

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



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

CACHE COUNTY COUNCIL

Update Regarding Hearing and Consideration of Funk 160 Acre Richmond Gravel Pit Rezone (Ordinance 2025-19)

Please be advised that the Funk 160-Acre Richmond Gravel Pit Rezone (Ordinance 2025-19) application has been withdrawn by the applicant(s) of the rezone application. We received this notification from the Cache County Development Services Department.

This means that the Cache County Council will not be considering this rezone application at its upcoming meeting, and as a result, there will be no public hearing for this matter. If you planned to attend the meeting specifically for the public hearing on this rezone, please note it has been canceled.

Members of the public are, of course, still welcome to attend for other public hearing matters and the meeting in general.

Please find the media packet for the Cache County Council meeting [here](#).

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CACHE COUNTY COUNCIL

PUBLIC NOTICE is hereby given that the County Council of Cache County, Utah will hold a **WORKSHOP** at **3:00 p.m.** and a **REGULAR COUNCIL MEETING** at **5:00 p.m.** in the Cache County Historic Courthouse Council Chambers, 199 North Main Street, Logan, Utah 84321, on **Tuesday, July 22, 2025**.

Council meetings are live streamed on the Cache County YouTube channel at:
<https://www.youtube.com/@cachecounty1996>

CACHE COUNTY COUNCIL AGENDA

WORKSHOP – 3:30 p.m.

- 1. Call to Order**
- 2. Joint Meeting with the Cache Open Space Advisory Committee (COSAC)**
 - a. Discussion of Open Space Matters, Opportunities, Programs, and Related Topics Regarding Open Space Initiatives

COUNCIL MEETING – 5:00 p.m.

- 1. Call To Order**
- 2. Opening – Council Member Mark Hurd**
- 3. Review and Approval of Agenda**
- 4. Review and Approval of Minutes** (July 8, 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. Revenue Projections
- [Wes Bingham, Cache County Budget Director](#)
- 7. Public Hearings**
 - a. **2025 COG Project – 1200 East (3100 North to 3400 North)**

- b. **2025 COG Project – Wolf Pack Way (Center Street in Hyde Park to 4400 North).**
- c. **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
- d. **Drainage Districts #3 & #5 Board of Trustees Applicants**

8. Initial Proposals for Consideration of Action

- a. **Resolution 2025-30 – County Sheriff’s Office Firearm Disposal Policy**
- b. **Resolution 2025-31 – Providence City Property Lease Agreement for County Library Usage**
- c. **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
- d. **Ordinance 2025-22 – Alcohol Local Consent Licensing Options Amendment**
- e. **Ordinance 2025-23 – Proclamations Policy**

9. Other Business

- | | |
|--|--|
| a. Logan City Pioneer Day Parade | July 24th, 2025 @ ~9:30 a.m. |
| b. North Logan City Pioneer Day Parade | July 24th, 2025 @ ~9:30 a.m. |
| c. Cache County Fair and Rodeo | August 6th-9th, 2025 |
| d. Providence City Sauerkraut Days Parade | August 15th, 2025 @ 5:00 p.m. |
| e. UAC Annual Convention | September 8th-10th, 2025 @ Davis Conf. Center |

10. Council Member Reports

- 11. Executive Session – Utah Code 52-4-205(1)(c) –** Strategy sessions to discuss pending or reasonably imminent litigation;

12. Adjourn

- Next Scheduled Regular Council Meeting: August 12, 2025 at 5:00 p.m.


Sandi Goodlander, Chair



County Council - COSAC Joint Meeting

July 22nd, 2025

Proposed Items for Discussion

1. **Code Section Establishing & Relating to COSAC**
2. **Discussion of Evaluation Criteria**
3. **Discussion about Methods of Increasing Awareness of Bond**
4. **Greenbelt Taxes - New Source of Funds for Conservation**
5. **Any Outstanding Items to Discuss Re: Recent Acquisitions**
6. **Other Items**

Link to County Code Relating to COSAC:

[Cache County Code Chapter 2.76. The Cache Open Space Advisory Committee](#)

CHAPTER 2.76 THE CACHE OPEN SPACE ADVISORY COMMITTEE

2.76.010: DEFINITIONS

2.76.020: NAME AND PURPOSE

2.76.030: AUTHORITY

2.76.040: ORGANIZATION

2.76.050: POWERS AND DUTIES

2.76.060: MEETINGS

2.76.070: COUNTY COUNCIL AUTHORITY

2.76.010: DEFINITIONS

BOND: The 2022 Cache County voter-approved General Obligation Bond authorizing a principal amount not to exceed twenty million dollars (\$2,000,000.00) for the purpose of paying all or a portion of the costs of purchasing land, conservation easements, and other interests in land from willing landowners in order to protect scenic vistas, preserve open lands near valley gateways, add trails and trail connectivity, and maintain agriculture, waterways, and wildlife habitat.

COSAC: The Cache Open Space Advisory Committee, which is comprised of seven (7) members.

COUNTY: Cache County, Utah.

COUNTY COUNCIL: The Cache County Council, which exercises legislative authority in the County.

COUNTY EXECUTIVE: The chief executive officer of the County.

EVALUATION STANDARDS: The respective evaluation standards adopted by the COSAC used to prioritize and recommend proposals to the County Council.

MEMBER: Respectively members of COSAC.

PROPERTY INTERESTS: Any real property interest acquired, or proposed to be acquired, using bond proceeds or a combination of bond proceeds and other funding sources.

PUBLIC INTEREST: The responsibility of each member to represent the common good, the general welfare, and the security and well-being of the respective communities represented by COSAC as to matters concerning the evaluation and recommendations of the use of bond proceeds for the purpose of acquiring or considering the acquisition of property interests.

(Ord. 2023-06, 2-14-2023)

2.76.020: NAME AND PURPOSE

The Cache Open Space Advisory Committee ("COSAC") is created for the purpose of serving the public interest by creating, adopting, and implementing evaluation standards, advising and providing recommendations to the County Council regarding the identification, evaluation (including the evaluation of proposals), and possible acquisition of property interests based on the approved evaluation standards.

(Ord. 2023-06, 2-14-2023)

2.76.030: AUTHORITY

COSAC is created as an advisory committee to the County Council for the purposes set forth in section 2.76.020. There shall be no actual or apparent authority vested in COSAC except the authority granted

in this chapter. Neither COSAC, nor any member thereof, is empowered to bind the County as to the purchase of any property interest.

(Ord. 2023-06, 2-14-2023)

2.76.040: ORGANIZATION

A. COSAC Organization:

1. COSAC shall be composed of seven (7) voting members and two (2) non-voting ex-officio members. Four (4) of the voting members will be appointed by the County Executive with advice and consent of the County Council, with a preference for those applicants with expertise in agriculture, trails, wildlife, waterways, or outdoor recreation. Three (3) voting members will be selected from the general public, appointed by the County Executive with advice and consent of the County Council. The two (2) ex officio members will be a member of the County Council and an expert in agriculture appointed by the County Executive with advice and consent of the County Council.

In its first meeting, and annually thereafter, COSAC shall select from among the members a chair, vice chair, and secretary, and shall provide the County Council with written notice of such selections.

2. Appointed COSAC members serve one year terms and may serve unlimited terms.
3. The County Council may remove any member at any time with or without cause.
4. Upon removal or withdrawal of any member of COSAC, the County Executive shall appoint a replacement member with advice and consent of the County Council. The replacement member shall complete the remainder of the term of the vacant seat.
5. COSAC may enlist non-voting consultants to participate as needed or advise the COSAC chair in their recommendations to the County Council and their preparations of proposed acquisitions, including County staff, members of the Planning Commission, or other such persons as selected by COSAC. Such consultants shall not be considered members.

B. All members shall serve without compensation, but their actual and necessary expenses incurred in the performance of their official duties may be paid or reimbursed by the County at the discretion of the County Council.

C. The County Attorney or his/her designee shall be legal counsel to the COSAC.

(Ord. 2023-06, 2-14-2023)

2.76.050: POWERS AND DUTIES

A. COSAC's powers are limited to:

1. Creating, prioritizing, adopting, and applying the evaluation standards;
2. Advising, providing recommendations to, and consulting with, the County Council regarding the identification, evaluation (including the evaluations of proposals), and possible acquisition of property interests based on the approved evaluation standards. Such advice may include recommendations concerning funding strategies, types of property interests to be acquired, and recommendations concerning consultation and collaboration with accredited land trusts.
3. Creation of bylaws to govern meetings.

B. COSAC Duties:

1. Upon the request of the County Council, and at least annually, COSAC shall make presentation to the County Council concerning the evaluation standards. At such presentations, COSAC will report on goals, progress, and actions, with the goal of refining and improving evaluation standards and practices.

