

## CACHE COUNTY COUNCIL

DAVID L. ERICKSON, *CHAIR*  
BARBARA Y. TIDWELL, *VICE CHAIR*  
KATHRYN A BEUS  
SANDI GOODLANDER  
NOLAN P. GUNNELL  
MARK R. HURD  
KARL B. WARD



199 NORTH MAIN STREET  
LOGAN, UT 84321

435-755-1840  
[www.cachecounty.org](http://www.cachecounty.org)

**PUBLIC NOTICE** is hereby given that the County Council of Cache County, Utah will hold a **WORKSHOP** at **3:00 p.m.** in the Cache County Historic Courthouse Council Chambers, 199 North Main Street, Logan, Utah 84321, **TUESDAY, AUGUST 27, 2024.**

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

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

## AGENDA

### WORKSHOP

- 3:00 p.m.
1. CALL TO ORDER
  2. **2025 BUDGET PRESENTATIONS**
    - a. Development Services
    - b. Personnel Management
    - c. Compensation Committee Recommendations
    - d. Finance
  3. **ADJOURN**

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David L. Erickson, Chair



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**PUBLIC NOTICE** is hereby given that the County Council of Cache County, Utah will hold a **REGULAR COUNCIL MEETING** at **5:00 p.m.** in the Cache County Historic Courthouse Council Chambers, 199 North Main Street, Logan, Utah 84321, **TUESDAY, AUGUST 27, 2024.**

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## AGENDA

### COUNCIL MEETING

5:00 p.m.

1. **CALL TO ORDER**
2. **OPENING** – Councilmember Karl Ward
3. **REVIEW AND APPROVAL OF AGENDA**
4. **REVIEW AND APPROVAL OF MINUTES** (August 13, 2024)
5. **REPORT OF COUNTY EXECUTIVE**
  - a. **Appointments:**
  - b. **Other Items:**
6. **ITEMS OF SPECIAL INTEREST**
  - a. Rural County Grant Program Discussion and Vote – Shawn Milne, BRAG Economic Development Director
7. **DEPARTMENT OR COMMITTEE REPORTS**
8. **BOARD OF EQUALIZATION**

5:30 p.m.

(Estimated)

9. **PUBLIC HEARINGS**
  - a. **Set Public Hearing for September 24, 2024 – Resolution 2024-19 – Opening the 2024 Budget**
  - b. **Public Hearing – Resolution 2024-16 – A Resolution Appointing Members to the Millville/Nibley Cemetery District**
  - c. **Public Hearing – Ordinance 2024-13 – White Bison Acres Rezone**  
A request to rezone 18.71 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone on the property located at 4200 S. Highway 23, Wellsville (Parcel number 11-069-0007).
  - d. **Public Hearing – Ordinance 2024-14 – River Side Rezone**  
A request to rezone 20.47 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone on the property located at 616 W 7800 S, Paradise (Parcel numbers 01-086-0004, 01-087-0002).
  - e. **Public Hearing – Ordinance 2024-15 – Marshall P Maughan Family Trust Rezone**  
A request to rezone 14 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone on the property located at 3201 S. Highway 23, Wellsville (Parcel number 11-047-0003).
  - f. **Public Hearing – Ordinance 2024-16 – Paradise Cliffs Rezone**  
A request to rezone 161.08 acres from the Forest Recreation (FR40) Zone to the Agricultural (A10) Zone on the property located approximately at 2800 E Paradise Dry Road, Avon (Parcel number 16-077-0003).

### 10. PENDING ACTION



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

- a. **Resolution 2024-16**      **A Resolution Appointing Members to the Millville/Nibley Cemetery District**
- b. **Ordinance 2024-13**      **White Bison Acres Rezone**  
A request to rezone 18.71 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone on the property located at 4200 S. Highway 23, Wellsville (Parcel number 11-069-0007).
- c. **Ordinance 2024-14**      **River Side Rezone**  
A request to rezone 20.47 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone on the property located at 616 W 7800 S, Paradise (Parcel numbers 01-086-0004, 01-087-0002).
- d. **Ordinance 2024-15**      **Marshall P Maughan Family Trust Rezone**  
A request to rezone 14 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone on the property located at 3201 S. Highway 23, Wellsville (Parcel number 11-047-0003).
- e. **Ordinance 2024-16**      **Paradise Cliffs Rezone**  
A request to rezone 161.08 acres from the Forest Recreation (FR40) Zone to the Agricultural (A10) Zone on the property located approximately at 2800 E Paradise Dry Road, Avon (Parcel number 16-077-0003).
- f. **Consideration of a Memorandum of Understanding between Cache County, Rich County, Box Elder County, Bear River Health Department, and Bear River Mental Health Services to proceed with the creation of a Multicounty United Health Department**
- g. **Resolution 2024-18**      **Accepting the Dedication of Sections of 1590 West**
- h. **Resolution 2024-20**      **A Resolution Approving the Harris Farm Round One Open Space Application**
- i. **Resolution 2024-21**      **A Resolution Supporting the Creation of a Utah Inland Port Authority Project Area in Hyde Park City and Encompassing Certain Unincorporated Areas of Cache County**

12. **OTHER BUSINESS**

- a. **Wellsville Founders' Day Parade**      *September 2, 2024 at 10:00 am*  
*Sandi, Dave, Nolan*
- b. **UAC Annual Convention**      *September 11-12 at Utah Valley Convention Center*  
*All Council Members*
- c. **County Council Summer Party**      *September 19, 2024 at 6:00 pm*
- d. **One Utah Summit**      *October 7-9 at Southern Utah University*  
*Dave*
- e. **USU Homecoming Parade**      *October 12, 2024 at 10:00 am*
- f. **USACCC Fall Conference**      *November 14-15 at Ruby's Inn*
- g. **July 2024 Treasurer's Reconciliation**

13. **COUNCIL MEMBER REPORTS**

14. **ADJOURN**



David L. Erickson, 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 COUNCIL

**August 13, 2024 at 3:00 p.m. - Cache County Chamber at 199 North Main, Logan, Utah.**

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

**MEMBERS PRESENT:** Chair David Erickson, Vice-Chair Barbara Tidwell, Councilmember Karl Ward, Councilmember Sandi Goodlander, Councilmember Nolan Gunnell, Councilmember Kathryn Beus.

**MEMBERS EXCUSED:** Councilmember Mark Hurd,

**STAFF PRESENT:** Tennille Johnson, Taylor Sorenson, Brittany Kingston, Dirk Anderson, Loreana Cordero, Wes Bingham, Jil Luthern, Karina Brown, Giselle Madrid, Ginafor Low, Naomi Clark

**OTHER ATTENDANCE:**

### Workshop

**1. Call to Order 3:00p.m. –** Council Chair David Erickson

### **2. 2025 Budget Presentations**

- a. **Recorder** – Tennille Johnson presented the Recorder's office 2025 goals. [1:13](#) Councilmember Karl Ward asked what property watch. [2:26](#) Councilmember Nolan Gunnell asked if easements were also included with Property Watch. [2:52](#) Councilmember Kathryn Beus asked if Property Watch cost the county any money. [3:43](#) Tennille explained the differences in the budget from this year to next year. [4:15](#) Councilmember Karl Ward asked why there was a decrease in professional services. [5:01](#) Tennille Johnson explained what her staffing looks like in her office currently. [5:16](#) Council Chair David Erickson asked about if mapping was all in house. [5:51](#) Council chair David Erickson expressed the citizens' gratitude for the improvements within the recorder's office. [8:30](#)
- b. **Treasurer** – Craig McAllister explained some improvements and differences within the Treasurer's office over the last couple years. [33:57](#) Craig McAllister explained the 2025 budget for the Treasurer's office. [38:14](#) Councilmember Nolan Gunnell asked about the number of past due. [40:02](#) Councilmember Karl Ward asked if we could charge the different entities that the county collects taxes for. [41:40](#) The council expressed gratitude for all the Treasurer's office does. [44:07](#)
- c. **Senior Center** – Giselle Madrid explained differences in budget from 2024 to 2025. [45:17](#) Giselle Madrid explained their 2025 goal. [48:57](#) Councilmember Sandi Goodlander asked about an increase in personnel. [50:52](#) Council Chair David Erickson asked if Giselle knew what cities their citizens were from. [55:12](#)
- d. **Attorney** – Taylor Sorenson gave an overview of the Attorney's office for the last 3 years. [9:47](#) Councilmember Karl Ward asked about the increase in charges/trials. [12:54](#) Councilmember Nolan Gunnell asked if these numbers were due in part to Covid. [14:28](#) Taylor Sorenson mentioned that it was looking like municipalities were starting to have the county take over minor prosecutions which could lead to a new judge and increased cost. [15:26](#) Council Chair David Erickson asked who was going to pay for the increase. [17:40](#) Taylor Sorenson explained the differences in budget for 2025. [18:35](#) Councilmember Nolan Gunnell asked about if there was an error in the excel spreadsheet with the budget percent increase. [19:24](#) Taylor Sorenson continued explaining the new changes in the budget. [20:35](#) Councilmember Barbara Tidwell asked about the ARPA note. [22:50](#) Taylor Sorenson explained the biggest increase which is in the personnel budget. [23:35](#) Councilmember Sandi Goodlander asked why the benefits percentage increase was higher than the salary. [26:21](#)
- e. **Victim Services** – Taylor Sorenson explained the 2025 budget request for Victim Services. [28:00](#) Councilmember Nolan Gunnell asked about Federal Grants for 2025. [29:16](#) Councilmember Barbara Tidwell asked why there was no overtime. [30:23](#) Councilmember Karl Ward asked the loss of ARPA funds is going to affect the level of services given. [31:04](#) Councilmember Barbara Tidwell asked if loss of ARPA would affect CAPSA's budget. [32:58](#)



- f. **Children's Justice Center** – Scott Bodily explained differences for 2025 budget. [58:17](#) Councilmember Sandi Goodlander asked if using the one time money for salary would cause an issue later on. [1:01:54](#) Councilmember Karl Ward asked why there was a difference between the budget that was presented and the one in the media packet. [1:03:41](#) Council chair David Erickson asked about an insurance premium that was on the budget. [1:06:29](#)

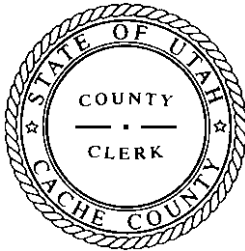
**Adjourn: 4:10 PM**

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**APPROVAL: David Erickson, Chair**  
**Cache County Council**

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**ATTEST: Bryson Behm, Clerk**  
**Cache County Council**





## CACHE COUNTY COUNCIL

**August 13 at 5:00 p.m. - Cache County Chamber at 199 North Main, Logan, Utah.**

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

**MEMBERS PRESENT:** Chair David Erickson, Vice-Chair Barbara Tidwell, Councilmember Karl Ward, Councilmember Sandi Goodlander, Councilmember Nolan Gunnell, Councilmember Kathryn Beus.

**MEMBERS EXCUSED:** Councilmember Mark Hurd (on phone towards the end of the meeting)

**STAFF PRESENT:** Dianna Schaeffer, Brittany Kingston, Wes Bingham, Stephan Nelson, Amy Adams, Chad Jensen,

**OTHER ATTENDANCE:** Doug Clarke, Jason Sleight, Reed Bryce Darley, Shawn Milne

### Council Meeting

1. **Call to Order 5:00p.m.** –Council Chair David Erickson [0:11](#)
2. **Opening Remarks and Pledge of Allegiance** – Councilmember Nolan Gunnell [0:28](#)
3. **Review and Approval of amended Agenda APPROVED [1:50](#)**  
**Action:** Motion made by Councilmember Kathryn Beus to approve the amended agenda; seconded by Councilmember Nolan Gunnell.  
**Motion passes.**  
**Aye:** 6 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Karl Ward,  
**Nay:** 0
4. **Review and Approval of Minutes APPROVED [2:15](#)**  
**Action:** Motion made by Councilmember Sandi Goodlander to approve the minutes; seconded by Councilmember Karl Ward.  
**Motion passes.**  
**Aye:** 6 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Karl Ward,  
**Nay:** 0
5. **Report of the County Executive – [2:30](#)**  
**A. Other Items:** SmallSat Conference – County Fair and Rodeo  
Dirk Anderson discussed the SmallSat Conference leaving Cache County, the County Executive is working with the conference to still utilize the small businesses in the county. [2:38](#) Dirk Anderson expressed his gratitude for all the hard work put in to have successful County fair. [3:21](#) The County Executive toured Jump the Moon and encouraged everyone to visit and support them. [3:46](#)
6. **Items of Special Interest**
  - A. **Recognition of a Retiring Cache County Sheriff's Office K-9 Officer – Sheriff Chad Jensen [4:15](#)**  
Sheriff Chad Jensen recognized retiring K-9 officer, Ocar, for his 9 years of service. [4:28](#) Sheriff Jensen explained benefits to having K-9 unit. [6:52](#) Ocar and Deputy Phil Johnson graciously accepted the Sheriff's medal. [10:32](#)
  - B. **2023 External Audit Report – Jason Sleight, Jones Simkins LLC [15:06](#)**  
Jason Sleight gave an overview about Jones Simkins. [15:29](#) Jason Sleight explained all the information that the state requires for the audit. [16:20](#) Jason Sleight explained what the auditors' responsibilities are. [17:44](#) Jason Sleight



explained the report on the County's controls. [20:49](#) Jason Sleight explained some deficiencies that the controls report presented. [22:52](#) Councilmember Nolan Gunnell asked for an explanation of compensated absences. [27:20](#) Councilmember Nolan Gunnell asked where the county was forgetting to post public notices. [28:11](#) Councilmember Karl Ward said that Jason Sleight gave a very detailed report at the audit committee meeting and were able to come up with a good plan moving forward. [28:43](#)

**C. Presentation of Updated Fraud Risk Assessment – Wesley Bingham, Finance Director [29:57](#)**

Wes Bingham presented the updated fraud risk assessment and some improvements for the county to work on. [30:08](#) Councilmember Sandi Goodlander inquired whether the councilmembers were obligated to complete training for each board they serve on. [32:41](#) Councilmember Barbara Tidwell asked how the councilmembers could figure out what trainings they needed to do. [33:28](#) Council chair David Erickson asked if these trainings were the Kantola trainings. [33:39](#)

**D. Rural County Grant Program Discussion – Shawn Milne, BRAG Economic Development Director [35:04](#)**

Shawn Milne explained the next steps in the grant process. [35:12](#) Shawn Milne asked if the council had anything that they wanted to present to the County Economic Opportunity board/suggestions on how to spend the grant money. [37:16](#) Councilmember Kathryn Beus requested that the CEO board discuss potential actions the county could take to bring SmallSat back to Cache County. [38:11](#) Councilmember Barbara Tidwell asked what the timeline would be for Cache County to potentially could get SmallSat to come back to Cache County. [43:30](#)

**E. Introduction of the Cache Valley Remembers Event – Major Brent Taylor Foundation [46:59](#)**

Doug Clarke explained what the Major Brent Taylor Foundation was. [47:27](#) Doug Clarke introduced the Cache Valley Remembers Event to the council. [48:36](#) Doug Clarke gave an overview of what the event would look like. [49:55](#) Doug Clarke explained the importance of the event. [53:13](#) Doug Clarke shared the event's schedule with the Council. [53:53](#) Doug Clarke discussed the importance of school involvement and that 6000 students are already lined up to attend. [54:24](#) Doug Clarke discussed the importance of volunteers, since it is a free event. [55:26](#) Doug Clark shared the website and invited all to attend the Cache Valley Remembers Event. [57:47](#) Council Chair David Erickson agreed with the importance of this event. [58:26](#) John Ferry stressed the event's need for sponsors. [1:00:17](#)

**7. Department or Committee Reports**

**8. Tax Relief – [1:03:56](#)**

**a. Hardships-2.**

Dianna Schaeffer presented a hardship tax relief with the recommendation for approval. [1:04:05](#) Dianna Schaeffer presented a hardship tax relief with the recommendation for denial. [1:05:17](#)

**Action:** Motion made by Councilmember Karl Ward to approve the hardship tax relief for parcel ending in 0012; seconded by Councilmember Sandi Goodlander. [1:06:13](#)

**Motion passes.**

**Aye:** 6 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Karl Ward,

**Nay:** 0

**Action:** Motion made by Councilmember Nolan Gunnell to deny the tax relief for parcel ending in 1214; seconded by Councilmember Barbara Tidwell. [1:07:08](#)

**Motion passes.**

**Aye:** 6 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Karl Ward,

**Nay:** 0



**b. Tax Relief Extension Request -**

Dianna Schaeffer requested an extension for the filing deadline for the low income, indigent, and blind tax relief to November 30, 2024. [1:07:37](#)

**Action:** Motion made by Councilmember Karl Ward to approve the tax relief extension request; seconded by Councilmember Barbara Tidwell (?). [1:08:52](#)

**Motion passes.**

**Aye:** 6 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Karl Ward,

**Nay:** 0

**9. Public Hearings [45:47](#)**

**A. Set Public Hearing for August 27, 2024 – Ordinance 2024-13 – White Bison Acres Rezone**

A request to rezone 18.71 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone on the property located at 4200 S. Highway 23, Wellsville (Parcel number 11-069-0007).

**B. Set Public Hearing for August 27, 2024 – Ordinance 2024-14 – River Side Rezone**

A request to rezone 20.47 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone on the property located at 616 W 7800 S, Paradise (Parcel numbers 01-086-0004, 01-087-0002).

**C. Set Public Hearing for August 27, 2024 – Ordinance 2024-15 – Marshall P Maughan Family Trust Rezone**

A request to rezone 14 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone on the property located at 3201 S. Highway 23, Wellsville (Parcel number 11-047-0003).

**D. Set Public Hearing for August 27, 2024 – Ordinance 2024-16 – Paradise Cliffs Rezone**

A request to rezone 161.08 acres from the Forest Recreation (FR40) Zone to the Agricultural (A10) Zone on the property located approximately at 2800 E Paradise Dry Road, Avon (Parcel number 16-077-0003).

**E. Set Public Hearing for August 27, 2024 – Resolution 2024-16 – A Resolution Appointing Members to the Millville/Nibley Cemetery District**

**Discussion:**

**Action:** Motion made by Councilmember Sandi Goodlander to set a public hearing on August 27, 2024 for Ordinances 2024-13, 2024-14, 2024-15, 2024-16 and Resolution 2024-16; seconded by Councilmember Nolan Gunnell. [46:04](#)

**Motion passes.**

**Aye:** 6 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Karl Ward,

**Nay:** 0

**10. Pending Action**

**A. Nautica Subdivision 1st Amendment**

**(Tabled until August 27, 2024 Meeting)**

Stephan Nelson gave an update that Nautica will be ready by the next meeting

**B. Ordinance 2024-08 Title 16 Subdivision Regulations**

**Discussion:** Stephan Nelson said there is not much update but staff suggested to approve. Councilmember Karl Ward said that this should help streamline the application process.



**Action:** Motion made by Councilmember Karl Ward to approve Ordinance 2024-08; seconded by Councilmember Kathryn Beus.

**Motion passes.**

**Aye:** 7 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Karl Ward, Mark Hurd

**Nay:** 0

**C. Resolution 2024-14**

**A Resolution Amending Section 3-100 of the Countywide Policy Manual  
Establishing Defined Uses for Certain 3-Digit Line-item Code in the County  
Budget**

**Discussion:** Micah Safsten explained Resolution 2024-14 that will be added to the Countywide Policy Manual.

**Action:** Motion made by Councilmember Karl Ward to approve Resolution 2024-14; seconded by Councilmember Barbara Tidwell.

**Motion passes.**

**Aye:** 7 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Karl Ward, Mark Hurd

**Nay:** 0

**11. Initial Proposals for Consideration of Action**

**A. Resolution 2024-17**

**A Resolution Updating Section IX-F of the Personnel Policy & Procedure  
Manual Regarding Health Insurance**

**Discussion:** Amy Adams explained the changes section IX-F of the Personnel Policy & Procedure Manual. Councilmember Kathryn Beus asked how the stipend was amount was decided. Council chair David Erickson asked if this was costing the county more money. Councilmember Nolan Gunnell asked if other municipalities were also doing a stipend. Councilmember Barbara Tidwell explained that the policy and procedures committee were in agreement to pass this. Councilmember Karl Ward agreed. Council chair David Erickson asked if there were any insurance options for part time elected officials.

**Action:** Motion made by Councilmember Barbara Tidwell to suspend the rules to approve Resolution 2024-17; seconded by Councilmember \*.

**Motion passes.**

**Aye:** 7 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Karl Ward, Mark Hurd

**Nay:** 0

**B. Ordinance 2024-10**

**An Ordinance Amending Chapter 2.12.250 of the County Code Relating to the  
Preparation of Council Meeting Agendas**

**Discussion:** Micah Safsten explained how currently there is no deadline for posting of council meeting agenda. Ordinance 2024-10 would create a deadline of 7 days before the meeting. Councilmember Karl Ward said that it made sense. Council chair asked about information that receive right before the meeting. Councilmember Sandi Goodlander agreed with the ordinance. Council chair David Erickson admonished that the council get legislative items before the 24 hours.

**Action:** Motion made by Councilmember Karl Ward to suspend the rules to approve Ordinance 2024-10; seconded by Councilmember Barbara Tidwell.

**Motion passes.**

**Aye:** 7 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Karl Ward, Mark Hurd

**Nay:** 0

**C. Ordinance 2024-12**

**An Ordinance Amending Chapters 2.12.180, 2.12.220 and 2.20.040 of the  
County Code Relating to the Publication of Meeting Minutes in the County**



**Discussion:** Micah Safsten explained how one of the findings from the external audit was that minutes were not being posted within the 30 days. David Erickson asked about the different people taking minutes. Councilmember Sandi Goodlander asked if this ordinance explained which meetings need to be public.

**Action:** Motion made by Councilmember Sandi Goodlander to suspend the rules and approve Ordinance 2024-12; seconded by Councilmember Barbara Tidwell.

**Motion passes.**

**Aye:** 7 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Karl Ward, Mark Hurd (oh phone)

**Nay:** 0

## 12. Other Business

- |           |                                   |  |
|-----------|-----------------------------------|--|
| <b>A.</b> | Providence Sauerkraut Days Parade | <i>August 16, 2024 at 5:00 pm</i>  |
| <b>B.</b> | River Heights Apple Days Parade   | <i>August 24, 2024 at 4:00 pm</i><br>Karl Ward   |
| <b>C.</b> | Wellsville Founders' Day Parade   | <i>September 2, 2024 at 10:00 am</i><br>Nolan, Karl, Barbara, Kathryn  |
| <b>D.</b> | UAC Annual Convention             | <i>September 11-12 at Utah Valley Convention Center</i><br><i>Karl, Barbara, Kathryn, Mark(?), Dave, Sandi, Nolan(?)</i> |
| <b>E.</b> | County Council Summer Party       | <i>September 19, 2024 at 6:00 pm</i>   |
| <b>F.</b> | July 2024 Building Permits        |  |

## 13. Councilmember Reports

**David Erickson** – Cache County Fair is a county celebration. The volunteer level was amazing. Last week David, Nolan and Kathryn took a drive on some public roads up the canyon and the council has some big decisions to keep things protected.

**Sandi Goodlander** – nothing

**Karl Ward** – second what Barbara said. Kudos to all those who helped put the fair on.

**Barbara Tidwell** – volunteered at the county fair and wants to commend the youth of the county. They were very respectful.

**Kathryn Beus** – nothing

**Nolan Gunnell** – nothing

**Mark Hurd** – agreed with sentiments from the fair.

14. **EXECUTIVE SESSION** – Utah Code 52-4-205(1)(c) – Strategy session to discuss pending or reasonably imminent litigation
15. **EXECUTIVE SESSION** – Utah Code 52-4-205(1)(d) – Strategy session to discuss the purchase, exchange, or lease of real property
16. **EXECUTIVE SESSION** – Utah Code 52-4-205(1)(a) – Discussion of the character, professional competence, or physical or mental health of an individual

Karl Ward motioned, Nolan Gunnell.

**Adjourn: 7:30 PM**

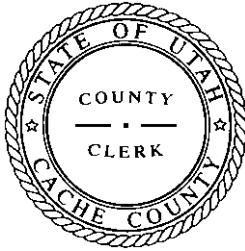


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**APPROVAL: David Erickson, Chair**  
**Cache County Council**

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**ATTEST: Bryson Behm, Clerk**  
**Cache County Council**





**Hold a Public Hearing****Ordinance 2024-13 – White Bison Acres Rezone**

**Agenda request submitted by:** Stephen Nelson, Director of Development Services –  
Forwarded from the County Planning Commission

**Assisting Department:** Development Services

**Requested Council meeting date:** August 27th, 2024

**Agenda Item Language:** Hold a public hearing for Ordinance 2024-13 White Bison Acres Rezone – A request to rezone 18.71 acres located at 4200 S. Highway 23, Wellsville, from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.

**Action:** Planning Commission – Recommendation of Denial (7-yea; 0-nay)

**Background:** A request to rezone 18.71 acres located at 4200 S. Highway 23, Wellsville, from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.

**Fiscal Impact:** N/A

**Public Hearing Required:** Rezone requests require a public hearing before the County Planning Commission (PC). This hearing was held on August 1<sup>st</sup>, 2024 and their recommendation to deny the rezone was made on August 1<sup>st</sup>, 2024.

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

See attached for additional information.

**County Staff Presenter:** Stephen Nelson, Director of Development Services

**Presentation Time:** 10 minutes.

**County Staff Point of Contact:** Conner Smith, Assistant Planner

**Legal Review:** N/A



**Ord 2024-13**  
**White Bison Acres Rezone**  
**Amending the Cache County Zoning Map by rezoning**  
**18.71 acres of property from the Agricultural (A10) Zone**  
**to the Rural 2 (RU2) Zone**

**County Council action**

Set a public hearing on August 13<sup>th</sup>, 2024 to be held on August 27<sup>th</sup>, 2024.

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

**Planning Commission action**

Denial (7-yea; 0-nay).

Public hearing held on August 1<sup>st</sup>, 2024

Conclusion: Based on the findings of fact noted [in the staff report], the White Bison Acres Rezone is hereby recommended for denial to the County Council as follows:

1. The location of the subject property to be rezoned is not compatible with the purpose of the Rural 2 (RU2) Zone:
  - a. “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.”
  - b. The surrounding lands are agricultural lands.
2. The recorded easement that would provide access to any future development currently has a right-of-way of 33-feet. This is only enough to support a Minor Private Road which would not allow for the maximum potential of nine lots.
  - a. Additionally, it is unclear if the provided Utah Department of Transportation (UDOT) permit supports the construction of more than two homes.
3. The nearest area, in the County, that is in the Rural 2 (RU2) Zone is located one mile away.
4. The rezone is not congruent with the Wellsville City General Plan:
  - a. The Wellsville City General Plan identifies this area as Farmland Residential Cluster – 5ac.
  - b. Residential – Farmland is defined within the Wellsville City General Plan as:
    - i. “This area is identified on the Land Use Plan to remain, primarily, as an agricultural production area. This area has historically been the primary farming land of the community and the City should preserve the qualities of this area by minimizing the taking of this land for residential, commercial, or industrial uses. While residential uses are somewhat



38 compatible with agricultural uses, residential development in this area  
39 should be minimized and large areas should be required to stay in  
40 agricultural use.”

41 **Staff Report review by Development Services Director**

42 Stephen Nelson

43

44 **Staff Report by County Planner**

45 Conner Smith

46

47 **General Description**

48 This ordinance amends the County Zoning Map by rezoning 18.71 acres from the Agricultural  
49 (A10) Zone to the Rural 2 (RU2) Zone.

50

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

52 Staff Report to Planning Commission - revised



## Staff Report: White Bison Acres Rezone

1 August 2024

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:** Jed Willets

**Parcel ID#:** 11-069-0007

**Staff Recommendation:** None

**Type of Action:** Legislative

**Land Use Authority:** Cache County Council

### Location

*Reviewed by Conner Smith*

**Project Address:**

4200 S. Highway 23  
 Wellsville

**Acres:** 18.71

**Surrounding Uses:**

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

**Current Zoning:**

Agricultural (A10)

**Proposed Zoning:**

Rural 2 (RU2)



## Findings of Fact

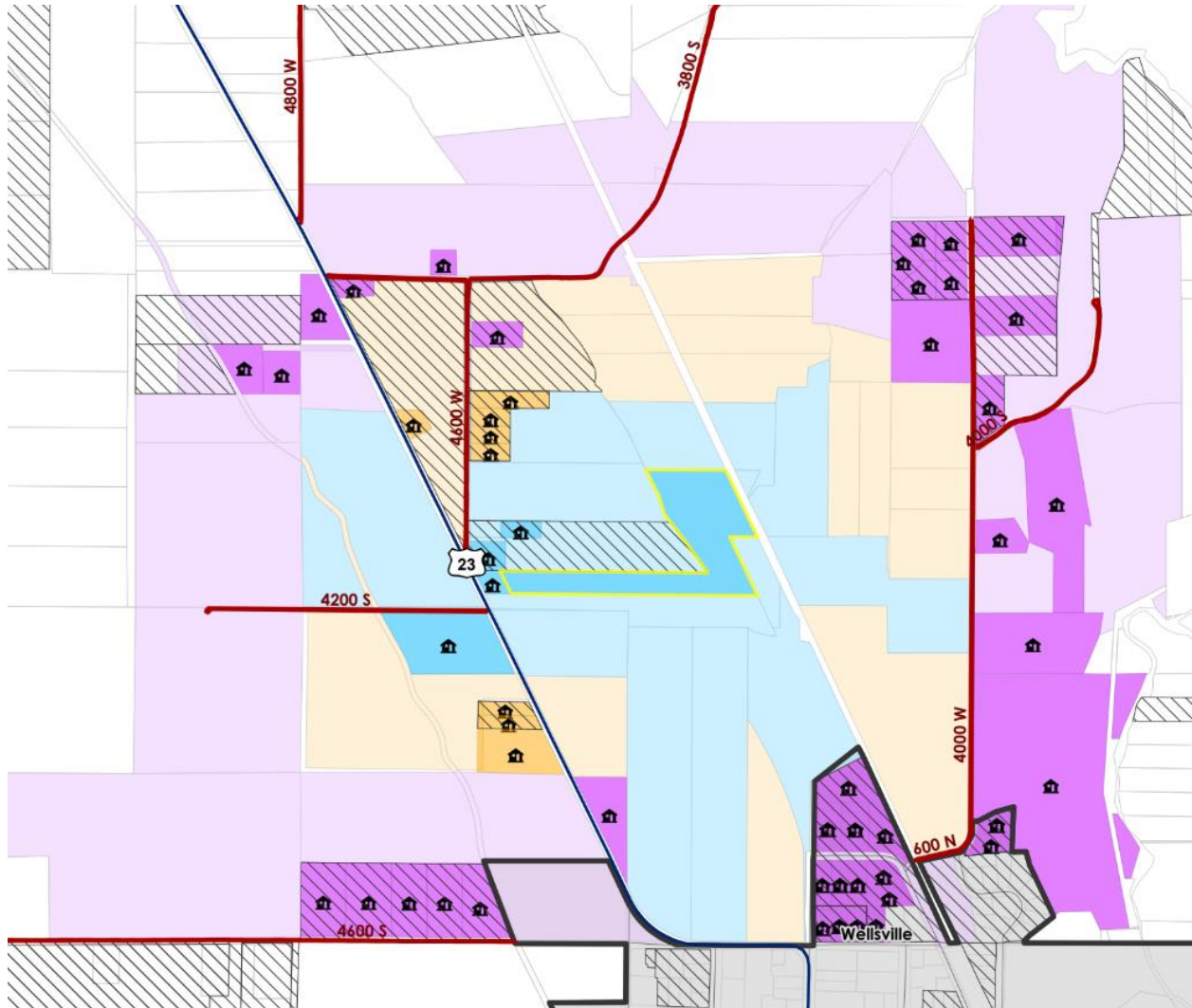
### A. Request description

1. A request to rezone 18.71 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.
2. Should the rezone request be approved, the maximum number of potential lots will be nine.
3. This rezone may allow the parcel to establish uses permitted in the Rural 2 (RU2) Zone. A rezone request is general in nature and is not tied to any proposed use. Any impacts related to permitted and conditional uses allowed within Rural 2 (RU2) Zone will be addressed as part of each respective approval process required prior to site development activities.



## Revised Pg. 7 - Planning Commission Recommendation

4. Staff has identified general information as pertains to the subject property to assist the Planning Commission and County Council in arriving at a decision. This information is reflected in the attached map (Attachment A) and in the following text.
  - a. Land Use Context:
    - i. Parcel status: The property does not match the configuration it had on August 8, 2006 as boundary line adjustments and the splitting of a non-contiguous portion of the parcel was done. However, the property is still legal.
    - ii. Average Lot Size: (See Attachment A)

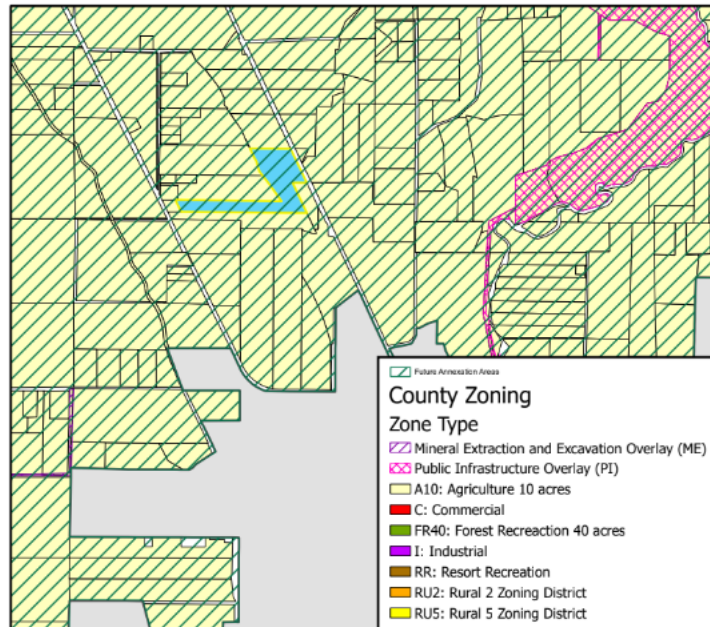


Average Parcel Size	
Adjacent Parcels	With a Home: 3.2 Acres (4 Parcels)
	Without a Home: 12.9 Acres (19 Parcels)
1/4 Mile Buffer	With a Home: 2.2 Acres (12 Parcels)
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1/2 Mile Buffer	With a Home: 4.5 Acres (37 Parcels)
	With a Home in Wellsville City: 1.4 Acres (15 Parcels)
	Without a Home: 13.4 Acres (71 Parcels)
	Without a Home in Wellsville City: 4.4 Acres (5 Parcels)



**Revised Pg. 7 - Planning Commission Recommendation**

- i. Schedule of Zoning Uses: The Rural 2 (RU2) Zone is more restrictive than the Agricultural (A10) Zone. The following uses are ones that are permitted, with the use of a zoning clearance or CUP, in the Agricultural (A10) Zone but not in the Rural 2 (RU2) Zone:
- Agricultural Manufacturing
  - Rural Kennel
  - Recreation Facility
  - Cemetery
  - Crematorium
  - Private Airport
  - Concentrated Animal Feed Operation
  - Livestock Auction Facility
  - Agritourism
  - Small-Scale Slaughter Facility
  - Winery
  - Topsoil Extraction
- ii. Adjacent Uses: The properties adjacent to the subject parcel to the east and south are primarily used for agricultural purposes while the properties to the north and west are used for agricultural and residential purposes. The nearest parcel, in the county, in the Rural 2 (RU2) Zone is located a mile to the northwest of the subject parcel.
- iii. Annexation Areas: The subject property is located within the Wellsville City future annexation area.



- The Wellsville General Plan Map, an appendix to the Wellsville City General Plan, marks this location as “Farmland Residential Cluster – 5ac”.

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

5. 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.



**Revised Pg. 7 - Planning Commission Recommendation**

6. The current County Land Use Ordinance does not specify appropriate locations for the Rural 2 (RU2) Zone but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030 [E] identifies the purpose of the Rural 2 (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 Cache countywide comprehensive plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipality 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.”
7. Chapter 4: Future Land Use Plan of the Cache County General Plan states:
  - a. “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.”
  - b. “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.”
8. The future land use map (Attachment B) adopted as part of the Cache County General Plan identifies the area where the subject property is located as “Agriculture and Ranching.” *Cache County General Plan, Chapter 4, Page 26*. This section states:
  - a. Location: Private agriculture landscapes in the Cache Valley outside of municipalities.
  - b. Example Areas: Most of the valley.
  - c. 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.
  - d. Preferred Land Uses: Agriculture, ranching, rural residential uses at densities of less than one unit per 10 acres, Conservation Easements (CEs) and conserved public lands, Agritourism.
  - e. Secondary Land Uses: Industrial and Commercial uses directly supportive of agriculture (Processing, Packaging, Distribution), clustered subdivision developments, outdoor recreation, farm worker housing.
  - f. Discouraged Uses: 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.



**Revised Pg. 7 - Planning Commission Recommendation**

9. The future land use map (Attachment B) adopted as part of the Cache County General Plan identifies the area where the subject property is located as “Urban Expansion Overlay.” *Cache County General Plan, Chapter 4, Page 29*. This section states:
- a. Location: Adjacent to city/town limits within municipal annexation policy areas, where future development could be accommodated with urban-level services. As communities may provide additional information, these reference areas may be updated on the Future Land Use Map without an adopted amendment to reflect the probable expansion of services within a 10 to 20 year timeframe.
  - b. Example Areas: Unincorporated enclaves between or within cities.
  - c. Purpose and Character: 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. The following criteria must be met for these areas
    - i. Accommodate 20-year growth projections
    - ii. Plan for urban-level densities, intensities
    - iii. Meet urban design standards
    - iv. Connect with water and sewer providers, and urban streets
    - v. Urban services provided by the County are minimized
  - d. Preferred Land Uses: Annexations within these areas should strive to accomplish the densities, intensities, and street patterns contained where urban-level infrastructure is available. Affordable housing options are also appropriate in this area.
  - e. Secondary Land Uses: Civic (meeting spaces), residential support uses (e.g. parks, medical, schools, fire and police stations).
  - f. Discouraged Uses: Uses that are not consistent with the municipal general plan or existing county zoning.
10. Consideration of impacts related to uses allowed within the Rural 2 (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**

11. §12.02.010 adopts the Manual of Roadway Design and Construction Standards (Road Manual) for roadway improvement requirements.
12. §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.
13. Table §17.10.040 Site Development Standards – Minimum lot frontage required in the Rural 2 (RU2) Zone is 90 feet.
14. §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
15. §16.04.040 [A] Roads – All roads must be designed and constructed in accordance with Title 12 of the County Code.
16. §12.02.010 Roadway Standards – Requirements for roadway improvement are provided in the current Manual of Roadway Design and Construction Standards (Road Manual).
17. The Road Manual specifies the following:
- a. §2.1 Roadway Functional Classification – Minor Arterial (A): Minor arterial roads link cities, larger towns, and other large traffic generators and are capable of facilitating travel



**Revised Pg. 7 - Planning Commission Recommendation**

over long distances. These routes have relatively high travel speeds and minimal interferences to the through movement of traffic.

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

- a. An analysis of the nearest road, SR-23, is below.

19. SR-23 – Utah Department of Transportation (UDOT) Road:

- a. West of the subject parcel, SR-23 is an UDOT road classified as a Minor Arterial.
- b. The road services multiple dwellings and agricultural uses but is primarily the connection between Mendon and Wellsville with access to SR-30 and Highway 89/91.
- c. Is maintained by UDOT.
- d. This section of SR-23 is classified per UDOT as an Access Category 4, which has a minimum driveway spacing of 500 feet and a minimum street spacing of 660 feet.
- e. Frontage for buildable lots in the County requires a minimum of 90 feet on a public or private road. Based on an initial review of the existing County road grid and existing driveways along SR-23, it does not appear access that meets the requirements of the County Road Manual is possible in combination with UDOT requirements.
- f. Initial review showed that there was no access and staff recommended denial. However, after staff forwarded the staff report that recommended denial to the applicant, the applicant provided new information showing that there is a recorded 33-foot easement through Parcel 11-068-0013. Additionally, the applicant provided a copy of an approval from UDOT for access from SR-23 but it is not clear how many residential lots were approved as part of that approval.
- g. The 33-foot right-of-way will allow for a Minor Private Road to provide frontage for future potential development. However, as they lack a 66-foot easement, they lack a sufficient right-of-way to build a Major Private Road to allow for the maximum potential of nine lots.

**D. Service Provisions:**

- 20. §16.04.080 [C] Fire Control – The County Fire District had no comments in regards to this application.
- 21. §16.04.080 [F] Solid Waste Disposal – Applicant must work with Waste Management for solid waste disposal.

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

- 22. Public notice was posted online to the Utah Public Notice Website on 19 July 2024.
- 23. Notices were posted in three public places on 22 July 2024.
- 24. Notices were mailed to all property owners within 300 feet and Wellsville City on 19 July 2024.
- 25. At this time, no written public comment regarding this proposal has been received by the Development Services Office.

## **Staff Conclusion**

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The White Bison Acres rezone, a request to rezone 18.71 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 based on the findings of fact identified above and any others identified at the public hearing. Although Staff has not made a recommendation for approval or denial, they can help Planning Commission draft a recommendation to County Council.



**Planning Commission Conclusion**

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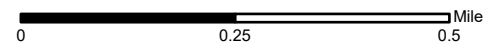
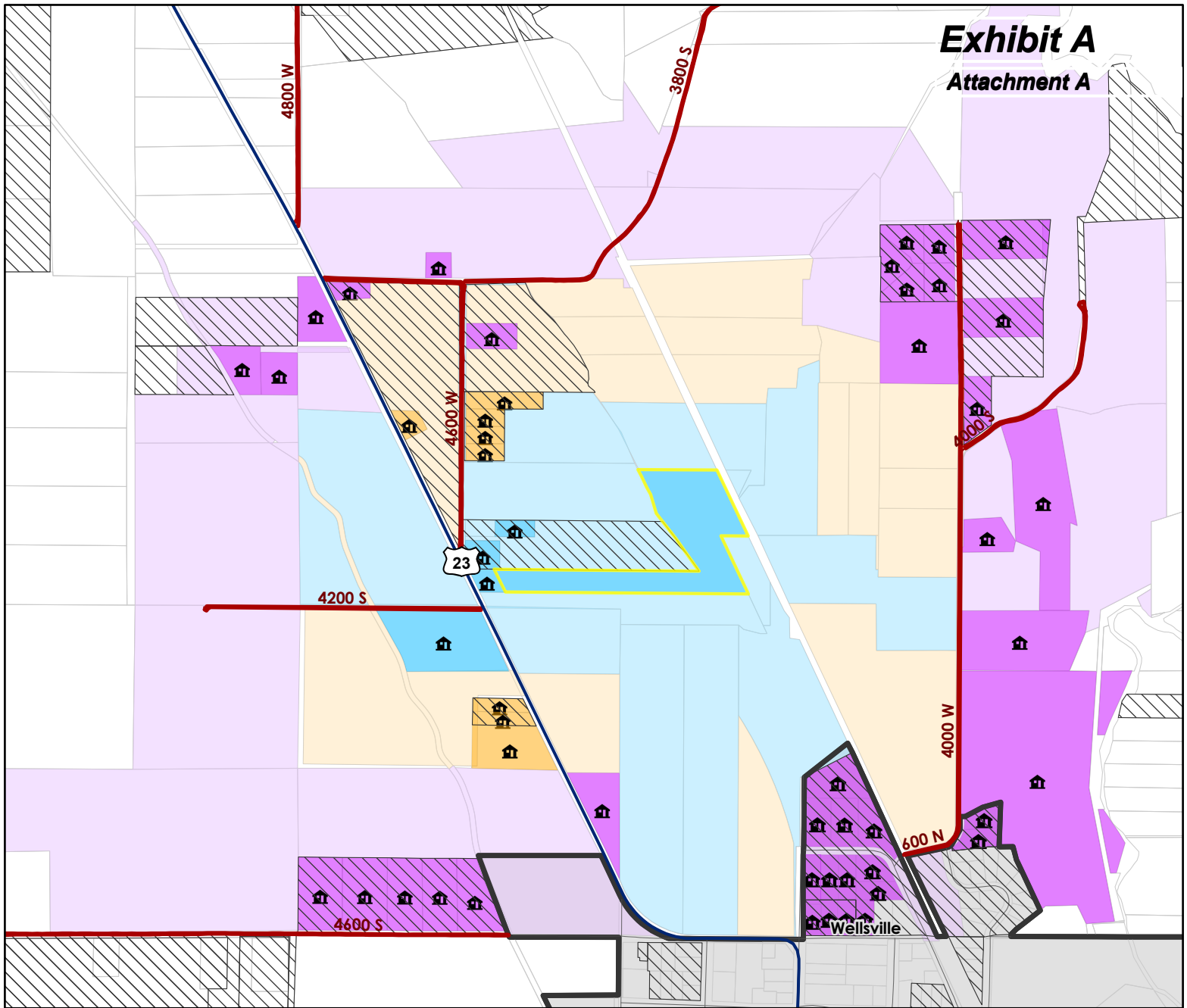
Based on the findings of fact noted herein, the White Bison Acres rezone is hereby recommended for denial to the County Council as follows:

1. The location of the subject property to be rezoned is not compatible with the purpose of the Rural 2 (RU2) Zone:
  - a. “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.”
  - b. The surrounding lands are agricultural lands.
2. The recorded easement that would provide access to any future development currently has a right-of-way of 33-feet. This is only enough to support a Minor Private Road which would not allow for the maximum potential of nine lots.
  - a. Additionally, it is unclear if the provided UDOT permit supports the construction of more than two homes.
3. The nearest area, in the County, that is in the Rural 2 (RU2) Zone is located one mile away.
4. The rezone is not congruent with the Wellsville City General Plan
  - a. The Wellsville City General Plan identifies this area as Farmland Residential Cluster – 5ac.
  - b. Residential – Farmland is defined within the Wellsville City General Plan as:
    - i. “This area is identified on the Land Use Plan to remain, primarily, as an agricultural production area. This area has historically been the primary farming land of the community and the City should preserve the qualities of this area by minimizing the taking of this land for residential, commercial, or industrial uses. While residential uses are somewhat compatible with agricultural uses, residential development in this area should be minimized and large areas should be required to stay in agricultural use.”



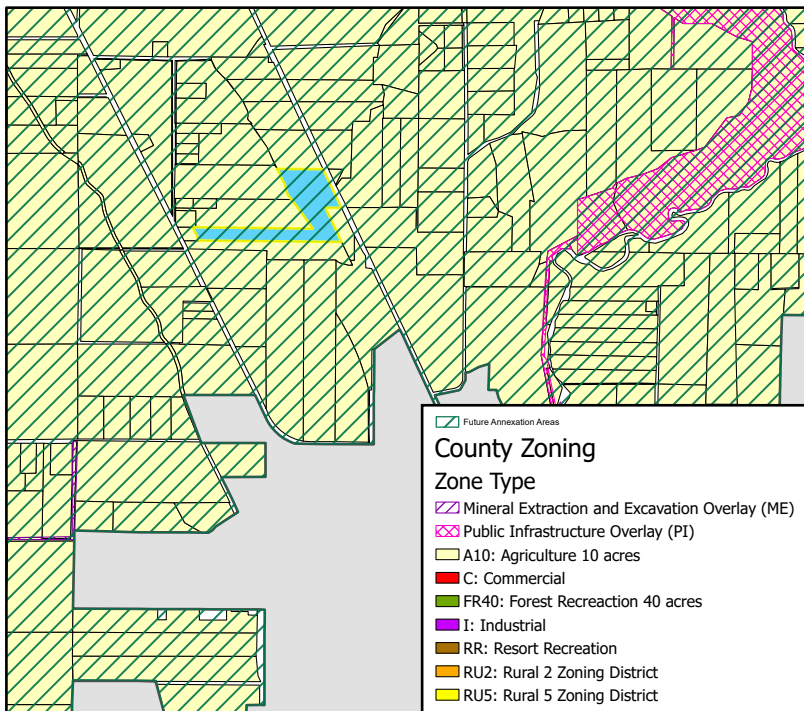
# Exhibit A

## Attachment A



### Legend

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



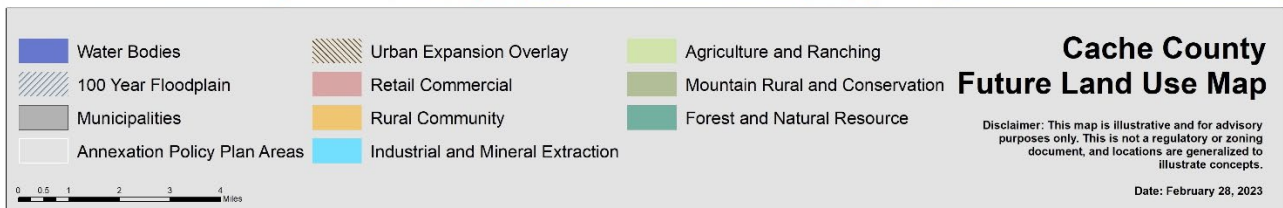
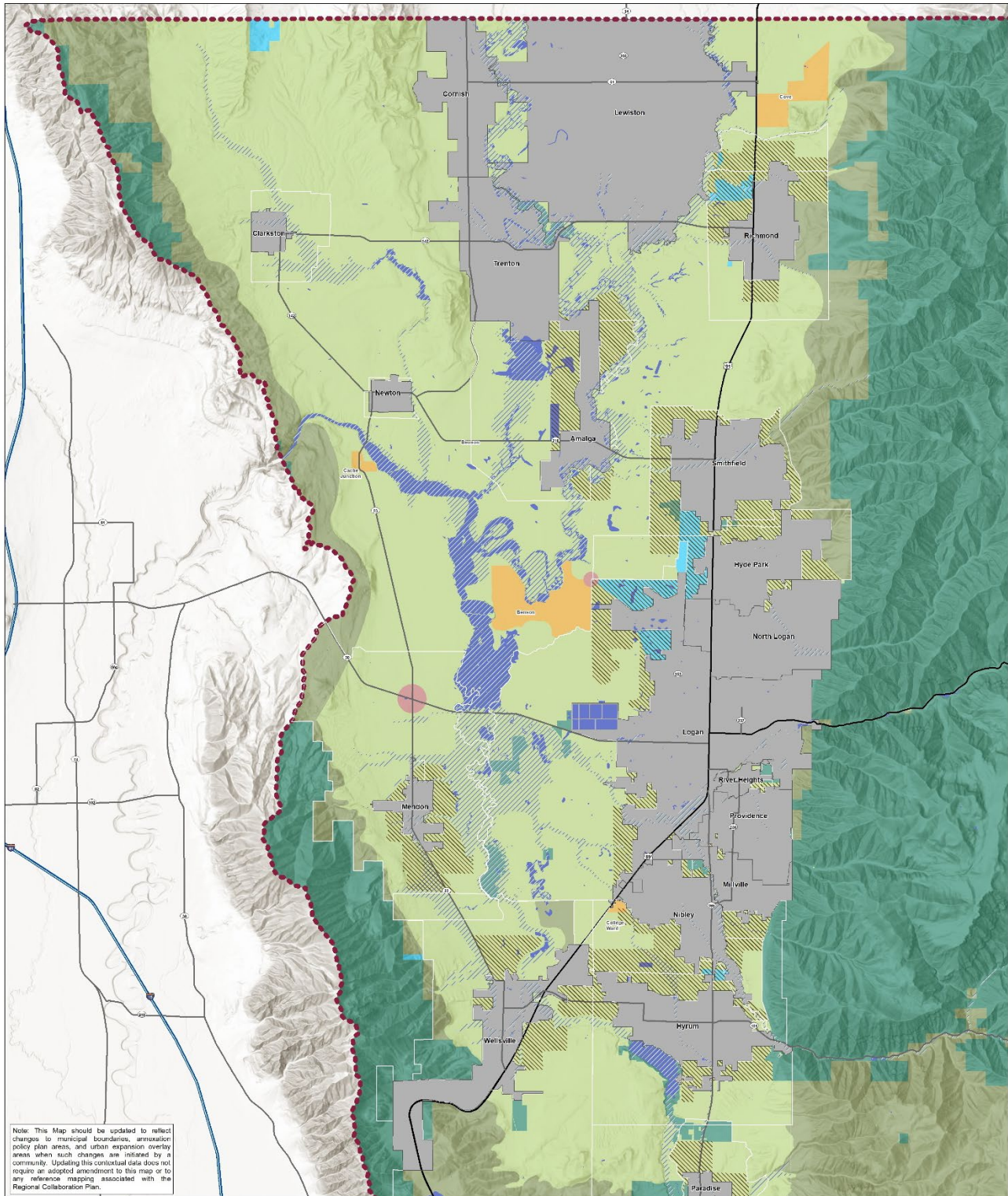
### Average Parcel Size

<b>Adjacent Parcels</b>	With a Home: 3.2 Acres (4 Parcels)
	Without a Home: 12.9 Acres (19 Parcels)
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7/9/2024







## Cache County Planning Commission –

Thank you for the notification about the desire of the owners of Parcel Tax ID: 11-069-0007 located at 4200 S Highway 23 in Wellsville Utah to rezone an agricultural (A10) zone to a rural (RU2) zone. On behalf of the owners of the neighboring 70 acres that include REED BRYCE, SUC TR DARLEY, DARLEY LIVING TRUST, TERESA LIECHTY, KATREENA DAVIS, ETC, we will like you to decline this request.

