

## CACHE COUNTY COUNCIL

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



Cache  
County  
1857

199 NORTH MAIN STREET  
LOGAN, UT 84321  
435-755-1840  
[www.cachecounty.gov](http://www.cachecounty.gov)

**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, on **Tuesday, July 8, 2025**.

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

<https://www.youtube.com/@cachecounty1996>

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## **CACHE COUNTY COUNCIL AGENDA**

### **COUNCIL MEETING – 5:00 p.m.**

- 1. Call To Order**
- 2. Opening** – Council Member Barbara Tidwell
- 3. Review and Approval of Agenda**
- 4. Review and Approval of Minutes** (June 24, 2025 meeting)
- 5. Report of the County Executive**
  - a. Appointments:
- 6. Items of Special Interest**
  - a. Assessment Role Corrections (per Utah Standard 11.22 Uncollectible and Small Accounts)  
- [Brett Robinson, Cache County Assessor](#)
  - b. Wolf Pack Way Project Presentation  
- [Bryan Cox, Mayor of Hyde Park](#)
  - c. Multijurisdictional Access  
- [Matt Phillips, Cache County Public Works Director](#)
- 7. Board of Equalization**
  - a. Exclusive Use Exemption – Gospel Peace (Religious Exemption)  
- [Dianna Schaeffer, Tax Administration Supervisor](#)
- 8. Public Hearings**
  - a. **Ordinance 2025-18 – 3 Clustered Homes 15 Acres Ag Rezone**  
- A request to rezone 18.71 acres located at approximately 4200 S. Highway 23, Wellsville, from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone.

- b. **Ordinance 2025-19 – Funk 160 Acre Richmond Gravel Pit Rezone**
  - A request to rezone 160 acres, located at approximately 8300 N. Highway 91, near Richmond, from the Agricultural (A10) Zone to the Industrial (I) Zone with the Mineral Extraction and Excavation (ME) Overlay

## **9. Initial Proposals for Consideration of Action**

- a. **Ordinance 2025-18 – 3 Clustered Homes 15 Acres Ag Rezone**
  - A request to rezone 18.71 acres located at approximately 4200 S. Highway 23, Wellsville, from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone.
- b. **Ordinance 2025-19 – Funk 160 Acre Richmond Gravel Pit Rezone**
  - A request to rezone 160 acres, located at approximately 8300 N. Highway 91, near Richmond, from the Agricultural (A10) Zone to the Industrial (I) Zone with the Mineral Extraction and Excavation (ME) Overlay
- c. **Ordinance 2025-21 – Establishing a Temporary Land Use Regulation Prohibiting New or Amended Subdivisions With More Than 5 Buildable Lots**

## **10. Pending Items**

- a. **Ordinance 2025-20 – Dispatch Service Fee Assessment Amendment**
- b. **Resolution 2025-27 – Budget Opening**
  - Proposed amendment to the 2025 (current) budget

## **11. Other Business**

- a. Adjustment to Council Schedule
- b. **Logan City Pioneer Day Parade** **July 24th, 2025 @ ~9:30 a.m.**
- c. **North Logan City Pioneer Day Parade** **July 24th, 2025 @ ~9:30 a.m.**
- d. **Providence City Sauerkraut Days Parade** **August 15th, 2025 @ 5:00 p.m.**

## **12. Council Member Reports**

- 13. Executive Session – Utah Code 52-4-205(1)(d)** – Discussion of the purchase, exchange, or lease of real property, including any form of a water right or water shares, or to discuss a proposed development agreement, project proposal, or financing proposal related to the development of land owned by the state.

## **14. Adjourn**

- Next Scheduled Regular Council Meeting: July 22, 2025 at 5:00 p.m.

  
Sandi Goodlander, Chair



## CACHE COUNTY COUNCIL WORKSHOP

**June 26, 2025 at 3:30 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 Sandi Goodlander, Vice Chair Kathryn Beus, Councilmember Keegan Garrity, Councilmember Nolan Gunnell, Councilmember David Erickson, Councilmember Mark Hurd

**MEMBERS EXCUSED:**

**STAFF PRESENT:**

**OTHER ATTENDANCE:** Brady Christensen, Nathan Downs, ValJay Rigby, Jason Watterson

**1. Call to Order 3:30p.m. – [0:19](#)** Chair Goodlander welcomed everyone.

**2. Joint Workshop Meeting with Cache County Planning and Zoning Commission**

**a. Discussion on Proposal for Large Scale Solar Code Amendment [0:49](#)**

Connor said they were proposing amending code rather than adding an additional chapter. Chair Sandi Goodlander asked Connor to give a summary of the project. Connor answered it is a facility too large to regulate within existing code. Chair Goodlander clarified this needed code for other projects to create a standard. Connor asked if something would like to be seen between the house and facility in the ordinance. [3:51](#) Vice Chair Kathryn Beus asked what had been seen for others done across the state. Connor answered there is one in Randolph. [4:11](#) Board member Brady Christensen described the layout of solar panels in Castledale, Utah looked very different than those in Randolph. He added in order for the solar panels to be effective they need to be close to a transmission line. Board member Jason Watterson said his question was if the solar panel facility was a necessity and worth the potential risks visually and environmentally. He said if this was a rocky mountain power plant the conversation would be larger. [7:16](#) Councilmember Keegan Garrity asked how much area the power would be servicing. Cole Stocker from Hello Green Power addressed the environmental impact would be low, and the power would be used within the state. Chair Goodlander asked if their company had other projects done in Utah. Cole said none in Utah yet, but they had projects done in the northwest and Texas larger than this one. He added diligence had been followed for environmental concerns. [10:04](#) Councilmember Mark Hurd asked if there are industry regulations regarding airport operations. Cole answered yes. Board member Jason Watterson asked where the site location was. Cole described North of valley view and west of Cutler Reservoir. Board member Brady Christensen asked why the choice of location. Cole answered being close to the transmission line is important and the capacity of lines otherwise more lines have to be upgraded which is very expensive. [11:38](#) Chair Goodlander asked Connor if a plan had already been drafted. Connor passed out a paper copy of the Ordinance draft. Planning and zoning answered there had been some changes added. [12:49](#) Councilmember Nolan Gunnell asked if the clean energy covered the visual impact and where the demand sits. Sandi asked who PacifiCorp served in the county. Chatter amongst board. [13:47](#) Logan City Mayor Holly Daines said Logan City is interested in potentially purchasing 10 megawatts of the clean energy. Chair Goodlander said this code would be applicable to any new projects and wondered what potential impacts would come. Board member Nathan Downs said the visual impact is significant. Discussion of visual impacts. [17:33](#) Councilmember Barbara Tidwell asked about concern for Lithium and battery storage. Nathan said there had been meeting with the fire department for that part. Councilmember Barbara Tidwell added concern for air quality. [19:03](#) Chair Goodlander called on County Assessor to give his opinion on property value projections. Brett Robinson assumed a lower value. Board member Jason Watterson added thick inversion would hide the sunlight and wondered how that would affect power. Councilmember Keegan Garrity asked where the nearest facility like this is. Council answered Portage in Box Elder County. Councilmember Nolan Gunnell brought up the visual concern. [22:15](#) Councilmember Keegan Garrity said due to low energy rates selling seems likely and asked about a right of refusal. Chair Goodlander asked if this would be taken to planning commission. Connor answered this is in the rough stage and will need some refinements. Chair

Goodlander agreed with Keegan's right of refusal suggestion to be included in code if it passed. [24:01](#) Board member Brady Christensen asked how the vote is seen with different opinion of council and board. Councilmember Keegan Garrity said he needed more information. [24:23](#) Discussion about usage and access in a right of refusal. [25:34](#) Andrew Crane – County Attorney said it may be possible but he needed to check if it is legal. [26:01](#) Planning Commissioners introduced themselves. Brady Christensen, Nathan Dows, ValJay Rigby, Jason Watterson. Chair Goodlander asked for more questions. ValJay said his concern was the visual effects but also considered the decisions of landowners what they wanted to do with their land. Vice Chair Kathryn Beus asked if this was a size issue and added how to make this work for both the property owners while mitigating negative impacts. Nathan responded zoning change would be required and presented in front of council. [29:16](#) Councilmember Mark Hurd said if the reason for this to be on the agenda is to make a decision for code to be changed he supported it. Councilmember Keegan Garrity agreed. Jason said something this large needs a serious consideration. Sandi clarified different stipulations for different sizes. Jason answered yes. [30:25](#) Connor said smaller ones could be CUPs inherently and larger would require infrastructure overlay. Sandi said the process would move forward with those thoughts and recommendations from planning and zoning would be considered. Nolan said it would be helpful to ask other counties their experience. Vice Kathryn Beus asked if this is in Wellsville or the County. Nathan answered county. Nolan asked Andrew Crane how the draft was coming.

**b. Discussion on Short-Term Rentals (STR's) in Cache Valley**

[32:18](#) Angie Zetterquist introduced agenda item. Discussion of draft ordinance. Nolan said the context is from a barn sold to someone out of the valley who is renting it out and having a large number of people and vehicles parked there packing the neighborhood. He asked Andrew how the draft was coming. [35:16](#) Andrew answered the draft included no tenant or guest should park (inaudible). Angie described where the new language is added in the document. Discussion about the type of business or events happening at this place. [37:08](#) Nolan asked Jason his thoughts on fire safety. Jason said if these are allowed there needs to be an inspection done. Nolan added having the county looking helps. Mark added this sounded like an event center with a hotel attached. Nathan said if there was a limit on the number of people who can stay there Wellsville could require a business license. [38:53](#) County Fire said the business license would need an inspection. Sandi asked if any code currently regulated short term rentals. [39:38](#) Julie gave her perspective on what she had heard from Colorado and Park City tourism that the communities suffer due to investors not being local contributing residents. Sandi asked if they are paying the transient room tax. Board answered the VRBO/AirBNB app charges the tax. Kathryn asked what municipalities' process is. Council discussed the different requirements. [42:43](#) Jason summarized his view of the need for a regulation process and a plan to look at the larger facilities. Nolan asked Brett how this circumstance affected the tax from exemption on residential. Brett responded his department discovers new places to check from information they receive. Nolan asked if code would help trigger this knowledge. Brett answered these places range in sizes from large to small one bedrooms being rented out and they might be on the website one day and gone the next. Jason added legislative code was passed the property can't be regulated based on the listing. Kathryn said step one would be to establish a short term rental code. Andrew answered yes a CUP. [47:35](#) Discussion of size for CUP. [48:35](#) Executive Assistant Dirk Anderson asked if someone had to be living in the home for a certain number of days for the STR at all. Sandi said when she was on planning commission for Logan City they required a license for ADU. Dirk asked what kind of license. Council answered landlord license. Brady asked if there would be some grandfathered in or not. Jason commented private drives have separate concerns.

**c. Discussion on Water & Subdivisions**

[51:54](#) Angie Zetterquist said she wasn't sure what the scope of this was. Nolan introduced water subject to discuss and prepare for. Jason suggested once a certain size of subdivision is reached a public water system will be required. Nathan said under state code now the limit is 26 people or 5 homes per well. He brought up concern for water quality. Nolan added septic tanks need to be considered. [55:45](#) Sandi asked what the qualification is right now. Nathan answered a water right. Jason added this puts the developers in the plan too. Sandi asked if direction had been given to development services. Nathan answered this is the first discussion. [56:36](#) Nolan said he wanted to get a conversation started since water is run by the state. Andrew commented additional requirements can be added into code. Nolan said North of Bear Lake a second tank is required in case the first one fails. Nathan

responded that requirement is the same here and at the meeting next week with the county planner water would be discussed. Sandia asked for more questions. Nathan added if this is seriously being considered he asked if council wanted to put a hold on large subdivisions until the ordinance is in place. Nolan called on Andrew. Andrew said the fire access is the main hold up. The main question for water is to prove all water rights upfront. Nolan asked what size of large subdivision the county could handle. [1:01:16](#) Jason commented during the development in Petersboro it was mentioned to be envisioned similar to Eagle Mountain. Brady said there needed to be some time. Sandi gave her support for a 6 month moratorium. Discussion about Petersboro subdivision. [1:02:40](#) Angie said Creekside estates were under A10 and then rezoned. Nolan and Sandi asked Andrew if the County council could set a moratorium. Council discussed. [1:03:38](#) Executive Dirk Anderson said the public works director has asked for a moratorium. Brady said the recent developer was approved in one meeting and had the homes built in 3 months. Discussion of the process for the moratorium. [1:04:51](#) Andrew said the limit is 180 days. Dirk added this is testing the demands of water and everything without code to address those demands. Council discussed the size to set the restriction on. Angie added code was adopted that took away sensitive areas from net development acreage in A10 zones. [1:06:07](#) Mark Hurd suggested the limit at 5. Brady asked if the plan is to make another small mass or keep properties spread out on comparable acreage. Council discussed fire issues. FireFighter \_\_ said it would end like an (inaudible) fire. He said there is just enough water to fight one structure fire let alone two or three. Sandi asked if there are impact fees already in place for the provided services. Mark said the county does not charge impact fees. Brady asked if the master plan is being followed or if the houses will be in clumps. Kathryn answered the cluster is intended to leave larger parcels for ag. [1:09:27](#) Nolan said the two subdivisions are quite away from both Wellsville and Hyrum's fire departments. Kathryn commented clustering restricts the rest of the land not to be developed. Discussion. [1:10:47](#) Sandi suggested to move forward with the moratorium and involvement from development services. She expressed question why there are not impact fees. Discussion. Andrew Crane confirmed the moratorium is on subdivisions over 5 lots.

**d. Updates Regarding Powder Mountain**

[1:11:59](#) Angie Zetterquist read the overview of the Powder Mountain development progress. Sandi asked who Angie was referencing in her statement. Angie answered Weber County development staff and added fire had been meeting separately. She commented a reservoir rumor had started she was confirming is not part of the plan. Sandi asked Brian from JUB if he had any comments. (audience) said nothing to add. [1:15:59](#) Nolan asked why there is not an egress discussion for powder mountain like in Hyrum. Andrew answered its complicated with Weber and Cache counties but it can be brought up. Angie added it hadn't been a larger discussion in order to keep focus on the master plan and development instead of considering the wider impacts for neighboring counties. She said if the master plan got approved UDOT would figure out how to provide the volume and state routes. [1:17:28](#) Discussion. [1:18:09](#) Dirk Anderson said there are two codes to follow: The Fire and Roads code that states the public works director is to consider general public health and safety issues. Angie said she expected the master plan document would have conditions for approval to address outstanding issues. Keegan asked for monthly updates on the powder mountain project. Sandi asked Angie to let council know before the next meetings.

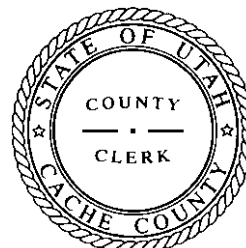
**Adjourn: 7:30 PM** [1:20:02](#)

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**APPROVAL: Sandi Goodlander, Chair**  
**Cache County Council**

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



## CACHE COUNTY COUNCIL

**June 24 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 Sandi Goodlander, Vice-Chair Kathryn Beus, Councilmember David Erickson, Councilmember Barbara Tidwell, Councilmember Keegan Garrity, Councilmember Nolan Gunnell, Councilmember Mark Hurd.

**MEMBERS EXCUSED:**

**STAFF PRESENT:** Executive Assistant Dirk Anderson, Wesley Bingham, Matt Funk, Ginafer Low, S. B., Ronnie Keller, Scott Wilkinson, Brett Robinson, Sara Owen, Amy Adams, Shawn Milne, Chad Jensen, Nathan Argyle, Landis Wenger.

**OTHER ATTENDANCE:** Lamont Poulsen, Corbin Allen, Abby Spencer, Quincee Call, Guthrie Miller, Marlee Hall, Reese Page, B. Call, Devyn Spencer, T. Gibbs, Lyndie Hall, Crystal Miller, L. C

### Council Meeting

1. **Call to Order 5:00p.m. – :04**
2. **Opening Remarks and Pledge of Allegiance – 0:17** Councilmember Keegan Garrity gave opening remarks.
3. **Review and Approval of amended Agenda 3:31**  
**Action:** Motion made by Councilmember Nolan Gunnell to approve the amended agenda; seconded by Vice Chair Kathryn Beus.  
**Motion passes.**  
**Aye:** 7 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd  
**Nay:** 0
4. **Review and Approval of Minutes (June 10, 2025) 3:45**  
**Action:** Motion made by Councilmember David Erickson to approve the minutes; seconded by Councilmember Nolan Gunnell  
**Motion passes.**  
**Aye:** 6 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd  
**Nay:** 0  
**Abstain:** Keegan Garrity
5. **Report of the County Executive 4:10**
  - A. **Appointment/Discussion**  
None
6. **Items of Special Interest**
  - A. **Honoring Outgoing Fire Chief Rod Hammer 4:28** Chair Sandi Goodlander read gratitude for service letter in honor of Chief Hammers years of service. 6:49 Chief Hammer responded with an emotional thank you.  
**Action:** Motion made by Vice Chair Kathryn Beus to formally recognize the service from Chief Rod Hammer to the County; seconded by Councilmember Mark Hurd.  
**Motion passes.**  
**Aye:** 7 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd  
**Nay:** 0

- B. Presentation of the Cache County Rodeo Royalty** [8:36](#) Chair Goodlander welcomed Rodeo Royalty to speak. [9:00](#) Rodeo Royalty introduced themselves to Council. [10:33](#) Abbie Spencer shared her backstory and message of how she began to rodeo. Each member of royalty shared a short message.
- C. VOCA/VAWA/CJ State Grants Updates – Andrew Crane, Deputy Attorney; Sara Owens, Victim Advocate Supervisor** [17:09](#) Andrew Crane provided an update on VAWA applications. [18:34](#) Sara Owens gave update for Victim services funding and applications.
- D. Assessment Role Corrections – Brett Robinson, Cache County Assessor** [20:59](#) Brett spoke to council about corrections from the 2025 Utah primary residential exemption and requested exemption for the cases he had documentation for.

**Action:** Motion made by Councilmember David Erickson to approve assessment roll corrections; seconded by Councilmember Nolan Gunnell.

**Motion passes.**

**Aye:** 7 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd  
**Nay:** 0

## **7. Public Hearings**

- A. Set Public hearing for July 8<sup>th</sup> @5:30 pm: Ordinance 2025-18-3 Clustered Homes 15 Acres Ag Rezone – A request to rezone 18.71 acres located at approximately 4200 S. Highway 23, Wellsville, from the Agriculture (A10) Zone to the Rural (RU) Zone.**

**Discussion:** [23:43](#)

**Action:** Motion made by Vice Chair Kathryn Beus to approve set public hearing; seconded by Councilmember Mark Hurd.

**Motion passes.**

**Aye:** 7 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd  
**Nay:** 0

- B. Set Public hearing for July 8<sup>th</sup> @ 5:30 pm: Ordinance 2025-19 – Funk 160 Acre Richmond Gravel Pit Rezone – A request to rezone 160 acres, located at approximately 8300 N. Highway 92 near Richmond, from the Agricultural (A10) Zone to the industrial (I) Zone with the Mineral Extraction and Excavation (ME) Overlay.**

**Discussion:** [24:14](#)

**Action:** Motion made by Councilmember David Erickson to approve public hearing; seconded by Vice Chair Kathryn Beus.

**Motion passes.**

**Aye:** 7 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd  
**Nay:** 0

- C. Hold Public Hearing: Resolution 2025-27 – Budget Opening – Proposed amendment to the 2025 (current) budget.**

**Discussion:** [24:38](#) Wes Bingham – Finance Director presented the reasons for opening the budget and asked if there were questions. Chair Goodlander asked if Wes could provide a total for the general fund balance. [27:47](#) Matthew Funk – County Auditor mentioned the Sheriffs cost is for the hire of two new employees. Sheriff Jensen echoed from the audience this is to fulfill the state contract and the costs would be absorbed by the school district. Wes continued with the next items. [29:28](#) Councilmember Keegan Garrity asked Wes to explain where he was referencing the items. Council discussed and asked what the final cost was. Wes answered he did not have it at the time but could come back to report on those. Councilmember David Erickson clarified the amount left should be tracked. Councilmember Mark Hurd clarified it will be close to the \$70,000. Wes answered yes and continued with next several items. [45:01](#) Councilmember

David Erickson said this will be a tough go when they balance the budget in the Fall. Council sighed in dissent but agreed. Council Chair Goodlander opened for Public Hearing.

**Action:** Motion made by Councilmember Nolan Gunnell to open public hearing; seconded by Vice Chair Kathryn Beus.  
**Motion passes.**

**Aye:** 7 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd  
**Nay:** 0

No public comments.

**Action:** Motion made by Councilmember Nolan Gunnell to close public hearing; seconded by Vice Chair Kathryn Beus.  
**Motion passes.**

**Aye:** 7 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd  
**Nay:** 0

[46:51](#) Council discussed items on the budget. Councilmember Keegan Garrity said he needed more time before he could make a decision. [48:09](#) Chair Goodlander said it was brought up that departments are losing employees as a result from low wages. Chair Goodlander said the process for opening the budget is being refined to improve the communication and show what costs are being presented at appropriations. She continued Wes and Matt should receive questions from anyone who had them and asked Matt if there would be any items too time sensitive. Matt answered no. No motion. [51:47](#) Councilmember Keegan Garrity mentioned next week is a holiday and lessened availability. Chair Goodlander answered when the next council meeting was scheduled. [52:26](#) Executive Assistant Dirk Anderson recommended to Councilmember Garrity he have needed conversations by the end of the week.

## 8. Initial Proposals for Consideration of Action

### A. Ordinance 2025-30 – Dispatch Service Fee Assessment Amendment [52:41](#)

**Discussion:** [52:53](#) Andrew Erickson – Policy Analyst provided overview of the proposed fee change. Councilmember Keegan Garrity asked if this situation was the same as what Logan City Mayor Daines did for establishing a district. Council said yes she did write the letter. Chair Goodlander added this is to amend the county fee structure

### B. Resolution 2025-27 – Budget Opening

[54:43](#) Continued for next meeting.

## 9. Pending Action

**A. Ordinance 2025-17 – Transient Room Tax Amendments [54:48](#)** Andrew presented the projected revenues from the proposed tax. Councilmember David Erickson asked if there was a deadline or if this can be revisited in the future. [56:06](#) Chair Goodlander answered the deadline is July 1 for the current year. Councilmember David Erickson asked if it can be revisited next year. Chair Goodlander answered yes and continued with reasons for the tax change. [57:26](#) Sheriff Jensen spoke from the audience and said the question is how many non-residents are causing emergency services. [58:44](#) Councilmember Keegan Garrity commented he heard from Julie Hollist – Visitor Bureau Director she would be trying to gather data from other counties. Chair Goodlander said she heard if we didn't pass it we would be the few counties not to. [59:21](#) Councilmember Nolan Gunnell said there are a lot of things to use the money for. Councilmember David Erickson agreed. Chair Goodlander said the amount collected would be roughly \$94,000. Council voted. [1:01:23](#) Councilmember Nolan Gunnell clarified the percentage of the tax. Chair Goodlander answered the vote is to add .25%. David Erickson mentioned an amendment could be made to increase the percentage. Chair Goodlander corrected the county is allowed .25% per a state law. David Erickson suggested funds be used not only for EMS services but for roads also. Chair Goodlander mentioned she had told her constituents she was not in favor of the tax.

**Action:** Motion made by Councilmember David Erickson to approve Ordinance 2025-17; seconded by Councilmember Mark Hurd.

**Motion passes.**

**Aye:** 5 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd  
**Nay:** 2 Sandi Goodlander, Keegan Garrity

## 10. Other Business



A. Discussion of Social for Council Members and Council Staff [1:03:00](#) Continued until Fall

B. America250 Utah Kickoff Event at State Capitol [1:03:24](#) Chair Goodlander asked Andrew Erickson if he knew more about the event. Andrew answered he was not aware of new information.

C. Hyrum City Fourth of July Celebration [1:03:45](#) Council discussed who would attend what parade.

D. Hyde Park Velvet Highway Parade

E. North Logan City Pioneer Day Parade

#### A. Councilmember Reports

**David Erickson** – [1:05:34](#) David reported on his visit to the Utah flour mill and the speed in getting up to begin processing.

**Sandi Goodlander** – [1:13:13](#) Sandi reported on a few budget meetings she had attended and was feeling concerned about. [1:13:58](#) Sheriff Jensen said Powder Mountain had asked him several times to write a letter in support of what they are trying to do. He told council an MOU written before his time in position was given to the attorney for the services Weber county provides and he wouldn't write the letter unless the MOU is in place. Councilmember Mark Hurd added this should be addressed by the interlocal agreement. Sandi said there was a meeting the next day they could ask. Sheriff Jensen said it is the Weber County Sheriff's decision what they can take in payment. Councilmember David Erickson added the master plan needed to be included too. Council discussed.

**Keegan Garrity** – [1:10:09](#) Keegan reported COSAC would like to hold a meeting like planning and zoning held. He announced the air show will be this weekend and mentioned the other events in the valley. He ended with his attendance to a courtroom sentencing and his experience.

**Barbara Tidwell** – [1:12:34](#) Barbara reported on the government conduct committee and would have something brought to council soon. She said a chair would be chosen in July.

**Kathryn Beus** – [1:07:15](#) Kathryn reported on her visit to the Hyrum dam spillway. She said the fire district is moving slowly but efficiently.

**Nolan Gunnell** – [1:08:54](#) Nolan reported on a bridge in Avon affecting some citizens and also thanked planning and zoning for the meeting earlier that day and their efforts in helping the process.

**Mark Hurd** – [1:05:26](#) None

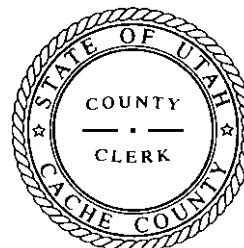
#### B. Executive Session

Adjourn: 7:30 PM [1:17:39](#)

ATTEST: Bryson Behm, Clerk  
Cache County Council

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APPROVAL: Sandi Goodlander, Chair  
Cache County Council





## Hold a Public Hearing

### Ordinance 2025-18 – 3 Clustered Homes 15 Acres Ag Rezone

**Agenda request submitted by:** Angie Zetterquist, Interim Director of Development Services – Forwarded from the County Planning Commission

**Assisting Department:** Development Services

**Requested Council meeting date:** July 8<sup>th</sup>, 2025

**Agenda Item Language:** Hold a public hearing for Ordinance 2025-18 3 Clustered Homes 15 Acres Ag Rezone – A request to rezone 18.71 located at approximately 4200 S. Highway 23, Wellsville, from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone.

**Action:** Planning Commission – Recommendation of Denial (4-yea; 0-nay)

**Background:** A request to rezone 18.71 acres located at approximately 4200 S. Highway 23, Wellsville, from the Agricultural (A10) Zone to the Rural 5 (RU5) 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 June 5<sup>th</sup>, 2025, and their recommendation to deny the rezone was made on June 5<sup>th</sup>, 2025.

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:** Angie Zetterquist, Interim Director of Development Services

**Presentation Time:** 10 minutes.

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

**Legal Review:** N/A



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## County Council action

Hold a public hearing on July 8th<sup>th</sup>, 2025.

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

## Planning Commission action

Denial (4-yea; 0-nay).

Public hearing held on June 5<sup>th</sup>, 2025

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

1. The Willets RUS Rezone request, an application for the property to be rezoned from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone, was denied in March of 2025.
  - a. Additionally, the White Bison Acres rezone request, an application for the property to be rezoned from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone, was denied in August of 2024.
2. There have been no significant changes since the denial of the two previous applications.
3. The parcel currently has no road frontage.
4. The existing turnaround providing access to the property was constructed without approval from the Public Works Department. The planned alignment of 4200 South will extend the current roadway in a straight-east west direction. As a result, it is likely that 4200 South will be located on Parcel 11-068-0013, meaning the subject property will continue to lack frontage.
  - a. Although the applicant obtained an access agreement from the UDOT, their jurisdiction ends at the property line of parcel 11-068-0013. Past this property line, the County has jurisdiction.
5. The nearest area, in the County, that is in the Rural 5 (RU5) Zone is located one mile away.
6. The rezone is partially inconsistent with the Cache County General Plan:
  - a. This parcel is located in the “Agriculture and Ranching” area which places an emphasis on agriculture related activities. The Rural 5 (RU5) Zone has fewer agricultural related use types than the Agricultural (A10) Zone.

### Staff Report review by Interim Director

Angie Zetterquist

## Staff Report by County Planner

Conner Smith, Assistant Planner

41    **General Description**

42    This ordinance amends the County Zoning Map by rezoning 18.71 acres from the Agricultural  
43    (A10) Zone to the Rural 5 (RU5) Zone.

44

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

46    Staff Report to Planning Commission – revised



## Development Services Department

Building | GIS | Planning & Zoning

### Staff Report: 3 Clustered Homes 15 Acres Ag Rezone

5 June 2025

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:** Denial

**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

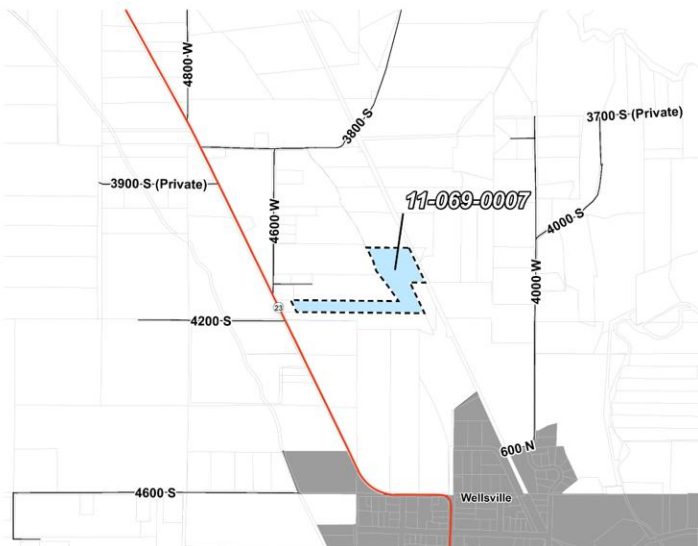
West – Agricultural/Residential

**Current Zoning:**

Agricultural (A10)

**Proposed Zoning:**

Rural 5 (RU5)

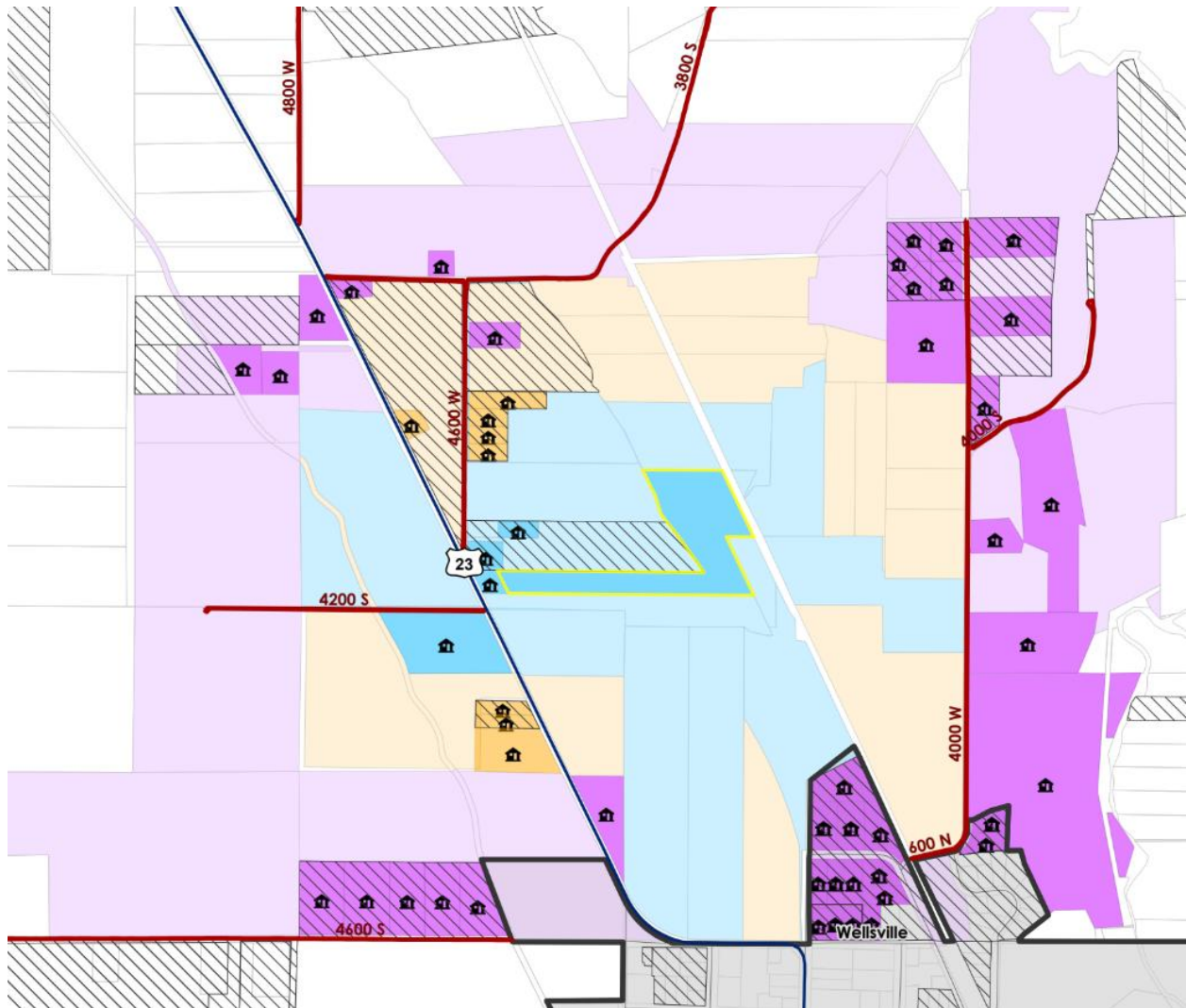


### Findings of Fact

#### A. Request description

1. A request to rezone 18.71 acres from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone.
2. History:
  - a. In August of 2024, this parcel went through the rezone application process to go from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone. On 1 August 2024, the Planning Commission unanimously recommended denial to the County Council and on 27 August 2024 the County Council unanimously voted for denial.

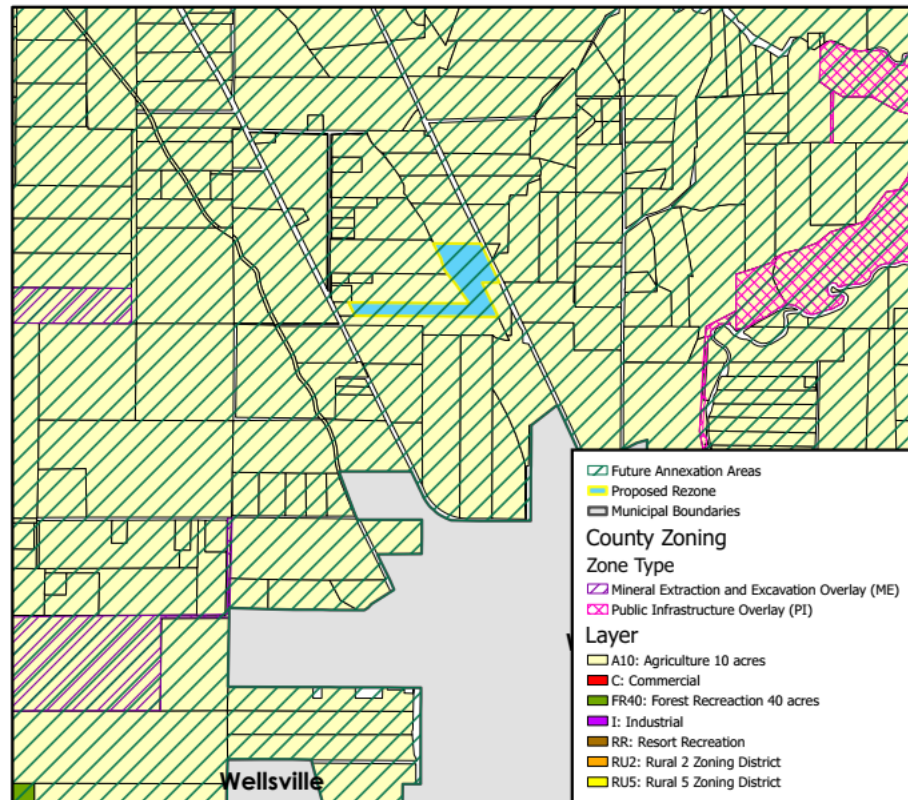
- i. There were a multitude of public comments against the rezone, citing issues with density, water rights, increases in traffic, and impacts to the agricultural character of the surrounding area.
      - ii. Wellsville City made a comment stating they were against this rezone.
    - b. In February and March of 2025, this parcel went through the rezone application process to go from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone. On 6 February 2025, the Planning Commission unanimously recommended denial to the County Council and on 25 March 2025 the County Council unanimously voted for denial.
      - i. There were a multitude of public comments against the rezone, citing issues with density, water rights, increases in traffic, and impacts to the agricultural character of the surrounding area.
      - ii. Wellsville City made a comment stating that they weren't against the rezone but strongly desire road connectivity between the future 4200 South and the existing 4100 South.
    - c. The applicant has submitted this third application because they believe that they have provided enough new/updated information to qualify as a significant update.
  3. Should the rezone request be approved, the maximum number of potential lots will be three.
  4. This rezone may allow the parcel to establish uses permitted in the Rural 5 (RU5) 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 5 (RU5) Zone will be addressed as part of each respective approval process required prior to site development activities.
  5. 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-contagious 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)

- i. Schedule of Zoning Uses: The Rural 5 (RU5) 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 Rural 5 (RU5) Zone:
- Single Family Dwelling
  - Accessory Apartment
  - Accessory/Agricultural Structures
  - Home Based Business

- Seasonal Cabin
  - Residential Living Facilities
  - Home Based Kennel
  - Bed and Breakfast Inn
  - Religious Meeting House
  - Utility Facility, Distribution
  - Farm Stand
  - Board Facility
  - Site Grading
- 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 5 (RU5) 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]**

6. 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.
7. The current County Land Use Ordinance does not specify appropriate locations for the Rural 5 (RU5) Zone but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030 [E] identifies the purpose of the Rural 5 (RU5) 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.”
- 8. 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.”
- 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 “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.
- 10. 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.

- 11. Consideration of impacts related to uses allowed within the Rural 5 (RU5) Zone will be addressed as part of each respective approval process required prior to site development activities.

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

- 12. §12.02.010 adopts the Manual of Roadway Design and Construction Standards (Road Manual) for roadway improvement requirements.
- 13. §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.
- 14. Table §17.10.040 Site Development Standards – Minimum lot frontage required in the Rural 5 (RU5) Zone is 90 feet.
- 15. §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
- 16. §16.04.040 [A] Roads – All roads must be designed and constructed in accordance with Title 12 of the County Code.
- 17. §12.02.010 Roadway Standards – Requirements for roadway improvement are provided in the current Manual of Roadway Design and Construction Standards (Road Manual).
- 18. 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.
- 19. A basic review of the access to the subject property identifies the following:
  - a. The subject property has no road frontage.



- b. An analysis of the nearest road, SR-23, is below.
- 20. SR-23 – Utah Department of Transportation (UDOT) Road:**
  - a. West of the subject parcel, SR-23 is an existing UDOT facility classified as Minor Arterial.
  - b. Minor Arterials in rural areas are typically designed to provide relatively high overall travel speeds with minimum interference to through movement.
  - c. Does provide access to multiple dwellings and agricultural uses, but is primarily the main connection between Mendon and Wellsville to access SR-30 and Highway 89/91.
  - 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 minimum street spacing of 660 feet.
  - e. Access for SR-23 must be approved by UDOT.
    - i. UDOT has stated that the applicant can apply for a permit that would grant an access for up to ten homes.
    - ii. UDOT's jurisdiction ends at the property line of parcel 11-068-0013, currently owned by James Kyle and Marci Larsen.
      - 1. The construction of the roundabout on Parcels 11-068-0013 and 11-069-0007 was completed without approval from the Public Works Department and is non-compliant as the area lies within the County's jurisdiction.
  - f. Frontage for buildable lots in the County requires a minimum of 90 feet on a public or private road. The proposed road to access the proposed development will need to meet County Standards and roadway layout. See Road Manual Section 2.5. Cache County draft Transportation Master Plan show a Public Road at 4200 South that connects to Center Street in Wellsville.

**D. Service Provisions:**

- 21. §16.04.080 [C] Fire Control** – The County Fire District had no comments in regards to this application.
- 22. §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**

- 23.** Public notice was posted online to the Utah Public Notice Website on 23 May 2025.
- 24.** Notices were posted in three public places on 23 May 2025.
- 25.** Notices were mailed to all property owners within 300 feet on 23 May 2025.
- 26.** The meeting agenda was posted to the County website on 23 May 2025.
- 27.** At this time, no written public comment regarding this proposal has been received by the Development Services Office.

