircraft proposed to operate at the site. Said design criteria must be implemented at the site.
- 2. Location - The airport and the following must be located within the boundaries of property owned by the proponent, or that is within a recorded easement:**
- a. All appurtenant uses and structures; and
 - b. All zones and areas related to the land use and associated with the required design criteria as specified in the noted FAA Airport Design Advisory Circular in item 1b above.

~~Permitting is not required for temporary or intermittent airports as defined by the Federal Aviation Administration (FAA) under title 14 of the Code of Federal Regulations part 157 Notice of Construction, Alteration, Activation, and Deactivation of Airports.~~

3. Amends and Supersedes

This ordinance amends and supersedes Chapter 7 of Title 17 of the Cache County Code, and supersedes all other prior ordinances, resolutions, policies, and actions of the County Legislative Body of Cache County 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.

4. Effect

The ordinance amendments will take effect no sooner than 15 days from the date of approval. 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.

Approved and Adopted this _____ day of _____, 2022.

	In Favor	Against	Abstained	Absent
Borup				
Erickson				
Gunnell				
Tidwell				
Ward				
Worthen				
Zilles				
Total				

Cache County Council:

Attest:

Barbara Tidwell, Chair
Cache County Council

Jess Bradfield
Cache County Clerk

Publication Date: _____, 2022