The land in this area is primarily used for agricultural and is HIGHLY dependent on the scarce water supply. By rezoning to residential it opens the door for a water well to be installed (at one or multiple sites), which will continue to deplete the very limited water supply in the area, and will directly impact the ability for the owners of the neighboring agricultural properties to farm the land and provide a living for their families.

The owners of this property (Parcel Tax ID: 11-069-0007) purchased the land full-well knowing that it was zoned as agricultural. And we plead with you to keep it as such.

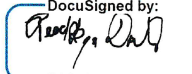

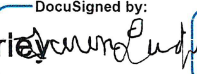
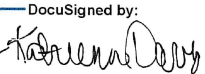
## REED BRYCE, SUC TR DARLEY

- Shanna Benson
- Buck Darley
- Jared Davis
- Colt Darley (Sally Darley Payne)
- Jake Darley
- Ashton Liechty
- Serena Sullivan
- Justin Liechty
- Danielle Ward
- Trevor Darley
- Mariah Burton
- Lacie Anderson
- Chandler Davis

DocuSigned by:  Ashton Liechty 7/24/2024	DocuSigned by:  Buck Darley 7/24/2024	DocuSigned by:  Jared Davis 7/24/2024	DocuSigned by:  Danielle Ward 7/24/2024
DocuSigned by:  Jake Darley 7/24/2024	DocuSigned by:  Jared Davis 7/24/2024	DocuSigned by:  Lacie Anderson 7/24/2024	
DocuSigned by:  Mariah Burton 7/24/2024	DocuSigned by:  Sally Darley Payne 7/24/2024	DocuSigned by:  Serena Sullivan 7/24/2024	DocuSigned by:  Shanna Benson 7/25/2024
		DocuSigned by:  Trevor Darley 7/24/2024	

## DARLEY LIVING TRUST

- R Bryce Darley
- Lorelee Darley

DocuSigned by:  R Bryce Darley 7/24/2024	DocuSigned by:  Lorelee Darley 7/24/2024	DocuSigned by:  Teresa Liechty 7/25/2024	DocuSigned by:  Katreena Davis 7/25/2024
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## TERESA LIECHTY

- Teresa Liechty

## KATREENA DAVIS

- Katreena Davis



Cache County Planning Commission –

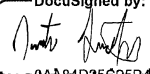
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REED BRYCE, SUC TR DARLEY

- Shanna Benson
- Buck Darley
- Jared Davis
- Colt Darley (Sally Darley Payne)
- Jake Darley
- Ashton Liechty
- Serena Sullivan
- Justin Liechty
- Danielle Ward
- Trevor Darley
- Mariah Burton
- Lacie Anderson
- Chandler Davis

DocuSigned by:  
  
Justin Liechty  
7/25/2024

DARLEY LIVING TRUST

- R Bryce Darley
- Lorelee Darley

TERESA LIECHTY

- Teresa Liechty

KATREENA DAVIS

- Katreena Davis



Cache County Planning Commission  
Development Services Division  
179 N Main, Ste 305  
Logan, UT 84321

To Whom it May Concern,

I am writing this letter to protest the land use application request that Jed Willets submitted proposing to rezone 18.71 acres from Agricultural (A10) Zone to Rural 2 (RU2) Zone north of Wellsville, UT.

My husband and I own 10 acres directly bordering to the south and west of Mr. Willets property. I have six concerns about this rezone: right of-way and property access, water availability, open space, safety, noise and trespassing.

### **Right-of-Way and Property Access**

My first concern is right-of-way. The right-of-way to the proposed subdivision is through my property. When we purchased this property we granted right of way with the understanding that there would only be one home built on the adjacent property. If this rezone is approved there could be nine homes built on this property. There could easily be 18 or more vehicles using this road every day. My peaceful 10 - acre property could quickly become a noisy, dusty side of the road.

Another right-of-way concern has to do with liability. Many people will have access to this road. This land is zoned for agricultural use. I plan to use my land for agriculture purposes such as grazing animals, growing alfalfa and other field crops. When we have grazing animals we would gate the road running through my property so animals cannot get on the state highway. I understand that all property owners who have right-of-way would need the combination or have access to the gate on the road. The problem arises when someone does not close the gate and the animals get out on the highway. Who would be responsible for a car hitting an animal? Probably the owner of the property and animal (me!), not the person who left the gate open would be found responsible. In addition there is no turn lane and a very small shoulder of the road next to the property access. This is especially dangerous because people will have to stop their car and get out on the highway to open the gate.

### **Water Availability**

Currently the property has one water right for a well permit. Having nine wells drilled on this property could have detrimental effects to the aquifer and would go against the current water right allocation.

### **Open Space**

The county master plan was changed a few years ago to preserve open space and keep the agricultural feel of Cache Valley. Why do we have agricultural zoning if it can be so easily changed to put a subdivision in the middle of agricultural land? I bought this piece of property in an agricultural zone so I could have space to follow agricultural pursuits. I did not understand or anticipate that this land could be surrounded by subdivisions so easily. The planning and zoning commission has a responsibility to follow the county master plan and keep our agricultural land agricultural.



**Safety, Noise and Trespassing**

Putting 9 homes on Mr. Willets' property has many safety issues, especially when it is surrounded by agricultural land. People who live near agricultural land often think they should have access to whatever open space there is. We have animals and equipment on our land. We are concerned that kids and teenagers who may live near may try to access our property, shoot guns, start fires, play with animals and make a lot of noise. Currently there is a Air BNB near the property. People staying there have no respect for the adjacent land owners property. People go under fences, play loud music, drink irresponsibly and let their dogs run wherever they want. Rezoning this property to RU2 will only increase the opportunities for others to trespass and increase risk to humans, animals and personal property.

Thank you for your consideration of these concerns. Please feel free to contact me should you have any questions. My phone # is 435-770-1920, my email is larsen7w@icloud.com

Sincerely,

Marci Larsen





## WELLSVILLE CITY CORPORATION

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

**CITY MANAGER/RECORDER**

Scott E. Wells

**CITY TREASURER**

Leesa M. Cooper

## Exhibit A

### Attachment E

**MAYOR**

Thomas G. Bailey

**CITY COUNCIL**

Kaylene Ames

Carl P. Leatham

Bob Lindley

Denise N. Lindsay

Austin V. Wood

August 6, 2024

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

To Whom it May Concern:

This is a letter to confirm that Wellsville City Corporation has some concerns with the White Bison Acres rezone of the 18.71 acres of property located at 4200 South Highway 23, Wellsville from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.

This property is located inside of our Wellsville City annexation area and will be annexed into Wellsville City in time. With this future annexation we would like developments in Cache County to better fit with the Wellsville City standards. This would include road standards and widths.

Additionally, this property does not have any street frontage. This lack of street frontage would classify the parcel as a flag lot and flag lots are not allowed in Wellsville City.

We also do not allow cul-de-sacs but would rather have stubbed roads that allow for future growth from a development and still allow for garbage and fire protection.

We appreciate your consideration in this matter.

Thanks,

Scott E. Wells  
Wellsville City Manager/Recorder

*"The Gateway To Bridgerland"*





## Hold a Public Hearing

### Ordinance 2024-14 – River Side Rezone

**Agenda request submitted by:** Stephen Nelson, Director of Development Services –  
Forwarded from the County Planning Commission

**Assisting Department:** Development Services

**Requested Council meeting date:** August 27th, 2024

**Agenda Item Language:** Hold a public hearing for Ordinance 2024-14 River Side Rezone – A request to rezone 20.47 acres located at 616 W. 7800 S., Paradise, from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.

**Action:** Planning Commission – Recommendation of Denial (7-yea; 0-nay)

**Background:** A request to rezone 20.47 acres located at 616 W. 7800 S., Paradise, from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.

**Fiscal Impact:** N/A

**Public Hearing Required:** Rezone requests require a public hearing before the County Planning Commission (PC). This hearing was held on August 1<sup>st</sup>, 2024 and their recommendation to deny the rezone was made on August 1<sup>st</sup>, 2024.

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

**County Staff Presenter:** Stephen Nelson, Director of Development Services

**Presentation Time:** 10 minutes.

**County Staff Point of Contact:** Conner Smith, Assistant Planner

**Legal Review:** N/A



**Ord 2024-14**  
**River Side Rezone**  
**Amending the Cache County Zoning Map by rezoning**  
**20.47 acres of property from the Agricultural (A10) Zone**  
**to the Rural 2 (RU2) Zone**

**County Council action**

Set a public hearing on August 13<sup>th</sup>, 2024 to be held on August 27<sup>th</sup>, 2024.

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

**Planning Commission action**

Denial (7-yea; 0-nay).

Public hearing held on August 1<sup>st</sup>, 2024

Conclusion: Based on the findings of fact noted [in the staff report], the River Side Rezone is hereby recommended for denial to the County Council as follows:

1. The area is not conducive to residential development due to the presence of sensitive areas including, but not limited to, wetlands, moderate and steep slopes, and wildfire hazard areas.
2. The location of the subject property to be rezoned is not compatible with the purpose of the Rural 2 (RU2) Zone:
  - 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 Cache countywide comprehensive plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipality 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.
3. The subject property is potentially not consistent with the Cache County General Plan:
  - a. The Cache County General Plan has identified this area as “Agriculture and Ranching” which places an emphasis on agricultural production. The Rural 2 (RU2) Zone has limited agricultural potential as many agriculture related uses are not possible within the Rural 2 (RU2) Zone.



36                   b. The Cache County General Plan indicates that, should any potential subdivisions  
37                   not be clustered, densities of residential developments that are greater than one  
38                   unit per ten acres are discouraged.

39           4. The nearest parcel, in the County, in the Rural 2 (RU2) Zone is located two miles to the  
40           south of the subject parcel.

41   **Staff Report review by Development Services Director**

42   Stephen Nelson

43

44   **Staff Report by County Planner**

45   Conner Smith

46

47   **General Description**

48   This ordinance amends the County Zoning Map by rezoning 20.47 acres from the Agricultural  
49   (A10) Zone to the Rural 2 (RU2) Zone.

50

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

52   Staff Report to Planning Commission - revised



## Staff Report: River Side Rezone

1 August 2024

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:** Wayne Ruud

**Parcel ID#:** 01-086-0004, 01-087-0002

**Staff Recommendation:** None

**Type of Action:** Legislative

**Land Use Authority:** Cache County Council

## Location

*Reviewed by Conner Smith*

**Project Address:**

616 W. 7800 S.

Paradise

**Current Zoning:**

Agricultural (A10)

**Acres:** 20.47

**Proposed Zoning:**

Rural 2 (RU2)

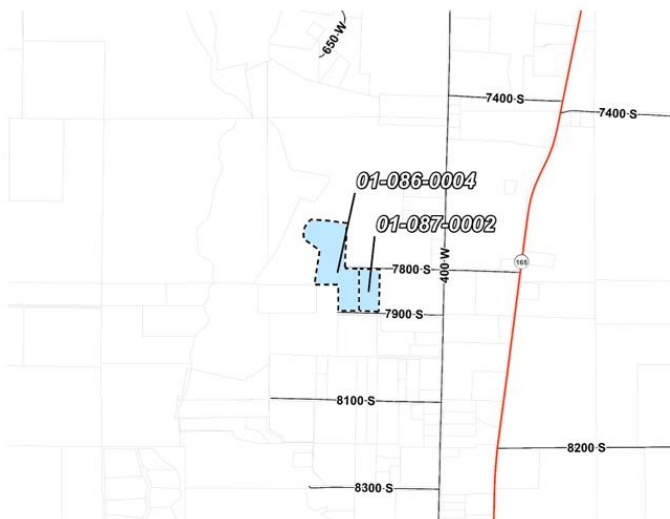
**Surrounding Uses:**

North – Agricultural

South – Agricultural/Residential

East – Agricultural/Residential

West – Agricultural



## Findings of Fact

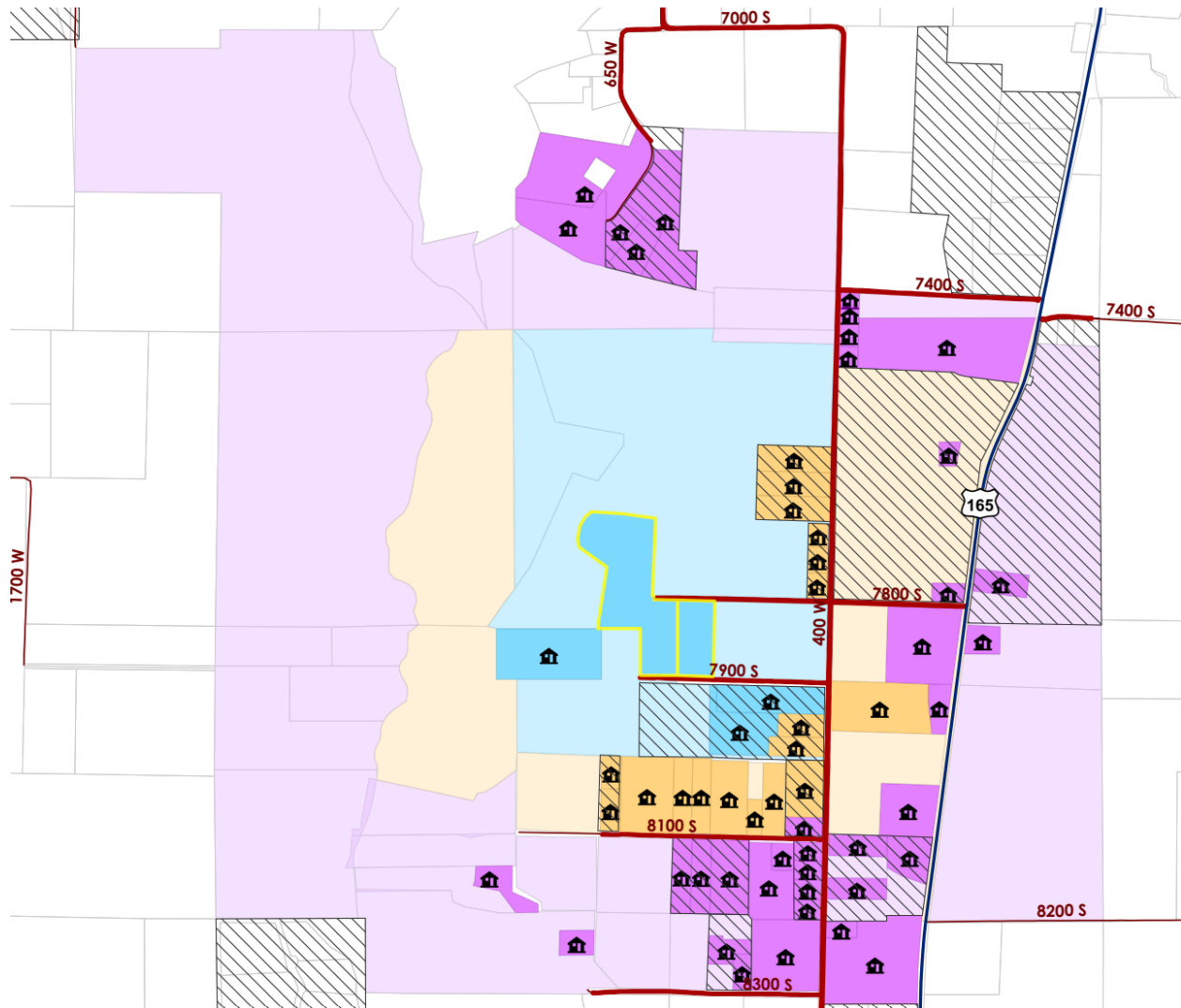
### A. Request description

1. A request to rezone 20.47 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.
2. Should the rezone request be approved, the maximum number of potential lots will be nine.
  - a. Parcel 01-086-0004 will have seven potential lots.
  - b. Parcel 01-087-0002 will have two potential lots.
3. This rezone may allow the parcel to establish uses permitted in the Rural 2 (RU2) Zone. A rezone request is general in nature and is not tied to any proposed use. Any impacts related to permitted and conditional uses allowed within Rural 2 (RU2) Zone will be addressed as part of each respective approval process required prior to site development activities.



## Revised Pg. 9 - Planning Commission Recommendation

4. Staff has identified general information as pertains to the subject property to assist the Planning Commission and County Council in arriving at a decision. This information is reflected in the attached map (Attachment A) and in the following text.
  - a. Land Use Context:
    - i. Parcel status: The property matches the configuration it had on August 8, 2006 and is legal.
    - ii. Average Lot Size: (See Attachment A)

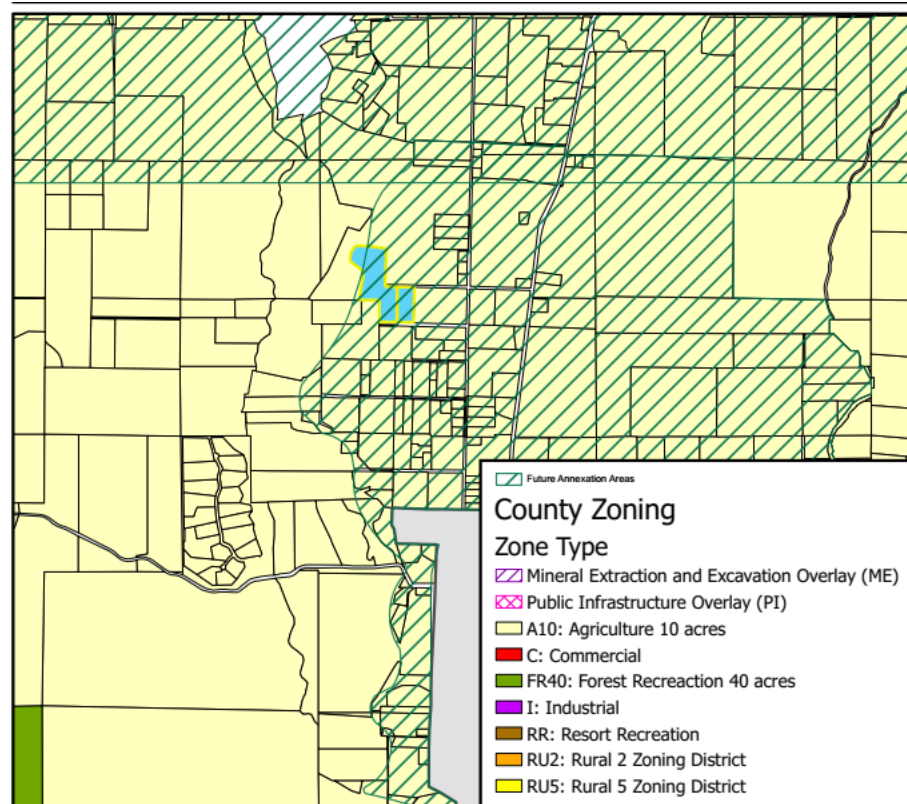


Average Parcel Size	
Adjacent Parcels	With a Home: 7 Acres (3 Parcels)
	Without a Home: 23.2 Acres (10 Parcels)
1/4 Mile Buffer	With a Home: 3.6 Acres (21 Parcels)
	Without a Home: 21.4 Acres (19 Parcels)
1/2 Mile Buffer	With a Home: 3.7 Acres (58 Parcels)
	Without a Home: 24.2 (52 Parcels)



**Revised Pg. 9 - Planning Commission Recommendation**

- i. Schedule of Zoning Uses: The Rural 2 (RU2) Zone is more restrictive than the Agricultural (A10) Zone. The following uses are ones that are permitted, with the use of a zoning clearance or CUP, in the Agricultural (A10) Zone but not in the Rural 2 (RU2) Zone:
- Agricultural Manufacturing
  - Rural Kennel
  - Recreation Facility
  - Cemetery
  - Crematorium
  - Private Airport
  - Concentrated Animal Feed Operation
  - Livestock Auction Facility
  - Agritourism
  - Small-Scale Slaughter Facility
  - Winery
  - Topsoil Extraction
- ii. Adjacent Uses: The properties adjacent to the subject parcel to the north and west are primarily used for agricultural purposes while the properties to the south and east are primarily used for agricultural and residential purposes. The nearest parcel, in the county, in the Rural 2 (RU2) Zone is located two miles to the south of the subject parcel.
- iii. Annexation Areas: The subject property is located within the Paradise City future annexation area.



- Paradise City has no General Plan and has not specified what the future zoning for these parcels will be.



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

5. 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.
6. The current County Land Use Ordinance does not specify appropriate locations for the Rural 2 (RU2) Zone but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030 [E] identifies the purpose of the Rural 2 (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 Cache countywide comprehensive plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipality 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.”
7. Chapter 4: Future Land Use Plan of the Cache County General Plan states:
  - a. “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.”
  - b. “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.”
8. The future land use map (Attachment B) adopted as part of the Cache County General Plan identifies the area where the subject property is located as “Agriculture and Ranching.” *Cache County General Plan, Chapter 4, Page 26*. This section states:
  - a. Location: Private agriculture landscapes in the Cache Valley outside of municipalities.
  - b. Example Areas: Most of the valley.
  - c. 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.
  - d. Preferred Land Uses: Agriculture, ranching, rural residential uses at densities of less than one unit per 10 acres, Conservation Easements (CEs) and conserved public lands, Agritourism.
  - e. Secondary Land Uses: Industrial and Commercial uses directly supportive of agriculture (Processing, Packaging, Distribution), clustered subdivision developments, outdoor recreation, farm worker housing.



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

- 5 of 9



## Revised Pg. 9 - Planning Commission Recommendation

- a. §2.1 Roadway Functional Classification – Minor Local (L) Road: Minor local roads serve almost exclusively to provide access to properties adjacent to the road. Minor local roads generally serve residential or other non-commercial land uses. Many minor local roads are cul-de-sacs or loop roads with no through continuity. The length of minor local roads is typically short. Because the sole function of local roads is to provide local access, such roads are used predominantly by drivers who are familiar with them.
- 18. A basic review of the access to the subject property identifies the following:
  - a. Primary access to the subject property is 7800 S.
- 19. 7800 South – County Road:
  - a. North of the subject parcel, 7800 South is a County road classified as a Minor Local.
  - b. The road services agricultural and residential lands.
  - c. Has a variable right-of-way, a paved width of 20 feet, and a posted speed limit of 55 mph.
  - d. Is maintained year round by the county.
  - e. Is considered acceptable as to travel lanes, right-of-way, paved shoulder, gravel shoulder, clear zone, and material.
  - f. Currently has a minimum driveway spacing of 10 feet and a minimum street spacing of 300 feet.

### Analysis of Existing Roadway - Along Frontage

Roadway Element	Existing Width (ft)	Required Width (ft)	Comments or Findings
Travel Lanes	20	20	OK
Right-of-Way	Varies	66	OK
Paved Shoulder	0	0	OK
Gravel Shoulder	4	4	OK
Clear Zone (4:1)	10	10	OK
Material	Paved	Paved	OK
Structural			Base is visually OK

### Access Management

Classification	Min. Spacing Standard (ft)		
	Public/Private Roads	Commercial	Residential/Farm Access
Minor Local	300	Not Permitted	10

Driveways for all uses except single family homes shall not be closer than eight (8) feet to an adjacent interior property line. Single family homes may be granted with two (2) feet of the property line.





### 20. 7900 South – County Road:

- a. South of the subject parcel, 7900 South is a County road classified as a Minor Local.
- b. The road services agricultural and residential lands.
- c. Has a variable right-of-way, an unpaved width of 20 feet, and a posted speed limit of 55 mph.
- d. Is maintained year round by the county.
- e. Is considered substandard in terms of gravel shoulder and material.
- f. Currently has a minimum driveway spacing of 10 feet and a minimum street spacing of 300 feet.

### Analysis of Existing Roadway - Along Frontage

Roadway Element	Existing Width (ft)	Required Width (ft)	Comments or Findings
Travel Lanes	20	20	OK
Right-of-Way	Varies	66	OK
Paved Shoulder	0	0	OK
Gravel Shoulder	0	4	Substandard
Clear Zone (4:1)	10	10	OK
Material	Gravel	Paved	Substandard
Structural			Base is visually OK



**Access Management**

Classification	Min. Spacing Standard (ft)		
	Public/Private Roads	Commercial	Residential/Farm Access
Minor Local	300	Not Permitted	10

Driveways for all uses except single family homes shall not be closer than eight (8) feet to an adjacent interior property line. Single family homes may be granted with two (2) feet of the property line.

**D. Service Provisions:**

21. §16.04.080 [C] Fire Control – The County Fire District had no comment in regard to this application.
22. §16.04.080 [F] Solid Waste Disposal – Applicant must work with Waste Management for solid waste disposal.
23. §17.18.040 Sensitive Areas – Sensitive areas are present on Parcel 01-086-0004.
  - a. Steep slopes and wetlands are present on this parcel.
  - b. Per §17.18.040, steep slopes and wetlands are non-developable.
  - c. As these parcels are being converted to the Rural 2 (RU2) Zone, a density calculation must be performed. This means that the net developable acreage will be calculated by removing the acreage of non-developable acreage, in this case steep slopes and wetlands, from the gross acreage (20.47 acres).

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

24. Public notice was posted online to the Utah Public Notice Website on 19 July 2024.
25. Notices were posted in three public places on 22 July 2024.



26. Notices were mailed to all property owners within 300 feet and Paradise City on 19 July 2024.
27. At this time, no written public comment regarding this proposal has been received by the Development Services Office.

## **Conclusion**

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The River Side rezone, a request to rezone 20.47 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 based on the findings of fact identified above and any others identified at the public hearing. Although Staff has not made a recommendation for approval or denial, they can help Planning Commission draft a recommendation to County Council.

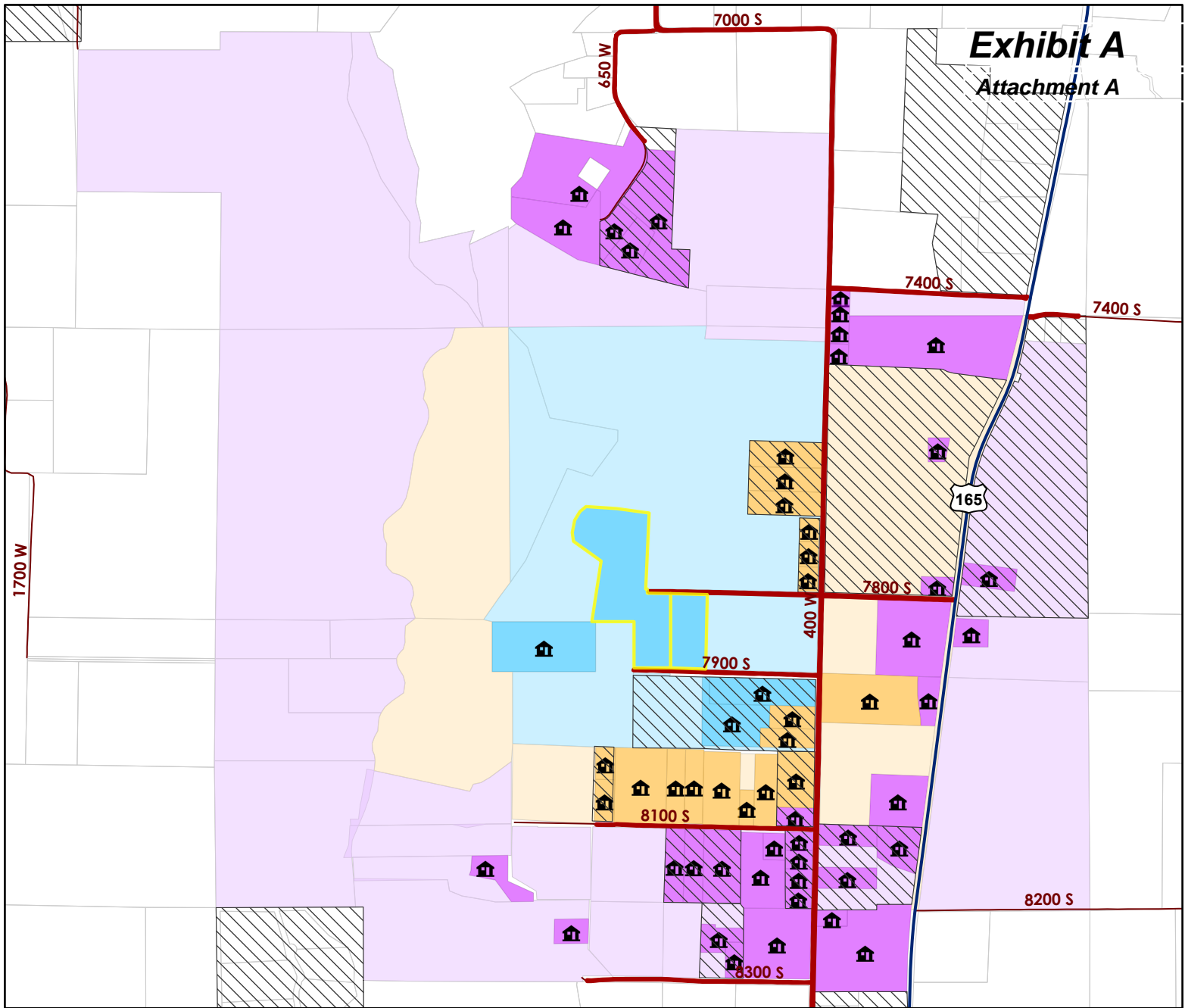
## **Planning Commission Conclusion**

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

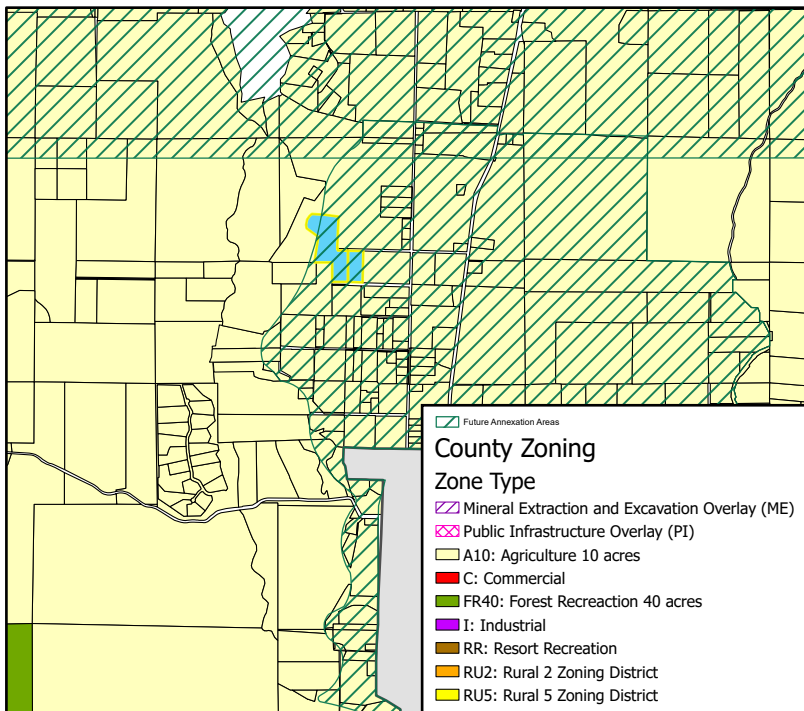
1. The area is not conducive to residential development due to the presence of sensitive areas including, but not limited to, wetlands, moderate and steep slopes, and wildfire hazard areas.
2. The location of the subject property to be rezoned is not compatible with the purpose of the Rural 2 (RU2) Zone:
  - 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 Cache countywide comprehensive plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipality 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.
3. The subject property is potentially not consistent with the Cache County General Plan.
  - a. The Cache County General Plan has identified this area as “Agriculture and Ranching” which places an emphasis on agricultural production. The Rural 2 (RU2) Zone has limited agricultural potential as many agriculture related uses are not possible within the Rural 2 (RU2) Zone.
  - b. The Cache County General Plan indicates that, should any potential subdivisions not be clustered, densities of residential developments that are greater than one unit per ten acres are discouraged.
4. The nearest parcel, in the county, in the Rural 2 (RU2) Zone is located two miles to the south of the subject parcel.





# Exhibit A

## Attachment A



### Legend

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

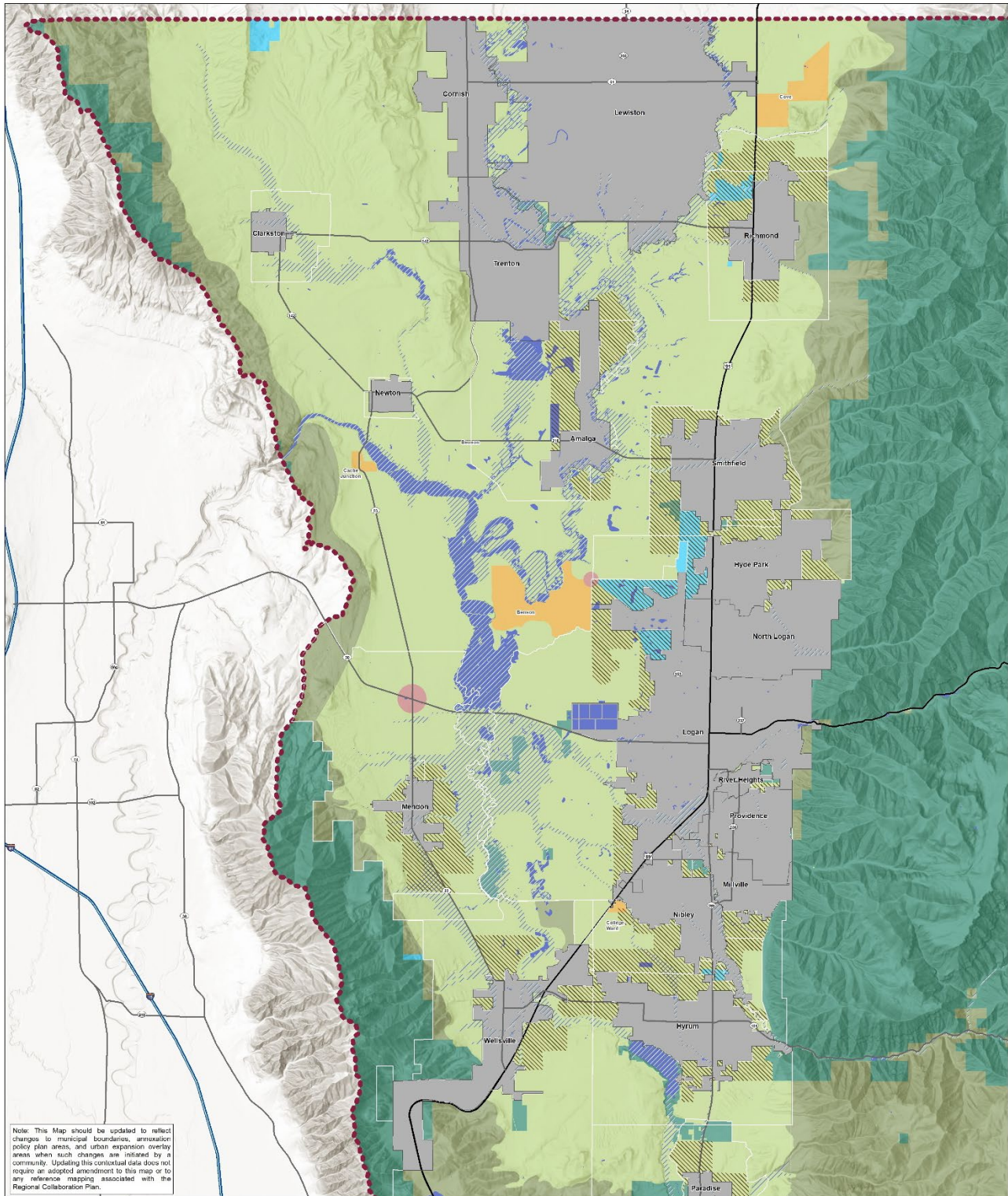
### Average Parcel Size

<b>Adjacent Parcels</b>	With a Home: 7 Acres (3 Parcels)
	Without a Home: 23.2 Acres (10 Parcels)
<b>1/4 Mile Buffer</b>	With a Home: 3.6 Acres (21 Parcels)
	Without a Home: 21.4 Acres (19 Parcels)
<b>1/2 Mile Buffer</b>	With a Home: 3.7 Acres (58 Parcels)
	Without a Home: 24.2 (52 Parcels)



7/9/2024





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: February 28, 2023







## Hold a Public Hearing

### Ordinance 2024-15 – Marshall P Maughan Family Trust 14 Acres – Currently A10 Rezone

**Agenda request submitted by:** Stephen Nelson, Director of Development Services –  
Forwarded from the County Planning Commission

**Assisting Department:** Development Services

**Requested Council meeting date:** August 27th, 2024

**Agenda Item Language:** Hold a public hearing for Ordinance 2024-15 Marshall P Maughan Family Trust 14 Acres – Currently A10 Rezone – A request to rezone 14.00 acres located at 3201 S. Highway 23, Wellsville, from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.

**Action:** Planning Commission – Recommendation of Denial (7-yea; 0-nay)

**Background:** A request to rezone 14.00 acres located at 3201 S. Highway 23, Wellsville, from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.

**Fiscal Impact:** N/A

**Public Hearing Required:** Rezone requests require a public hearing before the County Planning Commission (PC). This hearing was held on August 1<sup>st</sup>, 2024 and their recommendation to deny the rezone was made on August 1<sup>st</sup>, 2024.

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

**County Staff Presenter:** Stephen Nelson, Director of Development Services

**Presentation Time:** 10 minutes.

**County Staff Point of Contact:** Conner Smith, Assistant Planner

**Legal Review:** N/A



**Ord 2024-15**

**Marshall P Maughan Family Trust 14 Acres – Currently A10 Rezone  
Amending the Cache County Zoning Map by rezoning  
14.00 acres of property from the Agricultural (A10) Zone  
to the Rural 2 (RU2) Zone**

**County Council action**

Set a public hearing on August 13<sup>th</sup>, 2024 to be held on August 27<sup>th</sup>, 2024.

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

**Planning Commission action**

Denial (7-yea; 0-nay).

Public hearing held on August 1<sup>st</sup>, 2024

Conclusion: Based on the findings of fact noted [in the staff report], the Marshall P Maughan Family Trust 14 Acres – Currently A10 rezone is hereby recommended for denial to the County Council as follows:

1. The applicant failed to provide any approval from the Utah Department of Transportation (UDOT) that would approve access from SR-23 to any potential developments.
  - a. The applicant has potential to put seven new parcels on this parcel. UDOT might consider this a substantial increase and, depending on if it is congruent with their plans, might deny access.
  - b. The only frontage this parcel has is SR-23. This means that in the event UDOT denies any access to this property there will be no other way to access the property.
2. The subject property is potentially not consistent with the Cache County General Plan.
  - a. The Cache County General Plan has identified this area as “Agriculture and Ranching” which places an emphasis on agricultural production. The Rural 2 (RU2) Zone has limited agricultural potential as many agriculture related uses are not possible within the Rural 2 (RU2) Zone.
  - b. The Cache County General Plan indicates that, should any potential subdivisions not be clustered, densities of residential developments that are greater than one unit per ten acres are discouraged.

**Staff Report review by Development Services Director**

Stephen Nelson



38    **Staff Report by County Planner**

39    Conner Smith

40

41    **General Description**

42    This ordinance amends the County Zoning Map by rezoning 14.00 acres from the Agricultural  
43    (A10) Zone to the Rural 2 (RU2) Zone.

44

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

46    Staff Report to Planning Commission – revised



**Staff Report:** Marshall P Maughan Family Trust 14 Acres – Currently A10 Rezone 1 August 2024

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:** David Rupp

**Parcel ID#:** 11-047-0003

**Staff Recommendation:** None

**Type of Action:** Legislative

**Land Use Authority:** Cache County Council

**Location**

*Reviewed by Conner Smith*

**Project Address:**

3201 S. Highway 23  
 Wellsville

**Acres:** 14.00

**Current Zoning:**

Agricultural (A10)

**Proposed Zoning:**

Rural 2 (RU2)

**Surrounding Uses:**

North – Agricultural/Residential

South – Agricultural/Residential

East – Agricultural/Residential

West – Agricultural/Residential



**Findings of Fact**

**A. Request description**

1. A request to rezone 14.00 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.
2. Should the rezone request be approved, the maximum number of potential lots will be seven.
3. This rezone may allow the parcel to establish uses permitted in the Rural 2 (RU2) Zone. A rezone request is general in nature and is not tied to any proposed use. Any impacts related to permitted and conditional uses allowed within Rural 2 (RU2) Zone will be addressed as part of each respective approval process required prior to site development activities.

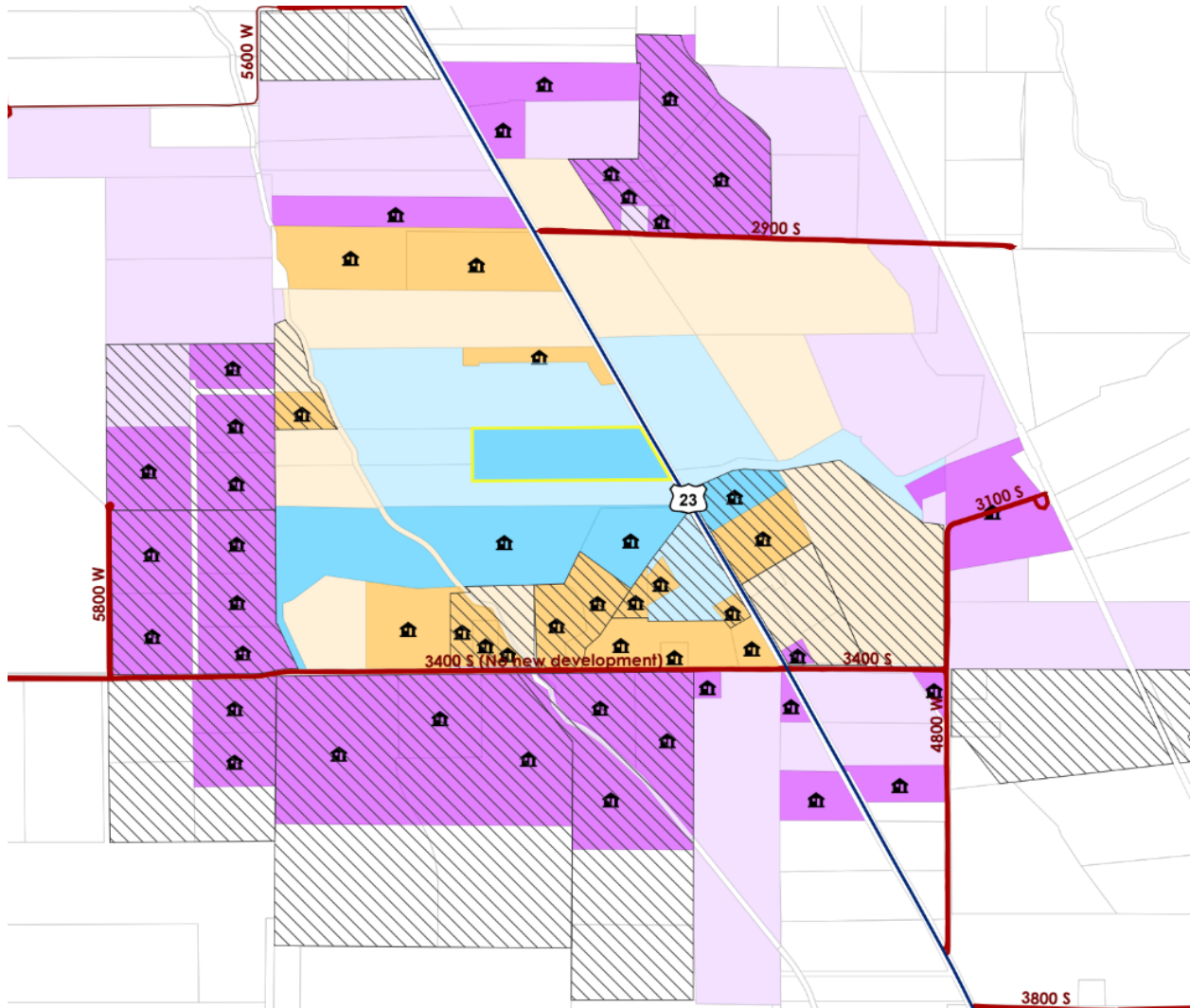


## Revised Pg. 6 - Planning Commission Recommendation

4. Staff has identified general information as pertains to the subject property to assist the Planning Commission and County Council in arriving at a decision. This information is reflected in the attached map (Attachment A) and in the following text.

- a. Land Use Context:

- i. Parcel status: The property does not match the configuration it had on August 8, 2006 as boundary line adjustments were done. However, the property is still legal.
    - ii. Average Lot Size: (See Attachment A)



Average Parcel Size	
Adjacent Parcels	With a Home: 16.7 Acres (3 Parcels)
	Without a Home: 14.1 Acres (7 Parcels)
1/4 Mile Buffer	With a Home: 6.3 Acres (20 Parcels)
	Without a Home: 11.3 Acres (23 Parcels)
1/2 Mile Buffer	With a Home: 7.5 Acres (52 Parcels)
	Without a Home: 11.1 (49 Parcels)

- i. Schedule of Zoning Uses: The Rural 2 (RU2) Zone is more restrictive than the Agricultural (A10) Zone. The following uses are ones that are permitted, with the use



**Revised Pg. 6 - Planning Commission Recommendation**

of a zoning clearance or CUP, in the Agricultural (A10) Zone but not in the Rural 2 (RU2) Zone:

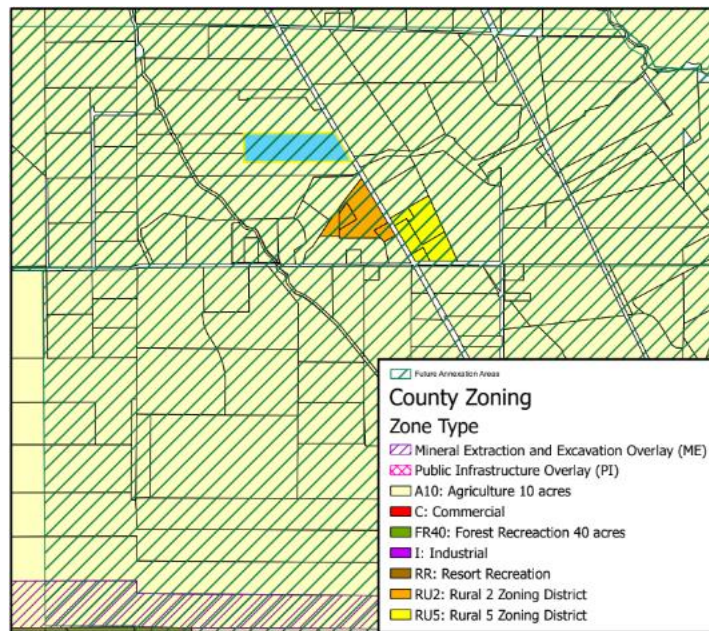
- Agricultural Manufacturing
- Rural Kennel
- Recreation Facility
- Cemetery
- Crematorium
- Private Airport
- Concentrated Animal Feed Operation
- Livestock Auction Facility
- Agritourism
- Small-Scale Slaughter Facility
- Winery
- Topsoil Extraction

**ii.** Adjacent Uses: The properties adjacent to the subject parcel are primarily used for agricultural and residential purposes. The nearest parcel, in the county, in the Rural 2 (RU2) Zone is located 300 feet to the south-east of the subject parcel. Additionally, there is a Rural 5 (RU5) Zone 1,000 feet to the south-east of the subject parcel.

- The Rose Hill rezone, a request to rezone 11.48 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone, was approved by County Council on 22 April 2014 as Ordinance 2014-08. Rose Hill was already a pre-existing 2-lot subdivision. However, a subdivision amendment was done in 2014 which resulted in the creation of a new lot for a total of 3-lots with an agricultural remainder.
- The Denali South rezone, a request to rezone 12.13 acres from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone, was approved by County Council on 24 January 2023 as Ordinance 2023-01. Denali South was already a pre-existing 1-lot subdivision with an agricultural remainder. However, a subdivision amendment was done in 2023 which resulted in the creation of a new lot for a total of 2-lots with two agricultural remainders.

**iii.** Annexation Areas: The subject property is located within the Mendon City future annexation area.





- The Mendon City General Plan Map marks this location as “Agricultural (A-1/A-2/A-3)”.

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

5. 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.
6. The current County Land Use Ordinance does not specify appropriate locations for the Rural 2 (RU2) Zone but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030 [E] identifies the purpose of the Rural 2 (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 Cache countywide comprehensive plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipality 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.”
7. Chapter 4: Future Land Use Plan of the Cache County General Plan states:
  - a. “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.”
  - b. “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.”

8. The future land use map (Attachment B) adopted as part of the Cache County General Plan identifies the area where the subject property is located as “Agriculture and Ranching.” *Cache County General Plan, Chapter 4, Page 26*. This section states:
  - a. Location: Private agriculture landscapes in the Cache Valley outside of municipalities.
  - b. Example Areas: Most of the valley.
  - c. 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.
  - d. Preferred Land Uses: Agriculture, ranching, rural residential uses at densities of less than one unit per 10 acres, Conservation Easements (CEs) and conserved public lands, Agritourism.
  - e. Secondary Land Uses: Industrial and Commercial uses directly supportive of agriculture (Processing, Packaging, Distribution), clustered subdivision developments, outdoor recreation, farm worker housing.
  - f. Discouraged Uses: 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.

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

9. §12.02.010 adopts the Manual of Roadway Design and Construction Standards (Road Manual) for roadway improvement requirements.
10. §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.
11. Table §17.10.040 Site Development Standards – Minimum lot frontage required in the Rural 2 (RU2) Zone is 90 feet.
12. §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
13. §16.04.040 [A] Roads – All roads must be designed and constructed in accordance with Title 12 of the County Code.
14. §12.02.010 Roadway Standards – Requirements for roadway improvement are provided in the current Manual of Roadway Design and Construction Standards (Road Manual).
15. The Road Manual specifies the following:
  - a. §2.1 Roadway Functional Classification – Minor Arterial (A): Minor arterial roads link cities, larger towns, and other large traffic generators and are capable of facilitating travel over long distances. These routes have relatively high travel speeds and minimal interferences to the through movement of traffic.
16. A basic review of the access to the subject property identifies the following:
  - a. Primary access to the subject property is SR-23.
17. SR-23 – Utah Department of Transportation (UDOT) Road:
  - a. East of the subject parcel, SR-23 is an UDOT road classified as a Minor Arterial.