## **Conclusion**

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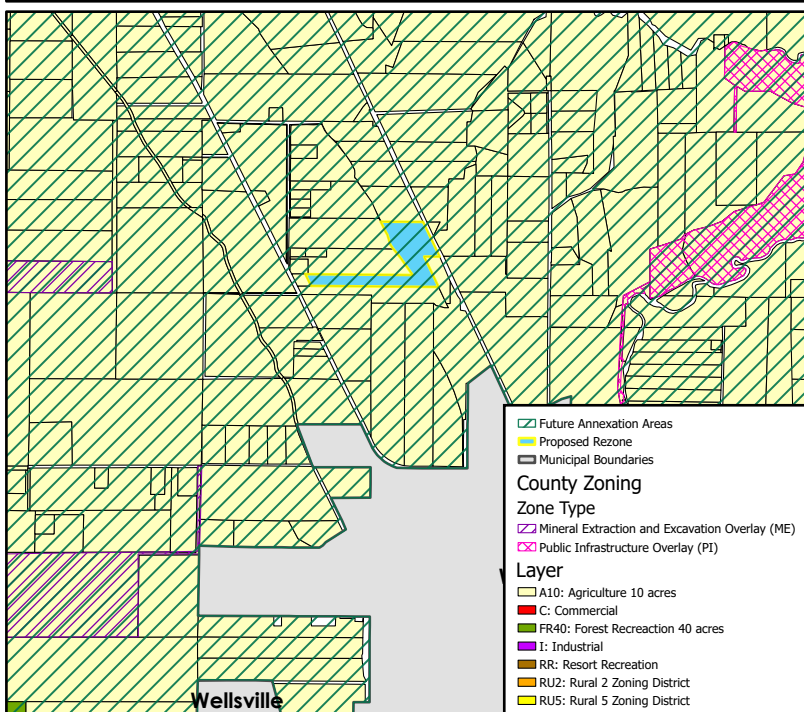
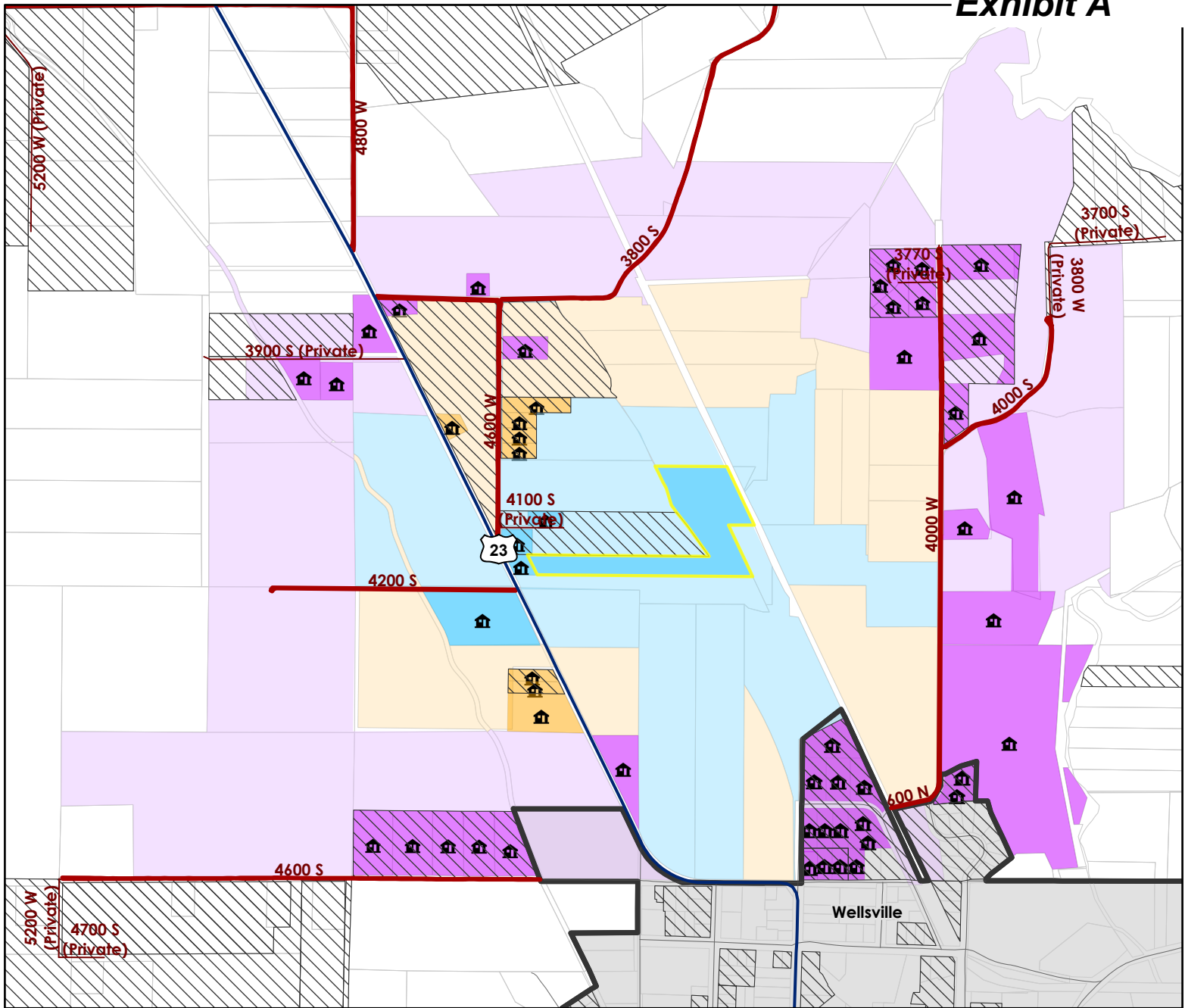
The 3 Clustered Homes 15 Acres rezone, a request to rezone 18.71 acres from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone has been reviewed in conformance with Title 17 of the Cache County Land Use Ordinance and the County Manual of Roadway Design and Construction Standards.

Based on the findings and facts noted herein, the 3 Clustered Homes 15 Acres Ag rezone is hereby recommend for denial to the County Council as follows:

- 1. The Willets RU5 rezone request, an application for the property to be rezoned from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone, was denied in March of 2025.

- a. Additionally, the White Bison Acres rezone request, an application for the property to be rezoned from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone, was denied in August of 2024.
2. There have been no significant changes since the denial of the two previous applications.
3. The parcel currently has no road frontage.
4. The existing turnaround providing access to the property was constructed without approval from the Public Works Department. The planned alignment of 4200 South will extent the current roadway in a straight east-west direction. As a result, it is likely that 4200 South will be located on Parcel 11-068-0013, meaning the subject property will continue to lack frontage.
  - a. Although the applicant obtained an access agreement from the UDOT, their jurisdiction ends at the property line of parcel 11-068-0013. Past this property line, the County has jurisdiction.
5. The nearest area, in the County, that is in the Rural 5 (RU5) Zone is located one mile away.
6. The rezone is partially inconsistent with the Cache County General Plan:
  - a. This parcel is located in the “Agriculture and Ranching” area which places an emphasis on agriculture related activities. The Rural 5 (RU5) Zone has fewer agricultural related use types than the Agricultural (A10) Zone.

# **ATTACHMENT A**



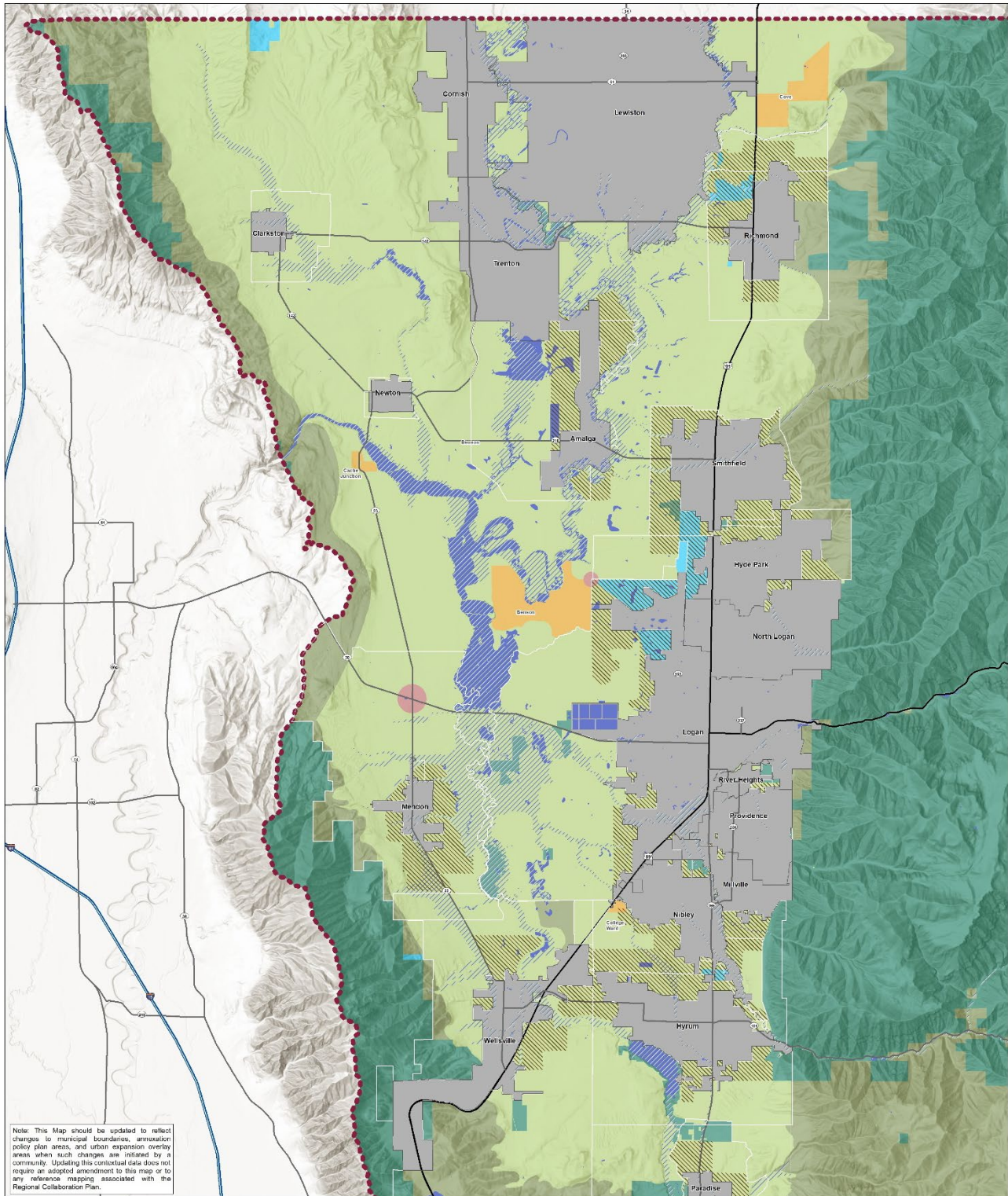
## Legend

- Proposed Rezone
- Mineral Extraction and Excavation Overlay (ME)
- Public Infrastructure Overlay (PI)
- Municipal Boundaries
- Subdivisions
- Parcels
- Winter Maintenance
- County Roads
- Highways

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)



# **ATTACHMENT B**



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	

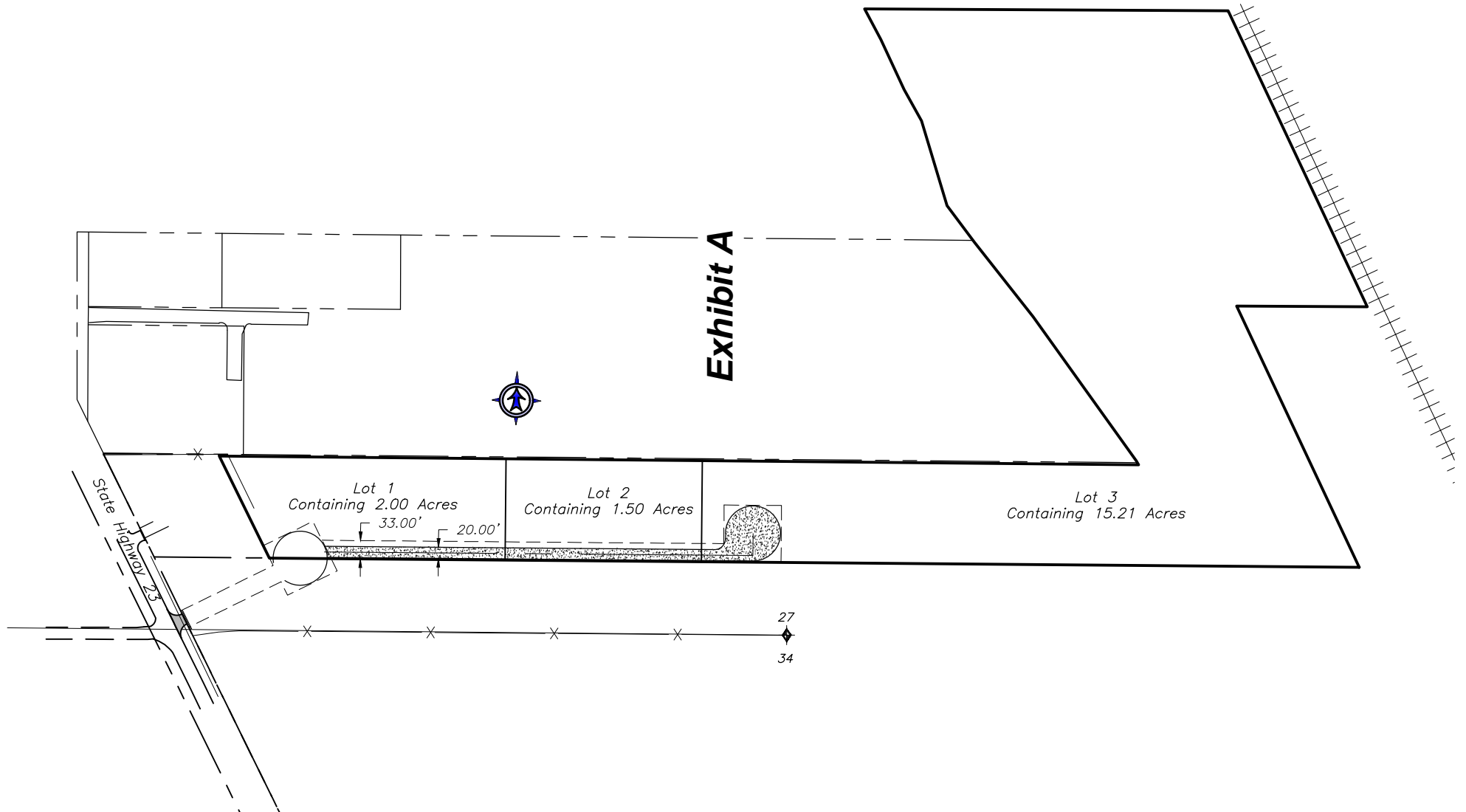
**Cache County Future Land Use Map**

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



# **SUPPLEMENTAL MATERIALS**





# **Public Comments**



Conner Smith <conner.smith@cachecounty.gov>

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## Opposition to Zoning Change - Easement Issue

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**sbetts317@gmail.com** <sbetts317@gmail.com>  
To: conner.smith@cachecounty.gov

Thu, Jun 5, 2025 at 2:46 PM

To Whom It May Concern,

I am writing to formally oppose the proposed zoning change for the property located at 4200 S. Highway 23, near Wellsville.

The easement I purchased as part of a settlement agreement runs through this property. My easement was moved without my knowledge or consent. I have made several efforts to resolve this matter without litigation, but unfortunately, those efforts have failed.

I am reengaging my attorney, Jason Yancy, to proceed with legal action to resolve the easement issue through the courts. By approving this zoning change, you may inadvertently involve third parties in this litigation, individuals who had no part in creating this problem.

I urge you to consider the legal complications this action could trigger before moving forward.

Sincerely,

Sean Betts



## Hold a Public Hearing

### Ordinance 2025-19 – Funk 160 Acre Richmond Gravel Pit Rezone

**Agenda request submitted by:** Angie Zetterquist, Interim Director of Development Services – Forwarded from the County Planning Commission

**Assisting Department:** Development Services

**Requested Council meeting date:** July 8th, 2025

**Agenda Item Language:** Hold a public hearing for Ordinance 2025-19 Funk 160 Acre Richmond Gravel Pit Rezone – A request to rezone 160 acres, located at approximately 8300 N. Highway 91, near Richmond, from the Agricultural (A10) Zone to the Industrial (I) Zone with the Mineral Extraction and Excavation (ME) Overlay.

**Action:** Planning Commission – Recommendation of Denial (4-yea; 0-nay)

**Background:** A request to rezone 160 acres located at approximately 8300 N. Highway 91, near Richmond, from the Agricultural (A10) Zone to the Industrial (I) Zone with the Mineral Extraction and Excavation (ME) Overlay.

**Fiscal Impact:** N/A

**Public Hearing Required:** Rezone requests require a public hearing before the County Planning Commission (PC). This hearing was held on June 5<sup>th</sup>, 2025, and their recommendation to deny the rezone was made on June 5<sup>th</sup>, 2025.

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:** Angie Zetterquist, Interim Director of Development Services

**Presentation Time:** 10 minutes.

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

**Legal Review:** N/A

**Ord 2025-19**

**An ordinance amending the Cache County Zoning Map  
by rezoning 160.00 acres from the Agricultural (A10) Zone to the Industrial (I)  
Zone with the Mineral Extraction and Excavation (ME) Overlay**

**County Council action**

Hold a public hearing on July 8<sup>th</sup>, 2025.

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

**Planning Commission action**

Denial (4-yea; 0-nay).

Public hearing held on June 5<sup>th</sup>, 2025

Conclusion: Based on the findings of fact noted [in the staff report], the Funk 160 Acre  
Richmond Gravel Pit rezone is hereby recommended for denial to the County Council as  
follows:

1. The nearest area, in the County, that is in the Industrial (I) Zone is located 1.5 miles to the north-west while the nearest parcel with the Mineral Extraction and Excavation (ME) Overlay is located 0.85 miles to the south.
2. The subject property is not consistent with the Industrial (I) Zone or the Mineral Extraction and Excavation (ME) Overlay:
  - a. Industrial (I) Zone:
    - i. "To provide locations where manufacturing, processing, warehousing, and fabrication of goods and material can be carried on with minimum conflict or deleterious effect upon the surrounding properties. The purpose of this zone is also to promote the economic well being of the citizens and to broaden the tax base."
    - ii. "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. Mineral Extraction and Excavation (ME) Overlay:
    - i. "The purpose of this zone is to establish locations and to protect the commercial mineral extraction and excavation industry while protecting the environment and county citizens. This zone is to assure that the operations of such sites do not impact adjoining uses and are not encroached upon by surrounding noncompatible land uses within Cache County."
    - ii. "This zone and provisions thereof are deemed necessary in the public interest to affect practices which will, for the economical use of vital materials necessary for our economy, give due consideration to the present and future use of land in the interest of promoting the public health, safety, and general welfare of the residents of Cache County."

42       **3.** The rezone is not consistent with the Cache County General Plan:

43           **a.** This parcel is located in the “Agriculture and Ranching” area which places an  
44           emphasis on agriculture related uses and discourages flex office industrial and heavy  
45           industrial uses.

46       **4.** It is likely that a mineral extraction operation, in this case a gravel pit, will impact Crow  
47       Mountain which can be seen as a significant natural heritage site.  
48

49       **Staff Report review by Interim Director**

50       Angie Zetterquist  
51

52       **Staff Report by County Planner**

53       Conner Smith  
54

55       **General Description**

56       This ordinance amends the County Zoning Map by rezoning 160.00 acres from the Agricultural  
57       (A10) Zone to the Industrial (I) Zone with the Mineral Extraction and Excavation (ME) Overlay.  
58

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

60       Staff Report to Planning Commission – revised

## Staff Report: Funk 160 Acre Richmond Gravel Pit Rezone

1 May 2025

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:** E. Hal Christensen  
**Staff Recommendation:** None  
**Type of Action:** Legislative  
**Land Use Authority:** Cache County Council

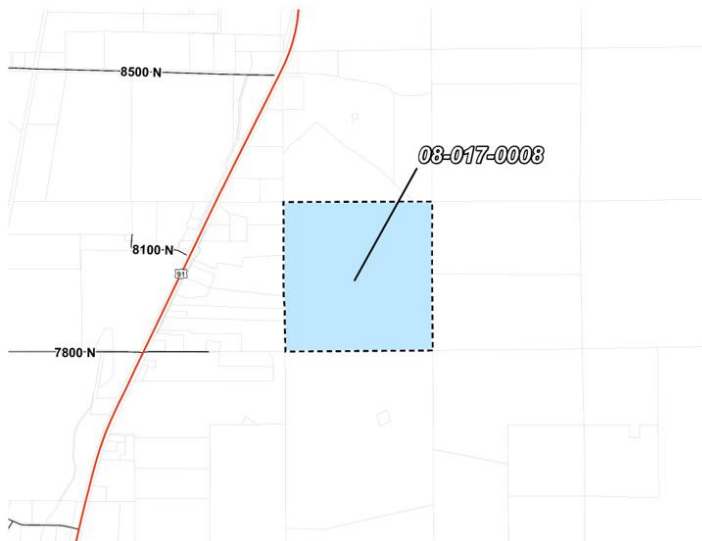
**Parcel ID#:** 08-017-0008

### Location

*Reviewed by Conner Smith*

**Project Address:** 8300 N. Highway 91,  
Near Richmond  
**Current Zoning:** Agricultural (A10)  
**Proposed Zoning:** Industrial (I), Mineral  
Extraction (ME)  
Overlay

**Surrounding Uses:**  
 North – Agricultural  
 South – Agricultural/Residential  
 East – Agricultural  
 West – Residential



## Findings of Fact

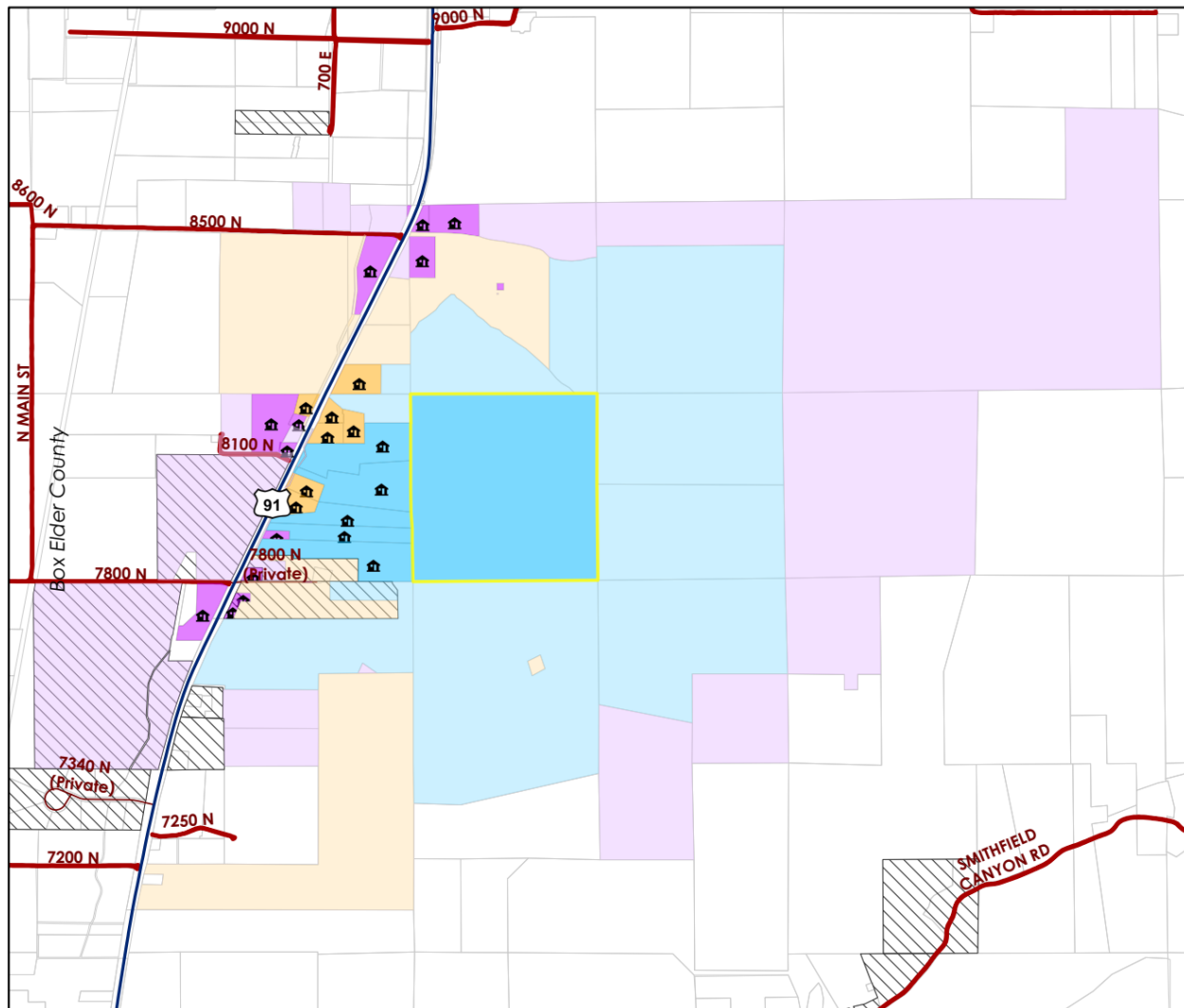
### A. Request description

1. A request to rezone 160.00 acres from the Agricultural (A10) Zone to the Industrial (I) Zone with the Mineral Extraction and Excavation (ME) Overlay.
2. History:
  - a. In February 2025, this parcel went through the rezone application process to rezone 286.91 acres from the Agricultural (A10) Zone to the Industrial (I) Zone with the Mineral Extraction and Excavation (ME) Overlay. On February 6<sup>th</sup>, 2025, the Planning

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

Commission recommended denial to the County Council and on March 11<sup>th</sup>, 2025 the County Council denied the rezone request.

- i. The difference between the original rezone and this rezone request is that the applicant originally requested to rezone 286.91 acres whereas this application is a request to rezone 160 acres.
  - ii. Numerous written public comments were received with further comments being made during the public hearings. The primary concern of comments that were against the rezone were related to water as there are numerous springs on the then subject properties. Secondary concerns included pollution, noise, dust, and impacts to the aesthetic beauty of the local area. There were several comments that were not opposed to the gravel pit but still expressed concern with water, access, and the Industrial (I) Zone being a part of the rezone request.
3. This rezone may allow the parcel to establish uses permitted in the Industrial (I) Zone and Mineral Extraction and Excavation (ME) Overlay. 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 Industrial (I) Zone and Mineral Extraction and Excavation (ME) Overlay 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 property matches the configuration it had on August 8, 2006 and are legal.
    - ii. Average Lot Size: (See Attachment A)

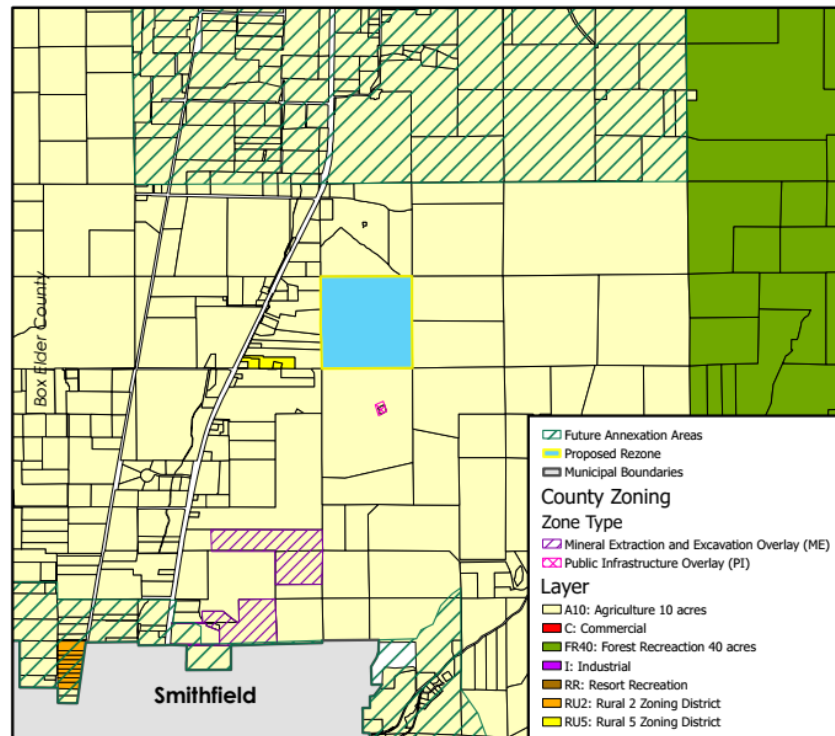


Average Parcel Size	
<b>Adjacent</b>	With a Home: 14 Acres (5 Parcels)
<b>Parcels</b>	Without a Home: 73 Acres (12 Parcels)
<b>1/4 Mile</b>	With a Home: 7.6 Acres (12 Parcels)
<b>Buffer</b>	Without a Home: 50 Acres (24 Parcels)
<b>1/2 Mile</b>	With a Home: 5.7 Acres (24 Parcels)
<b>Buffer</b>	Without a Home: 46.4 Acres (47 Parcels)

- i. Schedule of Zoning Uses: The Industrial (I) Zone and Mineral Extraction and Excavation (ME) Overlay allow for a variety of uses with the approval of a zoning clearance and/or conditional use permit. These uses include the following uses, that are not permitted in the current Agricultural (A10) Zone:
  - Mineral Extraction and Excavation (ME) Overlay
    - i. Mineral Extraction
    - ii. Topsoil Extraction



- Industrial (I) Zone:
  - i. Caretaker's Residence
  - ii. General Manufacturing
  - iii. Commercial Kennel/Animal Shelter
  - iv. Storage and Warehousing
  - v. Self Service Storage Facility
  - vi. Transport Services
  - vii. General Vehicle Repair
  - viii. Mobile Food Truck
  - ix. Sexually Oriented Business
  - x. Telecommunication Facility, Major
- ii. Adjacent Uses: The properties adjacent to the subject parcel to the north and east are primarily used for agricultural purposes, properties to the west are primarily residential, and properties to the south are a mix of residential and agricultural. The nearest parcel, in the county, in the Industrial (I) Zone is located 1.5 miles to the north-west while the nearest parcel with the Mineral Extraction and Excavation (ME) Overlay is located 0.85 miles to the south.
- iii. Annexation Areas: The subject property is not located in any future annexation area.



**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 Industrial (I) Zone but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030 [E] identifies the purpose of the Industrial (I) Zone and includes the following:
  - a. “To provide locations where manufacturing, processing, warehousing, and fabrication of goods and material can be carried on with minimum conflict or deleterious effect upon

- the surrounding properties. The purpose of this zone is also to promote the economic well being of the citizens and broaden the tax base.”
- b. “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. The current County Land Use Ordinance does not specify appropriate locations for the Mineral Extraction and Excavation (ME) Overlay but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030 [E] identifies the purpose of the Mineral Extraction and Excavation (ME) Overlay and includes the following:
- a. “The purpose of this zone is to establish locations and to protect the commercial mineral extraction and excavation industry while protecting the environment and county citizens. This zone is to assure that the operations of such sites do not impact adjoining uses and are not encroached upon by surrounding noncompatible land uses within Cache County.”
  - b. “This zone and provisions thereof are deemed necessary in the public interest to affect practices which will, for the economical use of vital materials necessary for our economy, give due consideration to the present and future use of land in the interest of promoting the public health, safety, and general welfare of the residents of Cache County.”
8. 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.”
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 “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.

10. Consideration of impacts related to uses allowed within the Industrial (I) Zone and Mineral Extraction and Excavation (ME) Overlay 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 Industrial (I) Zone is 150’.

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. Roadway Functional Classification:

- a. Principal Arterial: Principal Arterials in rural areas are typically designed to provide relatively high overall travel speeds with minimum interference to through movement.

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

- a. Currently, the subject parcel has no frontage along a City, County, or State road. Any future project would need to be accessed through another parcel. Per the Letter of Intent, the rezone is proposing to use Parcel 08-016-0034 to access US-91, the nearest road.

- i. The frontage requirement in the Industrial (I) Zone is 150’.

- b. An analysis of the nearest road, US-91, is below.

19. US-91 – Utah Department of Transportation (UDOT) Road:

- a. West of the subject parcel, US-91 is an UDOT road classified as a Principal Arterial.
- b. The road services multiple dwellings and agricultural uses but is primarily the main connection between Smithfield and Richmond.
- c. Is maintained by UDOT.
- d. This section of US-91 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:**

20. §16.04.080 [C] Fire Control – The County Fire District states that prior to any operations a 20-foot all weather surface road must be in place.

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 23 May 2025.

23. Notices were posted in three public places on 23 May 2025.

24. Notices were mailed to all property owners within 300 feet on 23 May 2025.

25. The meeting agenda was posted to the County website on 23 May 2025.

26. At this time, one written public comment regarding this proposal has been received by the Development Services Office.

## **Conclusion**

---

The Funk 160 Acre Richmond Gravel Pit rezone, a request to rezone 160.00 acres from the Agricultural (A10) Zone to the Industrial (I) Zone with the Mineral Extraction and Excavation (ME) Overlay 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.

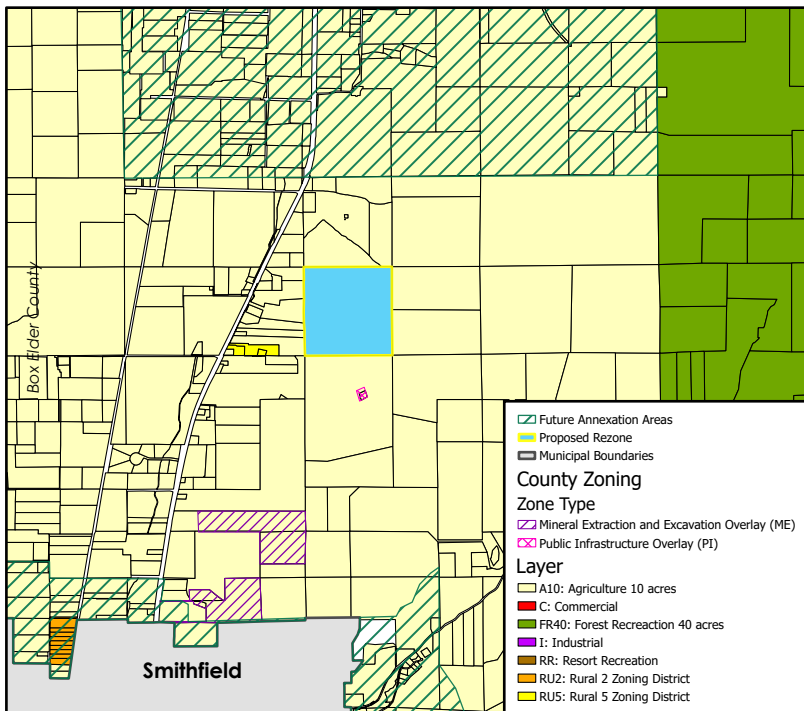
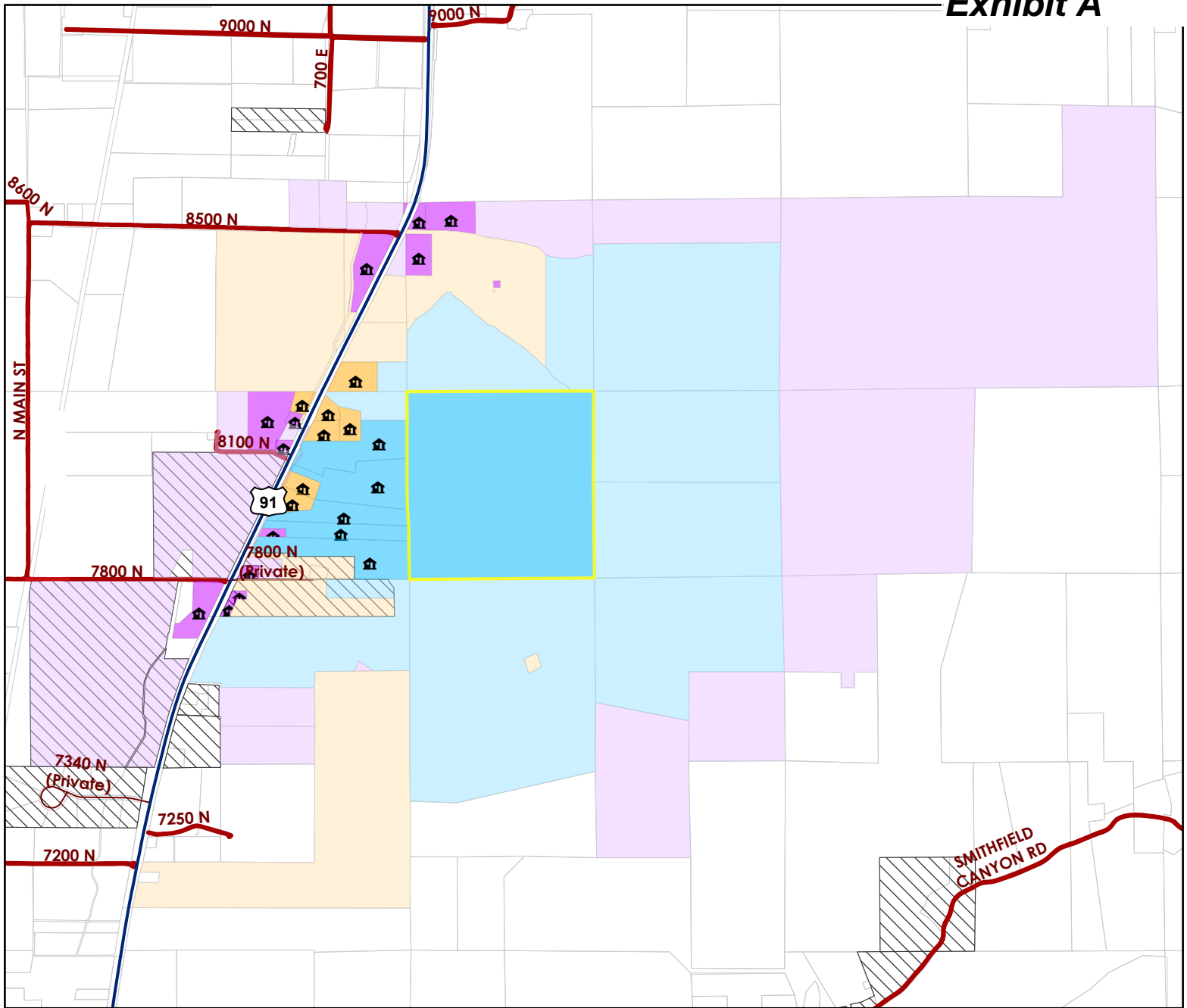
## **Planning Commission Conclusion**

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Based on the findings of fact noted herein, the Funk 160 Acre Richmond Gravel Pit rezone is hereby recommended for denial to the County Council as follows:

1. The nearest area, in the County, that is in the Industrial (I) Zone is located 1.5 miles to the north-west while the nearest parcel with the Mineral Extraction and Excavation (ME) Overlay is located 0.85 miles to the south.
2. The subject property is not consistent with the Industrial (I) Zone or the Mineral Extraction and Excavation (ME) Overlay:
  - a. Industrial (I) Zone:
    - i. “To provide locations where manufacturing, processing, warehousing, and fabrication of goods and material can be carried on with minimum conflict or deleterious effect upon the surrounding properties. The purpose of this zone is also to promote the economic well being of the citizens and to broaden the tax base.”
    - ii. “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. Mineral Extraction and Excavation (ME) Overlay:
    - i. “The purpose of this zone is to establish locations and to protect the commercial mineral extraction and excavation industry while protecting the environment and county citizens. This zone is to assure that the operations of such sites do not impact adjoining uses and are not encroached upon by surrounding noncompatible land uses within Cache County.”
    - ii. “This zone and provisions thereof are deemed necessary in the public interest to affect practices which will, for the economical use of vital materials necessary for our economy, give due consideration to the present and future use of land in the interest of promoting the public health, safety, and general welfare of the residents of Cache County.”
3. The rezone is not consistent with the Cache County General Plan:
  - a. This parcel is located in the “Agriculture and Ranching” area which places an emphasis on agriculture related uses and discourages flex office industrial and heavy industrial uses.
4. It is likely that a mineral extraction operation will impact Crow Mountain which is seen as a significant natural heritage site.