(Ord. 2023-06, 2-14-2023)

2.76.060: MEETINGS

- A. Meetings of the COSAC shall be scheduled on an as-needed basis, but no fewer than semi-annually.
- B. Meetings, special meetings, work sessions, and field trips, for any purpose, may be held at the call of the chair or the County Council. Work sessions and field trip meetings shall be for discussion and informational purposes only; no action shall be taken on any item.
- C. COSAC shall conduct its business according to its bylaws.

(Ord. 2023-06, 2-14-2023)

2.76.070: COUNTY COUNCIL AUTHORITY

- A. COSAC serves in the capacity of advisory group and is created for the purpose of providing the County Council with valuable insight and analysis concerning the potential uses of bond proceeds in the County.
- B. The COSAC does not have authority to take any action that is binding on the County Executive, County Council, or the County and shall not take any action that purports to do so.
- C. The County Council retains final approval authority on evaluation standards and their application by the COSAC in the selection process.
- D. The County Council retains final authority regarding any real property transactions and may take direct action on any acquisition of property interests, with or without the involvement of COSAC subject to and consistent with Utah and Cache County Code.

(Ord. 2023-06, 2-14-2023)

[illegible]

COSAC Open Space Application Evaluation

Each advisory committee member scores each criterion, and then the total scores are averaged. It is anticipated that projects will not score in every category. The scoring on this sheet represents the opinion of each committee member. These scores are for evaluation and ranking purposes only, are non-binding, and are to help make recommendations to the applicant and County Council for their final determination. The final recommendation and consideration may include additional factors, such as economic value, cost, and other funding sources.

	Points Possible	Score Given
PROTECT SCENIC VISTAS The location is along major corridors a. Major state highways b. Minor state highways c. Major county roadways d. Visibility e. Traffic counts f. Foothills	15	
PRESERVE OPEN LANDS NEAR VALLEY GATEWAYS The location is seen from major gateways a. View from entry way into the valley at the mouth of Wellsville Canyon or the transit through Wellsville Canyon b. First full view of the valley along Highway 30 heading east from Box Elder county (roughly 1.2 miles from county border) c. View from Highway 89 heading west from Logan canyon, just before the road drops down around the USU campus (roughly at 900 E.) d. View from Highway 91 just south of the Idaho border. e. View from Highway 91 north of Smithfield where the road traverses the side of Crow Mountain f. View from the rise along Highway 165 just north of Hyrum; g. View from the visitor center at the American West Heritage Center	15	

MAINTAINS AGRICULTURE Land evaluation components and other considerations a. Soil Productivity Index (SPI) b. Land Capability Index (LCI) c. Size of Parcel d. Commercial farm activity e. Proximity to protected lands (APA's & CE's) f. Canals/ Laterals g. Century Farm Dedication	15	
MAINTAINS WATERWAYS The following will be included in consideration a. Floodplain b. Wetlands c. Major Waterways d. Waterbodies e. Springs	15	
MAINTAINS WILDLIFE HABITAT The following will be included in consideration a. Important Habitat Areas b. Wildland-Urban Interface c. Migratory Bird Production Area d. Deer & Elk Migration Corridors e. Mule Deer Habitat g. Deer & Elk Winter Range h. Fish Habitat	15	
ALLOWS PUBLIC ACCESS Please see the COSAC Trail Application for trail only projects. The following will be considered when scoring: a. A trail easement will be included in the project b. The project allows for another form of broad public access	15	
DISTINGUISHING FACTORS Other factors including uniqueness, historic value, urgency, irreplaceability.	10	
TOTAL		100

COSAC Trail Application Evaluation

Each advisory committee member scores each criterion, and then the total scores are averaged. The scoring on this sheet represents the opinion of each committee member. These scores are for evaluation and ranking purposes only, are non-binding, and are to help make recommendations to the applicant and County Council for their final determination. The final recommendation and consideration may include additional factors, such as economic value, cost, and other funding sources.

	Points possible	Score given
The trail is functional or a contiguous piece that will be used by itself or in conjunction with an existing trail	15	
The trail is on the municipal or county Trails Master Plan	10	
The trail has regional trail connectivity	10	
The trail connects previously unconnected communities by way of active transportation	5	
The trail increases safety for active transportation	10	
Multiple municipalities or population are benefiting from this trail	10	
This is an opportunistic moment to acquire a piece of trail even though trail may not currently be contiguous	10	
The trail has surrounding non-participating land owner support for future acquisition	5	
Other funds for building the trail have been tentatively secured (Open Space Bond funds may not be used for construction of trails)	10	
The trail has a near term completion date	5	
The submitting municipalities are contributing to the acquisition	10	
TOTAL	100	

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9. Other Business

- | | |
|--|--|
| a. Logan City Pioneer Day Parade | July 24th, 2025 @ ~9:30 a.m. |
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10. Council Member Reports

- 11. Executive Session – Utah Code 52-4-205(1)(c) –** Strategy sessions to discuss pending or reasonably imminent litigation;

12. Adjourn

- Next Scheduled Regular Council Meeting: August 12, 2025 at 5:00 p.m.


Sandi Goodlander, Chair

CACHE COUNTY COUNCIL

July 8, 2025 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 Nolan Gunnell, Councilmember Mark Hurd.

MEMBERS EXCUSED: Councilmember Keegan Garrity

STAFF PRESENT: Andrew Erickson, Scott. B., Dianna Schaeffer, Brady George, Shawn Milne, Cade Olsen, Matthew Funk, Amy Adams, Jennifer Parker, Jill Wilde, Shane Johnson, Joseph Semt, Naomi Clark, Karen Mouritsen, Nathan Argyle, Jodi Jiechty, Chad Jensen, Jen W., Landis Wegner, Connor Smith

OTHER ATTENDANCE: Blaine Hamblin, Tom Bailey, Scott Wells, Bryce Darley, Katreena D. Davis, Larry C., Jeff Gilbert, Hal Christensen, Lacie Liechty, Mariah Davis, Tiffany Lamb, Edward Mendenhall, Jed Willets

Council Meeting

1. **Call to Order 5:00p.m. – :10**
2. **Opening Remarks and Pledge of Allegiance – :25** Councilmember Barbara Tidwell shared a short video clip and gave prayer to open followed by the pledge of allegiance.
3. **Review and Approval of amended Agenda 3:28**
Action: Motion made by Vice Chair Kathryn Beus to amend agenda; strike 8B, 9B, Add under section 8: Set public hearings for July 22, 2025 – 2025 COG Project East and July 22 – 2025 Wolfpack Way seconded by Councilmember Nolan Gunnell.
Motion passes.
Aye: 6 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd
Nay: 0
Absent: Keegan Garrity
4. **Review and Approval of Minutes 4:49**
Action: Motion made by Vice Chair Kathryn Beus to approve the minutes; seconded by Councilmember Barbara Tidwell
Motion passes.
Aye: 6 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd
Nay: 0
Absent: Keegan Garrity
5. **Report of the County Executive 5:17**
 - A. Karina Brown shared update on Executive Zook's behalf his attendance to local events and advisory committee meetings.

Action: Motion made by Councilmember David Erickson to approve Bruce Cook appointment to Audit Committee; seconded by Vice Chair Kathryn Beus.
Motion passes.
Aye: 6 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd
Nay: 0
Absent: Keegan Garrity

Action: Motion made by Vice Chair Kathryn Beus to approve Sally Peterson, Ernesto Lopez, Dennis Wildman for appointment to the America 250 committee; seconded by Councilmember Nolan Gunnell.
Motion passes.
Aye: 6 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd
Nay: 0

Absent: Keegan Garrity

6. Items of Special Interest

A. Assessment Role Corrections (per Utah Standard 11.22 Uncollectible and Small Accounts)

[9:04](#) Scheduled for next meeting.

B. Wolf Pack Way Project Presentation [10:09](#) Mayor Brian Cox described the plans for the next phase of Wolf Pack Way. [14:45](#) Chair Goodlander asked if a public hearing needed to be held. Mayor Cox said the information had been given to COG. Chair Goodlander said several others that go through county parcels will need to be brought to the public hearing before COG. [15:42](#) Vice Chair Kathryn Beus clarified what the question being brought to council was. Mayor Cox said for the grant to be received the discussion is needed with council and all municipalities need to be in agreement. [17:47](#) Vice Chair Kathryn Beus asked if the portion under petition for annexation be part of the county responsibility or Hyde Park. Mayor Cox answered the funds won't be expended until 2027 and by then the annexation would be in Hyde Park by then. Vice Chair Kathryn Beus said her question pertained to the transportation plan and what was expected to happen with the annexation. Mayor Cox added a study is being done on the bobcat way section. [20:08](#) Chair Goodlander said a public hearing is set for July 22. [20:47](#) Andrew Erickson asked Chair Goodlander to request Council turn their microphones on. Chair Goodlander announced the public hearing for gravel pit in Richmond had been continued. [22:23](#)

C. Multijurisdictional Access – Matt Phillips, Cache County Public Works Director

Matt Phillips Public Works Director showed presentation for where a new road is proposed. Councilmember David Erickson asked if there was only one access. Matt answered another access is near a church on the map. [26:45](#) Chair Goodlander asked if all development shown on the map is in River Heights City. Matt answered yes. He added no response had been received from River Heights. [27:54](#) Councilmember David Erickson asked if everything except for the road is county or if any other county properties were near that road. Matt answered there were a few properties on the hill but in the general area it is fully developed. Chair Goodlander asked what are the potential issues to understand before council approved this road. Matt answered historically a response had been required from the city that would meet the guidelines. [30:22](#) Councilmember Nolan Gunnell said he would like to see this be done equitable. He asked what the conditions of the road at 400 E and the impact if the road stayed in the county. Matt answered the road meets all the county standards. [33:59](#) Discussion among Council.