**Revised Pg. 6 - Planning Commission Recommendation**

- b. The road services multiple dwellings and agricultural uses but is primarily the connection between Mendon and Wellsville with access to SR-30 and Highway 89/91.
- c. Is maintained by UDOT.
- d. This section of SR-23 is classified per UDOT as an Access Category 4, which has a minimum driveway spacing of 500 feet and a minimum street spacing of 660 feet.
- e. Access to any proposed development must be approved by UDOT.

**D. Service Provisions:**

- 18. §16.04.080 [C] Fire Control – The County Fire District had no comments in regards to this application.
- 19. §16.04.080 [F] Solid Waste Disposal – Applicant must work with Waste Management for solid waste disposal.

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

- 20. Public notice was posted online to the Utah Public Notice Website on 19 July 2024.
- 21. Notices were posted in three public places on 22 July 2024.
- 22. Notices were mailed to all property owners within 300 feet and Wellsville City on 19 July 2024.
- 23. At this time, no written public comment regarding this proposal has been received by the Development Services Office.

**Conclusion**

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The Marshal P Maughan Family Trust 14 Acres – Currently A10 rezone, a request to rezone 14.00 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 based on the findings of fact identified above and any others identified at the public hearing. Although Staff has not made a recommendation for approval or denial, they can help Planning Commission draft a recommendation to County Council.

**Planning Commission Conclusion**

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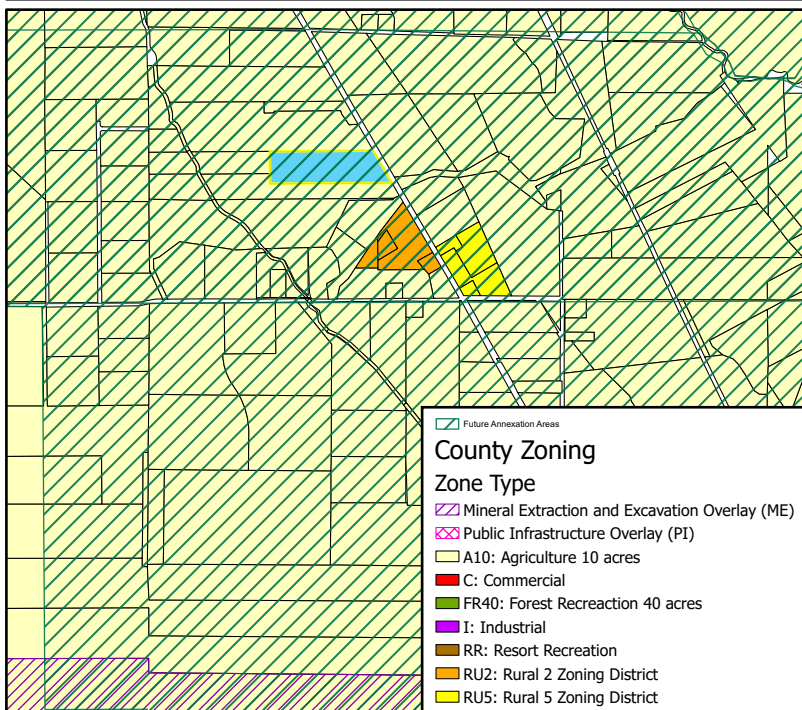
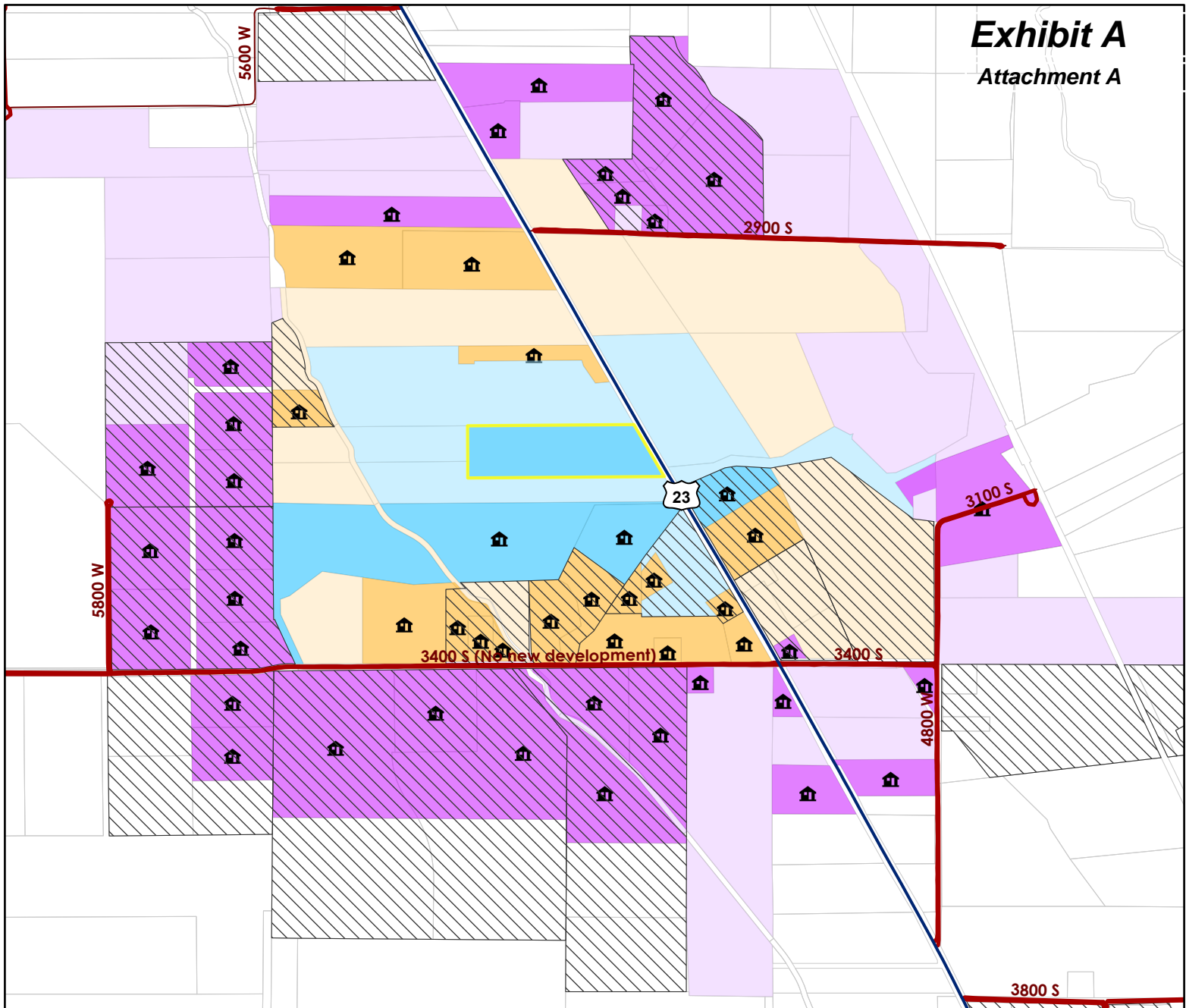
Based on the findings of fact noted herein, the Marshal P Maughan Family Trust 14 Acres – Currently A10 rezone is hereby recommended for denial to the County Council as follows:

- 1. The applicant failed to provide any approval from UDOT that would approve access from SR-23 to any potential developments.
  - a. The applicant has potential to put seven new parcels on this parcel. UDOT might consider this a substantial increase and, depending on if it is congruent with their plans, might deny access.
  - b. The only frontage this parcel has is SR-23. This means that in the event UDOT denies any access to this property there will be no other way to access the property.
- 2. The subject property is potentially not consistent with the Cache County General Plan.
  - a. The Cache County General Plan has identified this area as “Agriculture and Ranching” which places an emphasis on agricultural production. The Rural 2 (RU2) Zone has limited agricultural potential as many agriculture related uses are not possible within the Rural 2 (RU2) Zone.
  - b. The Cache County General Plan indicates that, should any potential subdivisions not be clustered, densities of residential developments that are greater than one unit per ten acres are discouraged.



# Exhibit A

## Attachment A



### Legend

<span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	Proposed Rezone	<span style="border-bottom: 2px solid red; width: 20px; display: inline-block;"></span>	Winter Maintenance
<span style="border: 2px solid black; display: inline-block; width: 20px; height: 10px;"></span>	Municipal Boundaries	<span style="border-bottom: 1px solid brown; width: 20px; display: inline-block;"></span>	County Roads
<span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); display: inline-block; width: 20px; height: 10px;"></span>	Subdivisions	<span style="border-bottom: 2px solid blue; width: 20px; display: inline-block;"></span>	Highways
<span style="background-color: white; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	Parcels		

0 0.25 0.5 Mile

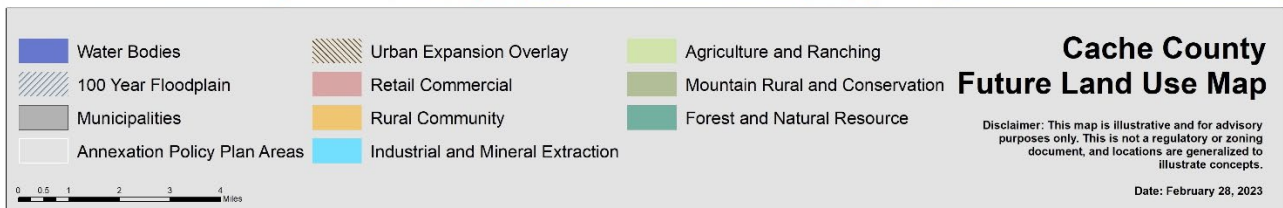
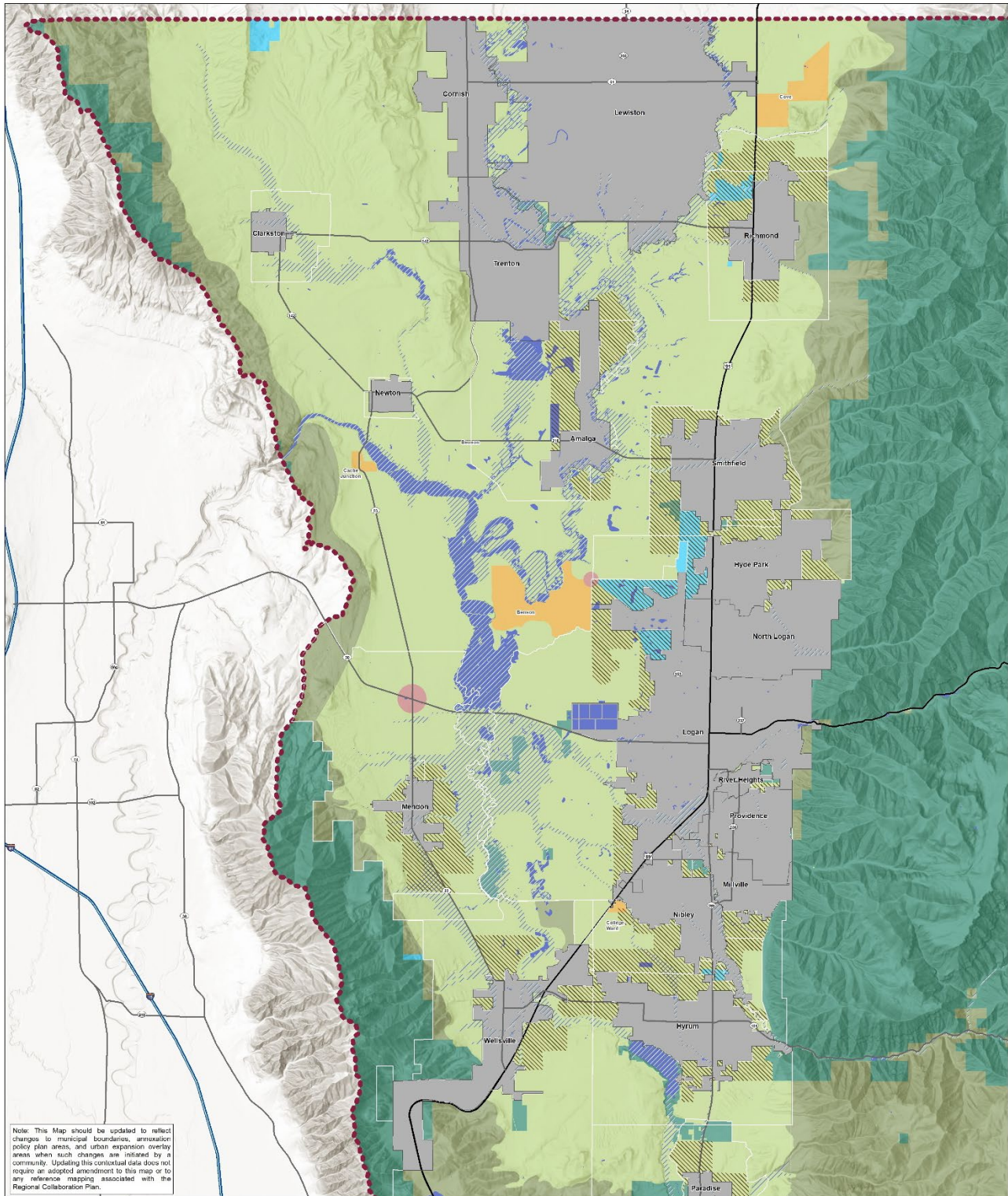
### Average Parcel Size

<b>Adjacent Parcels</b>	With a Home: 16.7 Acres (3 Parcels)
	Without a Home: 14.1 Acres (7 Parcels)
<b>1/4 Mile Buffer</b>	With a Home: 6.3 Acres (20 Parcels)
	Without a Home: 11.3 Acres (23 Parcels)
<b>1/2 Mile Buffer</b>	With a Home: 7.5 Acres (52 Parcels)
	Without a Home: 11.1 (49 Parcels)



7/9/2024









## Hold a Public Hearing

### Ordinance 2024-16 – Paradise Cliffs Rezone

**Agenda request submitted by:** Stephen Nelson, Director of Development Services –  
Forwarded from the County Planning Commission

**Assisting Department:** Development Services

**Requested Council meeting date:** August 27th, 2024

**Agenda Item Language:** Hold a public hearing for Ordinance 2024-16 Paradise Cliffs Rezone – A request to rezone 161.08 acres, located at approximately 2800 E. Paradise Dry Road, Avon from the Forest Recreation (FR40) Zone to the Agricultural (A10) Zone.

**Action:** Planning Commission – Recommendation of Denial (0-yea; 7-nay)

**Background:** A request to rezone 161.08 acres located at 2800 E. Paradise Dry Road, Avon from the Forest Recreation (FR40) Zone to the Agricultural (A10) Zone.

**Fiscal Impact:** N/A

**Public Hearing Required:** Rezone requests require a public hearing before the County Planning Commission (PC). This hearing was held on August 1<sup>st</sup>, 2024 and their recommendation to deny the rezone was made on August 1<sup>st</sup>, 2024.

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

See attached for additional information.

**County Staff Presenter:** Stephen Nelson, Director of Development Services

**Presentation Time:** 10 minutes.

**County Staff Point of Contact:** Conner Smith, Assistant Planner

**Legal Review:** N/A



**Ord 2024-16**  
**Paradise Cliffs Rezone**  
**Amending the Cache County Zoning Map by rezoning**  
**161.08 acres of property from the Forest Recreation (FR40) Zone**  
**to the Agricultural (A10) Zone**

**County Council action**

Set a public hearing on August 13<sup>th</sup>, 2024 to be held on August 27<sup>th</sup>, 2024.

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

**Planning Commission action**

Denial (7-yea; 0-nay).

Public hearing held on August 1<sup>st</sup>, 2024

Conclusion: Based on the findings of fact noted [in the staff report], the Paradise Cliffs Rezone is hereby recommended for denial to the County Council as follows:

1. The parcel does not have a history of agricultural production or agricultural related use.
2. The subject property currently has no road access.
  - a. The road leading to the proposed parcel has a series of gates. This would make access to the property difficult.
3. The location of the subject property to be rezoned is not compatible with the purpose of the Agricultural (A10) Zone:
  - a. "To provide areas to promote and protect the opportunities for a broad range of agricultural uses and activities where farming is a viable component of the local economy."
  - b. "To implement the policies of Cache countywide comprehensive plan, including those regarding agricultural promotion, prime farmlands, density based residential standards, and clustering."
4. The subject property would be exempt from sensitive lands concerns, thereby potentially allowing for the creation and development of sixteen new lots.
  - a. Currently, the parcel is almost entirely covered by moderate slopes, steep slopes, and wildfire hazard areas.
    - i. Per Cache County Code 17.18.040 and 17.18.050, steep slopes are non-developable.
    - ii. Per Cache County Code 17.18.040 and 17.18.050, moderate slopes and wildfire hazard areas are potentially developable following further studies and submission of plans.
5. The proposed rezone is not congruent with the Cache County General Plan:



- 38           a. The general Plan states that this area is supposed to be Mountain Rural and  
39           Conservation:
- 40                 i. Preferred uses of this zone includes forestry, agriculture, conservation  
41                 easements, watershed protection, hazard mitigation, and outdoor  
42                 recreation and tourism.
- 43                 ii. Secondary uses of this zone includes seasonal residential housing at one  
44                 unit per forty acres, clustered subdivision developments, resorts,  
45                 recreation businesses, and public institutions.
- 46                 iii. Discouraged uses include residential development at a density greater  
47                 than one unit per forty acres.
- 48           b. The General Plan does not include this area in the Urban Expansion Overlay.

49   **Staff Report review by Development Services Director**

50   Stephen Nelson

52   **Staff Report by County Planner**

53   Conner Smith

55   **General Description**

56   This ordinance amends the County Zoning Map by rezoning 161.08 acres from the Forest  
57   Recreation (FR40) Zone to the Agricultural (A10) Zone.

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

60   Staff Report to Planning Commission – revised



## Staff Report: Paradise Cliffs Rezone

1 August 2024

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:** Charles von Bose

**Parcel ID#:** 16-077-0003

**Staff Recommendation:** Denial

**Type of Action:** Legislative

**Land Use Authority:** Cache County Council

## Location

*Reviewed by Conner Smith*

### Project Address:

2800 E. Paradise Dry Rd.  
 Avon

**Acres:** 161.08

### Current Zoning:

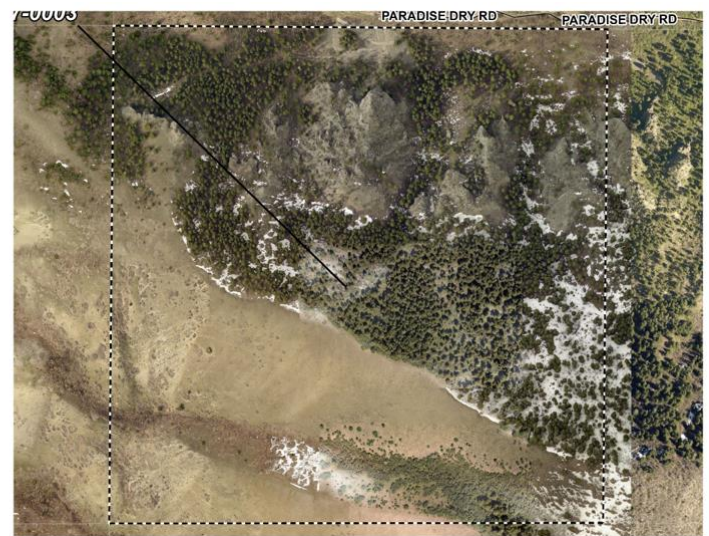
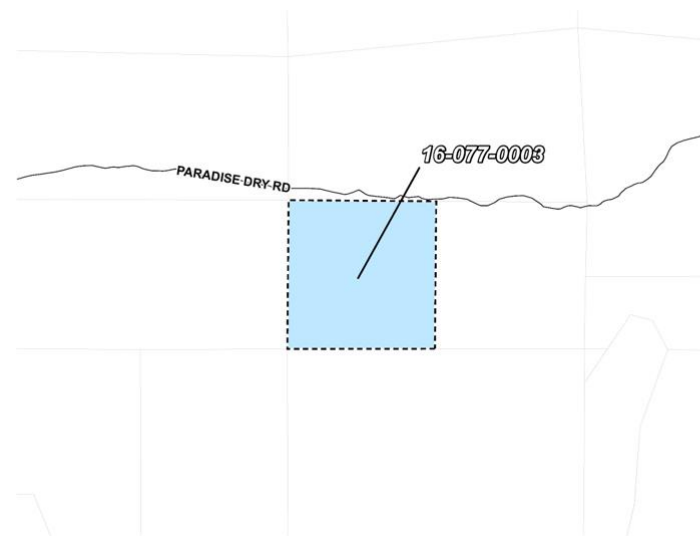
Forest Recreation (FR40)

### Proposed Zoning:

Agricultural (A10)

### Surrounding Uses:

North – Recreation  
 South – Recreation  
 East – Recreation  
 West – Recreation



## Findings of Fact

### A. Request description

1. A request to rezone 161.08 acres from the Forest Recreation (FR40) Zone to the Agricultural (A10) Zone.
2. Should this rezone request be approved, the maximum number of potential lots will be sixteen.
  - a. As this is a request to convert the property from the Forest Recreation (FR40) Zone to the Agricultural (A10) Zone, the property would be exempt from a density calculation. *(See D-19)*
3. This rezone may allow the parcel to establish uses permitted in the Agricultural (A10) Zone. A rezone request is general in nature and is not tied to any proposed use. Any impacts related to

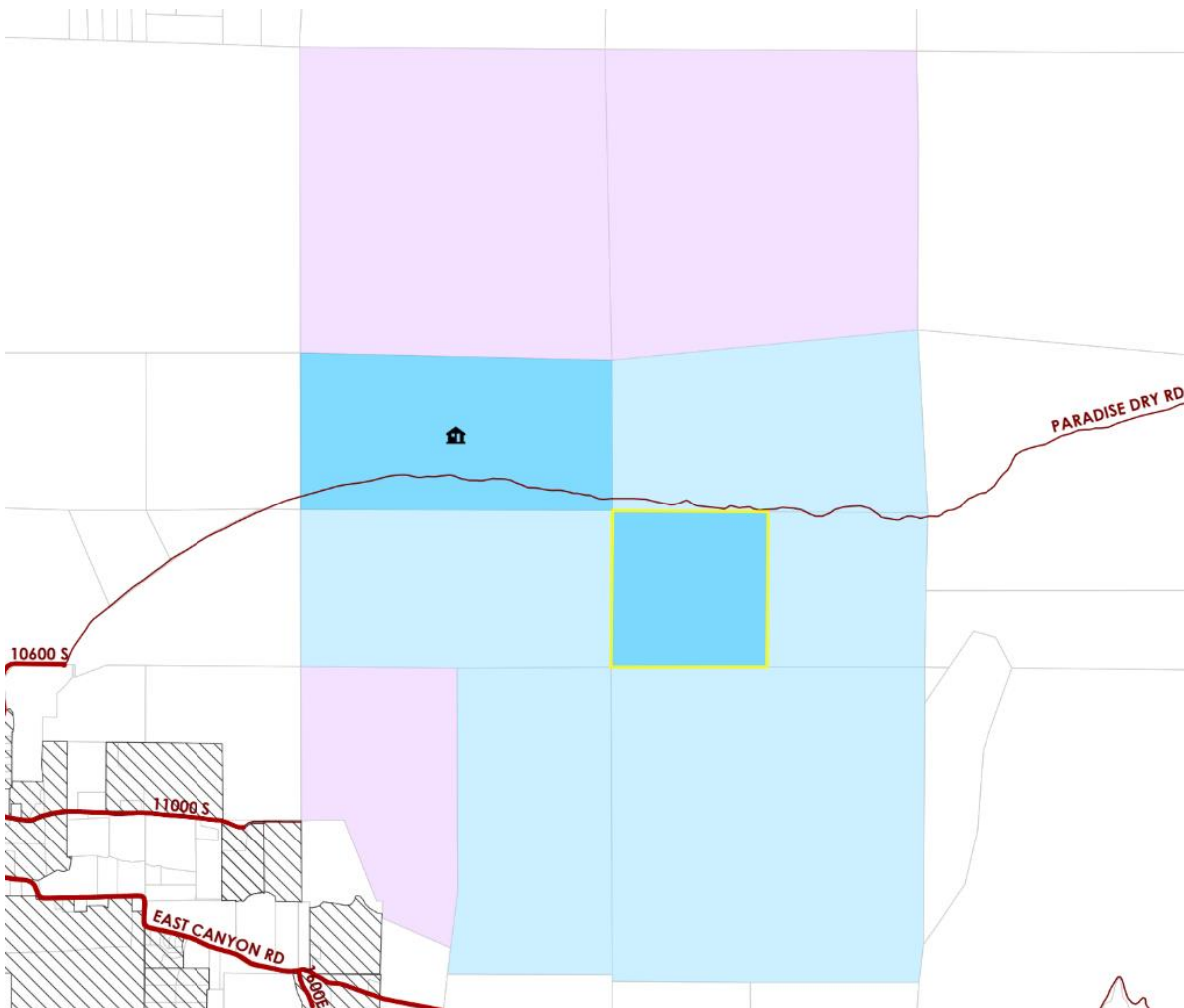


permitted and conditional uses allowed within the Agricultural (A10) Zone will be addressed as part of each respective approval process required prior to site development activities.

4. Staff has identified general information as pertains to the subject property to assist the Planning Commission and County Council in arriving at a decision. This information is reflected in the attached map (Attachment A) and in the following text.

- a. Land Use Context:

- i. Parcel status: The subject property is legal as it is in the same size and configuration since August 8, 2006.
- ii. Average Lot Size: (See Attachment A)

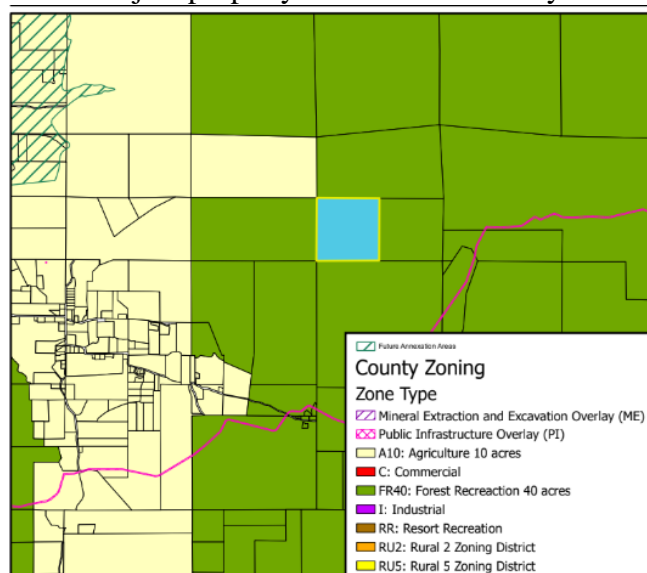


Average Parcel Size	
Adjacent Parcels	With a Seasonal Cabin: 320.2 Acres (1 Parcel)
	Without a Home/ Seasonal Cabin: 320.8 Acres (6 Parcels)
1/4 Mile Buffer	With a Seasonal Cabin: 320.2 Acres (1 Parcel)
	Without a Home/Seasonal Cabin: 320.8 Acres (6 Parcels)
1/2 Mile Buffer	With a Seasonal Cabin: 320.2 Acres (1 Parcel)
	Without a Home/Seasonal Cabin: 376.4 Acres (9 Parcels)



**Revised Pg. 6 - Planning Commission Recommendation**

- i. **Schedule of Zoning Uses:** The Agricultural (A10) Zone allows for a variety of uses with the approval of a zoning clearance and/or conditional use permit, including the following uses, that are not permitted in the current Forest Recreation (FR40) Zone:
- Single Family Dwelling
  - Foster Home
  - Accessory Apartment
  - Home Based Business
  - Residential Living Facilities
  - Agricultural Manufacturing
  - Home Based Kennel
  - Cemetery
  - Crematorium
  - Religious Meeting House
  - Concentrated Animal Feed Operation
  - Livestock Auction Facility
  - Farm Stand
  - Winery
  - Boarding Facility
  - Topsoil Extraction
- ii. **Adjacent Uses:** The properties adjacent to the subject parcel to the north, east, and south are primarily used for recreation purposes while the properties to the west are used for a mix of recreation and agricultural purposes. The nearest parcel, in the county, in the Agricultural (A10) Zone is located directly adjacent to the subject property.
- The adjacent parcel, 16-031-0001 does have the ability to build a Single Family Dwelling (SFD) and has a seasonal cabin on the property. However, the property owner has not filed a zoning clearance to either build a SFD or convert the seasonal cabin into a SFD.
  - The adjacent parcel, 16-031-0001 was rezoned to the Agricultural (A10) Zone due to the fact that the applicant provided evidence of agricultural use.
- iii. **Annexation Areas:** The subject property is not located in any future annexation areas.





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

5. 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.
6. The current County Land Use Ordinance does not specify appropriate locations for the Agricultural (A10) Zone but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030 [E] identifies the purpose of the Agricultural (A10) Zone and includes the following:
  - a. “To provide areas to promote and protect the opportunities for a broad range of agricultural uses and activities where farming is a viable component of the local economy.
  - b. “To implement the policies of Cache countywide comprehensive plan, including those regarding agricultural promotion, prime farmlands, density based residential standards, and clustering.”
7. Chapter 4: Future Land Use Plan of the Cache County General Plan states:
  - a. “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.”
  - b. “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.”
8. The future land use map (Attachment B) adopted as part of the Cache County General Plan identifies the area where the subject property is located as “Mountain Rural and Conservation” *Cache County General Plan, Chapter 4, Page 25*. This section states:
  - a. Location: The majority of privately-owned mountain and foothill areas.
  - b. Example Areas: FR-40 zone that is not public land
  - c. Purpose and Character: 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.
  - d. Preferred Land Uses: 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
  - e. Secondary Land Uses: Seasonal residential housing at one unit per 40 acres, clustered subdivision developments, resorts, recreation business, and public institutions.
  - f. Discouraged Uses: Residential development at a density greater than one unit per 40 acres, industrial, commercial office, commercial retail, heavy industrial.

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

9. §12.02.010 adopts the Manual of Roadway Design and Construction Standards (Road Manual) for roadway improvement requirements.



10. §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.
11. Table §17.10.040 Site Development Standards – Minimum lot frontage required in the Agricultural (A10) Zone is 90 feet.
12. §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
13. §16.04.040 [A] Roads – All roads must be designed and constructed in accordance with Title 12 of the County Code.
14. §12.02.010 Roadway Standards – Requirements for roadway improvement are provided in the current Manual of Roadway Design and Construction Standards (Road Manual).
15. A basic review of the access to the subject property identifies the following:
  - a. The parcel currently does not have frontage along a County Road. The nearest road is Paradise Dry Road.
16. Paradise Dry Road:
  - a. This section of Paradise Dry Road is gated which prevented a full road review from being completed.

**D. Service Provisions:**

17. §16.04.080 [C] Fire Control – The County Fire District had no comments regarding this application.
18. §16.04.080 [F] Solid Waste Disposal – Applicant must work with Waste Management for solid waste disposal.
19. §17.18.040 – Sensitive areas are present on the property.
  - a. The majority of this parcel is covered in steep slopes.
  - b. Per §17.18.040, steep slopes are non-developable.
  - c. As these parcels are being converted to the Agricultural (A10) Zone, it will be exempt from a density calculation. Therefore, despite the majority of the parcel being covered in non-developable acreage, sixteen lots can still be created.

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

20. Public notice was posted online to the Utah Public Notice Website on 19 July 2024.
21. Notices were posted in three public places on 22 July 2024.
22. Notices were mailed to all property owners within 300 feet and Wellsville City on 19 July 2024.
23. At this time, no written public comment regarding this proposal has been received by the Development Services Office.

**Conclusion**

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The Paradise Cliffs rezone, a request to rezone 161.08 acres from the Forest Recreation (FR40) Zone to the Agricultural (A10) 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.

Based on the findings and facts noted herein, the Paradise Cliffs Rezone is hereby recommended for denial to the County Council as follows:

1. The parcel does not have a history of agricultural production or agricultural related use.



2. The subject property currently has no road access.
  - a. The road leading to the proposed parcel has a series of gates. This would make access to the property difficult.
3. The location of the subject property to be rezoned is not compatible with the purpose of the Agricultural (A10) Zone:
  - a. “To provide areas to promote and protect the opportunities for a broad range of agricultural uses and activities where farming is a viable component of the local economy.”
  - b. “To implement the policies of Cache countywide comprehensive plan, including those regarding agricultural promotion, prime farmlands, density based residential standards, and clustering.”
4. The subject property would be exempt from sensitive lands concerns, thereby potentially allowing for the creation and development of sixteen new lots.
  - a. Currently, the parcel is almost entirely covered by moderate slopes, steep slopes, and wildfire hazard areas.
    - i. Per Cache County Code 17.18.040 and 17.18.050, steep slopes are non-developable.
    - ii. Per Cache County Code 17.18.040 and 17.18.050, moderate slopes and wildfire hazard areas are potentially developable following further studies and submission of plans.
5. The proposed rezone is not congruent with the Cache County General Plan:
  - a. The General Plan states that this area is supposed to be Mountain Rural and Conservation.
    - i. Preferred uses of this zone includes forestry, agriculture, conservation easements, watershed protection, hazard mitigation, and outdoor recreation and tourism.
    - ii. Secondary uses of this zone includes seasonal residential housing at one unit per forty acres, clustered subdivision developments, resorts, recreation businesses, and public institutions.
    - iii. Discouraged uses include residential development at a density greater than one unit per forty acres.
  - b. The General Plan does not include this area in the Urban Expansion Overlay.

### **Planning Commission Conclusion**

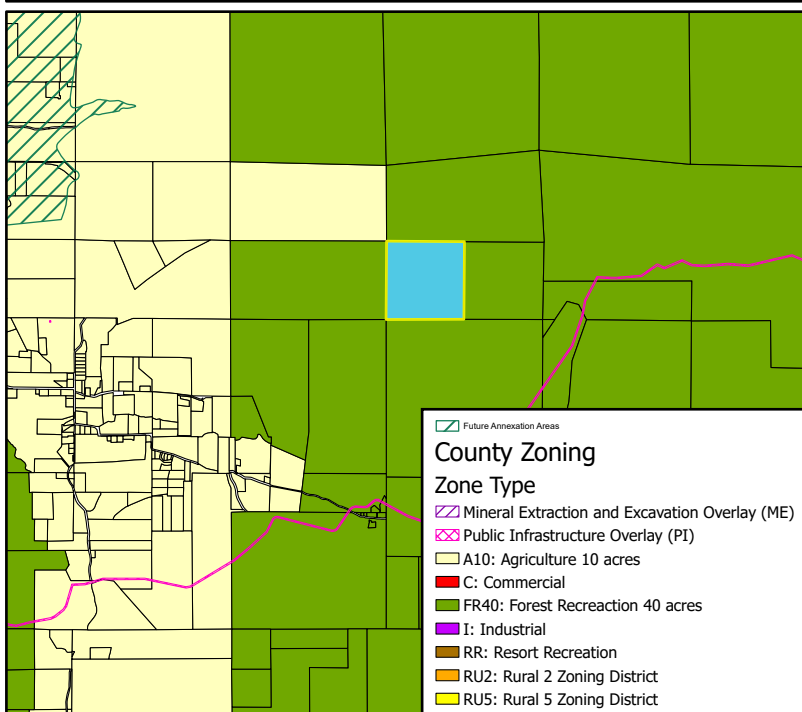
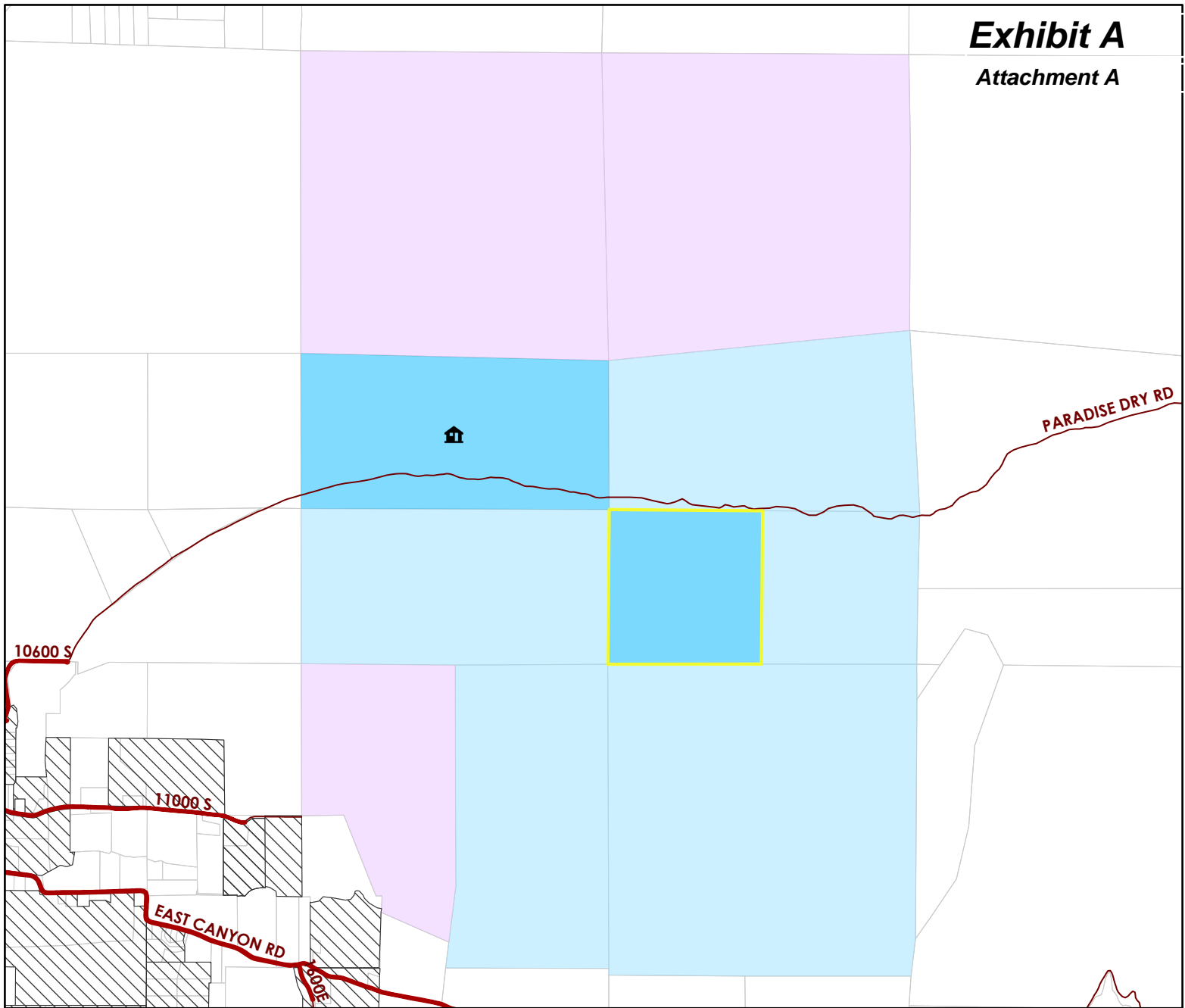
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Planning Commission agrees with the recommendation made by Development Services’ staff and hereby recommends to County Council that the Paradise Cliffs Rezone be denied.



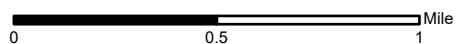
# Exhibit A

## Attachment A



### Legend

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



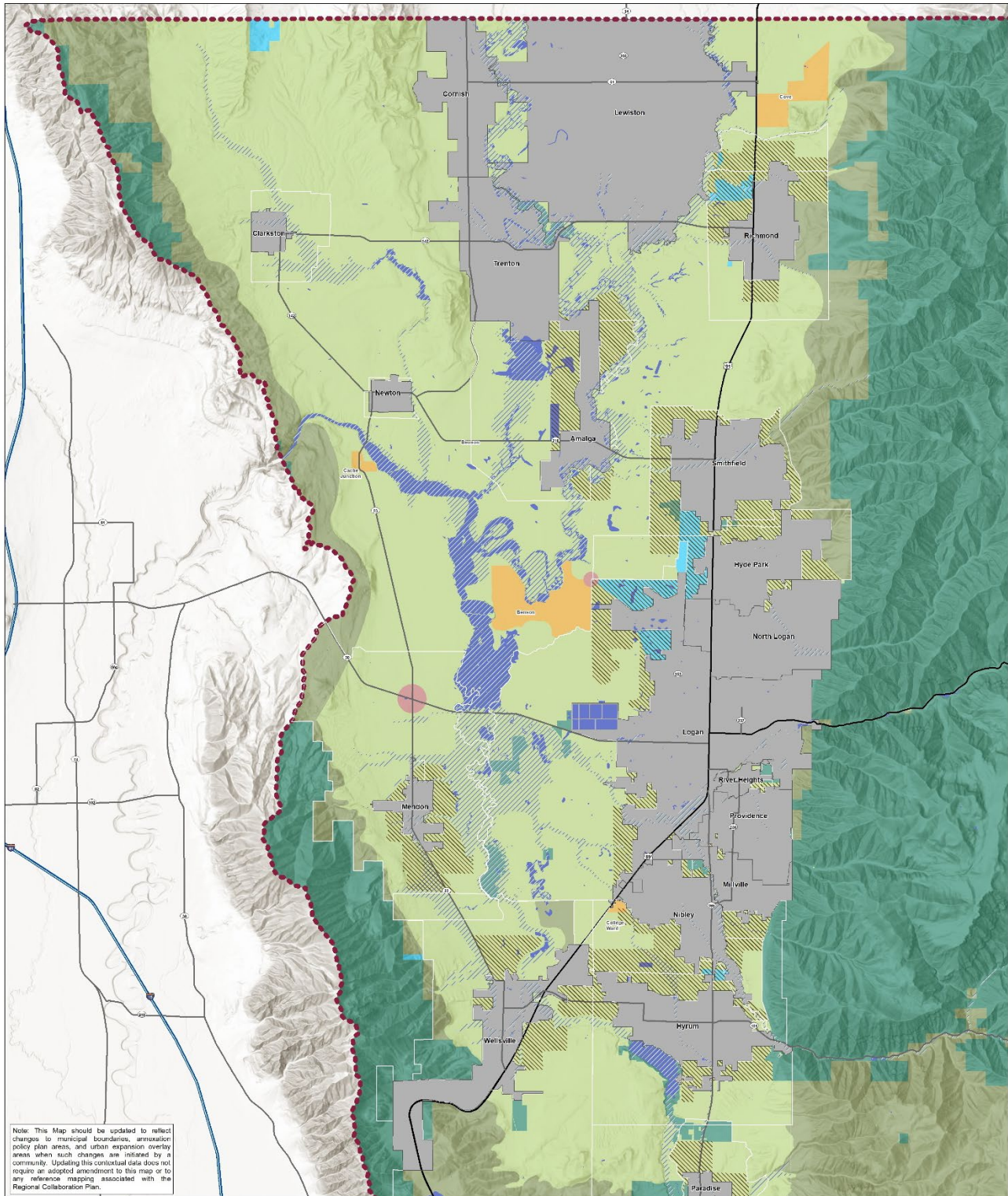
### Average Parcel Size

<b>Adjacent Parcels</b>	With a Home: 320.2 Acres (1 Parcel)
	Without a Home: 320.8 Acres (6 Parcels)
<b>1/4 Mile Buffer</b>	With a Home: 320.2 Acres (1 Parcel)
	Without a Home: 320.8 Acres (6 Parcels)
<b>1/2 Mile Buffer</b>	With a Home: 320.2 Acres (1 Parcel)
	Without a Home: 376.4 Acres (9 Parcels)



7/9/2024





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: February 28, 2023







Conner Smith <conner.smith@cachecounty.gov>

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**FW: Paradise Cliffs Rezone - Charles von Bose**

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Todd Olsen <tolsen@deesinc.com>

Mon, Jul 29, 2024 at 5:21 PM

To: Conner Smith <conner.smith@cachecounty.gov>

Cc: Mike Olsen <molsen@deesinc.com>, Wade Olsen <wolsen@deesinc.com>

Hi Conner,

We would like to oppose this zoning change.

"Dee's, Inc. and Porcupine Land & Livestock, LLC oppose this zoning change. Some reasons are as follows: 1) The majority of the land is inaccessible due to the steep topography. 2) Current access is limited to a narrow dirt road. 3) Access to the parcel could even be in question without a survey. 4) We believe the current FR40 zone is consistent with the current county land plan. These are a few reasons we oppose this zoning change. We believe the current zoning is sufficient for any use Mr. Von Bose would like to do."

Please let me know if you have any questions or need anything else.

Thanks,

[Quoted text hidden]





**CACHE COUNTY  
RESOLUTION NO. 2024 - 16**

**A RESOLUTION APPOINTING NEW MEMBERS TO THE MILLVILLE/NIBLEY  
CEMETERY DISTRICT**

A. WHEREAS, Utah Code Ann. § 17B-2a-106(2) states that for any cemetery maintenance district whose boundaries include areas beyond a single municipality, each member of its board of trustees shall be appointed by the legislative body of the county in which the district is located and the Cache County Council is the legislative body of Cache County; and

B. WHEREAS, the Millville/Nibley Cemetery Maintenance District Board of Trustees now has three open seats, with the terms for each seat expiring December 31, 2027; and

C. WHEREAS, at the County Council meeting held on August 27, 2024, the County Council received the applications of Jared Nicholas, of Millville; Randy Feser, of Nibley; Ron Jenson, of Millville; Douglas Pehrson, of Millville and Kyle Anderson, of Nibley to serve as members of the Millville/Nibley Cemetery Maintenance District Board of Trustees; and

D. WHEREAS, during the August 27, 2024 meeting, a public hearing was held, with proper notice given, both to the hearing and the application period, in accordance with Utah Code Ann. § 17B-1-304; and

E. WHEREAS, when appointing a member of a cemetery maintenance district board of trustees, “[t]he appointing authority [must] . . . allow any interested persons to be heard; and . . . adopt a resolution appointing a person to the local district board”;

Now, therefore, the Cache County Council hereby ordains, as follows:

BE IT RESOLVED, that the appointment of \_\_\_\_\_ to the Millville/Nibley Cemetery Maintenance Board of Trustees are hereby ratified. The appointments shall be effective immediately upon passage and the terms of each appointment shall expire on December 31, 2027.

RESOLVED BY THE COUNTY COUNCIL OF CACHE COUNTY, UTAH THIS \_\_\_\_ DAY  
OF \_\_\_\_\_ 2024.

	In Favor	Against	Abstained	Absent
Sandi Goodlander				
David Erickson				
Nolan Gunnell				
Barbara Tidwell				





Karl Ward				
Mark Hurd				
Kathryn Beus				
Total				

**CACHE COUNTY:**

**ATTEST:**

By: \_\_\_\_\_  
David L. Erickson, Chair

By: \_\_\_\_\_  
Dianna Schaeffer, Acting County Clerk / Auditor



# Ordinance No. 2024-13

## Cache County, Utah

### White Bison Acres Rezone

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An ordinance amending the County Zoning Map by rezoning 18.71 acres of property 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 1, 2024, the Planning Commission held a public hearing, accepted all comments, and 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**, on August 27, 2024, the County Council held a public hearing, to consider any comments regarding the proposed rezone. The County Council accepted all comments; and

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

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

**1. Statutory Authority**

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

**2. Adoption of amended Zoning Map**

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



### **3. Conclusions**

- A.** The subject property is consistent with the Cache County General Plan as it is located within the Urban Expansion Overlay.
- B.** The subject property is potentially consistent with the Cache County General Plan:
  - i.** The Cache County General Plan indicates that in the Agriculture and Ranching Zone, should any potential subdivisions be clustered, densities of residential developments that are greater than one unit per ten acres are encouraged.

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

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

### **5. Exhibits**

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

### **6. Effective date**

This ordinance takes effect on \_\_\_\_\_, 2024. Following its passage but prior to the effective date, a copy of the ordinance shall be deposited with the County Clerk and a short summary of the ordinance shall be published in a newspaper of general circulation within the County as required by law.



**7. Council Vote and Final Action**

Date: ____ / ____ / ____	<u>Council Votes</u>			
<u>Council members</u>	In Favor	Against	Abstain	Absent
Kathryn Beus				
Dave Erickson				
Sandi Goodlander				
Nolan Gunnell				
Mark Hurd				
Barbara Tidwell				
Karl Ward				
<b>Total:</b>				
<b>Final action:</b>	_____ <b>Adopt</b> _____ <b>Reject</b>			

Cache County Council:

Attest:

---

Dave Erickson, Chair

---

Bryson Behm, Clerk  
Cache County



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## Action of the County Executive

Regarding Ordinance 2024-13, White Bison Acres Rezone

\_\_\_\_\_ Approve

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

---

David Zook, Executive  
Cache County

Date



**Ordinance 2024-13**  
**White Bison Acres Rezone**  
**Amending the Cache County Zoning Map by rezoning**  
**18.71 acres of property from the Agricultural (A10) Zone**  
**to the Rural 2 (RU2) Zone.**

**County Council action**

Hold a public hearing on August 27<sup>th</sup>, 2024.

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

**Planning Commission Action**

Denial (7-yea; 0-nay).

Public hearing held on August 1<sup>st</sup>, 2024.