# **ATTACHMENT A**



## Legend

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

## Average Parcel Size

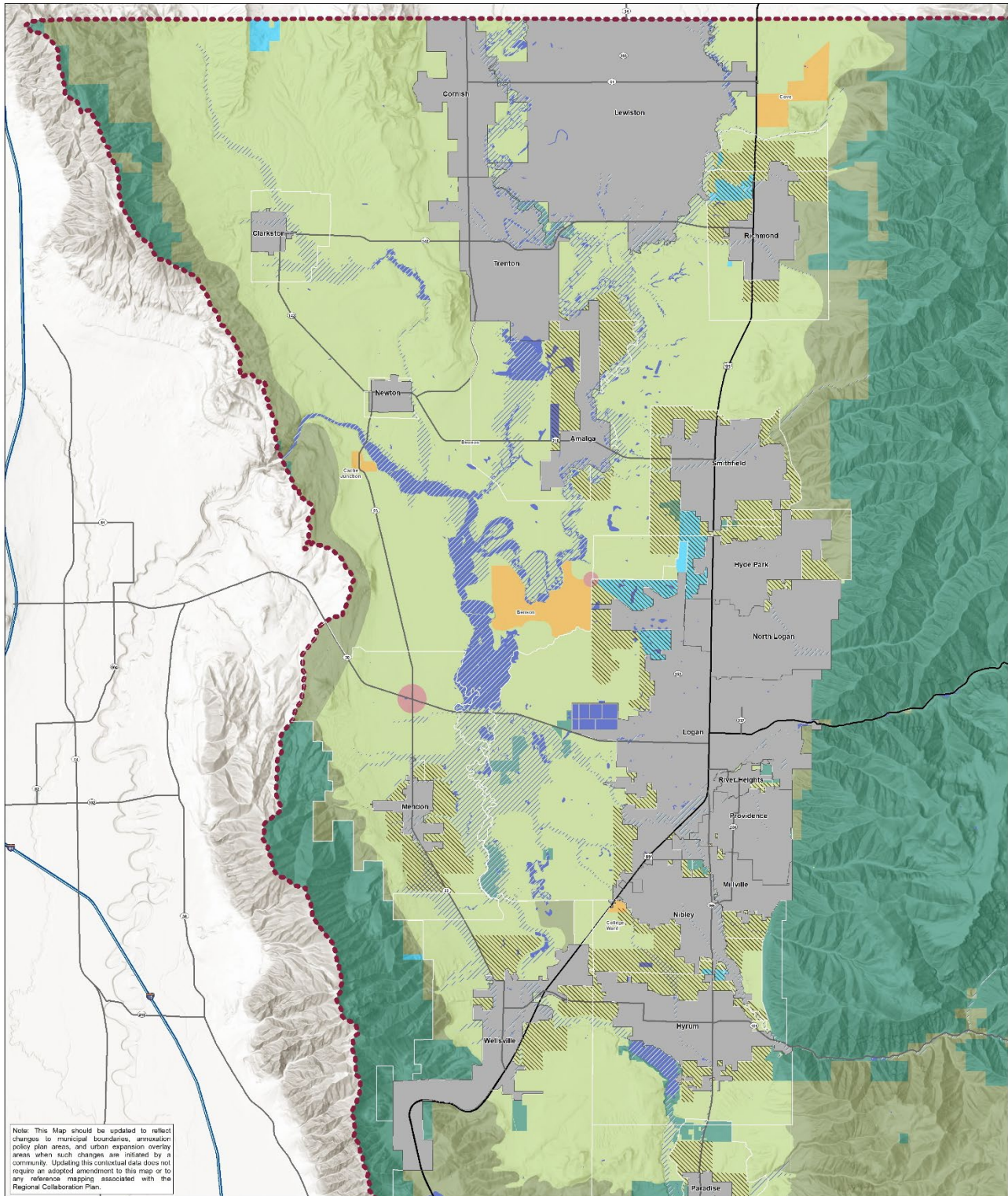
<b>Adjacent Parcels</b>	With a Home: 14 Acres (5 Parcels)
	Without a Home: 73 Acres (12 Parcels)
<b>1/4 Mile Buffer</b>	With a Home: 7.6 Acres (12 Parcels)
	Without a Home: 50 Acres (24 Parcels)
<b>1/2 Mile Buffer</b>	With a Home: 5.7 Acres (24 Parcels)
	Without a Home: 46.4 Acres (47 Parcels)



4/8/2025

# **ATTACHMENT B**





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	<h2>Cache County Future Land Use Map</h2> <p>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.</p> <p>Date: February 28, 2023</p>
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

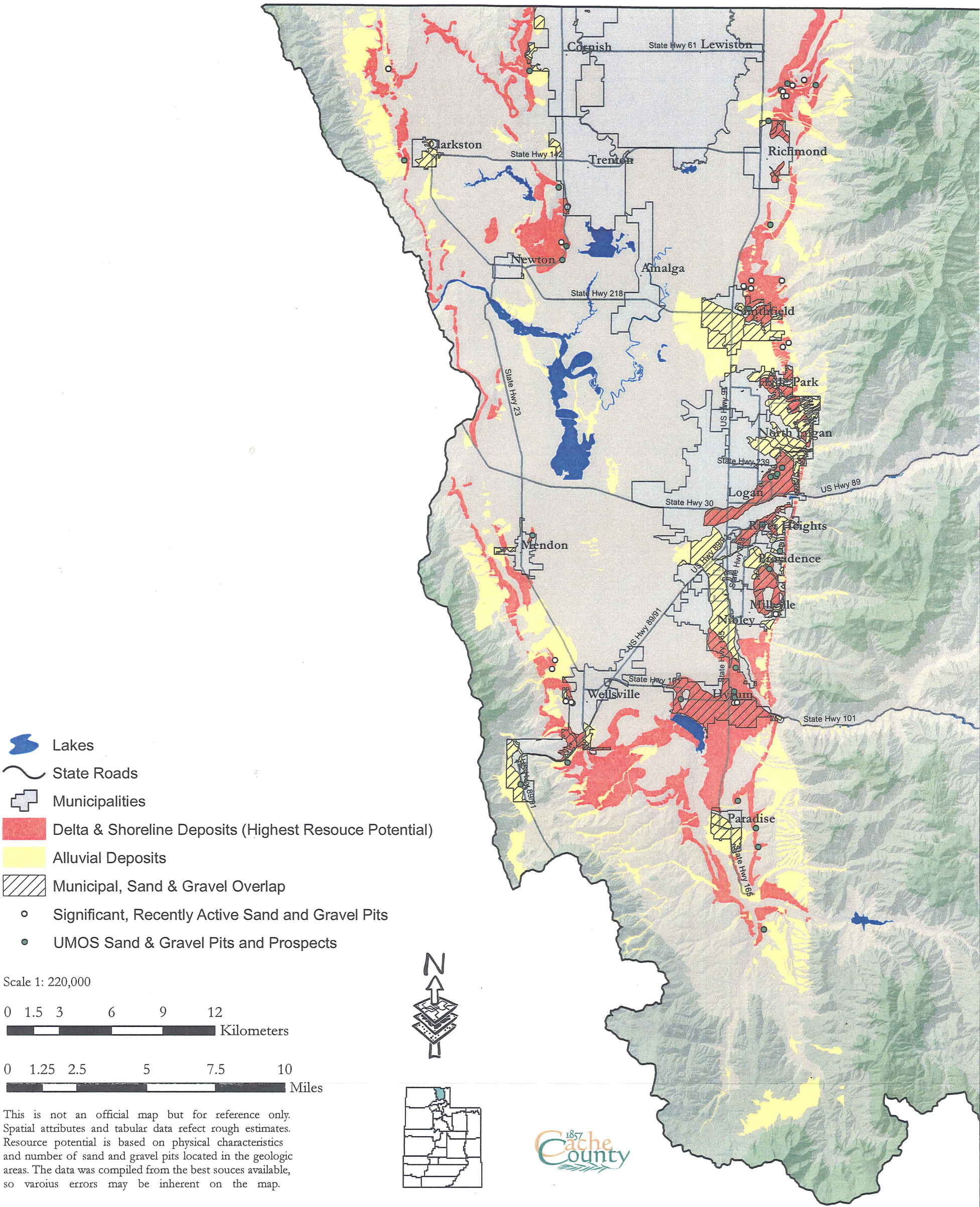


# **ATTACHMENT C**



# Sand & Gravel Resource Potential

## Cache County, Utah



SYMBOL	UNIT	MUNICIPAL ACRES	COUNTY ACRES	MAX THICK (FEET)	SORTING	ROUNDING	NUM_PITS
Qlpd	Deltaic deposits, Provo level (regressive)	5791	4984.23	82.02	mod. to well	subrounded to round	23
Qlpg	Lacustrine gravel and sand, Provo shoreline (regressive)	889	3953.86	16.4	well	subrounded to round	9
Qlbd	Deltaic deposits, Bonneville level (transgressive)	665	416.35	16.4	mod. to well	subrounded to round	1
Qlbg	Lacustrine gravel and sand, Bonneville shoreline (transgressive)	9	10402.73	65.62	well	subrounded to round	12
Qaly	Younger stream alluvium	3066	5649.82	32.81		-----	0
Qalp	Stream alluvium, Provo phase	3	119.57	16.4	moderately	subangular to rounded	0
Qalb	Stream alluvium, Bonneville phase	0	498.17	16.4	moderately	subangular to rounded	0
Qaf1	Fan alluvium 1	2478	5730.01	16.4	poorly	angular to subround	0
Qaf2	Fan alluvium 2	1558	2862.06	16.4	poorly	angular to subround	0
Qafy	Younger fan alluvium	1783	5791.91	16.4	poorly	angular to subround	0
Qafp	Fan alluvium (Provo shoreline)	243	100.24	16.4	poorly to moderate	angular to well	0
Qafo	Older fan alluvium	256	6973.7	32.81	poorly	angular to well	0



# **SUPPLEMENTAL MATERIALS**



**TERREX**

Engineering & Construction, LLC  
Water | Wastewater | Drainage | Land Development  
272 East 3000 North, North Ogden, UT 84414  
E. Hal Christensen, SE, PE, President & Engineering Manager  
[ehchristensen@terrexengcon.com](mailto:ehchristensen@terrexengcon.com)  
Mobil: (801) 458-9647

LETTER OF TRANSMITTAL

March 31, 2025

Cache County  
Department of Development Services  
Planning & Zoning

Attn: Mr. Conner Smith, Planner 1

Subject: Second Rezone Application Submittal Funk-Richmond Gravel Pit Property

Ladies and Gentlemen:

Terrex Engineering & Construction, LLC (Terrex) would like to submit a second application to effectively appeal the recent decision of the Cache County Planning Commission and County Council to deny approval of the initial rezone application associated with properties owned by David and Tamara Funk. The initial rezone application was submitted to your office on December 26<sup>th</sup> for consideration by the Planning Commission and County Council on February 6<sup>th</sup> and February 25<sup>th</sup> respectively.

The enclosed documents include:

1. The formal rezone application dated March 31, 2025.
2. Check in the amount of \$600.00.
3. Overall map (MP-1) of the property associated with the rezone application.
4. An isometric map (MP-2) of the Funk properties illustrating the relative topography of the properties and location of a proposed gravel pit processing plant site.
5. A water right map (MP-3) showing the physical locations of all points of diversion for adjudicated water rights as currently on file with the Utah State Division of Water Rights.
6. A map of existing gravel pit operations (MP-4).

Terrex would also like to address the issues that were of concern with the Cache County Planning Commission and Council that seemed to be the justifications for the denial of the initial rezoning application. A somewhat detailed conversation of these issues follows:

**PERTINENT ISSUES**

The public hearing portions of the previous County Planning Commission and County Council meetings brought out several concerns that were not adequately addressed in the meetings. The significant concerns seem to include:

- The loss of a rural atmosphere or feel for the overall immediate area.
- Increased large material truck and trailer traffic loading for a small private access road to the North of the Funk properties (8500 North) and US91 west of the Funk properties.
- Increased large material truck and trailer traffic through existing residential subdivisions.

- UDOT approval of an intersection to accommodate the above-mentioned large material truck and trailer traffic at US91 and its intersection with the proposed gravel pit haul road through the Funk properties.
- A significant reduction of existing groundwater and spring-water pumping/diversion flow rates.
- The possible deterioration of existing groundwater and spring-water quality.
- General gravel pit operational issues including dust, noise, and visibility from US91.
- Duration, or extended time period, of gravel pit operations.
- The reclamation of the gravel pit property after the removal of all existing rock product material.
- The practical need for additional gravel pit operations in the Cache County construction market.

### PROJECTED GENERAL GRAVEL PIT OPERATIONS

The proposed gravel pit will be located on a 160-acre parcel of land (Parcel No. 08-017-0008 as on file with the Cache County Recorder's Office) is currently owned by David and Tamary Funk. As shown on Map MP-1, the property includes the North slope of what's locally known as Crow Mountain.

The vertical elevation of the property ranges from 4740 ft. to 5540 ft. for a differential of 800 ft. The total volume of in-place soil and gravel material that can be mined from the property, down to a base elevation of 4740 ft., is estimated at 80.5 million yrd<sup>3</sup>. The stated volume of soil and gravel material is projected to meet the various construction-related rock product needs of Cache County for 50 years to 75 years depending on the Cache County construction-related economy and market share of construction rock products the proposed gravel pit operation can secure. The stated volume of minable material was estimated from rock product mining and municipal use data as presented in the Arizona Rock Products Association's June 2022 Aggregate Protection Guidance Report.

The general operation of the gravel pit will have the capability to produce asphalt pavement, ready-mix concrete, road base, engineered fill material, washed aggregate, top-soil, and unprocessed pit-run material. Accordingly, the gravel pit plant will include a crusher, material screening boxes, an asphalt hot plant, a ready-mix concrete batch plant, processed material stacking conveyor belts, an administration office building, a weigh station, and maintenance shop. As a minimum, the overall gravel pit operation will also require heavy material handling equipment that will include dozers, rubber-tired loaders, excavators, and water trucks for dust control mitigation.

At full production, the gravel pit operation is anticipated to generate up to 100 truck and transit-mix loads of processed construction rock product materials per day.

### LOSS OF RURAL ATMOSPHERE

As shown on Map MP-1 and MP-2, the 160-acre parcel of land proposed for the general gravel pit operation is completely isolated from US91. The proposed plant (portion of the overall gravel pit property where material processing equipment and administrative buildings are placed) will be located 1,300 ft. from US91 and would not be directly visible by passersby traveling US91. Additionally, the proposed plant will also be located 850 ft. away from the nearest homes and surrounding agricultural out-buildings with frontage on US91. Given the proposed location of the processing plant location, the dust and noise typically associated with gravel pit operations is expected to be minimal to non-existent for surrounding homes and residents involved with nearby ranching operations.

INCREASED LARGE TRANSPORT TRUCK AND TRAILER TRAFFIC

There will not be a net change in large transport truck and trailer (dump trucks, concrete transit mix trucks, semi-trucks pulling trailers) traffic volume in Cache County. The annual demand for rock products in the County will remain the same regardless of whether or not the proposed Funk-Richmond gravel pit goes into operation. Accordingly, the number of loads of rock product materials will remain the same. However, the haul routes that large transport trucks and trailers take on a daily basis will change significantly.

As shown on map M-4, there are currently six commercial gravel pit operations in Cache County. Two of the six operations have crushers, screen-boxes, hot plants, batch plants, and various material handling equipment (collectively known as process equipment) to produce asphalt, mixed concrete, road-base, and engineered backfill material (collectively known as processed rock product materials). One plant is owned and operated by Staker-Parsons which is located in Smithfield. The second plant is owned and operated by LaGrand Johnson Construction which is located in Hyrum.

It needs to be acknowledged that Geneva Rock has a batch plant that provides ready-mix concrete to general contractors and private end-users, but the plant does not have a hot plant to produce asphalt for municipal streets, state roads, driveways, parking lots, etc.

It needs to be further acknowledged that an estimated 90% plus of all pit-run material (raw material removed from gravel pits that has not been processed into asphalt, ready-mix concrete, road-base, or engineered backfill material) must be transported from gravel pits without process equipment to gravel pits with process equipment.

Currently, pit run material from the three gravel pits without process equipment must be trucked to Staker Parson's Smithfield gravel pit or to LeGrand Johnson Construction's Hyrum gravel pit. As shown on Map MP-4, the three gravel pits without process equipment include: the Maughan Wellsville gravel pit, the LeGrand Johnson Wellsville gravel pit, and the Pisgah Stone Products Sardine Canyon Gravel pit.

The pit run material from these three gravel pits must travel through existing Wellsville residential subdivisions or US89 through Sardine Canyon. Wellsville residents have expressed concern, multiple times, about heavy transport truck and trailer traffic through their respective neighborhoods on residential streets not designed, or intended, to be used for heavy construction truck and trailer traffic. US89 through Sardine Canyon has been generally considered one of the most dangerous roads in the state of Utah during unstable driving conditions caused by inclement weather.

The possible operation of the proposed Funk-Richmond gravel pit would effectively eliminate a very high percentage of the current heavy transport truck and trailer traffic through Wellsville residential communities and in Sardine Canyon. The proposed Funk-Richmond gravel pit would have the necessary processing equipment to produce the above-mentioned processed rock product materials in addition to having adequate deposits of unmined pit-run material to meet the entire demand for processed rock products in Cache County for a projected 50-year to 75-year planning period.

Additionally, by nearly eliminating heavy truck and trailer traffic through the Wellsville community and Sardine Canyon, the proposed Funk-Richmond gravel pit would effectively reduce the cost of producing processed rock product materials by an estimated \$2.1 million per year. The stated cost savings are based

on the elimination of mileage to transport pit-run materials from the existing gravel pits west of Wellsville and up Sardine Canyon to gravel pits, with rock product processing equipment, that are immediately connected to US91 and SR71; which are the main North-South arterial routes through all the residential, commercial, and industrial areas of Cache County.

#### GRAVEL PIT HAUL ROAD

As shown on Map MP-1, the proposed gravel pit haul road will encroach on the southern and southwesterly boundary of adjacent properties (Parcel No. 08-017-0012 and 08-016-0034) to access US91 at roughly 8300 North. The existing road is surfaced with compacted coarse gravel road-base that will only accommodate one-way light truck traffic. The road will need to be improved to accommodate two-way traffic for heavy transport trucks with trailers before the proposed Funk-Richmond gravel pit becomes fully operational.

The improved road will be paved according to UDOT design and construction standards for heavy construction truck and trailer wheel-loads. The basic design and construction will require 60 ft. of pavement width and a 100 ft. of private road right-of-way.

The needed intersection of the proposed gravel pit haul road and US91 will also be designed and constructed to UDOT standards allowing for adequate North-South turning lanes in addition to acceleration and deceleration lanes at the East side of US91.

UDOT's approval process for the design of intersections with state roads or federal highways is a time consuming and tedious process that can take 12 months or more. The process includes the submittal of a conditional access permit, a full description of the intersection requirements and projected use, a traffic study, construction drawings, utility plans, signal plans, grading and drainage plans, and approvals from impacted jurisdictions (Richmond City, Smithfield City, and Cache County). Terrex has initiated the process by scheduling a pre-application meeting with UDOT's Region 1 Engineer for April 8, 2025.

#### GROUNDWATER AND SPRING-WATER PUMPING/DIVERSION AND WATER QUALITY

As shown on Map M-3, there are 40 plus adjudicated water rights on the Funk-Richmond gravel pit property and surrounding properties east of US91. These adjudicated water rights are currently filed with the Utah Division of Water Rights. It needs to be acknowledged that adjudicated water rights allow water right owners to legally divert water within subbasins of a given river basin at the rate of diversion and annual volume of diversion as stated on a given certificate of water right. It also needs to be acknowledged that the rate of diversion and annual volume of diversion for any adjudicated water right was determined by complex hydraulic surface and groundwater digital models with the objective of determining that all diversions within a given subbasin are sustainable without resulting in the short or long-term loss of adjudicated surface or groundwater diversion rates by other water right owners.

Of the above-mentioned 40 plus adjudicated water rights, 30 are groundwater-well diversion rights, five are groundwater-spring diversion rights, and five are surface diversion rights. The total annual volume of all water rights is 284.55 acre-ft.; of which, 232.27 acre-ft. are adjudicated groundwater rights, 35.58 acre-ft. are adjudicated spring-water rights, and 16.70 acre-ft. are adjudicated surface rights.

The proposed Funk-Richmond gravel pit operation will require 12.6 acre-ft. of annual groundwater diversions; which accounts for all the adjudicated water rights as owned by David and Tamara Funk. The diversion will be used for dust control, office and maintenance shop water, and aggregate wash-water.

It needs to be acknowledged that the 12.6 acre-ft. of annual groundwater diversions for the operation of the proposed Funk-Richmond gravel pit accounts for 17.7% of the total adjudicated water rights for the gravel pit and immediate surrounding area. Considering that all the water rights have been adjudicated, there is little to no possibility for any reduction of groundwater pumping rates and spring-water diversion rates due to the annual water use by the proposed gravel pit.

The existing groundwater elevation in the immediate area surrounding the gravel pit is estimated at 4694 ft. The existing ground elevation of the proposed gravel pit plant site is estimated at 4850 ft. Accordingly, the elevation difference between the existing groundwater elevation and the gravel pit ground surface elevation is 156 ft. The horizontal distance from the proposed gravel pit plant to existing groundwater wells and spring-water collection systems varies from 300 ft. to 2,000 ft.

Any groundwater contamination that may be attributable to the gravel pit operation would be generated from diesel fuel spills from heavy earth-handling or earth-moving equipment or from fuel tank leakage. Heavy equipment fuel tanks usually contain less than 350 gallons with buried fuel tanks having a capacity of up to 10,000 gallons for construction equipment refueling needs.

Fuel spills from heavy equipment fuel tanks are rare but do happen. A complete spill of 350 gallons would percolate the underlying soil until the soil becomes completely saturated with diesel fuel. At that point the vertical and horizontal migration of fuel would stop creating a stagnant bulb of contaminated soil. Assuming an average saturation percentage of 40% and gravely loam soil condition, the bulb would penetrate the soil an estimated 4.0 ft. to 6.0 ft. A vertical elevation of roughly 150 ft. above the estimated groundwater elevation. Any contaminated soil resulting from a fuel spill would be easily and immediately cleaned up by an excavator with the contaminated soil trucked to a proper disposal facility or area.

Fuel leaks from a buried fuel storage tank would have a probability of contaminating the underlying soil of near zero. The proposed gravel pit plant site would install double walled and heavy gaged steel fuel storage tanks that would be placed on a curbed concrete base slab. The tanks will be installed with monitoring wells to detect fuel leakage that might infiltrate surrounding soils and threatening water quality at existing groundwater wells or spring-water collection facilities.

#### LAND RECLAMATION

After the proposed gravel pit is mined-out, meaning the removal of all surface soil and gravel material down to the lowest elevation (4740 ft.) on the 160-acre parcel of land, the property will be: 1) graded to slopes allowing for the conveyance and detention of storm water runoff without the erosion of top soil, and 2) planted with perennial pasture grasses and cold climate trees common to Cache Valley mountainscapes. It needs to be noted that steep slopes that transition existing mountain topography at the South and East boundary of the gravel pit property to the relatively flat topography of the mined-out gravel pit property will be stabilized from storm water runoff utilizing the placement of large boulders and concrete retaining walls as necessary.



All reclamation work will be completed in accordance with approved reclamation agreements and master plans as required by Cache County Code 17.13.080 (Reclamation Agreement) and 17.13.060 (Mineral Extraction and Excavation Master Plan).

#### JUSTIFICATION FOR ADDITIONAL GRAVEL PIT IN CACHE COUNTY

The total reserves (volume) of unmined soil and gravel material within Cache County was estimated utilizing a digital terrain model of digital USGS topographic elevation data. The estimates of unmined and gravel material reserves are based on the volume of material that has been mined above existing, and surrounding, ground surface elevations of immediately adjacent properties. The reserve estimates do not account for gravel pit mining operations that mine material below existing ground surface elevations (holes). The unmined soil and gravel material volume estimates are summarized for the existing gravel pits as shown on Map M4:

11,149,000 yrd <sup>3</sup>	Staker-Parsons Smithfield Gravel Pit <sup>1</sup>
0 yrd <sup>3</sup>	LeGrand Johnson Construction's Hyrum Gravel Pit <sup>1</sup>
18,446,000 yrd <sup>3</sup>	LeGrand Johnson Construction's Wellsville Gravel Pit <sup>2</sup>
50,100,100 yrd <sup>3</sup>	Maughan-Wellsville Gravel Pit <sup>2</sup>
NA	Pisgah Stone Products' Wellsville Mountain Gravel Pit <sup>2,3</sup>
NA	Geneva Rock Mendon Gravel Pit <sup>2,4</sup>
79,695,100 yrd <sup>3</sup>	Total Quantifiable Existing Unmined Soil and Gravel Material

#### Notes:

1. Gravel pits that have processing equipment to manufacture/produce asphalt, ready-mix concrete, road-base, and engineered fill material and gravel pits that are connected to the main North-South arterial routs through Cache County (US91 and /SR71).
2. Gravel pits without processing equipment to manufacture/produce asphalt, ready-mix concrete, road-base, and engineered fill material and are located considerable (13 to 21 miles) miles away from the main North-South arterial routs through Cache County (US91 and /SR71).
3. Pisgah Stone Products owns and operates a gravel pit located in the foothills of Mount Pisgah that encompasses over 6,000 acres. The reserve of unmined soil and gravel material is incalculable but is considered sufficient to provide Cache, Box Elder, and Northern Weber counties with unprocessed pit-run material for well over a 100 years.
4. Geneva Rock leases a small (estimated 10 acres more or less) gravel pit property, at an unspecified location. The leased property may be mined out in a few years based on personal conversations with Geneva Rock staff.

In consideration that the current demand for processed construction rock products, estimated at 1.10 million yrd<sup>3</sup>'s per year, it becomes apparent that the existing Cache County gravel pits have reserves of soil and gravel pit-run material to meet the demand for processed construction rock products for centuries. The argument that another gravel pit is not needed in the Cache County construction industry is a valid one; however, there are other significant considerations that need to be thoroughly evaluated and factored into any decision to either approve or deny the rezoning of the proposed Funk-Richmond gravel pit property from A-10 agricultural to an Industrial zone with a Mineral Extraction and Excavation overlay zone.

These considerations may include:

1. The current means, by which, processed construction rock products are produced in Cache County requires heavy 30-ton dump trucks and large semi-trucks pulling heavy 50-ton trailers to use residential subdivisions as daily haul roads. Residential streets are not designed for heavy construction vehicle traffic and the use of residential streets for haul roads puts local residents at unnecessary risk for vehicular accidents resulting in excessive damage to private vehicles, personal injury, and possible death to both vehicle occupants and pedestrians.
2. Heavy dump truck and semi-truck trailer traffic using US89 through Sardine Canyon can pose safety issues to other light vehicles traveling the canyon. Although US89 is a major state highway and designed to accommodate heavy truck traffic, it has relatively steep grades, winding alignments, and narrow travel lanes that become difficult to drive during significant rain and snowstorms. Prior to its widening back in the mid-1990s, US89 through Sardine Canyon was considered one of the deadliest roads in the state of Utah. It remains on lists of Utah's deadliest highways as published by several travel agencies or organizations.
3. As indicated above, the operation of the proposed Funk-Richmond gravel pit will significantly reduce travel mileage, as required by heavy material transport trucks, to haul unprocessed pit run material from the two existing gravel pits West of Wellsville and the one gravel pit up Sardine Canyon at Pisgah Mountain. As mentioned previously, the Proposed Funk-Richmond gravel pit has reserves of unmined soil and gravel material to meet Cache County's demand for processed rock products for the next 50 to 75 years. Once in operation, unmined material from the Funk-Richmond gravel pit can be processed directly into asphalt, ready-mix concrete, road-base, etc. to be hauled/transported to construction job sites or private property job sites along the US91 and SR71 arterial corridor from Lewiston to Avon without having to travel through heavily populated residential developments or steep, narrow, and winding canyon highways. It is roughly estimated that the operation of the Funk-Richmond gravel pit will reduce the annual mileage by heavy material transport trucks and trailers by 830,000 miles at a cost savings of \$2.10 million.

## SUMMARY

Benefits that can be associated with the operation of the proposed Funk-Richmond gravel pit:

1. Minimal impact on the existing and immediate rural environment of northern Cache County.
2. No impact on existing groundwater withdrawal rates or groundwater quality in the immediate watershed area.
3. Will meet the processed rock product demand in Cache County for the next 50 to 75 years.
4. Will significantly reduce heavy material transport truck traffic in existing residential communities.
5. Will effectively reduce the production cost of processed rock product materials for all gravel pit operations.

Funk-Richmond Gravel Pit  
Second Rezone Application

Page 8 of 8

March 31, 2025

Thank you for taking the time to review the attached rezone application. If there are immediate concerns, questions, or confusion regarding any of the issues or assessments given above, please contact me at your very earliest convenience.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'E. Hal Christensen', with a long horizontal line extending to the right.

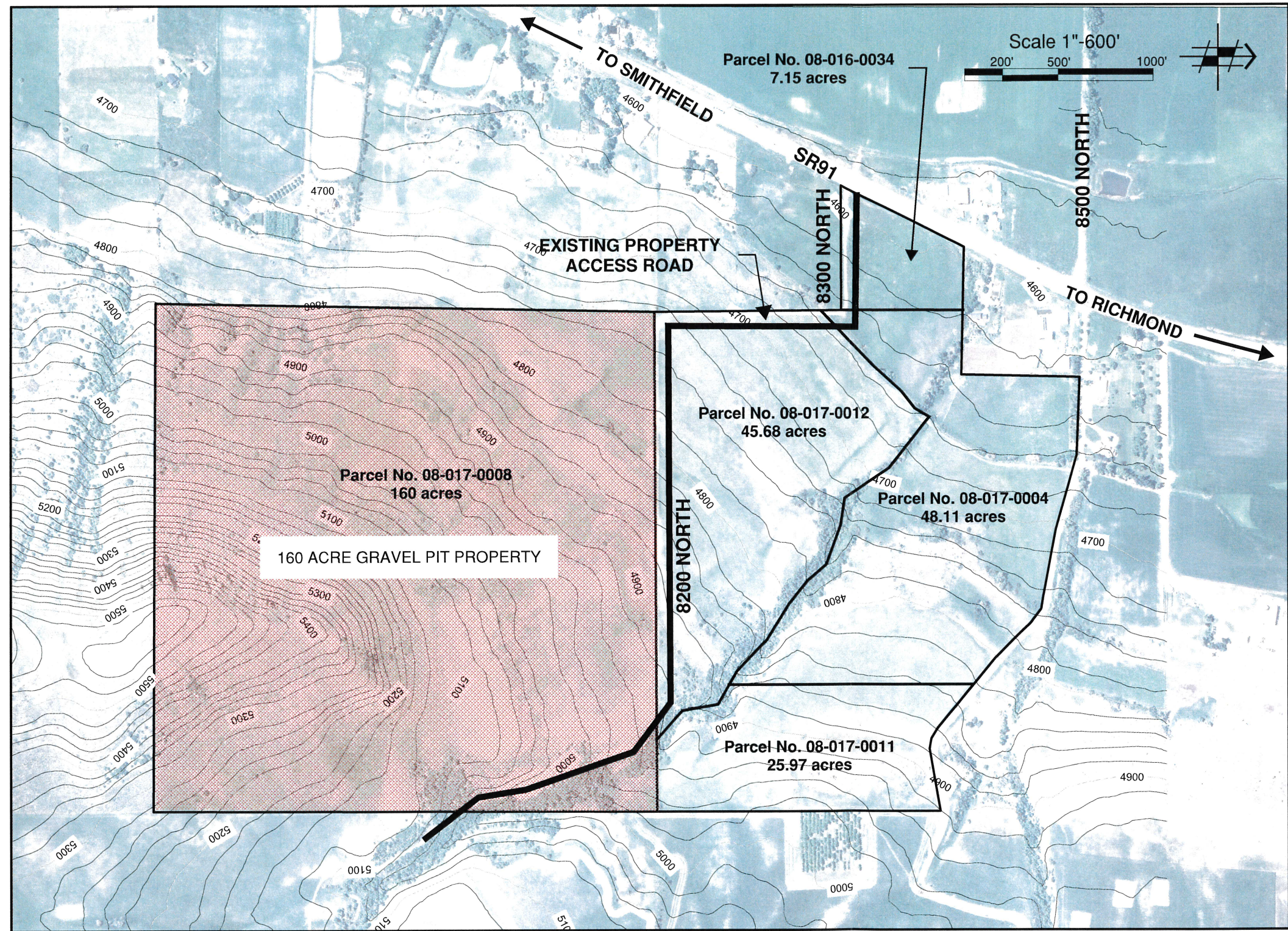
E. Hal Christensen, SE, PE  
President and Engineering Manager  
TERREX ENGINEERING & CONSTRUCTION, LLC

cc w/ attachments: Ryan Jensen

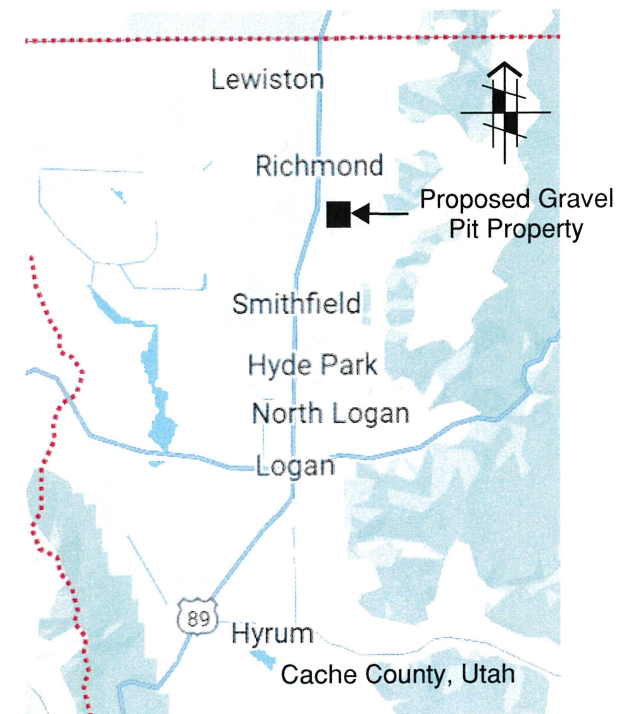
cc w/ attachments: Kathryn Castor, Realtor, Right at Home Utah Real Estate

cc w/ attachments: Denise Samples, Realtor, Equity Real Estate





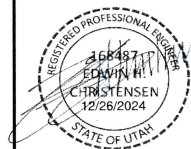
VICINITY MAP  
No Scale



Total Acreage 286.91  
Maximum Vertical Cut (ft.) 940.00  
Total Mineable Material Volume (yrd<sup>3</sup>)<sup>Note 1</sup> 153.5 million  
Note 1: Above Elevation 4600 ft.

Proposed Funk-Richmond  
Gravel Pit Mining Property (160 acres)

**DISCLAIMER**  
All drawings, plans, plats, written specifications, and construction bidding documents (engineering documents), as prepared by Terrex Engineering & Construction, LLC, are proprietary to Terrex Engineering & Construction, LLC. Said engineering documents have been prepared to secure approvals from jurisdictional cities, towns, counties, and State of Utah agencies to design and construct the land development project(s) as represented within the engineering documents. Any distribution of the engineering documents, for any reason, is strictly prohibited without the expressed written approval of Terrex Engineering & Construction, LLC.



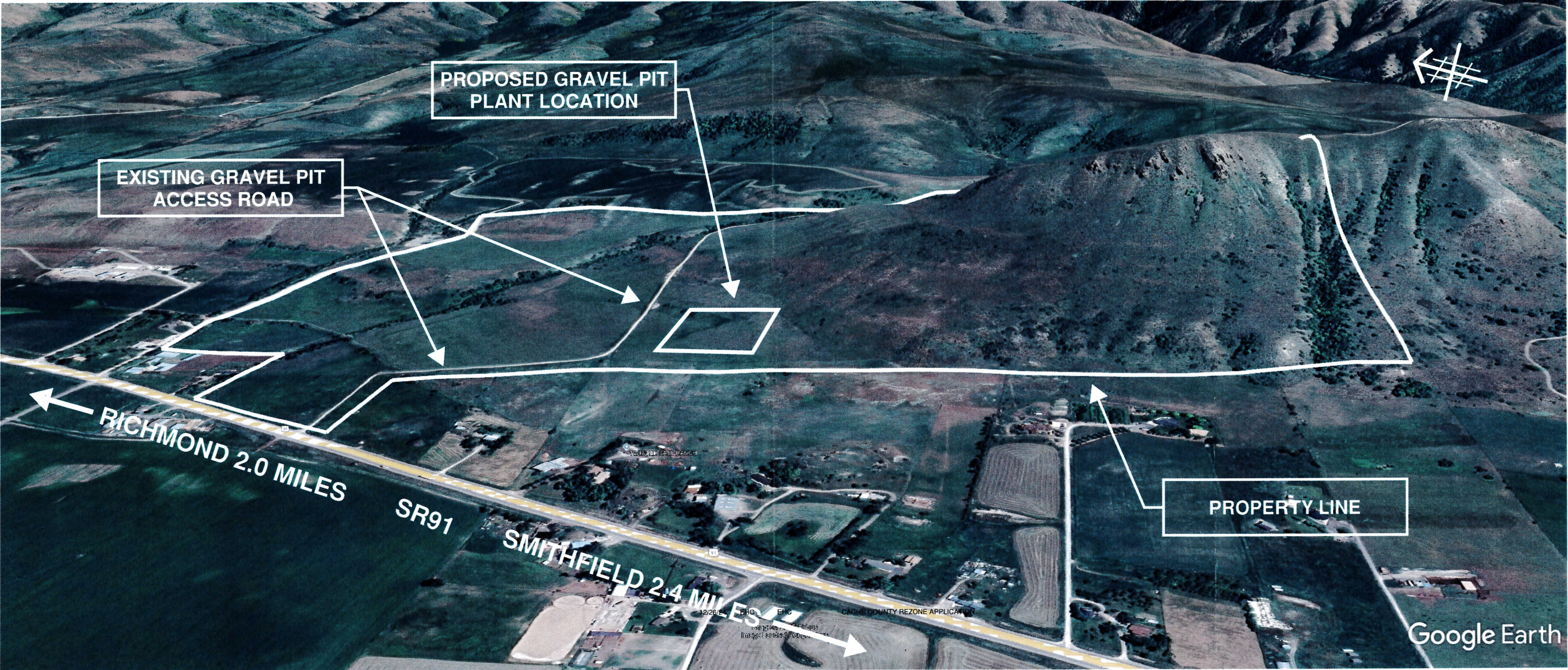
**TERREX**  
Engineering & Construction, LLC  
PUBLIC WORKS ENGINEERING | CONSTRUCTION MANAGEMENT | LAND DEVELOPMENT  
E. HAL CHRISTENSEN, SE, PE, CORPORATE ENGINEERING MANAGER | (801) 458-9647

DATE	DRW	CKD	REV	SUBMITTAL
12/26/24	EHC	EHC		CACHE COUNTY REZONE APPLICATION

**FUNK-RICHMOND  
GRAVEL PIT PROPERTY**  
General Property Layout Map  
Parcel No.'s 08-017-0004, 08-017-0008,  
08-017-0011, 08-017-0012 & 08-016-0034

SHT MP-1 OF MP-3  
**MP-1**





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 **TERREX**  
Engineering & Construction, LLC

PUBLIC WORKS ENGINEERING | CONSTRUCTION MANAGEMENT | LAND DEVELOPMENT  
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Parcel No.'s 08-017-0004, 08-017-0008, 08-017-0011,  
08-017-0012 & 08-016-0034

SHT MP-2 OF MP-3  
**MP-2**

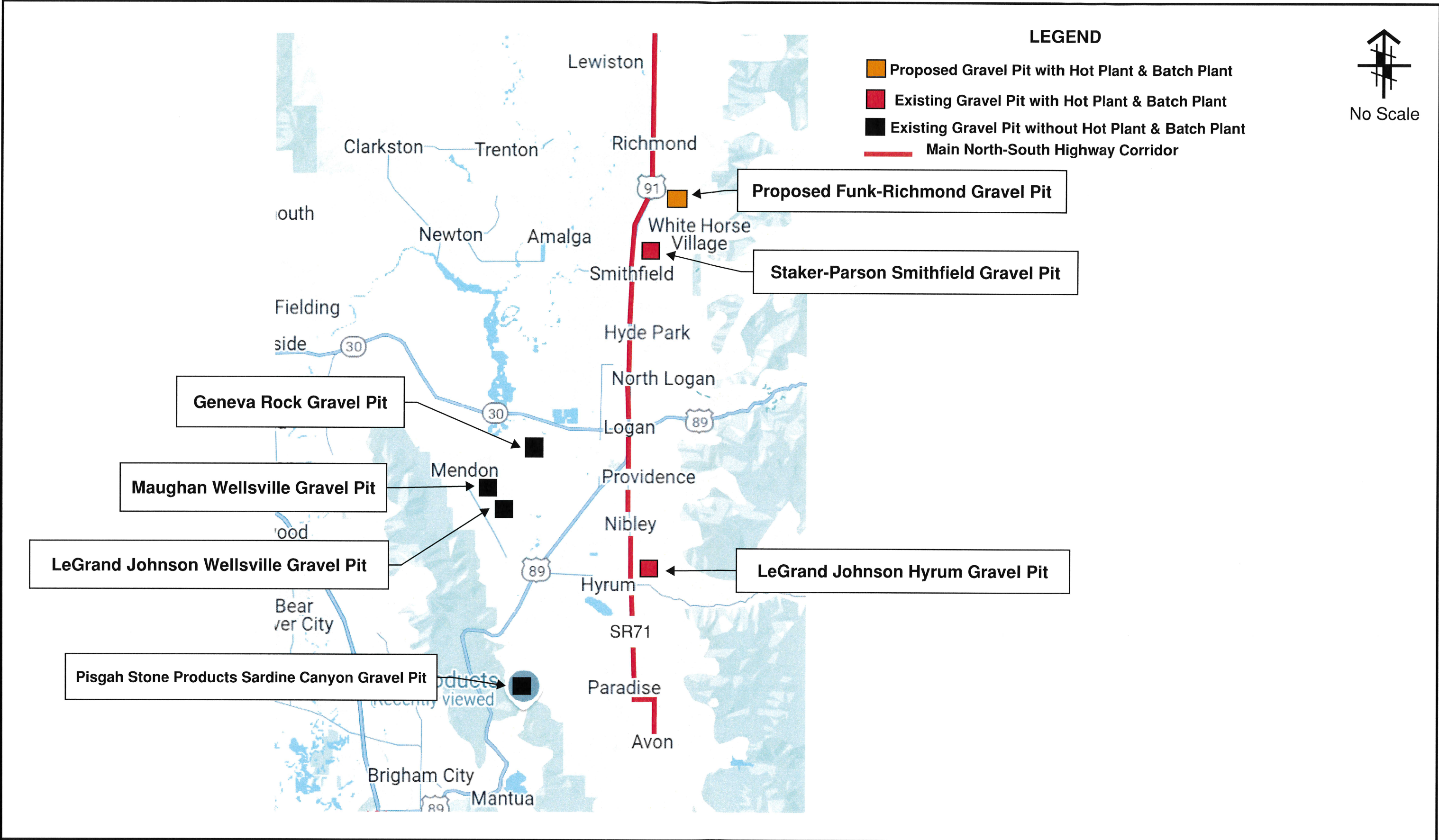




GROUNDWATER RIGHT SUMMARY FUNK-RICHMOND GRAVEL PIT PROPERTY			
Owner	Water Right	Diversion	Ajudicated Acre-Feet
AJ Mendenhall	25-6877	Groundwater Spring	Not Given
AJ Mendenhall	25-4171	Groundwater Well	3.60
Andrew A. Knudsen	25-6061	Groundwater Well	2.00
Chris N. Ravsten	25-6252	Groundwater Spring	6.50
Chris N. Ravsten	25-11965	Groundwater Spring	1.20
Chris N. Ravsten	25-7371	Groundwater Spring	10.85
Chris N. Ravsten	25-7962	Surface	6.50
Chris N. Ravsten	25-8000	Surface	6.50
Chris N. Ravsten	25-9631	Surface	0.80
Chris W. Mullen	25-8172	Groundwater Well	10.86
Cordell J. Balls	25-6338	Groundwater Well	4.34
David Funk	25-11913	Groundwater Well	1.73
David Funk	25-00911	Groundwater Well	1.73
David Funk	25-7665	Groundwater Spring	2.80
David Funk	25-11965	Groundwater Spring	1.20
David Funk	25-11914	Groundwater Well	1.73
David Funk	25-00912	Groundwater Well	1.73
David Funk	25-11918	Groundwater Well	1.73
Forgotten Trails Land & Livestock	25-5986	Groundwater Spring	5.07
Forgotten Trails Land & Livestock	25-7540	Groundwater Spring	7.96
Forgotten Trails Land & Livestock	25-5984	Surface	1.45
Forgotten Trails Land & Livestock	25-5984	Surface	1.45
Forgotten Trails Land & Livestock	25-7165	Groundwater Well	21.72
Forgotten Trails Land & Livestock	25-9751	Groundwater Well	1.48
Hazel Stettler	25-8466	Groundwater Well	9.41
J. Hoyt	25-6059	Groundwater Well	1.82
J. Hoyt Ranches Land	25-11423	Groundwater Well	10.86
J. Hoyt Ranches Land	25-6060	Groundwater Well	21.72
John B. Seamons	25-10525	Groundwater Well	1.56
John K. Hillyard	25-6062	Groundwater Well	23.89
Lynn Davis	25-6056	Groundwater Well	1.84
Lynn Davis	25-6055	Groundwater Well	10.86
Micheal E. Jenkins	25-9647	Groundwater Well	1.61
nanete King	25-2991	Groundwater Well	4.50
Neil T. Stalder	25-8737	Groundwater Well	62.55
Paul J. Theodore	25-9171	Groundwater Well	1.73
Paul J. Theodore	25-5789	Groundwater Well	5.07
Perry R. Jensen	25-7319	Groundwater Well	10.85
Perry R. Jensen	25-11655	Groundwater Well	1.73
Richard D. Connerley	25-6700	Groundwater Well	6.52
Ronald Wanagel	25-9613	Groundwater Well	0.29
W. Nobel Erickson	25-5067	Groundwater Well	0.59
William W. Falslev	25-11527	Groundwater Well	2.22
Total All Groundwater Rights			284.55

MP-3





No Scale

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**TERREX**  
Engineering & Construction, LLC

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E. HAL CHRISTENSEN, SE, PE, CORPORATE ENGINEERING MANAGER | (801) 458-9647

DATE	DRW	CKD	REV	SUBMITTAL
12/26/24	EHC	EHC		CACHE COUNTY REZONE APPLICATION

**FUNK-RICHMOND  
GRAVEL PIT PROPERTY**  
General Property Layout Map  
Parcel No.'s 08-017-0004, 08-017-0008, 08-017-0011,  
08-017-0012 & 08-016-0034

SHT MP-4 OF MP-4

**MP-4**

# **Public Comments**





Conner Smith <conner.smith@cachecounty.gov>

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## Comments RE Funk-Richmond Gravel Pit Property Rezone

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**The Riehm Team** <riehmteam@protonmail.com>

Thu, May 1, 2025 at 2:57 PM

To: "conner.smith@cachecounty.gov" <conner.smith@cachecounty.gov>

TO: Cache County Planning Commission  
RE: Funk- Richmond Gravel Pit Property Rezone Application

Mr. Christensen has resubmitted an application to rezone 160 acres of Crow Mountain and surrounding land from agricultural zoning to industrial zoning with the intent to develop a gravel pit and batch plant for concrete and asphalt. His application includes a letter attempting to address many of the public comments from the previous zoning meeting. We acknowledge his attempt to allay concerns, but remain wary of the impact a gravel pit and batch plant will have on local groundwater and springs, traffic on this section of Highway 91, noise levels, and air quality.

We also question the means by which gravel excavation will be limited to the area and elevation described. What if the actual operations of the facility deviate from how it was described in the application letter and affect water quality and/or availability?

The proposed batch plant location appears to be visible from the highway at the base of Crow Mountain. This area between Smithfield and Richmond is still agricultural in nature and we request that the County preserve that zoning and deny the industrial rezone application. Please keep the area agricultural.