7. Board of Equalization

Discussion: [34:47](#)

Action: Motion made by Vice Chair Kathryn Beus to enter Board of Equalization approve public hearing; seconded by Councilmember David Erickson.

Motion passes.

Aye: 6 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd

Nay: 0

Absent: Keegan Garrity

[35:00](#) Dianna Schaeffer explained the application as a church that purchased a church and met all requirements.

Action: Motion made by Councilmember David Erickson to approve the Gospel Peace Church for their exemption; seconded by Councilmember Barbara Tidwell.

Motion passes.

Aye: 6 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd

Nay: 0

Absent: Keegan Garrity

Action: Motion made by Vice Chair Kathryn Beus to leave Board of Equalization; seconded by Councilmember David Ericksokn.

Motion passes.

Aye: 6 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd

Nay: 0

Absent: Keegan Garrity

8. Public Hearings [37:29](#)

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.

Discussion: [38:28](#) Angie Zetterquist read description of application originally named White Bison acres denied August 2024. Now the Willets RU5 rezone to zone A10 to RU5 zone also voted for denial.

[40:49](#) Chair Goodlander opened the public hearing. [41:06](#) Bryce Darley spoke against the rezone due to frontage and water reasons. [42:49](#) Proponent Jed Willets gave his arguments for approval. [54:41](#) Mark Lyons asked what can be done to get the answers for the reasons for denial. He added his unfavorable opinion of the rezone. [57:45](#) Andrew Anderson said the conversation is repetitive and urged council to ask themselves what can change. [58:33](#) Jodie Liechty gave ethical reasons for the distaste in discussion and hoped for answers. She added her opinion for disapproval. [59:58](#) Lacey Liechty said the road the proponent wants to develop on is 55 mph. She added the traffic is too heavy for his development. [1:02:29](#) Ashton Leichty said there would be no point to continue farming here if this is approved.

Action: Motion made by Councilmember David Erickson to close public hearing; seconded by Councilmember Nolan Gunnell.

Motion passes.

Aye: 6 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd

Nay: 0

Absent: Keegan Garrity

Action: Motion made by Councilmember David Erickson to Set Public hearings for July 22, 2025 – 2025 COG Project East and July 22 – 2025 Wolfpack Way; seconded by Councilmember Mark Hurd.

Motion passes.

Aye: 6 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd

Nay: 0

Absent: Keegan Garrity

B. Ordinance 2025-19 – Funk 160 Acre Richmond Pit Rezone

Discussion: No discussion or no motion.

9. Pending 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. [1:04:18](#) Chair Goodlander opened for questions.

Discussion: [1:04:33](#) Councilmember Nolan Gunnell stated to Jed he had listened through each meeting and supports the planning and zoning team.

Action: Motion made by Councilmember Nolan Gunnell to suspend rules and deny Ordinance 2025-18-3; seconded by Councilmember David Erickson. [1:05:22](#) Policy Analyst Andrew Erickson corrected council the motion needed to include suspension of rules. Councilmember included to suspend rules in motion. [1:05:33](#) Vice Chair Kathryn Beus asked if there

is no frontage why is this being proposed. Planning and Zoning Interim Director Angie Zetterquist answered it is preference not to support rezones that would not be developable. She added the private road frontage Jed Willet proposed does not align with the roads standards, manual, or master plan for grid system. Vice Chair Kathryn Beus summarized supportive evidence made this a non-issue. Councilmember David Erickson added council still respects variance options.

Motion passes.

Aye: 6 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd

Nay: 0

Absent: Keegan Garrity

- 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.**

Discussion: No discussion.

- C. Ordinance 2025-21 – Establishing a Temporary Land Use Regulation Prohibiting New or Amended Subdivisions With More Than 5 Buildable Lots**

Discussion: [1:08:20](#) Development Services Interim Director Angie Zetterquist described how the moratorium came to discussion and the reasons behind the proposal. Councilmember Nolan Gunnell added it would be helpful to know what the state water engineer had to say. Vice Chair Kathryn Beus asked County Attorney Taylor Sorenson if the council had until the end of the moratorium to complete all the work. Attorney Taylor Sorenson explained the moratorium puts a pause on everything and once it ends would revert back to before unless changes from council supersede. Vice Chair Kathryn Beus voiced concern with staffing. Chair Goodlander asked if the moratorium could be renewed. Taylor said he would need to check. Councilmember Nolan Gunnell said the state engineer might have more information. [1:14:25](#) Angie said an update is being made to the general plan for water elements and may have more information to use. Councilmember Nolan Gunnell added we have our own water conservation area in Cache County who could help.

[1:15:17](#) Attorney Taylor Sorenson said he verified six months is the maximum period and does not allow extension.

Action: Motion made by Councilmember Nolan Gunnell to suspend rules and approve Ordinance 2025-21; seconded by Councilmember Mark Hurd.

Motion passes.

Aye: 6 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd

Nay: 0

Absent: Keegan Garrity

10. Pending Items

- A. Ordinance 2025-20 – Dispatch Service Fee Assessment Amendment**

Discussion: [1:16:13](#) Policy Analyst Andrew Erickson gave overview of Ordinance and summarized the fee is raised from \$3.00 to \$3.30 in the fee schedule. Chair Goodlander asked what changes needed to be made in order for Council to vote. Andrew answered the version Council had included the new reference.

Action: Motion made by Councilmember Nolan Gunnell to approve Ordinance; seconded by Councilmember Barbara Tidwell.

Motion passes.

Aye: 6 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd

Nay: 0

Absent: Keegan Garrity

- B. Resolution 2025-27 – Budget Opening – Proposed amendment to the 2025 (current) budget**

Discussion: [1:19:04](#) County Auditor Matthew Funk told council he sent them updates via email earlier that week and asked if there were questions. Chair Goodlander said she did not have any questions. [1:19:43](#) Councilmember Barbara Tidwell clarified item 4 for \$70,000. Chair Goodlander said the revised amount is \$63,800. [1:20:15](#) Vice Chair Kathryn Beus clarified the 4% COLA is for non-sworn, non-elected officials. Chair Goodlander said Sheriff Jensen had \$98,000 in his budget to put towards the general fund to help cover the raise. Vice Chair Kathryn Beus asked what the bottom line for the general fund was. Matt answered \$535,722. [1:21:50](#) Councilmember Nolan Gunnell said he didn't like the county employees not in a competitive market and thought it was the right thing to do. Councilmember Barbara Tidwell and Chair Goodlander voiced their agreement.

Action: Motion made by Vice Chair Kathryn Beus to approve Resolution 2025-27; seconded by Councilmember Nolan Gunnell.

Motion passes.

Aye: 6 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd

Nay: 0

Absent: Keegan Garrity

11. Other Business

A. Adjustment to Council Schedule [1:23:24](#) Policy Analyst Andrew Erickson gave notice of change to Council meeting schedule due to conflicting UAC Conference. Discussion between council when to meet. [1:26:54](#) Vice Chair Kathryn Beus said she wanted record on the minutes her question of the mandate for two council meetings per month.

Action: Motion made by Councilmember Nolan Gunnell to approve Sept. 16, 2025 as rescheduled Council meeting; seconded by Councilmember Barbara Tidwell.

Motion passes.

Aye: 6, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd

Nay: 1 David Erickson

Absent: Keegan Garrity

[1:27:11](#) Policy Analyst Andrew Erickson presented a new logo design for County Council. Council discussed the design.

[1:30:30](#) Vice Chair Kathryn Beus exited the meeting.

B. Logan City Pioneer Day Parade July 24th, 2025 @ 9:30am [1:30:39](#)

C. North Logan City Pioneer Day Parade July 24th, 2025 @ 9:30am [1:30:39](#)

D. Providence City Sauerkraut Days Parade August 15th, 2025 @ 5:00pm [1:30:39](#)

12. Councilmember Reports

David Erickson – [1:39:07](#) Councilmember David Erickson reported on his personal experience over the 4th of July and echoed the sentiment shared by fellow Councilmembers.

Sandi Goodlander – [1:39:51](#) Sandi reported on her visit to the UAC justice summit, and a visit with CMPO that helped explain sales tax.