Conclusion: Based on the findings of fact noted [in the staff report], the White Bison Acres Rezone is hereby recommended for denial to the County Council as follows:

1. The location of the subject property to be rezoned is not compatible with the purpose of the Rural 2 (RU2) Zone:
  - a. "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."
  - b. The surrounding lands are agricultural lands.
2. The recorded easement that would provide access to any future development currently has a right-of-way of 33-feet. This is only enough to support a Minor Private Road which would not allow for the maximum potential of nine lots.
  - a. Additionally, it is unclear if the provided Utah Department of Transportation (UDOT) permit supports the construction of more than two homes.
3. The nearest area, in the County, that is in the Rural 2 (RU2) Zone is located one mile away.
4. The rezone is not congruent with the Wellsville City General Plan:
  - a. The Wellsville City General Plan identifies this area as Farmland Residential Cluster- 5ac.
  - b. Residential – Farmland is defined within the Wellsville City General Plan as:
    - i. "This area is identified on the Land Use Plan to remain, primarily, as an agricultural production area. This area has historically been the primary farming land of the community and the City should preserve the qualities of this area by minimizing the taking of this land for residential,



1 commercial, or industrial uses. While residential uses are somewhat  
2 compatible with agricultural uses, residential development in this area  
3 should be minimized and large areas should be required to stay in  
4 agricultural use.”  
5

6 **Staff Report review by Development Services Director**

7 Stephen Nelson  
8

9 **Staff Report by County Planner**

10 Conner Smith  
11

12 **General Description**

13 This ordinance amends the County Zoning Map by rezoning 18.71 acres from the Agricultural  
14 (A10) Zone to the Rural 2 (RU2) Zone.  
15

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

17 Staff Report to Planning Commission - revised



**Staff Report: White Bison Acres Rezone**

1 August 2024

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:** Jed Willets

**Parcel ID#:** 11-069-0007

**Staff Recommendation:** None

**Type of Action:** Legislative

**Land Use Authority:** Cache County Council

**Location**

*Reviewed by Conner Smith*

**Project Address:**

4200 S. Highway 23  
 Wellsville

**Acres:** 18.71

**Surrounding Uses:**

North – Agricultural/Residential

South – Agricultural

East – Agricultural

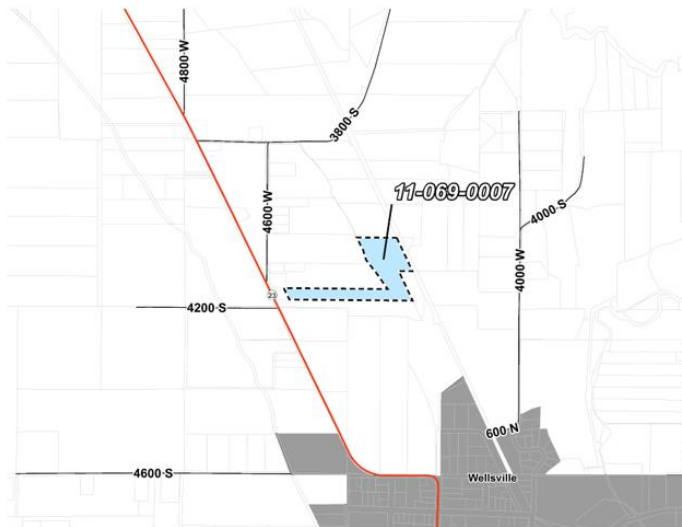
West – Agricultural/Residential

**Current Zoning:**

Agricultural (A10)

**Proposed Zoning:**

Rural 2 (RU2)



**Findings of Fact**

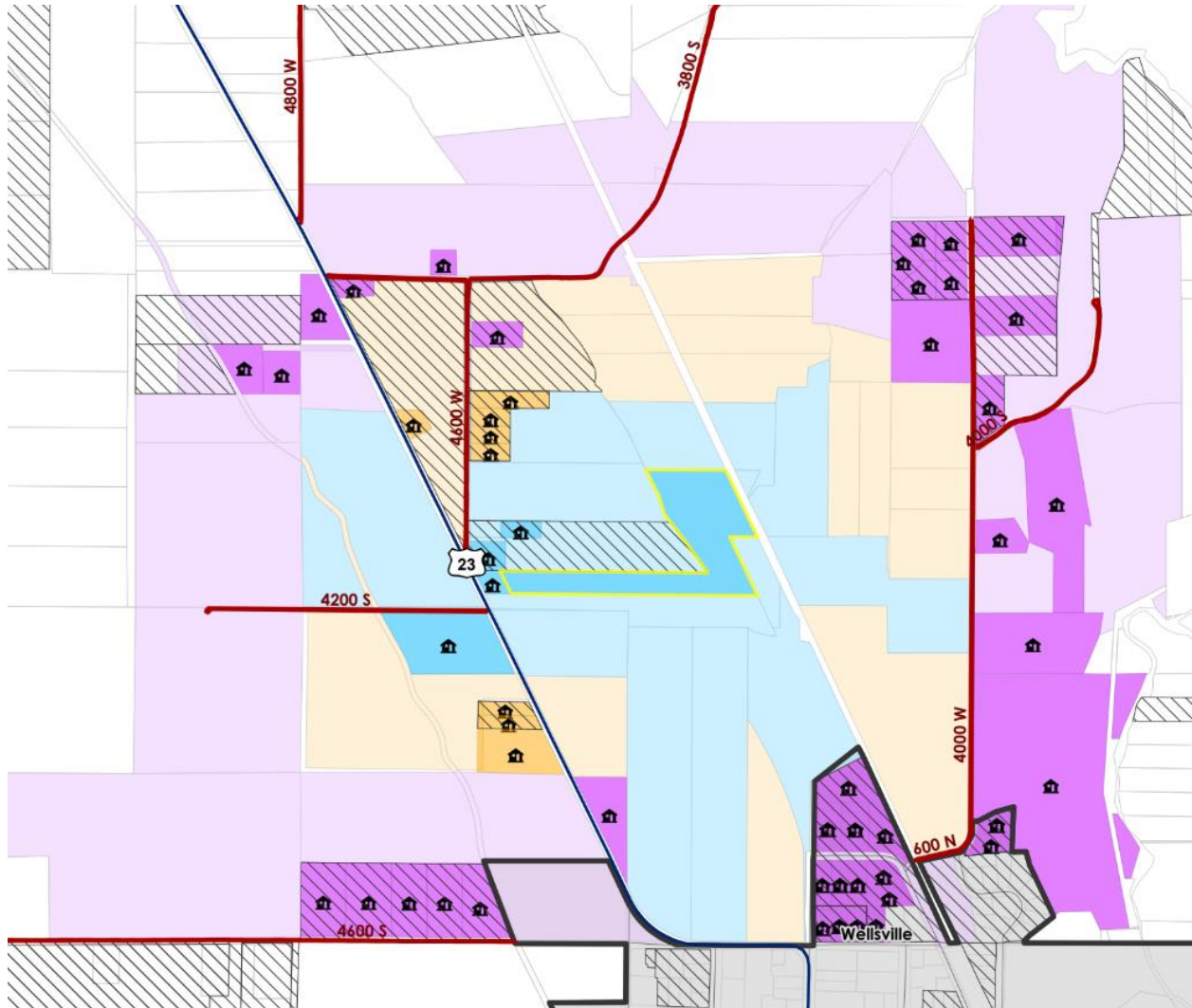
**A. Request description**

1. A request to rezone 18.71 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.
2. Should the rezone request be approved, the maximum number of potential lots will be nine.
3. This rezone may allow the parcel to establish uses permitted in the Rural 2 (RU2) Zone. A rezone request is general in nature and is not tied to any proposed use. Any impacts related to permitted and conditional uses allowed within Rural 2 (RU2) Zone will be addressed as part of each respective approval process required prior to site development activities.



## Revised Pg. 7 - Planning Commission Recommendation

4. Staff has identified general information as pertains to the subject property to assist the Planning Commission and County Council in arriving at a decision. This information is reflected in the attached map (Attachment A) and in the following text.
  - a. Land Use Context:
    - i. Parcel status: The property does not match the configuration it had on August 8, 2006 as boundary line adjustments and the splitting of a non-contiguous portion of the parcel was done. However, the property is still legal.
    - ii. Average Lot Size: (See Attachment A)

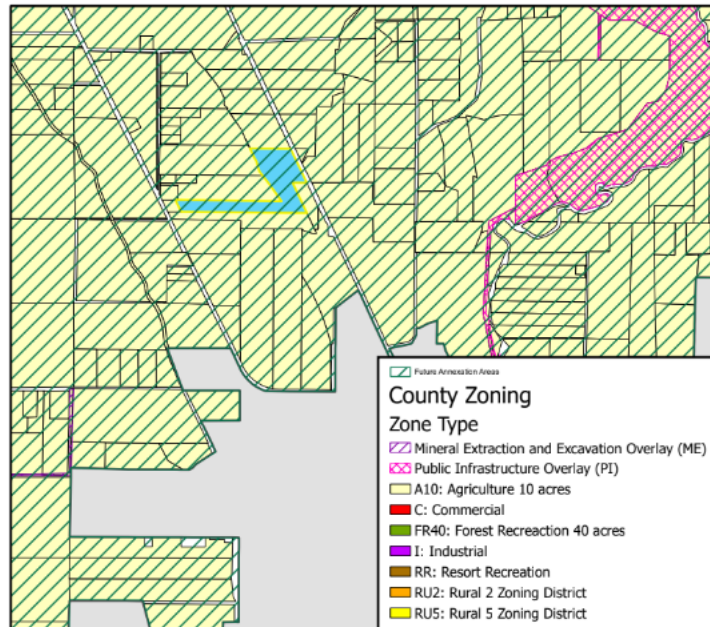


Average Parcel Size	
Adjacent Parcels	With a Home: 3.2 Acres (4 Parcels)
	Without a Home: 12.9 Acres (19 Parcels)
1/4 Mile Buffer	With a Home: 2.2 Acres (12 Parcels)
	Without a Home: 11.7 Acres (40 Parcels)
1/2 Mile Buffer	With a Home: 4.5 Acres (37 Parcels)
	With a Home in Wellsville City: 1.4 Acres (15 Parcels)
	Without a Home: 13.4 Acres (71 Parcels)
	Without a Home in Wellsville City: 4.4 Acres (5 Parcels)



**Revised Pg. 7 - Planning Commission Recommendation**

- i. Schedule of Zoning Uses: The Rural 2 (RU2) Zone is more restrictive than the Agricultural (A10) Zone. The following uses are ones that are permitted, with the use of a zoning clearance or CUP, in the Agricultural (A10) Zone but not in the Rural 2 (RU2) Zone:
- Agricultural Manufacturing
  - Rural Kennel
  - Recreation Facility
  - Cemetery
  - Crematorium
  - Private Airport
  - Concentrated Animal Feed Operation
  - Livestock Auction Facility
  - Agritourism
  - Small-Scale Slaughter Facility
  - Winery
  - Topsoil Extraction
- ii. Adjacent Uses: The properties adjacent to the subject parcel to the east and south are primarily used for agricultural purposes while the properties to the north and west are used for agricultural and residential purposes. The nearest parcel, in the county, in the Rural 2 (RU2) Zone is located a mile to the northwest of the subject parcel.
- iii. Annexation Areas: The subject property is located within the Wellsville City future annexation area.



- The Wellsville General Plan Map, an appendix to the Wellsville City General Plan, marks this location as “Farmland Residential Cluster – 5ac”.

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

5. 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.



**Revised Pg. 7 - Planning Commission Recommendation**

6. The current County Land Use Ordinance does not specify appropriate locations for the Rural 2 (RU2) Zone but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030 [E] identifies the purpose of the Rural 2 (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 Cache countywide comprehensive plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipality 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.”
7. Chapter 4: Future Land Use Plan of the Cache County General Plan states:
  - a. “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.”
  - b. “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.”
8. The future land use map (Attachment B) adopted as part of the Cache County General Plan identifies the area where the subject property is located as “Agriculture and Ranching.” *Cache County General Plan, Chapter 4, Page 26*. This section states:
  - a. Location: Private agriculture landscapes in the Cache Valley outside of municipalities.
  - b. Example Areas: Most of the valley.
  - c. 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.
  - d. Preferred Land Uses: Agriculture, ranching, rural residential uses at densities of less than one unit per 10 acres, Conservation Easements (CEs) and conserved public lands, Agritourism.
  - e. Secondary Land Uses: Industrial and Commercial uses directly supportive of agriculture (Processing, Packaging, Distribution), clustered subdivision developments, outdoor recreation, farm worker housing.
  - f. Discouraged Uses: 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.



**Revised Pg. 7 - Planning Commission Recommendation**

9. The future land use map (Attachment B) adopted as part of the Cache County General Plan identifies the area where the subject property is located as “Urban Expansion Overlay.” *Cache County General Plan, Chapter 4, Page 29*. This section states:
- a. Location: Adjacent to city/town limits within municipal annexation policy areas, where future development could be accommodated with urban-level services. As communities may provide additional information, these reference areas may be updated on the Future Land Use Map without an adopted amendment to reflect the probable expansion of services within a 10 to 20 year timeframe.
  - b. Example Areas: Unincorporated enclaves between or within cities.
  - c. Purpose and Character: 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. The following criteria must be met for these areas
    - i. Accommodate 20-year growth projections
    - ii. Plan for urban-level densities, intensities
    - iii. Meet urban design standards
    - iv. Connect with water and sewer providers, and urban streets
    - v. Urban services provided by the County are minimized
  - d. Preferred Land Uses: Annexations within these areas should strive to accomplish the densities, intensities, and street patterns contained where urban-level infrastructure is available. Affordable housing options are also appropriate in this area.
  - e. Secondary Land Uses: Civic (meeting spaces), residential support uses (e.g. parks, medical, schools, fire and police stations).
  - f. Discouraged Uses: Uses that are not consistent with the municipal general plan or existing county zoning.
10. Consideration of impacts related to uses allowed within the Rural 2 (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**

11. §12.02.010 adopts the Manual of Roadway Design and Construction Standards (Road Manual) for roadway improvement requirements.
12. §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.
13. Table §17.10.040 Site Development Standards – Minimum lot frontage required in the Rural 2 (RU2) Zone is 90 feet.
14. §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
15. §16.04.040 [A] Roads – All roads must be designed and constructed in accordance with Title 12 of the County Code.
16. §12.02.010 Roadway Standards – Requirements for roadway improvement are provided in the current Manual of Roadway Design and Construction Standards (Road Manual).
17. The Road Manual specifies the following:
- a. §2.1 Roadway Functional Classification – Minor Arterial (A): Minor arterial roads link cities, larger towns, and other large traffic generators and are capable of facilitating travel



**Revised Pg. 7 - Planning Commission Recommendation**

over long distances. These routes have relatively high travel speeds and minimal interferences to the through movement of traffic.

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

a. An analysis of the nearest road, SR-23, is below.

19. SR-23 – Utah Department of Transportation (UDOT) Road:

a. West of the subject parcel, SR-23 is an UDOT road classified as a Minor Arterial.

b. The road services multiple dwellings and agricultural uses but is primarily the connection between Mendon and Wellsville with access to SR-30 and Highway 89/91.

c. Is maintained by UDOT.

d. This section of SR-23 is classified per UDOT as an Access Category 4, which has a minimum driveway spacing of 500 feet and a minimum street spacing of 660 feet.

e. Frontage for buildable lots in the County requires a minimum of 90 feet on a public or private road. Based on an initial review of the existing County road grid and existing driveways along SR-23, it does not appear access that meets the requirements of the County Road Manual is possible in combination with UDOT requirements.

f. Initial review showed that there was no access and staff recommended denial. However, after staff forwarded the staff report that recommended denial to the applicant, the applicant provided new information showing that there is a recorded 33-foot easement through Parcel 11-068-0013. Additionally, the applicant provided a copy of an approval from UDOT for access from SR-23 but it is not clear how many residential lots were approved as part of that approval.

g. The 33-foot right-of-way will allow for a Minor Private Road to provide frontage for future potential development. However, as they lack a 66-foot easement, they lack a sufficient right-of-way to build a Major Private Road to allow for the maximum potential of nine lots.

**D. Service Provisions:**

20. §16.04.080 [C] Fire Control – The County Fire District had no comments in regards to this application.

21. §16.04.080 [F] Solid Waste Disposal – Applicant must work with Waste Management for solid waste disposal.

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

22. Public notice was posted online to the Utah Public Notice Website on 19 July 2024.

23. Notices were posted in three public places on 22 July 2024.

24. Notices were mailed to all property owners within 300 feet and Wellsville City on 19 July 2024.

25. At this time, no written public comment regarding this proposal has been received by the Development Services Office.

**Staff Conclusion**

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The White Bison Acres rezone, a request to rezone 18.71 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 based on the findings of fact identified above and any others identified at the public hearing. Although Staff has not made a recommendation for approval or denial, they can help Planning Commission draft a recommendation to County Council.



**Planning Commission Conclusion**

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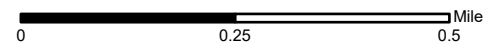
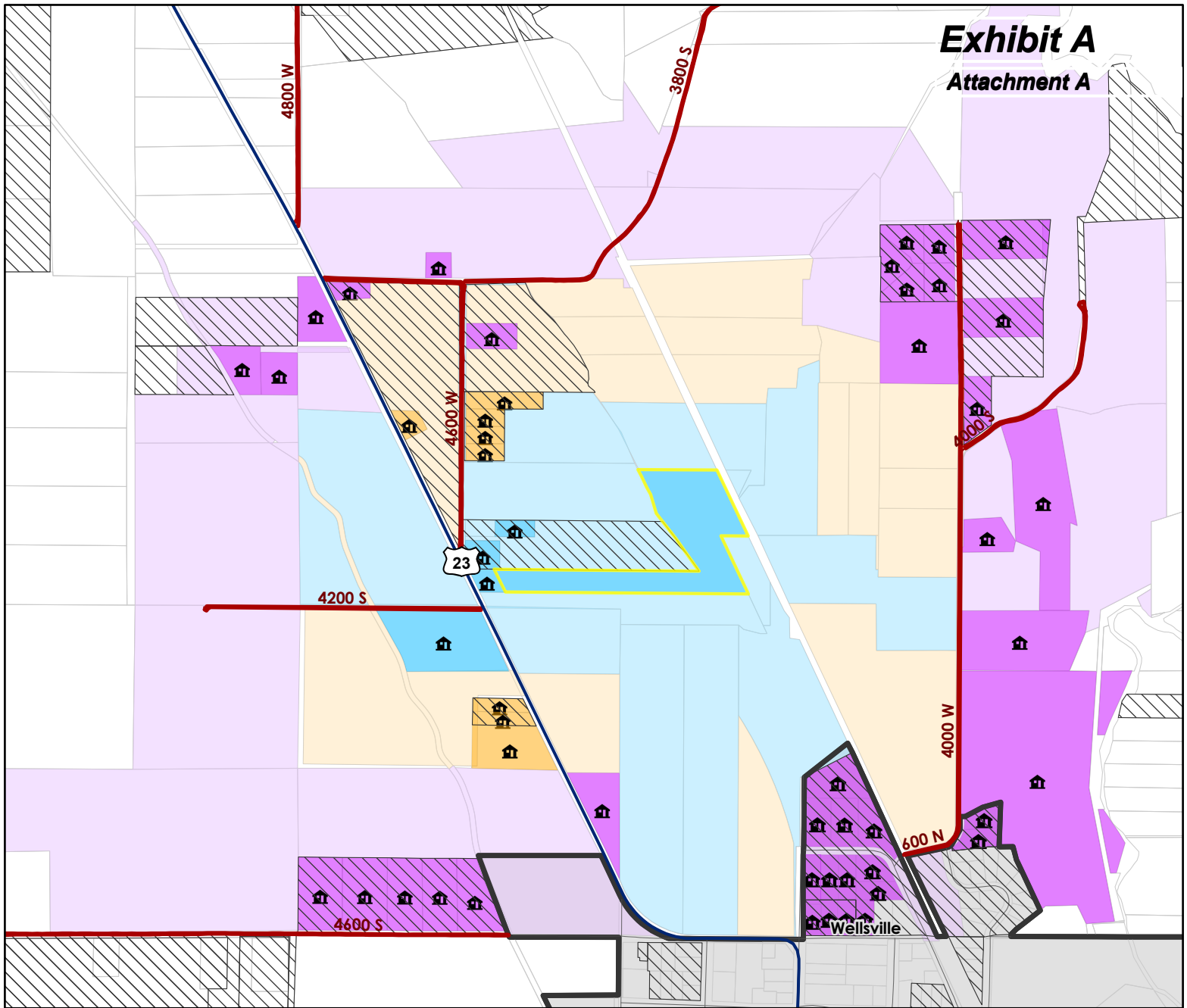
Based on the findings of fact noted herein, the White Bison Acres rezone is hereby recommended for denial to the County Council as follows:

1. The location of the subject property to be rezoned is not compatible with the purpose of the Rural 2 (RU2) Zone:
  - a. “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.”
  - b. The surrounding lands are agricultural lands.
2. The recorded easement that would provide access to any future development currently has a right-of-way of 33-feet. This is only enough to support a Minor Private Road which would not allow for the maximum potential of nine lots.
  - a. Additionally, it is unclear if the provided UDOT permit supports the construction of more than two homes.
3. The nearest area, in the County, that is in the Rural 2 (RU2) Zone is located one mile away.
4. The rezone is not congruent with the Wellsville City General Plan
  - a. The Wellsville City General Plan identifies this area as Farmland Residential Cluster – 5ac.
  - b. Residential – Farmland is defined within the Wellsville City General Plan as:
    - i. “This area is identified on the Land Use Plan to remain, primarily, as an agricultural production area. This area has historically been the primary farming land of the community and the City should preserve the qualities of this area by minimizing the taking of this land for residential, commercial, or industrial uses. While residential uses are somewhat compatible with agricultural uses, residential development in this area should be minimized and large areas should be required to stay in agricultural use.”



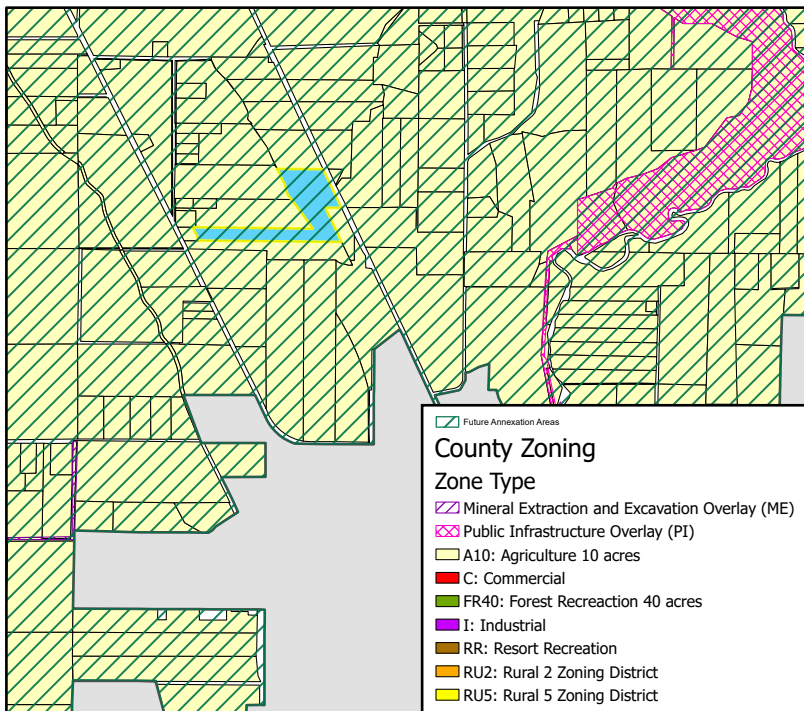
# Exhibit A

## Attachment A



### Legend

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



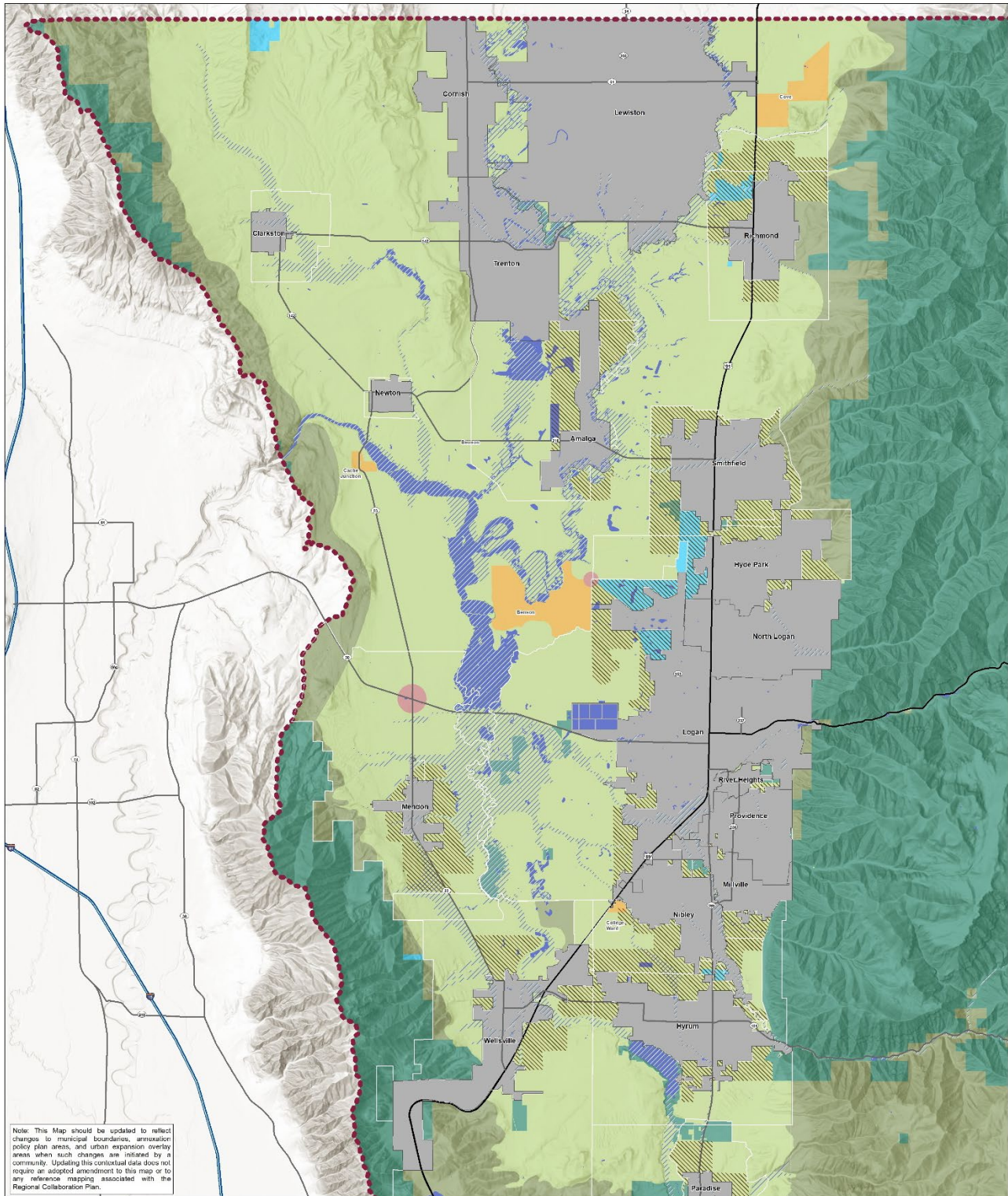
### Average Parcel Size

<b>Adjacent Parcels</b>	With a Home: 3.2 Acres (4 Parcels)
	Without a Home: 12.9 Acres (19 Parcels)
<b>1/4 Mile Buffer</b>	With a Home: 2.2 Acres (12 Parcels)
	Without a Home: 11.7 Acres (40 Parcels)
<b>1/2 Mile Buffer</b>	With a Home: 4.5 Acres (37 Parcels)
	With a Home in Wellsville City: 1.4 Acres (15 Parcels)
	Without a Home: 13.4 Acres (71 Parcels)
	Without a Home in Wellsville City: 4.4 Acres (5 Parcels)



7/9/2024





Note: This Map should be updated to reflect changes to municipal boundaries, annexation policy plan areas, and urban expansion overlay areas when such changes are initiated by a community. Updating this conceptual data does not require an adopted amendment to this map or to any reference mapping associated with the Regional Collaboration Plan.

- |                              |                                   |                                 |
|------------------------------|-----------------------------------|---------------------------------|
| 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 |                                 |

0 0.5 1 2 3 4 Miles

### 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: February 28, 2023







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

BEGINNING AT A POINT LOCATED NORTH 89° 27' 35" WEST, A DISTANCE OF 1082.98 FEET ALONG THE SOUTH LINE SECTION 27 AND NORTH 26° 09' 11" WEST, A DISTANCE OF 142.53 FEET AND SOUTH 89°30' 42" EAST, A DISTANCE OF 209.00 FEET, AND NORTH 26° 09' 11" WEST, A DISTANCE OF 4.00 FEET; FROM THE SOUTH QUARTER CORNER OF SECTION 27; THENCE, NORTH 26° 09' 11" WEST, A DISTANCE OF 205.87 FEET; TO THE SOUTH LINE OF THE WELLSVILLE RISING SUBDIVISION; THENCE FOLLOWING THE SOUTH AND EAST LINES OF SAID WELLSVILLE RISING SUBDIVISION THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 89° 27' 56" EAST, A DISTANCE OF 1667.47 FEET; (2) NORTH 30° 18' 56" WEST, A DISTANCE OF 8.03 FEET; (3) NORTH 35° 34' 56" WEST, A DISTANCE OF 321.20 FEET; (4) NORTH 38° 19' 56" WEST, A DISTANCE OF 172.40 FEET; THENCE, NORTH 36° 42' 04" WEST, A DISTANCE OF 82.96 FEET; THENCE, NORTH 16° 43' 04" WEST, A DISTANCE OF 160.69 FEET; THENCE, NORTH 29° 04' 15" WEST, A DISTANCE OF 65.10 FEET; THENCE, NORTH 25° 03' 41" WEST, A DISTANCE OF 99.73 FEET; THENCE, NORTH 27° 53' 14" WEST, A DISTANCE OF 63.18 FEET; THENCE, SOUTH 89° 42' 07" EAST, A DISTANCE OF 659.67 FEET (EAST 665.4 FEET, BY RECORD) TO THE WEST LINE OF THE OREGON SHORT LINE RAILROAD; THENCE ALONG SAID WEST LINE SOUTH 25° 09' 52" EAST, A DISTANCE OF 593.44 FEET (SOUTH 25°30' EAST 597 FEET, BY RECORD); THENCE, NORTH 89° 42' 07" WEST, A DISTANCE OF 237.00 FEET (NORTH 89°31' WEST 237 FEET, BY RECORD); THENCE, SOUTH 25° 09' 52" EAST (SOUTH 25°15' EAST, BY RECORD), A DISTANCE OF 523.29 FEET; THENCE NORTH 89° 30' 45" WEST A DISTANCE OF 1977.14 FEET TO THE POINT OF BEGINNING. CONT 18.71 AC (CCR)



# Ordinance No. 2024-14

## Cache County, Utah

### River Side Rezone

---

An ordinance amending the County Zoning Map by rezoning 20.47 acres of property 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 1, 2024, the Planning Commission held a public hearing, accepted all comments, and 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**, on August 27, 2024, the County Council held a public hearing, to consider any comments regarding the proposed rezone. The County Council accepted all comments; and

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

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

**1. Statutory Authority**

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

**2. Adoption of amended Zoning Map**

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



### **3. Conclusions**

- A.** The subject property is consistent with the Cache County General Plan as it is located within the Urban Expansion Overlay.
- B.** The subject property is potentially consistent with the Cache County General Plan.
  - i.** The Cache County General Plan indicates that, should any potential subdivisions be clustered, densities of residential developments that are greater than one unit per ten acres are encouraged.
- C.** The subject property has sufficient road access.

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

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

### **5. Exhibits**

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

### **6. Effective date**

This ordinance takes effect on \_\_\_\_\_, 2024. Following its passage but prior to the effective date, a copy of the ordinance shall be deposited with the County Clerk and a short summary of the ordinance shall be published in a newspaper of general circulation within the County as required by law.



**7. Council Vote and Final Action**

Date: ____ / ____ / ____	<u>Council Votes</u>			
<u>Council members</u>	In Favor	Against	Abstain	Absent
Kathryn Beus				
Dave Erickson				
Sandi Goodlander				
Nolan Gunnell				
Mark Hurd				
Barbara Tidwell				
Karl Ward				
<b>Total:</b>				
<b>Final action:</b>	_____ <b>Adopt</b> _____ <b>Reject</b>			

Cache County Council:

Attest:

---

Dave Erickson, Chair

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Bryson Behm, Clerk  
Cache County



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## Action of the County Executive

Regarding Ordinance 2024-14 River Side Rezone

\_\_\_\_\_ Approve

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

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David Zook, Executive  
Cache County

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1                   **b.** The Cache County General Plan indicates that, should any potential subdivisions  
2                   not be clustered, densities of residential developments that are greater than one  
3                   unit per ten acres are discouraged.

4           **4.** The nearest parcel, in the County, in the Rural 2 (RU2) Zone is located two miles to the  
5           south of the subject parcel.

6  
7   **Staff Report review by Development Services Director**

8   Stephen Nelson

9  
10   **Staff Report by County Planner**

11   Conner Smith

12  
13   **General Description**

14   This ordinance amends the County Zoning Map by rezoning 20.47 acres from the Agricultural  
15   (A10) Zone to the Rural 2 (RU2) Zone.

16  
17   **Additional review materials included as part of Exhibit A**

18   Staff Report to Planning Commission - revised



## Staff Report: River Side Rezone

1 August 2024

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:** Wayne Ruud

**Parcel ID#:** 01-086-0004, 01-087-0002

**Staff Recommendation:** None

**Type of Action:** Legislative

**Land Use Authority:** Cache County Council

## Location

*Reviewed by Conner Smith*

**Project Address:**

616 W. 7800 S.

Paradise

**Acres:** 20.47

**Surrounding Uses:**

North – Agricultural

South – Agricultural/Residential

East – Agricultural/Residential

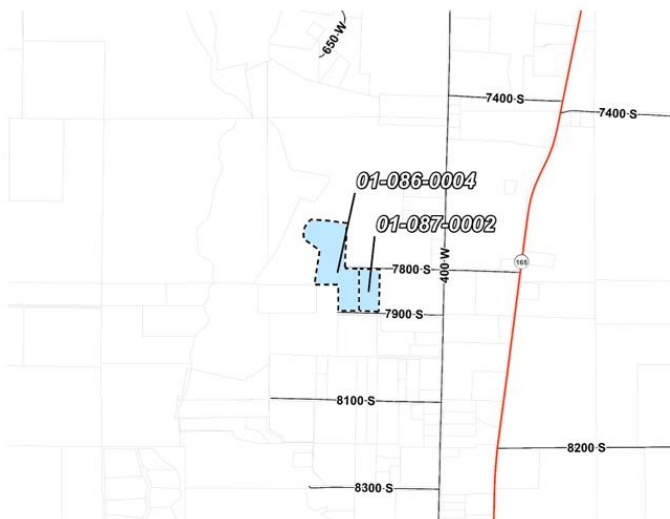
West – Agricultural

**Current Zoning:**

Agricultural (A10)

**Proposed Zoning:**

Rural 2 (RU2)



## Findings of Fact

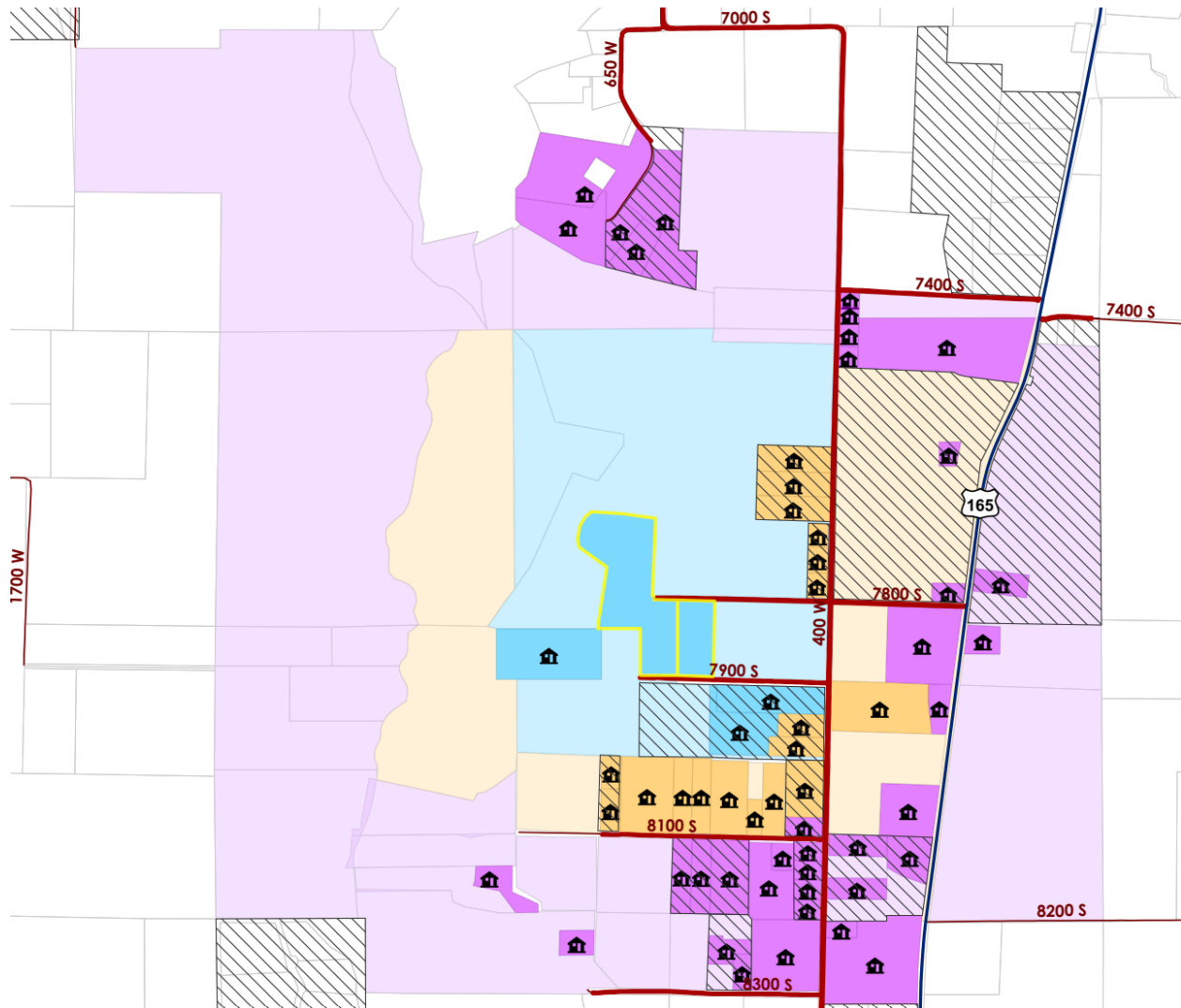
### A. Request description

1. A request to rezone 20.47 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.
2. Should the rezone request be approved, the maximum number of potential lots will be nine.
  - a. Parcel 01-086-0004 will have seven potential lots.
  - b. Parcel 01-087-0002 will have two potential lots.
3. This rezone may allow the parcel to establish uses permitted in the Rural 2 (RU2) Zone. A rezone request is general in nature and is not tied to any proposed use. Any impacts related to permitted and conditional uses allowed within Rural 2 (RU2) Zone will be addressed as part of each respective approval process required prior to site development activities.



## Revised Pg. 9 - Planning Commission Recommendation

4. Staff has identified general information as pertains to the subject property to assist the Planning Commission and County Council in arriving at a decision. This information is reflected in the attached map (Attachment A) and in the following text.
  - a. Land Use Context:
    - i. Parcel status: The property matches the configuration it had on August 8, 2006 and is legal.
    - ii. Average Lot Size: (See Attachment A)

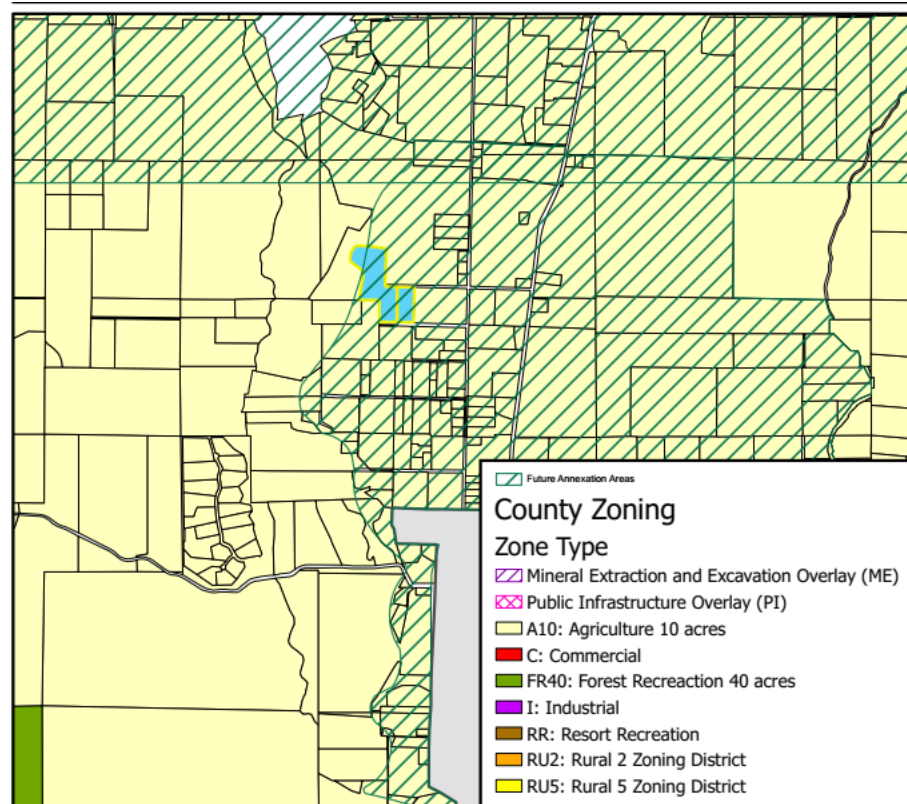


Average Parcel Size	
Adjacent Parcels	With a Home: 7 Acres (3 Parcels)
	Without a Home: 23.2 Acres (10 Parcels)
1/4 Mile Buffer	With a Home: 3.6 Acres (21 Parcels)
	Without a Home: 21.4 Acres (19 Parcels)
1/2 Mile Buffer	With a Home: 3.7 Acres (58 Parcels)
	Without a Home: 24.2 (52 Parcels)



**Revised Pg. 9 - Planning Commission Recommendation**

- i. Schedule of Zoning Uses: The Rural 2 (RU2) Zone is more restrictive than the Agricultural (A10) Zone. The following uses are ones that are permitted, with the use of a zoning clearance or CUP, in the Agricultural (A10) Zone but not in the Rural 2 (RU2) Zone:
- Agricultural Manufacturing
  - Rural Kennel
  - Recreation Facility
  - Cemetery
  - Crematorium
  - Private Airport
  - Concentrated Animal Feed Operation
  - Livestock Auction Facility
  - Agritourism
  - Small-Scale Slaughter Facility
  - Winery
  - Topsoil Extraction
- ii. Adjacent Uses: The properties adjacent to the subject parcel to the north and west are primarily used for agricultural purposes while the properties to the south and east are primarily used for agricultural and residential purposes. The nearest parcel, in the county, in the Rural 2 (RU2) Zone is located two miles to the south of the subject parcel.
- iii. Annexation Areas: The subject property is located within the Paradise City future annexation area.



- Paradise City has no General Plan and has not specified what the future zoning for these parcels will be.



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

5. 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.
6. The current County Land Use Ordinance does not specify appropriate locations for the Rural 2 (RU2) Zone but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030 [E] identifies the purpose of the Rural 2 (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 Cache countywide comprehensive plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipality 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.”
7. Chapter 4: Future Land Use Plan of the Cache County General Plan states:
  - a. “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.”
  - b. “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.”
8. The future land use map (Attachment B) adopted as part of the Cache County General Plan identifies the area where the subject property is located as “Agriculture and Ranching.” *Cache County General Plan, Chapter 4, Page 26*. This section states:
  - a. Location: Private agriculture landscapes in the Cache Valley outside of municipalities.
  - b. Example Areas: Most of the valley.
  - c. 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.
  - d. Preferred Land Uses: Agriculture, ranching, rural residential uses at densities of less than one unit per 10 acres, Conservation Easements (CEs) and conserved public lands, Agritourism.
  - e. Secondary Land Uses: Industrial and Commercial uses directly supportive of agriculture (Processing, Packaging, Distribution), clustered subdivision developments, outdoor recreation, farm worker housing.



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

- 5 of 9



## Revised Pg. 9 - Planning Commission Recommendation

- a. §2.1 Roadway Functional Classification – Minor Local (L) Road: Minor local roads serve almost exclusively to provide access to properties adjacent to the road. Minor local roads generally serve residential or other non-commercial land uses. Many minor local roads are cul-de-sacs or loop roads with no through continuity. The length of minor local roads is typically short. Because the sole function of local roads is to provide local access, such roads are used predominantly by drivers who are familiar with them.
- 18. A basic review of the access to the subject property identifies the following:
  - a. Primary access to the subject property is 7800 S.
- 19. 7800 South – County Road:
  - a. North of the subject parcel, 7800 South is a County road classified as a Minor Local.
  - b. The road services agricultural and residential lands.
  - c. Has a variable right-of-way, a paved width of 20 feet, and a posted speed limit of 55 mph.
  - d. Is maintained year round by the county.
  - e. Is considered acceptable as to travel lanes, right-of-way, paved shoulder, gravel shoulder, clear zone, and material.
  - f. Currently has a minimum driveway spacing of 10 feet and a minimum street spacing of 300 feet.

### Analysis of Existing Roadway - Along Frontage

Roadway Element	Existing Width (ft)	Required Width (ft)	Comments or Findings
Travel Lanes	20	20	OK
Right-of-Way	Varies	66	OK
Paved Shoulder	0	0	OK
Gravel Shoulder	4	4	OK
Clear Zone (4:1)	10	10	OK
Material	Paved	Paved	OK
Structural			Base is visually OK

### Access Management

Classification	Min. Spacing Standard (ft)		
	Public/Private Roads	Commercial	Residential/Farm Access
Minor Local	300	Not Permitted	10

Driveways for all uses except single family homes shall not be closer than eight (8) feet to an adjacent interior property line. Single family homes may be granted with two (2) feet of the property line.





### 20. 7900 South – County Road:

- a. South of the subject parcel, 7900 South is a County road classified as a Minor Local.
- b. The road services agricultural and residential lands.
- c. Has a variable right-of-way, an unpaved width of 20 feet, and a posted speed limit of 55 mph.
- d. Is maintained year round by the county.
- e. Is considered substandard in terms of gravel shoulder and material.
- f. Currently has a minimum driveway spacing of 10 feet and a minimum street spacing of 300 feet.

### Analysis of Existing Roadway - Along Frontage

Roadway Element	Existing Width (ft)	Required Width (ft)	Comments or Findings
Travel Lanes	20	20	OK
Right-of-Way	Varies	66	OK
Paved Shoulder	0	0	OK
Gravel Shoulder	0	4	Substandard
Clear Zone (4:1)	10	10	OK
Material	Gravel	Paved	Substandard
Structural			Base is visually OK



**Access Management**

Classification	Min. Spacing Standard (ft)		
	Public/Private Roads	Commercial	Residential/Farm Access
Minor Local	300	Not Permitted	10

Driveways for all uses except single family homes shall not be closer than eight (8) feet to an adjacent interior property line. Single family homes may be granted with two (2) feet of the property line.

**D. Service Provisions:**

21. §16.04.080 [C] Fire Control – The County Fire District had no comment in regard to this application.
22. §16.04.080 [F] Solid Waste Disposal – Applicant must work with Waste Management for solid waste disposal.
23. §17.18.040 Sensitive Areas – Sensitive areas are present on Parcel 01-086-0004.
  - a. Steep slopes and wetlands are present on this parcel.
  - b. Per §17.18.040, steep slopes and wetlands are non-developable.
  - c. As these parcels are being converted to the Rural 2 (RU2) Zone, a density calculation must be performed. This means that the net developable acreage will be calculated by removing the acreage of non-developable acreage, in this case steep slopes and wetlands, from the gross acreage (20.47 acres).

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

24. Public notice was posted online to the Utah Public Notice Website on 19 July 2024.
25. Notices were posted in three public places on 22 July 2024.



26. Notices were mailed to all property owners within 300 feet and Paradise City on 19 July 2024.
27. At this time, no written public comment regarding this proposal has been received by the Development Services Office.

## **Conclusion**

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The River Side rezone, a request to rezone 20.47 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 based on the findings of fact identified above and any others identified at the public hearing. Although Staff has not made a recommendation for approval or denial, they can help Planning Commission draft a recommendation to County Council.

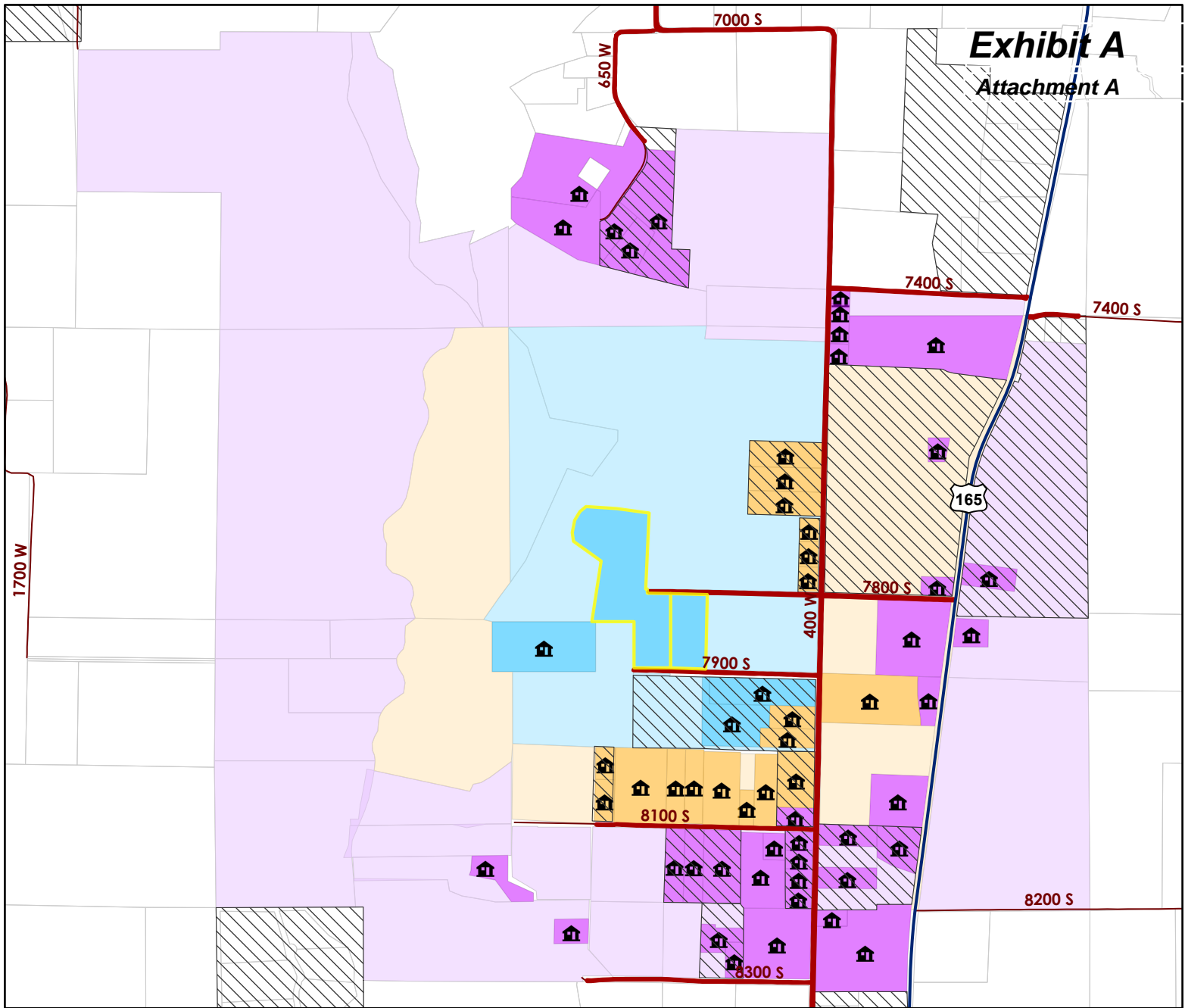
## **Planning Commission Conclusion**

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

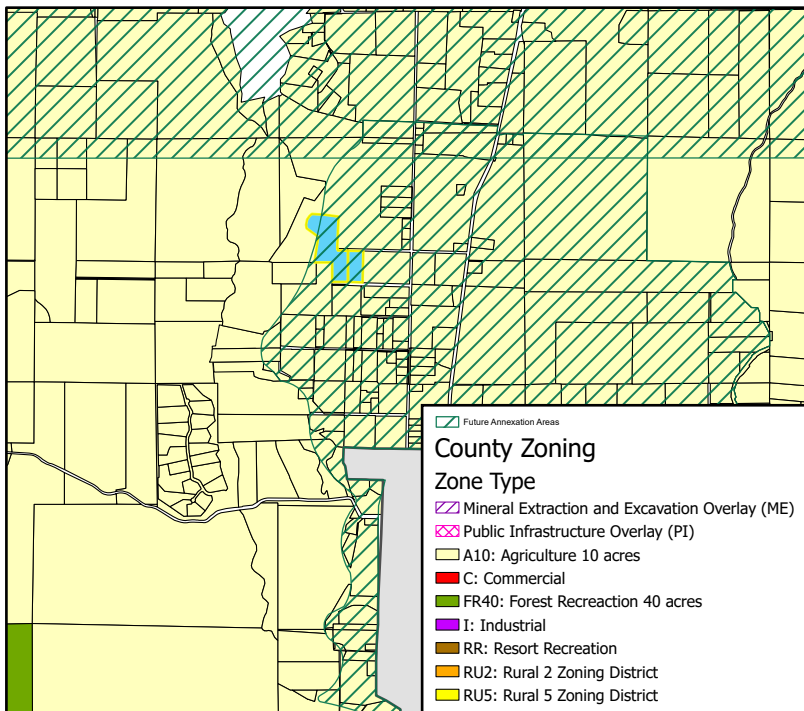
1. The area is not conducive to residential development due to the presence of sensitive areas including, but not limited to, wetlands, moderate and steep slopes, and wildfire hazard areas.
2. The location of the subject property to be rezoned is not compatible with the purpose of the Rural 2 (RU2) Zone:
  - 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 Cache countywide comprehensive plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipality 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.
3. The subject property is potentially not consistent with the Cache County General Plan.
  - a. The Cache County General Plan has identified this area as “Agriculture and Ranching” which places an emphasis on agricultural production. The Rural 2 (RU2) Zone has limited agricultural potential as many agriculture related uses are not possible within the Rural 2 (RU2) Zone.
  - b. The Cache County General Plan indicates that, should any potential subdivisions not be clustered, densities of residential developments that are greater than one unit per ten acres are discouraged.
4. The nearest parcel, in the county, in the Rural 2 (RU2) Zone is located two miles to the south of the subject parcel.