Respectfully,  
Andrew and Scout Riehm  
8588 N Hwy 91, Richmond UT 84333

# Ordinance No. 2025-18

## Cache County, Utah

### 3 Clustered Homes 15 Acres Ag Rezone

---

An ordinance amendment the County Zoning Map by

An ordinance amending the County Zoning Map by rezoning 18.71 acres from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone.

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

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

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

**Whereas**, on June 5<sup>th</sup>, 2025 the Planning Commission held a public hearing, accepted all comments, and recommended the denial of the proposed amendments to the County council for final action; and

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

**Whereas**, on July 8<sup>th</sup>, 2025, 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 deny 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 Willets RU5 rezone request, an application for the property to be rezoned from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone, was denied in March of 2025.
  - i.** Additionally, the White Bison Acres rezone request, an application for the property to be rezoned from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone was denied in August of 2024.
- B.** There have been no significant changes since the denial of the two previous applications.
- C.** The parcel currently has no road frontage.
- D.** The existing turnaround providing access to the property was constructed without approval from the Public Works Department. The planned alignment of 4200 South will extend the current roadway in a straight-east west direction. As a result, it is likely that 4200 South will be located on Parcel 11-068-0013, meaning the subject property will continue to lack frontage.
  - i.** Although the applicant obtained an access agreement from the UDOT, their jurisdiction ends at the property line of Parcel 11-068-0013. Past this property line, the County has jurisdiction.
- E.** The nearest area, in the County, that is in the Rural 5 (RU5) Zone is located one mile away.
- F.** The rezone is partially inconsistent with the Cache County General Plan:
  - i.** This parcel is located in the “Agriculture and Ranching” area which places an emphasis on agriculture related activities. The Rural 5 (RU5) Zone has fewer agricultural related use types than the Agricultural (A10) Zone.

#### **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.

### **4. Exhibits**

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

### **5. Effective date**

This ordinance takes effect on \_\_\_\_\_, 2025. 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.

**6. 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				
Keegan Garrity				
<b>Total:</b>				
<b>Final action:</b>	_____ <b>Adopt</b> _____ <b>Reject</b>			

Cache County Council:

Attest:

\_\_\_\_\_  
Sandi Goodlander, Chair

\_\_\_\_\_  
Bryson Behm, County Clerk

---

## **Action of the County Executive**

Regarding Ordinance 2025-18, 3 Clustered Homes 15 Acres Ag Rezone

\_\_\_\_\_ Approve

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

---

David Zook, Executive  
Cache County

Date



## Development Services Department

Building | GIS | Planning & Zoning

### Staff Report: 3 Clustered Homes 15 Acres Ag Rezone

5 June 2025

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:** Denial

**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

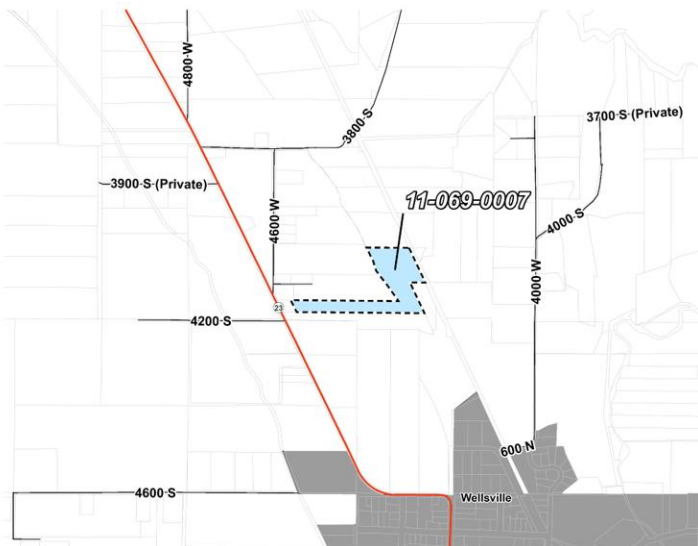
West – Agricultural/Residential

**Current Zoning:**

Agricultural (A10)

**Proposed Zoning:**

Rural 5 (RU5)



### Findings of Fact

#### A. Request description

1. A request to rezone 18.71 acres from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone.
2. History:
  - a. In August of 2024, this parcel went through the rezone application process to go from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone. On 1 August 2024, the Planning Commission unanimously recommended denial to the County Council and on 27 August 2024 the County Council unanimously voted for denial.

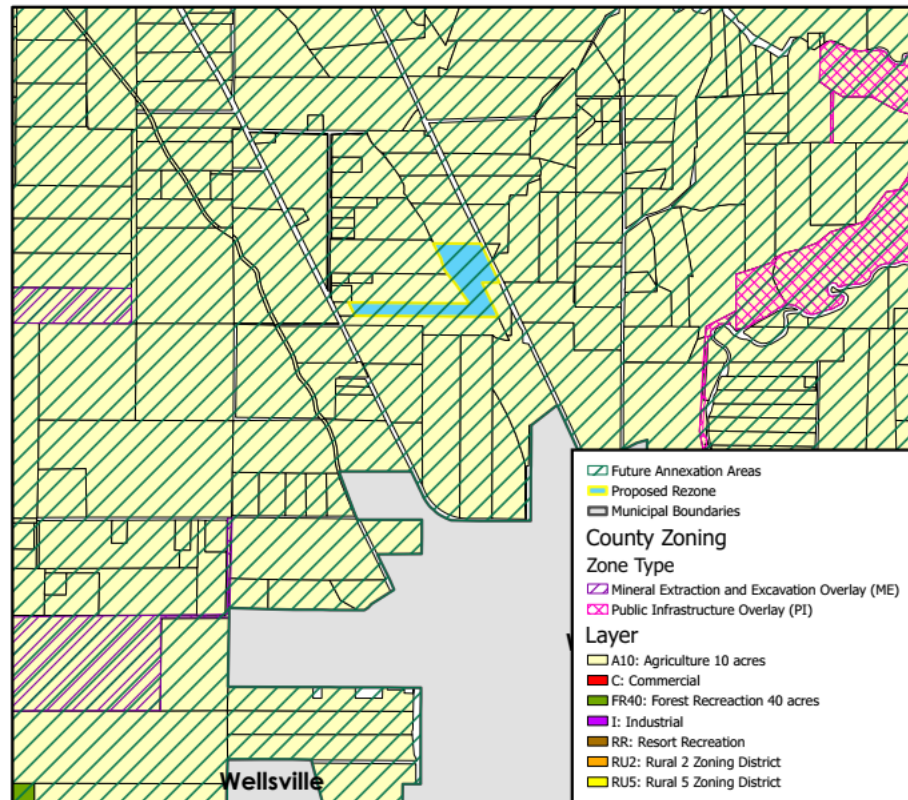
- i. There were a multitude of public comments against the rezone, citing issues with density, water rights, increases in traffic, and impacts to the agricultural character of the surrounding area.
    - ii. Wellsville City made a comment stating they were against this rezone.
  - b. In February and March of 2025, this parcel went through the rezone application process to go from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone. On 6 February 2025, the Planning Commission unanimously recommended denial to the County Council and on 25 March 2025 the County Council unanimously voted for denial.
    - i. There were a multitude of public comments against the rezone, citing issues with density, water rights, increases in traffic, and impacts to the agricultural character of the surrounding area.
    - ii. Wellsville City made a comment stating that they weren't against the rezone but strongly desire road connectivity between the future 4200 South and the existing 4100 South.
  - c. The applicant has submitted this third application because they believe that they have provided enough new/updated information to qualify as a significant update.
3. Should the rezone request be approved, the maximum number of potential lots will be three.
  4. This rezone may allow the parcel to establish uses permitted in the Rural 5 (RU5) 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 5 (RU5) Zone will be addressed as part of each respective approval process required prior to site development activities.
  5. 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)

i. Schedule of Zoning Uses: The Rural 5 (RU5) 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 Rural 5 (RU5) Zone:

- Single Family Dwelling
- Accessory Apartment
- Accessory/Agricultural Structures
- Home Based Business



- Seasonal Cabin
  - Residential Living Facilities
  - Home Based Kennel
  - Bed and Breakfast Inn
  - Religious Meeting House
  - Utility Facility, Distribution
  - Farm Stand
  - Board Facility
  - Site Grading
- 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 5 (RU5) 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]**

6. 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.
7. The current County Land Use Ordinance does not specify appropriate locations for the Rural 5 (RU5) Zone but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030 [E] identifies the purpose of the Rural 5 (RU5) 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.”
- 8. 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.”
- 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 “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.
- 10. 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.

- 11. Consideration of impacts related to uses allowed within the Rural 5 (RU5) Zone will be addressed as part of each respective approval process required prior to site development activities.

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

- 12. §12.02.010 adopts the Manual of Roadway Design and Construction Standards (Road Manual) for roadway improvement requirements.
- 13. §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.
- 14. Table §17.10.040 Site Development Standards – Minimum lot frontage required in the Rural 5 (RU5) Zone is 90 feet.
- 15. §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
- 16. §16.04.040 [A] Roads – All roads must be designed and constructed in accordance with Title 12 of the County Code.
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- 19. A basic review of the access to the subject property identifies the following:
  - a. The subject property has no road frontage.

- b. An analysis of the nearest road, SR-23, is below.
- 20. SR-23 – Utah Department of Transportation (UDOT) Road:**
  - a. West of the subject parcel, SR-23 is an existing UDOT facility classified as Minor Arterial.
  - b. Minor Arterials in rural areas are typically designed to provide relatively high overall travel speeds with minimum interference to through movement.
  - c. Does provide access to multiple dwellings and agricultural uses, but is primarily the main connection between Mendon and Wellsville to access SR-30 and Highway 89/91.
  - 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 minimum street spacing of 660 feet.
  - e. Access for SR-23 must be approved by UDOT.
    - i. UDOT has stated that the applicant can apply for a permit that would grant an access for up to ten homes.
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  - f. Frontage for buildable lots in the County requires a minimum of 90 feet on a public or private road. The proposed road to access the proposed development will need to meet County Standards and roadway layout. See Road Manual Section 2.5. Cache County draft Transportation Master Plan show a Public Road at 4200 South that connects to Center Street in Wellsville.

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- 22. §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**

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

## **Conclusion**

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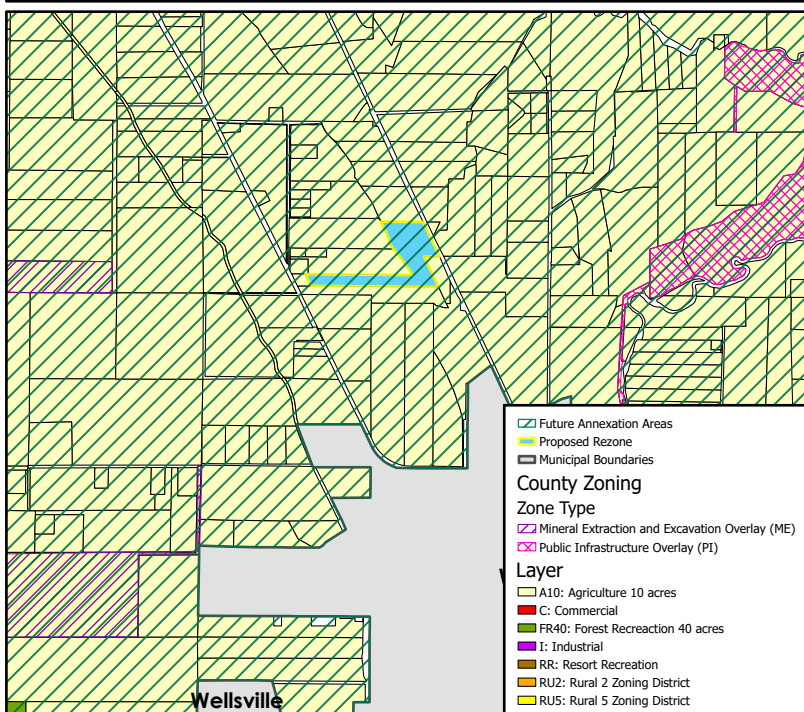
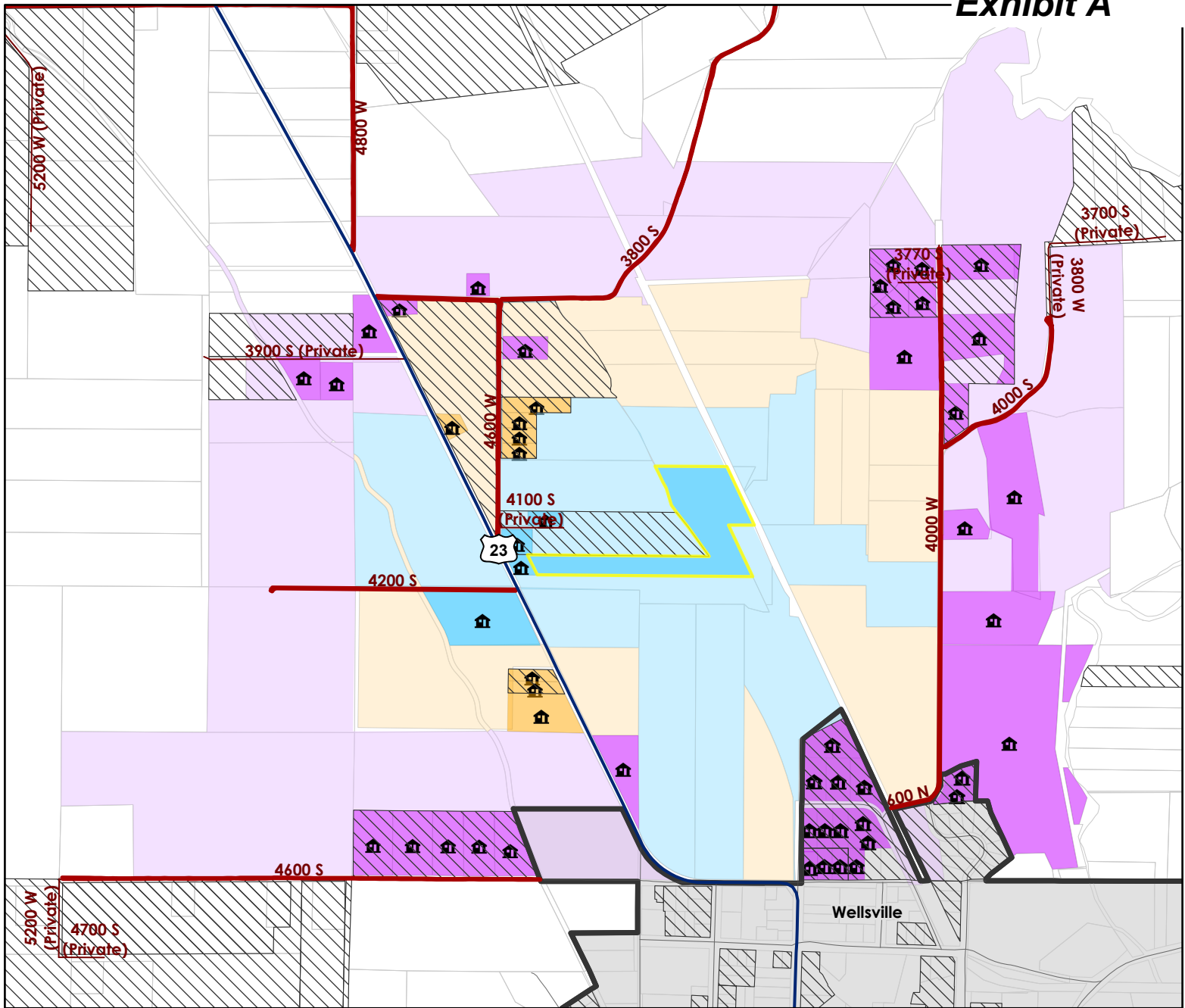
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Based on the findings and facts noted herein, the 3 Clustered Homes 15 Acres Ag rezone is hereby recommend for denial to the County Council as follows:

- 1. The Willets RU5 rezone request, an application for the property to be rezoned from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone, was denied in March of 2025.

- a. Additionally, the White Bison Acres rezone request, an application for the property to be rezoned from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone, was denied in August of 2024.
2. There have been no significant changes since the denial of the two previous applications.
3. The parcel currently has no road frontage.
4. The existing turnaround providing access to the property was constructed without approval from the Public Works Department. The planned alignment of 4200 South will extent the current roadway in a straight east-west direction. As a result, it is likely that 4200 South will be located on Parcel 11-068-0013, meaning the subject property will continue to lack frontage.
  - a. Although the applicant obtained an access agreement from the UDOT, their jurisdiction ends at the property line of parcel 11-068-0013. Past this property line, the County has jurisdiction.
5. The nearest area, in the County, that is in the Rural 5 (RU5) Zone is located one mile away.
6. The rezone is partially inconsistent with the Cache County General Plan:
  - a. This parcel is located in the “Agriculture and Ranching” area which places an emphasis on agriculture related activities. The Rural 5 (RU5) Zone has fewer agricultural related use types than the Agricultural (A10) Zone.

# **ATTACHMENT A**



## Legend

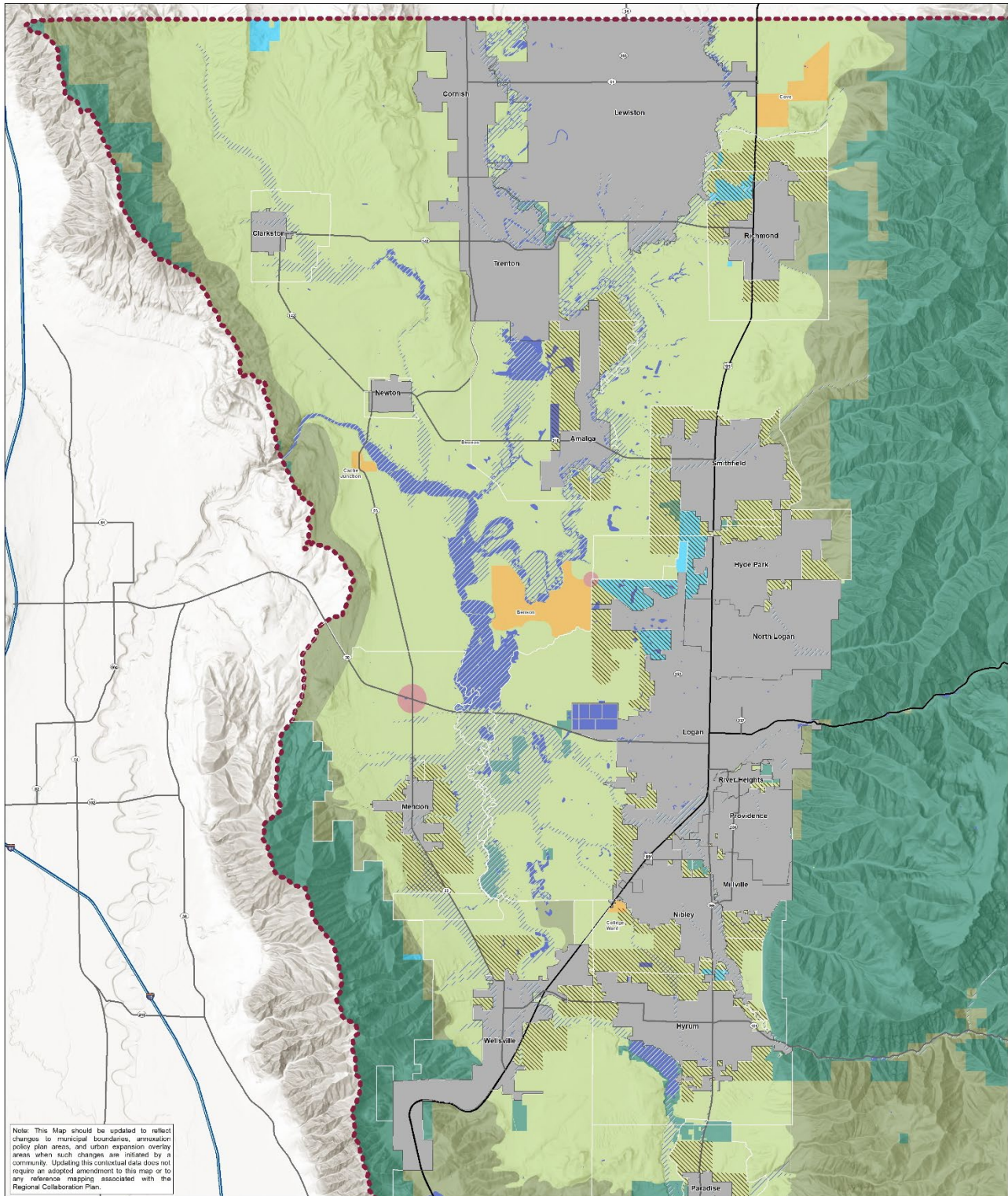
- Proposed Rezone
- Mineral Extraction and Excavation Overlay (ME)
- Public Infrastructure Overlay (PI)
- Municipal Boundaries
- Subdivisions
- Parcels
- Winter Maintenance
- County Roads
- Highways

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)



# **ATTACHMENT B**





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.

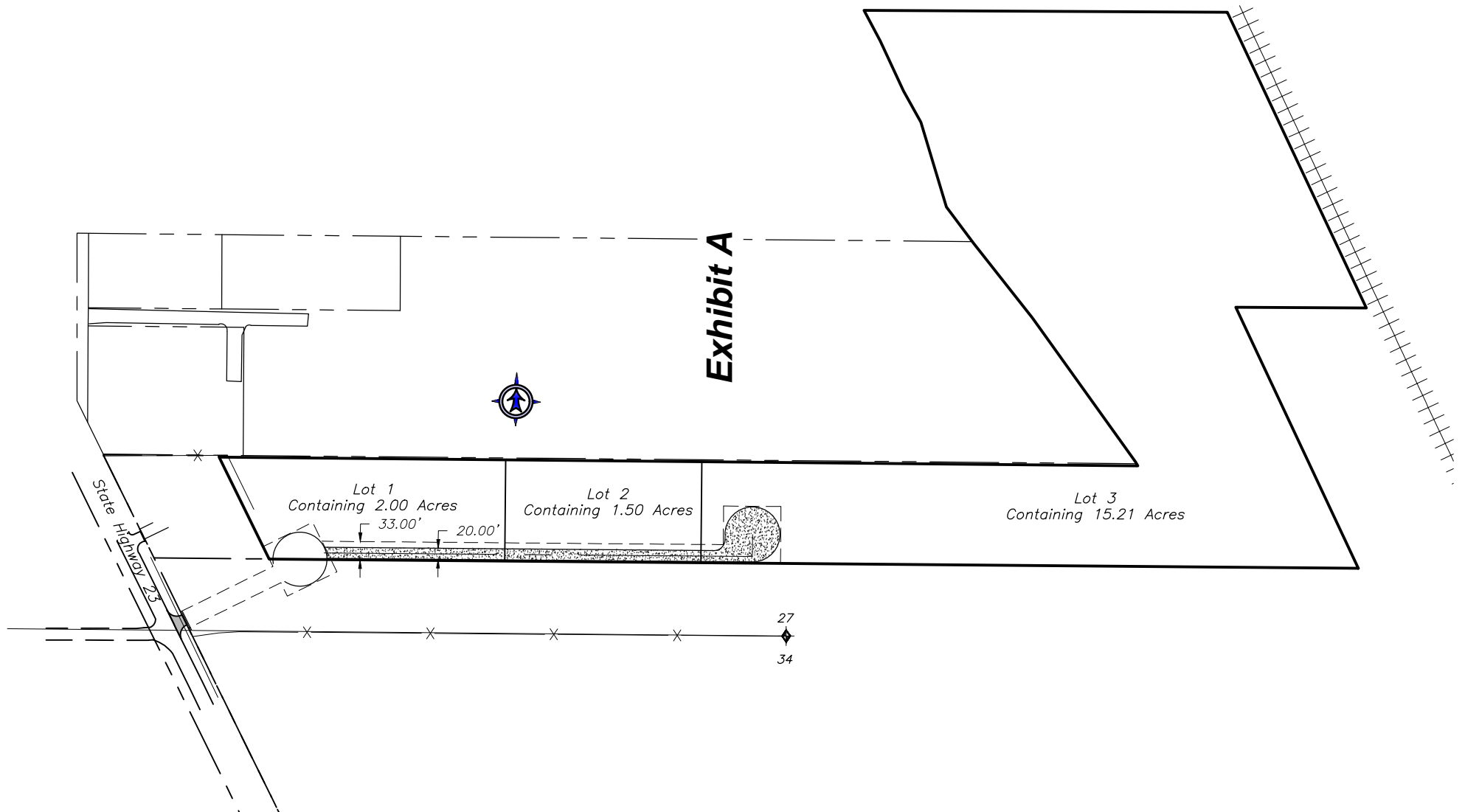
Water Bodies	Urban Expansion Overlay	Agriculture and Ranching
100 Year Floodplain	Retail Commercial	Mountain Rural and Conservation
Municipalities	Rural Community	Forest and Natural Resource
Annexation Policy Plan Areas	Industrial and Mineral Extraction	

**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

# **SUPPLEMENTAL MATERIALS**



# **Public Comments**



Conner Smith <conner.smith@cachecounty.gov>

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## Opposition to Zoning Change - Easement Issue

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**sbetts317@gmail.com** <sbetts317@gmail.com>  
To: conner.smith@cachecounty.gov

Thu, Jun 5, 2025 at 2:46 PM

To Whom It May Concern,

I am writing to formally oppose the proposed zoning change for the property located at 4200 S. Highway 23, near Wellsville.

The easement I purchased as part of a settlement agreement runs through this property. My easement was moved without my knowledge or consent. I have made several efforts to resolve this matter without litigation, but unfortunately, those efforts have failed.

I am reengaging my attorney, Jason Yancy, to proceed with legal action to resolve the easement issue through the courts. By approving this zoning change, you may inadvertently involve third parties in this litigation, individuals who had no part in creating this problem.

I urge you to consider the legal complications this action could trigger before moving forward.

Sincerely,

Sean Betts



**11-069-0007**

BEGINNING AT A POINT LOCATED NORTH  $89^{\circ} 27' 35''$  WEST, A DISTANCE OF 1082.98 FEET ALONG THE SOUTH LINE SECTION 27 AND NORTH  $26^{\circ} 09' 11''$  WEST, A DISTANCE OF 142.53 FEET AND SOUTH  $89^{\circ} 30' 42''$  EAST, A DISTANCE OF 209.00 FEET, AND NORTH  $26^{\circ} 09' 11''$  WEST, A DISTANCE OF 4.00 FEET; FROM THE SOUTH QUARTER CORNER OF SECTION 27; THENCE, NORTH  $26^{\circ} 09' 11''$  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  $89^{\circ} 27' 56''$  EAST, A DISTANCE OF 1667.47 FEET;

(2) NORTH  $30^{\circ} 18' 56''$  WEST, A DISTANCE OF 8.03 FEET;

(3) NORTH  $35^{\circ} 34' 56''$  WEST, A DISTANCE OF 321.20 FEET;

(4) NORTH  $38^{\circ} 19' 56''$  WEST, A DISTANCE OF 172.40 FEET;

THENCE, NORTH  $36^{\circ} 42' 04''$  WEST, A DISTANCE OF 82.96 FEET; THENCE, NORTH  $16^{\circ} 43' 04''$  WEST, A DISTANCE OF 160.69 FEET; THENCE, NORTH  $29^{\circ} 04' 15''$  WEST, A DISTANCE OF 65.10 FEET; THENCE, NORTH  $25^{\circ} 03' 41''$  WEST, A DISTANCE OF 99.73 FEET; THENCE, NORTH  $27^{\circ} 53' 14''$  WEST, A DISTANCE OF 63.18 FEET; THENCE, SOUTH  $89^{\circ} 42' 07''$  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  $25^{\circ} 09' 52''$  EAST, A DISTANCE OF 593.44 FEET (SOUTH  $25^{\circ} 30'$  EAST 597 FEET, BY RECORD); THENCE, NORTH  $89^{\circ} 42' 07''$  WEST, A DISTANCE OF 237.00 FEET (NORTH  $89^{\circ} 31'$  WEST 237 FEET, BY RECORD); THENCE, SOUTH  $25^{\circ} 09' 52''$  EAST (SOUTH  $25^{\circ} 15'$  EAST, BY RECORD), A DISTANCE OF 523.29 FEET; THENCE NORTH  $89^{\circ} 30' 45''$  WEST A DISTANCE OF 1977.14 FEET TO THE POINT OF BEGINNING. CONT 18.71 AC (CCR)



## 11-069-0007

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## Development Services Department

Building | GIS | Planning & Zoning

### Staff Report: 3 Clustered Homes 15 Acres Ag Rezone

5 June 2025

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:** Denial

**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

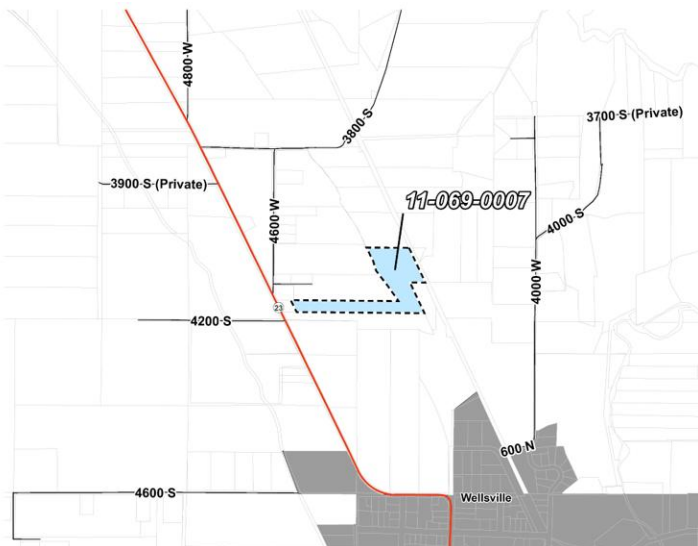
West – Agricultural/Residential

**Current Zoning:**

Agricultural (A10)

**Proposed Zoning:**

Rural 5 (RU5)



### Findings of Fact

#### A. Request description

1. A request to rezone 18.71 acres from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone.
2. History:
  - a. In August of 2024, this parcel went through the rezone application process to go from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone. On 1 August 2024, the Planning Commission unanimously recommended denial to the County Council and on 27 August 2024 the County Council unanimously voted for denial.

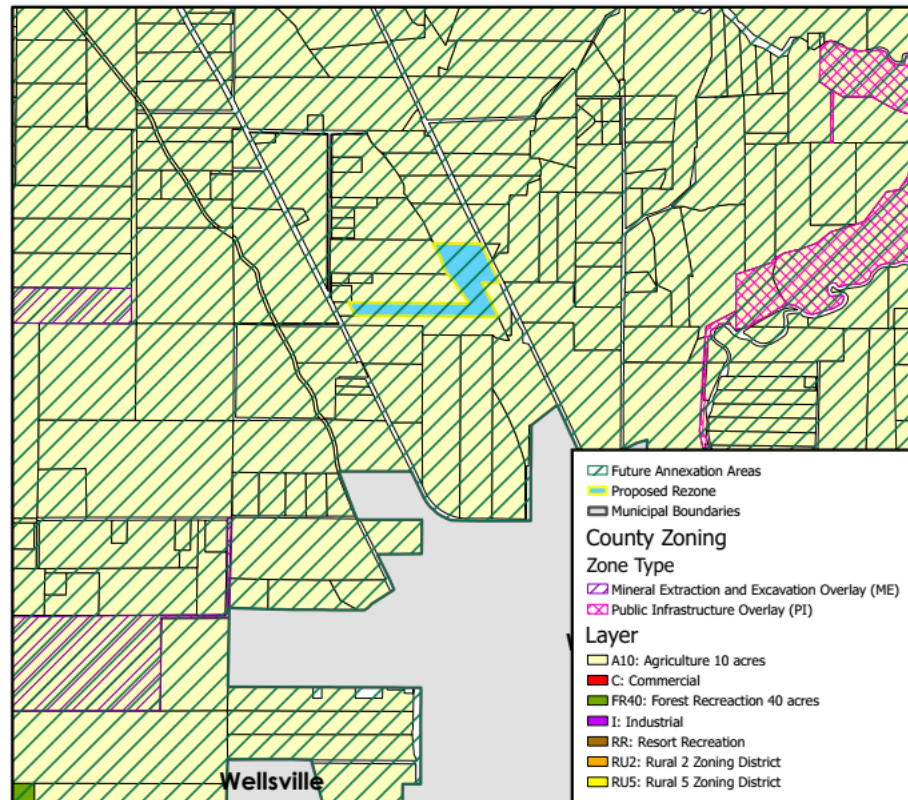


- i. There were a multitude of public comments against the rezone, citing issues with density, water rights, increases in traffic, and impacts to the agricultural character of the surrounding area.
    - ii. Wellsville City made a comment stating they were against this rezone.
  - b. In February and March of 2025, this parcel went through the rezone application process to go from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone. On 6 February 2025, the Planning Commission unanimously recommended denial to the County Council and on 25 March 2025 the County Council unanimously voted for denial.
    - i. There were a multitude of public comments against the rezone, citing issues with density, water rights, increases in traffic, and impacts to the agricultural character of the surrounding area.
    - ii. Wellsville City made a comment stating that they weren't against the rezone but strongly desire road connectivity between the future 4200 South and the existing 4100 South.
  - c. The applicant has submitted this third application because they believe that they have provided enough new/updated information to qualify as a significant update.
3. Should the rezone request be approved, the maximum number of potential lots will be three.
  4. This rezone may allow the parcel to establish uses permitted in the Rural 5 (RU5) 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 5 (RU5) Zone will be addressed as part of each respective approval process required prior to site development activities.
  5. 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)

i. Schedule of Zoning Uses: The Rural 5 (RU5) 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 Rural 5 (RU5) Zone:

- Single Family Dwelling
- Accessory Apartment
- Accessory/Agricultural Structures
- Home Based Business

- Seasonal Cabin
  - Residential Living Facilities
  - Home Based Kennel
  - Bed and Breakfast Inn
  - Religious Meeting House
  - Utility Facility, Distribution
  - Farm Stand
  - Board Facility
  - Site Grading
- 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 5 (RU5) 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]**

6. 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.
7. The current County Land Use Ordinance does not specify appropriate locations for the Rural 5 (RU5) Zone but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030 [E] identifies the purpose of the Rural 5 (RU5) 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.”
- 8. 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.”
- 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 “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.
- 10. 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.

- 11. Consideration of impacts related to uses allowed within the Rural 5 (RU5) Zone will be addressed as part of each respective approval process required prior to site development activities.

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

- 12. §12.02.010 adopts the Manual of Roadway Design and Construction Standards (Road Manual) for roadway improvement requirements.
- 13. §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.
- 14. Table §17.10.040 Site Development Standards – Minimum lot frontage required in the Rural 5 (RU5) Zone is 90 feet.
- 15. §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
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## **Conclusion**

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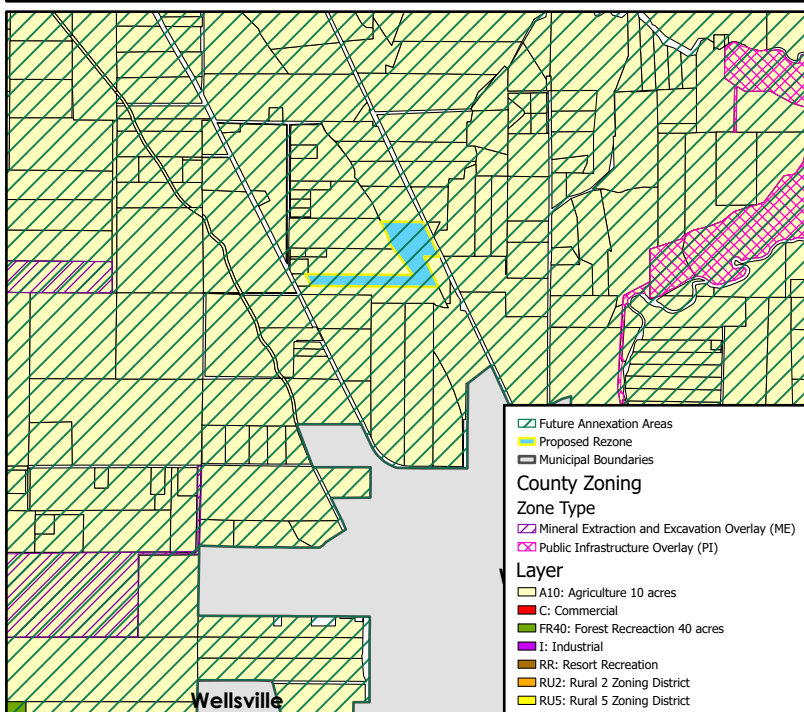
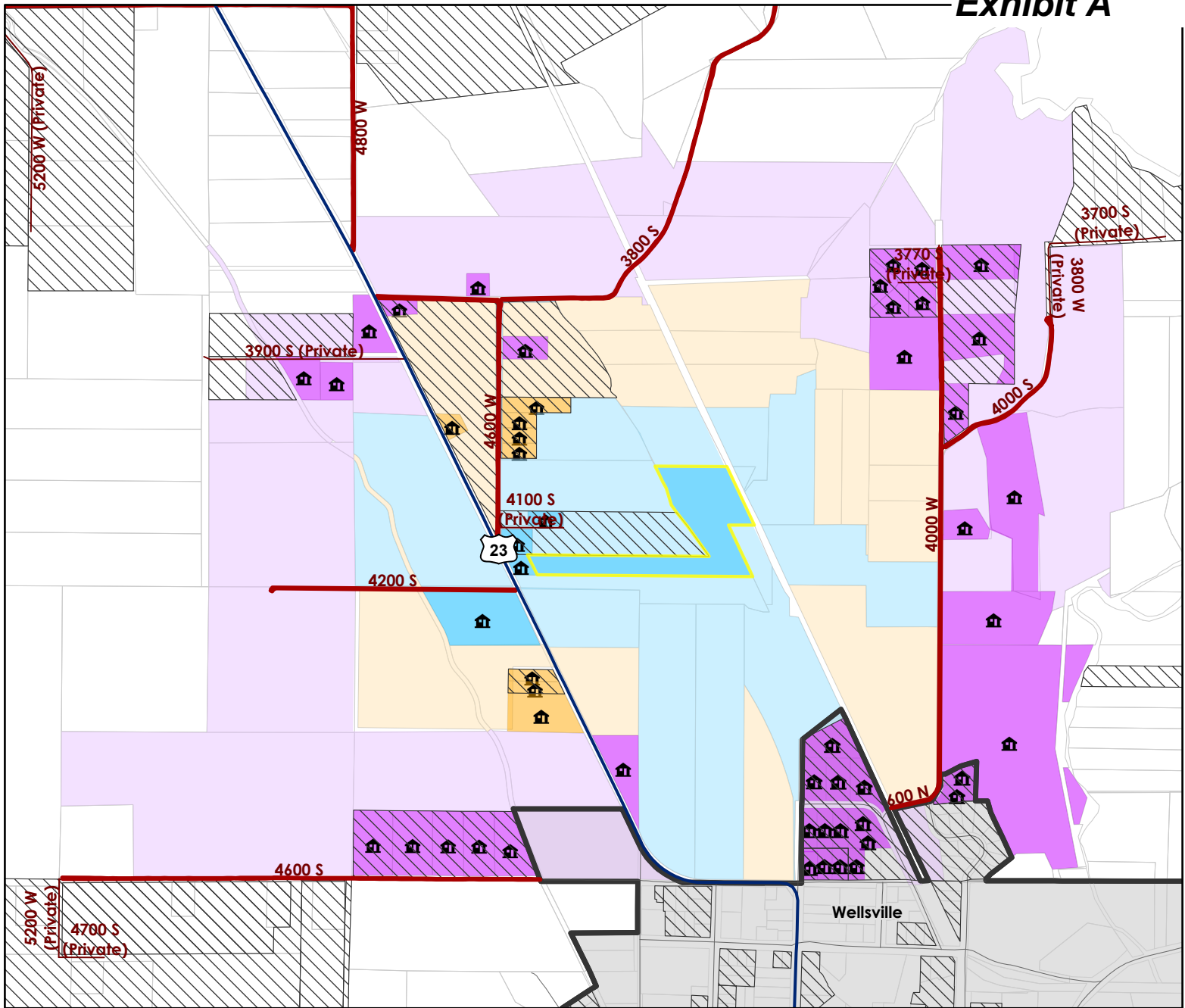
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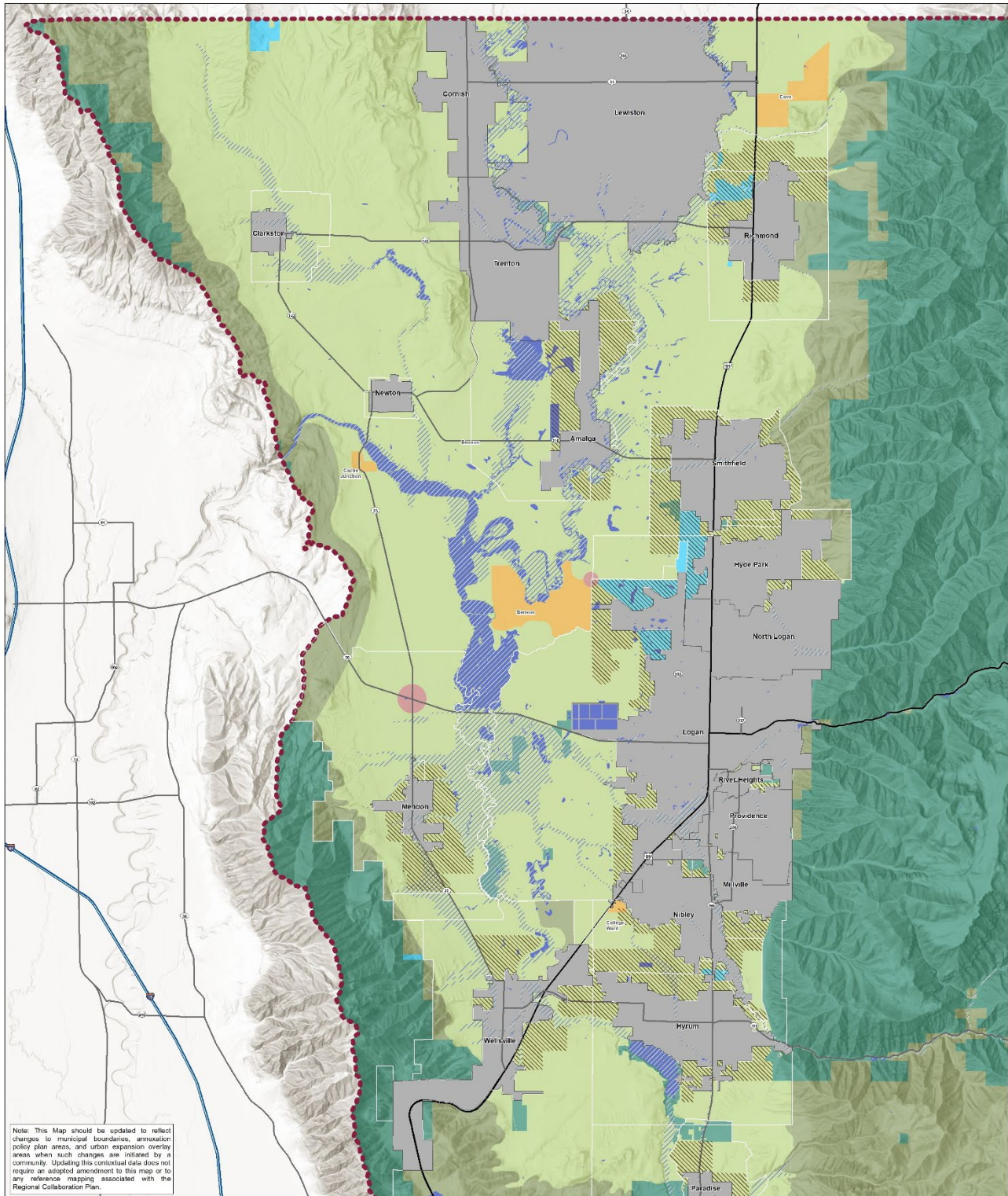
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- Highways

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)



# **ATTACHMENT B**



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.