Keegan Garrity – Absent

Barbara Tidwell – [1:32:44](#) Barbara reported the governance whistle blower committee selected a Chair and Secretary and the America250 committee has started to form and asked for name. She expressed her joy at the Lewiston 4th of July parade.

Kathryn Beus – Absent during Councilmember reports.

Nolan Gunnell – [1:34:28](#) Nolan reported his attendance at the Hyrum parade. He invited council to visit the road project mentioned by Karina. Matt Phillips said the road is on the Coldwater property and is expected to take a lot of money and would like the awareness out there.

Mark Hurd – [1:37:47](#) Mark reported on the Library lease process. He commented on his visit to the first district court and expressed appreciation to the effort put in place for everyone to receive due process.

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.

[1:41:11](#)

Action: Motion made by Councilmember David Erickson to enter Executive Session; seconded by Councilmember Nolan Gunnell.

Motion passes.

Aye: 6 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd

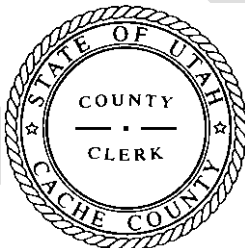
Nay: 0

Absent: Keegan Garrity

Adjourn: 7:30 PM [1:41:34](#)

APPROVAL: Sandi Goodlander, Chair
Cache County Council

ATTEST: Bryson Behm, Clerk
Cache County Council





HT-03-0911

Brett Robinson <brett.robinson@cachecounty.gov>
To: Sandi Goodlander <sandi.goodlander@cachecounty.gov>
Cc: Andrew Erickson <andrew.erickson@cachecounty.gov>

Fri, Jul 18, 2025 at 11:24 A

Sandi and Andrew,

I apologize for confusion in the last Council Meeting on my attendance. If it's okay with you all I would still like to be on the agenda for the Council Meeting on July 22 to address the abatement of taxes on the mobile home that was destroyed during a tragic incident in Hyrum.

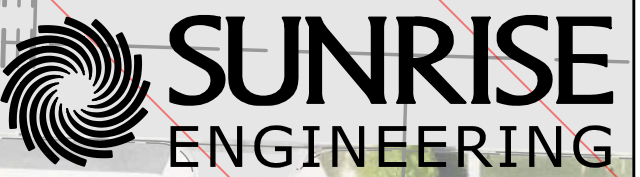
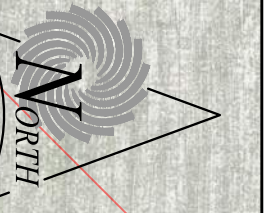
While I am there I would also like to discuss an error in the 2025 assessment roll that began about ten years ago with an input error in the Recorder's office. The issue was that some commercial condo units showed .25 acres each when in fact they were various sizes. One of the property owners brought this to our attention upon receiving their Truth in Taxation Notice this last week. We want to correct this for these parcels rather than to ask each property to appeal separately. Upon your approval we will coordinate with the Auditor's Office to have a corrected tax notice sent. I have included some additional details below for the Council.

Parcel	Previous Acreage	Acreage	Percentage	ParcelSF	Land CPSF	Parcel Land Value	Total Land	Proposed Imp	2025 Original	2025 Proposed	2024 value	Proposed Difference
02-171-331	0.25	0.06	54.55%	2614	\$20	\$52,272	\$361,152	\$450,492	\$750,987	\$811,640	\$711,761	\$99,879
02-171-332	0.25	0.03	27.27%	1307	\$20	\$26,136	\$180,576	\$200,556	\$445,980	\$381,130	\$323,230	\$57,900
02-171-333	0.25	0.02	18.18%	871	\$20	\$17,424	\$120,384	\$153,284	\$398,768	\$273,670	\$255,811	\$17,859
02-171-9001		0.65		28314	\$20	\$566,280						
Total	0.75	0.76	100.00%	33106	\$20	\$662,112	\$662,112	\$804,332	\$1,595,735	\$1,466,440	\$1,290,802	\$175,638

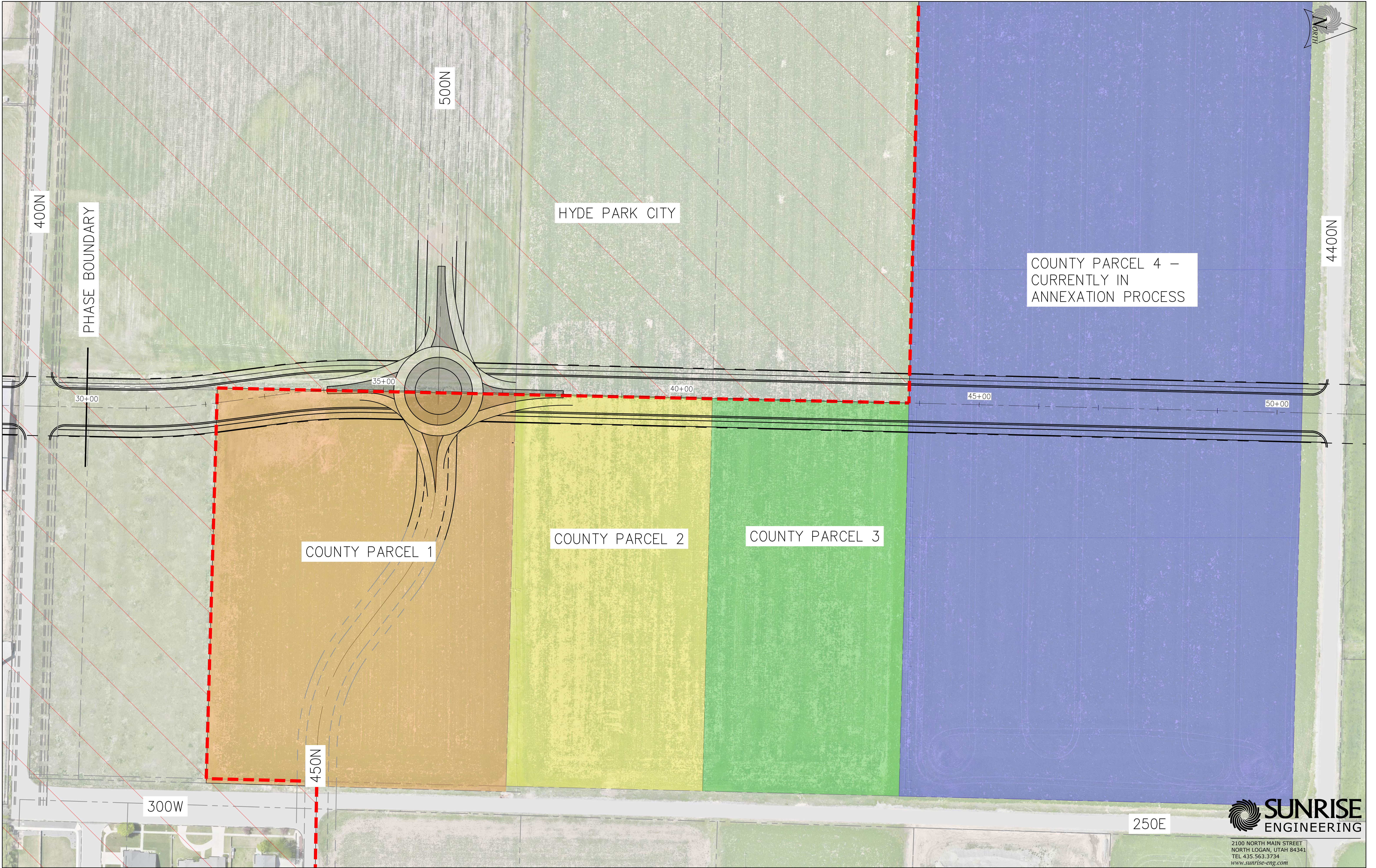
Brett Robinson
Cache County Assessor
(435) 755 - 1600



[Quoted text hidden]



2100 NORTH MAIN STREET
NORTH LOGAN, UTAH 84341
TEL 435.563.3734
www.sunrise-eng.com



COUNTY PARCEL 4 –
CURRENTLY IN
ANNEXATION PROCESS

COUNTY PARCEL 1

COUNTY PARCEL 2

COUNTY PARCEL 3

HYDE PARK CITY

PHASE BOUNDARY

400N

500N

4400N

30+00

35+00

40+00

45+00

50+00

450N

300W

250E



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 5th, 2025, and their recommendation to deny the rezone was made on June 5th, 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 8th, 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 5th, 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