# Exhibit A

## Attachment A



### Legend

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

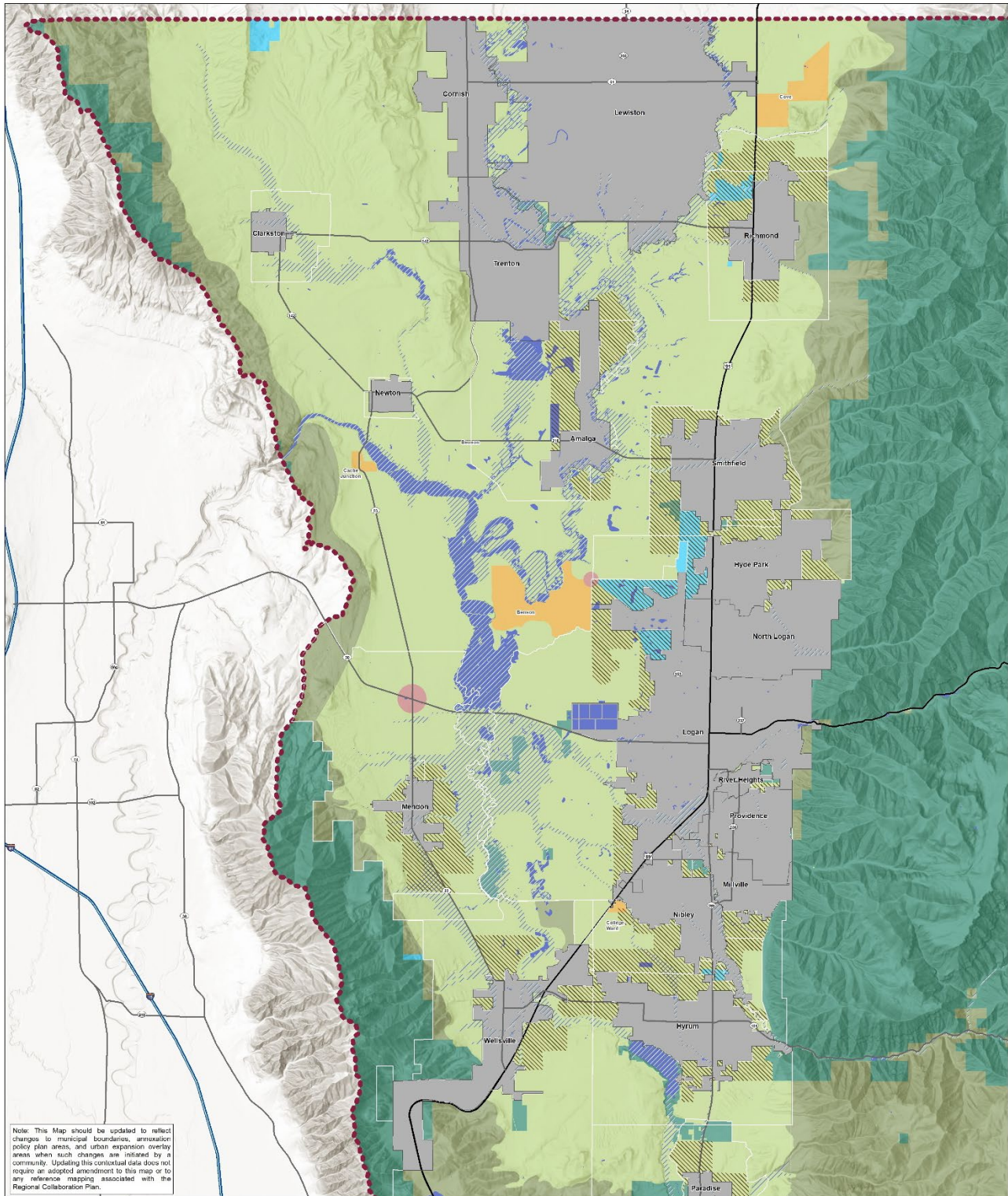
### Average Parcel Size

<b>Adjacent Parcels</b>	With a Home: 7 Acres (3 Parcels)
	Without a Home: 23.2 Acres (10 Parcels)
<b>1/4 Mile Buffer</b>	With a Home: 3.6 Acres (21 Parcels)
	Without a Home: 21.4 Acres (19 Parcels)
<b>1/2 Mile Buffer</b>	With a Home: 3.7 Acres (58 Parcels)
	Without a Home: 24.2 (52 Parcels)



7/9/2024





Water Bodies	Urban Expansion Overlay	Agriculture and Ranching
100 Year Floodplain	Retail Commercial	Mountain Rural and Conservation
Municipalities	Rural Community	Forest and Natural Resource
Annexion 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: February 28, 2023







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

**01-086-0004**

BEGINNING AT A POINT 6.65 CHAINS SOUTH AND 16.80 CHAINS EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 10 NORTH, RANGE 1 EAST; THENCE NORTH 424 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 21; THENCE WEST 386.5 FEET TO BROW OF HILL; THENCE NORTH 8°45' EAST 561.23 FEET; THENCE NORTH 54°20' WEST 312.6 FEET TO MILL RACE; THENCE NORTHERLY 350 FEET FOLLOWING MILL RACE SOUTH 86°09' EAST 283.3 FEET EASTERLY 313.56 FEET TO POINT IN THE NORTH FENCE LINE WHICH POINT IS NORTH 2°33' EAST 697 FEET OF A POINT NORTH 88°53' WEST 1584.8 FEET FROM THE SOUTHEAST CORNER OF LOT 8, BLOCK 7, PLAT B OF PARADISE FARM SURVEY; THENCE SOUTH 2°33' WEST 697 FEET EAST 228.2 FEET SOUTH 724.2 FEET TO ROAD WEST 5.10 CHAINS TO BEGINNING. CONT 15.67 AC LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT A POINT ON THE GRANTOR'S NORTH LINE LOCATED NORTH 89°09'51" EAST, A DISTANCE OF 1448.78 FEET AND NORTH 00°50'09" WEST, A DISTANCE OF 220.80 FEET AND NORTH 00°00'00" WEST 43.39 FEET FROM THE A.A. HUDSON ALUMINUM CAP MARKING THE WEST QUARTER CORNER OF SECTION 21, FROM WHICH MONUMENT THE A.A. HUDSON ALUMINUM CAP MARKING THE EAST QUARTER CORNER OF SECTION 21 BEARS NORTH 89°09'51" EAST, A DISTANCE OF 5279.11 FEET; THENCE, SOUTH 00°00'00" EAST, A DISTANCE OF 43.39 FEET; THENCE, NORTH 88°45'42" WEST, A DISTANCE OF 214.17 FEET; THENCE, NORTH 00°00'00" EAST, A DISTANCE OF 38.76 FEET TO NORTH LINE OF GRANTOR'S PROPERTY; THENCE, NORTH 90°00'00" EAST, A DISTANCE OF 214.12 FEET TO THE POINT OF BEGINNING. CONT 0.20 AC SUBJECT TO AN EASEMENT DESCRIBED IN ENTRY #1285116 CONT 15.47 AC NET



**01-087-0002**

BEG 6.65 CHS S & 21.90 CHS E OF NWCOR OF SW/4 OF SEC 21 T 10N R 1E & TH E 5.20 CHS  
TH N 7.75 CHS TH WEST 5.20 CHS TH S 7.75 CHS TO BEG ALSO THE NORTH PT OF W/2 OF  
LT 2 BLK 7 PARADISE NORTH FIELD FARM SVY 5 AC



## Ordinance No. 2024-15

### Cache County, Utah

#### Marshall P Maughan Family Trust 14 Acres – Currently A10 Rezone

---

An ordinance amending the County Zoning Map by rezoning 14.00 acres of property 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 1, 2024, the Planning Commission held a public hearing, accepted all comments, and 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**, on August 27, 2024, the County Council held a public hearing, to consider any comments regarding the proposed rezone. The County Council accepted all comments; and

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

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

**1. Statutory Authority**

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

**2. Adoption of amended Zoning Map**

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



### **3. Conclusions**

- A.** The location of the subject property to be rezoned is compatible with the purpose of the Rural 2 (RU2) Zone:
  - i.** 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.
  - ii.** To implement the policies of Cache countywide comprehensive plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipality standards.
  - iii.** 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.
- B.** The subject property is consistent with the Cache County General Plan as it is located within the Urban Expansion Overlay.
- C.** The subject property is reasonably consistent with the Mendon City General Plan as it is potentially located in the A-1 or A-2 Zone.
  - i.** A-1 Agricultural 2.5 acres
    - i.** “Agricultural – (A-1) lot sizes 2.5 acres up to 5 acres with more farm animals and production opportunities. Secondary water (irrigation) is available.”
  - ii.** A-2 Agricultural from 5 Acres up to 10 acres
    - i.** “Agricultural – (A-2) lot sizes of 5 acres up to 10 acres with more farm animals and production opportunities. Secondary water (irrigation) is available.”
  - iii.** The nearest parcel, in the County, in the Rural 2 (RU2) Zone is located 300 feet to the south of the subject property.

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

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

### **5. Exhibits**

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

### **6. Effective date**

This ordinance takes effect on \_\_\_\_\_, 2024. Following its passage but prior to the effective date, a copy of the ordinance shall be deposited with the County Clerk and a short summary of the ordinance shall be published in a newspaper of general circulation within the County as required by law.



**7. Council Vote and Final Action**

Date: ____ / ____ / ____	<u>Council Votes</u>			
<u>Council members</u>	In Favor	Against	Abstain	Absent
Kathryn Beus				
Dave Erickson				
Sandi Goodlander				
Nolan Gunnell				
Mark Hurd				
Barbara Tidwell				
Karl Ward				
<b>Total:</b>				
<b>Final action:</b>	_____ <b>Adopt</b> _____ <b>Reject</b>			

Cache County Council:

Attest:

\_\_\_\_\_  
Dave Erickson, Chair\_\_\_\_\_  
Bryson Behm, Clerk  
Cache County



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## Action of the County Executive

Regarding Ordinance 2024-15, the Marshall P Maughan Family Trust 14 Acres –  
Currently A10 Rezone

\_\_\_\_\_ Approve

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

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David Zook, Executive  
Cache County

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## County Council action

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

Denial (7-yea; 0-nay).

Conclusion: Based on the findings of fact noted [in the staff report], the Marshal P Maughan

**1. The applicant failed to provide any approval from the Utah Department of**

- a. The applicant has potential to put seven new parcels on this parcel. UDOT might consider this a substantial increase and, depending on if it is congruent with their plans, might deny access.

**2. The subject property is potentially not consistent with the Cache County General Plan.**

**b.** The Cache County General Plan indicates that, should any potential subdivisions not be clustered, densities of residential developments that are greater than one unit per ten acres are discouraged.

Stephen Nelson



1   **Staff Report by County Planner**

2   Conner Smith

3

4   **General Description**

5   This ordinance amends the County Zoning Map by rezoning 14.00 acres from the Agricultural  
6   (A10) Zone to the Rural 2 (RU2) Zone.

7

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

9   Staff Report to Planning Commission - revised



**Staff Report:** Marshall P Maughan Family Trust 14 Acres – Currently A10 Rezone 1 August 2024

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:** David Rupp

**Parcel ID#:** 11-047-0003

**Staff Recommendation:** None

**Type of Action:** Legislative

**Land Use Authority:** Cache County Council

**Location**

*Reviewed by Conner Smith*

**Project Address:**

3201 S. Highway 23  
 Wellsville

**Acres:** 14.00

**Current Zoning:**

Agricultural (A10)

**Proposed Zoning:**

Rural 2 (RU2)

**Surrounding Uses:**

North – Agricultural/Residential

South – Agricultural/Residential

East – Agricultural/Residential

West – Agricultural/Residential



**Findings of Fact**

**A. Request description**

1. A request to rezone 14.00 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.
2. Should the rezone request be approved, the maximum number of potential lots will be seven.
3. This rezone may allow the parcel to establish uses permitted in the Rural 2 (RU2) Zone. A rezone request is general in nature and is not tied to any proposed use. Any impacts related to permitted and conditional uses allowed within Rural 2 (RU2) Zone will be addressed as part of each respective approval process required prior to site development activities.

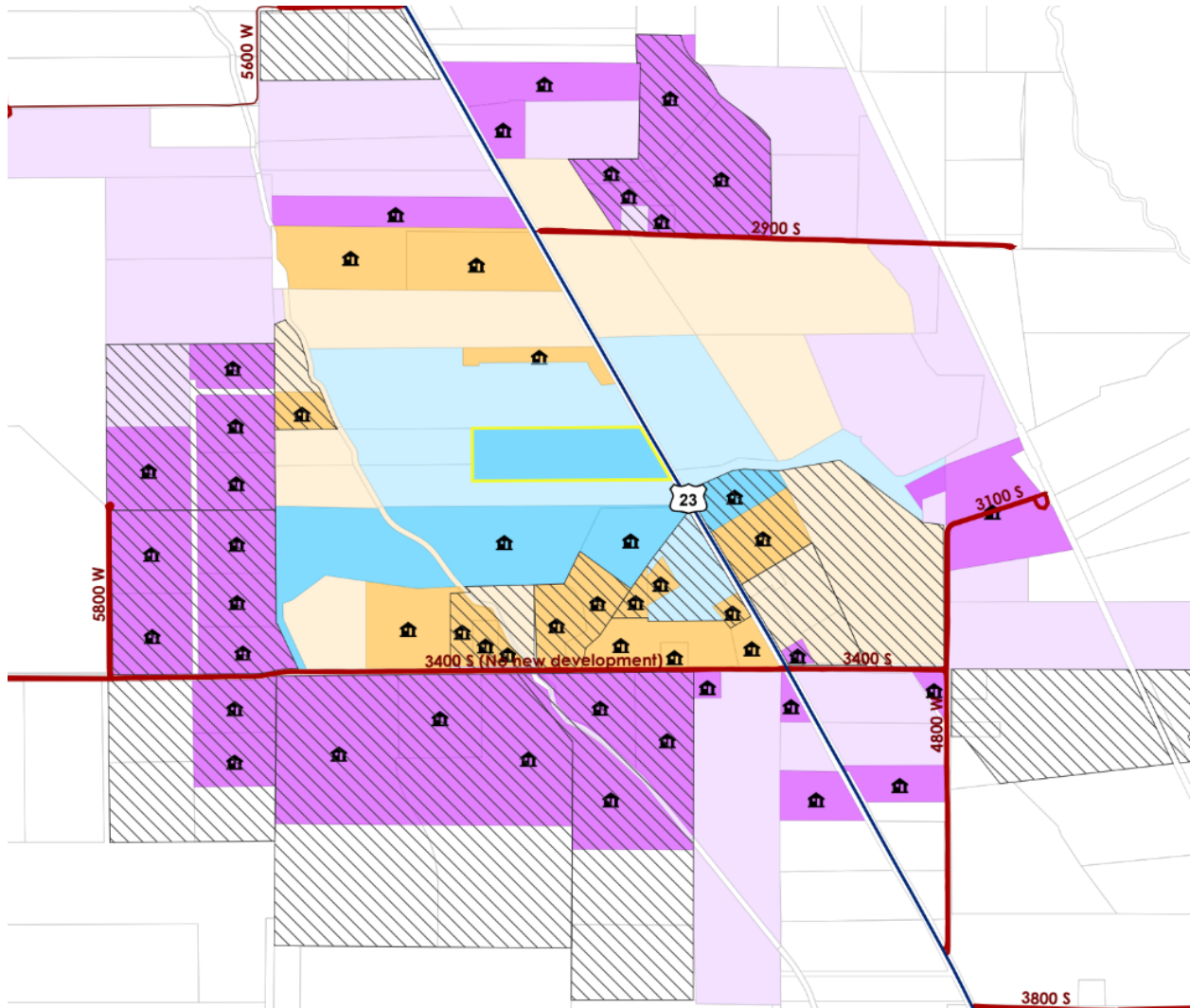


## Revised Pg. 6 - Planning Commission Recommendation

4. Staff has identified general information as pertains to the subject property to assist the Planning Commission and County Council in arriving at a decision. This information is reflected in the attached map (Attachment A) and in the following text.

- a. Land Use Context:

- i. Parcel status: The property does not match the configuration it had on August 8, 2006 as boundary line adjustments were done. However, the property is still legal.
    - ii. Average Lot Size: (See Attachment A)



Average Parcel Size	
Adjacent Parcels	With a Home: 16.7 Acres (3 Parcels)
	Without a Home: 14.1 Acres (7 Parcels)
1/4 Mile Buffer	With a Home: 6.3 Acres (20 Parcels)
	Without a Home: 11.3 Acres (23 Parcels)
1/2 Mile Buffer	With a Home: 7.5 Acres (52 Parcels)
	Without a Home: 11.1 (49 Parcels)

- i. Schedule of Zoning Uses: The Rural 2 (RU2) Zone is more restrictive than the Agricultural (A10) Zone. The following uses are ones that are permitted, with the use



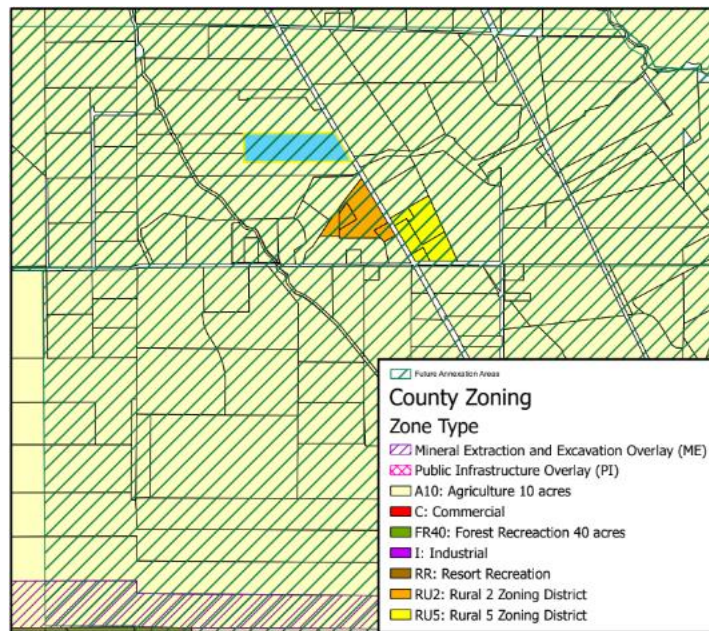
**Revised Pg. 6 - Planning Commission Recommendation**

of a zoning clearance or CUP, in the Agricultural (A10) Zone but not in the Rural 2 (RU2) Zone:

- Agricultural Manufacturing
- Rural Kennel
- Recreation Facility
- Cemetery
- Crematorium
- Private Airport
- Concentrated Animal Feed Operation
- Livestock Auction Facility
- Agritourism
- Small-Scale Slaughter Facility
- Winery
- Topsoil Extraction

- ii. Adjacent Uses: The properties adjacent to the subject parcel are primarily used for agricultural and residential purposes. The nearest parcel, in the county, in the Rural 2 (RU2) Zone is located 300 feet to the south-east of the subject parcel. Additionally, there is a Rural 5 (RU5) Zone 1,000 feet to the south-east of the subject parcel.
  - The Rose Hill rezone, a request to rezone 11.48 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone, was approved by County Council on 22 April 2014 as Ordinance 2014-08. Rose Hill was already a pre-existing 2-lot subdivision. However, a subdivision amendment was done in 2014 which resulted in the creation of a new lot for a total of 3-lots with an agricultural remainder.
  - The Denali South rezone, a request to rezone 12.13 acres from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone, was approved by County Council on 24 January 2023 as Ordinance 2023-01. Denali South was already a pre-existing 1-lot subdivision with an agricultural remainder. However, a subdivision amendment was done in 2023 which resulted in the creation of a new lot for a total of 2-lots with two agricultural remainders.
- iii. Annexation Areas: The subject property is located within the Mendon City future annexation area.





- The Mendon City General Plan Map marks this location as “Agricultural (A-1/A-2/A-3)”.

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

5. 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.
6. The current County Land Use Ordinance does not specify appropriate locations for the Rural 2 (RU2) Zone but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030 [E] identifies the purpose of the Rural 2 (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 Cache countywide comprehensive plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipality 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.”
7. Chapter 4: Future Land Use Plan of the Cache County General Plan states:
  - a. “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.”
  - b. “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.”

8. The future land use map (Attachment B) adopted as part of the Cache County General Plan identifies the area where the subject property is located as “Agriculture and Ranching.” *Cache County General Plan, Chapter 4, Page 26*. This section states:
  - a. Location: Private agriculture landscapes in the Cache Valley outside of municipalities.
  - b. Example Areas: Most of the valley.
  - c. 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.
  - d. Preferred Land Uses: Agriculture, ranching, rural residential uses at densities of less than one unit per 10 acres, Conservation Easements (CEs) and conserved public lands, Agritourism.
  - e. Secondary Land Uses: Industrial and Commercial uses directly supportive of agriculture (Processing, Packaging, Distribution), clustered subdivision developments, outdoor recreation, farm worker housing.
  - f. Discouraged Uses: 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.

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

9. §12.02.010 adopts the Manual of Roadway Design and Construction Standards (Road Manual) for roadway improvement requirements.
10. §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.
11. Table §17.10.040 Site Development Standards – Minimum lot frontage required in the Rural 2 (RU2) Zone is 90 feet.
12. §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
13. §16.04.040 [A] Roads – All roads must be designed and constructed in accordance with Title 12 of the County Code.
14. §12.02.010 Roadway Standards – Requirements for roadway improvement are provided in the current Manual of Roadway Design and Construction Standards (Road Manual).
15. The Road Manual specifies the following:
  - a. §2.1 Roadway Functional Classification – Minor Arterial (A): Minor arterial roads link cities, larger towns, and other large traffic generators and are capable of facilitating travel over long distances. These routes have relatively high travel speeds and minimal interferences to the through movement of traffic.
16. A basic review of the access to the subject property identifies the following:
  - a. Primary access to the subject property is SR-23.
17. SR-23 – Utah Department of Transportation (UDOT) Road:
  - a. East of the subject parcel, SR-23 is an UDOT road classified as a Minor Arterial.



**Revised Pg. 6 - Planning Commission Recommendation**

- b. The road services multiple dwellings and agricultural uses but is primarily the connection between Mendon and Wellsville with access to SR-30 and Highway 89/91.
- c. Is maintained by UDOT.
- d. This section of SR-23 is classified per UDOT as an Access Category 4, which has a minimum driveway spacing of 500 feet and a minimum street spacing of 660 feet.
- e. Access to any proposed development must be approved by UDOT.

**D. Service Provisions:**

- 18. §16.04.080 [C] Fire Control – The County Fire District had no comments in regards to this application.
- 19. §16.04.080 [F] Solid Waste Disposal – Applicant must work with Waste Management for solid waste disposal.

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

- 20. Public notice was posted online to the Utah Public Notice Website on 19 July 2024.
- 21. Notices were posted in three public places on 22 July 2024.
- 22. Notices were mailed to all property owners within 300 feet and Wellsville City on 19 July 2024.
- 23. At this time, no written public comment regarding this proposal has been received by the Development Services Office.

**Conclusion**

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The Marshal P Maughan Family Trust 14 Acres – Currently A10 rezone, a request to rezone 14.00 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 based on the findings of fact identified above and any others identified at the public hearing. Although Staff has not made a recommendation for approval or denial, they can help Planning Commission draft a recommendation to County Council.

**Planning Commission Conclusion**

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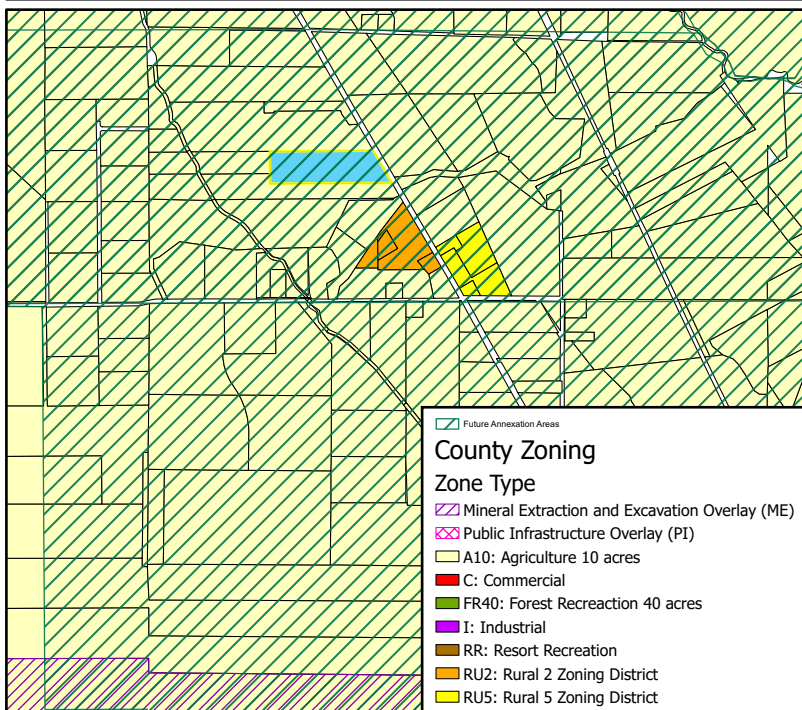
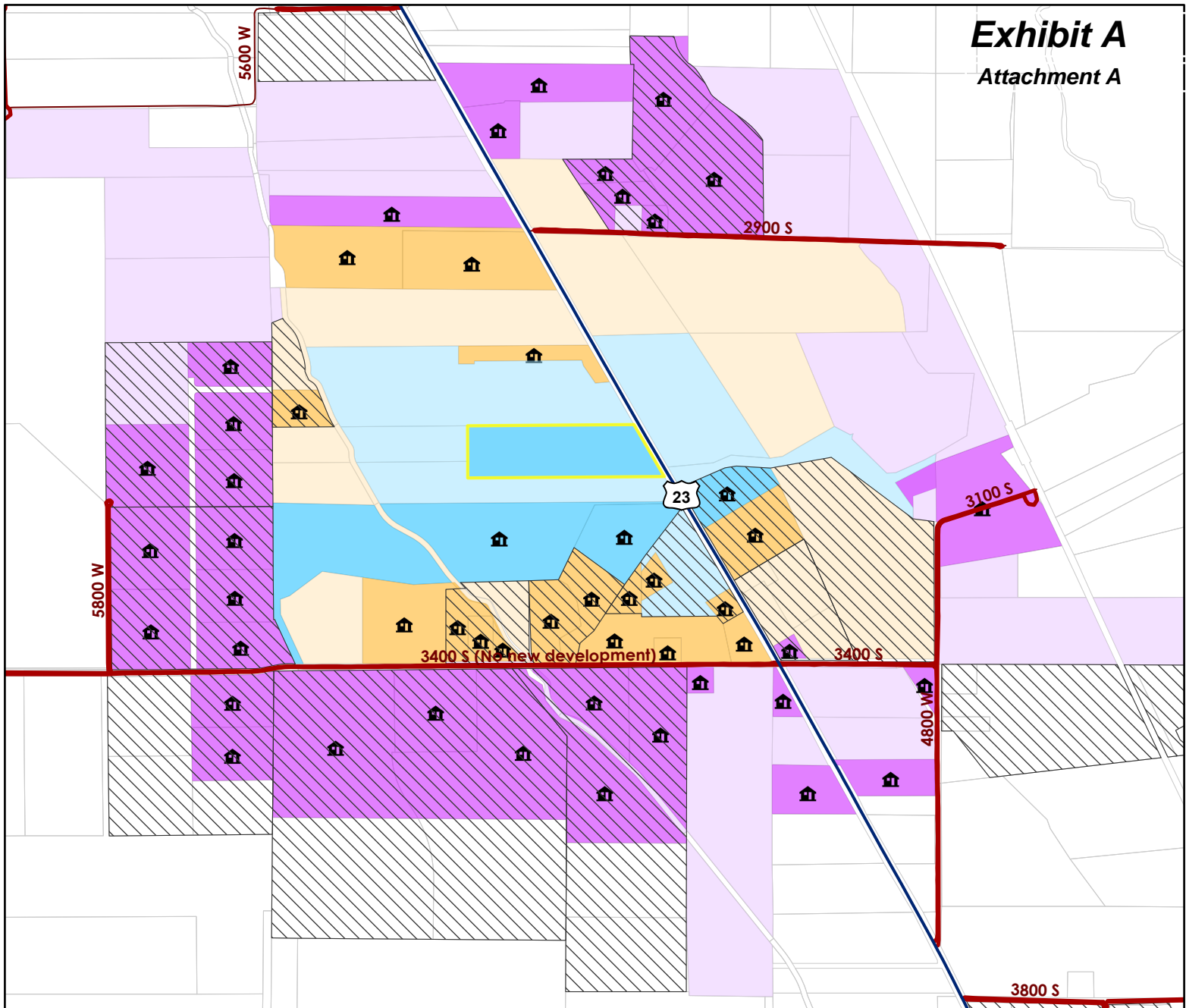
Based on the findings of fact noted herein, the Marshal P Maughan Family Trust 14 Acres – Currently A10 rezone is hereby recommended for denial to the County Council as follows:

- 1. The applicant failed to provide any approval from UDOT that would approve access from SR-23 to any potential developments.
  - a. The applicant has potential to put seven new parcels on this parcel. UDOT might consider this a substantial increase and, depending on if it is congruent with their plans, might deny access.
  - b. The only frontage this parcel has is SR-23. This means that in the event UDOT denies any access to this property there will be no other way to access the property.
- 2. The subject property is potentially not consistent with the Cache County General Plan.
  - a. The Cache County General Plan has identified this area as “Agriculture and Ranching” which places an emphasis on agricultural production. The Rural 2 (RU2) Zone has limited agricultural potential as many agriculture related uses are not possible within the Rural 2 (RU2) Zone.
  - b. The Cache County General Plan indicates that, should any potential subdivisions not be clustered, densities of residential developments that are greater than one unit per ten acres are discouraged.



# Exhibit A

## Attachment A



### Legend

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

0 0.25 0.5 Mile

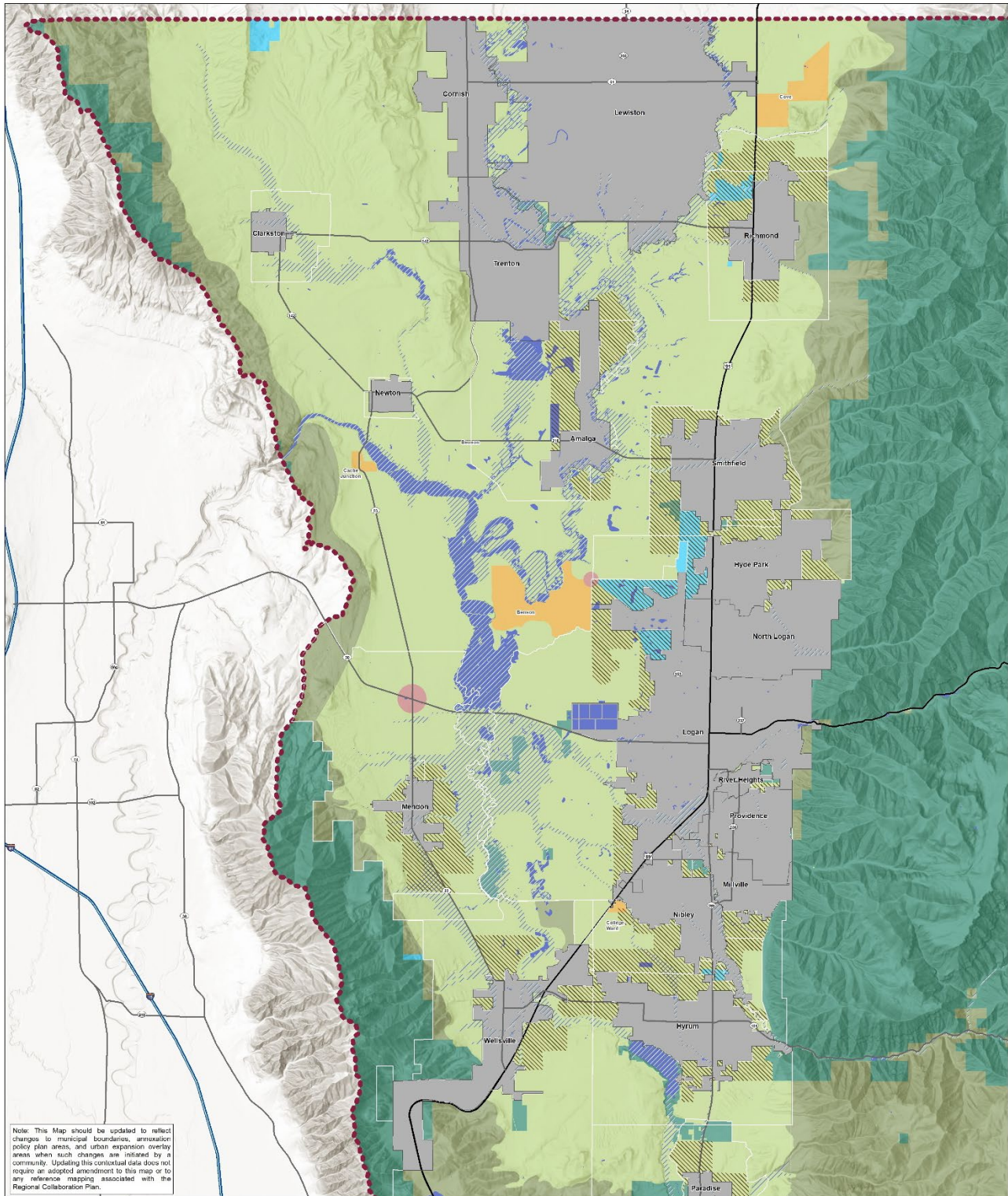
### Average Parcel Size

Adjacent Parcels	With a Home: 16.7 Acres (3 Parcels)
	Without a Home: 14.1 Acres (7 Parcels)
1/4 Mile Buffer	With a Home: 6.3 Acres (20 Parcels)
	Without a Home: 11.3 Acres (23 Parcels)
1/2 Mile Buffer	With a Home: 7.5 Acres (52 Parcels)
	Without a Home: 11.1 (49 Parcels)



7/9/2024





Note: This Map should be updated to reflect changes to municipal boundaries, annexation policy plan areas, and urban expansion overlay areas when such changes are initiated by a community. Updating this contextual data does not require an adopted amendment to this map or to any reference mapping associated with the Regional Collaboration Plan.

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

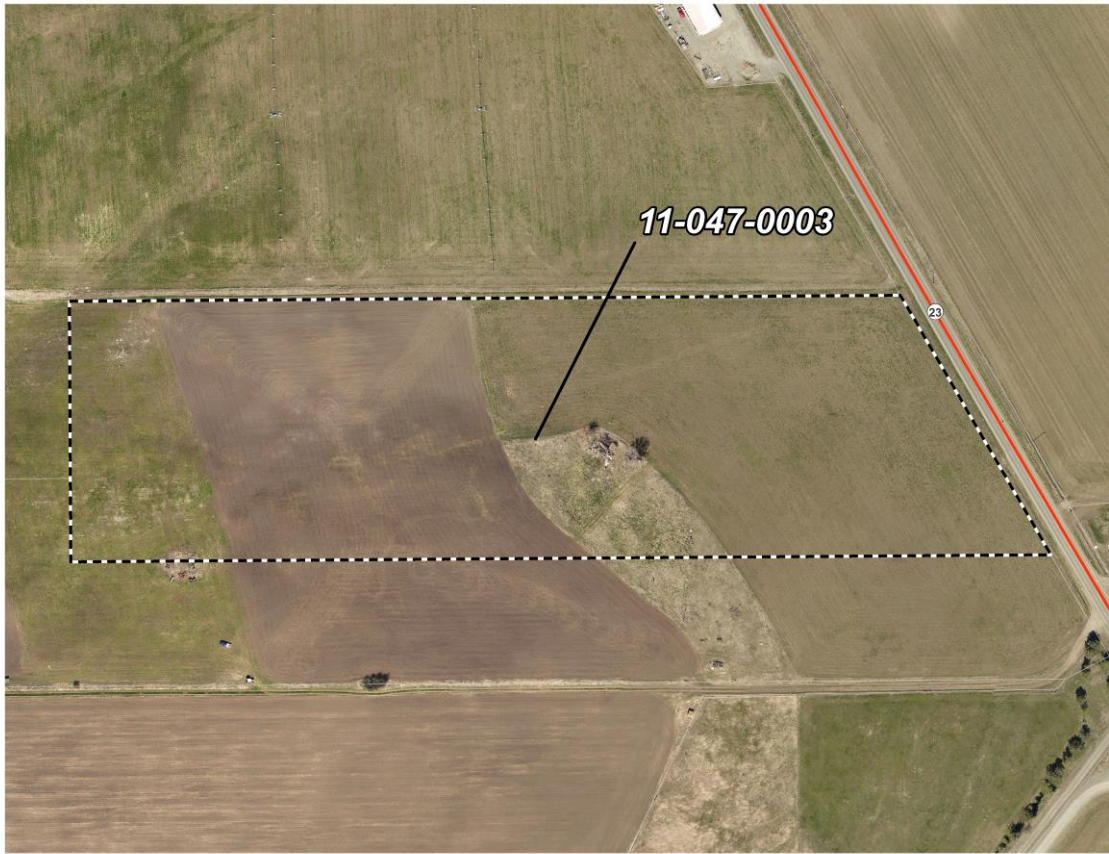
Disclaimer: This map is illustrative and for advisory purposes only. This is not a regulatory or zoning document, and locations are generalized to illustrate concepts.

Date: February 28, 2023

0
0.5
1
2
3
4
Miles







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

BEG N00°18'39"W 1954.72 FT (S 3328.05 FT FROM NW COR OF SEC 21) & N89°35'14"E 1562.4 FT FROM SW COR SEC 21 T 11N R 1W & TH N89°35'14"E 1334.84 FT TO W LN OF ST ROAD 23 TH ALG SD HWY S30°02'40"E 482.37 FT TH S89°35'14"W 1574.08 FT TH N00°18'39"W 419.29 FT TO BEG CONT 14 AC M/B



# Ordinance No. 2024-16

## Cache County, Utah

### Paradise Cliffs Rezone

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An ordinance amending the County Zoning Map by rezoning 161.08 acres of property from the Forest Recreation (FR40) Zone to the Agricultural (A10) 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 1, 2024, the Planning Commission held a public hearing, accepted all comments, and 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**, on August 27, 2024, the County Council held a public hearing, to consider any comments regarding the proposed rezone. The County Council accepted all comments; and

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

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

**1. Statutory Authority**

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

**2. Adoption of amended Zoning Map**

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



**3. Conclusions**

**A.** This application was recommended for denial by Staff.

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

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

**5. Exhibits**

**A.** Exhibit A: Rezone summary and information

**B.** Exhibit B: Zoning Map of Cache County showing affected portion.

**6. Effective date**

This ordinance takes effect on \_\_\_\_\_, 2024. 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.



**Council Vote and Final Action**

Date: ____ / ____ / ____	<u>Council Votes</u>			
<u>Council members</u>	In Favor	Against	Abstain	Absent
Kathryn Beus				
Dave Erickson				
Sandi Goodlander				
Nolan Gunnell				
Mark Hurd				
Barbara Tidwell				
Karl Ward				
<b>Total:</b>				
<b>Final action:</b>	_____ <b>Adopt</b> _____ <b>Reject</b>			

Cache County Council:

Attest:

---

Dave Erickson, Chair

---

Bryson Behm, Clerk  
Cache County



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## Action of the County Executive

Regarding Ordinance 2024-16, the Paradise Cliffs Rezone

\_\_\_\_\_ Approve

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

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David Zook, Executive  
Cache County

Date



**Ordinance 2024-16**  
**Paradise Cliffs Rezone**  
**Amending the Cache County Zoning Map by rezoning**  
**161.08 acres of property from the Forest Recreation (FR40) Zone**  
**to the Agricultural (A10) Zone.**

**County Council action**

Hold a public hearing on August 27<sup>th</sup>, 2024.

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

**Planning Commission Action**

Denial (7-yea; 0-nay).

Public hearing held on August 1<sup>st</sup>, 2024.

Conclusion: Based on the findings of fact noted [in the staff report], the Paradise Cliffs Rezone is hereby recommended for denial to the County Council as follows:

1. The parcel does not have a history of agricultural production or agricultural related use.
2. The subject property currently has no road access.
  - a. The road leading to the proposed parcel has a series of gates. This would make access to the property difficult.
3. The location of the subject property to be rezoned is not compatible with the purpose of the Agricultural (A10) Zone:
  - a. "To provide areas to promote and protect the opportunities for a broad range of agricultural uses and activities where farming is a viable component of the local economy."
  - b. "To implement the policies of Cache countywide comprehensive plan, including those regarding agricultural promotion, prime farmlands, density based residential standards, and clustering."
4. The subject property would be exempt from sensitive lands concerns, thereby potentially allowing for the creation and development of sixteen new lots.
  - a. Currently, the parcel is almost entirely covered by moderate slopes, steep slopes, and wildfire hazard areas.
    - i. Per Cache County Code 17.18.040 and 17.18.050, steep slopes are non-developable.
    - ii. Per Cache County Code 17.18.040 and 17.18.050, moderate slopes and wildfire hazard areas are potentially developable following further studies and submission of plans.



- 1       **5.** The proposed rezone is not congruent with the Cache County General Plan:
- 2           **a.** The General Plan states that this area is supposed to be Mountain Rural and
- 3           Conservation:
- 4               **i.** Preferred uses of this zone includes forestry, agriculture, conservation
- 5               easements, watershed protection, hazard mitigation, and outdoor
- 6               recreation and tourism.
- 7               **ii.** Secondary uses of this zone includes seasonal residential housing at one
- 8               unit per forty acres, clustered subdivision developments, resorts,
- 9               recreation businesses, and public institutions.
- 10           **iii.** Discouraged uses include residential development at a density greater
- 11           than one unit per forty acres.
- 12           **b.** The General Plan does not include this area in the Urban Expansion Overlay.
- 13

14       **Staff Report review by Development Services Director**

15       Stephen Nelson

16       **Staff Report by County Planner**

17       Conner Smith

18

19       **General Description**

20       This ordinance amends the County Zoning Map by rezoning 161.08 acres from the Forest

21       Recreation (FR40) Zone to the Agricultural (A10) Zone.

22

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

24       Staff Report to Planning Commission - revised



## Staff Report: Paradise Cliffs Rezone

1 August 2024

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:** Charles von Bose

**Parcel ID#:** 16-077-0003

**Staff Recommendation:** Denial

**Type of Action:** Legislative

**Land Use Authority:** Cache County Council

### Location

*Reviewed by Conner Smith*

**Project Address:**

2800 E. Paradise Dry Rd.  
Avon

**Acres:** 161.08

**Current Zoning:**

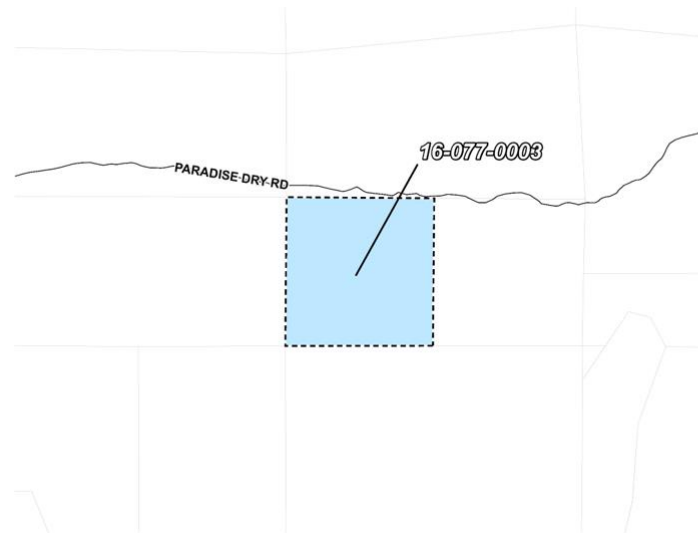
Forest Recreation (FR40)

**Proposed Zoning:**

Agricultural (A10)

**Surrounding Uses:**

North – Recreation  
South – Recreation  
East – Recreation  
West – Recreation



## Findings of Fact

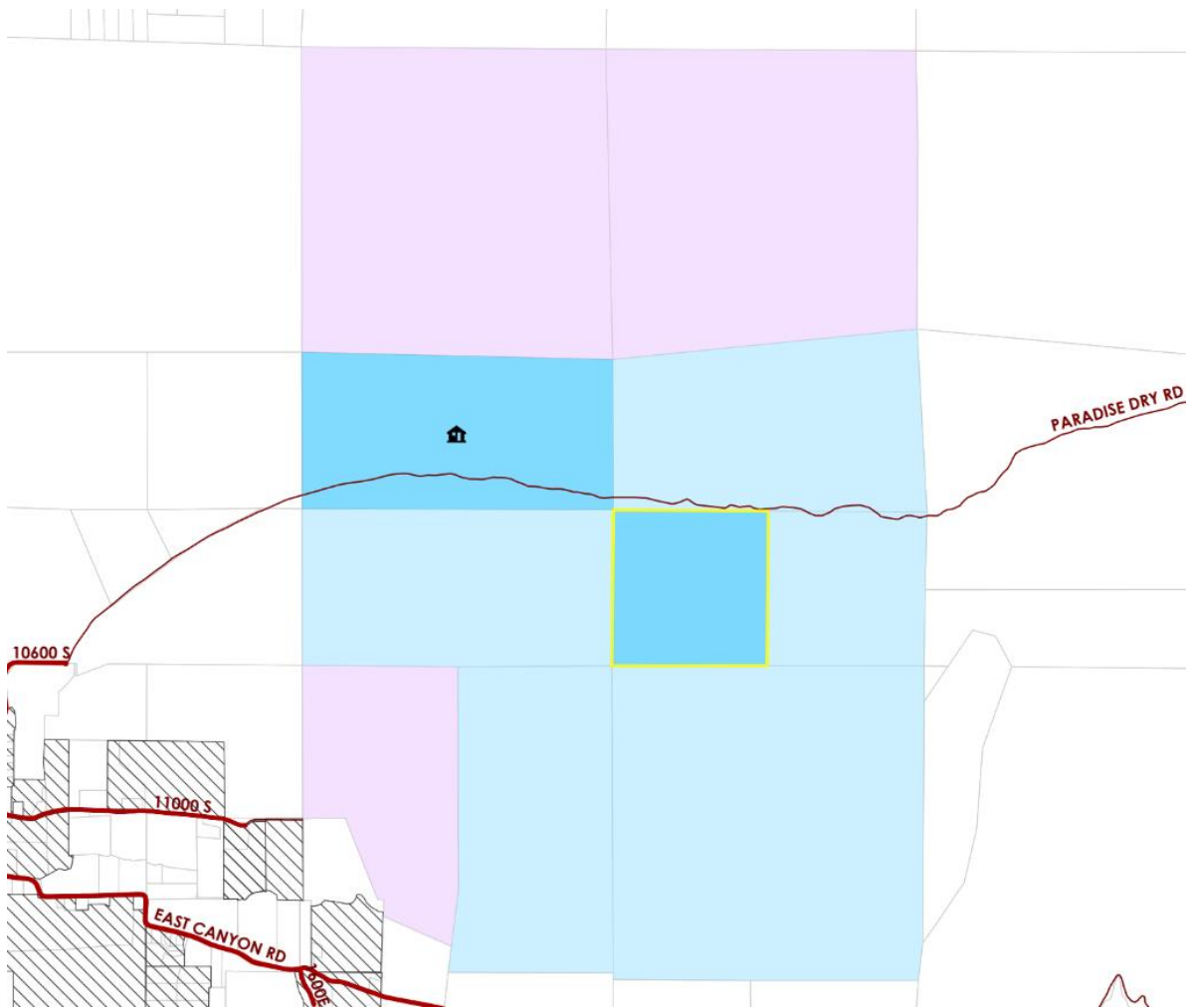
### A. Request description

1. A request to rezone 161.08 acres from the Forest Recreation (FR40) Zone to the Agricultural (A10) Zone.
2. Should this rezone request be approved, the maximum number of potential lots will be sixteen.
  - a. As this is a request to convert the property from the Forest Recreation (FR40) Zone to the Agricultural (A10) Zone, the property would be exempt from a density calculation. *(See D-19)*
3. This rezone may allow the parcel to establish uses permitted in the Agricultural (A10) Zone. A rezone request is general in nature and is not tied to any proposed use. Any impacts related to



permitted and conditional uses allowed within the Agricultural (A10) Zone will be addressed as part of each respective approval process required prior to site development activities.

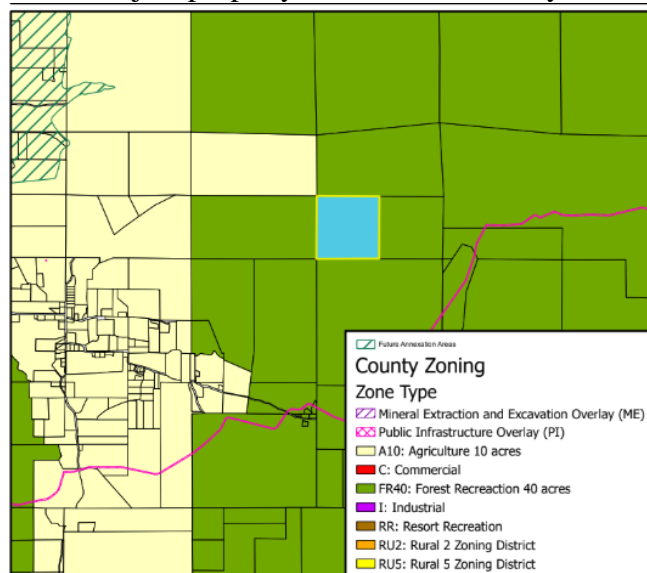
4. Staff has identified general information as pertains to the subject property to assist the Planning Commission and County Council in arriving at a decision. This information is reflected in the attached map (Attachment A) and in the following text.
- a. Land Use Context:
    - i. Parcel status: The subject property is legal as it is in the same size and configuration since August 8, 2006.
    - ii. Average Lot Size: (See Attachment A)



Average Parcel Size	
Adjacent Parcels	With a Seasonal Cabin: 320.2 Acres (1 Parcel)
	Without a Home/ Seasonal Cabin: 320.8 Acres (6 Parcels)
1/4 Mile Buffer	With a Seasonal Cabin: 320.2 Acres (1 Parcel)
	Without a Home/Seasonal Cabin: 320.8 Acres (6 Parcels)
1/2 Mile Buffer	With a Seasonal Cabin: 320.2 Acres (1 Parcel)
	Without a Home/Seasonal Cabin: 376.4 Acres (9 Parcels)



- i. Schedule of Zoning Uses: The Agricultural (A10) Zone allows for a variety of uses with the approval of a zoning clearance and/or conditional use permit, including the following uses, that are not permitted in the current Forest Recreation (FR40) Zone:
  - Single Family Dwelling
  - Foster Home
  - Accessory Apartment
  - Home Based Business
  - Residential Living Facilities
  - Agricultural Manufacturing
  - Home Based Kennel
  - Cemetery
  - Crematorium
  - Religious Meeting House
  - Concentrated Animal Feed Operation
  - Livestock Auction Facility
  - Farm Stand
  - Winery
  - Boarding Facility
  - Topsoil Extraction
- ii. Adjacent Uses: The properties adjacent to the subject parcel to the north, east, and south are primarily used for recreation purposes while the properties to the west are used for a mix of recreation and agricultural purposes. The nearest parcel, in the county, in the Agricultural (A10) Zone is located directly adjacent to the subject property.
  - The adjacent parcel, 16-031-0001 does have the ability to build a Single Family Dwelling (SFD) and has a seasonal cabin on the property. However, the property owner has not filed a zoning clearance to either build a SFD or convert the seasonal cabin into a SFD.
  - The adjacent parcel, 16-031-0001 was rezoned to the Agricultural (A10) Zone due to the fact that the applicant provided evidence of agricultural use.
- iii. Annexation Areas: The subject property is not located in any future annexation areas.