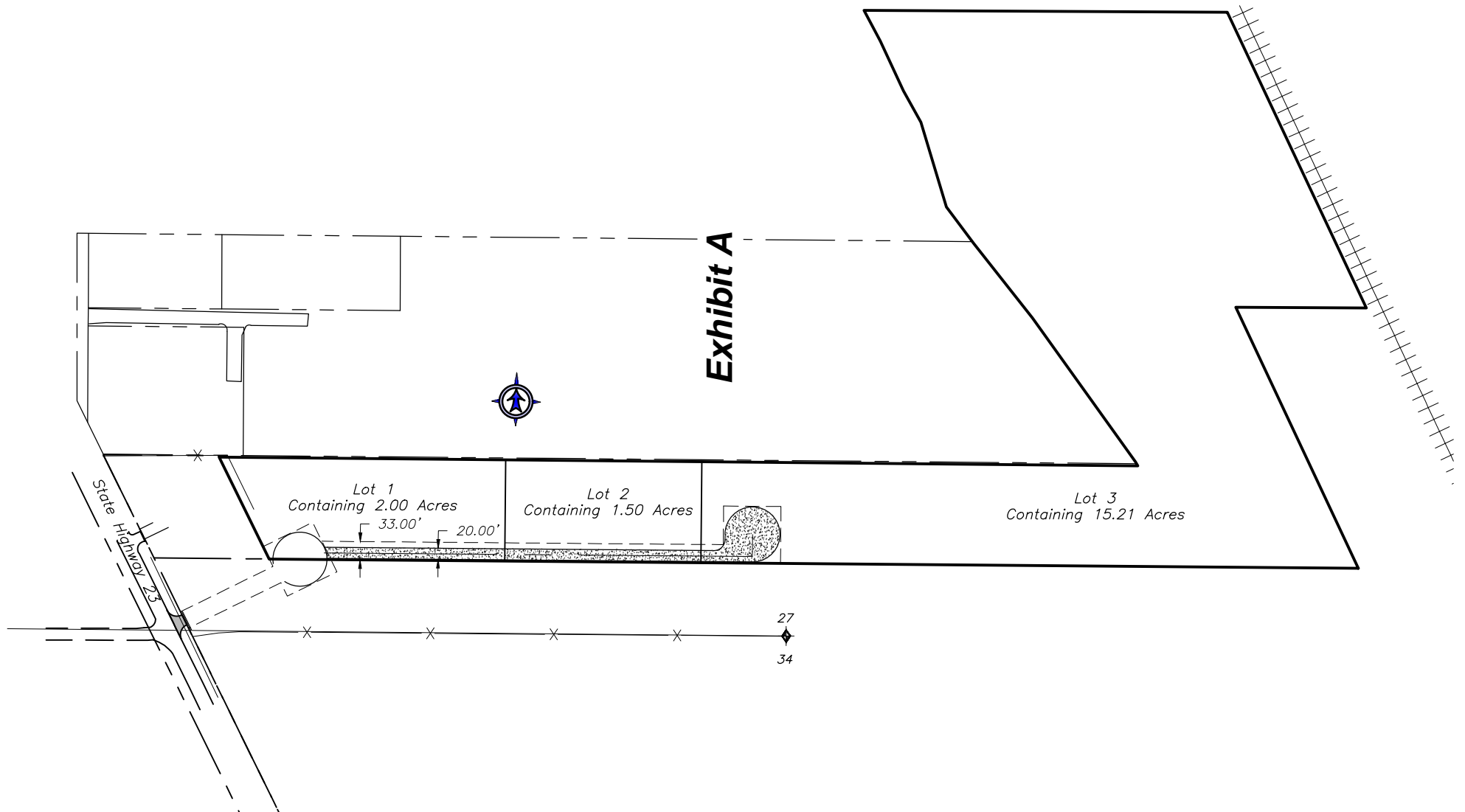
Water Bodies	Urban Expansion Overlay	Agriculture and Ranching
100 Year Floodplain	Retail Commercial	Mountain Rural and Conservation
Municipalities	Rural Community	Forest and Natural Resource
Annexion Policy Plan Areas	Industrial and Mineral Extraction	

**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

# **SUPPLEMENTAL MATERIALS**



# **Public Comments**





Conner Smith <conner.smith@cachecounty.gov>

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## Opposition to Zoning Change - Easement Issue

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**sbetts317@gmail.com** <sbetts317@gmail.com>  
To: conner.smith@cachecounty.gov

Thu, Jun 5, 2025 at 2:46 PM

To Whom It May Concern,

I am writing to formally oppose the proposed zoning change for the property located at 4200 S. Highway 23, near Wellsville.

The easement I purchased as part of a settlement agreement runs through this property. My easement was moved without my knowledge or consent. I have made several efforts to resolve this matter without litigation, but unfortunately, those efforts have failed.

I am reengaging my attorney, Jason Yancy, to proceed with legal action to resolve the easement issue through the courts. By approving this zoning change, you may inadvertently involve third parties in this litigation, individuals who had no part in creating this problem.

I urge you to consider the legal complications this action could trigger before moving forward.

Sincerely,

Sean Betts

**11-069-0007**

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. 2025-19

## Cache County, Utah

### Funk 160 Acre Richmond Gravel Pit Rezone

---

An ordinance amendment the County Zoning Map by

An ordinance amending the County Zoning Map by rezoning 160.00 acres from the Agricultural (A10) Zone to the Industrial (I) Zone with the Mineral Extraction and Excavation (ME) Overlay.

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

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

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

**Whereas**, on June 5<sup>th</sup>, 2025 the Planning Commission held a public hearing, accepted all comments, and recommended the denial of the proposed amendments to the County council for final action; and

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

**Whereas**, on July 8<sup>th</sup>, 2025, 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 nearest area, in the County, that is in the Industrial (I) Zone is located 1.5 miles to the north-west while the nearest parcel with the Mineral Extraction and Excavation (ME) Overlay is located 0.85 miles to the south.
- B.** The subject property is not consistent with the Industrial (I) Zone or the Mineral Extraction and Excavation (ME) Overlay:
  - i.** Industrial (I) Zone
    - i.** “To provide locations where manufacturing, processing, warehousing, and fabrication of goods and material can be carried on with minimum conflict or deleterious effect upon the surrounding properties. The purpose of this zone is also to promote the economic well being of the citizens and to broaden the tax base.”
    - ii.** “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.”
  - ii.** Mineral Extraction and Excavation (ME) Overlay:
    - i.** “The purpose of this zone is to establish locations and to protect the commercial mineral extraction and excavation industry while protecting the environment and county citizens. This zone is to assure that the operations of such sites do not impact adjoining uses and are not encroached upon by surrounding noncompatible land uses within Cache County.”
    - ii.** “This zone and provisions thereof are deemed necessary in the public interest to affect practices which will, for the economical use of vital materials necessary for our economy, give due consideration to the present and future use of land in the interest of promoting the public health, safety, and general welfare of the residents of Cache County.”
- C.** The rezone is not consistent with the Cache County General Plan:
  - i.** This parcel is located in the “Agriculture and Ranching” area which places an emphasis on agriculture related uses and discourages flex office industrial and heavy industrial uses.
- D.** It is likely that a mineral extraction operation, in this case a gravel pit, will impact Crow Mountain which can be seen as a significant natural heritage site.

#### **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.

### **4. Exhibits**

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

### **5. Effective date**

This ordinance takes effect on \_\_\_\_\_, 2025. 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.

**6. 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				
Keegan Garrity				
<b>Total:</b>				
<b>Final action:</b>	_____ <b>Adopt</b> _____ <b>Reject</b>			

Cache County Council:

Attest:

\_\_\_\_\_  
Sandi Goodlander, Chair

\_\_\_\_\_  
Bryson Behm, County Clerk

---

## Action of the County Executive

Regarding Ordinance 2025-19, Funk 160 Acre Richmond Gravel Pit Rezone

\_\_\_\_\_ Approve

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

---

David Zook, Executive  
Cache County

Date



## Staff Report: Funk 160 Acre Richmond Gravel Pit Rezone

1 May 2025

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:** E. Hal Christensen  
**Staff Recommendation:** None  
**Type of Action:** Legislative  
**Land Use Authority:** Cache County Council

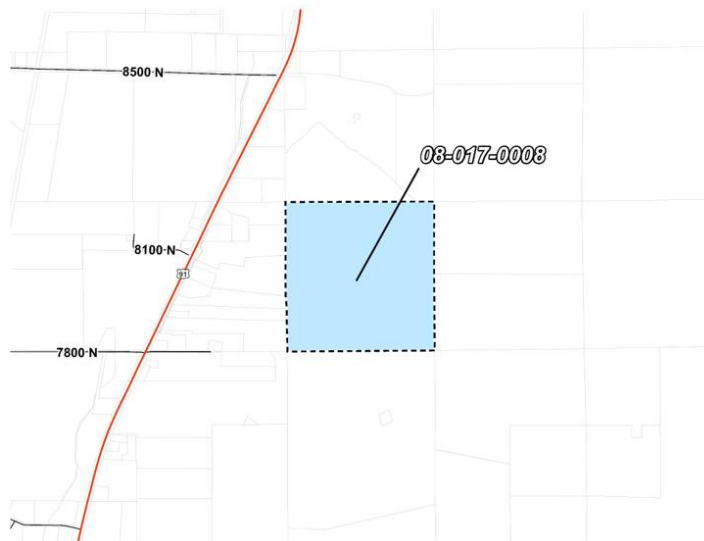
**Parcel ID#:** 08-017-0008

### Location

*Reviewed by Conner Smith*

**Project Address:** 8300 N. Highway 91,  
Near Richmond  
**Current Zoning:** Agricultural (A10)  
**Proposed Zoning:** Industrial (I), Mineral  
Extraction (ME)  
Overlay

**Surrounding Uses:**  
 North – Agricultural  
 South – Agricultural/Residential  
 East – Agricultural  
 West – Residential



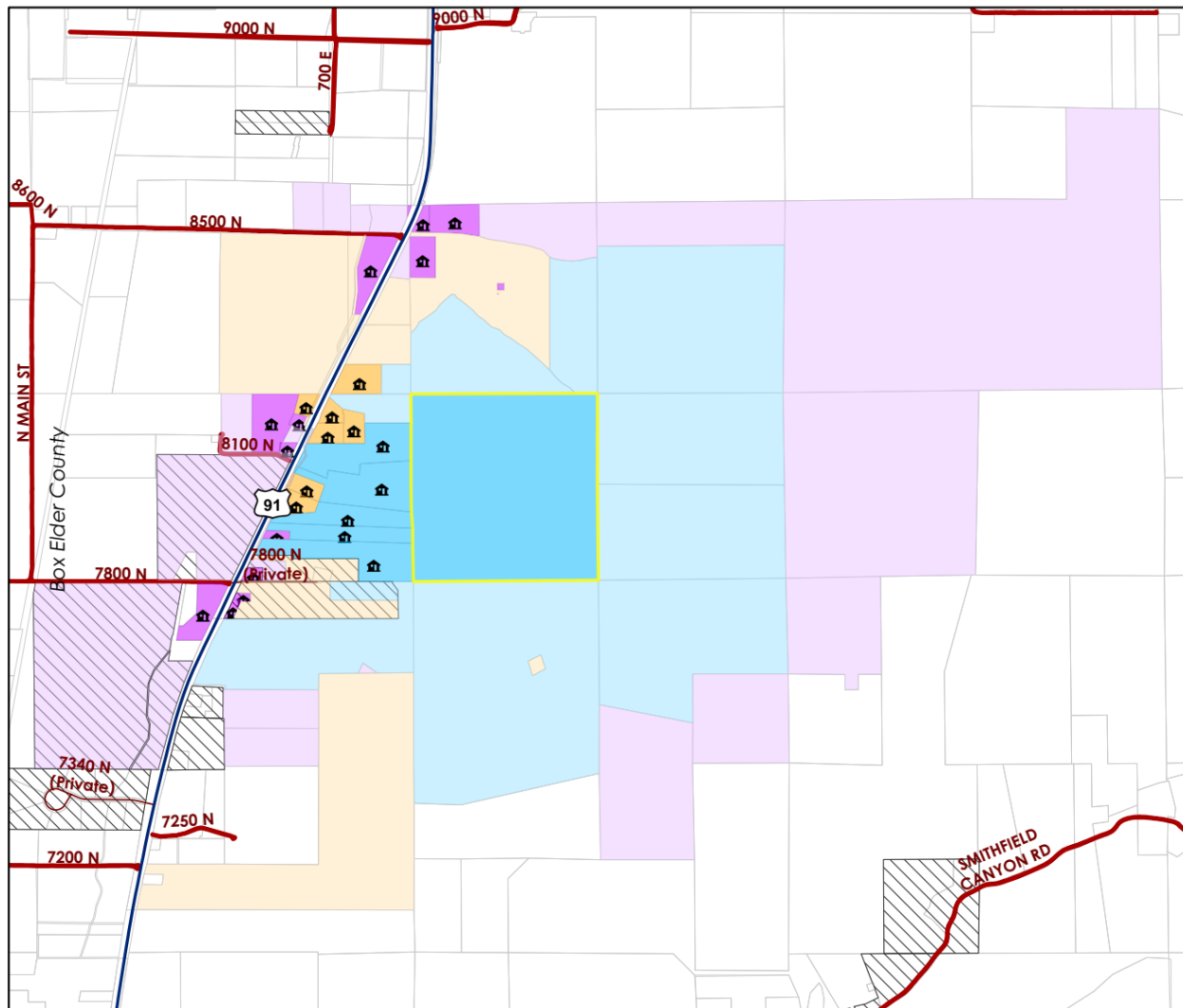
### Findings of Fact

#### A. Request description

1. A request to rezone 160.00 acres from the Agricultural (A10) Zone to the Industrial (I) Zone with the Mineral Extraction and Excavation (ME) Overlay.
2. History:
  - a. In February 2025, this parcel went through the rezone application process to rezone 286.91 acres from the Agricultural (A10) Zone to the Industrial (I) Zone with the Mineral Extraction and Excavation (ME) Overlay. On February 6<sup>th</sup>, 2025, the Planning

Commission recommended denial to the County Council and on March 11<sup>th</sup>, 2025 the County Council denied the rezone request.

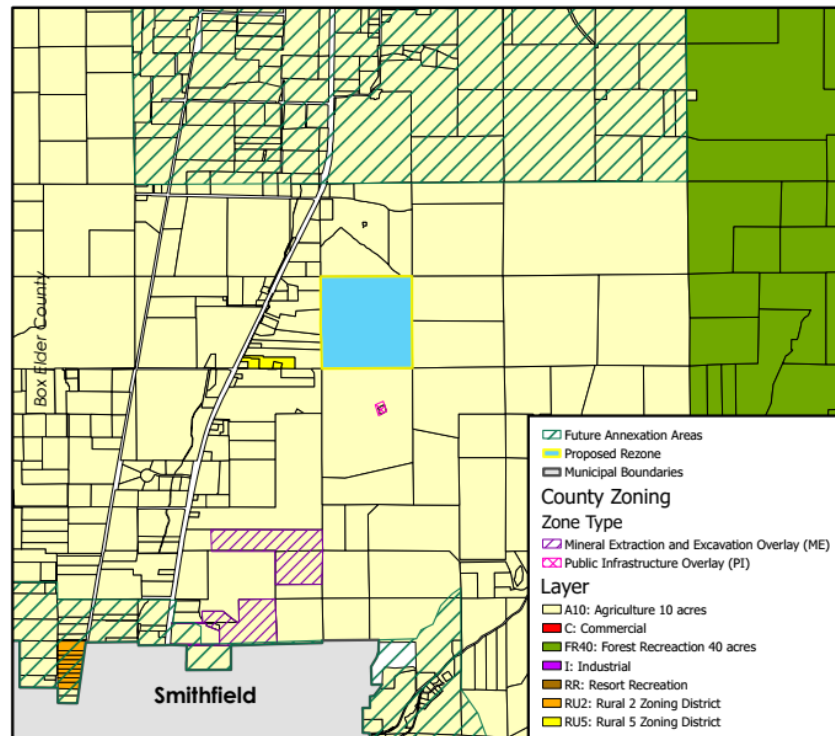
- i. The difference between the original rezone and this rezone request is that the applicant originally requested to rezone 286.91 acres whereas this application is a request to rezone 160 acres.
  - ii. Numerous written public comments were received with further comments being made during the public hearings. The primary concern of comments that were against the rezone were related to water as there are numerous springs on the then subject properties. Secondary concerns included pollution, noise, dust, and impacts to the aesthetic beauty of the local area. There were several comments that were not opposed to the gravel pit but still expressed concern with water, access, and the Industrial (I) Zone being a part of the rezone request.
- 3. This rezone may allow the parcel to establish uses permitted in the Industrial (I) Zone and Mineral Extraction and Excavation (ME) Overlay. 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 Industrial (I) Zone and Mineral Extraction and Excavation (ME) Overlay 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 property matches the configuration it had on August 8, 2006 and are legal.
    - ii. Average Lot Size: (See Attachment A)



Average Parcel Size	
<b>Adjacent</b>	With a Home: 14 Acres (5 Parcels)
<b>Parcels</b>	Without a Home: 73 Acres (12 Parcels)
<b>1/4 Mile</b>	With a Home: 7.6 Acres (12 Parcels)
<b>Buffer</b>	Without a Home: 50 Acres (24 Parcels)
<b>1/2 Mile</b>	With a Home: 5.7 Acres (24 Parcels)
<b>Buffer</b>	Without a Home: 46.4 Acres (47 Parcels)

- i. Schedule of Zoning Uses: The Industrial (I) Zone and Mineral Extraction and Excavation (ME) Overlay allow for a variety of uses with the approval of a zoning clearance and/or conditional use permit. These uses include the following uses, that are not permitted in the current Agricultural (A10) Zone:
  - Mineral Extraction and Excavation (ME) Overlay
    - i. Mineral Extraction
    - ii. Topsoil Extraction

- Industrial (I) Zone:
  - i. Caretaker's Residence
  - ii. General Manufacturing
  - iii. Commercial Kennel/Animal Shelter
  - iv. Storage and Warehousing
  - v. Self Service Storage Facility
  - vi. Transport Services
  - vii. General Vehicle Repair
  - viii. Mobile Food Truck
  - ix. Sexually Oriented Business
  - x. Telecommunication Facility, Major
- ii. Adjacent Uses: The properties adjacent to the subject parcel to the north and east are primarily used for agricultural purposes, properties to the west are primarily residential, and properties to the south are a mix of residential and agricultural. The nearest parcel, in the county, in the Industrial (I) Zone is located 1.5 miles to the north-west while the nearest parcel with the Mineral Extraction and Excavation (ME) Overlay is located 0.85 miles to the south.
- iii. Annexation Areas: The subject property is not located in any future annexation area.



**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 Industrial (I) Zone but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030 [E] identifies the purpose of the Industrial (I) Zone and includes the following:
  - a. “To provide locations where manufacturing, processing, warehousing, and fabrication of goods and material can be carried on with minimum conflict or deleterious effect upon

- the surrounding properties. The purpose of this zone is also to promote the economic well being of the citizens and broaden the tax base.”
- b. “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. The current County Land Use Ordinance does not specify appropriate locations for the Mineral Extraction and Excavation (ME) Overlay but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030 [E] identifies the purpose of the Mineral Extraction and Excavation (ME) Overlay and includes the following:
- a. “The purpose of this zone is to establish locations and to protect the commercial mineral extraction and excavation industry while protecting the environment and county citizens. This zone is to assure that the operations of such sites do not impact adjoining uses and are not encroached upon by surrounding noncompatible land uses within Cache County.”
  - b. “This zone and provisions thereof are deemed necessary in the public interest to affect practices which will, for the economical use of vital materials necessary for our economy, give due consideration to the present and future use of land in the interest of promoting the public health, safety, and general welfare of the residents of Cache County.”
8. 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.”
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 “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.

10. Consideration of impacts related to uses allowed within the Industrial (I) Zone and Mineral Extraction and Excavation (ME) Overlay 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 Industrial (I) Zone is 150’.

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. Roadway Functional Classification:

- a. Principal Arterial: Principal Arterials in rural areas are typically designed to provide relatively high overall travel speeds with minimum interference to through movement.

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

- a. Currently, the subject parcel has no frontage along a City, County, or State road. Any future project would need to be accessed through another parcel. Per the Letter of Intent, the rezone is proposing to use Parcel 08-016-0034 to access US-91, the nearest road.

- i. The frontage requirement in the Industrial (I) Zone is 150’.

- b. An analysis of the nearest road, US-91, is below.

19. US-91 – Utah Department of Transportation (UDOT) Road:

- a. West of the subject parcel, US-91 is an UDOT road classified as a Principal Arterial.
- b. The road services multiple dwellings and agricultural uses but is primarily the main connection between Smithfield and Richmond.
- c. Is maintained by UDOT.
- d. This section of US-91 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:**

20. §16.04.080 [C] Fire Control – The County Fire District states that prior to any operations a 20-foot all weather surface road must be in place.

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 23 May 2025.

23. Notices were posted in three public places on 23 May 2025.

24. Notices were mailed to all property owners within 300 feet on 23 May 2025.

25. The meeting agenda was posted to the County website on 23 May 2025.



26. At this time, one written public comment regarding this proposal has been received by the Development Services Office.

## **Conclusion**

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The Funk 160 Acre Richmond Gravel Pit rezone, a request to rezone 160.00 acres from the Agricultural (A10) Zone to the Industrial (I) Zone with the Mineral Extraction and Excavation (ME) Overlay 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.

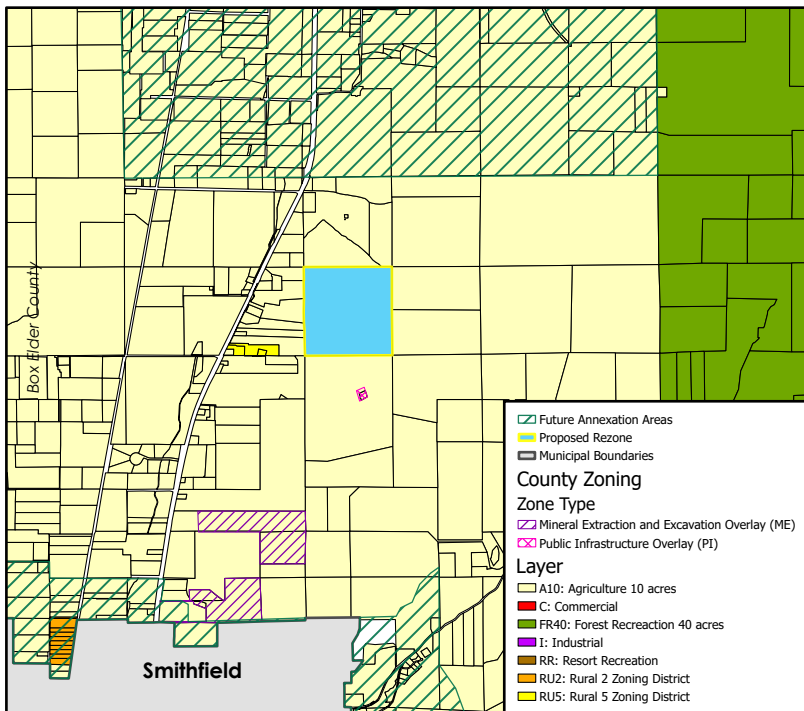
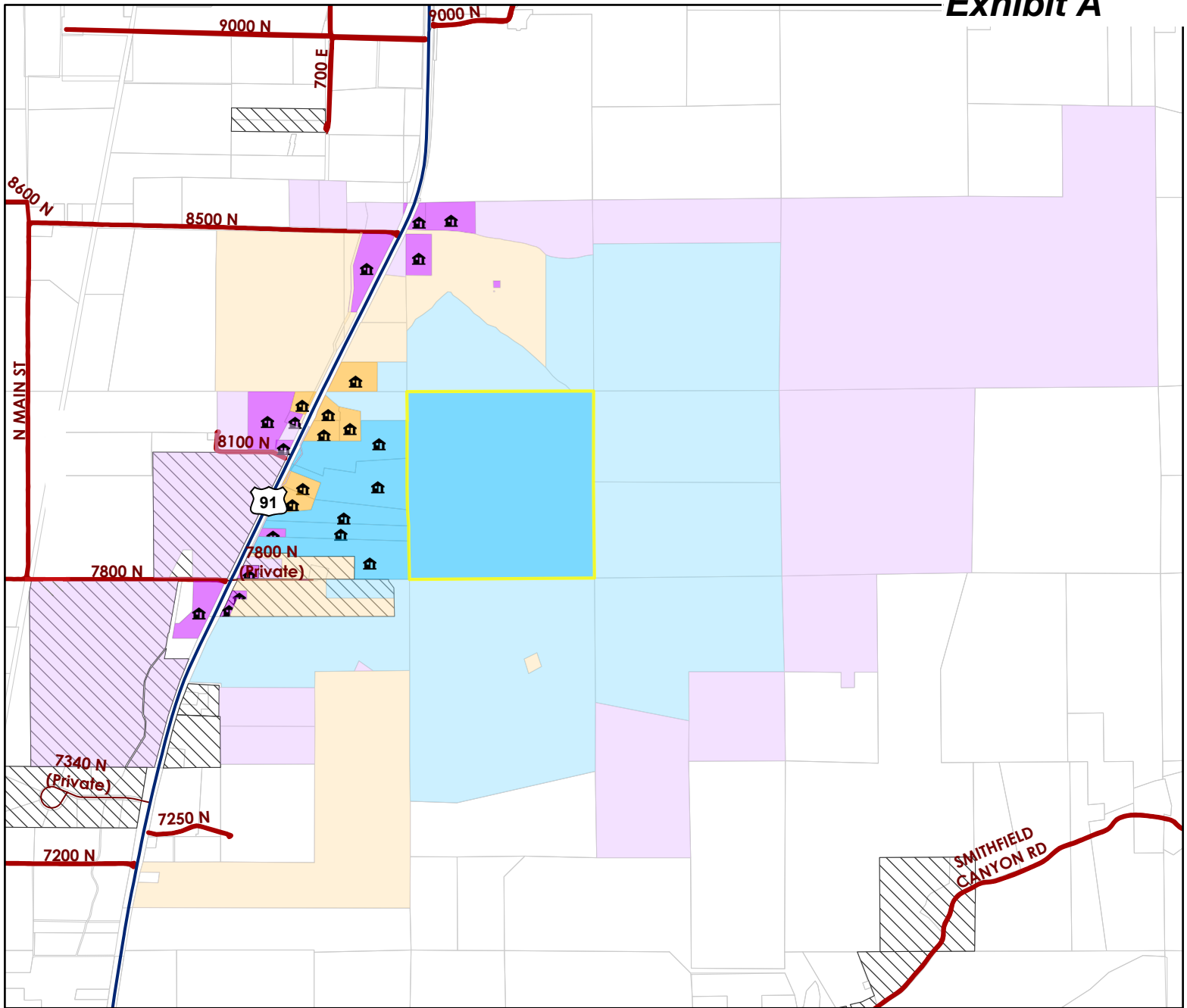
## **Planning Commission Conclusion**

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Based on the findings of fact noted herein, the Funk 160 Acre Richmond Gravel Pit rezone is hereby recommended for denial to the County Council as follows:

1. The nearest area, in the County, that is in the Industrial (I) Zone is located 1.5 miles to the north-west while the nearest parcel with the Mineral Extraction and Excavation (ME) Overlay is located 0.85 miles to the south.
2. The subject property is not consistent with the Industrial (I) Zone or the Mineral Extraction and Excavation (ME) Overlay:
  - a. Industrial (I) Zone:
    - i. “To provide locations where manufacturing, processing, warehousing, and fabrication of goods and material can be carried on with minimum conflict or deleterious effect upon the surrounding properties. The purpose of this zone is also to promote the economic well being of the citizens and to broaden the tax base.”
    - ii. “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. Mineral Extraction and Excavation (ME) Overlay:
    - i. “The purpose of this zone is to establish locations and to protect the commercial mineral extraction and excavation industry while protecting the environment and county citizens. This zone is to assure that the operations of such sites do not impact adjoining uses and are not encroached upon by surrounding noncompatible land uses within Cache County.”
    - ii. “This zone and provisions thereof are deemed necessary in the public interest to affect practices which will, for the economical use of vital materials necessary for our economy, give due consideration to the present and future use of land in the interest of promoting the public health, safety, and general welfare of the residents of Cache County.”
3. The rezone is not consistent with the Cache County General Plan:
  - a. This parcel is located in the “Agriculture and Ranching” area which places an emphasis on agriculture related uses and discourages flex office industrial and heavy industrial uses.
4. It is likely that a mineral extraction operation will impact Crow Mountain which is seen as a significant natural heritage site.

# **ATTACHMENT A**



## Legend

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

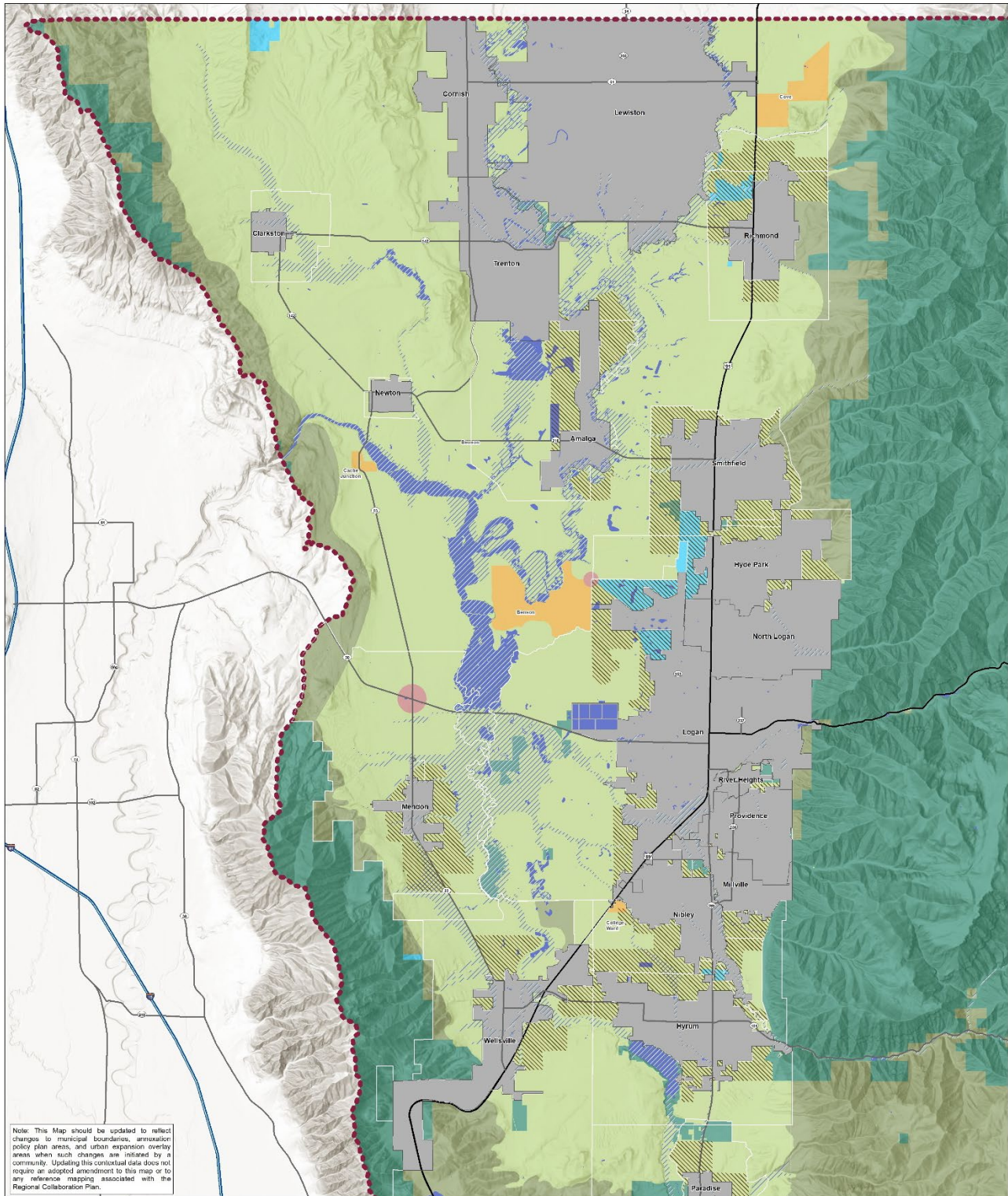
## Average Parcel Size

<b>Adjacent Parcels</b>	With a Home: 14 Acres (5 Parcels)
	Without a Home: 73 Acres (12 Parcels)
<b>1/4 Mile Buffer</b>	With a Home: 7.6 Acres (12 Parcels)
	Without a Home: 50 Acres (24 Parcels)
<b>1/2 Mile Buffer</b>	With a Home: 5.7 Acres (24 Parcels)
	Without a Home: 46.4 Acres (47 Parcels)



4/8/2025

# **ATTACHMENT B**



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

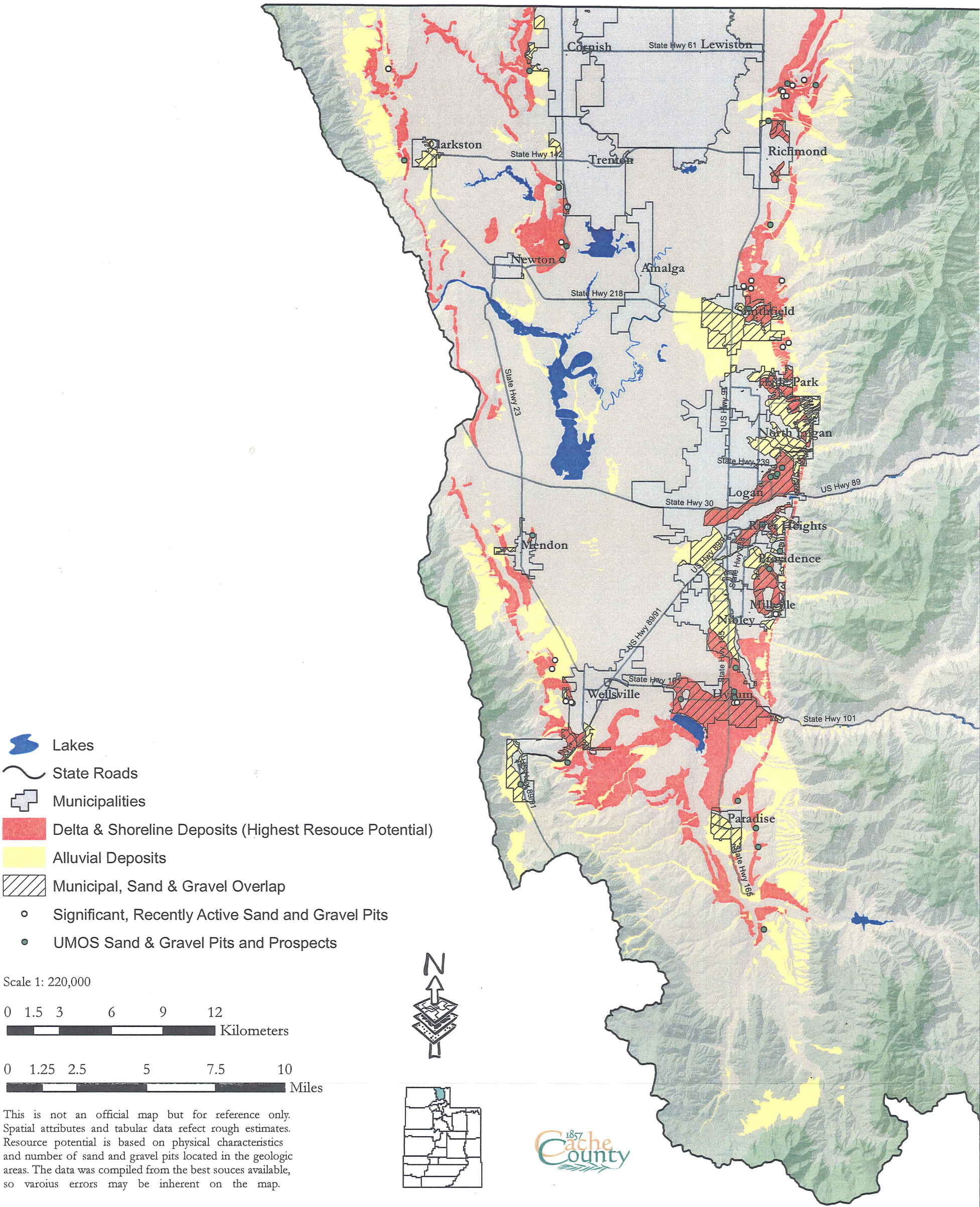


# **ATTACHMENT C**



# Sand & Gravel Resource Potential

## Cache County, Utah



SYMBOL	UNIT	MUNICIPAL ACRES	COUNTY ACRES	MAX THICK (FEET)	SORTING	ROUNDING	NUM_PITS
Qlpd	Deltaic deposits, Provo level (regressive)	5791	4984.23	82.02	mod. to well	subrounded to round	23
Qlpg	Lacustrine gravel and sand, Provo shoreline (regressive)	889	3953.86	16.4	well	subrounded to round	9
Qlbd	Deltaic deposits, Bonneville level (transgressive)	665	416.35	16.4	mod. to well	subrounded to round	1
Qlbg	Lacustrine gravel and sand, Bonneville shoreline (transgressive)	9	10402.73	65.62	well	subrounded to round	12
Qaly	Younger stream alluvium	3066	5649.82	32.81		-----	0
Qalp	Stream alluvium, Provo phase	3	119.57	16.4	moderately	subangular to rounded	0
Qalb	Stream alluvium, Bonneville phase	0	498.17	16.4	moderately	subangular to rounded	0
Qaf1	Fan alluvium 1	2478	5730.01	16.4	poorly	angular to subround	0
Qaf2	Fan alluvium 2	1558	2862.06	16.4	poorly	angular to subround	0
Qafy	Younger fan alluvium	1783	5791.91	16.4	poorly	angular to subround	0
Qafp	Fan alluvium (Provo shoreline)	243	100.24	16.4	poorly to moderate	angular to well	0
Qafo	Older fan alluvium	256	6973.7	32.81	poorly	angular to well	0



# **SUPPLEMENTAL MATERIALS**



**TERREX**

Engineering & Construction, LLC  
Water | Wastewater | Drainage | Land Development  
272 East 3000 North, North Ogden, UT 84414  
E. Hal Christensen, SE, PE, President & Engineering Manager  
[ehchristensen@terrexengcon.com](mailto:ehchristensen@terrexengcon.com)  
Mobil: (801) 458-9647

LETTER OF TRANSMITTAL

March 31, 2025

Cache County  
Department of Development Services  
Planning & Zoning

Attn: Mr. Conner Smith, Planner 1

Subject: Second Rezone Application Submittal Funk-Richmond Gravel Pit Property

Ladies and Gentlemen:

Terrex Engineering & Construction, LLC (Terrex) would like to submit a second application to effectively appeal the recent decision of the Cache County Planning Commission and County Council to deny approval of the initial rezone application associated with properties owned by David and Tamara Funk. The initial rezone application was submitted to your office on December 26<sup>th</sup> for consideration by the Planning Commission and County Council on February 6<sup>th</sup> and February 25<sup>th</sup> respectively.

The enclosed documents include:

1. The formal rezone application dated March 31, 2025.
2. Check in the amount of \$600.00.
3. Overall map (MP-1) of the property associated with the rezone application.
4. An isometric map (MP-2) of the Funk properties illustrating the relative topography of the properties and location of a proposed gravel pit processing plant site.
5. A water right map (MP-3) showing the physical locations of all points of diversion for adjudicated water rights as currently on file with the Utah State Division of Water Rights.
6. A map of existing gravel pit operations (MP-4).

Terrex would also like to address the issues that were of concern with the Cache County Planning Commission and Council that seemed to be the justifications for the denial of the initial rezoning application. A somewhat detailed conversation of these issues follows:

**PERTINENT ISSUES**

The public hearing portions of the previous County Planning Commission and County Council meetings brought out several concerns that were not adequately addressed in the meetings. The significant concerns seem to include:

- The loss of a rural atmosphere or feel for the overall immediate area.
- Increased large material truck and trailer traffic loading for a small private access road to the North of the Funk properties (8500 North) and US91 west of the Funk properties.
- Increased large material truck and trailer traffic through existing residential subdivisions.

- UDOT approval of an intersection to accommodate the above-mentioned large material truck and trailer traffic at US91 and its intersection with the proposed gravel pit haul road through the Funk properties.
- A significant reduction of existing groundwater and spring-water pumping/diversion flow rates.
- The possible deterioration of existing groundwater and spring-water quality.
- General gravel pit operational issues including dust, noise, and visibility from US91.
- Duration, or extended time period, of gravel pit operations.
- The reclamation of the gravel pit property after the removal of all existing rock product material.
- The practical need for additional gravel pit operations in the Cache County construction market.

### PROJECTED GENERAL GRAVEL PIT OPERATIONS

The proposed gravel pit will be located on a 160-acre parcel of land (Parcel No. 08-017-0008 as on file with the Cache County Recorder's Office) is currently owned by David and Tamary Funk. As shown on Map MP-1, the property includes the North slope of what's locally known as Crow Mountain.

The vertical elevation of the property ranges from 4740 ft. to 5540 ft. for a differential of 800 ft. The total volume of in-place soil and gravel material that can be mined from the property, down to a base elevation of 4740 ft., is estimated at 80.5 million yrd<sup>3</sup>. The stated volume of soil and gravel material is projected to meet the various construction-related rock product needs of Cache County for 50 years to 75 years depending on the Cache County construction-related economy and market share of construction rock products the proposed gravel pit operation can secure. The stated volume of minable material was estimated from rock product mining and municipal use data as presented in the Arizona Rock Products Association's June 2022 Aggregate Protection Guidance Report.

The general operation of the gravel pit will have the capability to produce asphalt pavement, ready-mix concrete, road base, engineered fill material, washed aggregate, top-soil, and unprocessed pit-run material. Accordingly, the gravel pit plant will include a crusher, material screening boxes, an asphalt hot plant, a ready-mix concrete batch plant, processed material stacking conveyor belts, an administration office building, a weigh station, and maintenance shop. As a minimum, the overall gravel pit operation will also require heavy material handling equipment that will include dozers, rubber-tired loaders, excavators, and water trucks for dust control mitigation.

At full production, the gravel pit operation is anticipated to generate up to 100 truck and transit-mix loads of processed construction rock product materials per day.