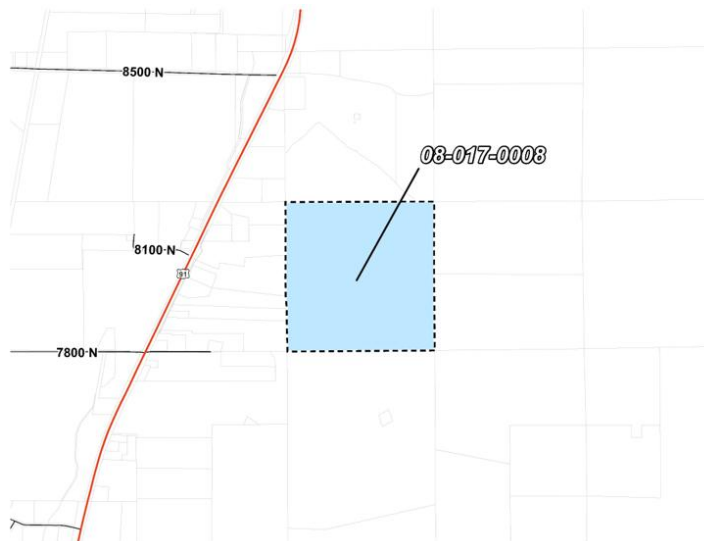
Parcel ID#: 08-017-0008

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

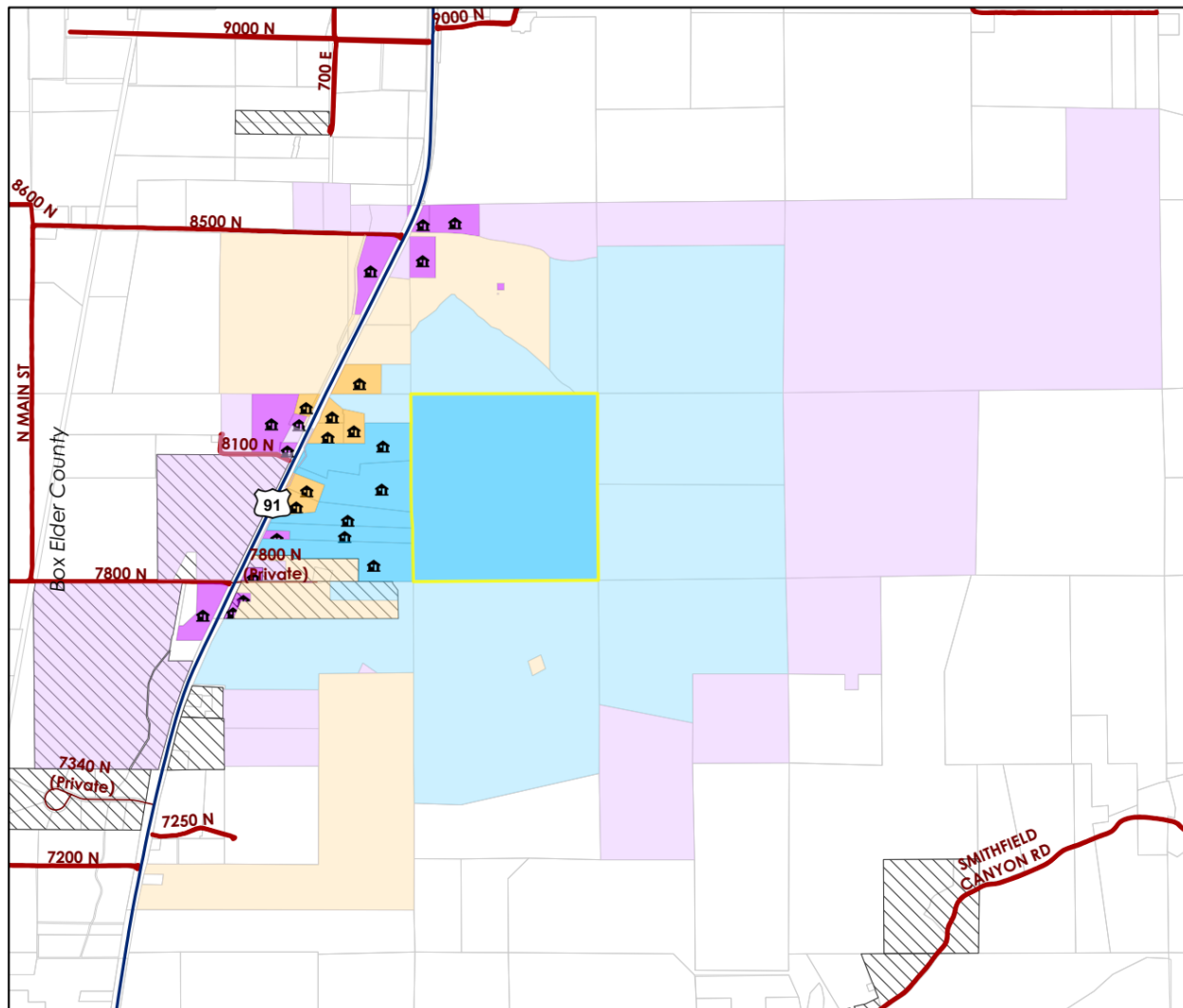


Findings of Fact

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 6th, 2025, the Planning

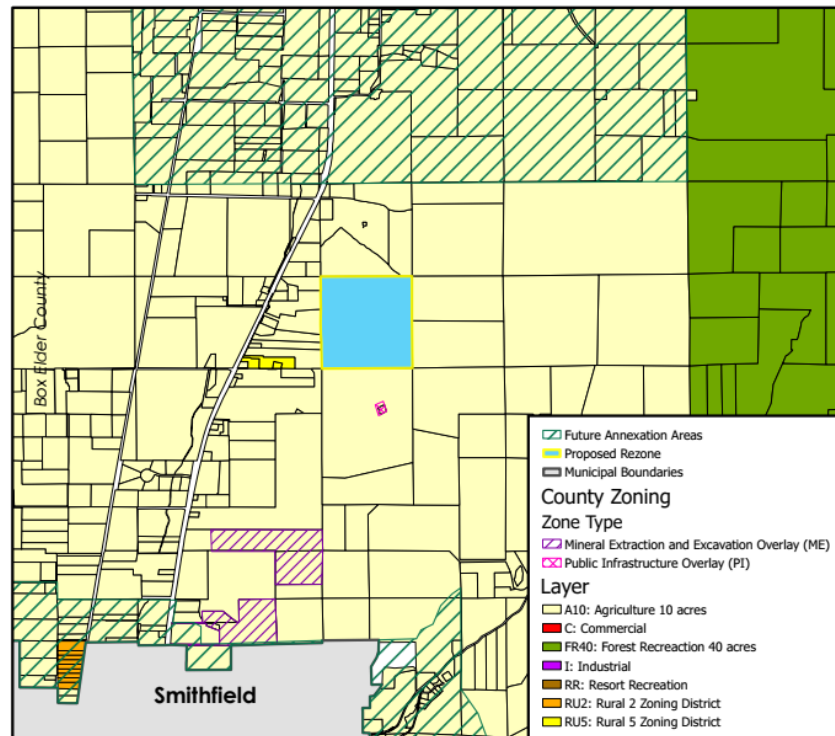
- i. The difference between the original rezone and this rezone request is that the applicant originally requested to rezone 286.91 acres whereas this application is a request to rezone 160 acres.
 - ii. Numerous written public comments were received with further comments being made during the public 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	
Adjacent	With a Home: 14 Acres (5 Parcels)
Parcels	Without a Home: 73 Acres (12 Parcels)
1/4 Mile	With a Home: 7.6 Acres (12 Parcels)
Buffer	Without a Home: 50 Acres (24 Parcels)
1/2 Mile	With a Home: 5.7 Acres (24 Parcels)
Buffer	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