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

5. 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.
6. The current County Land Use Ordinance does not specify appropriate locations for the Agricultural (A10) Zone but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030 [E] identifies the purpose of the Agricultural (A10) Zone and includes the following:
  - a. “To provide areas to promote and protect the opportunities for a broad range of agricultural uses and activities where farming is a viable component of the local economy.
  - b. “To implement the policies of Cache countywide comprehensive plan, including those regarding agricultural promotion, prime farmlands, density based residential standards, and clustering.”
7. Chapter 4: Future Land Use Plan of the Cache County General Plan states:
  - a. “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.”
  - b. “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.”
8. The future land use map (Attachment B) adopted as part of the Cache County General Plan identifies the area where the subject property is located as “Mountain Rural and Conservation” *Cache County General Plan, Chapter 4, Page 25*. This section states:
  - a. Location: The majority of privately-owned mountain and foothill areas.
  - b. Example Areas: FR-40 zone that is not public land
  - c. Purpose and Character: 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.
  - d. Preferred Land Uses: 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
  - e. Secondary Land Uses: Seasonal residential housing at one unit per 40 acres, clustered subdivision developments, resorts, recreation business, and public institutions.
  - f. Discouraged Uses: Residential development at a density greater than one unit per 40 acres, industrial, commercial office, commercial retail, heavy industrial.

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

9. §12.02.010 adopts the Manual of Roadway Design and Construction Standards (Road Manual) for roadway improvement requirements.



10. §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.
11. Table §17.10.040 Site Development Standards – Minimum lot frontage required in the Agricultural (A10) Zone is 90 feet.
12. §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
13. §16.04.040 [A] Roads – All roads must be designed and constructed in accordance with Title 12 of the County Code.
14. §12.02.010 Roadway Standards – Requirements for roadway improvement are provided in the current Manual of Roadway Design and Construction Standards (Road Manual).
15. A basic review of the access to the subject property identifies the following:
  - a. The parcel currently does not have frontage along a County Road. The nearest road is Paradise Dry Road.
16. Paradise Dry Road:
  - a. This section of Paradise Dry Road is gated which prevented a full road review from being completed.

**D. Service Provisions:**

17. §16.04.080 [C] Fire Control – The County Fire District had no comments regarding this application.
18. §16.04.080 [F] Solid Waste Disposal – Applicant must work with Waste Management for solid waste disposal.
19. §17.18.040 – Sensitive areas are present on the property.
  - a. The majority of this parcel is covered in steep slopes.
  - b. Per §17.18.040, steep slopes are non-developable.
  - c. As these parcels are being converted to the Agricultural (A10) Zone, it will be exempt from a density calculation. Therefore, despite the majority of the parcel being covered in non-developable acreage, sixteen lots can still be created.

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

20. Public notice was posted online to the Utah Public Notice Website on 19 July 2024.
21. Notices were posted in three public places on 22 July 2024.
22. Notices were mailed to all property owners within 300 feet and Wellsville City on 19 July 2024.
23. At this time, no written public comment regarding this proposal has been received by the Development Services Office.

## **Conclusion**

---

The Paradise Cliffs rezone, a request to rezone 161.08 acres from the Forest Recreation (FR40) Zone to the Agricultural (A10) 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.

Based on the findings and facts noted herein, the Paradise Cliffs Rezone is hereby recommended for denial to the County Council as follows:

1. The parcel does not have a history of agricultural production or agricultural related use.



2. The subject property currently has no road access.
  - a. The road leading to the proposed parcel has a series of gates. This would make access to the property difficult.
3. The location of the subject property to be rezoned is not compatible with the purpose of the Agricultural (A10) Zone:
  - a. “To provide areas to promote and protect the opportunities for a broad range of agricultural uses and activities where farming is a viable component of the local economy.”
  - b. “To implement the policies of Cache countywide comprehensive plan, including those regarding agricultural promotion, prime farmlands, density based residential standards, and clustering.”
4. The subject property would be exempt from sensitive lands concerns, thereby potentially allowing for the creation and development of sixteen new lots.
  - a. Currently, the parcel is almost entirely covered by moderate slopes, steep slopes, and wildfire hazard areas.
    - i. Per Cache County Code 17.18.040 and 17.18.050, steep slopes are non-developable.
    - ii. Per Cache County Code 17.18.040 and 17.18.050, moderate slopes and wildfire hazard areas are potentially developable following further studies and submission of plans.
5. The proposed rezone is not congruent with the Cache County General Plan:
  - a. The General Plan states that this area is supposed to be Mountain Rural and Conservation.
    - i. Preferred uses of this zone includes forestry, agriculture, conservation easements, watershed protection, hazard mitigation, and outdoor recreation and tourism.
    - ii. Secondary uses of this zone includes seasonal residential housing at one unit per forty acres, clustered subdivision developments, resorts, recreation businesses, and public institutions.
    - iii. Discouraged uses include residential development at a density greater than one unit per forty acres.
  - b. The General Plan does not include this area in the Urban Expansion Overlay.

## **Planning Commission Conclusion**

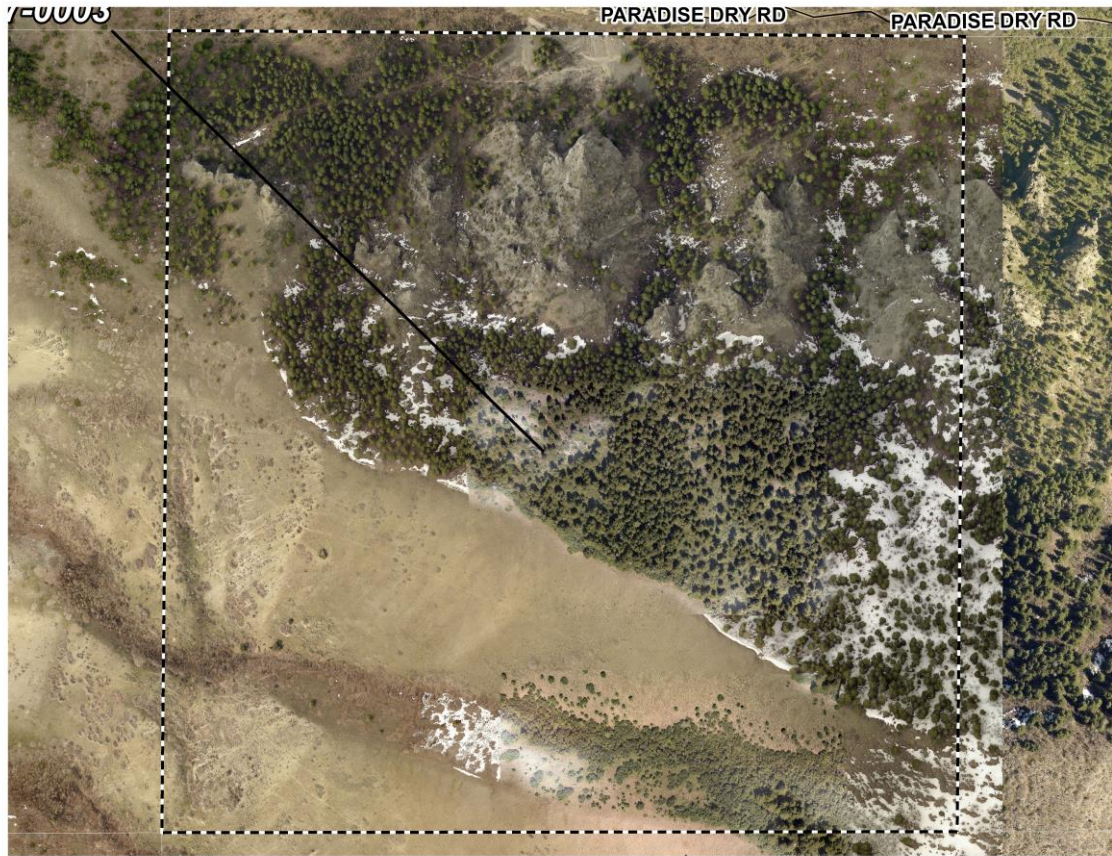
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Planning Commission agrees with the recommendation made by Development Services’ staff and hereby recommends to County Council that the Paradise Cliffs Rezone be denied.



## Exhibit B: Ordinance 2024-15

Zoning Map of Cache County - Affected Portion  
Marshall P Maughan Family Trust 14 Acres - Currently A10 Rezone



The following legal description reflects the noted properties above to be rezoned from Forest Recreation (FR40) to Agricultural (A10):

LOTS 6 & 7 & THE E/2 OF SW/4 SEC 6 T 9N R 2E 161.08 AC A240



**MEMORANDUM OF UNDERSTANDING  
BETWEEN BOX ELDER COUNTY, CACHE COUNTY, RICH COUNTY, BEAR RIVER  
HEALTH DEPARTMENT AND BEAR RIVER MENTAL HEALTH SERVICES, INC.**

This MEMORANDUM OF UNDERSTANDING (“MOU”) is entered into by and between BOX ELDER, RICH AND CACHE COUNTIES (hereinafter “Counties”), BEAR RIVER HEALTH DEPARTMENT (hereinafter “Health Department”), and BEAR RIVER MENTAL HEALTH SERVICES, INC. (“BRMH”). The purpose of this MOU is to memorialize the plan, joint participation and roles of the parties in the restructuring and creation of a multicounty united local health department pursuant to Utah Code Annotated § 26A-1-105.5.

**R E C I T A L S**

WHEREAS, the Parties participate and assist in providing health, mental health and substance abuse treatment services and assistance to the residents of the Counties; and

WHEREAS, the health and wellbeing of the residents and the availability of core services is a priority of all Parties; and

WHEREAS, the existing structure of the multicounty local health department and separate District 1 Mental Health Authority do not adequately meet the requirements of the current State of Utah Local Health Department Act (§ 26A-1); and

WHEREAS, the Counties desire to comply with all of the requirements of the Utah Local Health Department Act, and improve efficiencies in the oversight and operation of the local health department, substance abuse authority, and mental health authority; and

WHEREAS, the Parties desire to continue the existing partnerships in providing these core services to County residents in an effort to maintain service levels, and minimize disruption during the restructuring period and into the foreseeable future; and

WHEREAS, in order to meet the requirements of the Utah Local Health Department Act, and to maintain current service levels and availability of assistance to county residents, the Parties have agreed that they should work cooperatively together and jointly to restructure the existing Bear River Health Department, and District 1 Mental Health Authority to create a multicounty united local health department that will act as the Counties health department, mental health authority and substance abuse authority; and

WHEREAS, the Parties do each acknowledge and agree that by cooperating with each other and participating in the restructuring and creation of a multicounty united health department, they will each obtain significant benefits which they otherwise would not be able to obtain; and



NOW THEREFORE, based upon the above recitals the Parties do hereby agree as follows:

1. Scope. Parties acknowledge the plan to achieve compliance with Utah State Code by restructuring the agreements between the Counties, the Health Department, and BRMH, to create a multicounty united health department that will ensure the delivery of services to the residents of all three counties related to health, substance abuse and mental health. This will eliminate the District 1 Mental Health Authority and will place the mental health and substance abuse authority with the Health Department under the oversight of the Counties (See Attachment A). BRMH will be part of the restructuring process to maintain the current service provider relationship and ensure no lapse in services to the residents.
2. Roles and Responsibilities: Each of the Parties will assist in the process of creating the multicounty united health department
  - a. Counties. Accountable under Utah State Code, the Counties will oversee the main process of the restructuring, including the drafting of necessary interlocal and other agreements and in communicating status updates. Counties will also handle the dissolution of the District 1 Mental Health Authority as the new multicounty united health department is created.
  - b. Health Department. Will assist in creation of internal policies including a purchasing policy, establishing necessary agreements with the State, and the internal operations organization structure for the new multicounty united health department.
  - c. BRMH. Will consult with the Counties and Health Department throughout the process to properly establish the organizational structure, and processes necessary to create the new multicounty united health department and to help ensure continuity in services for residents, including the handling of Medicaid capitation.
3. Anticipated Date of Completion & Duration. Each of the Parties has agreed and established July 2025 as the target deadline of completing the full restructuring of the Health Department to create the multicounty united health department. This MOU shall remain in place and active until the restructuring is complete.

The Parties do agree that they shall each act in good faith and use their best efforts to work through situations, and challenges that may arise whether foreseen or unforeseen to accomplish the intent and expectations of this MOU.

4. Joint Cooperation & Good Faith Efforts. It is not the intent of this MOU to create a new entity or agency, but rather to demonstrate the cooperation of the Parties in establishing the multicounty united health department. Interlocal and other agreements will be proposed and enacted as the process moves forward.



5. Status Reports. Representatives from each of the parties shall communicate and meet periodically as needed throughout the restructuring process to provide and receive status updates, and to make any decisions necessary to achieve the successful creation of the multicounty united health department.
6. Indemnification. Some of the Parties are governmental entities as defined by the Utah Governmental Immunity Act found in Title 63G, Chapter 7 of the Utah Code. Nothing in this Agreement shall be construed as a waiver by any of the Parties of any rights, limits, protections or defenses provided by that act. Nor shall this Agreement be construed, with respect to third parties, as a waiver of governmental immunity to which any of the Parties is otherwise entitled. Subject to the act, each of the Parties will be responsible for its own actions and will defend any lawsuit brought against it and pay any damages awarded against it.
7. Amendments to MOU. Any change or amendment to this Agreement shall be approved in writing and by each of the Parties prior to the change or amendment becoming effective. This Agreement shall constitute the entire agreement among the Parties as to the subject matter of this MOU.
8. Effective Date. This Agreement shall become effective immediately upon approval and execution by the governing body or authorized individual of each of the Parties.

IN WITNESS WHEREOF, each of the Participating Entities does execute this Memorandum of Understanding.

**BOX ELDER COUNTY**

**APPROVED AS TO FORM**

BY: \_\_\_\_\_  
County Commission Chair

BY: \_\_\_\_\_  
Box Elder County Attorney

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

ATTEST:

BY: \_\_\_\_\_  
County Clerk

DATE: \_\_\_\_\_



**CACHE COUNTY**

**APPROVED AS TO FORM**

BY: \_\_\_\_\_  
County Council Chair

BY: \_\_\_\_\_  
Cache County Attorney

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

ATTEST:

BY: \_\_\_\_\_  
County Clerk

DATE: \_\_\_\_\_

**RICH COUNTY**

**APPROVED AS TO FORM**

BY: \_\_\_\_\_  
County Commission Chair

BY: \_\_\_\_\_  
Rich County Attorney

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

ATTEST:

BY: \_\_\_\_\_  
County Clerk

DATE: \_\_\_\_\_



**BEAR RIVER HEALTH DEPARTMENT**

APPROVED AS TO FORM

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

BY: \_\_\_\_\_  
Attorney

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

ATTEST:

BY: \_\_\_\_\_  
Board Secretary

DATE: \_\_\_\_\_

**BEAR RIVER MENTAL HEALTH  
SERVICES, INC.**

APPROVED AS TO FORM

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

BY: \_\_\_\_\_  
Attorney

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

NOTARY:

State of Utah)

§  
County of \_\_\_\_\_)

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year 20\_\_\_\_\_, personally appeared before me \_\_\_\_\_, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the \_\_\_\_\_ of \_\_\_\_\_ and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said \_\_\_\_\_ acknowledged to me that said Corporation executed the same.

Witness my hand and official seal.

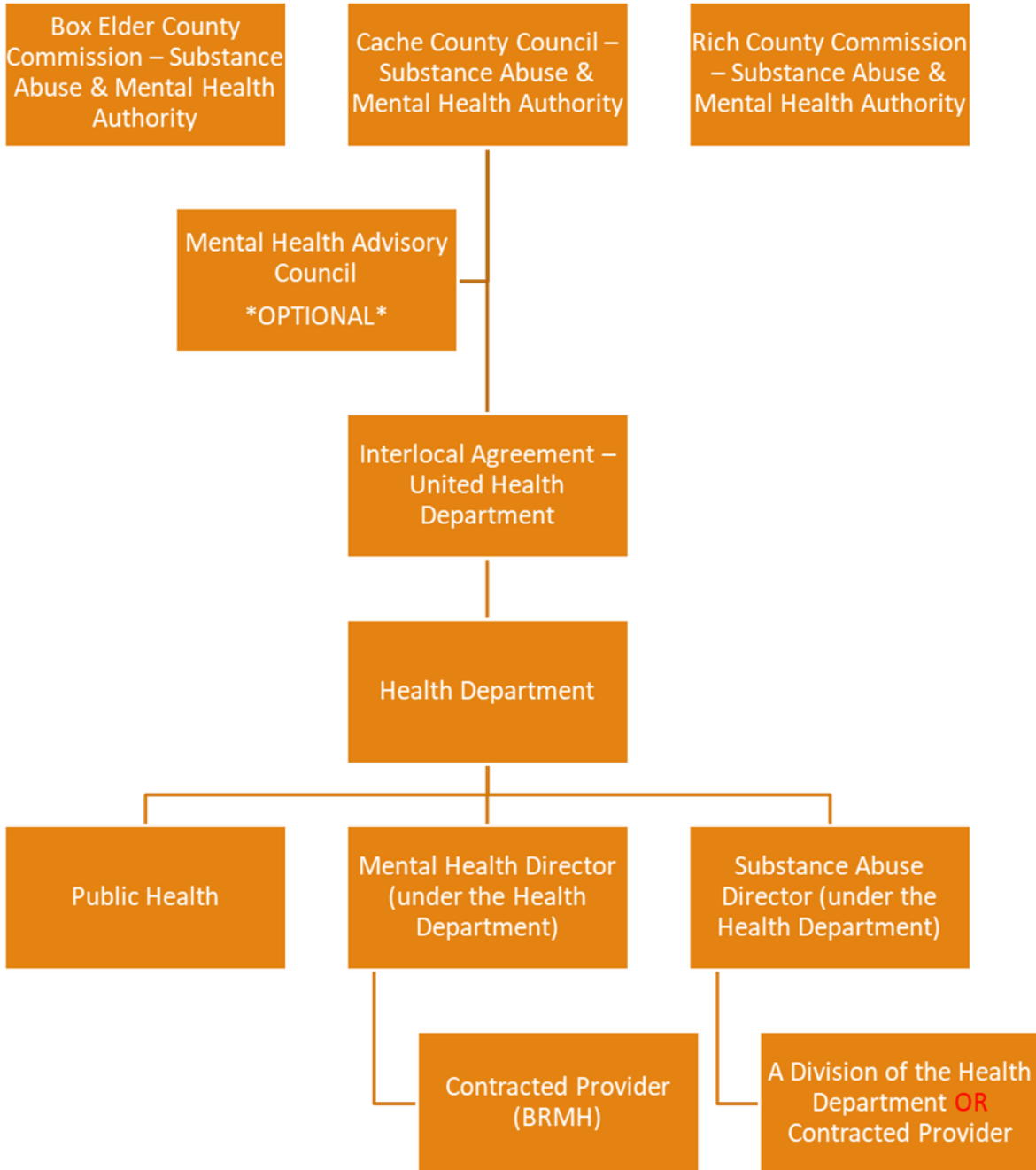
\_\_\_\_\_  
(notary signature)

(notary seal)



## ATTACHMENT A

### Potential Makeup of all Health Sectors under BRHD







**CACHE COUNTY  
RESOLUTION NO. 2024 - 18**

**ACCEPTING THE DEDICATION OF SECTIONS OF 1590 WEST**

- (A) WHEREAS, the County Council may pass all ordinances and rules and make all regulations, not repugnant to law, necessary for carrying into effect or discharging its powers and duties pursuant to Utah Code § 17-53-223(1); and
- (B) WHEREAS, Cache County Resolution 2002-32 prohibits the adoption of private roads as a county road; and
- (C) WHEREAS, the Cache County Council has the legislative authority to review past resolutions and authorize changes to policy as current needs arise; and
- (D) WHEREAS, the private roadway 1590 W runs adjacent and parallel to the County roadway 1600 W; and
- (E) WHEREAS, the property owners of Parcel 01-081-0017 wish to subdivide and develop their parcel of land, which is adjacent to 1600 W; and
- (F) WHEREAS, the County desires to consolidate the two parallel roadways, 1590 W and 1600 W, to enhance public health and safety for those using those roadways; and
- (G) WHEREAS, 1590 W has been built to the County's public roadway standard, and the proposed alignment shown in the Nautica Subdivision 1st Amendment has been reviewed and accepted by Cache County's Public Works and Development Services Departments; and
- (H) WHEREAS, the County is not abandoning the existing public right-of-way, but the private roadway is being dedicated and added to the adjacent right-of-way; and
- (I) WHEREAS, the County Council finds that accepting the dedication of 1590 W and adding it to 1600 W is in the public's interest and enhances the public health, safety, and transportation network.

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

Section 1:

1. Accept the dedication of the section of 1590 W as shown in the Nautica Subdivision 1st Amendment Construction Drawings, conditioned upon full review by the Cache County's Public Works and Development Services staff to ensure the roadway, dedication, and improvements meet Cache County's development standards, review and approval of the





**CACHE COUNTY**  
**RESOLUTION NO. 2024 - 18**

Nautica Subdivision 1st Amendment by the Planning Commission, and upon the recording of the Nautica Subdivision 1st Amendment.

2. The acceptance of this dedication is unique due to the circumstances of the roadway system within the area.
3. Accepting this dedication does not vacate Resolution 2002-32 but is an exception granted by the Cache County Council.

Section 2: This resolution shall go into effect immediately upon passage and approval of the full body of the Cache County Council.

PASSED AND APPROVED BY THE COUNTY COUNCIL OF CACHE COUNTY, UTAH  
THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2024.

	In Favor	Against	Abstained	Absent
David Erickson				
Sandi Goodlander				
Nolan Gunnell				
Barbara Tidwell				
Karl Ward				
Mark Hurd				
Kathryn Beus				
Total				

**CACHE COUNTY:**

**ATTEST:**

By: \_\_\_\_\_  
David L. Erickson, Council Chair

By: \_\_\_\_\_  
Bryson Behm, County Clerk





**CACHE COUNTY  
RESOLUTION NO. 2024 -20**

**A RESOLUTION APPROVING THE HARRIS FARM ROUND ONE OPEN SPACE  
APPLICATION**

- (A) WHEREAS, the 2022 Cache County voter-approved General Obligation Bond authorizing a principal amount not to exceed twenty million dollars (\$20,000,000) to protect scenic vistas, preserve open lands near valley gateways, add trails and trail connectivity, and maintain agriculture, waterways, and wildlife habitat within Cache County; and
- (B) WHEREAS, Cache County Council adopted Ordinance 2023-06, creating code section 2.76 and establishing the Cache Open Space Advisory Committee; and
- (C) WHEREAS, the Cache Open Space Advisory Committee has reviewed the Harris Farm Open Space Application, scored it according to the approved scoring criteria, and recommended the County Council approve the Harris Farm Open Space Application (Parcels 09-068-006, 09-018-0005, 09-068-0004, 09-068-0003, 09-068-0002, and 09-068-0001) to move to the second application phase noting that the public access, in the form of a trail along the Cub River, as per the Richmond City and Cache County Trail Master Plans, is important to the scoring of the project and the need for coordination with Richmond City regarding access; and
- (D) WHEREAS, Cache County Council has found that the application meets many of the goals established in the General Obligation Open Space Bond.

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

1. The County Council approves the Harris Farm Open Space Application (Exhibit A) containing parcels 09-068-006, 09-018-0005, 09-068-0004, 09-068-0003, 09-068-0002, and 09-068-0001; allowing the applicant to proceed to the second review round.





**CACHE COUNTY  
RESOLUTION NO. 2024 -20**

PASSED AND APPROVED BY THE COUNTY COUNCIL OF CACHE COUNTY, UTAH,  
THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2024.

	In Favor	Against	Abstained	Absent
David Erickson				
Sandi Goodlander				
Nolan Gunnell				
Barbara Tidwell				
Karl Ward				
Mark Hurd				
Kathryn Beus				
Total				

**CACHE COUNTY:**

**ATTEST:**

By: \_\_\_\_\_  
David L. Erickson, Chair

By: \_\_\_\_\_  
County Clerk





**CACHE COUNTY  
RESOLUTION NO. 2024 -20**

**EXHIBIT A  
Harris Farms Open Space Application**





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

Section A: Required Criteria

Select one ▾ The property(s) is in Cache County. yes

Select one ▾ The landowner is willing. The property owner should be engaged in the conservation of the property and willing to enter into good faith negotiations with the County. yes

Select one ▾ Property(s) has a clear title. The appropriate title and ownership are free of disputes or other conflicts. yes

\*If you answered no to any of these questions your application is ineligible.\*

Are you aware of any legal disputes or conflicts relating to the property or proposed project? If yes, please describe. Select one ▾ no

Section B: Property Information

Project Name: Harris Farms

Address or location: 496 W. Main Richmond UT 84333

Municipality or nearest city: Richmond

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

Total acres: Approx 200 09-068-0001

Acres proposed to be preserved by conservation easement: 200

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

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

Section C: Applicant Information

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

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

Phone: 435-512-4441 Email: charris2250@gmail.com

Contact person/ Authorized Agent (if other than property owner): \_\_\_\_\_

Title / position: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

☐ I authorize this agent as my legal contact person

Agent relationship to project, check all that apply:

☐ Municipality

☐ 501c3

☐ Land Trust

☐ Other, describe  
\_\_\_\_\_





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

Additional contacts:

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

Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

If you are working with a land trust, please list name here: \_\_\_\_\_

**Section D: Additional Information** - Please answer the following questions on a separate page.

1. Please describe past, present, and future uses of the property. farm - ~~wetlands~~ conservation wetland
2. Are you aware of any toxic or hazardous materials on the property? Select one - If yes, please explain. no
3. Is the property subject to any DEQ or EPA restrictions? Select one - If yes, please explain. no
4. What benefits will the public receive as a result of the proposed transaction. Select all that apply:
  - ☒ Protects scenic vistas
  - ☒ Preserves open lands near valley gateways
  - ☐ Adds trails and trail connectivity
  - ☒ Maintains agriculture
  - ☒ Maintains waterways
  - ☒ Maintains wildlife habitat
  - ☐ Other: \_\_\_\_\_
5. Are you proposing to open any portion of the property to public access? Select one - Please explain. no
6. Are you working with other organizations or agencies that may provide professional assistance or potential funding sources (such as NRCS, Bear River Land Conservancy, Utah Open Lands, Fish and Wildlife, UDAF LeRay McAllister)? If yes, please provide details.  
yes, NRCS





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

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**Section E: Supporting Documents**

If your application is accepted, you will be asked to complete a final application with additional information which may include, but is not limited to, the following documents. **Please do not send them at this time.**

Current real estate appraisal  
Mineral rights  
Easements or right of ways  
Legal description

Water rights  
Encumbrances  
Letters of support  
Relevant planning documents

To the best of my knowledge I attest the information provided here is true and correct.

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

7-3-24  
Date

\_\_\_\_\_  
Authorized Agent Signature

\_\_\_\_\_  
Date

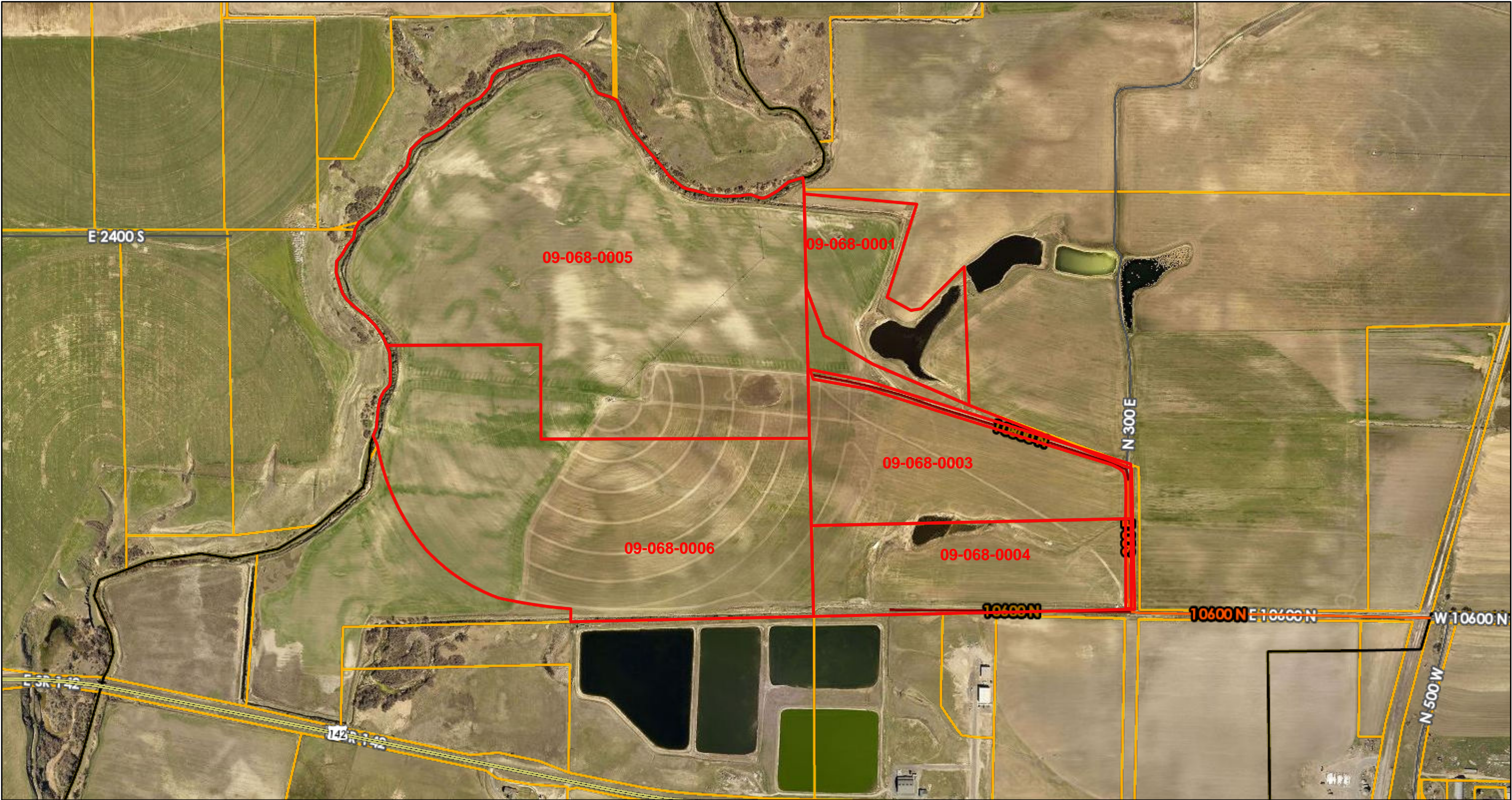
To complete and send this form:

1. Save a copy on your computer as a PDF. Your draft can be attached to an email for editing and contribution by others.
2. Submit the final version via email to [devservices@cachecounty.gov](mailto:devservices@cachecounty.gov).

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



Parcel Map



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

- █

 Override 1
- █

 GRAVEL
- █

 County Boundary
- █

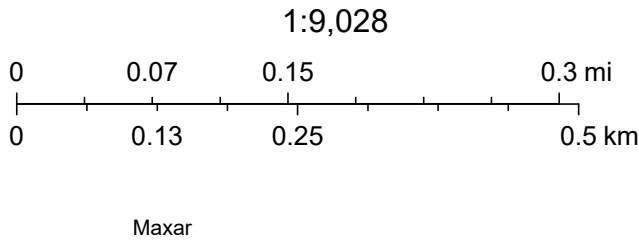
 Class B Surface Type
- █

 DIRT
- █

 Cache Parcels
- █

 ASPHALT
- █

 Municipal Boundaries







**CACHE COUNTY**  
**RESOLUTION NO. 2024 - 21**

**A RESOLUTION SUPPORTING THE CREATION OF A UTAH INLAND PORT  
AUTHORITY PROJECT AREA IN HYDE PARK CITY AND ENCOMPASSING  
CERTAIN UNINCORPORATED AREAS OF CACHE COUNTY**

- (A) WHEREAS, the County Council may pass all ordinance and rules and make all regulations, not repugnant to law, necessary for carrying into effect or discharging its powers and duties pursuant to Utah Code §17-53-223(1); and
- (B) WHEREAS, the Hyde Park City desires the Utah Inland Port Authority (the “Port Authority”) Board to create a Project Area (“Project Area”) to help fund development in Hyde Park City; and
- (C) WHEREAS, a portion of this Project Area is in an unincorporated area of Cache County; and
- (D) WHEREAS, the Project Area will bring new employment opportunities to Cache County and provide enhanced logistics to local and regional companies; and
- (E) WHEREAS, the general public will benefit from creating the Project Area by creating new employment opportunities; expanded logistics service opportunities; improved movement of materials in and out of Utah; better utilizing our community’s railroad infrastructure, and maximizing transportation resources regionally.

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

- The Cache County Council consents to include a site in the proposed Utah Inland Port Authority Project Area; and
- Requests the Port Authority to consider a Project Area in Hyde Park City, with portions of the Project Area in an unincorporated area of Cache County, and designate and approve a site as a Project Area to aid in its development, all in accordance with Utah Code Annotated § 11-58-501 et. Seq.

PASSED AND APPROVED BY THE COUNTY COUNCIL OF CACHE COUNTY, UTAH  
THIS \_\_ DAY OF \_\_\_\_\_ 2024.

	In Favor	Against	Abstained	Absent
David Erickson				
Sandi Goodlander				
Nolan Gunnell				





**CACHE COUNTY**  
**RESOLUTION NO. 2024 - 21**

Barbara Tidwell				
Karl Ward				
Mark Hurd				
Kathryn Beus				
Total				

**CACHE COUNTY:**

**ATTEST:**

By: \_\_\_\_\_  
David L. Erickson, Chair

By: \_\_\_\_\_  
Bryson Behm, County Clerk





Craig McAllister  
County Treasurer

CACHE COUNTY  
Office of the County Treasurer

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

Treasurer's Certificate to  
Record Monthly Collection and Disbursement

UCA 59-2-1320

State of Utah

Cache County

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

July of 2024 .

Signature

Cache County Treasurer

Date Printed 8/9/2024

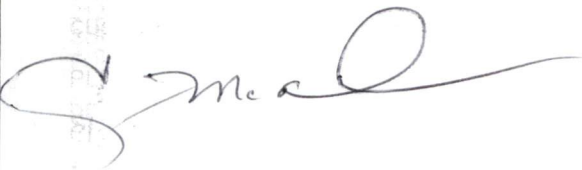


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08/09/24

**Cache County Treasurer  
Reconciliation Summary****100 · Cache Valley Bank, Period Ending 07/31/2024**

	Jul 31, 24
Beginning Balance	3,840,174.23
Cleared Transactions	
Checks and Payments - 78 items	-2,605,507.29
Deposits and Credits - 83 items	1,261,491.23
Total Cleared Transactions	-1,344,016.06
Cleared Balance	2,496,158.17
Uncleared Transactions	
Checks and Payments - 88 items	-211,510.94
Deposits and Credits - 3 items	3,841.78
Total Uncleared Transactions	-207,669.16
Register Balance as of 07/31/2024	2,288,489.01
New Transactions	
Checks and Payments - 40 items	-1,240,236.69
Deposits and Credits - 11 items	211,606.26
Total New Transactions	-1,028,630.43
Ending Balance	1,259,858.58





5:30 PM

08/09/24

# Cache County Treasurer Reconciliation Detail

100 · Cache Valley Bank, Period Ending 07/31/2024

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						3,840,174.23
Cleared Transactions						
Checks and Payments - 78 items						
Check	05/09/2024	13493	PATRICK SCHOPP...	X	-10.00	-10.00
Check	07/01/2024	13577	CACHE CO SCHOO...	X	-109,769.23	-109,779.23
Check	07/01/2024	13576	LOGAN SCHOOL D...	X	-49,253.43	-159,032.66
Check	07/01/2024	13575	CACHE CO GENER...	X	-41,992.30	-201,024.96
Check	07/01/2024	13584	CACHE STWDE SC...	X	-37,710.09	-238,735.05
Check	07/01/2024	13585	LOGAN STWDE SC...	X	-15,586.51	-254,321.56
Check	07/01/2024	13591	CACHE CO - REDE...	X	-13,419.80	-267,741.36
Check	07/01/2024	13574	LOGAN CITY	X	-11,332.15	-279,073.51
Check	07/01/2024	13583	Cache Co Assess & ...	X	-8,573.18	-287,646.69
Check	07/01/2024	13558	NIBLEY CITY	X	-6,779.85	-294,426.54
Check	07/01/2024	13564	SMITHFIELD CITY	X	-4,041.87	-298,468.41
Check	07/01/2024	13561	NORTH LOGAN CITY	X	-2,740.59	-301,209.00
Check	07/01/2024	13554	HYRUM CITY	X	-2,553.48	-303,762.48
Check	07/01/2024	13563	HYDE PARK CITY	X	-2,540.42	-306,302.90
Check	07/01/2024	13581	CACHE CO HEALT...	X	-2,456.25	-308,759.15
Check	07/01/2024	13559	PROVIDENCE CITY	X	-2,139.13	-310,898.28
Check	07/01/2024	13566	RICHMOND CITY	X	-1,212.13	-312,110.41
Check	07/01/2024	13586	CACHE MOSQUITO...	X	-1,114.94	-313,225.35
Check	07/01/2024	13582	MULTI-CO A & C	X	-551.42	-313,776.77
Check	07/01/2024	13565	RICHMOND CEME...	X	-469.88	-314,246.65
Check	07/01/2024	13555	WELLSVILLE CITY	X	-274.30	-314,520.95
Check	07/01/2024	13588	GARBAGE - SPECI...	X	-213.67	-314,734.62
Check	07/01/2024	13569	CORNISH TOWN	X	-196.42	-314,931.04
Check	07/01/2024	13570	TRENTON TOWN	X	-176.33	-315,107.37
Check	07/01/2024	13553	PARADISE TOWN	X	-168.91	-315,276.28
Check	07/01/2024	13573	NEWTON TOWN	X	-96.61	-315,372.89
Check	07/01/2024	13568	CORNISH CEMETE...	X	-61.41	-315,434.30
Check	07/01/2024	13552	PARADISE CEMET...	X	-42.30	-315,476.60
Check	07/01/2024	13578	AVON CEMETERY	X	-32.66	-315,509.26
Check	07/01/2024	13571	CLARKSTON TOWN	X	-20.98	-315,530.24
Check	07/01/2024	13557	MILLVILLE CITY	X	-19.10	-315,549.34
Check	07/01/2024	13572	NEWTON CEMETE...	X	-18.41	-315,567.75
Check	07/01/2024	13560	RIVER HEIGHTS CI...	X	-7.39	-315,575.14
Check	07/02/2024	13619	CACHE CO SCHOO...	X	-694,629.60	-1,010,204.74
Check	07/02/2024	13618	LOGAN SCHOOL D...	X	-501,953.87	-1,512,158.61
Check	07/02/2024	13617	CACHE CO GENER...	X	-312,674.44	-1,824,833.05
Check	07/02/2024	13627	CACHE STWDE SC...	X	-235,337.17	-2,060,170.22
Check	07/02/2024	13628	LOGAN STWDE SC...	X	-160,360.63	-2,220,530.85
Check	07/02/2024	13616	LOGAN CITY	X	-114,070.78	-2,334,601.63
Check	07/02/2024	13626	Cache Co Assess & ...	X	-63,885.77	-2,398,487.40
Check	07/02/2024	13602	NORTH LOGAN CITY	X	-33,231.20	-2,431,718.60
Check	07/02/2024	13631	CACHE CO HEALT...	X	-29,826.00	-2,461,544.60
Check	07/02/2024	13605	SMITHFIELD CITY	X	-25,840.47	-2,487,385.07
Check	07/02/2024	13624	CACHE CO HEALT...	X	-18,293.30	-2,505,678.37
Check	07/02/2024	13600	PROVIDENCE CITY	X	-14,351.42	-2,520,029.79
Check	07/02/2024	13594	HYRUM CITY	X	-13,164.05	-2,533,193.84
Check	07/02/2024	13604	HYDE PARK CITY	X	-12,810.00	-2,546,003.84
Check	07/02/2024	13599	NIBLEY CITY	X	-10,693.32	-2,556,697.16
Check	07/02/2024	13608	RICHMOND CITY	X	-8,763.75	-2,565,460.91
Check	07/02/2024	13630	CACHE COUNTY P...	X	-7,043.93	-2,572,504.84
Check	07/02/2024	13629	CACHE MOSQUITO...	X	-6,833.03	-2,579,337.87
Check	07/02/2024	13595	WELLSVILLE CITY	X	-6,057.65	-2,585,395.52
Check	07/02/2024	13625	MULTI-CO A & C	X	-4,221.52	-2,589,617.04
Check	07/02/2024	13596	MENDON CITY	X	-3,235.15	-2,592,852.19
Check	07/02/2024	13598	MILLVILLE CITY	X	-2,923.09	-2,595,775.28
Check	07/02/2024	13593	PARADISE TOWN	X	-1,455.79	-2,597,231.07
Check	07/02/2024	13607	RICHMOND CEME...	X	-1,439.04	-2,598,670.11
Check	07/02/2024	13601	RIVER HEIGHTS CI...	X	-1,286.23	-2,599,956.34
Check	07/02/2024	13615	NEWTON TOWN	X	-956.84	-2,600,913.18
Check	07/02/2024	13611	CORNISH TOWN	X	-748.71	-2,601,661.89
Check	07/02/2024	13613	CLARKSTON TOWN	X	-607.13	-2,602,269.02
Check	07/02/2024		NSF Check	X	-500.00	-2,602,769.02
Check	07/02/2024	13612	TRENTON TOWN	X	-356.35	-2,603,125.37
Check	07/02/2024	13610	CORNISH CEMETE...	X	-251.29	-2,603,376.66
Check	07/02/2024		NSF Check	X	-218.00	-2,603,594.66



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# Cache County Treasurer Reconciliation Detail

100 · Cache Valley Bank, Period Ending 07/31/2024

Type	Date	Num	Name	Clr	Amount	Balance
Check	07/02/2024	13592	PARADISE CEMET...	X	-216.79	-2,603,811.45
Check	07/02/2024	13614	NEWTON CEMETE...	X	-199.76	-2,604,011.21
Check	07/02/2024	13620	AVON CEMETERY	X	-32.64	-2,604,043.85
Check	07/02/2024	13621	POWDER MTN WA...	X	-0.15	-2,604,044.00
Check	07/08/2024		NSF Check	X	-500.00	-2,604,544.00
Check	07/09/2024	13636	DAMARA JONES	X	-150.00	-2,604,694.00
Check	07/09/2024	13634	OPTIONS FOR IND...	X	-125.99	-2,604,819.99
Check	07/09/2024	13637	MATHEW BENTLEY	X	-110.00	-2,604,929.99
Check	07/22/2024		NSF Check	X	-150.00	-2,605,079.99
Check	07/23/2024	13639	CODY STODDARD ...	X	-150.00	-2,605,229.99
Check	07/23/2024	13640	JOHN SORENSEN	X	-150.00	-2,605,379.99
Check	07/23/2024	13641	BRIAN L ZWERDLI...	X	-80.00	-2,605,459.99
Check	07/23/2024	13638	CACHE CO AUDITOR	X	-47.30	-2,605,507.29
Total Checks and Payments					-2,605,507.29	-2,605,507.29
<b>Deposits and Credits - 83 items</b>						
Deposit	06/28/2024			X	100.00	100.00
Deposit	06/28/2024			X	2,333.17	2,433.17
Deposit	07/01/2024			X	36.19	2,469.36
Deposit	07/01/2024			X	99.87	2,569.23
Deposit	07/01/2024			X	580.00	3,149.23
Deposit	07/01/2024			X	2,092.69	5,241.92
Deposit	07/01/2024			X	82,799.38	88,041.30
Check	07/02/2024	13632	VOID	X	0.00	88,041.30
Deposit	07/02/2024			X	0.00	88,041.30
Deposit	07/02/2024			X	0.00	88,041.30
Deposit	07/02/2024			X	200.00	88,241.30
Deposit	07/02/2024			X	10,735.58	98,976.88
Deposit	07/02/2024			X	66,737.96	165,714.84
Deposit	07/03/2024			X	0.00	165,714.84
Deposit	07/03/2024			X	669.00	166,383.84
Deposit	07/03/2024			X	4,882.00	171,265.84
Deposit	07/03/2024			X	98,123.12	269,388.96
Deposit	07/03/2024			X	145,705.74	415,094.70
Deposit	07/05/2024			X	15,014.25	430,108.95
Deposit	07/08/2024			X	0.00	430,108.95
Deposit	07/08/2024			X	85.00	430,193.95
Deposit	07/08/2024			X	250.00	430,443.95
Deposit	07/08/2024			X	3,779.05	434,223.00
Deposit	07/08/2024			X	8,428.66	442,651.66
Deposit	07/08/2024			X	9,146.74	451,798.40
Deposit	07/09/2024			X	0.00	451,798.40
Deposit	07/09/2024			X	100.00	451,898.40
Deposit	07/09/2024			X	2,503.00	454,401.40
Deposit	07/09/2024			X	4,507.31	458,908.71
Deposit	07/09/2024			X	77,886.41	536,795.12
Deposit	07/09/2024			X	104,597.13	641,392.25
Deposit	07/10/2024			X	100.00	641,492.25
Deposit	07/10/2024			X	5,430.38	646,922.63
Deposit	07/10/2024			X	19,855.39	666,778.02
Deposit	07/11/2024			X	0.00	666,778.02
Deposit	07/11/2024			X	275.96	667,053.98
Deposit	07/11/2024			X	4,229.17	671,283.15
Deposit	07/11/2024			X	25,852.48	697,135.63
Deposit	07/12/2024			X	34.71	697,170.34
Deposit	07/12/2024			X	1,204.68	698,375.02
Deposit	07/12/2024			X	3,091.29	701,466.31
Deposit	07/12/2024			X	13,750.38	715,216.69
Deposit	07/12/2024			X	88,247.45	803,464.14
Deposit	07/15/2024			X	104.48	803,568.62
Deposit	07/15/2024			X	150.00	803,718.62
Deposit	07/15/2024			X	2,562.00	806,280.62
Deposit	07/15/2024			X	10,342.68	816,623.30
Deposit	07/16/2024			X	3,180.60	819,803.90
Deposit	07/17/2024			X	104.52	819,908.42
Deposit	07/17/2024			X	831.99	820,740.41
Deposit	07/17/2024			X	10,648.10	831,388.51
Deposit	07/17/2024			X	84,503.65	915,892.16



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# Cache County Treasurer Reconciliation Detail

100 · Cache Valley Bank, Period Ending 07/31/2024

Type	Date	Num	Name	Clr	Amount	Balance
Deposit	07/18/2024			X	1,415.31	917,307.47
Deposit	07/19/2024			X	0.00	917,307.47
Deposit	07/19/2024			X	114.15	917,421.62
Deposit	07/19/2024			X	1,750.00	919,171.62
Deposit	07/19/2024			X	3,500.00	922,671.62
Deposit	07/22/2024			X	114.04	922,785.66
Deposit	07/22/2024			X	360.00	923,145.66
Deposit	07/22/2024			X	563.00	923,708.66
Deposit	07/22/2024			X	1,345.62	925,054.28
Deposit	07/22/2024			X	13,998.68	939,052.96
Deposit	07/22/2024			X	15,550.80	954,603.76
Deposit	07/22/2024			X	77,172.99	1,031,776.75
Deposit	07/23/2024			X	2,585.01	1,034,361.76
Deposit	07/25/2024			X	0.00	1,034,361.76
Deposit	07/25/2024			X	3,788.66	1,038,150.42
Deposit	07/25/2024			X	9,174.60	1,047,325.02
Deposit	07/26/2024			X	104.79	1,047,429.81
Deposit	07/26/2024			X	296.27	1,047,726.08
Deposit	07/26/2024			X	1,329.78	1,049,055.86
Deposit	07/26/2024			X	2,556.00	1,051,611.86
Deposit	07/26/2024			X	48,695.68	1,100,307.54
Deposit	07/29/2024			X	181.01	1,100,488.55
Deposit	07/29/2024			X	2,732.00	1,103,220.55
Deposit	07/29/2024			X	34,524.85	1,137,745.40
Deposit	07/30/2024			X	5,428.01	1,143,173.41
Deposit	07/30/2024			X	10,502.52	1,153,675.93
Deposit	07/31/2024			X	731.99	1,154,407.92
Deposit	07/31/2024			X	2,410.77	1,156,818.69
Deposit	07/31/2024			X	15,207.44	1,172,026.13
Deposit	07/31/2024			X	16,235.00	1,188,261.13
Deposit	07/31/2024			X	73,230.10	1,261,491.23
Total Deposits and Credits					1,261,491.23	1,261,491.23
Total Cleared Transactions					-1,344,016.06	-1,344,016.06
Cleared Balance					-1,344,016.06	2,496,158.17

**Uncleared Transactions****Checks and Payments - 88 items**

Check	01/04/2021	11216	TOWN OF AMALGA	-491.06	-491.06
Check	01/04/2021	11178	TOWN OF AMALGA	-114.62	-605.68
Check	01/05/2021	11258	TOWN OF AMALGA	-2,607.36	-3,213.04
Check	02/01/2021	11349	TOWN OF AMALGA	-121.48	-3,334.52
Check	03/08/2021	11397	TOWN OF AMALGA	-107.74	-3,442.26
Check	03/31/2021	11441	TOWN OF AMALGA	-2,654.21	-6,096.47
Check	04/01/2021	11529	TOWN OF AMALGA	-179.55	-6,276.02
Check	04/01/2021	11491	TOWN OF AMALGA	-153.38	-6,429.40
Check	05/03/2021	11580	TOWN OF AMALGA	-135.02	-6,564.42
Check	07/01/2021	11669	TOWN OF AMALGA	-185.78	-6,750.20
Check	08/02/2021	11754	TOWN OF AMALGA	-174.42	-6,924.62
Check	09/01/2021	11804	TOWN OF AMALGA	-312.11	-7,236.73
Check	10/01/2021	11865	TOWN OF AMALGA	-151.84	-7,388.57
Check	10/04/2021	11902	TOWN OF AMALGA	-277.12	-7,665.69
Check	11/01/2021	11952	TOWN OF AMALGA	-127.87	-7,793.56
Check	12/07/2021	12051	TOWN OF AMALGA	-19,983.97	-27,777.53
Check	12/07/2021	12012	TOWN OF AMALGA	-106.81	-27,884.34
Check	01/05/2022	12140	TOWN OF AMALGA	-134.22	-28,018.56
Check	01/10/2022	12235	TOWN OF AMALGA	-2,196.67	-30,215.23
Check	02/03/2022	12322	TOWN OF AMALGA	-155.29	-30,370.52
Check	03/01/2022	12364	TOWN OF AMALGA	-135.92	-30,506.44
Check	03/31/2022	12393	TOWN OF AMALGA	-2,908.32	-33,414.76
Check	04/01/2022	12457	TOWN OF AMALGA	-155.89	-33,570.65
Check	04/01/2022	12496	TOWN OF AMALGA	-57.93	-33,628.58
Check	05/10/2022	11546	TOWN OF AMALGA	-238.77	-33,867.35
Check	06/01/2022	11595	TOWN OF AMALGA	-5,962.57	-39,829.92
Check	07/01/2022	11639	TOWN OF AMALGA	-257.18	-40,087.10
Check	07/01/2022	11678	TOWN OF AMALGA	-111.36	-40,198.46
Check	08/01/2022	11725	TOWN OF AMALGA	-167.48	-40,365.94