### LOSS OF RURAL ATMOSPHERE

As shown on Map MP-1 and MP-2, the 160-acre parcel of land proposed for the general gravel pit operation is completely isolated from US91. The proposed plant (portion of the overall gravel pit property where material processing equipment and administrative buildings are placed) will be located 1,300 ft. from US91 and would not be directly visible by passersby traveling US91. Additionally, the proposed plant will also be located 850 ft. away from the nearest homes and surrounding agricultural out-buildings with frontage on US91. Given the proposed location of the processing plant location, the dust and noise typically associated with gravel pit operations is expected to be minimal to non-existent for surrounding homes and residents involved with nearby ranching operations.

INCREASED LARGE TRANSPORT TRUCK AND TRAILER TRAFFIC

There will not be a net change in large transport truck and trailer (dump trucks, concrete transit mix trucks, semi-trucks pulling trailers) traffic volume in Cache County. The annual demand for rock products in the County will remain the same regardless of whether or not the proposed Funk-Richmond gravel pit goes into operation. Accordingly, the number of loads of rock product materials will remain the same. However, the haul routes that large transport trucks and trailers take on a daily basis will change significantly.

As shown on map M-4, there are currently six commercial gravel pit operations in Cache County. Two of the six operations have crushers, screen-boxes, hot plants, batch plants, and various material handling equipment (collectively known as process equipment) to produce asphalt, mixed concrete, road-base, and engineered backfill material (collectively known as processed rock product materials). One plant is owned and operated by Staker-Parsons which is located in Smithfield. The second plant is owned and operated by LaGrand Johnson Construction which is located in Hyrum.

It needs to be acknowledged that Geneva Rock has a batch plant that provides ready-mix concrete to general contractors and private end-users, but the plant does not have a hot plant to produce asphalt for municipal streets, state roads, driveways, parking lots, etc.

It needs to be further acknowledged that an estimated 90% plus of all pit-run material (raw material removed from gravel pits that has not been processed into asphalt, ready-mix concrete, road-base, or engineered backfill material) must be transported from gravel pits without process equipment to gravel pits with process equipment.

Currently, pit run material from the three gravel pits without process equipment must be trucked to Staker Parson's Smithfield gravel pit or to LeGrand Johnson Construction's Hyrum gravel pit. As shown on Map MP-4, the three gravel pits without process equipment include: the Maughan Wellsville gravel pit, the LeGrand Johnson Wellsville gravel pit, and the Pisgah Stone Products Sardine Canyon Gravel pit.

The pit run material from these three gravel pits must travel through existing Wellsville residential subdivisions or US89 through Sardine Canyon. Wellsville residents have expressed concern, multiple times, about heavy transport truck and trailer traffic through their respective neighborhoods on residential streets not designed, or intended, to be used for heavy construction truck and trailer traffic. US89 through Sardine Canyon has been generally considered one of the most dangerous roads in the state of Utah during unstable driving conditions caused by inclement weather.

The possible operation of the proposed Funk-Richmond gravel pit would effectively eliminate a very high percentage of the current heavy transport truck and trailer traffic through Wellsville residential communities and in Sardine Canyon. The proposed Funk-Richmond gravel pit would have the necessary processing equipment to produce the above-mentioned processed rock product materials in addition to having adequate deposits of unmined pit-run material to meet the entire demand for processed rock products in Cache County for a projected 50-year to 75-year planning period.

Additionally, by nearly eliminating heavy truck and trailer traffic through the Wellsville community and Sardine Canyon, the proposed Funk-Richmond gravel pit would effectively reduce the cost of producing processed rock product materials by an estimated \$2.1 million per year. The stated cost savings are based



on the elimination of mileage to transport pit-run materials from the existing gravel pits west of Wellsville and up Sardine Canyon to gravel pits, with rock product processing equipment, that are immediately connected to US91 and SR71; which are the main North-South arterial routes through all the residential, commercial, and industrial areas of Cache County.

#### GRAVEL PIT HAUL ROAD

As shown on Map MP-1, the proposed gravel pit haul road will encroach on the southern and southwesterly boundary of adjacent properties (Parcel No. 08-017-0012 and 08-016-0034) to access US91 at roughly 8300 North. The existing road is surfaced with compacted coarse gravel road-base that will only accommodate one-way light truck traffic. The road will need to be improved to accommodate two-way traffic for heavy transport trucks with trailers before the proposed Funk-Richmond gravel pit becomes fully operational.

The improved road will be paved according to UDOT design and construction standards for heavy construction truck and trailer wheel-loads. The basic design and construction will require 60 ft. of pavement width and a 100 ft. of private road right-of-way.

The needed intersection of the proposed gravel pit haul road and US91 will also be designed and constructed to UDOT standards allowing for adequate North-South turning lanes in addition to acceleration and deceleration lanes at the East side of US91.

UDOT's approval process for the design of intersections with state roads or federal highways is a time consuming and tedious process that can take 12 months or more. The process includes the submittal of a conditional access permit, a full description of the intersection requirements and projected use, a traffic study, construction drawings, utility plans, signal plans, grading and drainage plans, and approvals from impacted jurisdictions (Richmond City, Smithfield City, and Cache County). Terrex has initiated the process by scheduling a pre-application meeting with UDOT's Region 1 Engineer for April 8, 2025.

#### GROUNDWATER AND SPRING-WATER PUMPING/DIVERSION AND WATER QUALITY

As shown on Map M-3, there are 40 plus adjudicated water rights on the Funk-Richmond gravel pit property and surrounding properties east of US91. These adjudicated water rights are currently filed with the Utah Division of Water Rights. It needs to be acknowledged that adjudicated water rights allow water right owners to legally divert water within subbasins of a given river basin at the rate of diversion and annual volume of diversion as stated on a given certificate of water right. It also needs to be acknowledged that the rate of diversion and annual volume of diversion for any adjudicated water right was determined by complex hydraulic surface and groundwater digital models with the objective of determining that all diversions within a given subbasin are sustainable without resulting in the short or long-term loss of adjudicated surface or groundwater diversion rates by other water right owners.

Of the above-mentioned 40 plus adjudicated water rights, 30 are groundwater-well diversion rights, five are groundwater-spring diversion rights, and five are surface diversion rights. The total annual volume of all water rights is 284.55 acre-ft.; of which, 232.27 acre-ft. are adjudicated groundwater rights, 35.58 acre-ft. are adjudicated spring-water rights, and 16.70 acre-ft. are adjudicated surface rights.

The proposed Funk-Richmond gravel pit operation will require 12.6 acre-ft. of annual groundwater diversions; which accounts for all the adjudicated water rights as owned by David and Tamara Funk. The diversion will be used for dust control, office and maintenance shop water, and aggregate wash-water.

It needs to be acknowledged that the 12.6 acre-ft. of annual groundwater diversions for the operation of the proposed Funk-Richmond gravel pit accounts for 17.7% of the total adjudicated water rights for the gravel pit and immediate surrounding area. Considering that all the water rights have been adjudicated, there is little to no possibility for any reduction of groundwater pumping rates and spring-water diversion rates due to the annual water use by the proposed gravel pit.

The existing groundwater elevation in the immediate area surrounding the gravel pit is estimated at 4694 ft. The existing ground elevation of the proposed gravel pit plant site is estimated at 4850 ft. Accordingly, the elevation difference between the existing groundwater elevation and the gravel pit ground surface elevation is 156 ft. The horizontal distance from the proposed gravel pit plant to existing groundwater wells and spring-water collection systems varies from 300 ft. to 2,000 ft.

Any groundwater contamination that may be attributable to the gravel pit operation would be generated from diesel fuel spills from heavy earth-handling or earth-moving equipment or from fuel tank leakage. Heavy equipment fuel tanks usually contain less than 350 gallons with buried fuel tanks having a capacity of up to 10,000 gallons for construction equipment refueling needs.

Fuel spills from heavy equipment fuel tanks are rare but do happen. A complete spill of 350 gallons would percolate the underlying soil until the soil becomes completely saturated with diesel fuel. At that point the vertical and horizontal migration of fuel would stop creating a stagnant bulb of contaminated soil. Assuming an average saturation percentage of 40% and gravely loam soil condition, the bulb would penetrate the soil an estimated 4.0 ft. to 6.0 ft. A vertical elevation of roughly 150 ft. above the estimated groundwater elevation. Any contaminated soil resulting from a fuel spill would be easily and immediately cleaned up by an excavator with the contaminated soil trucked to a proper disposal facility or area.

Fuel leaks from a buried fuel storage tank would have a probability of contaminating the underlying soil of near zero. The proposed gravel pit plant site would install double walled and heavy gaged steel fuel storage tanks that would be placed on a curbed concrete base slab. The tanks will be installed with monitoring wells to detect fuel leakage that might infiltrate surrounding soils and threatening water quality at existing groundwater wells or spring-water collection facilities.

#### LAND RECLAMATION

After the proposed gravel pit is mined-out, meaning the removal of all surface soil and gravel material down to the lowest elevation (4740 ft.) on the 160-acre parcel of land, the property will be: 1) graded to slopes allowing for the conveyance and detention of storm water runoff without the erosion of top soil, and 2) planted with perennial pasture grasses and cold climate trees common to Cache Valley mountainscapes. It needs to be noted that steep slopes that transition existing mountain topography at the South and East boundary of the gravel pit property to the relatively flat topography of the mined-out gravel pit property will be stabilized from storm water runoff utilizing the placement of large boulders and concrete retaining walls as necessary.

All reclamation work will be completed in accordance with approved reclamation agreements and master plans as required by Cache County Code 17.13.080 (Reclamation Agreement) and 17.13.060 (Mineral Extraction and Excavation Master Plan).

#### JUSTIFICATION FOR ADDITIONAL GRAVEL PIT IN CACHE COUNTY

The total reserves (volume) of unmined soil and gravel material within Cache County was estimated utilizing a digital terrain model of digital USGS topographic elevation data. The estimates of unmined and gravel material reserves are based on the volume of material that has been mined above existing, and surrounding, ground surface elevations of immediately adjacent properties. The reserve estimates do not account for gravel pit mining operations that mine material below existing ground surface elevations (holes). The unmined soil and gravel material volume estimates are summarized for the existing gravel pits as shown on Map M4:

11,149,000 yrd <sup>3</sup>	Staker-Parsons Smithfield Gravel Pit <sup>1</sup>
0 yrd <sup>3</sup>	LeGrand Johnson Construction's Hyrum Gravel Pit <sup>1</sup>
18,446,000 yrd <sup>3</sup>	LeGrand Johnson Construction's Wellsville Gravel Pit <sup>2</sup>
50,100,100 yrd <sup>3</sup>	Maughan-Wellsville Gravel Pit <sup>2</sup>
NA	Pisgah Stone Products' Wellsville Mountain Gravel Pit <sup>2,3</sup>
NA	Geneva Rock Mendon Gravel Pit <sup>2,4</sup>
79,695,100 yrd <sup>3</sup>	Total Quantifiable Existing Unmined Soil and Gravel Material

#### Notes:

1. Gravel pits that have processing equipment to manufacture/produce asphalt, ready-mix concrete, road-base, and engineered fill material and gravel pits that are connected to the main North-South arterial routs through Cache County (US91 and /SR71).
2. Gravel pits without processing equipment to manufacture/produce asphalt, ready-mix concrete, road-base, and engineered fill material and are located considerable (13 to 21 miles) miles away from the main North-South arterial routs through Cache County (US91 and /SR71).
3. Pisgah Stone Products owns and operates a gravel pit located in the foothills of Mount Pisgah that encompasses over 6,000 acres. The reserve of unmined soil and gravel material is incalculable but is considered sufficient to provide Cache, Box Elder, and Northern Weber counties with unprocessed pit-run material for well over a 100 years.
4. Geneva Rock leases a small (estimated 10 acres more or less) gravel pit property, at an unspecified location. The leased property may be mined out in a few years based on personal conversations with Geneva Rock staff.

In consideration that the current demand for processed construction rock products, estimated at 1.10 million yrd<sup>3</sup>'s per year, it becomes apparent that the existing Cache County gravel pits have reserves of soil and gravel pit-run material to meet the demand for processed construction rock products for centuries. The argument that another gravel pit is not needed in the Cache County construction industry is a valid one; however, there are other significant considerations that need to be thoroughly evaluated and factored into any decision to either approve or deny the rezoning of the proposed Funk-Richmond gravel pit property from A-10 agricultural to an Industrial zone with a Mineral Extraction and Excavation overlay zone.

These considerations may include:

1. The current means, by which, processed construction rock products are produced in Cache County requires heavy 30-ton dump trucks and large semi-trucks pulling heavy 50-ton trailers to use residential subdivisions as daily haul roads. Residential streets are not designed for heavy construction vehicle traffic and the use of residential streets for haul roads puts local residents at unnecessary risk for vehicular accidents resulting in excessive damage to private vehicles, personal injury, and possible death to both vehicle occupants and pedestrians.
2. Heavy dump truck and semi-truck trailer traffic using US89 through Sardine Canyon can pose safety issues to other light vehicles traveling the canyon. Although US89 is a major state highway and designed to accommodate heavy truck traffic, it has relatively steep grades, winding alignments, and narrow travel lanes that become difficult to drive during significant rain and snowstorms. Prior to its widening back in the mid-1990s, US89 through Sardine Canyon was considered one of the deadliest roads in the state of Utah. It remains on lists of Utah's deadliest highways as published by several travel agencies or organizations.
3. As indicated above, the operation of the proposed Funk-Richmond gravel pit will significantly reduce travel mileage, as required by heavy material transport trucks, to haul unprocessed pit run material from the two existing gravel pits West of Wellsville and the one gravel pit up Sardine Canyon at Pisgah Mountain. As mentioned previously, the Proposed Funk-Richmond gravel pit has reserves of unmined soil and gravel material to meet Cache County's demand for processed rock products for the next 50 to 75 years. Once in operation, unmined material from the Funk-Richmond gravel pit can be processed directly into asphalt, ready-mix concrete, road-base, etc. to be hauled/transported to construction job sites or private property job sites along the US91 and SR71 arterial corridor from Lewiston to Avon without having to travel through heavily populated residential developments or steep, narrow, and winding canyon highways. It is roughly estimated that the operation of the Funk-Richmond gravel pit will reduce the annual mileage by heavy material transport trucks and trailers by 830,000 miles at a cost savings of \$2.10 million.

## SUMMARY

Benefits that can be associated with the operation of the proposed Funk-Richmond gravel pit:

1. Minimal impact on the existing and immediate rural environment of northern Cache County.
2. No impact on existing groundwater withdrawal rates or groundwater quality in the immediate watershed area.
3. Will meet the processed rock product demand in Cache County for the next 50 to 75 years.
4. Will significantly reduce heavy material transport truck traffic in existing residential communities.
5. Will effectively reduce the production cost of processed rock product materials for all gravel pit operations.

Funk-Richmond Gravel Pit  
Second Rezone Application

Page 8 of 8

March 31, 2025

Thank you for taking the time to review the attached rezone application. If there are immediate concerns, questions, or confusion regarding any of the issues or assessments given above, please contact me at your very earliest convenience.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'E. Hal Christensen', with a long horizontal line extending to the right.

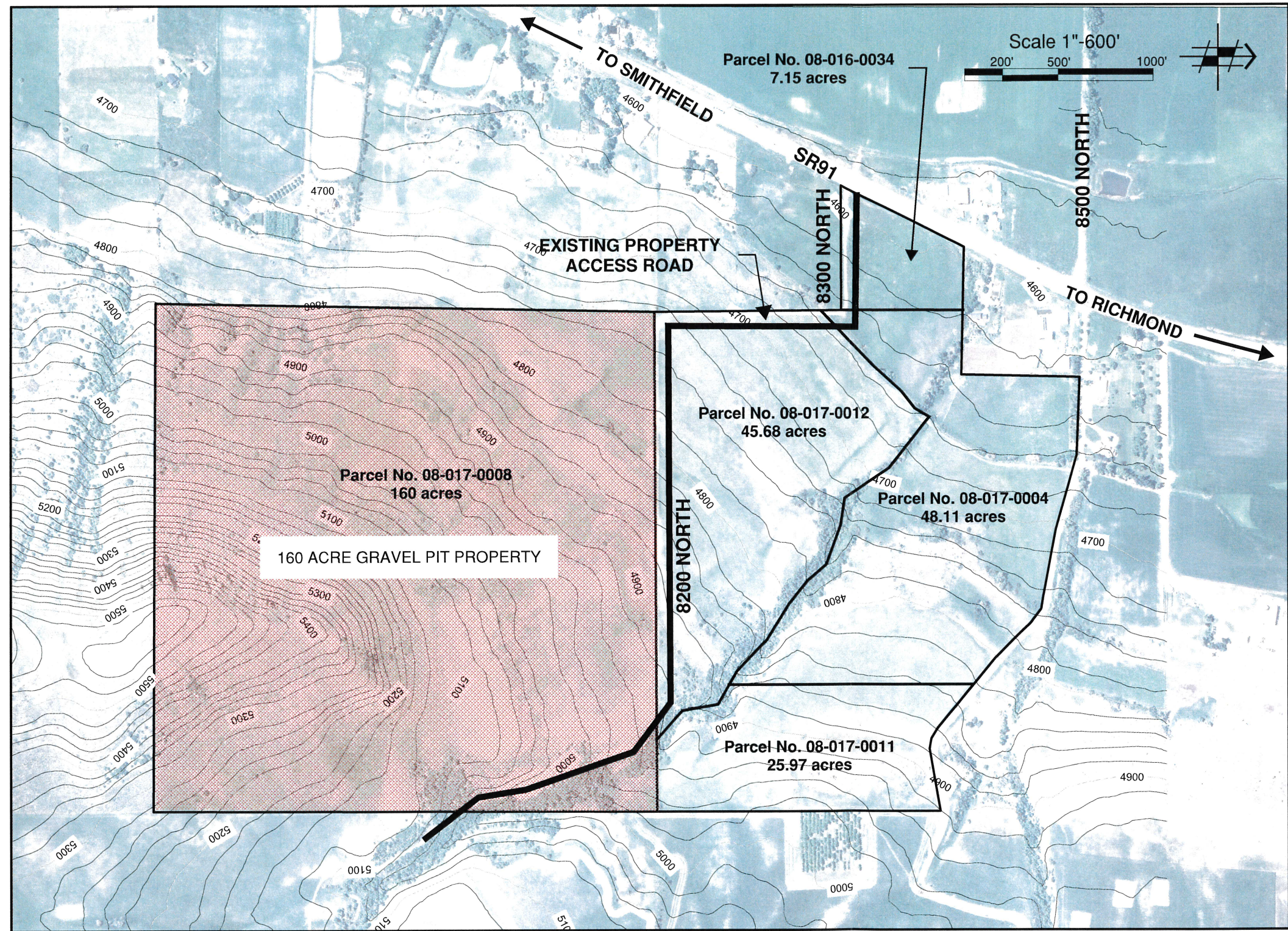
E. Hal Christensen, SE, PE  
President and Engineering Manager  
TERREX ENGINEERING & CONSTRUCTION, LLC

cc w/ attachments: Ryan Jensen

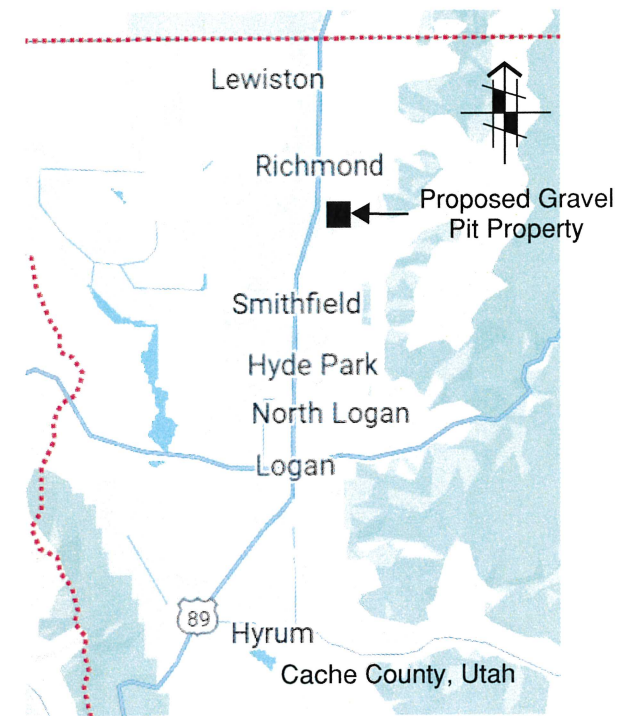
cc w/ attachments: Kathryn Castor, Realtor, Right at Home Utah Real Estate

cc w/ attachments: Denise Samples, Realtor, Equity Real Estate





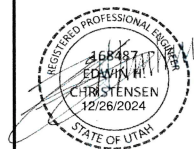
VICINITY MAP  
No Scale



Total Acreage 286.91  
Maximum Vertical Cut (ft.) 940.00  
Total Mineable Material Volume (yr<sup>3</sup>)<sup>Note 1</sup> 153.5 million  
Note 1: Above Elevation 4600 ft.

Proposed Funk-Richmond  
Gravel Pit Mining Property (160 acres)

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E. HAL CHRISTENSEN, SE, PE, CORPORATE ENGINEERING MANAGER | (801) 458-9647

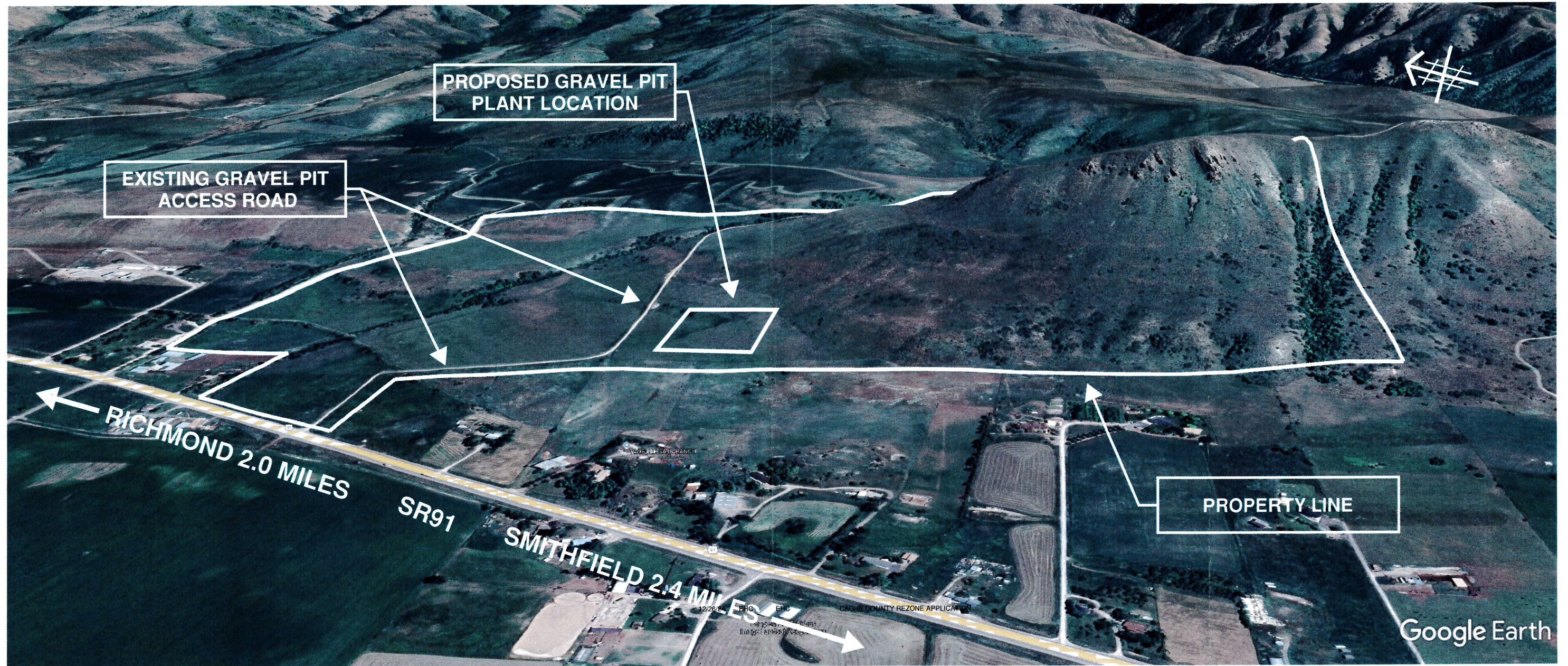
DATE	DRW	CKD	REV	SUBMITTAL
12/26/24	EHC	EHC		CACHE COUNTY REZONE APPLICATION

**FUNK-RICHMOND  
GRAVEL PIT PROPERTY**  
General Property Layout Map  
Parcel No.'s 08-017-0004, 08-017-0008,  
08-017-0011, 08-017-0012 & 08-016-0034

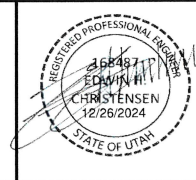
SHT MP-1 OF MP-3

**MP-1**





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 **TERREX**  
Engineering & Construction, LLC

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08-017-0012 & 08-016-0034

SHT MP-2 OF MP-3  
**MP-2**





GROUNDWATER RIGHT SUMMARY FUNK-RICHMOND GRAVEL PIT PROPERTY			
Owner	Water Right	Diversion	Ajudicated Acre-Feet
AJ Mendenhall	25-6877	Groundwater Spring	Not Given
AJ Mendenhall	25-4171	Groundwater Well	3.60
Andrew A. Knudsen	25-6061	Groundwater Well	2.00
Chris N. Ravsten	25-6252	Groundwater Spring	6.50
Chris N. Ravsten	25-11965	Groundwater Spring	1.20
Chris N. Ravsten	25-7371	Groundwater Spring	10.85
Chris N. Ravsten	25-7962	Surface	6.50
Chris N. Ravsten	25-8000	Surface	6.50
Chris N. Ravsten	25-9631	Surface	0.80
Chris W. Mullen	25-8172	Groundwater Well	10.86
Cordell J. Balls	25-6338	Groundwater Well	4.34
David Funk	25-11913	Groundwater Well	1.73
David Funk	25-00911	Groundwater Well	1.73
David Funk	25-7665	Groundwater Spring	2.80
David Funk	25-11965	Groundwater Spring	1.20
David Funk	25-11914	Groundwater Well	1.73
David Funk	25-00912	Groundwater Well	1.73
David Funk	25-11918	Groundwater Well	1.73
Forgotten Trails Land & Livestock	25-5986	Groundwater Spring	5.07
Forgotten Trails Land & Livestock	25-7540	Groundwater Spring	7.96
Forgotten Trails Land & Livestock	25-5984	Surface	1.45
Forgotten Trails Land & Livestock	25-5984	Surface	1.45
Forgotten Trails Land & Livestock	25-7165	Groundwater Well	21.72
Forgotten Trails Land & Livestock	25-9751	Groundwater Well	1.48
Hazel Stettler	25-8466	Groundwater Well	9.41
J. Hoyt	25-6059	Groundwater Well	1.82
J. Hoyt Ranches Land	25-11423	Groundwater Well	10.86
J. Hoyt Ranches Land	25-6060	Groundwater Well	21.72
John B. Seamons	25-10525	Groundwater Well	1.56
John K. Hillyard	25-6062	Groundwater Well	23.89
Lynn Davis	25-6056	Groundwater Well	1.84
Lynn Davis	25-6055	Groundwater Well	10.86
Micheal E. Jenkins	25-9647	Groundwater Well	1.61
nanete King	25-2991	Groundwater Well	4.50
Neil T. Stalder	25-8737	Groundwater Well	62.55
Paul J. Theodore	25-9171	Groundwater Well	1.73
Paul J. Theodore	25-5789	Groundwater Well	5.07
Perry R. Jensen	25-7319	Groundwater Well	10.85
Perry R. Jensen	25-11655	Groundwater Well	1.73
Richard D. Connerley	25-6700	Groundwater Well	6.52
Ronald Wanagel	25-9613	Groundwater Well	0.29
W. Nobel Erickson	25-5067	Groundwater Well	0.59
William W. Falslev	25-11527	Groundwater Well	2.22
Total All Groundwater Rights			284.55



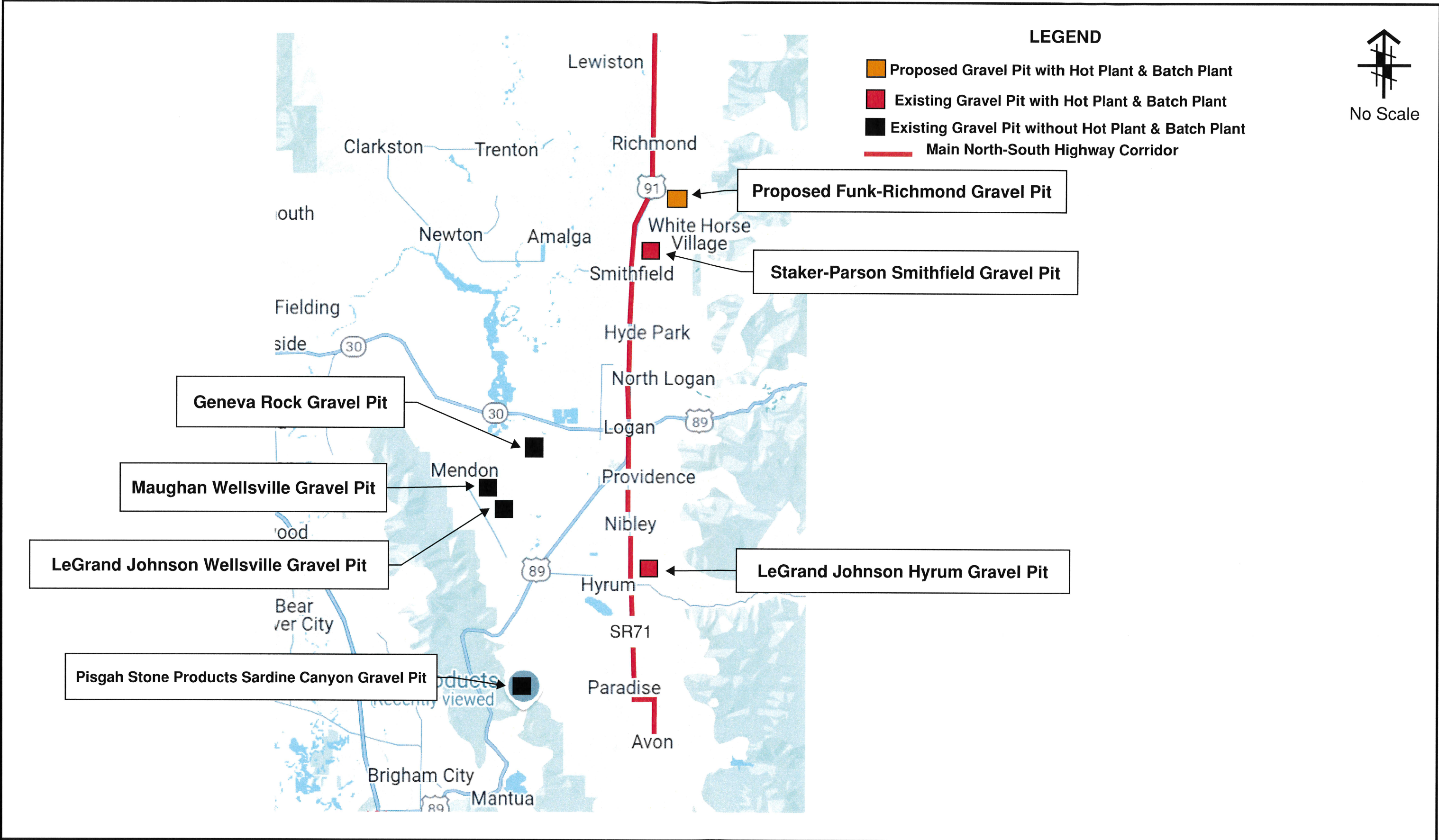
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SHT MP-3 OF MP-4

MP-3





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08-017-0012 & 08-016-0034

SHT MP-4 OF MP-4  
**MP-4**

# **Public Comments**





Conner Smith <conner.smith@cachecounty.gov>

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## Comments RE Funk-Richmond Gravel Pit Property Rezone

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**The Riehm Team** <riehmteam@protonmail.com>

Thu, May 1, 2025 at 2:57 PM

To: "conner.smith@cachecounty.gov" <conner.smith@cachecounty.gov>

TO: Cache County Planning Commission  
RE: Funk- Richmond Gravel Pit Property Rezone Application

Mr. Christensen has resubmitted an application to rezone 160 acres of Crow Mountain and surrounding land from agricultural zoning to industrial zoning with the intent to develop a gravel pit and batch plant for concrete and asphalt. His application includes a letter attempting to address many of the public comments from the previous zoning meeting. We acknowledge his attempt to allay concerns, but remain wary of the impact a gravel pit and batch plant will have on local groundwater and springs, traffic on this section of Highway 91, noise levels, and air quality.

We also question the means by which gravel excavation will be limited to the area and elevation described. What if the actual operations of the facility deviate from how it was described in the application letter and affect water quality and/or availability?

The proposed batch plant location appears to be visible from the highway at the base of Crow Mountain. This area between Smithfield and Richmond is still agricultural in nature and we request that the County preserve that zoning and deny the industrial rezone application. Please keep the area agricultural.

Respectfully,  
Andrew and Scout Riehm  
8588 N Hwy 91, Richmond UT 84333



**08-017-0008**

THE SW/4 OF SEC 11 T 13N R 1E CONT 160 AC  
SUBJ TO R/W ESMNT SEE ENTRY #1310665



**CACHE COUNTY  
ORDINANCE NO. 2025-21**

**AN ORDINANCE ESTABLISHING A TEMPORARY LAND USE REGULATION PROHIBITING NEW  
OR AMENDED SUBDIVISIONS WITH MORE THAN 5 BUILDABLE LOTS**

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

**WHEREAS**, pursuant to the Act, §17-27a-504(1)(a), a county legislative body may enact an ordinance establishing a temporary land use regulation for any part or all of the area within the county if the legislative body makes a finding of compelling, countervailing public interest; and

**WHEREAS**, pursuant to the Act, §17-27a-504(1)(b), a temporary land use regulation may prohibit or regulate any subdivision approval; and

**WHEREAS**, the County Council finds that enacting a temporary land use regulation prohibiting new or amended subdivisions with more than 5 buildable lots was an issue of compelling, countervailing public interest as the availability of water and the water quality for larger subdivisions lots is a serious area of concern for the future residents of those subdivisions as well as existing residents adjacent to those subdivisions whose access to water is directly impacted; and

**WHEREAS**, the Act allows the County Council to establish a temporary land use regulation not to exceed 180 days; and

**WHEREAS**, the Cache County Council has determined that it is both necessary and appropriate for the County to implement this ordinance based on findings of compelling, countervailing public interest in order to amend County Code to implement comprehensive water, sewer, and other necessary standards related to subdivisions with more than 5 lots to promote the public health, safety, and welfare.

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

**SECTION 1:**

Section 16.04.130 of Cache County Code is added to read as follows:



### Section 16.04.130: TEMPORARY PROHIBITION ON LARGE SUBDIVISIONS

New subdivisions with more than 5 proposed buildable lots are prohibited for 180 days from the effective date of passage and approval by the County Council. This prohibition also applies to subdivision amendments that would create a 6th lot or more in an existing subdivision.

#### SECTION 2:

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

PASSED AND APPROVED BY THE COUNTY COUNCIL OF CACHE COUNTY, UTAH  
THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2025.

#### **Council Vote and Final Action**

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

Cache County:

Attest:

\_\_\_\_\_  
Sandi Goodlander, Chair

\_\_\_\_\_  
Bryson Behm, County Clerk





## **Action of the County Executive**

Regarding Ordinance 2025-21, Subdivision Development Moratorium

\_\_\_\_\_ Approve

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

---

David Zook

Cache County Executive

Date



**CACHE COUNTY**  
**ORDINANCE NO. 2025 - 20**

**AMENDING THE CACHE COUNTY CONSOLIDATED FEE SCHEDULE TO AMEND  
FEE ASSESSMENTS RELATED TO 911 SERVICES**

- (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 is authorized to provide services and perform functions related to the safety, health, and welfare of its inhabitants, and to charge reasonable and fair fees for such services based on the actual costs incurred, pursuant to Utah Code Ann. §§ 17-50-302(1)(a)(ii) and 17-34-1(2)(b)(ii); and
- (C) WHEREAS, Cache County is a party to the Interlocal Agreement for Dispatch Services with Logan City, originally executed on July 21, 2017, which governs the provision of dispatch services, and for which Amendment No. 1 has been duly agreed to in order to adjust the assessment for these services due to increased demand and cost; and
- (D) WHEREAS, the County Council believes it is necessary and appropriate to adopt an amendment to the Cache County Consolidated Fee Schedule to meet the obligations detailed in “Amendment No.1” to ensure continued public emergency response services; and

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

SECTION 1: The Cache County Consolidated Fee Schedule Fee for Action “911 - All Classes” shall be amended to read as follows, with a redline version attached as “Exhibit A”:

FEE SCHEDULE

CACHE COUNTY CONSOLIDATED FEE SCHEDULE

CLERK/AUDITOR OFFICE

General Clerk/Auditor Fees		
Action	Fee	Utah State Code Reference
[...]	[...]	[...]
911 - All Classes	\$3.30	17-50-301(1)(a)



**CACHE COUNTY**  
**ORDINANCE NO. 2025 - 20**

**SECTION 2:**

The Cache County Council shall, in no more than 12 months' time, review the fee change detailed in "Section 1" above for additional increases to meet the compounded 3% annual fee increases obligations found in the aforementioned amendment to the Interlocal Agreement for Dispatch Services between Cache County and Logan City.

**SECTION 3:**

This ordinance will take effect fifteen (15) days following its passage and approval by the County Council.



**CACHE COUNTY**  
**ORDINANCE NO. 2025 - 20**

PASSED AND APPROVED BY THE COUNTY COUNCIL OF CACHE COUNTY, UTAH  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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

**CACHE COUNTY:**

**ATTEST:**

By: \_\_\_\_\_  
Sandi Goodlander, Council Chair

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





**CACHE COUNTY**  
**ORDINANCE NO. 2025 - 20**

**ACTION OF THE COUNTY EXECUTIVE:**

☐ Approved  
☐ Disapproved (written statement of objection attached)

By: \_\_\_\_\_  
David Zook, County Executive                      Date



**CACHE COUNTY**  
**ORDINANCE NO. 2025 - 20**

**EXHIBIT A**

FEE SCHEDULE

CACHE COUNTY CONSOLIDATED FEE SCHEDULE

CLERK/AUDITOR OFFICE

General Clerk/Auditor Fees		
Action	Fee	Utah State Code Reference
[...]	[...]	[...]
911 - All Classes	<del>\$3.00</del> 3.30	17-50-301(1)(a)



**CACHE COUNTY**  
**RESOLUTION NO. 2025 - 27**

**A RESOLUTION MAKING AMENDMENTS TO THE 2025 BUDGET**

- (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, The Cache County Council, in a duly convened meeting, pursuant to Sections 17-36-12 through 17-36-26, Utah Code Annotated, 1953 as amended, finds that certain adjustments to the Cache County budget for 2025 are reasonable and necessary; and
- (C) WHEREAS, said budget has been reviewed by the County Executive with all affected department heads; and
- (D) WHEREAS, a duly called hearing has been held and all interested parties have been given an opportunity to be heard; and
- (E) WHEREAS, the County Council has given due consideration to matters discussed at the public hearing and to any revised estimates of revenues; and
- (F) WHEREAS, it is in the best interest of the County that the following adjustments to the Cache County budget be made.

NOW, THEREFORE, BE IT RESOLVED by the County Council of Cache County, Utah, that:

**SECTION 1.**

The adjustments and amendments detailed in the attached document labeled Exhibit A are hereby made to the 2025 budget for Cache County.

**SECTION 2.**

Other than as specifically set forth above, all other matters set forth in the 2025 budget shall remain in full force and effect.

**SECTION 3.**

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



**CACHE COUNTY**  
**RESOLUTION NO. 2025 - 27**

PASSED AND APPROVED BY THE COUNTY COUNCIL OF CACHE COUNTY, UTAH  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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

**CACHE COUNTY:**

**ATTEST:**

By: \_\_\_\_\_  
Sandi Goodlander, Council Chair

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





**CACHE COUNTY**  
**RESOLUTION NO. 2025 - 27**

**EXHIBIT A**

**“Budget Amendment – 06.24.2025”**

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Cache  
County  
- 1857 -

## 2025 Budget Amendment Account Detail

Hearing Date: 06.24.2025; Vote Date: 06.24.2025

Account	Title	Amount	Source or Department	Fund
<b>Personnel Management</b>				<b>Amy Adams</b>
1.	Sheriff requested to move budget from 480 to capital to fund capital request of motorcycle rotation (sale of old and purchase of new). Requesting to use			
100-4112-110	FULL TIME EMPLOYEES	1,337	Council	General (100)
100-4112-130	EMPLOYEE BENEFITS	357	Council	General (100)
100-4126-110	FULL TIME EMPLOYEES	4,977	Public Defender	General (100)
100-4126-130	EMPLOYEE BENEFITS	1,370	Public Defender	General (100)
100-4131-110	FULL TIME EMPLOYEES	5,148	Executive Office	General (100)
100-4131-130	EMPLOYEE BENEFITS	1,443	Executive Office	General (100)
100-4132-110	FULL TIME EMPLOYEES	11,701	Finance	General (100)
100-4132-120	PART TIME EMPLOYEES	203	Finance	General (100)
100-4132-130	EMPLOYEE BENEFITS	3,190	Finance	General (100)
100-4134-110	FULL TIME EMPLOYEES	5,267	Human Resources	General (100)
100-4134-130	EMPLOYEE BENEFITS	1,408	Human Resources	General (100)
100-4135-110	FULL TIME EMPLOYEES	5,950	GIS	General (100)
100-4135-130	EMPLOYEE BENEFITS	1,627	GIS	General (100)
100-4136-110	FULL TIME EMPLOYEES	18,231	IT	General (100)
100-4136-130	EMPLOYEE BENEFITS	5,004	IT	General (100)
100-4141-110	FULL TIME EMPLOYEES	2,448	Auditor	General (100)
100-4141-130	EMPLOYEE BENEFITS	545	Auditor	General (100)
100-4142-110	FULL TIME EMPLOYEES	2,787	Clerk	General (100)
100-4142-120	PART TIME EMPLOYEES	1,169	Clerk	General (100)
100-4142-130	EMPLOYEE BENEFITS	671	Clerk	General (100)
100-4144-110	FULL TIME EMPLOYEES	6,232	Recorder	General (100)
100-4144-120	PART TIME EMPLOYEES	1,069	Recorder	General (100)
100-4144-130	EMPLOYEE BENEFITS	1,796	Recorder	General (100)
100-4145-110	FULL TIME EMPLOYEES	43,681	Attorney	General (100)
100-4145-120	PART TIME EMPLOYEES	75	Attorney	General (100)
100-4145-130	EMPLOYEE BENEFITS	12,674	Attorney	General (100)
100-4148-110	FULL TIME EMPLOYEES	7,732	Victim Advocate	General (100)
100-4148-130	EMPLOYEE BENEFITS	2,187	Victim Advocate	General (100)
100-4160-110	FULL TIME EMPLOYEES	3,449	Buildings and Grounds	General (100)
100-4160-120	PART TIME EMPLOYEES	2,360	Buildings and Grounds	General (100)
100-4160-130	EMPLOYEE BENEFITS	1,348	Buildings and Grounds	General (100)
100-4170-110	FULL TIME EMPLOYEES	1,909	Elections	General (100)
100-4170-120	PART TIME EMPLOYEES	1,095	Elections	General (100)
100-4170-130	EMPLOYEE BENEFITS	632	Elections	General (100)
100-4215-110	FULL TIME EMPLOYEES	6,159	Sheriff: Administration	General (100)
100-4215-120	PART TIME EMPLOYEES	1,057	Sheriff: Administration	General (100)
100-4215-130	EMPLOYEE BENEFITS	1,818	Sheriff: Administration	General (100)
100-4214-110	FULL TIME EMPLOYEES	3,149	Sheriff	General (100)
100-4214-120	PART TIME EMPLOYEES	1,340	Sheriff	General (100)
100-4214-130	EMPLOYEE BENEFITS	813	Sheriff	General (100)
100-4210-110	FULL TIME EMPLOYEES	2,140	Sheriff: Criminal	General (100)
100-4210-130	EMPLOYEE BENEFITS	602	Sheriff: Criminal	General (100)
100-4211-110	FULL TIME EMPLOYEES	1,857	Sheriff: Support Services	General (100)

\*Yellow highlighted numbers are signifying changes since draft copy.