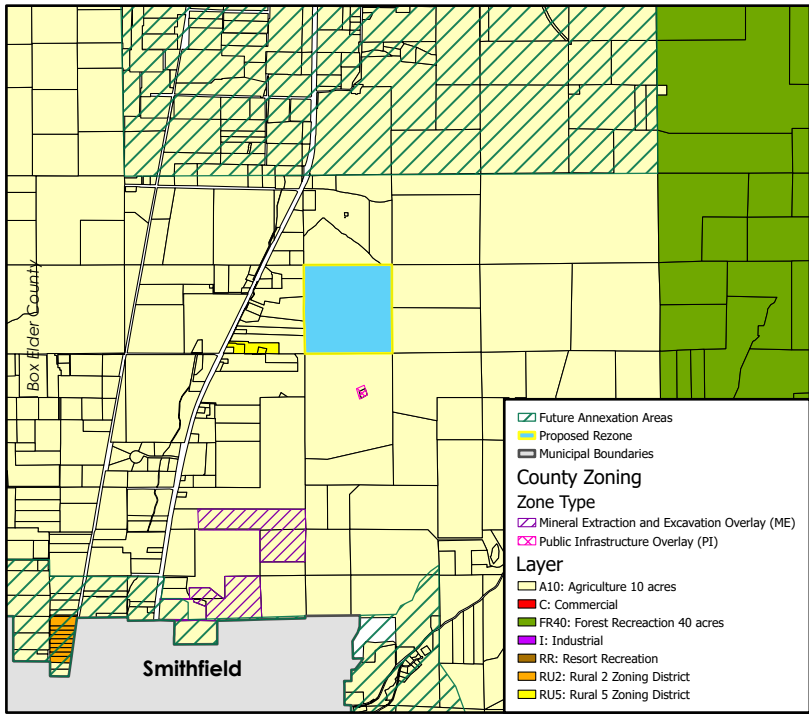
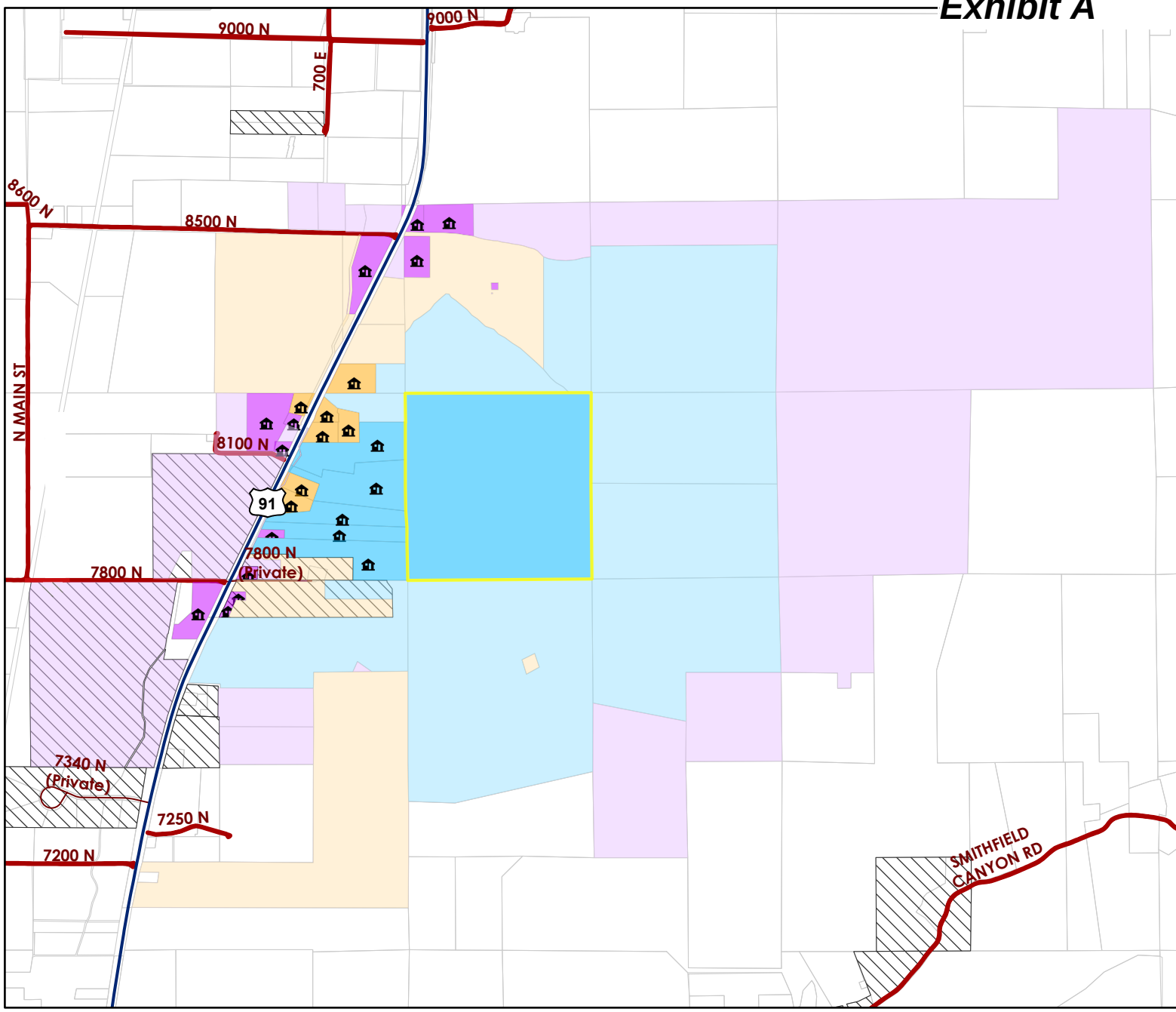
The Funk 160 Acre Richmond Gravel Pit rezone, a request to rezone 160.00 acres from the Agricultural (A10) Zone to the Industrial (I) Zone with the Mineral Extraction and Excavation (ME) Overlay has been reviewed in conformance with Title 17 of the Cache County Land Use Ordinance and the County Manual 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

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:
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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

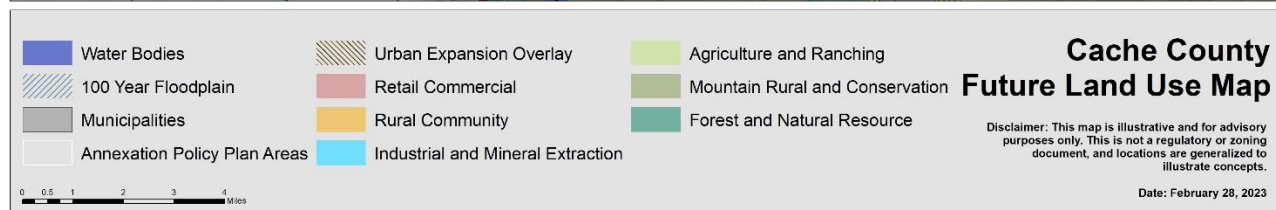
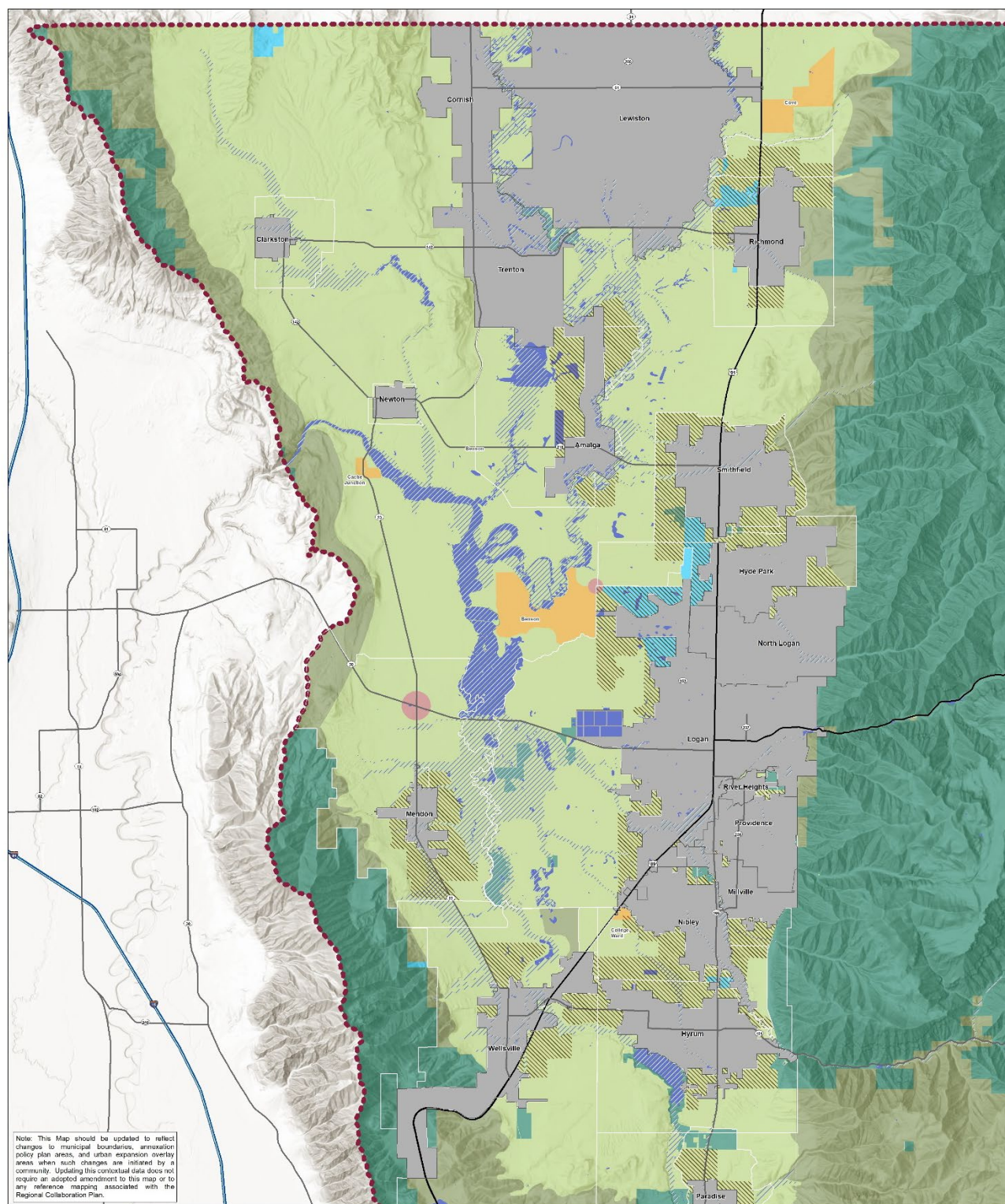
Average Parcel Size