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# Cache County Treasurer Reconciliation Detail

100 · Cache Valley Bank, Period Ending 07/31/2024

Type	Date	Num	Name	Clr	Amount	Balance
Check	09/01/2022	11768	TOWN OF AMALGA		-243.94	-40,609.88
Check	10/04/2022	11854	TOWN OF AMALGA		-185.94	-40,795.82
Check	10/04/2022	11814	TOWN OF AMALGA		-143.46	-40,939.28
Check	11/01/2022	11895	TOWN OF AMALGA		-133.14	-41,072.42
Check	12/07/2022	11991	TOWN OF AMALGA		-21,703.70	-62,776.12
Check	12/07/2022	11952	TOWN OF AMALGA		-146.24	-62,922.36
Check	01/04/2023	12171	TOWN OF AMALGA		-1,866.67	-64,789.03
Check	01/04/2023	12090	TOWN OF AMALGA		-107.44	-64,896.47
Check	01/04/2023	12128	TOWN OF AMALGA		-2.03	-64,898.50
Check	02/01/2023	12273	TOWN OF AMALGA		-96.99	-64,995.49
Check	03/01/2023	12317	TOWN OF AMALGA		-128.00	-65,123.49
Check	03/24/2023	12345	TOWN OF AMALGA		-5,008.43	-70,131.92
Check	04/04/2023	12419	TOWN OF AMALGA		-234.58	-70,366.50
Check	05/01/2023	12503	TOWN OF AMALGA		-169.89	-70,536.39
Check	06/01/2023	12545	TOWN OF AMALGA		-6,476.99	-77,013.38
Check	07/05/2023	12579	HYCLONE LABORA...		-31,030.96	-108,044.34
Check	07/05/2023	12594	TOWN OF AMALGA		-272.69	-108,317.03
Check	08/01/2023	12678	TOWN OF AMALGA		-134.04	-108,451.07
Check	09/01/2023	12711	HYCLONE LABORA...		-3,811.31	-112,262.38
Check	09/01/2023	12726	TOWN OF AMALGA		-214.04	-112,476.42
Check	10/02/2023	12786	TOWN OF AMALGA		-416.08	-112,892.50
Check	11/02/2023	12877	TOWN OF AMALGA		-151.45	-113,043.95
Check	12/06/2023	12928	TOWN OF AMALGA		-130.94	-113,174.89
Check	12/07/2023	12969	TOWN OF AMALGA		-17,202.65	-130,377.54
Check	01/02/2024	13088	TOWN OF AMALGA		-132.12	-130,509.66
Check	01/02/2024	13071	DRAINAGE DIST #6		-32.00	-130,541.66
Check	01/04/2024	13135	TOWN OF AMALGA		-2,554.22	-133,095.88
Check	01/22/2024	13204	LARRY B DOYLE		-10.00	-133,105.88
Check	02/07/2024	13224	TOWN OF AMALGA		-170.49	-133,276.37
Check	03/01/2024	13273	TOWN OF AMALGA		-192.59	-133,468.96
Check	03/08/2024	13300	B&V MAUGHAN IN...		-21.53	-133,490.49
Check	03/14/2024	13309	TOWN OF AMALGA		-9,187.12	-142,677.61
Check	04/01/2024	13412	TOWN OF AMALGA		-271.57	-142,949.18
Check	04/01/2024	13373	TOWN OF AMALGA		-136.76	-143,085.94
Check	05/02/2024	13464	LEWISTON CITY		-3,773.36	-146,859.30
Check	05/02/2024	13458	HYDE PARK CEME...		-862.34	-147,721.64
Check	05/02/2024	13461	TOWN OF AMALGA		-219.77	-147,941.41
Check	05/02/2024	13476	College/Young Mos...		-17.13	-147,958.54
Check	06/03/2024	13538	CACHE WATER DI...		-16,524.00	-164,482.54
Check	06/03/2024	13521	TOWN OF AMALGA		-6,132.84	-170,615.38
Check	06/03/2024	13524	LEWISTON CITY		-3,676.50	-174,291.88
Check	06/03/2024	13518	HYDE PARK CEME...		-1,794.03	-176,085.91
Check	06/03/2024	13537	College/Young Mos...		-31.68	-176,117.59
Check	07/01/2024	13580	CACHE WATER DI...		-752.70	-176,870.29
Check	07/01/2024	13567	LEWISTON CITY		-520.76	-177,391.05
Check	07/01/2024	13562	HYDE PARK CEME...		-237.40	-177,628.45
Check	07/01/2024	13556	MILLVILLE/NIBLEY ...		-229.59	-177,858.04
Check	07/01/2024	13590	WELLSVILLE MEN...		-205.00	-178,063.04
Check	07/01/2024	13579	College/Young Mos...		-25.34	-178,088.38
Check	07/01/2024	13589	DRAINAGE DIST #4		-5.01	-178,093.39
Check	07/02/2024	13609	LEWISTON CITY		-24,089.34	-202,182.73
Check	07/02/2024	13623	CACHE WATER DI...		-5,628.70	-207,811.43
Check	07/02/2024	13603	HYDE PARK CEME...		-1,998.26	-209,809.69
Check	07/02/2024	13597	MILLVILLE/NIBLEY ...		-523.26	-210,332.95
Check	07/02/2024	13622	College/Young Mos...		-352.57	-210,685.52
Check	07/02/2024	13606	TOWN OF AMALGA		-313.82	-210,999.34
Check	07/02/2024	13587	DRAINAGE DIST #3		-7.50	-211,006.84
Check	07/09/2024	13633	JUSTEN WATKINS		-494.10	-211,500.94
Check	07/09/2024	13635	FRANK REYES		-10.00	-211,510.94
Total Checks and Payments					-211,510.94	-211,510.94
<b>Deposits and Credits - 3 items</b>						
Deposit	07/30/2024				50.00	50.00
Deposit	07/31/2024				213.28	263.28
Deposit	07/31/2024				3,578.50	3,841.78
Total Deposits and Credits					3,841.78	3,841.78



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# Cache County Treasurer Reconciliation Detail

100 · Cache Valley Bank, Period Ending 07/31/2024

Type	Date	Num	Name	Clr	Amount	Balance
Total Uncleared Transactions					-207,669.16	-207,669.16
Register Balance as of 07/31/2024					-1,551,685.22	2,288,489.01
<b>New Transactions</b>						
<b>Checks and Payments - 40 items</b>						
Check	08/02/2024	13669	CACHE CO SCHOO...		-372,629.10	-372,629.10
Check	08/02/2024	13668	LOGAN SCHOOL D...		-252,195.93	-624,825.03
Check	08/02/2024	13667	CACHE CO GENER...		-163,421.87	-788,246.90
Check	08/02/2024	13676	CACHE STWDE SC...		-126,244.96	-914,491.86
Check	08/02/2024	13677	LOGAN STWDE SC...		-80,569.76	-995,061.62
Check	08/02/2024	13666	LOGAN CITY		-57,061.20	-1,052,122.82
Check	08/02/2024	13680	CACHE CO HEALT...		-34,715.25	-1,086,838.07
Check	08/02/2024	13675	Cache Co Assess & ...		-33,390.44	-1,120,228.51
Check	08/02/2024	13652	NORTH LOGAN CITY		-27,253.07	-1,147,481.58
Check	08/02/2024	13655	SMITHFIELD CITY		-15,484.58	-1,162,966.16
Check	08/02/2024	13673	CACHE CO HEALT...		-9,561.13	-1,172,527.29
Check	08/02/2024	13650	PROVIDENCE CITY		-8,790.97	-1,181,318.26
Check	08/02/2024	13649	NIBLEY CITY		-8,685.09	-1,190,003.35
Check	08/02/2024	13654	HYDE PARK CITY		-7,338.52	-1,197,341.87
Check	08/02/2024	13679	CACHE COUNTY P...		-7,043.93	-1,204,385.80
Check	08/02/2024	13644	HYRUM CITY		-6,063.55	-1,210,449.35
Check	08/02/2024	13645	WELLSVILLE CITY		-3,980.14	-1,214,429.49
Check	08/02/2024	13678	CACHE MOSQUITO...		-3,688.40	-1,218,117.89
Check	08/02/2024	13672	CACHE WATER DI...		-2,941.88	-1,221,059.77
Check	08/02/2024	13659	LEWISTON CITY		-2,687.56	-1,223,747.33
Check	08/02/2024	13646	MENDON CITY		-2,666.55	-1,226,413.88
Check	08/02/2024	13658	RICHMOND CITY		-2,449.00	-1,228,862.88
Check	08/02/2024	13674	MULTI-CO A & C		-2,206.42	-1,231,069.30
Check	08/02/2024	13653	HYDE PARK CEME...		-1,520.57	-1,232,589.87
Check	08/02/2024	13648	MILLVILLE CITY		-1,354.44	-1,233,944.31
Check	08/02/2024	13643	PARADISE TOWN		-1,105.87	-1,235,050.18
Check	08/02/2024	13651	RIVER HEIGHTS CI...		-792.47	-1,235,842.65
Check	08/02/2024	13663	CLARKSTON TOWN		-463.86	-1,236,306.51
Check	08/02/2024	13657	RICHMOND CEME...		-459.87	-1,236,766.38
Check	08/02/2024	13665	NEWTON TOWN		-404.33	-1,237,170.71
Check	08/02/2024	13647	MILLVILLE/NIBLEY ...		-402.03	-1,237,572.74
Check	08/02/2024	13661	CORNISH TOWN		-339.79	-1,237,912.53
Check	08/02/2024	13662	TRENTON TOWN		-241.26	-1,238,153.79
Check	08/02/2024	13656	TOWN OF AMALGA		-208.78	-1,238,362.57
Check	08/02/2024	13642	PARADISE CEMET...		-116.24	-1,238,478.81
Check	08/02/2024	13660	CORNISH CEMETE...		-106.89	-1,238,585.70
Check	08/02/2024	13664	NEWTON CEMETE...		-76.67	-1,238,662.37
Check	08/02/2024	13671	College/Young Mos...		-56.10	-1,238,718.47
Check	08/02/2024	13670	AVON CEMETERY		-18.22	-1,238,736.69
Check	08/05/2024	13681	JAMES & CAROL C...		-1,500.00	-1,240,236.69
Total Checks and Payments					-1,240,236.69	-1,240,236.69
<b>Deposits and Credits - 11 items</b>						
Deposit	08/01/2024				68,091.95	68,091.95
Deposit	08/02/2024				1,681.88	69,773.83
Deposit	08/05/2024				500.00	70,273.83
Deposit	08/05/2024				772.68	71,046.51
Deposit	08/05/2024				2,882.28	73,928.79
Deposit	08/05/2024				3,288.07	77,216.86
Deposit	08/05/2024				108,763.09	185,979.95
Deposit	08/06/2024				14,173.10	200,153.05
Deposit	08/07/2024				5,896.75	206,049.80
Deposit	08/08/2024				4,741.46	210,791.26
Deposit	08/09/2024				815.00	211,606.26
Total Deposits and Credits					211,606.26	211,606.26
Total New Transactions					-1,028,630.43	-1,028,630.43
<b>Ending Balance</b>					<b>-2,580,315.65</b>	<b>1,259,858.58</b>





# CACHE VALLEY BANK

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124 \*\*\*\*\*EXCLUDE-FLATSINGLE  
42388 1.3440 EX 0.000 83 3 70  
COUNTY OF CACHE  
(COLLECTOR ACCOUNT)  
179 N MAIN ST STE 201  
LOGAN UT 843215126

PRIMARY ACCT: 65600025 STATEMENT PERIOD: 07/01/2024 - 07/31/2024

ACCOUNT	PREVIOUS	TOTAL	TOTAL	SERVICE	ENDING
NUMBER	BALANCE	DEBITS	CREDITS	CHARGES	BALANCE
DDA 65600025	3,840,174.23	78 2,605,507.29	135 1,261,491.23	.00	2,496,158.17

DIB - MUNICIPAL RATE 65600025

-- DEPOSITS AND MISCELLANEOUS TRANSACTIONS --

DEPOSIT	82,799.38+	07/01	WPP
DEPOSIT	66,737.96+	07/02	WPP
CHARGE BACK	218.00-	07/02	87-105-0026
CHARGE BACK: AUTUMN STAVELY REASON: UNABLE TO LOCATE ACCOUNT			
DEPOSIT	98,123.12+	07/03	WPP
REMOTE DEPOSIT CAPTURE	78,337.99+	07/05	
REMOTE DEPOSIT CAPTURE	46,106.06+	07/05	
REMOTE DEPOSIT CAPTURE	17,365.40+	07/05	
REMOTE DEPOSIT CAPTURE	2,076.29+	07/05	
DEPOSIT	15,014.25+	07/05	WPP
DEPOSIT	1,820.00+	07/05	
INTEREST RATE CHANGED FROM 5.4314% TO 5.4390%		07/08	
DEPOSIT	77,886.41+	07/09	WPP
REMOTE DEPOSIT CAPTURE	45,413.66+	07/10	
REMOTE DEPOSIT CAPTURE	34,814.71+	07/10	
REMOTE DEPOSIT CAPTURE	23,223.76+	07/10	
DEPOSIT	19,855.39+	07/10	WPP
DEPOSIT	1,145.00+	07/10	
DEPOSIT	25,852.48+	07/11	WPP
DEPOSIT	13,750.38+	07/12	WPP
REMOTE DEPOSIT CAPTURE	62,250.87+	07/15	
REMOTE DEPOSIT CAPTURE	20,735.55+	07/15	
REMOTE DEPOSIT CAPTURE	2,099.98+	07/15	

CONTINUED ON PAGE ... 2

355.42  
2805.63  
88,247.45

005

78,337.99\*+  
46,106.06 +  
17,365.40 +  
2,076.29 +  
1,820.00 +  
145,705.74 \*

004

45,413.66\*+  
34,814.71 +  
23,223.76 +  
1,145.00 +  
104,597.13 \*

005

62,250.87\*+  
20,735.55 +  
2,099.98 +  
355.42 +  
2,805.63 +  
88,247.45 \*







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PAGE 2

## -- DEPOSITS AND MISCELLANEOUS TRANSACTIONS --

REMOTE DEPOSIT CAPTURE	355.42+	07/15	
DEPOSIT	10,342.68+	07/15	u22
DEPOSIT	2,805.63+	07/15	
REMOTE DEPOSIT CAPTURE	36,958.86+	07/18	
REMOTE DEPOSIT CAPTURE	31,916.12+	07/18	
REMOTE DEPOSIT CAPTURE	13,598.29+	07/18	
REMOTE DEPOSIT CAPTURE	929.48+	07/18	
DEPOSIT	1,100.90+	07/18	
DEPOSIT	1,750.00+	07/18	Aircraft Uniform fees
DEPOSIT	13,998.68+	07/22	u22
CHARGE BACK	150.00-	07/22	01-103-0028
CHARGE BACK: MAURITA RAWLINS REASON: STOP PAYMENT			
REMOTE DEPOSIT CAPTURE	36,812.35+	07/23	
REMOTE DEPOSIT CAPTURE	22,227.92+	07/23	
REMOTE DEPOSIT CAPTURE	13,280.31+	07/23	
REMOTE DEPOSIT CAPTURE	3,947.41+	07/23	
DEPOSIT	905.00+	07/23	
DEPOSIT	225.00+	07/23	
DEPOSIT	296.27+	07/26	u22
REMOTE DEPOSIT CAPTURE	25,021.02+	07/29	
REMOTE DEPOSIT CAPTURE	19,043.50+	07/29	
REMOTE DEPOSIT CAPTURE	1,136.50+	07/29	
REMOTE DEPOSIT CAPTURE	1,083.66+	07/29	
DEPOSIT	34,524.85+	07/29	u22
DEPOSIT	2,186.00+	07/29	
DEPOSIT	10,502.52+	07/30	u22
REMOTE DEPOSIT CAPTURE	34,204.75+	07/31	
REMOTE DEPOSIT CAPTURE	20,654.14+	07/31	
REMOTE DEPOSIT CAPTURE	13,118.54+	07/31	
REMOTE DEPOSIT CAPTURE	1,539.00+	07/31	
REMOTE DEPOSIT CAPTURE	998.00+	07/31	
DEPOSIT	2,715.67+	07/31	
INTEREST PAID	16,235.00+	07/31	

ANNUAL PERCENTAGE YIELD EARNED FOR 31 DAYS IS 5.57 %  
INTEREST EARNED DURING CYCLE PERIOD 16,235.00

CURRENT INTEREST RATE 5.4390 %

## -- SUMMARY OF ELECTRONIC CREDITS --

DATE	AMOUNT	DESCRIPTION
07/01	2,333.17	FORTE [CCD] 1330903620 179752 ID: CACHE CO TAX POS
07/01	2,092.69	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/01	580.00	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB
07/01	100.00	FORTE [CCD] 1330903620 243435 ID: CACHE CO ASSESSORS POS
07/01	36.19	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB
07/02	10,522.58	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/02	213.00	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB
07/03	4,882.00	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB

CONTINUED ON PAGE ... 3

Member  
FDIC

Corporate Office: 101 North Main Street, Logan UT 84321



10,522.58\*+  
213.00 +

002

10,735.58 \*

36,958.86\*+

31,916.12 +

13,598.29 +

929.48 +

1,100.90 +

005

84,503.65 \*

36,812.35\*+

22,227.92 +

13,280.31 +

3,947.41 +

905.00 +

005

77,172.99 \*

225.00\*+

25,021.02 +

19,043.50 +

1,136.50 +

1,083.66 +

2,186.00 +

#13638

47.30 +

47.30 -

47.30 -

007

48,648.38 \*

34,204.75\*+

20,654.14 +

13,118.54 +

1,539.00 +

998.00 +

2,715.67 +

006

73,230.10 \*





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-- SUMMARY OF ELECTRONIC CREDITS --

DATE	AMOUNT	DESCRIPTION
07/03	99.87	FORTE [CCD] 1330903620 243435 ID: CACHE CO ASSESSORS POS
07/05	9,146.74	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/05	8,322.66	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/05	500.00	FORTE [CCD] 5330903620 179752 ID: CACHE CO TAX POS
07/05	200.00	FORTE [CCD] 1330903620 243435 ID: CACHE CO ASSESSORS POS
07/05	169.00	FORTE [CCD] 1330903620 179752 ID: CACHE CO TAX POS
07/05	106.00	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB
07/08	2,189.05	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB
07/08	1,590.00	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/08	253.06	FORTE [CCD] 1330903620 179752 ID: CACHE CO TAX POS
07/08	250.00	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB
07/09	2,503.00	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/09	718.00	FORTE [CCD] 5330903620 179752 ID: CACHE CO TAX POS
07/10	4,449.38	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/10	981.00	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB
07/10	841.04	FORTE [CCD] 1330903620 179752 ID: CACHE CO TAX POS
07/10	600.00	FORTE [CCD] 5330903620 179752 ID: CACHE CO TAX POS
07/10	85.00	FORTE [CCD] 1330903620 243435 ID: CACHE CO ASSESSORS POS
07/11	4,229.17	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/11	2,042.84	FORTE [CCD] 1330903620 179752 ID: CACHE CO TAX POS
07/11	100.00	FORTE [CCD] 1330903620 243435 ID: CACHE CO ASSESSORS POS
07/11	52.37	FORTE [CCD] 5330903620 179752 ID: CACHE CO TAX POS
07/12	2,737.29	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/12	667.75	FORTE [CCD] 5330903620 179752 ID: CACHE CO TAX POS
07/12	354.00	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB
07/12	100.00	FORTE [CCD] 1330903620 243435 ID: CACHE CO ASSESSORS POS
07/15	1,562.00	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/15	1,000.00	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB
07/15	275.96	FORTE [CCD] 1330903620 243435 ID: CACHE CO ASSESSORS POS
07/15	154.00	FORTE [CCD] 5330903620 179752 ID: CACHE CO TAX POS
07/15	150.00	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB
07/15	34.71	FORTE [CCD] 1330903620 243435 ID: CACHE CO ASSESSORS POS
07/15	25.99	FORTE [CCD] 1330903620 179752 ID: CACHE CO TAX POS
07/15	7.94	FORTE [CCD] 1330903620 179752 ID: CACHE CO TAX POS
07/16	3,180.60	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/16	349.00	FORTE [CCD] 5330903620 179752 ID: CACHE CO TAX POS
07/17	9,648.10	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/17	1,000.00	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB
07/17	196.00	FORTE [CCD] 5330903620 179752 ID: CACHE CO TAX POS
07/17	104.48	FORTE [CCD] 1330903620 243435 ID: CACHE CO ASSESSORS POS
07/18	1,393.16	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/18	110.00	FORTE [CCD] 1330903620 179752 ID: CACHE CO TAX POS
07/18	25.99	FORTE [CCD] 5330903620 179752 ID: CACHE CO TAX POS
07/18	22.15	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB
07/19	2,300.00	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/19	1,200.00	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB
07/19	500.00	FORTE [CCD] 1330903620 179752 ID: CACHE CO TAX POS
07/19	104.52	FORTE [CCD] 1330903620 243435 ID: CACHE CO ASSESSORS POS
07/22	15,550.80	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB

CONTINUED ON PAGE ... 4

Corporate Office: 101 North Main Street

196.00\*+

110.00 +

25.99 +

500.00 +

831.99 \*

004

8,322.66\*+

106.00 +

002

8,428.66 \*

2,189.05\*+

1,590.00 +

002

3,779.05 \*

4,449.38\*+

981.00 +

002

5,430.38 \*

2,737.29\*+

354.00 +

002

3,091.29 \*

1,562.00\*+

1,000.00 +

002

2,562.00 \*

9,648.10\*+

1,000.00 +

002

10,648.10 \*

1,393.16\*+

22.15 +

002

1,415.31 \*

2,300.00\*+

1,200.00 +

002

3,500.00 \*

500.00\*+

169.00 +

002

669.00 \*

253.06\*+

718.00 +

841.04 +

600.00 +

2,042.84 +

52.37 +

006

4,507.31 \*

667.75\*+

154.00 +

25.99 +

7.94 +

349.00 +

005

1,204.68 \*





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PAGE 4

## -- SUMMARY OF ELECTRONIC CREDITS --

DATE	AMOUNT	DESCRIPTION
07/22	1,345.62	FORTE [CCD] 1330903620 179752 ID: CACHE CO TAX POS
07/22	563.00	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB
07/22	360.00	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB
07/22	114.15	FORTE [CCD] 1330903620 243435 ID: CACHE CO ASSESSORS POS
07/23	1,970.00	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/23	615.01	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB
07/24	6,399.39	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/24	2,775.21	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB
07/24	114.04	FORTE [CCD] 1330903620 243435 ID: CACHE CO ASSESSORS POS
07/25	3,485.48	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/26	400.00	FORTE [CCD] 1330903620 179752 ID: CACHE CO TAX POS
07/26	303.18	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB
07/26	1,158.38	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/26	171.40	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB
07/29	2,282.00	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/29	1,230.00	FORTE [CCD] 5330903620 179752 ID: CACHE CO TAX POS
07/29	450.00	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB
07/29	315.00	FORTE [CCD] 1330903620 179752 ID: CACHE CO TAX POS
07/29	104.79	FORTE [CCD] 1330903620 243435 ID: CACHE CO ASSESSORS POS
07/30	2,909.35	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/30	2,518.66	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB
07/30	611.00	FORTE [CCD] 5330903620 179752 ID: CACHE CO TAX POS
07/31	15,207.44	FORTE [CCD] 1330903620 260946 ID: CACHE CO TAX TMT WEB
07/31	2,410.77	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/31	406.00	FORTE [CCD] 5330903620 179752 ID: CACHE CO TAX POS
07/31	325.99	FORTE [CCD] 1330903620 179752 ID: CACHE CO TAX POS
07/31	181.01	FORTE [CCD] 1330903620 243435 ID: CACHE CO ASSESSORS POS

## -- SUMMARY OF ELECTRONIC DEBITS --

DATE	AMOUNT	DESCRIPTION
07/03	500.00	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/09	500.00	FORTE [CCD] 5330903620 179752 ID: CACHE CO TAX POS

## -- CHECKS --

NUMBER	AMOUNT	DATE	NUMBER	AMOUNT	DATE	NUMBER	AMOUNT	DATE
13493	10.00	07/24	13564	4,041.87	07/16	13576	49,253.43	07/18
13552*	42.30	07/22	13565	469.88	07/23	13577	109,769.23	07/22
13553	168.91	07/18	13566	1,212.13	07/23	13578	32.66	07/18
13554	2,553.48	07/15	13568*	61.41	07/15	13581*	2,456.25	07/15
13555	274.30	07/18	13569	196.42	07/18	13582	551.42	07/15
13557*	19.10	07/16	13570	176.33	07/19	13583	8,573.18	07/15
13558	6,779.85	07/18	13571	20.98	07/15	13584	37,710.09	07/22
13559	2,139.13	07/19	13572	18.41	07/24	13585	15,586.51	07/18
13560	7.39	07/16	13573	96.61	07/19	13586	1,114.94	07/19
13561	2,740.59	07/22	13574	11,332.15	07/18	13588*	213.67	07/15
13563*	2,540.42	07/17	13575	41,992.30	07/15	13591*	13,419.80	07/15

CONTINUED ON PAGE ... 5

AN (\*) DENOTES GAP IN CHECK NUMBERS

Corporate Office: 101 North Main Street, Logan UT 84321



Member  
FDIC

400.00\*+  
1,230.00 +  
315.00 +  
611.00 +  
1,970.00\*+  
615.01 +  
2,585.01 \*  
2,556.00 \*  
6,399.39\*+  
2,775.21 +  
9,174.60 \*  
3,485.48\*+  
303.18 +  
3,788.66 \*  
1,158.38\*+  
171.40 +  
1,329.78 \*  
2,282.00\*+  
450.00 +  
2,732.00 \*  
2,909.35\*+  
2,518.66 +  
5,428.01 \*





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PAGE 5

-- CHECKS --

NUMBER.....AMOUNT...DATE	NUMBER.....AMOUNT...DATE	NUMBER.....AMOUNT...DATE
13592 216.79 07/22	13610* 251.29 07/15	13626 63,885.77 07/15
13593 1,455.79 07/18	13611 748.71 07/18	13627 235,337.17 07/22
13594 13,164.05 07/15	13612 356.35 07/19	13628 160,360.63 07/18
13595 6,057.65 07/18	13613 607.13 07/15	13629 6,833.03 07/19
13596 3,235.15 07/16	13614 199.76 07/24	13630 7,043.93 07/15
13598* 2,923.09 07/16	13615 956.84 07/19	13631 29,826.00 07/15
13599 10,693.32 07/18	13616 114,070.78 07/18	13634* 125.99 07/22
13600 14,351.42 07/19	13617 312,674.44 07/15	13636* 150.00 07/22
13601 1,286.23 07/16	13618 501,953.87 07/18	13637 110.00 07/19
13602 33,231.20 07/22	13619 694,629.60 07/22	13638 47.30 07/25
13604* 12,810.00 07/17	13620 32.64 07/18	13639 150.00 07/29
13605 25,840.47 07/16	13621 .15 07/15	13640 150.00 07/30
13607* 1,439.04 07/23	13624* 18,293.30 07/15	13641 80.00 07/30
13608 8,763.75 07/23	13625 4,221.52 07/15	

-- BALANCE INFORMATION --

DATE.....BALANCE	DATE.....BALANCE	DATE.....BALANCE
06/30 3,840,174.23	07/11 4,535,715.90	07/23 2,269,795.13
07/01 3,928,115.66	07/12 4,553,325.32	07/24 2,278,855.60
07/02 4,005,371.20	07/15 4,135,315.98	07/25 2,282,996.96
07/03 4,107,976.19	07/16 4,101,492.28	07/26 2,284,623.01
07/05 4,287,140.58	07/17 4,097,090.44	07/29 2,371,850.33
07/08 4,291,422.69	07/18 3,304,147.77	07/30 2,388,161.86
07/09 4,372,030.10	07/19 3,283,867.64	07/31 2,496,158.17
07/10 4,503,439.04	07/22 2,201,696.93	

124

AN (\*) DENOTES GAP IN CHECK NUMBERS

Member  
FDIC

Corporate Office: 101 North Main Street, Logan UT 84321





2:06 PM

08/09/24

Accrual Basis

# Cache County Treasurer Custom Transaction Detail Report

July 2024

	Type	Date	Num	Name	Memo	Account	Clr	Split	Amount	Balance
1	Deposit	07/01/2024		ASSESSOR	UPP and MV...	201 - UPP		100 - Cache V...	-82,799.38	-82,799.38
	Deposit	07/02/2024		ASSESSOR	UPP and MV...	201 - UPP		100 - Cache V...	-66,737.96	-149,537.34
	Deposit	07/03/2024		ASSESSOR	UPP and MV...	201 - UPP		100 - Cache V...	-98,123.12	-247,660.46
	Deposit	07/05/2024		ASSESSOR	UPP and MV...	201 - UPP		100 - Cache V...	-15,014.25	-262,674.71
	Deposit	07/09/2024		ASSESSOR	UPP and MV...	201 - UPP		100 - Cache V...	-77,886.41	-340,561.12
	Deposit	07/10/2024		ASSESSOR	UPP and MV...	201 - UPP		100 - Cache V...	-19,855.39	-360,416.51
	Deposit	07/11/2024		ASSESSOR	UPP and MV...	201 - UPP		100 - Cache V...	-25,852.48	-386,268.99
	Deposit	07/12/2024		ASSESSOR	UPP and MV...	201 - UPP		100 - Cache V...	-13,750.38	-400,019.37
	Deposit	07/15/2024		ASSESSOR	UPP and MV...	201 - UPP		100 - Cache V...	-10,342.68	-410,362.05
	Deposit	07/22/2024		ASSESSOR	UPP and MV...	201 - UPP		100 - Cache V...	-13,998.68	-424,360.73
	Deposit	07/26/2024		ASSESSOR	UPP and MV...	201 - UPP		100 - Cache V...	-296.27	-424,657.00
	Deposit	07/29/2024		ASSESSOR	UPP and MV...	201 - UPP		100 - Cache V...	-34,524.85	-459,181.85
	Deposit	07/30/2024		ASSESSOR	UPP and MV...	201 - UPP		100 - Cache V...	-10,502.52	-469,684.37
	Total 1								-469,684.37	-469,684.37
	<b>Assessor Credit Card</b>									
	Deposit	07/01/2024		ASSESSOR	UPP and MV...	201 - UPP		100 - Cache V...	-99.87	-99.87
	Deposit	07/02/2024		ASSESSOR	UPP and MV...	201 - UPP		100 - Cache V...	-200.00	-299.87
	Deposit	07/08/2024		ASSESSOR	UPP and MV...	201 - UPP		100 - Cache V...	-85.00	-384.87
	Deposit	07/09/2024		ASSESSOR	UPP and MV...	201 - UPP		100 - Cache V...	-100.00	-484.87
	Deposit	07/10/2024		ASSESSOR	UPP and MV...	201 - UPP		100 - Cache V...	-100.00	-584.87
	Deposit	07/11/2024		ASSESSOR	UPP and MV...	201 - UPP		100 - Cache V...	-275.96	-860.83
	Deposit	07/12/2024		ASSESSOR	UPP and MV...	201 - UPP		100 - Cache V...	-34.71	-895.54
	Deposit	07/15/2024		ASSESSOR	UPP and MV...	201 - UPP		100 - Cache V...	-104.48	-1,000.02
	Deposit	07/17/2024		ASSESSOR	UPP and MV...	201 - UPP		100 - Cache V...	-104.52	-1,104.54
	Deposit	07/19/2024		ASSESSOR	UPP and MV...	201 - UPP		100 - Cache V...	-114.15	-1,218.69
	Deposit	07/22/2024		ASSESSOR	UPP and MV...	201 - UPP		100 - Cache V...	-114.04	-1,332.73
	Deposit	07/26/2024		ASSESSOR	UPP and MV...	201 - UPP		100 - Cache V...	-104.79	-1,437.52
	Deposit	07/29/2024		ASSESSOR	UPP and MV...	201 - UPP		100 - Cache V...	-181.01	-1,618.53
	Deposit	07/30/2024		ASSESSOR	UPP and MV...	201 - UPP		100 - Cache V...	-50.00	-1,668.53
	Deposit	07/31/2024		ASSESSOR	UPP and MV...	201 - UPP		100 - Cache V...	-213.28	-1,881.81
	Total Assessor Credit Card								-1,881.81	-1,881.81
	<b>No payment method</b>									
	Deposit	07/01/2024		ASSESSOR	UPP and MV...	201 - UPP		110 - PTIF Stat...	-95,448.35	-95,448.35
	Deposit	07/02/2024		ASSESSOR	Refer to Make...	201 - UPP		100 - Cache V...	407.12	-95,041.23
	Deposit	07/02/2024		ASSESSOR	UPP and MV...	201 - UPP		110 - PTIF Stat...	-41,325.91	-136,367.14
	Deposit	07/03/2024		ASSESSOR	UPP and MV...	201 - UPP		110 - PTIF Stat...	-41,087.40	-177,454.54
	Deposit	07/05/2024		ASSESSOR	UPP and MV...	201 - UPP		110 - PTIF Stat...	-33,485.54	-210,940.08
	Deposit	07/08/2024		ASSESSOR	UPP and MV...	201 - UPP		110 - PTIF Stat...	-57,531.35	-268,471.43
	Deposit	07/09/2024		ASSESSOR	UPP and MV...	201 - UPP		110 - PTIF Stat...	-26,133.33	-294,604.76
	Deposit	07/10/2024		ASSESSOR	UPP and MV...	201 - UPP		110 - PTIF Stat...	-22,132.42	-316,737.18
	Deposit	07/11/2024		ASSESSOR	UPP and MV...	201 - UPP		110 - PTIF Stat...	-24,504.51	-341,241.69
	Deposit	07/12/2024		ASSESSOR	UPP and MV...	201 - UPP		110 - PTIF Stat...	-25,734.61	-366,976.30
	Deposit	07/15/2024		ASSESSOR	UPP and MV...	201 - UPP		110 - PTIF Stat...	-32,996.11	-399,972.41
	Deposit	07/16/2024		ASSESSOR	UPP and MV...	201 - UPP		110 - PTIF Stat...	-22,218.32	-422,190.73
	Deposit	07/17/2024		ASSESSOR	UPP and MV...	201 - UPP		110 - PTIF Stat...	-22,184.45	-444,375.18
	Deposit	07/18/2024		ASSESSOR	UPP and MV...	201 - UPP		110 - PTIF Stat...	-20,115.15	-464,490.33
	Deposit	07/19/2024		ASSESSOR	UPP and MV...	201 - UPP		110 - PTIF Stat...	-22,087.38	-486,577.71
	Deposit	07/22/2024		ASSESSOR	UPP and MV...	201 - UPP		110 - PTIF Stat...	-36,077.45	-522,655.16
	Deposit	07/23/2024		ASSESSOR	UPP and MV...	201 - UPP		110 - PTIF Stat...	-25,172.80	-547,827.96
	Deposit	07/25/2024		ASSESSOR	UPP and MV...	201 - UPP		110 - PTIF Stat...	-31,590.18	-579,418.14
	Deposit	07/26/2024		ASSESSOR	UPP and MV...	201 - UPP		110 - PTIF Stat...	-34,318.20	-613,736.34
	Deposit	07/29/2024		ASSESSOR	UPP and MV...	201 - UPP		110 - PTIF Stat...	-80,661.55	-694,397.89
	Deposit	07/30/2024		ASSESSOR	UPP and MV...	201 - UPP		110 - PTIF Stat...	-38,366.06	-732,763.95
	Deposit	07/31/2024		ASSESSOR	UPP and MV...	201 - UPP		110 - PTIF Stat...	-47,130.76	-779,894.71
	Total no payment method								-779,894.71	-779,894.71
	<b>TOTAL</b>								<b>-1,251,460.89</b>	<b>-1,251,460.89</b>





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\*\*\*\*\*EXCLUDE-FLATSINGLE

42388 1.3440 EX 0.000 83 3 70



COUNTY OF CACHE

(COLLECTOR ACCOUNT)

179 N MAIN ST STE 201

LOGAN UT 843215126

PRIMARY ACCT:

65600025

STATEMENT PERIOD: 07/01/2024 - 07/31/2024

SUMMARY:

ACCOUNT	PREVIOUS	TOTAL	TOTAL	SERVICE	ENDING
.....NUMBER.....	..BALANCE..	.....DEBITS.....	....CREDITS....	.CHARGES	..BALANCE..
DDA 65600025		78	135	.00	
	3,840,174.23	2,605,507.29	1,261,491.23		2,496,158.17

DIB - MUNICIPAL RATE 65600025

-- DEPOSITS AND MISCELLANEOUS TRANSACTIONS --

DEPOSIT	82,799.38+	07/01
DEPOSIT	66,737.96+	07/02
CHARGE BACK	218.00-	07/02
CHARGE BACK: AUTUMN STAVELY REASON: UNABLE TO LOCATE ACCOUNT		
DEPOSIT	98,123.12+	07/03
REMOTE DEPOSIT CAPTURE	78,337.99+	07/05
REMOTE DEPOSIT CAPTURE	46,106.06+	07/05
REMOTE DEPOSIT CAPTURE	17,365.40+	07/05
REMOTE DEPOSIT CAPTURE	2,076.29+	07/05
DEPOSIT	15,014.25+	07/05
DEPOSIT	1,820.00+	07/05
INTEREST RATE CHANGED FROM 5.4314% TO 5.4390%		07/08
DEPOSIT	77,886.41+	07/09
REMOTE DEPOSIT CAPTURE	45,413.66+	07/10
REMOTE DEPOSIT CAPTURE	34,814.71+	07/10
REMOTE DEPOSIT CAPTURE	23,223.76+	07/10
DEPOSIT	19,855.39+	07/10
DEPOSIT	1,145.00+	07/10
DEPOSIT	25,852.48+	07/11
DEPOSIT	13,750.38+	07/12
REMOTE DEPOSIT CAPTURE	62,250.87+	07/15
REMOTE DEPOSIT CAPTURE	20,735.55+	07/15
REMOTE DEPOSIT CAPTURE	2,099.98+	07/15

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-- DEPOSITS AND MISCELLANEOUS TRANSACTIONS --

REMOTE DEPOSIT CAPTURE	355.42+	07/15
DEPOSIT	10,342.68+	07/15
DEPOSIT	2,805.63+	07/15
REMOTE DEPOSIT CAPTURE	36,958.86+	07/18
REMOTE DEPOSIT CAPTURE	31,916.12+	07/18
REMOTE DEPOSIT CAPTURE	13,598.29+	07/18
REMOTE DEPOSIT CAPTURE	929.48+	07/18
DEPOSIT	1,100.90+	07/18
DEPOSIT	1,750.00+	07/19
DEPOSIT	13,998.68+	07/22
CHARGE BACK	150.00-	07/22
CHARGE BACK: MAURITA RAWLINS REASON: STOP PAYMENT		
REMOTE DEPOSIT CAPTURE	36,812.35+	07/23
REMOTE DEPOSIT CAPTURE	22,227.92+	07/23
REMOTE DEPOSIT CAPTURE	13,280.31+	07/23
REMOTE DEPOSIT CAPTURE	3,947.41+	07/23
DEPOSIT	905.00+	07/23
DEPOSIT	225.00+	07/23
DEPOSIT	296.27+	07/26
REMOTE DEPOSIT CAPTURE	25,021.02+	07/29
REMOTE DEPOSIT CAPTURE	19,043.50+	07/29
REMOTE DEPOSIT CAPTURE	1,136.50+	07/29
REMOTE DEPOSIT CAPTURE	1,083.66+	07/29
DEPOSIT	34,524.85+	07/29
DEPOSIT	2,186.00+	07/29
DEPOSIT	10,502.52+	07/30
REMOTE DEPOSIT CAPTURE	34,204.75+	07/31
REMOTE DEPOSIT CAPTURE	20,654.14+	07/31
REMOTE DEPOSIT CAPTURE	13,118.54+	07/31
REMOTE DEPOSIT CAPTURE	1,539.00+	07/31
REMOTE DEPOSIT CAPTURE	998.00+	07/31
DEPOSIT	2,715.67+	07/31
INTEREST PAID	16,235.00+	07/31

ANNUAL PERCENTAGE YIELD EARNED FOR 31 DAYS IS 5.57 %  
INTEREST EARNED DURING CYCLE PERIOD 16,235.00

CURRENT INTEREST RATE 5.4390 %

-- SUMMARY OF ELECTRONIC CREDITS --

DATE	AMOUNT	DESCRIPTION
07/01	2,333.17	FORTE [CCD] 1330903620 179752 ID: CACHE CO TAX POS
07/01	2,092.69	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/01	580.00	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB
07/01	100.00	FORTE [CCD] 1330903620 243435 ID: CACHE CO ASSESSORS POS
07/01	36.19	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB
07/02	10,522.58	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/02	213.00	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB
07/03	4,882.00	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB

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-- SUMMARY OF ELECTRONIC CREDITS --

DATE	AMOUNT	DESCRIPTION
07/03	99.87	FORTE [CCD] 1330903620 243435 ID: CACHE CO ASSESSORS POS
07/05	9,146.74	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/05	8,322.66	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/05	500.00	FORTE [CCD] 5330903620 179752 ID: CACHE CO TAX POS
07/05	200.00	FORTE [CCD] 1330903620 243435 ID: CACHE CO ASSESSORS POS
07/05	169.00	FORTE [CCD] 1330903620 179752 ID: CACHE CO TAX POS
07/05	106.00	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB
07/08	2,189.05	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB
07/08	1,590.00	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/08	253.06	FORTE [CCD] 1330903620 179752 ID: CACHE CO TAX POS
07/08	250.00	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB
07/09	2,503.00	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/09	718.00	FORTE [CCD] 5330903620 179752 ID: CACHE CO TAX POS
07/10	4,449.38	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/10	981.00	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB
07/10	841.04	FORTE [CCD] 1330903620 179752 ID: CACHE CO TAX POS
07/10	600.00	FORTE [CCD] 5330903620 179752 ID: CACHE CO TAX POS
07/10	85.00	FORTE [CCD] 1330903620 243435 ID: CACHE CO ASSESSORS POS
07/11	4,229.17	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/11	2,042.84	FORTE [CCD] 1330903620 179752 ID: CACHE CO TAX POS
07/11	100.00	FORTE [CCD] 1330903620 243435 ID: CACHE CO ASSESSORS POS
07/11	52.37	FORTE [CCD] 5330903620 179752 ID: CACHE CO TAX POS
07/12	2,737.29	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/12	667.75	FORTE [CCD] 5330903620 179752 ID: CACHE CO TAX POS
07/12	354.00	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB
07/12	100.00	FORTE [CCD] 1330903620 243435 ID: CACHE CO ASSESSORS POS
07/15	1,562.00	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/15	1,000.00	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB
07/15	275.96	FORTE [CCD] 1330903620 243435 ID: CACHE CO ASSESSORS POS
07/15	154.00	FORTE [CCD] 5330903620 179752 ID: CACHE CO TAX POS
07/15	150.00	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB
07/15	34.71	FORTE [CCD] 1330903620 243435 ID: CACHE CO ASSESSORS POS
07/15	25.99	FORTE [CCD] 1330903620 179752 ID: CACHE CO TAX POS
07/15	7.94	FORTE [CCD] 1330903620 179752 ID: CACHE CO TAX POS
07/16	3,180.60	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/16	349.00	FORTE [CCD] 5330903620 179752 ID: CACHE CO TAX POS
07/17	9,648.10	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/17	1,000.00	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB
07/17	196.00	FORTE [CCD] 5330903620 179752 ID: CACHE CO TAX POS
07/17	104.48	FORTE [CCD] 1330903620 243435 ID: CACHE CO ASSESSORS POS
07/18	1,393.16	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/18	110.00	FORTE [CCD] 1330903620 179752 ID: CACHE CO TAX POS
07/18	25.99	FORTE [CCD] 5330903620 179752 ID: CACHE CO TAX POS
07/18	22.15	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB
07/19	2,300.00	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB
07/19	1,200.00	FORTE [CCD] 1330903620 179753 ID: CACHE CO TAX WEB
07/19	500.00	FORTE [CCD] 1330903620 179752 ID: CACHE CO TAX POS
07/19	104.52	FORTE [CCD] 1330903620 243435 ID: CACHE CO ASSESSORS POS
07/22	15,550.80	FORTE [CCD] 5330903620 179753 ID: CACHE CO TAX WEB

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-- SUMMARY OF ELECTRONIC CREDITS --

DATE	AMOUNT	DESCRIPTION	ID
07/22	1,345.62	FORTE [CCD] 1330903620 179752	CACHE CO TAX POS
07/22	563.00	FORTE [CCD] 1330903620 179753	CACHE CO TAX WEB
07/22	360.00	FORTE [CCD] 1330903620 179753	CACHE CO TAX WEB
07/22	114.15	FORTE [CCD] 1330903620 243435	CACHE CO ASSESSORS POS
07/23	1,970.00	FORTE [CCD] 5330903620 179753	CACHE CO TAX WEB
07/23	615.01	FORTE [CCD] 1330903620 179753	CACHE CO TAX WEB
07/24	6,399.39	FORTE [CCD] 5330903620 179753	CACHE CO TAX WEB
07/24	2,775.21	FORTE [CCD] 1330903620 179753	CACHE CO TAX WEB
07/24	114.04	FORTE [CCD] 1330903620 243435	CACHE CO ASSESSORS POS
07/25	3,485.48	FORTE [CCD] 5330903620 179753	CACHE CO TAX WEB
07/25	400.00	FORTE [CCD] 1330903620 179752	CACHE CO TAX POS
07/25	303.18	FORTE [CCD] 1330903620 179753	CACHE CO TAX WEB
07/26	1,158.38	FORTE [CCD] 5330903620 179753	CACHE CO TAX WEB
07/26	171.40	FORTE [CCD] 1330903620 179753	CACHE CO TAX WEB
07/29	2,282.00	FORTE [CCD] 5330903620 179753	CACHE CO TAX WEB
07/29	1,230.00	FORTE [CCD] 5330903620 179752	CACHE CO TAX POS
07/29	450.00	FORTE [CCD] 1330903620 179753	CACHE CO TAX WEB
07/29	315.00	FORTE [CCD] 1330903620 179752	CACHE CO TAX POS
07/29	104.79	FORTE [CCD] 1330903620 243435	CACHE CO ASSESSORS POS
07/30	2,909.35	FORTE [CCD] 5330903620 179753	CACHE CO TAX WEB
07/30	2,518.66	FORTE [CCD] 1330903620 179753	CACHE CO TAX WEB
07/30	611.00	FORTE [CCD] 5330903620 179752	CACHE CO TAX POS
07/31	15,207.44	FORTE [CCD] 1330903620 260946	CACHE CO TAX TMT WEB
07/31	2,410.77	FORTE [CCD] 5330903620 179753	CACHE CO TAX WEB
07/31	406.00	FORTE [CCD] 5330903620 179752	CACHE CO TAX POS
07/31	325.99	FORTE [CCD] 1330903620 179752	CACHE CO TAX POS
07/31	181.01	FORTE [CCD] 1330903620 243435	CACHE CO ASSESSORS POS

-- SUMMARY OF ELECTRONIC DEBITS --

DATE	AMOUNT	DESCRIPTION	ID
07/03	500.00	FORTE [CCD] 5330903620 179753	CACHE CO TAX WEB
07/09	500.00	FORTE [CCD] 5330903620 179752	CACHE CO TAX POS

-- CHECKS --

NUMBER	AMOUNT	DATE	NUMBER	AMOUNT	DATE	NUMBER	AMOUNT	DATE
13493	10.00	07/24	13564	4,041.87	07/16	13576	49,253.43	07/18
13552*	42.30	07/22	13565	469.88	07/23	13577	109,769.23	07/22
13553	168.91	07/18	13566	1,212.13	07/23	13578	32.66	07/18
13554	2,553.48	07/15	13568*	61.41	07/15	13581*	2,456.25	07/15
13555	274.30	07/18	13569	196.42	07/18	13582	551.42	07/15
13557*	19.10	07/16	13570	176.33	07/19	13583	8,573.18	07/15
13558	6,779.85	07/18	13571	20.98	07/15	13584	37,710.09	07/22
13559	2,139.13	07/19	13572	18.41	07/24	13585	15,586.51	07/18
13560	7.39	07/16	13573	96.61	07/19	13586	1,114.94	07/19
13561	2,740.59	07/22	13574	11,332.15	07/18	13588*	213.67	07/15
13563*	2,540.42	07/17	13575	41,992.30	07/15	13591*	13,419.80	07/15

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AN (\*) DENOTES GAP IN CHECK NUMBERS



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-- CHECKS --

NUMBER.....	AMOUNT...	DATE	NUMBER.....	AMOUNT...	DATE	NUMBER.....	AMOUNT...	DATE
13592	216.79	07/22	13610*	251.29	07/15	13626	63,885.77	07/15
13593	1,455.79	07/18	13611	748.71	07/18	13627	235,337.17	07/22
13594	13,164.05	07/15	13612	356.35	07/19	13628	160,360.63	07/18
13595	6,057.65	07/18	13613	607.13	07/15	13629	6,833.03	07/19
13596	3,235.15	07/16	13614	199.76	07/24	13630	7,043.93	07/15
13598*	2,923.09	07/16	13615	956.84	07/19	13631	29,826.00	07/15
13599	10,693.32	07/18	13616	114,070.78	07/18	13634*	125.99	07/22
13600	14,351.42	07/19	13617	312,674.44	07/15	13636*	150.00	07/22
13601	1,286.23	07/16	13618	501,953.87	07/18	13637	110.00	07/19
13602	33,231.20	07/22	13619	694,629.60	07/22	13638	47.30	07/25
13604*	12,810.00	07/17	13620	32.64	07/18	13639	150.00	07/29
13605	25,840.47	07/16	13621	.15	07/15	13640	150.00	07/30
13607*	1,439.04	07/23	13624*	18,293.30	07/15	13641	80.00	07/30
13608	8,763.75	07/23	13625	4,221.52	07/15			

-- BALANCE INFORMATION --

DATE.....	BALANCE	DATE.....	BALANCE	DATE.....	BALANCE
06/30	3,840,174.23	07/11	4,535,715.90	07/23	2,269,795.13
07/01	3,928,115.66	07/12	4,553,325.32	07/24	2,278,855.60
07/02	4,005,371.20	07/15	4,135,315.98	07/25	2,282,996.96
07/03	4,107,976.19	07/16	4,101,492.28	07/26	2,284,623.01
07/05	4,287,140.58	07/17	4,097,090.44	07/29	2,371,850.33
07/08	4,291,422.69	07/18	3,304,147.77	07/30	2,388,161.86
07/09	4,372,030.10	07/19	3,283,867.64	07/31	2,496,158.17
07/10	4,503,439.04	07/22	2,201,696.93		

124

AN (\*) DENOTES GAP IN CHECK NUMBERS



Corporate Office: 101 North Main Street, Logan UT 84321





DEPOSIT TICKET 97-232/1243  
CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84301  
CACHE VALLEY BANK  
www.cachevalleybank.com  
888-418-5333  
DATE 7/1/2024  
CURRENCY DOLLARS  
CENTS  
CHECKS 82,799.38  
TOTAL FROM OTHER SOURCES 0.00  
TOTAL DEPOSIT 82,799.38  
CHECKS AND OTHER ITEMS ARE REQUIRED FOR DEPOSIT  
CASH OR DEPOSITED TO THE CASH ACCOUNT  
CASH OR DEPOSITED TO THE CASH ACCOUNT