100-4211-120	PART TIME EMPLOYEES	1,804	Sheriff: Support Services	General (100)
100-4211-130	EMPLOYEE BENEFITS	698	Sheriff: Support Services	General (100)
100-4230-110	FULL TIME EMPLOYEES	7,221	Sheriff: Corrections	General (100)
100-4230-130	EMPLOYEE BENEFITS	1,976	Sheriff: Corrections	General (100)
100-4253-110	FULL TIME EMPLOYEES	2,906	Animal Control	General (100)
100-4253-130	EMPLOYEE BENEFITS	805	Animal Control	General (100)
100-4254-110	FULL TIME EMPLOYEES	3,746	Animal Impound	General (100)
100-4254-120	PART TIME EMPLOYEES	1,227	Animal Impound	General (100)
100-4254-130	EMPLOYEE BENEFITS	1,207	Animal Impound	General (100)
100-4255-110	FULL TIME EMPLOYEES	1,531	Emergency Management	General (100)
100-4255-120	PART TIME EMPLOYEES	485	Emergency Management	General (100)
100-4255-130	EMPLOYEE BENEFITS	935	Emergency Management	General (100)
100-4265-110	FULL TIME EMPLOYEES	26,358	Fire	General (100)
100-4265-120	PART TIME EMPLOYEES	10,095	Fire	General (100)
100-4265-130	EMPLOYEE BENEFITS	8,164	Fire	General (100)
100-4410-110	FULL TIME EMPLOYEES	3,864	Public Works Admin	General (100)
100-4410-130	EMPLOYEE BENEFITS	1,073	Public Works Admin	General (100)
100-4415-110	FULL TIME EMPLOYEES	25,922	Roads	General (100)
100-4415-130	EMPLOYEE BENEFITS	7,430	Roads	General (100)
100-4450-110	FULL TIME EMPLOYEES	4,953	Vegetation Management	General (100)
100-4450-130	EMPLOYEE BENEFITS	1,447	Vegetation Management	General (100)
100-4475-110	FULL TIME EMPLOYEES	1,164	Engineering	General (100)
100-4475-130	EMPLOYEE BENEFITS	323	Engineering	General (100)
100-4511-110	FULL TIME EMPLOYEES	6,815	Fairgrounds	General (100)
100-4511-120	PART TIME EMPLOYEES	1,514	Fairgrounds	General (100)
100-4511-130	EMPLOYEE BENEFITS	2,081	Fairgrounds	General (100)
100-4581-110	FULL TIME EMPLOYEES	1,183	Library Services	General (100)
100-4581-120	PART TIME EMPLOYEES	965	Library Services	General (100)
100-4581-130	EMPLOYEE BENEFITS	424	Library Services	General (100)
100-4620-120	PART TIME EMPLOYEES	251	Fair	General (100)
100-4620-130	EMPLOYEE BENEFITS	31	Fair	General (100)
100-4780-110	FULL TIME EMPLOYEES	2,014	Trails Management	General (100)
100-4780-130	EMPLOYEE BENEFITS	559	Trails Management	General (100)
100-4112-999	TAX ADMIN - COUNCIL 10%	-169	Council	General (100)
100-4131-999	TAX ADMIN - EXECUTIVE 15%	-989	Executive Office	General (100)
100-4132-999	TAX ADMIN - FINANCE 10%	-1,509	Finance	General (100)
100-4134-999	TAX ADMIN - HUMAN RESOURCE 15%	-1,001	Human Resources	General (100)
100-4135-999	TAX ADMIN - GIS 60%	-4,546	GIS	General (100)
100-4136-999	TAX ADMIN - IT 30%	-6,971	IT	General (100)
100-4141-999	TAX ADMIN - AUDITOR 86%	-2,574	Auditor	General (100)
100-4145-999	TAX ADMIN - ATTORNEY 9%	-5,079	Attorney	General (100)
100-4160-999	TAX ADMIN - BLDG & GROUNDS 31%	-2,218	Buildings and Grounds	General (100)
100-38-90000	APPROPRIATED FUND BALANCE	-286,104	Use of Fund Balance	General (100)
150-4099-912	TAX ADMIN - COUNCIL 10%	-169	Tax Administration Allocation	Tax Administration (150)
150-4099-931	TAX ADMIN - EXECUTIVE 15%	-989	Tax Administration Allocation	Tax Administration (150)
150-4099-932	TAX ADMIN - FINANCE 10%	-1,509	Tax Administration Allocation	Tax Administration (150)
150-4099-934	TAX ADMIN - HUMAN RESOURCE 15%	-1,001	Tax Administration Allocation	Tax Administration (150)
150-4099-935	TAX ADMIN - GIS 60%	-4,546	Tax Administration Allocation	Tax Administration (150)
150-4099-936	TAX ADMIN - IT 30%	-6,971	Tax Administration Allocation	Tax Administration (150)
150-4099-941	TAX ADMIN - AUDITOR 86%	-2,574	Tax Administration Allocation	Tax Administration (150)
150-4099-945	TAX ADMIN - ATTORNEY 9%	-5,079	Tax Administration Allocation	Tax Administration (150)
150-4099-960	TAX ADMIN - BLDG & GROUNDS 31%	-2,218	Tax Administration Allocation	Tax Administration (150)
150-38-90000	APPROPRIATED FUND BALANCE	-17,236	Use of Fund Balance	Tax Administration (150)

\*Yellow highlighted numbers are signifying changes since draft copy.

150-4136-110	FULL TIME EMPLOYEES	6,858	IT	Tax Administration (150)
150-4136-130	EMPLOYEE BENEFITS	1,917	IT	Tax Administration (150)
150-4143-110	FULL TIME EMPLOYEES	3,425	Treasurer	Tax Administration (150)
150-4143-130	EMPLOYEE BENEFITS	939	Treasurer	Tax Administration (150)
150-4146-110	FULL TIME EMPLOYEES	22,757	Assessor	Tax Administration (150)
150-4146-130	EMPLOYEE BENEFITS	6,398	Assessor	Tax Administration (150)
200-4175-110	FULL TIME EMPLOYEES	3,902	Development Services Admin	Municipal Services (200)
200-4175-130	EMPLOYEE BENEFITS	1,055	Development Services Admin	Municipal Services (200)
200-4180-110	FULL TIME EMPLOYEES	6,764	Zoning Administration	Municipal Services (200)
200-4180-130	EMPLOYEE BENEFITS	1,817	Zoning Administration	Municipal Services (200)
200-4241-110	FULL TIME EMPLOYEES	10,775	Building Inspection	Municipal Services (200)
200-4241-130	EMPLOYEE BENEFITS	3,013	Building Inspection	Municipal Services (200)
200-4410-110	FULL TIME EMPLOYEES	3,864	Public Works Admin	Municipal Services (200)
200-4410-130	EMPLOYEE BENEFITS	1,073	Public Works Admin	Municipal Services (200)
200-4475-110	FULL TIME EMPLOYEES	3,491	Engineering	Municipal Services (200)
200-4475-130	EMPLOYEE BENEFITS	968	Engineering	Municipal Services (200)
230-4780-110	FULL TIME EMPLOYEES	3,015	Cache Valley Visitor's Bureau	Visitor's Bureau (230)
230-4780-120	PART TIME EMPLOYEES	735	Cache Valley Visitor's Bureau	Visitor's Bureau (230)
230-4780-130	EMPLOYEE BENEFITS	850	Cache Valley Visitor's Bureau	Visitor's Bureau (230)
240-4970-110	FULL TIME EMPLOYEES	6,028	Nutrition	Senior Center (240)
240-4970-120	PART TIME EMPLOYEES	1,194	Nutrition	Senior Center (240)
240-4970-130	EMPLOYEE BENEFITS	1,808	Nutrition	Senior Center (240)
240-4971-110	FULL TIME EMPLOYEES	3,241	Senior Center	Senior Center (240)
240-4971-120	PART TIME EMPLOYEES	437	Senior Center	Senior Center (240)
240-4971-130	EMPLOYEE BENEFITS	944	Senior Center	Senior Center (240)
240-4974-110	FULL TIME EMPLOYEES	2,976	Access	Senior Center (240)
240-4974-130	EMPLOYEE BENEFITS	825	Access	Senior Center (240)
277-4460-110	FULL TIME EMPLOYEES	2,825	Airport	Airport (277)
277-4460-120	PART TIME EMPLOYEES	1,186	Airport	Airport (277)
277-4460-130	EMPLOYEE BENEFITS	955	Airport	Airport (277)
290-4149-110	FULL TIME EMPLOYEES	4,192	Children's Services	Children's Justice Center (290)
290-4149-120	PART TIME EMPLOYEES	230	Children's Services	Children's Justice Center (290)
290-4149-130	EMPLOYEE BENEFITS	1,008	Children's Services	Children's Justice Center (290)
200-38-90000	APPROP. FUND BALANCE - ROADS	-36,720	Use of Fund Balance	Municipal Services (200)
230-38-90000	APPROPRIATED FUND BALANCE	-4,600	Use of Fund Balance	Visitor's Bureau (230)
240-38-90000	APPROPRIATED FUND BALANCE	-17,451	Use of Fund Balance	Senior Center (240)
277-38-90000	APPROPRIATED FUND BALANCE	-4,966	Use of Fund Balance	Airport (277)
290-38-90000	APPROPRIATED FUND BALANCE	-5,430	Use of Fund Balance	Children's Justice Center (290)

### Sheriff: Administration

Chad Jensen

2.	Sheriff requested to move budget from 480 to capital to fund capital request of motorcycle rotation (sale of old and purchase of new). Requesting to use			
100-4215-480	SPECIAL DEPARTMENT SUPPLIES	-10,900	Sheriff: Administration	General (100)
100-4810-400	TRANSFER OUT - CAPITAL PROJECT	10,900	Transfers to Other Funds	General (100)
400-38-10100	TRANSFER IN - GENERAL FUND	-10,900	Transfers from Other Funds	Capital Projects (400)
400-4215-740	CAPITALIZED EQUIPMENT	21,600	Administration Facilities	Capital Projects (400)
400-36-51000	SALE OF CAPITAL ASSETS	-10,700	Miscellaneous Revenue	Capital Projects (400)

### Sheriff: Criminal

Chad Jensen

3.	Cache County School District Contract was amended to address training for school district employees.			
100-4210-120	PART TIME EMPLOYEES	72,500	Sheriff: Criminal	General (100)
100-4210-130	EMPLOYEE BENEFITS	6,250	Sheriff: Criminal	General (100)
100-34-22101	CACHE COUNTY SCHOOLS CONTRACT	-78,750	Charges for Services	General (100)

\*Yellow highlighted numbers are signifying changes since draft copy.



Administration Facilities					David Zook
4.	To repair the sewer line on the courthouse property.				
400-4160-730	IMPROVEMENTS	70,000	Administration Facilities	Capital Projects (400)	
400-38-10100	TRANSFER IN - GENERAL FUND	-70,000	Transfers from Other Funds	Capital Projects (400)	
100-4810-400	TRANSFER OUT - CAPITAL PROJECT	70,000	Transfers to Other Funds	General (100)	
100-38-90000	APPROPRIATED FUND BALANCE	-70,000	Use of Fund Balance	General (100)	
ARPA Fund					Council
5.	Change accounts for Trails ARPA project: Deep Canyon BST Trailhead - move to improvements account, request to correct so budget is in correct				
485-4780-740	CAPITALIZED EQUIPMENT	-521,000	Use of Fund Balance	ARPA Capital Projects Fund (485)	
485-4780-730	IMPROVEMENTS	521,000	Miscellaneous Revenue	ARPA Capital Projects Fund (485)	
Attorney					Taylor Sorenson
6.	To move the budget from part-time and benefit costs to full-time.				
100-4145-110	FULL TIME EMPLOYEES	56,558	Attorney	General (100)	
100-4145-120	PART TIME EMPLOYEES	-12,386	Attorney	General (100)	
100-4145-130	EMPLOYEE BENEFITS	-44,172	Attorney	General (100)	
Personnel Management					Amy Adams
7.	To add \$15,000 to the budget for legal fees for Personnel Management.				
100-4134-310	PROFESSIONAL & TECHNICAL	15,000	Human Resources	General (100)	
100-38-90000	APPROPRIATED FUND BALANCE	-15,000	Use of Fund Balance	General (100)	
RAPZ/RESTAURANT					Council
8.	RAPZ/Restaurant Awards 2025				
260-4784-920	CULTURAL FACILITIES	50,000	Facility Awards	Restaurant Tax (260)	
260-4784-925	RECREATION FACILITIES	2,203,664	Facility Awards	Restaurant Tax (260)	
260-4784-930	TOURISM FACILITIES	397,900	Facility Awards	Restaurant Tax (260)	
260-38-90000	APPROPRIATED FUND BALANCE	-2,651,564	Use of Fund Balance	Restaurant Tax (260)	
265-4786-920	CULTURAL FACILITIES	150,000	Facility Awards	RAPZ Tax (265)	
265-4786-925	RECREATION FACILITIES	668,603	Facility Awards	RAPZ Tax (265)	
265-4786-926	RECREATION - POPULATION AWARDS	411,036	Facility Awards	RAPZ Tax (265)	
265-4786-920	CULTURAL FACILITIES	1,285,000	Facility Awards	RAPZ Tax (265)	
265-4788-940	ZOO ORGANIZATIONS	274,024	Program Awards	RAPZ Tax (265)	
265-38-90000	APPROPRIATED FUND BALANCE	-2,788,663	Use of Fund Balance	RAPZ Tax (265)	
Fairgrounds & Trails					Council
9.	Fairgrounds & Trails- Request for Fan upgrade in indoor arena for <b>RAPZ Population amount Unincorporated County</b> of \$76,000 and trails programing				
400-4511-730	IMPROVEMENTS	74,000	Fairgrounds Facilities	Capital Projects (400)	
400-38-10200	TRANSFER IN - MUNICIPAL SERVIC	-74,000	Transfers from Other Funds	Capital Projects (400)	
200-38-90000	APPROP. FUND BALANCE - ROADS	176,000	Use of Fund Balance	Municipal Services (200)	
200-4810-400	TRANSFER OUT - CAPITAL PROJECT	74,000	Transfers to Other Funds	Municipal Services (200)	
200-2972000	RESTRICTED - RAPZ POPULATION	-250,000	Use of Fund Balance	Municipal Services (200)	
Clerk					Bryson Behm
10.	Clerk - Request Payroll Increase to Elections Supervisor effective 7/1/2025 for remainder of year				
100-4170-110	FULL TIME EMPLOYEES	3,224	Elections	General (100)	
100-4170-130	EMPLOYEE BENEFITS	1,310	Elections	General (100)	
100-38-90000	APPROPRIATED FUND BALANCE	-4,534	Use of Fund Balance	General (100)	
Airport					Bob Low
11.	Airport - Request to purchase software program and reallocate funds from 250 to 311 - rename 311 to Software packages				
277-4460-311	SOFTWARE PACKAGES	12,000	Airport	Airport (277)	

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277-4460-250	EQUIPMENT SUPPLIES & MAINT	-12,000	Airport	Airport (277)
<b>12. Airport - Request to transfer funds to fund Airport Software Recommended by FAA</b>				
277-4460-311	SOFTWARE PACKAGES	5,000	Airport	Airport (277)
277-4460-250	EQUIPMENT SUPPLIES & MAINT	-5,000	Airport	Airport (277)
<b>13. Airport - Request purchase of Foreign Object Debris removal equipment.</b>				
477-4460-740	CAPITALIZED EQUIPMENT	10,000	Airport	Airport Capital Projects (477)
477-38-10277	TRANSFER IN - AIRPORT	-10,000	Transfers from Other Funds	Airport Capital Projects (477)
277-4800-477	TRANSFER OUT - AIRPORT CAPITAL	10,000	Transfers to Other Funds	Airport (277)
277-38-90000	APPROPRIATED FUND BALANCE	-10,000	Use of Fund Balance	Airport (277)
<b>Executive</b>				<b>David Zook</b>
<b>14. Executive - Request to add funds to Pay for Cache Waste Consortium Annual Fee</b>				
200-4423-200	WASTE COLLECTION COSTS	1,811	Sanitation and Waste Collec	Municipal Services (200)
200-38-92000	APPROP FUND BALANCE - MSF	-1,811	Use of Fund Balance	Municipal Services (200)
<b>Senior Center</b>				<b>Giselle Madrid</b>
<b>15. Senior Center - Request additional funds to purchase a vehicle</b>				
400-4971-740	CAPITALIZED EQUIPMENT	7,356	Senior Center Facilities	Capital Projects (400)
400-38-10100	TRANSFER IN - GENERAL FUND	-7,356	Transfers from Other Funds	Capital Projects (400)
100-4810-240	TRANSFER OUT - SENIOR CENTER	7,356	Transfers to Other Funds	General (100)
100-38-90000	APPROPRIATED FUND BALANCE	-7,356	Use of Fund Balance	General (100)
240-4810-400	TRANSFER OUT - CAPITAL PROJECT	7,356	Transfers Out	Senior Center (240)
240-38-10100	TRANSFER IN - GENERAL FUND	-7,356	Transfers from Other Funds	Senior Center (240)
<b>16. Senior Center- Request emergency funds to repair walk in refrigerator</b>				
400-4971-740	CAPITALIZED EQUIPMENT	11,450	Senior Center Facilities	Capital Projects (400)
400-38-10100	TRANSFER IN - GENERAL FUND	-11,450	Transfers from Other Funds	Capital Projects (400)
100-4810-240	TRANSFER OUT - SENIOR CENTER	11,450	Transfers to Other Funds	General (100)
100-38-90000	APPROPRIATED FUND BALANCE	-11,450	Use of Fund Balance	General (100)
240-4810-400	TRANSFER OUT - CAPITAL PROJECT	11,450	Transfers Out	Senior Center (240)
240-38-10100	TRANSFER IN - GENERAL FUND	-11,450	Transfers from Other Funds	Senior Center (240)
<b>Fire</b>				<b>Rod Hammer</b>
<b>17. Fire - Request to transfer funds to cover Fire Instructors</b>				
200-4220-330	EDUCATION & TRAINING	5,000	Fire-EMS	Municipal Services (200)
200-4220-460	DEPT ALLOCATIONS	-5,000	Fire-EMS	Municipal Services (200)
<b>18. Fire - Received Donation from U.S. Charitable Gift Trust</b>				
795-38-72120	CONTRIBUTIONS - FIRE	-15,000	Public Contributions	Cache County Community Foundation (795)
795-4810-400	TRANSFER OUT - CAPITAL PROJECT	15,000	Transfers to Other Funds	Cache County Community Foundation (795)
400-38-10795	TRANSFER IN - CCCF	-15,000	Transfers from Other Funds	Capital Projects (400)
400-4265-720	BUILDINGS	15,000	Fire	Capital Projects (400)
<b>RAPZ</b>				<b>Council</b>
<b>19. 2024 RAPZ &amp; Restaurant Award - Cache Valley Recreation Center Feasibility Study</b>				
200-4180-310	PROFESSIONAL & TECHNICAL	75,000	Zoning Administration	Municipal Services (200)
200-38-10795	TRANSFER IN - CCCF	-75,000	Transfers from Other Funds	Municipal Services (200)
265-4810-200	TRANSFER OUT - MUNI SERV FUND	75,000	Transfers to Other Funds	RAPZ Tax (265)
200-38-90000	APPROP. FUND BALANCE - ROADS	-75,000	Use of Fund Balance	Municipal Services (200)
<b>Visitor's Bureau</b>				<b>Julie Terrill</b>

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20.	<a href="#">Visitor's Bureau - 2023 Utah.com Invoice paid it in March 2025</a>				
230-4780-490	ADVERTISING & PROMOTIONS	15,200	Cache Valley Visitor's Bureau	Visitor's Bureau (230)	
230-38-90000	APPROPRIATED FUND BALANCE	-15,200	Use of Fund Balance	Visitor's Bureau (230)	
21.	Visitor's Bureau - Request for newly announced bi-annual international publication distributed by Utah Office of Tourism, New contract with Graff PR				
230-4780-490	ADVERTISING & PROMOTIONS	28,000	Cache Valley Visitor's Bureau	Visitor's Bureau (230)	
230-38-90000	APPROPRIATED FUND BALANCE	-28,000	Use of Fund Balance	Visitor's Bureau (230)	
22.	Visitor's Bureau - Fund full of exterior signage at the historic courthouse with Transient Room Tax				
230-4810-400	TRANSFER OUT - CAPITAL PROJECT	30,000	Transfers to Other Funds	Visitor's Bureau (230)	
230-38-90000	APPROPRIATED FUND BALANCE	-30,000	Use of Fund Balance	Visitor's Bureau (230)	
400-4780-730	IMPROVEMENTS	30,000	Cache Valley Visitor's Bureau	Capital Projects (400)	
400-38-10230	TRANSFER IN - VISITORS BUREAU	-30,000	Transfers from Other Funds	Capital Projects (400)	
23.	Visitor's Bureau - Request to cover one-time expenses for overhauling out entire register and inventory system				
230-4780-250	EQUIPMENT SUPPLIES & MAINT	1,500	Cache Valley Visitor's Bureau	Visitor's Bureau (230)	
230-38-90000	APPROPRIATED FUND BALANCE	-1,500	Use of Fund Balance	Visitor's Bureau (230)	
24.	Visitor's Bureau - Construct bathrooms in conjunction with the Forest Services and Cache County Public Works				
230-4780-920	CONTRIBUTIONS TO OTHER UNITS	200,000	Cache Valley Visitor's Bureau	Visitor's Bureau (230)	
230-38-90000	APPROPRIATED FUND BALANCE	-200,000	Use of Fund Balance	Visitor's Bureau (230)	
Development Services Admin					
Angie Zetterquist					
25.	Development Services - Professional Fees for Development Review related costs				
200-4180-310	PROFESSIONAL & TECHNICAL	35,000	Zoning Administration	Municipal Services (200)	
200-38-92000	APPROP FUND BALANCE - MSF	-35,000	Use of Fund Balance	Municipal Services (200)	
26.	Development Services - Centricity Software Permit				
200-4175-311	SOFTWARE PACKAGES	22,000	Development Services Adm	Municipal Services (200)	
200-38-92000	APPROP FUND BALANCE - MSF	-22,000	Use of Fund Balance	Municipal Services (200)	
Open Space					
David Zook					
27.	Cache County Community Foundation Donation for Open Space \$500,000				
795-38-72480	CONTRIBUTION - OPEN SPACE	-500,000	Public Contributions	Cache County Community Foundation (795)	
795-4810-480	TRANSFER OUT - OPEN SPACE	500,000	Transfers to Other Funds	Cache County Community Foundation (795)	
480-38-10480	TRANSFER IN - OPEN SPACE	-500,000	Transfers from Other Funds	Open Space (480)	
480-4152-710	LAND ACQUISITION	500,000	Open Space	Open Space (480)	
Public Works					
Matt Phillips					
28.	PW Engineering - Moved to Capital Fund to be consistent with others portions PO 30295 JUB Engineers - 11000 N roadway construction				
420-4475-750	INFRASTRUCTURE - ARPA	83,458	Engineering	MS Capital Projects Fund (420)	
420-38-10200	TRANSFER IN - MUNICIPAL SERV	-83,458	Transfers from Other Funds	MS Capital Projects Fund (420)	
200-4810-420	TRANSFER OUT - MSF CAPITAL	83,458	Transfers to Other Funds	Municipal Services (200)	
200-4475-482	SPECIAL PROJECTS	-83,458	Engineering	Municipal Services (200)	
29.	Public Works - Admin - Emergency power for Public Works Hyrum Facility. The request is to pay for the increased costs of the generator, electrical				
420-4410-740	CAPITALIZED EQUIPMENT	75,000	Road Facilities	MS Capital Projects Fund (420)	
420-38-10200	TRANSFER IN - MUNICIPAL SERV	-49,000	Transfers from Other Funds	MS Capital Projects Fund (420)	
420-4410-730	IMPROVEMENTS	-26,000	Road Facilities	MS Capital Projects Fund (420)	
200-4810-400	TRANSFER OUT - CAPITAL PROJECT	49,000	Transfers to Other Funds	Municipal Services (200)	
200-38-92000	APPROP FUND BALANCE - MSF	-49,000	Use of Fund Balance	Municipal Services (200)	
30.	Public Works - Road - Increased cost for new Plow/Dump Truck				

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400-4415-740	CAPITALIZED EQUIPMENT	42,000	Road Facilities	Capital Projects (400)
400-38-10100	TRANSFER IN - GENERAL FUND	-42,000	Transfers from Other Funds	Capital Projects (400)
100-4810-400	TRANSFER OUT - CAPITAL PROJECT	42,000	Transfers to Other Funds	General (100)
100-38-90000	APPROPRIATED FUND BALANCE	-42,000	Use of Fund Balance	General (100)

<b>31.</b>	Public Works- Admin -Surveyor wages and benefits for 2025 for 1/2 the year			
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200-4475-110	FULL TIME EMPLOYEES	36,000	Engineering	Municipal Services (200)
100-4475-110	FULL TIME EMPLOYEES	12,000	Engineering	General (100)
200-4475-130	EMPLOYEE BENEFITS	28,500	Engineering	Municipal Services (200)
100-4475-130	EMPLOYEE BENEFITS	9,500	Engineering	General (100)
200-38-92000	APPROP FUND BALANCE - MSF	-64,500	Use of Fund Balance	Municipal Services (200)
100-38-90000	APPROPRIATED FUND BALANCE	-21,500	Use of Fund Balance	General (100)
200-4475-240	OFFICE SUPPLIES	3,000	Engineering	Municipal Services (200)
100-4475-240	OFFICE SUPPLIES	1,000	Engineering	General (100)
200-38-92000	APPROP FUND BALANCE - MSF	-3,000	Use of Fund Balance	Municipal Services (200)
100-38-90000	APPROPRIATED FUND BALANCE	-1,000	Use of Fund Balance	General (100)

<b>32.</b>	Public Works- Road - ARPA Storm Sewer Projects. LATCF Funds			
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400-4415-750	INFRASTRUCTURE - ARPA	150,000	Road Facilities	Capital Projects (400)
400-38-10485	INFRASTRUCTURE - ARPA	-150,000	Transfers from Other Funds	Capital Projects (400)
485-38-90000	INFRASTRUCTURE - ARPA	-150,000	Use of Fund Balance	ARPA Capital Projects Fund (485)
485-4810-400	INFRASTRUCTURE - ARPA	150,000	Transfers to Other Funds	ARPA Capital Projects Fund (485)

<b>33.</b>	Public Works- Engineering - South Valley Connector			
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100-4810-400	TRANSFER OUT - CAPITAL PROJECT	22,750	Transfers to Other Funds	General (100)
100-38-90000	APPROPRIATED FUND BALANCE	-22,750	Use of Fund Balance	General (100)
400-4475-730	IMPROVEMENTS	1,137,504	Engineering	Capital Projects (400)
400-33-44000	STATE GRANT	-1,114,754	Miscellaneous Revenue	Capital Projects (400)
400-38-10100	TRANSFER IN - GENERAL FUND	-22,750	Transfers from Other Funds	Capital Projects (400)

<b>34.</b>	Public Works- Engineering - 1200 East			
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100-4810-400	TRANSFER OUT - CAPITAL PROJECT	1,840	Transfers to Other Funds	General (100)
100-38-90000	APPROPRIATED FUND BALANCE	-1,840	Use of Fund Balance	General (100)
400-4475-730	IMPROVEMENTS	44,160	Engineering	Capital Projects (400)
400-38-10100	TRANSFER IN - GENERAL FUND	-1,840	Transfers from Other Funds	Capital Projects (400)
400-33-44000	STATE GRANT	-46,000	Miscellaneous Revenue	Capital Projects (400)

<b>35.</b>	Public Works- UDOT West Arterial Planning & Environmental Study			
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100-4475-320	PROF & TECH - ENGINEER REVIEWS	54,462	Engineering	General (100)
200-4475-320	PROF & TECH - ENGINEER REVIEWS	18,154	Engineering	Municipal Services (200)
100-38-90000	APPROPRIATED FUND BALANCE	-54,462	Use of Fund Balance	General (100)
200-38-90000	APPROP. FUND BALANCE - ROADS	-18,154	Use of Fund Balance	Municipal Services (200)

<b>RAPZ</b>	<b>Council</b>			
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<b>36.</b>	PO 30112 - Deep Canyon Trailhead traffic impact study - <b>Closed PO</b>			
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100-38-90000	APPROPRIATED FUND BALANCE	14,500	Use of Fund Balance	General (100)
100-4780-480	TRAIL DEVELOPMENT	-14,500	Trails Management	General (100)

<b>37.</b>	2024 RAPZ & Restaurant - Hyrum/Wellsville/Mendon Canal Trail Feasibility study - <b>Returned project</b>			
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100-38-90000	APPROPRIATED FUND BALANCE	50,000	Use of Fund Balance	General (100)
100-4780-480	TRAIL DEVELOPMENT	-50,000	Trails Management	General (100)

<b>38.</b>	PO 30114 - Logan City Parks 7 Rec - <b>Closed PO</b>			
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100-38-90000	APPROPRIATED FUND BALANCE	14,193	Use of Fund Balance	General (100)
100-4780-480	TRAIL DEVELOPMENT	-14,193	Trails Management	General (100)
<b>39. PO 29643 - Smithfield Bonneville Shoreline Trails - Closed PO</b>				
100-38-90000	APPROPRIATED FUND BALANCE	9,900	Use of Fund Balance	General (100)
100-4780-480	TRAIL DEVELOPMENT	-9,900	Trails Management	General (100)
<b>40. PO 30109 Deep Canyon Trail - 2022 Restaurant award</b>				
100-4780-480	TRAIL DEVELOPMENT	60,770	Trails Management	General (100)
100-38-90000	APPROPRIATED FUND BALANCE	-60,770	Use of Fund Balance	General (100)
<b>Auditor</b>				<b>Matt Funk</b>
<b>41. Auditor - Gravity Software Costs</b>				
100-4141-311	SOFTWARE PACKAGES	96,000	Auditor	General (100)
100-38-90000	APPROPRIATED FUND BALANCE	-96,000	Use of Fund Balance	General (100)
<b>Senior Center</b>				<b>Giselle Madrid</b>
<b>42. To Move Senior Center Budget from General Fund to Senior Center Fund 240 that was eliminated previously</b>				
240-4970-110	FULL TIME EMPLOYEES	321,854	Nutrition	Senior Center (240)
240-4970-115	OVERTIME	500	Nutrition	Senior Center (240)
240-4970-120	PART TIME EMPLOYEES	50,771	Nutrition	Senior Center (240)
240-4970-130	EMPLOYEE BENEFITS	260,086	Nutrition	Senior Center (240)
240-4970-210	SUBSCRIPTIONS & MEMBERSHIPS	300	Nutrition	Senior Center (240)
240-4970-230	TRAVEL	500	Nutrition	Senior Center (240)
240-4970-240	OFFICE SUPPLIES	7,000	Nutrition	Senior Center (240)
240-4970-250	TRANSPORTATION	16,000	Nutrition	Senior Center (240)
240-4970-255	HDM SUPPLIES & MAINTENANCE	26,000	Nutrition	Senior Center (240)
240-4970-256	KITCHEN SUPPLIES	9,000	Nutriton	Senior Center (240)
240-4970-260	BUILDINGS & GROUNDS MAINT	19,000	Nutrition	Senior Center (240)
240-4970-270	UTILITIES	16,000	Nutrition	Senior Center (240)
240-4970-280	COMMUNICATIONS	3,000	Nutrition	Senior Center (240)
240-4970-381	MEALS	15,500	Nutrition	Senior Center (240)
240-4970-382	MEALS - NICHOLAS	63,000	Nutrition	Senior Center (240)
240-4970-383	US FOODSERVICE	68,000	Nutrition	Senior Center (240)
240-4970-510	INSURANCE	5,000	Nutrition	Senior Center (240)
240-4971-110	FULL TIME EMPLOYEES	167,710	Senior Center	Senior Center (240)
240-4971-115	OVERTIME	500	Senior Center	Senior Center (240)
240-4971-120	PART TIME EMPLOYEES	35,886	Senior Center	Senior Center (240)
240-4971-130	EMPLOYEE BENEFITS	174,787	Senior Center	Senior Center (240)
240-4971-210	SUBSCRIPTIONS & MEMBERSHIPS	400	Senior Center	Senior Center (240)
240-4971-230	TRAVEL	500	Senior Center	Senior Center (240)
240-4971-240	OFFICE SUPPLIES	6,500	Senior Center	Senior Center (240)
240-4971-250	TRANSPORTATION	10,000	Senior Center	Senior Center (240)
240-4971-251	NON CAPITALIZED EQUIPMENT	4,000	Senior Center	Senior Center (240)
240-4971-260	BUILDING & GROUNDS MAINT	10,000	Senior Center	Senior Center (240)
240-4971-270	UTILITIES	9,000	Senior Center	Senior Center (240)
240-4971-280	COMMUNICATIONS	1,600	Senior Center	Senior Center (240)
240-4971-310	PROFESSIONAL & TECHNICAL	35,000	Senior Center	Senior Center (240)
240-4971-311	SOFTWARE PACKAGES	3,300	Senior Center	Senior Center (240)
240-4971-480	SPECIAL DEPT SUPPLIES	2,500	Senior Center	Senior Center (240)
240-4971-510	INSURANCE	3,100	Senior Center	Senior Center (240)
240-4971-620	MISC SERVICES	2,100	Senior Center	Senior Center (240)

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240-4971-680	CENTER - ACTIVITIES EXPENSE	3,500	Senior Center	Senior Center (240)
240-4974-110	FULL TIME EMPLOYEES	154,395	Access	Senior Center (240)
240-4974-115	OVERTIME	500	Access	Senior Center (240)
240-4974-130	EMPLOYEE BENEFITS	167,260	Access	Senior Center (240)
240-4974-230	TRAVEL	200	Access	Senior Center (240)
240-4974-240	OFFICE SUPPLIES	4,000	Access	Senior Center (240)
240-4974-250	TRANSPORTATION	1,600	Access	Senior Center (240)
240-4974-260	BUILDINGS & GROUNDS MAINT	1,000	Access	Senior Center (240)
240-4974-270	UTILITIES	9,000	Access	Senior Center (240)
240-4974-280	COMMUNICATIONS	1,500	Access	Senior Center (240)
240-4974-510	INSURANCE	2,000	Access	Senior Center (240)
240-33-15101	CMM-CONGREGATE MEALS III C-1	-99,300	Intergovernmental	Senior Center (240)
240-33-15103	CMM-USDA CASH-IN-LIEU C-1	-21,300	Intergovernmental	Senior Center (240)
240-33-15105	CMM-STATE NUTRITION C-1	-4,800	Intergovernmental	Senior Center (240)
240-33-15201	HDM-HOME DELIVERED III C-2	-88,300	Intergovernmental	Senior Center (240)
240-33-15203	HDM-USDA CASH-IN-LIEU C-2	-21,300	Intergovernmental	Senior Center (240)
240-33-15205	HDM-STATE NUTRITION C-2	-3,600	Intergovernmental	Senior Center (240)
240-33-15207	HDM-STATE HOME DELIVERED C-2	-59,200	Intergovernmental	Senior Center (240)
240-33-15209	ACCESS MANDATED-TITLE IIIB	-52,800	Intergovernmental	Senior Center (240)
240-33-15301	ACCESS MANDATED-STATE SERVICE	-30,100	Intergovernmental	Senior Center (240)
240-33-15303	ACCESS MANDATED-ST TRANSPORT	-3,000	Intergovernmental	Senior Center (240)
240-33-15407	HEALTH INSURANCE COUNSELING	-4,000	Intergovernmental	Senior Center (240)
240-33-15409	TITLE III D -PHP	-4,100	Intergovernmental	Senior Center (240)
240-33-15420	MIPPA	-2,500	Intergovernmental	Senior Center (240)
240-34-52000	ACCESS/TRANSPORTATION	-400	Charges for Services	Senior Center (240)
240-34-53000	CRAFT REVENUES	-8,000	Charges for Services	Senior Center (240)
240-38-10100	TRANSFER IN - GENERAL FUND	-1,290,649	Transfers from Other Funds	Senior Center (240)
100-4810-240	TRANSFER OUT - SENIOR CENTER	1,290,649	Transfers to Other Funds	General (100)
100-33-15101	CMM-CONGREGATE MEALS III C-1	99,300	Intergovernmental	General (100)
100-33-15103	CMM-USDA CASH-IN-LIEU C-1	21,300	Intergovernmental	General (100)
100-33-15105	CMM-USDA CASH-IN-LIEU C-1	4,800	Intergovernmental	General (100)
100-33-15201	HDM-HOME DELIVERED III C-2	88,300	Intergovernmental	General (100)
100-33-15203	HDM-USDA CASH-IN-LIEU C-2	21,300	Intergovernmental	General (100)
100-33-15205	HDM-USDA CASH-IN-LIEU C-2	3,600	Intergovernmental	General (100)
100-33-15207	HDM-USDA CASH-IN-LIEU C-2	59,200	Intergovernmental	General (100)
100-33-15209	ACCESS MANDATED-TITLE IIIB	52,800	Intergovernmental	General (100)
100-33-15301	ACCESS MANDATED-STATE SERVICE	30,100	Intergovernmental	General (100)
100-33-15303	ACCESS MANDATED-ST TRANSPORT	3,000	Intergovernmental	General (100)
100-33-15407	HEALTH INSURANCE COUNSELING	4,000	Intergovernmental	General (100)
100-33-15409	TITLE III D -PHP	4,100	Intergovernmental	General (100)
100-33-15420	MIPPA	2,500	Intergovernmental	General (100)
100-34-52000	ACCESS/TRANSPORTATION	400	Charges for Services	General (100)
100-34-53000	CRAFT REVENUES	8,000	Charges for Services	General (100)
100-4970-110	FULL TIME EMPLOYEES	-321,854	Nutrition	General (100)
100-4970-115	OVERTIME	-500	Nutrition	General (100)
100-4970-120	PART TIME EMPLOYEES	-50,771	Nutrition	General (100)
100-4970-130	EMPLOYEE BENEFITS	-260,086	Nutrition	General (100)
100-4970-210	SUBSCRIPTIONS & MEMBERSHIPS	-300	Nutrition	General (100)
100-4970-230	TRAVEL	-500	Nutrition	General (100)
100-4970-240	OFFICE SUPPLIES	-7,000	Nutrition	General (100)
100-4970-250	TRANSPORTATION	-16,000	Nutrition	General (100)
100-4970-255	HDM SUPPLIES & MAINTENANCE	-26,000	Nutrition	General (100)

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100-4970-256	KITCHEN SUPPLIES	-9,000	Nutrition	General (100)
100-4970-260	BUILDINGS & GROUNDS MAINT	-19,000	Nutrition	General (100)
100-4970-270	UTILITIES	-16,000	Nutrition	General (100)
100-4970-280	COMMUNICATIONS	-3,000	Nutrition	General (100)
100-4970-381	MEALS	-15,500	Nutrition	General (100)
100-4970-382	MEALS - NICHOLAS	-63,000	Nutrition	General (100)
100-4970-383	US FOODSERVICE	-68,000	Nutrition	General (100)
100-4970-510	INSURANCE	-5,000	Nutrition	General (100)
100-4971-110	FULL TIME EMPLOYEES	-167,710	Senior Center	General (100)
100-4971-115	OVERTIME	-500	Senior Center	General (100)
100-4971-120	PART TIME EMPLOYEES	-35,886	Senior Center	General (100)
100-4971-130	EMPLOYEE BENEFITS	-174,787	Senior Center	General (100)
100-4971-210	SUBSCRIPTIONS & MEMBERSHIPS	-400	Senior Center	General (100)
100-4971-230	TRAVEL	-500	Senior Center	General (100)
100-4971-240	OFFICE SUPPLIES	-6,500	Senior Center	General (100)
100-4971-250	TRANSPORTATION	-10,000	Senior Center	General (100)
100-4971-251	NON CAPITALIZED EQUIPMENT	-4,000	Senior Center	General (100)
100-4971-260	BUILDING & GROUNDS MAINT	-10,000	Senior Center	General (100)
100-4971-270	UTILITIES	-9,000	Senior Center	General (100)
100-4971-280	COMMUNICATIONS	-1,600	Senior Center	General (100)
100-4971-310	PROFESSIONAL & TECHNICAL	-35,000	Senior Center	General (100)
100-4971-311	SOFTWARE PACKAGES	-3,300	Senior Center	General (100)
100-4971-480	SPECIAL DEPT SUPPLIES	-2,500	Senior Center	General (100)
100-4971-510	INSURANCE	-3,100	Senior Center	General (100)
100-4971-620	MISC SERVICES	-2,100	Senior Center	General (100)
100-4971-680	CENTER - ACTIVITIES EXPENSE	-3,500	Senior Center	General (100)
100-4974-110	FULL TIME EMPLOYEES	-154,395	Access	General (100)
100-4974-115	OVERTIME	-500	Access	General (100)
100-4974-130	EMPLOYEE BENEFITS	-167,260	Access	General (100)
100-4974-230	TRAVEL	-200	Access	General (100)
100-4974-240	OFFICE SUPPLIES	-4,000	Access	General (100)
100-4974-250	TRANSPORTATION	-1,600	Access	General (100)
100-4974-260	BUILDINGS & GROUNDS MAINT	-1,000	Access	General (100)
100-4974-270	UTILITIES	-9,000	Access	General (100)
100-4974-280	COMMUNICATIONS	-1,500	Access	General (100)
100-4974-510	INSURANCE	-2,000	Access	General (100)

\*Yellow highlighted numbers are signifying changes since draft copy.