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



4/8/2025

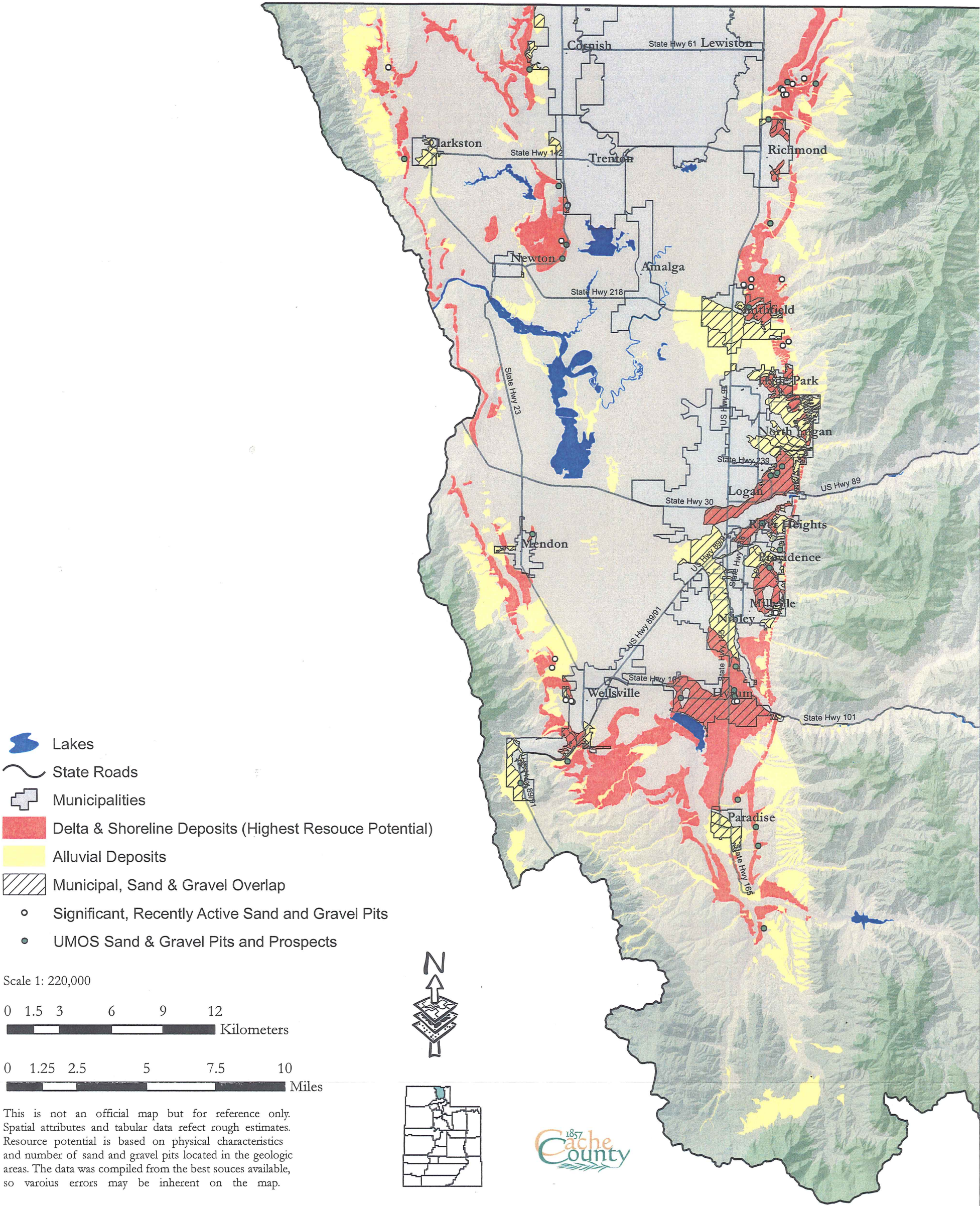
ATTACHMENT B



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
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 26th for consideration by the Planning Commission and County Council on February 6th and February 25th 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 yrd³. 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 Count). 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 ³	Staker-Parsons Smithfield Gravel Pit ¹
0 yrd ³	LeGrand Johnson Construction's Hyrum Gravel Pit ¹
18,446,000 yrd ³	LeGrand Johnson Construction's Wellsville Gravel Pit ²
50,100,100 yrd ³	Maughan-Wellsville Gravel Pit ²
NA	Pisgah Stone Products' Wellsville Mountain Gravel Pit ^{2,3}
NA	Geneva Rock Mendon Gravel Pit ^{2,4}
79,695,100 yrd ³	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 yrd³'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,

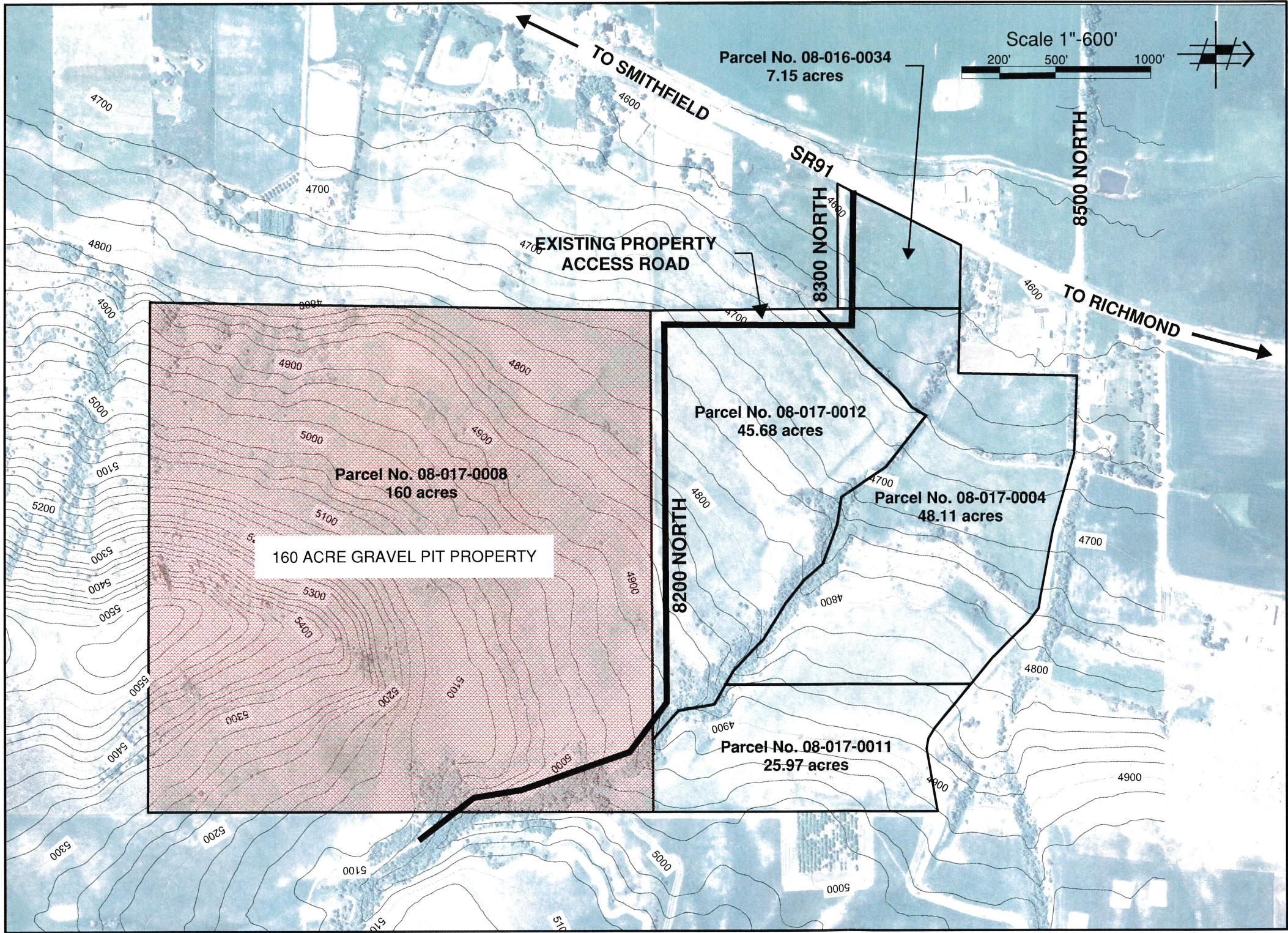
A handwritten signature in blue ink, appearing to read 'E. Hal Christensen', with a long horizontal line extending to the right.