DEPOSIT TICKET 97-232/1243  
CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84301  
CACHE VALLEY BANK  
www.cachevalleybank.com  
888-418-5333  
DATE 7/2/2024  
CURRENCY DOLLARS  
CENTS  
CHECKS 66,737.96  
TOTAL FROM OTHER SOURCES 0.00  
TOTAL DEPOSIT 66,737.96  
CHECKS AND OTHER ITEMS ARE REQUIRED FOR DEPOSIT  
CASH OR DEPOSITED TO THE CASH ACCOUNT  
CASH OR DEPOSITED TO THE CASH ACCOUNT

Deposit for \$82,799.38 on 7/1/2024

Deposit for \$66,737.96 on 7/2/2024

DEPOSIT TICKET 97-232/1243  
CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84301  
CACHE VALLEY BANK  
www.cachevalleybank.com  
888-418-5333  
DATE 7/3/2024  
CURRENCY DOLLARS  
CENTS  
CHECKS 98,123.12  
TOTAL FROM OTHER SOURCES 0.00  
TOTAL DEPOSIT 98,123.12  
CHECKS AND OTHER ITEMS ARE REQUIRED FOR DEPOSIT  
CASH OR DEPOSITED TO THE CASH ACCOUNT  
CASH OR DEPOSITED TO THE CASH ACCOUNT

DEPOSIT TICKET 97-232/1243  
CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84301  
CACHE VALLEY BANK  
www.cachevalleybank.com  
888-418-5333  
DATE 7-5-24  
CURRENCY DOLLARS  
CENTS  
CHECKS 1,820.00  
TOTAL FROM OTHER SOURCES 0.00  
TOTAL DEPOSIT 1,820.00  
CHECKS AND OTHER ITEMS ARE REQUIRED FOR DEPOSIT  
CASH OR DEPOSITED TO THE CASH ACCOUNT  
CASH OR DEPOSITED TO THE CASH ACCOUNT

Deposit for \$98,123.12 on 7/3/2024

Deposit for \$1,820.00 on 7/5/2024

Cache Valley Bank  
Cache County Treasurer (CacTre32, 239)  
07/05/2024 (Friday) at 10:36:31  
Mhillery  
Electronic Deposit Ticket  
Cache County Treasurer  
From WENDY23 (C8:7F:54:A7:42:C8), 66.232.67.226  
Scanner Digital Check, TS240  
#####0025  
\$ 2,076.29  
12430232565600025 0000207629

DEPOSIT TICKET 97-232/1243  
CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84301  
CACHE VALLEY BANK  
www.cachevalleybank.com  
888-418-5333  
DATE 7/5/2024  
CURRENCY DOLLARS  
CENTS  
CHECKS 15,014.25  
TOTAL FROM OTHER SOURCES 0.00  
TOTAL DEPOSIT 15,014.25  
CHECKS AND OTHER ITEMS ARE REQUIRED FOR DEPOSIT  
CASH OR DEPOSITED TO THE CASH ACCOUNT  
CASH OR DEPOSITED TO THE CASH ACCOUNT

Deposit for \$2,076.29 on 7/5/2024

Deposit for \$15,014.25 on 7/5/2024

Cache Valley Bank  
Cache County Treasurer (CacTre32, 239)  
07/05/2024 (Friday) at 10:40:39  
Mhillery  
Electronic Deposit Ticket  
Cache County Treasurer  
From WENDY23 (C8:7F:54:A7:42:C8), 66.232.67.226  
Scanner Digital Check, TS240  
#####0025  
\$ 17,365.40  
12430232565600025 0001736540

Cache Valley Bank  
Cache County Treasurer (CacTre32, 239)  
07/05/2024 (Friday) at 10:58:23  
Mhillery  
Electronic Deposit Ticket  
Cache County Treasurer  
From WENDY23 (C8:7F:54:A7:42:C8), 66.232.67.226  
Scanner Digital Check, TS240  
#####0025  
\$ 46,106.06  
12430232565600025 0004610606

Deposit for \$17,365.40 on 7/5/2024

Deposit for \$46,106.06 on 7/5/2024

Cache Valley Bank  
Cache County Treasurer (CacTre32, 239)  
07/05/2024 (Friday) at 10:38:16  
Mhillery  
Electronic Deposit Ticket  
Cache County Treasurer  
From WENDY23 (C8:7F:54:A7:42:C8), 66.232.67.226  
Scanner Digital Check, TS240  
#####0025  
\$ 78,337.99  
12430232565600025 0007833799

DEPOSIT TICKET 97-232/1243  
CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84301  
CACHE VALLEY BANK  
www.cachevalleybank.com  
888-418-5333  
DATE 7/9/2024  
CURRENCY DOLLARS  
CENTS  
CHECKS 77,886.41  
TOTAL FROM OTHER SOURCES 0.00  
TOTAL DEPOSIT 77,886.41  
CHECKS AND OTHER ITEMS ARE REQUIRED FOR DEPOSIT  
CASH OR DEPOSITED TO THE CASH ACCOUNT  
CASH OR DEPOSITED TO THE CASH ACCOUNT

Deposit for \$78,337.99 on 7/5/2024

Deposit for \$77,886.41 on 7/9/2024

DEPOSIT TICKET 97-232/1243  
CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84301  
CACHE VALLEY BANK  
www.cachevalleybank.com  
888-418-5333  
DATE 7-10-24  
CURRENCY DOLLARS  
CENTS  
CHECKS 1145.00  
TOTAL FROM OTHER SOURCES 0.00  
TOTAL DEPOSIT 1145.00  
CHECKS AND OTHER ITEMS ARE REQUIRED FOR DEPOSIT  
CASH OR DEPOSITED TO THE CASH ACCOUNT  
CASH OR DEPOSITED TO THE CASH ACCOUNT

DEPOSIT TICKET 97-232/1243  
CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84301  
CACHE VALLEY BANK  
www.cachevalleybank.com  
888-418-5333  
DATE 7/10/2024  
CURRENCY DOLLARS  
CENTS  
CHECKS 19,855.39  
TOTAL FROM OTHER SOURCES 0.00  
TOTAL DEPOSIT 19,855.39  
CHECKS AND OTHER ITEMS ARE REQUIRED FOR DEPOSIT  
CASH OR DEPOSITED TO THE CASH ACCOUNT  
CASH OR DEPOSITED TO THE CASH ACCOUNT

Deposit for \$1,145.00 on 7/10/2024

Deposit for \$19,855.39 on 7/10/2024



Cache Valley Bank Cache County Treasurer (CacTre32, 239)	07/10/2024 (Wednesday) at 09:22:46 Mhillery
<hr/>	
<b>Electronic Deposit Ticket</b>  From WENDY23 (C8:7F:54:A7:42:C8), 66.232.67.226 Scanner Digital Check, TS240	<b>Cache County Treasurer</b>  #####0025
	\$                  34,814.71
<hr/>	
⑈Ⓜ ⑆ 1213023251: 65600025 Ⓐ 1	1'00034814.71'

Deposit for \$34,814.71 on 7/10/2024

[illegible]

Deposit for \$25,852.48 on 7/11/2024

Cache Valley Bank Cache County Treasurer (CacTre32, 239)	07/15/2024 (Monday) at 09:06:07 Mhillery
<b>Electronic Deposit Ticket</b>	<b>Cache County Treasurer</b>
From WENDY23 (C8:F5:A7:42:C8), 66.232.67.226 Scanner Digital Check, TS240	#####0025
\$	355.42
⑈ ⑆ 124302325 ⑆ 65600025 ⑆ 1	⑈0000035542⑈

Deposit for \$355.42 on 7/15/2024

[illegible]

Deposit for \$2,805.63 on 7/15/2024

Cache Valley Bank Cache County Treasurer (CacTre32, 239)	07/15/2024 (Monday) at 09:10:08 Mhillery
<b>Electronic Deposit Ticket</b>  From WENDY23 (C8:7F:54:A7:42:C8), 86.232.67.226 Scanner Digital Check, TS240	<b>Cache County Treasurer</b>  #####0025  \$ 20,735.55
⑈⑆ ⑉ 24302325⑈ 65600025⑈ ⑉      ⑆0002073555⑆	

Deposit for \$20,735.55 on 7/15/2024

Cache Valley Bank Cache County Treasurer (CacTre32, 239)	07/18/2024 (Thursday) at 09:52:05 Mhillery
<b>Electronic Deposit Ticket</b>  From WENDY23 (C8:7F:54:A7:42:C8), 66.232.67.226 Scanner Digital Check, TS240	<b>Cache County Treasurer</b>  <div>#####0025</div> <div>\$ 929.48</div>
⑈ 1 2 4 3 0 2 3 2 5 ⑈ 6 5 6 0 0 0 2 5 ⑈ 1      ⑈ 0 0 0 0 0 9 2 9 4 ⑈	

Deposit for \$929.48 on 7/18/2024



DEPOSIT TICKET  
Cache County Treasurer  
179 N MAIN ST STE 201  
LOGAN, UT 84301  
www.cachevalleybank.com  
888-418-5333

DATE 7-18-24  
CURRENCY 13,598.29  
CHECKS 31,916.12  
TOTAL DEPOSIT 45,514.41

Cache Valley Bank  
Cache County Treasurer (CacTre32, 239)  
07/18/2024 (Thursday) at 09:56:05  
Mhillery

Electronic Deposit Ticket  
From WENDY23 (C8:7F:54:A7:42:C8), 66.232.67.226  
Scanner Digital Check, TS240  
#####0025

\$ 1100.90

1100.90

Deposit for \$1,100.90 on 7/18/2024

Cache Valley Bank  
Cache County Treasurer (CacTre32, 239)  
07/18/2024 (Thursday) at 09:56:05  
Mhillery

Electronic Deposit Ticket  
From WENDY23 (C8:7F:54:A7:42:C8), 66.232.67.226  
Scanner Digital Check, TS240  
#####0025

\$ 31,916.12

31,916.12

Deposit for \$31,916.12 on 7/18/2024

DEPOSIT TICKET  
Cache County Treasurer  
179 N MAIN ST STE 201  
LOGAN, UT 84301  
www.cachevalleybank.com  
888-418-5333

DATE 7-19-24  
CURRENCY 1750.00  
CHECKS 1750.00  
TOTAL DEPOSIT 1750.00

Cache Valley Bank  
Cache County Treasurer (CacTre32, 239)  
07/19/2024 (Friday) at 08:58:13  
Mhillery

Electronic Deposit Ticket  
From WENDY23 (C8:7F:54:A7:42:C8), 66.232.67.226  
Scanner Digital Check, TS240  
#####0025

\$ 1750.00

1750.00

Deposit for \$1,750.00 on 7/19/2024

DEPOSIT TICKET  
Cache County Treasurer  
179 N MAIN ST STE 201  
LOGAN, UT 84301  
www.cachevalleybank.com  
888-418-5333

DATE 7-23-24  
CURRENCY 225.00  
CHECKS 225.00  
TOTAL DEPOSIT 225.00

Cache Valley Bank  
Cache County Treasurer (CacTre32, 239)  
07/23/2024 (Tuesday) at 08:58:13  
Mhillery

Electronic Deposit Ticket  
From WENDY23 (C8:7F:54:A7:42:C8), 66.232.67.226  
Scanner Digital Check, TS240  
#####0025

\$ 225.00

225.00

Deposit for \$225.00 on 7/23/2024

Cache Valley Bank  
Cache County Treasurer (CacTre32, 239)  
07/23/2024 (Tuesday) at 08:58:13  
Mhillery

Electronic Deposit Ticket  
From WENDY23 (C8:7F:54:A7:42:C8), 66.232.67.226  
Scanner Digital Check, TS240  
#####0025

\$ 3,947.41

3,947.41

Deposit for \$3,947.41 on 7/23/2024

Cache Valley Bank  
Cache County Treasurer (CacTre32, 239)  
07/23/2024 (Tuesday) at 08:59:56  
Mhillery

Electronic Deposit Ticket  
From WENDY23 (C8:7F:54:A7:42:C8), 66.232.67.226  
Scanner Digital Check, TS240  
#####0025

\$ 22,227.92

22,227.92

Deposit for \$22,227.92 on 7/23/2024

Cache Valley Bank  
Cache County Treasurer (CacTre32, 239)  
07/18/2024 (Thursday) at 09:54:18  
Mhillery

Electronic Deposit Ticket  
From WENDY23 (C8:7F:54:A7:42:C8), 66.232.67.226  
Scanner Digital Check, TS240  
#####0025

\$ 13,598.29

13,598.29

Deposit for \$13,598.29 on 7/18/2024

Cache Valley Bank  
Cache County Treasurer (CacTre32, 239)  
07/18/2024 (Thursday) at 10:08:19  
Mhillery

Electronic Deposit Ticket  
From WENDY23 (C8:7F:54:A7:42:C8), 66.232.67.226  
Scanner Digital Check, TS240  
#####0025

\$ 36,958.86

36,958.86

Deposit for \$36,958.86 on 7/18/2024

DEPOSIT TICKET  
Cache County Treasurer  
179 N MAIN ST STE 201  
LOGAN, UT 84301  
www.cachevalleybank.com  
888-418-5333

DATE 7-22-24  
CURRENCY 13,998.68  
CHECKS 13,998.68  
TOTAL DEPOSIT 13,998.68

Cache Valley Bank  
Cache County Treasurer (CacTre32, 239)  
07/22/2024 (Wednesday) at 08:56:26  
Mhillery

Electronic Deposit Ticket  
From WENDY23 (C8:7F:54:A7:42:C8), 66.232.67.226  
Scanner Digital Check, TS240  
#####0025

\$ 13,998.68

13,998.68

Deposit for \$13,998.68 on 7/22/2024

DEPOSIT TICKET  
Cache County Treasurer  
179 N MAIN ST STE 201  
LOGAN, UT 84301  
www.cachevalleybank.com  
888-418-5333

DATE 7-23-24  
CURRENCY 905.00  
CHECKS 905.00  
TOTAL DEPOSIT 905.00

Cache Valley Bank  
Cache County Treasurer (CacTre32, 239)  
07/23/2024 (Tuesday) at 08:56:26  
Mhillery

Electronic Deposit Ticket  
From WENDY23 (C8:7F:54:A7:42:C8), 66.232.67.226  
Scanner Digital Check, TS240  
#####0025

\$ 905.00

905.00

Deposit for \$905.00 on 7/23/2024

Cache Valley Bank  
Cache County Treasurer (CacTre32, 239)  
07/23/2024 (Tuesday) at 08:56:26  
Mhillery

Electronic Deposit Ticket  
From WENDY23 (C8:7F:54:A7:42:C8), 66.232.67.226  
Scanner Digital Check, TS240  
#####0025

\$ 13,280.31

13,280.31

Deposit for \$13,280.31 on 7/23/2024

Cache Valley Bank  
Cache County Treasurer (CacTre32, 239)  
07/23/2024 (Tuesday) at 08:38:02  
Mhillery

Electronic Deposit Ticket  
From WENDY23 (C8:7F:54:A7:42:C8), 66.232.67.226  
Scanner Digital Check, TS240  
#####0025

\$ 36,812.35

36,812.35

Deposit for \$36,812.35 on 7/23/2024



DEPOSIT TICKET 97-2301243  
CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84301  
www.cachevalleybank.com  
888-418-5333

CACHE VALLEY BANK

DATE 7/26/2024

CURRENCY 51 75  
COIN  
CHECKS 236 52  
TOTAL FROM OTHER SOURCES  
DEPOSIT TOTAL \$ 296.27

124302325165 60002 5

Deposit for \$296.27 on 7/26/2024

Cache Valley Bank  
Cache County Treasurer (CacTre32, 239)

07/29/2024 (Monday) at 10:26:21  
Mhillery

Electronic Deposit Ticket

From WENDY23 (C8:7F:54:A7:42:C8), 66.232.67.226  
Scanner Digital Check, TS240

Cache County Treasurer

#####0025

\$ 1,136.50

124302325165 60002 5 0000113650

Deposit for \$1,136.50 on 7/29/2024

Cache Valley Bank  
Cache County Treasurer (CacTre32, 239)

07/29/2024 (Monday) at 10:27:55  
Mhillery

Electronic Deposit Ticket

From WENDY23 (C8:7F:54:A7:42:C8), 66.232.67.226  
Scanner Digital Check, TS240

Cache County Treasurer

#####0025

\$ 19,043.50

124302325165 60002 5 0001904350

Deposit for \$19,043.50 on 7/29/2024

DEPOSIT TICKET 97-2301243  
CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84301  
www.cachevalleybank.com  
888-418-5333

CACHE VALLEY BANK

DATE 7/29/2024

CURRENCY 34 524 85  
COIN  
CHECKS 34 524 85  
TOTAL FROM OTHER SOURCES  
DEPOSIT TOTAL \$ 34,524.85

124302325165 60002 5

Deposit for \$34,524.85 on 7/29/2024

Cache Valley Bank  
Cache County Treasurer (CacTre32, 239)

07/31/2024 (Wednesday) at 16:50:43  
Mhillery

Electronic Deposit Ticket

From WENDY23 (C8:7F:54:A7:42:C8), 66.232.67.226  
Scanner Digital Check, TS240

Cache County Treasurer

#####0025

\$ 998.00

124302325165 60002 5 0000099800

Deposit for \$998.00 on 7/31/2024

DEPOSIT TICKET 97-2301243  
CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84301  
www.cachevalleybank.com  
888-418-5333

CACHE VALLEY BANK

DATE 7-31-24

CURRENCY 2715 67  
COIN  
CHECKS 2715 67  
TOTAL FROM OTHER SOURCES  
DEPOSIT TOTAL \$ 2,715.67

124302325165 60002 5

Deposit for \$2,715.67 on 7/31/2024

Cache Valley Bank  
Cache County Treasurer (CacTre32, 239)

07/29/2024 (Monday) at 10:20:56  
Mhillery

Electronic Deposit Ticket

From WENDY23 (C8:7F:54:A7:42:C8), 66.232.67.226  
Scanner Digital Check, TS240

Cache County Treasurer

#####0025

\$ 1,083.66

124302325165 60002 5 0000108366

Deposit for \$1,083.66 on 7/29/2024

DEPOSIT TICKET 97-2301243  
CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84301  
www.cachevalleybank.com  
888-418-5333

CACHE VALLEY BANK

DATE 7-29-24

CURRENCY 2186 00  
COIN  
CHECKS 2186 00  
TOTAL FROM OTHER SOURCES  
DEPOSIT TOTAL \$ 2,186.00

124302325165 60002 5

Deposit for \$2,186.00 on 7/29/2024

Cache Valley Bank  
Cache County Treasurer (CacTre32, 239)

07/29/2024 (Monday) at 10:12:21  
Mhillery

Electronic Deposit Ticket

From WENDY23 (C8:7F:54:A7:42:C8), 66.232.67.226  
Scanner Digital Check, TS240

Cache County Treasurer

#####0025

\$ 25,021.02

124302325165 60002 5 0002502102

Deposit for \$25,021.02 on 7/29/2024

DEPOSIT TICKET 97-2301243  
CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84301  
www.cachevalleybank.com  
888-418-5333

CACHE VALLEY BANK

DATE 7/30/2024

CURRENCY 10502 52  
COIN  
CHECKS 10502 52  
TOTAL FROM OTHER SOURCES  
DEPOSIT TOTAL \$ 10,502.52

124302325165 60002 5

Deposit for \$10,502.52 on 7/30/2024

Cache Valley Bank  
Cache County Treasurer (CacTre32, 239)

07/31/2024 (Wednesday) at 15:58:15  
Mhillery

Electronic Deposit Ticket

From WENDY23 (C8:7F:54:A7:42:C8), 66.232.67.226  
Scanner Digital Check, TS240

Cache County Treasurer

#####0025

\$ 1,539.00

124302325165 60002 5 0000153900

Deposit for \$1,539.00 on 7/31/2024

Cache Valley Bank  
Cache County Treasurer (CacTre32, 239)

07/31/2024 (Wednesday) at 15:59:31  
Mhillery

Electronic Deposit Ticket

From WENDY23 (C8:7F:54:A7:42:C8), 66.232.67.226  
Scanner Digital Check, TS240

Cache County Treasurer

#####0025

\$ 13,118.54

124302325165 60002 5 0001311854

Deposit for \$13,118.54 on 7/31/2024



Cache Valley Bank Cache County Treasurer (CacTre32, 239)	07/31/2024 (Wednesday) at 15:47:47 Mhillery
<b>Electronic Deposit Ticket</b> From WENDY23 (C8:7F:54:A7:42:C8), 66.232.67.226 Scanner Digital Check, TS240	<b>Cache County Treasurer</b>  <b>#####0025</b>
	\$ 34,204.75
1111 11243023251: 656000251 1 100034204751	

Deposit for \$34,204.75 on 7/31/2024

13552

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
87-232/1243

July 1, 2024

PAY TO THE ORDER OF PARADISE CEMETERY

\$ 42.30

\*\*\*Forty two dollars and thirty cents\*\*\*

DOLLARS

MEMO Redemption of Taxes  
4/1/2024 - 6/30/2024

1013552# 124302325165 60002 5#

Check # 13552 for \$42.30 7/22/2024

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

PAY TO THE ORDER OF HYRUM CITY

\*\*\*Two thousand, five hundred fifty three dollars and forty eight cents\*\*\*

MEMO Redemption of Taxes  
4/1/2024 - 6/30/2024

CACHE VALLEY BANK  
97-232/1243

July 1, 2024

\$ 2,553.48

DOLLARS

Security Watermark Graphic Available on back.

AUTHORIZED SIGNATURE

#013554# \*124302325065 60002 5\*

Check # 13554 for \$2,553.48 7/15/2024

13557

CACHE COUNTY TREASURER  
172 N MAIN ST STE 201  
LOGAN, UT 84301

CACHE VALLEY BANK  
97-2321243

PAY TO THE ORDER OF MILLVILLE CITY

July 1, 2024

\$ 19.10

\*\*\*Nineteen dollars and ten cents\*\*\*

DOLLARS

MEMO Redemption of Taxes  
4/1/2024 - 6/30/2024

19170606  
19170606

*Craig McAllister*  
AUTHORIZED SIGNATURE

⑈013557⑈ ⑆124302325⑆5 60002 5⑈

Check # 13557 for \$19.10 7/16/2024

13559

CACHE COUNTY TREASURER  
179 N MAIN STE 201  
LOGAN, UT 84301

CACHE VALLEY BANK  
97-7307243

PAY TO THE ORDER OF PROVIDENCE CITY







July 1, 2024

\$ 2,139.13

\*\*\*Two thousand, one hundred thirty nine dollars and thirteen cents\*\*\*

DOLLARS

MEMO Redemption of Taxes  
4/1/2024 - 6/30/2024

*Craig McAllister*  
AUTHORIZED SIGNATURE

⑈013559⑈ ⑆124302325165 60002 5⑈

Check # 13559 for \$2,139.13 7/19/2024

13561

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84301

CACHE VALLEY BANK  
97-2321243

July 1, 2024



PAY TO THE ORDER OF NORTH LOGAN CITY

\$ 2,740.59

DOLLARS

\*\*\*Two thousand, seven hundred forty dollars and fifty nine cents\*\*\*

MEMO Redemption of Taxes  
4/1/2024 - 6/30/2024

*Craig McAllister*  
THORIZED SIGNATURE

⑈013561⑈ ⑆124302325⑆5 60002 5⑈

Check # 13561 for \$2,740.59 7/22/2024



13563

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

PAY TO THE ORDER OF HYDE PARK CITY

July 1, 2024  
\$ 2,540.42

\*\*\*Two thousand, five hundred forty dollars and forty two cents\*\*\*

MEMO Redemption of Taxes  
4/1/2024 - 6/30/2024

Craig McAllister

MEMO Redemption of Taxes  
4/1/2024 - 6/30/2024

Check # 13563 for \$2,540.42 7/17/2024

13564

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

PAY TO THE ORDER OF SMITHFIELD CITY

July 1, 2024  
\$ 4,041.87

\*\*\*Four thousand, forty one dollars and eighty seven cents\*\*\*

MEMO Redemption of Taxes  
4/1/2024 - 6/30/2024

Craig McAllister

MEMO Redemption of Taxes  
4/1/2024 - 6/30/2024

Check # 13564 for \$4,041.87 7/16/2024

13565

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

PAY TO THE ORDER OF RICHMOND CEMETERY

July 1, 2024  
\$ 469.88

\*\*\*Four hundred sixty nine dollars and eighty eight cents\*\*\*

MEMO Redemption of Taxes  
4/1/2024 - 6/30/2024

Craig McAllister

MEMO Redemption of Taxes  
4/1/2024 - 6/30/2024

Check # 13565 for \$469.88 7/23/2024

13566

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

PAY TO THE ORDER OF RICHMOND CITY

July 1, 2024  
\$ 1,212.13

\*\*\*One thousand, two hundred twelve dollars and thirteen cents\*\*\*

MEMO Redemption of Taxes  
4/1/2024 - 6/30/2024

Craig McAllister

MEMO Redemption of Taxes  
4/1/2024 - 6/30/2024

Check # 13566 for \$1,212.13 7/23/2024

13568

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

PAY TO THE ORDER OF CORNISH CEMETERY

July 1, 2024  
\$ 61.41

\*\*\*Sixty one dollars and forty one cents\*\*\*

MEMO Redemption of Taxes  
4/1/2024 - 6/30/2024

Craig McAllister

MEMO Redemption of Taxes  
4/1/2024 - 6/30/2024

Check # 13568 for \$61.41 7/15/2024

13569

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

PAY TO THE ORDER OF CORNISH TOWN

July 1, 2024  
\$ 196.42

\*\*\*One hundred ninety six dollars and forty two cents\*\*\*

MEMO Redemption of Taxes  
4/1/2024 - 6/30/2024

Craig McAllister

MEMO Redemption of Taxes  
4/1/2024 - 6/30/2024

Check # 13569 for \$196.42 7/18/2024

13570

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

PAY TO THE ORDER OF TRENTON TOWN

July 1, 2024  
\$ 176.33

\*\*\*One hundred seventy six dollars and thirty three cents\*\*\*

MEMO Redemption of Taxes  
4/1/2024 - 6/30/2024

Craig McAllister

MEMO Redemption of Taxes  
4/1/2024 - 6/30/2024

Check # 13570 for \$176.33 7/19/2024

13571

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

PAY TO THE ORDER OF CLARKSTON TOWN

July 1, 2024  
\$ 20.98

\*\*\*Twenty dollars and ninety eight cents\*\*\*

MEMO Redemption of Taxes  
4/1/2024 - 6/30/2024

Craig McAllister

MEMO Redemption of Taxes  
4/1/2024 - 6/30/2024

Check # 13571 for \$20.98 7/15/2024

13572

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

PAY TO THE ORDER OF NEWTON CEMETERY

July 1, 2024  
\$ 18.41

\*\*\*Eighteen dollars and forty one cents\*\*\*

MEMO Redemption of Taxes  
4/1/2024 - 6/30/2024

Craig McAllister

MEMO Redemption of Taxes  
4/1/2024 - 6/30/2024

Check # 13572 for \$18.41 7/24/2024

13573

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

PAY TO THE ORDER OF NEWTON TOWN

July 1, 2024  
\$ 96.61

\*\*\*Ninety six dollars and sixty one cents\*\*\*

MEMO Redemption of Taxes  
4/1/2024 - 6/30/2024

Craig McAllister

MEMO Redemption of Taxes  
4/1/2024 - 6/30/2024

Check # 13573 for \$96.61 7/19/2024

13574

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

PAY TO THE ORDER OF LOGAN CITY

July 1, 2024  
\$ 11,332.15

\*\*\*Eleven thousand, three hundred thirty two dollars and fifteen cents\*\*\*

MEMO Redemption of Taxes  
4/1/2024 - 6/30/2024

Craig McAllister

MEMO Redemption of Taxes  
4/1/2024 - 6/30/2024

Check # 13574 for \$11,332.15 7/18/2024

13575

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

PAY TO THE ORDER OF CACHE CO GENERAL FUND

July 1, 2024  
\$ 41,992.30

\*\*\*Forty one thousand, nine hundred ninety two dollars and thirty cents\*\*\*

MEMO Redemption of Taxes  
4/1/2024 - 6/30/2024

Craig McAllister

MEMO Redemption of Taxes  
4/1/2024 - 6/30/2024

Check # 13575 for \$41,992.30 7/15/2024



13576

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

July 1, 2024

PAY TO THE ORDER OF LOGAN SCHOOL DISTRICT

\$ 49,253.43

\*\*\*Forty nine thousand, two hundred fifty three dollars and forty three cents\*\*\*

MEMO Redemption of Taxes  
4/1/2024 - 6/30/2024

Craig McAllister

101013576 12430232565 60002 5

Check # 13576 for \$49,253.43 7/18/2024

13577

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

July 1, 2024

PAY TO THE ORDER OF CACHE SCHOOL DISTRICT

\$ 109,769.23

\*\*\*One hundred nine thousand, seven hundred sixty nine dollars and twenty three cents\*\*\*

MEMO Redemption of Taxes  
4/1/2024 - 6/30/2024

Craig McAllister

101013577 12430232565 60002 5

Check # 13577 for \$109,769.23 7/22/2024

13578

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

July 1, 2024

PAY TO THE ORDER OF AVON CEMETERY

\$ 32.66

\*\*\*Thirty two dollars and sixty six cents\*\*\*

MEMO Redemption of Taxes  
4/1/2024 - 6/30/2024

Craig McAllister

101013578 12430232565 60002 5

Check # 13578 for \$32.66 7/18/2024

13581

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

July 1, 2024

PAY TO THE ORDER OF CACHE CO HEALTH FUND

\$ 2,456.25

\*\*\*Two thousand, four hundred fifty six dollars and twenty five cents\*\*\*

MEMO Redemption of Taxes  
4/1/2024 - 6/30/2024

Craig McAllister

101013581 12430232565 60002 5

Check # 13581 for \$2,456.25 7/15/2024

13582

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

July 1, 2024

PAY TO THE ORDER OF MULTI-CO A & C

\$ 551.42

\*\*\*Five hundred fifty one dollars and forty two cents\*\*\*

MEMO Redemption of Taxes  
4/1/2024 - 6/30/2024

Craig McAllister

101013582 12430232565 60002 5

Check # 13582 for \$551.42 7/15/2024

13583

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

July 1, 2024

PAY TO THE ORDER OF CACHE CO A & C

\$ 8,573.18

\*\*\*Eight thousand, five hundred seventy three dollars and eighteen cents\*\*\*

MEMO Redemption of Taxes  
4/1/2024 - 6/30/2024

Craig McAllister

101013583 12430232565 60002 5

Check # 13583 for \$8,573.18 7/15/2024

13584

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

July 1, 2024

PAY TO THE ORDER OF CACHE SCHOOL STATE LEVY

\$ 37,710.09

\*\*\*Thirty seven thousand, seven hundred ten dollars and nine cents\*\*\*

MEMO Redemption of Taxes  
4/1/2024 - 6/30/2024

Craig McAllister

101013584 12430232565 60002 5

Check # 13584 for \$37,710.09 7/22/2024

13585

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

July 1, 2024

PAY TO THE ORDER OF LOGAN SCHOOL STATE LEVY

\$ 15,586.51

\*\*\*Fifteen thousand, five hundred eighty six dollars and fifty one cents\*\*\*

MEMO Redemption of Taxes  
4/1/2024 - 6/30/2024

Craig McAllister

101013585 12430232565 60002 5

Check # 13585 for \$15,586.51 7/18/2024

13586

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

July 1, 2024

PAY TO THE ORDER OF CACHE MOSQUITO ABATE. DISTRICT

\$ 1,114.94

\*\*\*One thousand, one hundred fourteen dollars and ninety four cents\*\*\*

MEMO Redemption of Taxes  
4/1/2024 - 6/30/2024

Craig McAllister

101013586 12430232565 60002 5

Check # 13586 for \$1,114.94 7/19/2024

13588

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

July 1, 2024

PAY TO THE ORDER OF GARBAGE

\$ 213.67

\*\*\*Two hundred thirteen dollars and sixty seven cents\*\*\*

MEMO Redemption of Taxes  
4/1/2024 - 6/30/2024

Craig McAllister

101013588 12430232565 60002 5

Check # 13588 for \$213.67 7/15/2024

13591

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

July 1, 2024

PAY TO THE ORDER OF CACHE CO GENERAL FUND

\$ 13,419.80

\*\*\*Thirteen thousand, four hundred nineteen dollars and eighty cents\*\*\*

MEMO Redemption of Taxes  
4/1/2024 - 6/30/2024

Craig McAllister

101013591 12430232565 60002 5

Check # 13591 for \$13,419.80 7/15/2024

13592

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

July 2, 2024

PAY TO THE ORDER OF PARADISE CEMETERY

\$ 216.79

\*\*\*Two hundred sixteen dollars and seventy nine cents\*\*\*

MEMO Personal Property Taxes  
6/1/2024 - 6/30/2024

Craig McAllister

101013592 12430232565 60002 5

Check # 13592 for \$216.79 7/22/2024



13593

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

July 2, 2024

PAY TO THE ORDER OF PARADISE TOWN

\$ 1,455.79

DOLLARS

\*\*\*One thousand, four hundred fifty five dollars and seventy nine cents\*\*\*

MEMO Personal Property Taxes  
6/1/2024 - 6/30/2024

Craig McAllister  
AUTHORIZED SIGNATURE

⑆013593⑆ ⑆124302325⑆5 60002 5⑆

Check # 13593 for \$1,455.79 7/18/2024

13594

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

July 2, 2024

PAY TO THE ORDER OF HYRUM CITY

\$ 13,164.05

DOLLARS

\*\*\*Thirteen thousand, one hundred sixty four dollars and five cents\*\*\*

MEMO Personal Property Taxes  
6/1/2024 - 6/30/2024

Craig McAllister  
AUTHORIZED SIGNATURE

⑆013594⑆ ⑆124302325⑆5 60002 5⑆

Check # 13594 for \$13,164.05 7/15/2024

13595

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

July 2, 2024

PAY TO THE ORDER OF WELLSVILLE CITY

\$ 6,057.65

DOLLARS

\*\*\*Six thousand, fifty seven dollars and sixty five cents\*\*\*

MEMO Personal Property Taxes  
6/1/2024 - 6/30/2024

Craig McAllister  
AUTHORIZED SIGNATURE

⑆013595⑆ ⑆124302325⑆5 60002 5⑆

Check # 13595 for \$6,057.65 7/18/2024

13596

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

July 2, 2024

PAY TO THE ORDER OF MENDON CITY

\$ 3,235.15

DOLLARS

\*\*\*Three thousand, two hundred thirty five dollars and fifteen cents\*\*\*

MEMO Personal Property Taxes  
6/1/2024 - 6/30/2024

Craig McAllister  
AUTHORIZED SIGNATURE

⑆013596⑆ ⑆124302325⑆5 60002 5⑆

Check # 13596 for \$3,235.15 7/16/2024

13598

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

July 2, 2024

PAY TO THE ORDER OF MILLVILLE CITY

\$ 2,923.09

DOLLARS

\*\*\*Two thousand, nine hundred twenty three dollars and nine cents\*\*\*

MEMO Personal Property Taxes  
6/1/2024 - 6/30/2024

Craig McAllister  
AUTHORIZED SIGNATURE

⑆013598⑆ ⑆124302325⑆5 60002 5⑆

Check # 13598 for \$2,923.09 7/16/2024

13599

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

July 2, 2024

PAY TO THE ORDER OF NIBLEY CITY

\$ 10,693.32

DOLLARS

\*\*\*Ten thousand, six hundred ninety three dollars and thirty two cents\*\*\*

MEMO Personal Property Taxes  
6/1/2024 - 6/30/2024

Craig McAllister  
AUTHORIZED SIGNATURE

⑆013599⑆ ⑆124302325⑆5 60002 5⑆

Check # 13599 for \$10,693.32 7/18/2024

13600

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

July 2, 2024

PAY TO THE ORDER OF PROVIDENCE CITY

\$ 14,351.42

DOLLARS

\*\*\*Fourteen thousand, three hundred fifty one dollars and forty two cents\*\*\*

MEMO Personal Property Taxes  
6/1/2024 - 6/30/2024

Craig McAllister  
AUTHORIZED SIGNATURE

⑆013600⑆ ⑆124302325⑆5 60002 5⑆

Check # 13600 for \$14,351.42 7/19/2024

13601

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

July 2, 2024

PAY TO THE ORDER OF RIVER HEIGHTS CITY

\$ 1,286.23

DOLLARS

\*\*\*One thousand, two hundred eighty six dollars and twenty three cents\*\*\*

MEMO Personal Property Taxes  
6/1/2024 - 6/30/2024

Craig McAllister  
AUTHORIZED SIGNATURE

⑆013601⑆ ⑆124302325⑆5 60002 5⑆

Check # 13601 for \$1,286.23 7/16/2024

13602

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

July 2, 2024

PAY TO THE ORDER OF NORTH LOGAN CITY

\$ 33,231.20

DOLLARS

\*\*\*Thirty three thousand, two hundred thirty one dollars and twenty cents\*\*\*

MEMO Personal Property Taxes  
6/1/2024 - 6/30/2024

Craig McAllister  
AUTHORIZED SIGNATURE

⑆013602⑆ ⑆124302325⑆5 60002 5⑆

Check # 13602 for \$33,231.20 7/22/2024

13604

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

July 2, 2024

PAY TO THE ORDER OF HYDE PARK CITY

\$ 12,810.00

DOLLARS

\*\*\*Twelve thousand, eight hundred ten dollars and no cents\*\*\*

MEMO Personal Property Taxes  
6/1/2024 - 6/30/2024

Craig McAllister  
AUTHORIZED SIGNATURE

⑆013604⑆ ⑆124302325⑆5 60002 5⑆

Check # 13604 for \$12,810.00 7/17/2024

13605

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

July 2, 2024

PAY TO THE ORDER OF SMITHFIELD CITY

\$ 25,840.47

DOLLARS

\*\*\*Twenty five thousand, eight hundred forty dollars and forty seven cents\*\*\*

MEMO Personal Property Taxes  
6/1/2024 - 6/30/2024

Craig McAllister  
AUTHORIZED SIGNATURE

⑆013605⑆ ⑆124302325⑆5 60002 5⑆

Check # 13605 for \$25,840.47 7/16/2024

13607

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

July 2, 2024

PAY TO THE ORDER OF RICHMOND CEMETERY

\$ 1,439.04

DOLLARS

\*\*\*One thousand, four hundred thirty nine dollars and four cents\*\*\*

MEMO Personal Property Taxes  
6/1/2024 - 6/30/2024

Craig McAllister  
AUTHORIZED SIGNATURE

⑆013607⑆ ⑆124302325⑆5 60002 5⑆

Check # 13607 for \$1,439.04 7/23/2024



13608

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

PAY TO THE ORDER OF RICHMOND CITY

July 2, 2024

\$ 8,763.75

\*\*\*Eight thousand, seven hundred sixty three dollars and seventy five cents\*\*\*

MEMO Personal Property Taxes  
6/1/2024 - 6/30/2024

Craig McAllister

⑆013608⑆ ⑆124302325⑆5 60002 5⑆

Check # 13608 for \$8,763.75 7/23/2024

13610

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

PAY TO THE ORDER OF CORNISH CEMETERY

July 2, 2024

\$ 251.29

\*\*\*Two hundred fifty one dollars and twenty nine cents\*\*\*

MEMO Personal Property Taxes  
6/1/2024 - 6/30/2024

Craig McAllister

⑆013610⑆ ⑆124302325⑆5 60002 5⑆

Check # 13610 for \$251.29 7/15/2024

13611

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

PAY TO THE ORDER OF CORNISH TOWN

July 2, 2024

\$ 748.71

\*\*\*Seven hundred forty eight dollars and seventy one cents\*\*\*

MEMO Personal Property Taxes  
6/1/2024 - 6/30/2024

Craig McAllister

⑆013611⑆ ⑆124302325⑆5 60002 5⑆

Check # 13611 for \$748.71 7/18/2024

13612

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

PAY TO THE ORDER OF TRENTON TOWN

July 2, 2024

\$ 356.35

\*\*\*Three hundred fifty six dollars and thirty five cents\*\*\*

MEMO Personal Property Taxes  
6/1/2024 - 6/30/2024

Craig McAllister

⑆013612⑆ ⑆124302325⑆5 60002 5⑆

Check # 13612 for \$356.35 7/19/2024

13613

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

PAY TO THE ORDER OF CLARKSTON TOWN

July 2, 2024

\$ 607.13

\*\*\*Six hundred seven dollars and thirteen cents\*\*\*

MEMO Personal Property Taxes  
6/1/2024 - 6/30/2024

Craig McAllister

⑆013613⑆ ⑆124302325⑆5 60002 5⑆

Check # 13613 for \$607.13 7/15/2024

13614

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

PAY TO THE ORDER OF NEWTON CEMETERY

July 2, 2024

\$ 199.76

\*\*\*One hundred ninety nine dollars and seventy six cents\*\*\*

MEMO Personal Property Taxes  
6/1/2024 - 6/30/2024

Craig McAllister

⑆013614⑆ ⑆124302325⑆5 60002 5⑆

Check # 13614 for \$199.76 7/24/2024

13615

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

PAY TO THE ORDER OF NEWTON TOWN

July 2, 2024

\$ 956.84

\*\*\*Nine hundred fifty six dollars and eighty four cents\*\*\*

MEMO Personal Property Taxes  
6/1/2024 - 6/30/2024

Craig McAllister

⑆013615⑆ ⑆124302325⑆5 60002 5⑆

Check # 13615 for \$956.84 7/19/2024

13616

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

PAY TO THE ORDER OF LOGAN CITY

July 2, 2024

\$ 114,070.78

\*\*\*One hundred fourteen thousand, seventy dollars and seventy eight cents\*\*\*

MEMO Personal Property Taxes  
6/1/2024 - 6/30/2024

Craig McAllister

⑆013616⑆ ⑆124302325⑆5 60002 5⑆

Check # 13616 for \$114,070.78 7/18/2024

13617

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

PAY TO THE ORDER OF CACHE CO GENERAL FUND

July 2, 2024

\$ 312,674.44

\*\*\*Three hundred twelve thousand, six hundred seventy four dollars and forty four cents\*\*\*

MEMO Personal Property Taxes  
6/1/2024 - 6/30/2024

Craig McAllister

⑆013617⑆ ⑆124302325⑆5 60002 5⑆

Check # 13617 for \$312,674.44 7/15/2024

13618

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

PAY TO THE ORDER OF LOGAN SCHOOL DISTRICT

July 2, 2024

\$ 501,953.87

\*\*\*Five hundred one thousand, nine hundred fifty three dollars and eighty seven cents\*\*\*

MEMO Personal Property Taxes  
6/1/2024 - 6/30/2024

Craig McAllister

⑆013618⑆ ⑆124302325⑆5 60002 5⑆

Check # 13618 for \$501,953.87 7/18/2024

13619

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

PAY TO THE ORDER OF CACHE SCHOOL DISTRICT

July 2, 2024

\$ 694,629.60

\*\*\*Six hundred ninety four thousand, six hundred twenty nine dollars and sixty cents\*\*\*

MEMO Personal Property Taxes  
6/1/2024 - 6/30/2024

Craig McAllister

⑆013619⑆ ⑆124302325⑆5 60002 5⑆

Check # 13619 for \$694,629.60 7/22/2024

13620

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

PAY TO THE ORDER OF AVON CEMETERY

July 2, 2024

\$ 32.64

\*\*\*Thirty two dollars and sixty four cents\*\*\*

MEMO Personal Property Taxes  
6/1/2024 - 6/30/2024

Craig McAllister

⑆013620⑆ ⑆124302325⑆5 60002 5⑆

Check # 13620 for \$32.64 7/18/2024



13621

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

July 2, 2024

PAY TO THE ORDER OF POWDER MTN WATER & SEWER

\$ .15

DOLLARS

\*\*\*NO DOLLARS and fifteen cents\*\*\*

MEMO Personal Property Taxes  
6/1/2024 - 6/30/2024

Craig McAllister

⑆013621⑆ ⑆124302325⑆5 60002 5⑆

Check # 13621 for \$0.15 7/15/2024

13624

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

July 2, 2024

PAY TO THE ORDER OF CACHE CO HEALTH FUND

\$ 18,293.30

DOLLARS

\*\*\*Eighteen thousand, two hundred ninety three dollars and thirty cents\*\*\*

MEMO Personal Property Taxes  
6/1/2024 - 6/30/2024

Craig McAllister

⑆013624⑆ ⑆124302325⑆5 60002 5⑆

Check # 13624 for \$18,293.30 7/15/2024

13625

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

July 2, 2024

PAY TO THE ORDER OF MULTI-CO A & C

\$ 4,221.52

DOLLARS

\*\*\*Four thousand, two hundred twenty one dollars and fifty two cents\*\*\*

MEMO Personal Property Taxes  
6/1/2024 - 6/30/2024

Craig McAllister

⑆013625⑆ ⑆124302325⑆5 60002 5⑆

Check # 13625 for \$4,221.52 7/15/2024

13626

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

July 2, 2024

PAY TO THE ORDER OF CACHE CO A & C

\$ 63,885.77

DOLLARS

\*\*\*Sixty three thousand, eight hundred eighty five dollars and seventy seven cents\*\*\*

MEMO Personal Property Taxes  
6/1/2024 - 6/30/2024

Craig McAllister

⑆013626⑆ ⑆124302325⑆5 60002 5⑆

Check # 13626 for \$63,885.77 7/15/2024

13627

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

July 2, 2024

PAY TO THE ORDER OF CACHE SCHOOL STATE LEVY

\$ 235,337.17

DOLLARS

\*\*\*Two hundred thirty five thousand, three hundred thirty seven dollars and seventeen cents\*\*\*

MEMO Personal Property Taxes  
6/1/2024 - 6/30/2024

Craig McAllister

⑆013627⑆ ⑆124302325⑆5 60002 5⑆

Check # 13627 for \$235,337.17 7/22/2024

13628

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

July 2, 2024

PAY TO THE ORDER OF LOGAN SCHOOL STATE LEVY

\$ 160,360.63

DOLLARS

\*\*\*One hundred sixty thousand, three hundred sixty dollars and sixty three cents\*\*\*

MEMO Personal Property Taxes  
6/1/2024 - 6/30/2024

Craig McAllister

⑆013628⑆ ⑆124302325⑆5 60002 5⑆

Check # 13628 for \$160,360.63 7/18/2024

13629

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

July 2, 2024

PAY TO THE ORDER OF CACHE MOSQUITO ABATE. DISTRICT

\$ 6,833.03

DOLLARS

\*\*\*Six thousand, eight hundred thirty three dollars and three cents\*\*\*

MEMO Personal Property Taxes  
6/1/2024 - 6/30/2024

Craig McAllister

⑆013629⑆ ⑆124302325⑆5 60002 5⑆

Check # 13629 for \$6,833.03 7/19/2024

13630

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

July 2, 2024

PAY TO THE ORDER OF CACHE CO GENERAL FUND

\$ 7,043.93

DOLLARS

\*\*\*Seven thousand, forty three dollars and ninety three cents\*\*\*

MEMO Personal Property Taxes  
6/1/2024 - 6/30/2024

Craig McAllister

⑆013630⑆ ⑆124302325⑆5 60002 5⑆

Check # 13630 for \$7,043.93 7/15/2024

13631

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

July 2, 2024

PAY TO THE ORDER OF CACHE CO HEALTH FUND

\$ 29,826.00

DOLLARS

\*\*\*Twenty nine thousand, eight hundred twenty six dollars and no cents\*\*\*

MEMO Personal Property Taxes  
6/1/2024 - 6/30/2024

Craig McAllister

⑆013631⑆ ⑆124302325⑆5 60002 5⑆

Check # 13631 for \$29,826.00 7/15/2024

13634

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

July 9, 2024

PAY TO THE ORDER OF OPTIONS FOR INDEPENDENCE

\$ 125.99

DOLLARS

\*\*\*One hundred twenty five dollars and ninety nine cents\*\*\*

MEMO ASSESSOR'S REFUND

Craig McAllister

⑆013634⑆ ⑆124302325⑆5 60002 5⑆

Check # 13634 for \$125.99 7/22/2024

13636

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

July 9, 2024

PAY TO THE ORDER OF DAMARA JONES

\$ 150.00

DOLLARS

\*\*\*One hundred fifty dollars and no cents\*\*\*

MEMO ASSESSOR'S REFUND - VETERAN'S EXEMPTION

Craig McAllister

⑆013636⑆ ⑆124302325⑆5 60002 5⑆

Check # 13636 for \$150.00 7/22/2024

13637

CACHE COUNTY TREASURER  
179 N MAIN ST STE 201  
LOGAN, UT 84321

CACHE VALLEY BANK  
97-232/1243

July 9, 2024

PAY TO THE ORDER OF MATHEW BENTLEY

\$ 110.00

DOLLARS

\*\*\*One hundred ten dollars and no cents\*\*\*




MEMO ASSESSOR'S REFUND - VETERAN'S EXEMPTION

Craig McAllister




⑆013637⑆ ⑆124302325⑆5 60002 5⑆

Check # 13637 for \$110.00 7/19/2024






CACHE COUNTY TREASURER 179 N MAIN ST STE 201 LOGAN, UT 84321		CACHE VALLEY BANK 97-232/1243	13638
PAY TO THE ORDER OF CACHE COUNTY TREASURER		July 23, 2024	
***Forty seven dollars and thirty cents***		\$ 47.30	DOLLARS
MEMO 2 of 2 paid certified and regular garbage			
			
			13638




Check # 13638 for \$47.30 7/25/2024

CACHE COUNTY TREASURER 179 N MAIN ST STE 201 LOGAN, UT 84321		CACHE VALLEY BANK 97-232/1243	13639
PAY TO THE ORDER OF CODY STODDARD AND MELANIE ELDER		July 23, 2024	
***One hundred fifty dollars and no cents***		\$ 150.00	DOLLARS
MEMO ASSESSOR'S REFUND - VETERAN'S EXEMPTION			
			
			13639

Check # 13639 for \$150.00 7/29/2024

CACHE COUNTY TREASURER 179 N MAIN ST STE 201 LOGAN, UT 84321		CACHE VALLEY BANK 97-232/1243	13640
PAY TO THE ORDER OF JOHN SORENSEN		July 23, 2024	
***One hundred fifty dollars and no cents***		\$ 150.00	DOLLARS
MEMO ASSESSOR'S REFUND - VETERAN'S EXEMPTION			
			
			13640

Check # 13640 for \$150.00 7/30/2024

CACHE COUNTY TREASURER 179 N MAIN ST STE 201 LOGAN, UT 84321		CACHE VALLEY BANK 97-232/1243	13641
PAY TO THE ORDER OF BRIAN L ZWERDLING		July 23, 2024	
***Eighty dollars and no cents***		\$ 80.00	DOLLARS
MEMO ASSESSOR'S REFUND - VETERAN'S EXEMPTION			
			
			13641

Check # 13641 for \$80.00 7/30/2024





(1) Tell us your name and account number (if any).

(3) Tell us the dollar amount of the suspected error.

If you would like to confirm that an automatic deposit to your account has been made as scheduled, you may call us during normal business hours at the phone number designated on the front of this statement.

[illegible]

Date \_\_\_\_\_

\*Sort your checks numerically or by date issued.

\*Subtract from your checkbook balance any SERVICE CHARGE (S.C.) or bank charge appearing on this statement.

\*Reconcile your statement in the space provided below.

Enter Bank Balance From  
Statement

Add Deposits Not Credited  
by Bank (if any)

TOTAL

Subtract Total of Checks  
Not Paid

**THIS AMOUNT SHOULD EQUAL YOUR CHECKBOOK BALANCE**

We figure the interest charge on your account by applying the periodic rate to the "average daily balance" of your account. To get the "average daily balance" of your account we take the beginning balance of your account each day and subtract [any unpaid interest or other finance charges and] any payments or credits. We do not add in any new [purchases/advances/fees]. This gives us the daily balance. Then, we add up all the daily balances for the billing cycle together and divide the total by the number of days in the billing cycle. This gives us the "average daily balance."