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# Budget Amendment by Department

Hearing Date: 06.24.2025; Vote Date: 06.24.2025

Fund	Budget	Amendment	New Budget
<b>General (100)</b>			
<b>REVENUES</b>			
<b>Taxes</b>			
Property Taxes	677,371	-	677,371
Sales Taxes	19,787,072	-	19,787,072
	20,464,443	-	20,464,443
<b>Other Revenues</b>			
Intergovernmental	5,879,000	-394,300	5,484,700
Charges for Services	11,558,628	70,350	11,628,978
Licenses and Permits	60,000	-	60,000
Fines and Forfeitures	157,000	-	157,000
Interest and Investment Income	2,400,000	-	2,400,000
Rental Income	5,400	-	5,400
Public Contributions	192,500	-	192,500
Miscellaneous Revenue	443,700	-	443,700
	20,696,228	-323,950	20,372,278
<b>Other Financing Sources</b>			
Lease Proceeds	-	-	-
Sale of Assets	69,000	-	69,000
Transfers from Other Funds	3,670,000	-	3,670,000
	3,739,000	-	3,739,000
<b>Use of Fund Balance</b>			
Additional Requests for 2025	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance 2025	5,295,004	606,173	5,901,177
	5,295,004	606,173	5,901,177
<b>Total Revenues</b>	<b>50,194,675</b>	<b>282,223</b>	<b>50,476,898</b>
<b>EXPENDITURES</b>			
<b>General Government</b>			
Council	378,874	1,524	380,398
Executive	541,706	5,602	547,308
Finance	994,431	13,584	1,008,015
Human Resources	837,718	20,673	858,391

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# Budget Amendment by Department

Hearing Date: 06.24.2025; Vote Date: 06.24.2025

Fund	Budget	Amendment	New Budget
GIS	205,502	3,031	208,533
IT	1,349,131	16,265	1,365,396
Clerk	419,463	4,627	424,090
Auditor	63,282	96,419	159,701
Elections	885,760	8,169	893,929
Recorder	938,801	9,097	947,898
Attorney	3,592,814	51,351	3,644,165
Public Defender	1,722,854	6,347	1,729,201
Victim Advocate	777,995	9,918	787,913
Buildings and Grounds	390,556	4,938	395,494
Economic Development	308,000	-	308,000
USU Extension Services	-	-	-
Mental Health Services	707,000	-	707,000
Miscellaneous and General	297,400	-	297,400
County Pandemic Relief	-	-	-
Contributions to Other Units	619,600	-	619,600
	15,030,887	251,543	15,282,430
<b>Public Safety</b>			
Sheriff	586,597	5,302	591,899
Sheriff: Administration	3,380,216	-1,867	3,378,350
Sheriff: Criminal	3,963,550	81,491	4,045,041
Sheriff: Patrol	4,798,147	-	4,798,147
Sheriff: Support Services	3,201,630	4,359	3,205,989
Sheriff: Corrections	11,582,751	9,197	11,591,948
Emergency Management	302,643	2,950	305,593
Animal Control	488,420	3,711	492,131
Animal Impound	589,281	6,179	595,460
Ambulance	-	-	-
Fire	3,646,520	44,617	3,691,137
	32,539,755	155,938	32,695,693
<b>Public Works</b>			
Public Works Admin	181,367	4,937	186,304
Roads	5,833,713	33,352	5,867,065
Vegetation Management	922,981	6,400	929,381
Engineering	210,452	78,448	288,900
	7,148,513	118,199	7,271,649
<b>Culture and Recreation</b>			

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## Budget Amendment by Department

Hearing Date: 06.24.2025; Vote Date: 06.24.2025

Fund	Budget	Amendment	New Budget
Fairgrounds	1,414,064	10,409	1,424,473
Library Services	231,832	2,571	234,403
Fair	284,078	282	284,360
Rodeo	431,210	-	431,210
State Fair	-	-	-
Trails Management	636,725	-25,251	611,475
	2,997,909	-11,989	2,985,920
<b>Health and Welfare</b>			
Nutrition	881,511	-881,511	-
Senior Center	498,083	-470,383	27,700
Access	341,455	-341,455	-
	1,721,049	-1,693,349	27,700
<b>Other Financing Uses</b>			
Compensation Reserve	-	-	-
Transfers to Other Funds	11,406,027	1,456,945	12,862,972
Addition to Fund Balance	-	-	-
	11,406,027	1,456,945	12,862,972
<b>Total Expenditures</b>	<b>70,844,140</b>	<b>282,223</b>	<b>71,126,363</b>

### Municipal Services (200)

#### REVENUES

##### Taxes

Sales Taxes	6,807,000	-	6,807,000
	6,807,000	-	6,807,000

##### Other Revenues

Intergovernmental	28,000	-	28,000
Charges for Services	156,000	-	156,000
Licenses and Permits	1,537,000	-	1,537,000
Interest and Investment Income	-	-	-
Public Contributions	-	-	-
Miscellaneous Revenue	110,000	-	110,000
	1,831,000	-	1,831,000

##### Other Financing Sources

Sale of Assets	-	-	-
Transfers from Other Funds	-	75,000	75,000

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# Budget Amendment by Department

Hearing Date: 06.24.2025; Vote Date: 06.24.2025

Fund	Budget	Amendment	New Budget
	-	75,000	75,000
<b>Use of Fund Balance</b>			
Additional Requests for 2025	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	2,357,310	379,185	2,736,495
	2,357,310	454,185	2,811,495
<b>Total Revenues</b>	<b>10,995,310</b>	<b>454,185</b>	<b>11,449,495</b>
<b>EXPENDITURES</b>			
<b>General Government</b>			
Garbage Collections	-	-	-
Development Services Administration	425,302	26,956	452,258
Zoning Administration	486,902	118,581	605,483
Building Inspection	809,549	13,788	823,337
Sanitation and Waste Collection	-	1,811	1,811
Miscellaneous Expense	1,500	-	1,500
	1,723,253	161,135	1,884,388
<b>Public Safety</b>			
Sheriff: Animal Control	12,000	-	12,000
Fire-EMS	400,200	-	400,200
	412,200	-	412,200
<b>Public Works</b>			
Public Works Admin	547,075	4,937	552,012
Roads	-	-	-
Vegetation Management	-	-	-
Engineering	713,311	6,655	719,966
Contributions to Other Governments	5,000,000	-	5,000,000
	6,260,386	11,592	6,271,978
<b>Culture and Recreation</b>			
Trails Management	-	-	-
Eccles Ice Center Support	22,000	-	22,000
	22,000	-	22,000
<b>Other Financing Uses</b>			
Compensation Reserve	-	-	-

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## Budget Amendment by Department

Hearing Date: 06.24.2025; Vote Date: 06.24.2025

Fund	Budget	Amendment	New Budget
Transfers to Other Funds	2,349,333	206,458	2,555,791
Addition to Fund Balance	-	-	-
	2,349,333	206,458	2,555,791
<b>Total Expenditures</b>	<b>10,767,172</b>	<b>379,185</b>	<b>11,146,357</b>

### Health (210)

#### REVENUES

##### Taxes

Property Taxes	1,222,343	-	1,222,343
	1,222,343	-	1,222,343

##### Other Revenues

Charges for Services	330,000	-	330,000
	330,000	-	330,000

##### Other Financing Sources

Transfers from Other Funds	-	-	-
	-	-	-

##### Use of Fund Balance

Additional Requests for 2025	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	118,934	-	118,934
	118,934	-	118,934

<b>Total Revenues</b>	<b>1,671,277</b>	<b>-</b>	<b>1,671,277</b>
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#### EXPENDITURES

##### General Government

Contributions to Other Units	20,000	-	20,000
	20,000	-	20,000

##### Health and Welfare

Bear River Health Department	1,346,277	-	1,346,277
Air Pollution Control	305,000	-	305,000
	1,651,277	-	1,651,277

##### Other Financing Uses

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## Budget Amendment by Department

Hearing Date: 06.24.2025; Vote Date: 06.24.2025

Fund	Budget	Amendment	New Budget
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	-	-	-
<b>Total Expenditures</b>	<b>1,671,277</b>	<b>-</b>	<b>1,671,277</b>
<b>Senior Center (240)</b>			
<b>REVENUES</b>			
<b>Other Revenues</b>			
Intergovernmental	-	394,300	394,300
Charges for Services	-	8,400	8,400
Public Contributions	-	-	-
Miscellaneous Revenue	-	-	-
	-	402,700	402,700
<b>Other Financing Sources</b>			
Sale of Assets	-	-	-
Transfers from Other Funds	-	1,309,455	1,309,455
Use of Fund Balance	-	17,451	17,451
	-	1,326,906	1,326,906
<b>Use of Fund Balance</b>			
Additional Requests for 2025	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	-	17,451	17,451
	-	17,451	17,451
<b>Total Revenues</b>	<b>-</b>	<b>1,747,057</b>	<b>1,747,057</b>
<b>EXPENDITURES</b>			
<b>Health and Welfare</b>			
Nutrition	-	881,540	881,540
Senior Center	-	475,005	475,005
Access	-	345,256	345,256
	-	1,701,800	1,701,800
<b>Other Financing Uses</b>			
Compensation Reserve	-	-	-

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## Budget Amendment by Department

Hearing Date: 06.24.2025; Vote Date: 06.24.2025

Fund	Budget	Amendment	New Budget
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	-	-	-
<b>Total Expenditures</b>	-	<b>1,701,800</b>	<b>1,701,800</b>
<b>Mental Health (250)</b>			
<b>REVENUES</b>			
<b>Other Revenues</b>			
Intergovernmental	4,372,000	-	4,372,000
	4,372,000	-	4,372,000
<b>Other Financing Sources</b>			
Transfers from Other Funds	380,000	-	380,000
	380,000	-	380,000
<b>Use of Fund Balance</b>			
Additional Requests for 2025	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	-	-	-
	-	-	-
<b>Total Revenues</b>	<b>4,752,000</b>	-	<b>4,752,000</b>
<b>EXPENDITURES</b>			
<b>Health and Welfare</b>			
Mental Health Services	4,752,000	-	4,752,000
	4,752,000	-	4,752,000
<b>Other Financing Uses</b>			
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	-	-	-
<b>Total Expenditures</b>	<b>4,752,000</b>	-	<b>4,752,000</b>

### Children's Justice Center (290)

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# Budget Amendment by Department

Hearing Date: 06.24.2025; Vote Date: 06.24.2025

Fund	Budget	Amendment	New Budget
<b>REVENUES</b>			
<b>Other Revenues</b>			
Intergovernmental	237,800	-	237,800
Public Contributions	-	-	-
Miscellaneous Revenue	-	-	-
	237,800	-	237,800
<b>Other Financing Sources</b>			
Transfers from Other Funds	178,979	-	178,979
	178,979	-	178,979
<b>Use of Fund Balance</b>			
Additional Requests for 2025	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	-	5,430	5,430
	-	5,430	5,430
<b>Total Revenues</b>	<b>416,779</b>	<b>5,430</b>	<b>422,209</b>
<b>EXPENDITURES</b>			
<b>Public Safety</b>			
Children's Services	416,779	5,430	422,209
	416,779	5,430	422,209
<b>Other Financing Uses</b>			
Transfers to Other Funds	-	-	-
Compensation Reserve	-	-	-
Addition to Fund Balance	-	-	-
	-	-	-
<b>Total Expenditures</b>	<b>416,779</b>	<b>5,430</b>	<b>422,209</b>
<b>Visitor's Bureau (230)</b>			
<b>REVENUES</b>			
<b>Taxes</b>			
Sales Taxes	1,361,000	-	1,361,000
	1,361,000	-	1,361,000

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## Budget Amendment by Department

Hearing Date: 06.24.2025; Vote Date: 06.24.2025

Fund	Budget	Amendment	New Budget
<b>Other Revenues</b>			
Intergovernmental	-	-	-
Charges for Services	42,000	-	42,000
Public Contributions	-	-	-
Miscellaneous Revenue	-	-	-
	42,000	-	42,000
<b>Other Financing Sources</b>			
Transfers from Other Funds	-	-	-
	-	-	-
<b>Use of Fund Balance</b>			
Additional Requests for 2025	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	91,292	279,300	370,592
	91,292	279,300	370,592
<b>Total Revenues</b>	<b>1,494,292</b>	<b>279,300</b>	<b>1,773,592</b>
<b>EXPENDITURES</b>			
<b>Culture and Recreation</b>			
Cache Valley Visitor's Bureau	1,183,967	249,300	1,433,267
	1,183,967	249,300	1,433,267
<b>Other Financing Uses</b>			
Transfers to Other Funds	268,300	30,000	298,300
Compensation Reserve	-	-	-
Addition to Fund Balance	42,025	-	42,025
	310,325	30,000	340,325
<b>Total Expenditures</b>	<b>1,494,292</b>	<b>279,300</b>	<b>1,773,592</b>
<b>Tax Administration (150)</b>			
<b>REVENUES</b>			
<b>Taxes</b>			
Property Taxes	4,094,571	-	4,094,571
	4,094,571	-	4,094,571

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## Budget Amendment by Department

Hearing Date: 06.24.2025; Vote Date: 06.24.2025

Fund	Budget	Amendment	New Budget
<b>Other Revenues</b>			
Charges for Services	603,300	-	603,300
Miscellaneous Revenue	40,000	-	40,000
	643,300	-	643,300
<b>Other Financing Sources</b>			
Transfers from Other Funds	-	-	-
	-	-	-
<b>Use of Fund Balance</b>			
Additional Requests for 2025	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	1,348,080	17,236	1,365,316
	1,348,080	17,236	1,365,316
<b>Total Revenues</b>	<b>6,085,951</b>	<b>17,236</b>	<b>6,103,187</b>
<b>EXPENDITURES</b>			
<b>General Government</b>			
Tax Administration Allocations	2,236,100	-	2,236,100
IT	524,502	8,774	533,276
Assessor	2,433,458	29,155	2,462,613
Treasurer	520,891	4,363	525,254
Miscellaneous Expense	86,000	-	86,000
Contributions to Other Units	250,000	-	250,000
	6,050,951	42,292	6,093,243
<b>Other Financing Uses</b>			
Compensation Reserve	-	-	-
Transfers to Other Funds	35,000	-	35,000
Addition to Fund Balance	-	-	-
	35,000	-	35,000
<b>Total Expenditures</b>	<b>6,085,951</b>	<b>42,292</b>	<b>6,128,243</b>

### Capital Projects (400)

#### REVENUES

\*Yellow highlighted numbers are signifying changes since draft copy.



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## Budget Amendment by Department

Hearing Date: 06.24.2025; Vote Date: 06.24.2025

Fund	Budget	Amendment	New Budget
<b>Other Revenues</b>			
Miscellaneous Revenue	33,000	1,171,454	1,204,454
	33,000	1,171,454	1,204,454
<b>Other Financing Sources</b>			
Bond Proceeds	-	-	-
Transfers from Other Funds	9,789,262	435,296	10,224,558
	9,789,262	435,296	10,224,558
<b>Use of Fund Balance</b>			
Additional Requests for 2025	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	392,000	-	392,000
	392,000	-	392,000
<b>Total Revenues</b>	<b>10,214,262</b>	<b>1,606,750</b>	<b>11,821,012</b>
<b>EXPENDITURES</b>			
<b>Streets and Public Improvements</b>			
Administration Facilities	926,000	91,600	1,017,600
Road Facilities	6,968,405	192,000	7,160,405
Vegetation Management	63,000	-	63,000
Engineering	708,100	1,181,664	1,889,764
	8,665,505	1,465,264	10,130,769
<b>Public Safety</b>			
Fire	812,400	15,000	827,400
	812,400	15,000	827,400
<b>Health and Welfare</b>			
Senior Center Facilities	180,189	18,806	198,995
Other Facilities	-	-	-
	180,189	18,806	198,995
<b>Culture and Recreation</b>			
Fairgrounds Facilities	556,168	74,000	630,168
	556,168	74,000	630,168
<b>Other Financing Uses</b>			
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-

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# Budget Amendment by Department

Hearing Date: 06.24.2025; Vote Date: 06.24.2025

Fund	Budget	Amendment	New Budget
	-	-	-
<b>Total Expenditures</b>	<b>10,214,262</b>	<b>1,573,070</b>	<b>11,787,332</b>
<b>MS Capital Projects Fund (420)</b>			
<b>REVENUES</b>			
<b>Other Revenues</b>			
Intergovernmental	25,000	-	25,000
Miscellaneous Revenue	-	-	-
	25,000	-	25,000
<b>Other Financing Sources</b>			
Bond Proceeds	-	-	-
Transfers from Other Funds	2,621,358	132,458	2,753,816
	2,621,358	132,458	2,753,816
<b>Use of Fund Balance</b>			
Additional Requests for 2025	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	-	-	-
	-	-	-
<b>Total Revenues</b>	<b>2,646,358</b>	<b>132,458</b>	<b>2,778,816</b>
<b>EXPENDITURES</b>			
<b>Streets and Public Improvements</b>			
Administration Facilities	-	-	-
Road Facilities	1,468,750	49,000	1,517,750
Building Inspection	150,000	-	150,000
Engineering	1,027,608	83,458	1,111,066
	2,646,358	132,458	2,778,816
<b>Health and Welfare</b>			
Senior Center Facilities	-	-	-
Other Facilities	-	-	-
	-	-	-
<b>Culture and Recreation</b>			

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## Budget Amendment by Department

Hearing Date: 06.24.2025; Vote Date: 06.24.2025

Fund	Budget	Amendment	New Budget
Fairgrounds Facilities	-	-	-
	-	-	-
<b>Other Financing Uses</b>			
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	-	-	-
<b>Total Expenditures</b>	<b>2,646,358</b>	<b>132,458</b>	<b>2,778,816</b>
<b>Open Space (480)</b>			
<b>REVENUES</b>			
<b>Taxes</b>			
Property Taxes	-	-	-
	-	-	-
<b>Other Revenues</b>			
Intergovernmental	3,000,000	-	3,000,000
Miscellaneous Revenue	-	-	-
	3,000,000	-	3,000,000
<b>Other Financing Sources</b>			
Bond Proceeds	-	-	-
Transfers from Other Funds	5,000,000	500,000	5,500,000
	5,000,000	500,000	5,500,000
<b>Use of Fund Balance</b>			
Additional Requests for 2025	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	6,010,000	-	6,010,000
	6,010,000	-	6,010,000
<b>Total Revenues</b>	<b>14,010,000</b>	<b>500,000</b>	<b>14,510,000</b>
<b>EXPENDITURES</b>			
<b>General Government</b>			
Open Space	11,010,000	500,000	11,510,000
	11,010,000	500,000	11,510,000

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## Budget Amendment by Department

Hearing Date: 06.24.2025; Vote Date: 06.24.2025

Fund	Budget	Amendment	New Budget
<b>Other Financing Uses</b>			
Transfers to Other Funds	3,000,000	-	3,000,000
Addition to Fund Balance	-	-	-
	3,000,000	-	3,000,000
<hr/>			
<b>Total Expenditures</b>	<b>14,010,000</b>	<b>500,000</b>	<b>14,510,000</b>
<hr/>			
<b>ARPA Capital Projects Fund (485)</b>			
<b>REVENUES</b>			
<b>Other Revenues</b>			
Intergovernmental	6,890,191	-	6,890,191
Miscellaneous Revenue	-	-521,000	-521,000
	6,890,191	-521,000	6,369,191
<hr/>			
<b>Other Financing Sources</b>			
Bond Proceeds	-	-	-
Transfers from Other Funds	-	-	-
	-	-	-
<hr/>			
<b>Use of Fund Balance</b>			
Additional Requests for 2025	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	-	671,000	671,000
	-	671,000	671,000
<hr/>			
<b>Total Revenues</b>	<b>6,890,191</b>	<b>150,000</b>	<b>7,040,191</b>
<hr/>			
<b>EXPENDITURES</b>			
<b>General Government</b>			
Public Defender	20,000	-	20,000
Finance	56,700	-	56,700
Human Resources	105,500	-	105,500
IT	-	-	-
Treasurer	-	-	-
Recorder	29,000	-	29,000
Attorney	-	-	-

\*Yellow highlighted numbers are signifying changes since draft copy.



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## Budget Amendment by Department

Hearing Date: 06.24.2025; Vote Date: 06.24.2025

Fund	Budget	Amendment	New Budget
Victim Advocate	-	-	-
Building & Grounds	127,291	-	127,291
Elections	17,200	-	17,200
County Pandemic Relief	411,100	-	411,100
	766,791	-	766,791
<b>Streets and Public Improvements</b>			
Administration Facilities	-	-	-
Road Facilities	-	-	-
Public Works Admin	-	-	-
	-	-	-
<b>Public Safety</b>			
Fire	385,000	-	385,000
Sheriff	-	-	-
	385,000	-	385,000
<b>Health and Welfare</b>			
Senior Center Facilities	5,000	-	5,000
Other Facilities	-	-	-
	5,000	-	5,000
<b>Culture and Recreation</b>			
Fairgrounds	50,000	-	50,000
Development Services Admin	114,500	-	114,500
Trails Management	476,200	-	476,200
	640,700	-	640,700
<b>Other Financing Uses</b>			
Transfers to Other Funds	120,000	150,000	270,000
Addition to Fund Balance	-	-	-
	120,000	150,000	270,000
<b>Total Expenditures</b>	<b>1,917,491</b>	<b>150,000</b>	<b>2,067,491</b>

### Debt Service (310)

#### REVENUES

##### Other Revenues

Miscellaneous Revenue	50,000	-	50,000
	50,000	-	50,000

##### Other Financing Sources

\*Yellow highlighted numbers are signifying changes since draft copy.



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## Budget Amendment by Department

Hearing Date: 06.24.2025; Vote Date: 06.24.2025

Fund	Budget	Amendment	New Budget
Transfers from Other Funds	2,474,450	-	2,474,450
	2,474,450	-	2,474,450
<b>Use of Fund Balance</b>			
Additional Requests for 2025	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	-	-	-
	-	-	-
<b>Total Revenues</b>	<b>2,524,450</b>	<b>-</b>	<b>2,524,450</b>
<b>EXPENDITURES</b>			
<b>Debt Payments</b>			
Bonds	1,504,850	-	1,504,850
Sheriff Vehicle Lease	940,100	-	940,100
Fire Vehicle Lease	79,500	-	79,500
Road Equipment Lease	-	-	-
IT Equipment Lease	-	-	-
	2,524,450	-	2,524,450
<b>Other Financing Uses</b>			
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	-	-	-
<b>Total Expenditures</b>	<b>2,524,450</b>	<b>-</b>	<b>2,524,450</b>
<b>CDRA (220)</b>			
<b>REVENUES</b>			
<b>Taxes</b>			
Property Taxes	35,000	-	35,000
	35,000	-	35,000
<b>Other Revenues</b>			
Intergovernmental	265,100	-	265,100
	265,100	-	265,100
<b>Other Financing Sources</b>			

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## Budget Amendment by Department

Hearing Date: 06.24.2025; Vote Date: 06.24.2025

Fund	Budget	Amendment	New Budget
Transfers from Other Funds	-	-	-
	-	-	-
<b>Use of Fund Balance</b>			
Additional Requests for 2025	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	-	-	-
	-	-	-
<b>Total Revenues</b>	<b>300,100</b>	<b>-</b>	<b>300,100</b>
<b>EXPENDITURES</b>			
<b>General Government</b>			
Cache County Redevelopment Agency	287,600	-	287,600
	287,600	-	287,600
<b>Other Financing Uses</b>			
Transfers to Other Funds	12,500	-	12,500
Addition to Fund Balance	-	-	-
	12,500	-	12,500
<b>Total Expenditures</b>	<b>300,100</b>	<b>-</b>	<b>300,100</b>
<b>Restaurant Tax (260)</b>			
<b>REVENUES</b>			
<b>Taxes</b>			
Sales Taxes	2,553,000	-	2,553,000
	2,553,000	-	2,553,000
<b>Other Financing Sources</b>			
Transfers from Other Funds	-	-	-
	-	-	-
<b>Use of Fund Balance</b>			
Additional Requests for 2025	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-

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## Budget Amendment by Department

Hearing Date: 06.24.2025; Vote Date: 06.24.2025

Fund	Budget	Amendment	New Budget
Use of Fund Balance for 2025	2,139,100	2,651,564	4,790,664
	2,139,100	2,651,564	4,790,664
<b>Total Revenues</b>	<b>4,692,100</b>	<b>2,651,564</b>	<b>7,343,664</b>
<b>EXPENDITURES</b>			
<b>Culture and Recreation</b>			
Tourism Promotion	666,900	-	666,900
Facility Awards	3,719,700	2,651,564	6,371,264
	4,386,600	2,651,564	7,038,164
<b>Other Financing Uses</b>			
Transfers to Other Funds	305,500	-	305,500
Addition to Fund Balance	-	-	-
	305,500	-	305,500
<b>Total Expenditures</b>	<b>4,692,100</b>	<b>2,651,564</b>	<b>7,343,664</b>
<b>RAPZ Tax (265)</b>			
<b>REVENUES</b>			
<b>Taxes</b>			
Sales Taxes	3,005,000	-	3,005,000
	3,005,000	-	3,005,000
<b>Other Financing Sources</b>			
Transfers from Other Funds	-	-	-
	-	-	-
<b>Use of Fund Balance</b>			
Additional Requests for 2025	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	2,442,494	2,788,663	5,231,157
	2,442,494	2,788,663	5,231,157
<b>Total Revenues</b>	<b>5,447,494</b>	<b>2,788,663</b>	<b>8,236,157</b>
<b>EXPENDITURES</b>			

\*Yellow highlighted numbers are signifying changes since draft copy.



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## Budget Amendment by Department

Hearing Date: 06.24.2025; Vote Date: 06.24.2025

Fund	Budget	Amendment	New Budget
<b>Culture and Recreation</b>			
Program Awards	1,578,488	274,024	1,852,512
Facility Awards	3,571,906	2,514,639	6,086,545
	5,150,394	2,788,663	7,939,057
<b>Other Financing Uses</b>			
Transfers to Other Funds	297,100	75,000	372,100
Addition to Fund Balance	-	-	-
	297,100	75,000	372,100
<b>Total Expenditures</b>	<b>5,447,494</b>	<b>2,863,663</b>	<b>8,311,157</b>
<b>CCCOG (268)</b>			
<b>REVENUES</b>			
<b>Taxes</b>			
Sales Taxes	7,593,000	-	7,593,000
	7,593,000	-	7,593,000
<b>Other Financing Sources</b>			
Transfers from Other Funds	-	-	-
	-	-	-
<b>Use of Fund Balance</b>			
Additional Requests for 2025	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	14,726,019	-	14,726,019
	14,726,019	-	14,726,019
<b>Total Revenues</b>	<b>22,319,019</b>	<b>-</b>	<b>22,319,019</b>
<b>EXPENDITURES</b>			
<b>Streets and Public Improvements</b>			
Road Projects	20,976,819	-	20,976,819
	20,976,819	-	20,976,819
<b>Other Financing Uses</b>			
Transfers to Other Funds	2,333,200	-	2,333,200
Addition to Fund Balance	-	-	-

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# Budget Amendment by Department

Hearing Date: 06.24.2025; Vote Date: 06.24.2025

Fund	Budget	Amendment	New Budget
	2,333,200	-	2,333,200
<hr/>			
<b>Total Expenditures</b>	<b>23,310,019</b>	<b>-</b>	<b>23,310,019</b>
<hr/>			
<b>Transportation Tax-MF (475)</b>			
<b>REVENUES</b>			
<b>Taxes</b>			
Sales Taxes	-	-	-
	-	-	-
<b>Other Financing Sources</b>			
Transfers from Other Funds	-	-	-
	-	-	-
<b>Use of Fund Balance</b>			
Additional Requests for 2025	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	-	-	-
	-	-	-
<hr/>			
<b>Total Revenues</b>	<b>-</b>	<b>-</b>	<b>-</b>
<hr/>			
<b>EXPENDITURES</b>			
<b>Streets and Public Improvements</b>			
Road Projects	-	-	-
	-	-	-
<b>Other Financing Uses</b>			
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	-	-	-
<hr/>			
<b>Total Expenditures</b>	<b>-</b>	<b>-</b>	<b>-</b>
<hr/>			

## Airport (277)

### REVENUES

\*Yellow highlighted numbers are signifying changes since draft copy.



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## Budget Amendment by Department

Hearing Date: 06.24.2025; Vote Date: 06.24.2025

Fund	Budget	Amendment	New Budget
<b>Other Revenues</b>			
Intergovernmental	200,000	-	200,000
Interest and Investment Income	30,000	-	30,000
Miscellaneous Revenue	155,900	-	155,900
	385,900	-	385,900
<b>Other Financing Sources</b>			
Transfers from Other Funds	-	-	-
	-	-	-
<b>Use of Fund Balance</b>			
Additional Requests for 2025	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	686,034	14,966	701,000
	686,034	14,966	701,000
<b>Total Revenues</b>	<b>1,071,934</b>	<b>14,966</b>	<b>1,086,900</b>
<b>EXPENDITURES</b>			
<b>General Government</b>			
Airport	658,198	4,966	663,164
	658,198	4,966	663,164
<b>Other Financing Uses</b>			
Compensation Reserve	-	-	-
Transfers to Other Funds	413,736	10,000	423,736
Addition to Fund Balance	-	-	-
	413,736	10,000	423,736
<b>Total Expenditures</b>	<b>1,071,934</b>	<b>14,966</b>	<b>1,086,900</b>

### Airport Capital Projects (477)

#### REVENUES

##### Other Revenues

Intergovernmental	2,087,742	-	2,087,742
Interest and Investment Income	-	-	-
Miscellaneous Revenue	-	-	-

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# Budget Amendment by Department

Hearing Date: 06.24.2025; Vote Date: 06.24.2025

Fund	Budget	Amendment	New Budget
	2,087,742	-	2,087,742
<b>Other Financing Sources</b>			
Transfers from Other Funds	413,736	10,000	423,736
	413,736	10,000	423,736
<b>Use of Fund Balance</b>			
Additional Requests for 2025	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	-	-	-
	-	-	-
<b>Total Revenues</b>	<b>2,501,478</b>	<b>10,000</b>	<b>2,511,478</b>
<b>EXPENDITURES</b>			
<b>General Government</b>			
Airport	2,501,478	10,000	2,511,478
	2,501,478	10,000	2,511,478
<b>Other Financing Uses</b>			
Compensation Reserve	-	-	-
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	-	-	-
<b>Total Expenditures</b>	<b>2,501,478</b>	<b>10,000</b>	<b>2,511,478</b>
<b>Roads Special Service District (720)</b>			
<b>REVENUES</b>			
<b>Other Revenues</b>			
Intergovernmental	-	-	-
Interest and Investment Income	-	-	-
	-	-	-
<b>Other Financing Sources</b>			
Transfers from Other Funds	-	-	-
	-	-	-
<b>Use of Fund Balance</b>			

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## Budget Amendment by Department

Hearing Date: 06.24.2025; Vote Date: 06.24.2025

Fund	Budget	Amendment	New Budget
Additional Requests for 2025	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	-	-	-
	-	-	-
<b>Total Revenues</b>	-	-	-
<b>EXPENDITURES</b>			
<b>Other Financing Uses</b>			
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	-	-	-
<b>Total Expenditures</b>	-	-	-
<b>Cache County Community Foundation (795)</b>			
<b>REVENUES</b>			
<b>Other Revenues</b>			
Interest and Investment Income	1,000	-	1,000
Public Contributions	108,500	515,000	623,500
	109,500	515,000	624,500
<b>Other Financing Sources</b>			
Transfers from Other Funds	-	-	-
	-	-	-
<b>Use of Fund Balance</b>			
Additional Requests for 2025	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	17,389	-	17,389
	17,389	-	17,389
<b>Total Revenues</b>	<b>126,889</b>	<b>515,000</b>	<b>641,889</b>

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## Budget Amendment by Department

Hearing Date: 06.24.2025; Vote Date: 06.24.2025

Fund	Budget	Amendment	New Budget
<b>EXPENDITURES</b>			
<b>General Government</b>			
Miscellaneous Expense	2,200	-	2,200
	2,200	-	2,200
<b>Other Financing Uses</b>			
Transfers to Other Funds	124,689	515,000	639,689
Addition to Fund Balance	-	-	-
	124,689	515,000	639,689
<b>Total Expenditures</b>	<b>126,889</b>	<b>515,000</b>	<b>641,889</b>

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## Budget Amendment by Fund

Hearing Date: 06.24.2025; Vote Date: 06.24.2025

Fund	Current Budget			Amendment			New Budget
		Revenues	Expenditures	Transfers In	Transfers Out	Fund Balance	
General (100)	50,194,675	323,950	-1,174,722	-	1,456,945	-606,173	50,476,898
Municipal Services (200)	10,995,310	75,000	172,727	-75,000	206,458	-454,185	11,374,495
Health (210)	1,671,277	-	-	-	-	-	1,671,277
Senior Center (240)	-	420,151	1,701,800	1,309,455	-	-17,451	1,701,800
Mental Health (250)	4,752,000	-	-	-	-	-	4,752,000
Children's Justice Center (290)	416,779	-	5,430	-	-	-5,430	422,209
Visitor's Bureau (230)	1,494,292	-	249,300	-	30,000	-279,300	1,773,592
Tax Administration (150)	6,085,951	-	42,292	-	-	-17,236	6,128,243
Capital Projects (400)	10,214,262	-1,171,454	1,573,070	-435,296	-	-	11,787,332
MS Capital Projects Fund (420)	2,646,358	-	132,458	-132,458	-	-	2,778,816
Open Space (480)	14,010,000	-	500,000	-500,000	-	-	14,510,000
ARPA Capital Projects Fund (485)	6,890,191	521,000	-	-	150,000	-671,000	7,040,191
Debt Service (310)	2,524,450	-	-	-	-	-	2,524,450
CDRA (220)	300,100	-	-	-	-	-	300,100
Restaurant Tax (260)	4,692,100	-	2,651,564	-	-	-2,651,564	7,343,664
RAPZ Tax (265)	5,447,494	-	2,788,663	-	75,000	-2,788,663	8,311,157
CCCOG (268)	22,319,019	-	-	-	-	-	22,319,019
Transportation Tax-MF (275)	-	-	-	-	-	-	-
Airport (277)	1,071,934	-	4,966	-	10,000	-14,966	1,086,900
Airport Capital Projects (477)	2,501,478	-	10,000	-10,000	-	-	2,511,478
Roads Special Service District (720)	-	-	-	-	-	-	-
CC Community Foundation (795)	126,889	-515,000	-	-	515,000	-	641,889
<b>Total County Budget</b>	<b>148,354,559</b>	<b>-346,353</b>	<b>8,657,547</b>	<b>156,701</b>	<b>2,443,403</b>	<b>-7,505,968</b>	<b>159,455,509</b>

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## Tax Administration Allocation Data

### Budget Amendment Balance Corrections

Account	Department	Rate	Department	Proposed	Amendment	Current	Change
100-4112-999	TAX ADMIN - COUNCIL 10%	10%	422,668	42,300	169	42,100	31
100-4131-999	TAX ADMIN - EXECUTIVE 15%	15%	643,897	96,600	989	95,600	11
100-4132-999	TAX ADMIN - FINANCE 10%	10%	1,120,124	112,100	1,509	110,600	-9
100-4134-999	TAX ADMIN - HUMAN RESOURCE 15%	15%	1,007,292	151,100	1,001	147,900	2,199
100-4135-999	TAX ADMIN - GIS 60%	60%	521,579	313,000	4,546	308,500	-46
100-4136-999	TAX ADMIN - IT 30%	30%	1,950,666	585,200	6,971	578,300	-71
100-4141-999	TAX ADMIN - AUDITOR 86%	86%	551,375	474,200	2,574	389,100	82,526
100-4145-999	TAX ADMIN - ATTORNEY 9%	9%	4,004,644	360,500	5,079	355,400	21
100-4160-999	TAX ADMIN - BLDG & GROUNDS 31%	31%	573,312	177,800	2,218	175,600	-18
<b>Total Allocation</b>			<b>10,795,555</b>	<b>2,312,800</b>	<b>25,055</b>	<b>2,203,100</b>	<b>84,645</b>

#### Non-Departmental

100-4150-230	TRAVEL	10%	-	-	-	-	-
100-4150-510	INSURANCE	10%	-	-	-	-	-
100-4150-550	UAC MEMBERSHIPS - A&C 10%	10%	-	-	-	-	-
100-4150-552	NACO MEMBERSHIPS - A&C 10%	10%	-	-	-	-	-
100-4150-560	AUDIT - A&C 10%	10%	-	-	-	-	-
100-4150-580	UNEMPLOYMENT COMP - A&C 10%	10%	-	-	-	-	-
<b>100-4150-999</b>		<b>10%</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>33,000</b>	<b>-33,000</b>

#### Engineering

200-4475-110	FULL TIME EMPLOYEES	50%	278,289	139,200	39,491	171,305	-71,596
200-4475-115	OVERTIME	50%	5,500	2,800	-	4,125	-1,325
200-4475-120	PART TIME EMPLOYEES	50%	16,250	8,200	-	11,250	-3,050
200-4475-125	SEASONAL EMPLOYEES	50%	-	-	-	-	-
200-4475-130	EMPLOYEE BENEFITS	50%	175,079	87,600	29,468	100,240	-42,108
200-4475-210	SUBSCRIPTIONS & MEMBERSHIPS	50%	4,300	2,200	-	3,225	-1,025
200-4475-230	TRAVEL	50%	11,500	5,800	-	8,625	-2,825
200-4475-240	OFFICE SUPPLIES	50%	9,500	4,800	3,000	4,125	-2,325
200-4475-250	EQUIPMENT SUPPLIES & MAINT	50%	24,500	12,300	-	18,375	-6,075
200-4475-251	NON CAPITALIZED EQUIPMENT	50%	5,000	2,500	-	3,750	-1,250
200-4475-280	COMMUNICATIONS	50%	7,600	3,800	-	5,700	-1,900
200-4475-310	PROFESSIONAL & TECHNICAL	50%	242,333	121,200	-	193,583	-72,383
200-4475-311	SOFTWARE PACKAGES	50%	18,400	9,200	-	13,800	-4,600
200-4475-320	PROF & TECH - ENGINEER REVIEWS	50%	82,616	41,400	18,154	7,500	15,746
200-4475-322	PROF & TECH - SURVEY REVIEWS	50%	40,000	20,000	-	30,000	-10,000
200-4475-324	PROF & TECH - FIELD SURVEYS	50%	-	-	-	-	-
200-4475-326	PROF & TECH - SECTION CORNERS	50%	53,000	26,500	-	46,750	-20,250
200-4475-328	PROF & TECH - CCCOG OVERSIGHT	50%	25,000	12,500	-	-	12,500
200-4475-330	EDUCATION & TRAINING	50%	6,000	3,000	-	4,500	-1,500
200-4475-510	INSURANCE	50%	4,000	2,000	-	3,000	-1,000
200-4475-620	MISCELLANEOUS SERVICES	50%	-	-	-	-	-
200-4475-720	BUILDINGS	50%	-	-	-	-	-
200-4475-740	CAPITALIZED EQUIPMENT	50%	-	-	-	-	-
100-4475-110	FULL TIME EMPLOYEES	50%	278,289	139,200	13,164	-54,329	180,366

\*Yellow highlighted numbers are signifying changes since draft copy.



## Tax Administration Allocation Data

### Budget Amendment Balance Corrections

Account	Department	Rate	Department	Proposed	Amendment	Current	Change
100-4475-115	OVERTIME	50%	5,500	2,800	-	-1,375	4,175
100-4475-120	PART TIME EMPLOYEES	50%	16,250	8,200	-	-5,000	13,200
100-4475-125	SEASONAL EMPLOYEES	50%	-	-	-	-	-
100-4475-130	EMPLOYEE BENEFITS	50%	175,079	87,600	9,823	-35,548	113,326
100-4475-210	SUBSCRIPTIONS & MEMBERSHIPS	50%	4,300	2,200	-	-1,075	3,275
100-4475-230	TRAVEL	50%	11,500	5,800	-	-2,875	8,675
100-4475-240	OFFICE SUPPLIES	50%	9,500	4,800	1,000	-1,375	5,175
100-4475-250	EQUIPMENT SUPPLIES & MAINT	50%	24,500	12,300	-	-6,125	18,425
100-4475-251	NON CAPITALIZED EQUIPMENT	50%	5,000	2,500	-	-1,250	3,750
100-4475-280	COMMUNICATIONS	50%	7,600	3,800	-	-1,900	5,700
100-4475-310	PROFESSIONAL & TECHNICAL	50%	242,333	121,200	-	-48,750	169,950
100-4475-311	SOFTWARE PACKAGES	50%	18,400	9,200	-	-4,600	13,800
100-4475-320	PROF & TECH - ENGINEER REVIEWS	50%	82,616	41,400	54,462	-2,500	-10,562
100-4475-322	PROF & TECH - SURVEY REVIEWS	50%	40,000	20,000	-	-10,000	30,000
100-4475-326	PROF & TECH - SECTION CORNERS	50%	53,000	26,500	-	-6,250	32,750
100-4475-328	PROF & TECH - CCCOG OVERSIGHT	50%	25,000	12,500	-	-25,000	37,500
100-4475-330	EDUCATION & TRAINING	50%	6,000	3,000	-	-1,500	4,500
100-4475-510	INSURANCE	50%	4,000	2,000	-	-1,000	3,000
100-4475-740	CAPITALIZED EQUIPMENT	50%	-	-	-	-	-
<b>Total Allocation</b>		<b>50%</b>	<b>2,017,732</b>	<b>1,010,000</b>	<b>168,561</b>	<b>419,401</b>	<b>422,038</b>

\*Yellow highlighted numbers are signifying changes since draft copy.

CACHE COUNTY COUNCIL

SANDI GOODLANDER, CHAIR  
KATHRYN A. BEUS, VICE CHAIR  
DAVID L. ERICKSON  
KEEGAN GARRITY  
NOLAN P. GUNNELL  
MARK R. HURD  
BARBARA Y. TIDWELL



Cache  
County  
1857

199 NORTH MAIN STREET  
LOGAN, UT 84321  
435-755-1840  
www.cachecounty.gov

CACHE COUNTY COUNCIL MEETING AND COUNTY OFFICES  
HOLIDAY SCHEDULE

**PUBLIC NOTICE** is hereby given, in accordance with Utah Code § 52-4-202(2), that the 2025 meeting schedule of the Cache County Council is as follows:

JANUARY	14 and 28	JULY	8 and 22
FEBRUARY	11 and 25	AUGUST	12 and 26
MARCH	11 and 25	SEPTEMBER	and 23
APRIL	8 and 22	OCTOBER	14 and 28
MAY	13 and 27	NOVEMBER	4 and 18
JUNE	10 and 24	DECEMBER	2 and 9

Regular meetings of the Council will be held in the Cache County Historic Courthouse, 199 North Main, Logan, Utah 84321 beginning at 5:00 p.m. unless notice is given otherwise. Special and emergency meetings may be called as necessary pursuant to Utah State law.

The following legal holidays will be observed in 2025 by Cache County Government. County offices, except emergency services, shall be closed on these days:

JANUARY	1	Wednesday	New Year's Day
JANUARY	20	Monday	Martin Luther King Jr. Day
FEBRUARY	17	Monday	Presidents' Day
MAY	26	Monday	Memorial Day
JUNE	16	Monday	Juneteenth
JULY	4	Friday	Independence Day
JULY	24	Thursday	Pioneer Day
SEPTEMBER	1	Monday	Labor Day
OCTOBER	13	Monday	Columbus Day
NOVEMBER	11	Tuesday	Veterans Day
NOVEMBER	27	Thursday	Thanksgiving Day
NOVEMBER	28	Friday	Personal Preference Day
DECEMBER	24	Wednesday	Christmas Eve
DECEMBER	25	Thursday	Christmas Day

And all days which may be set apart by the President of the United States or the Governor of the State of Utah by proclamation shall also be observed as legal holidays.