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

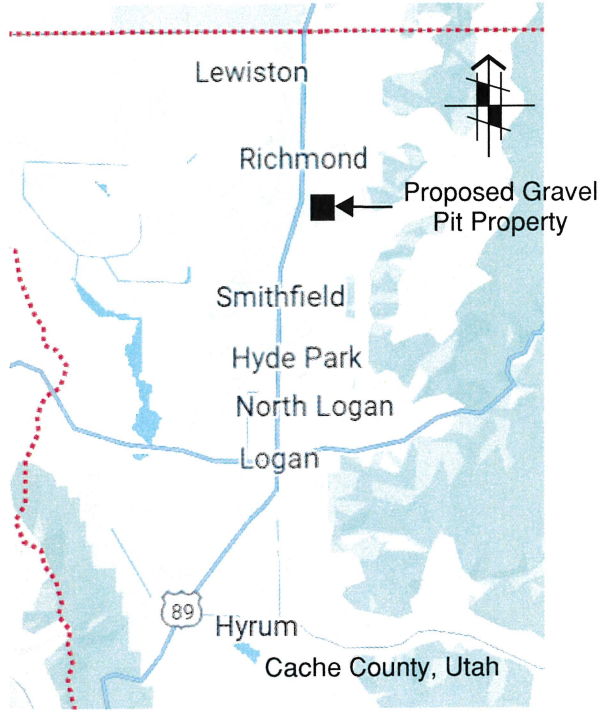
cc w/ attachments: Ryan Jensen

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 (yr³)^{Note 1} 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.



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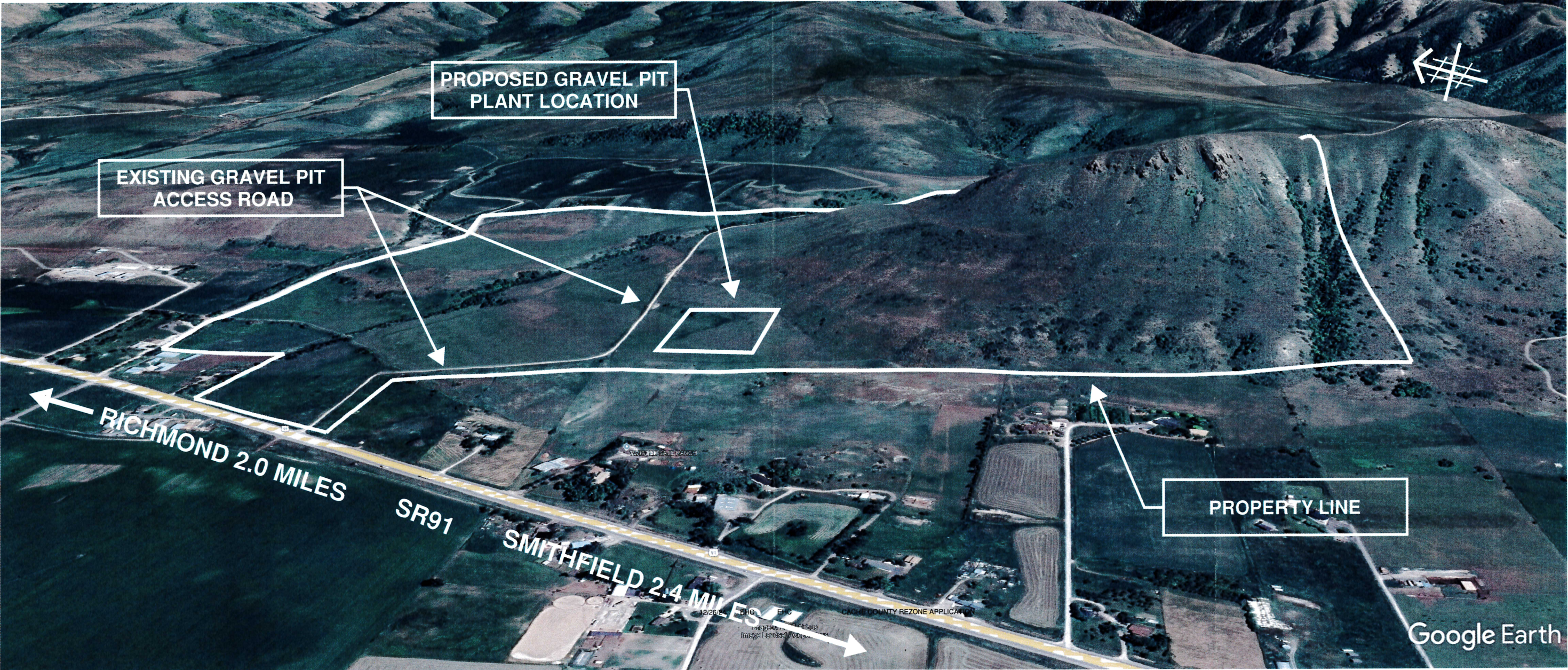
PUBLIC WORKS ENGINEERING | CONSTRUCTION MANAGEMENT | LAND DEVELOPMENT
E. HAL CHRISTENSEN, SE, PE, CORPORATE ENGINEERING MANAGER | (801) 458-9647

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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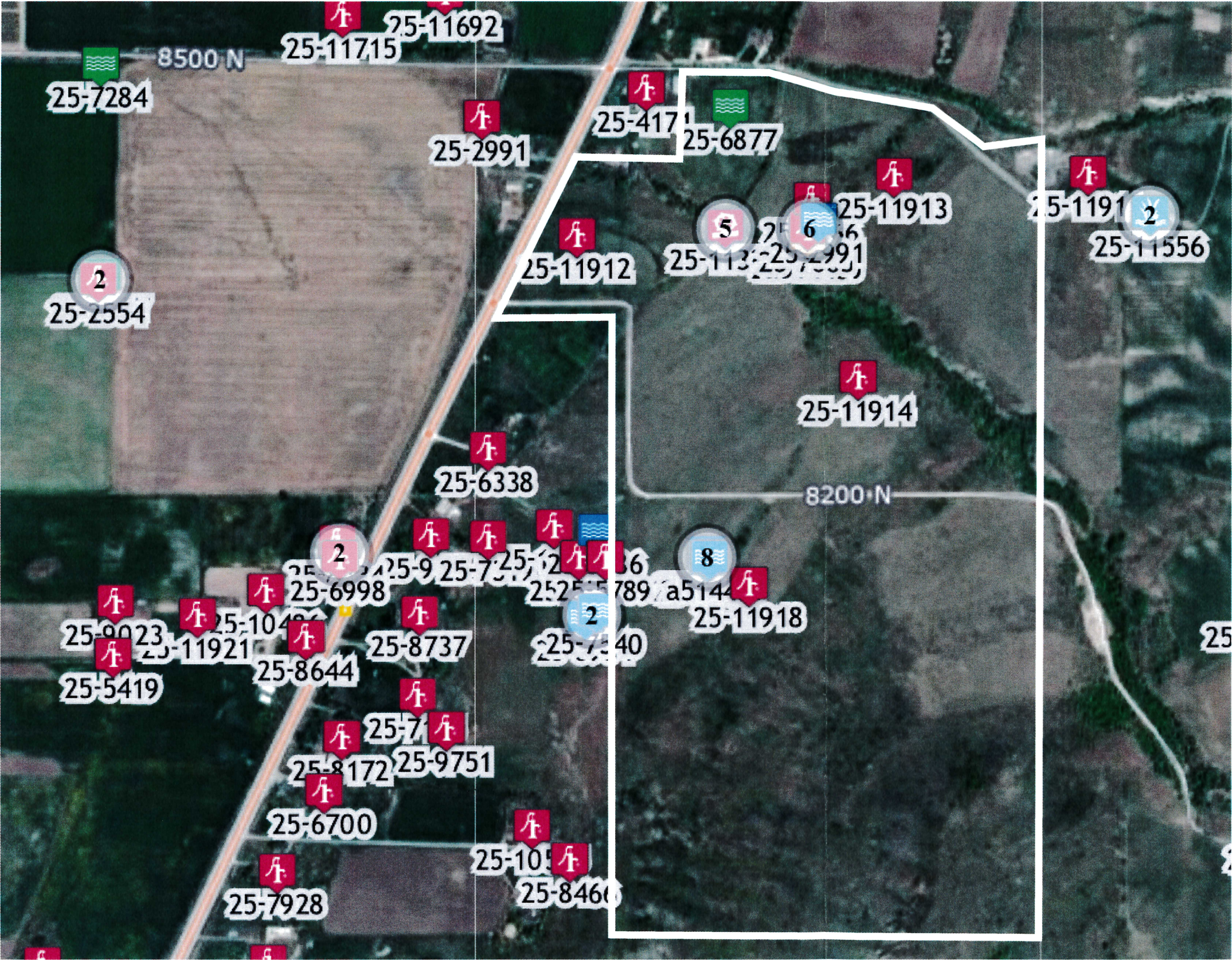
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08-017-0012 & 08-016-0034

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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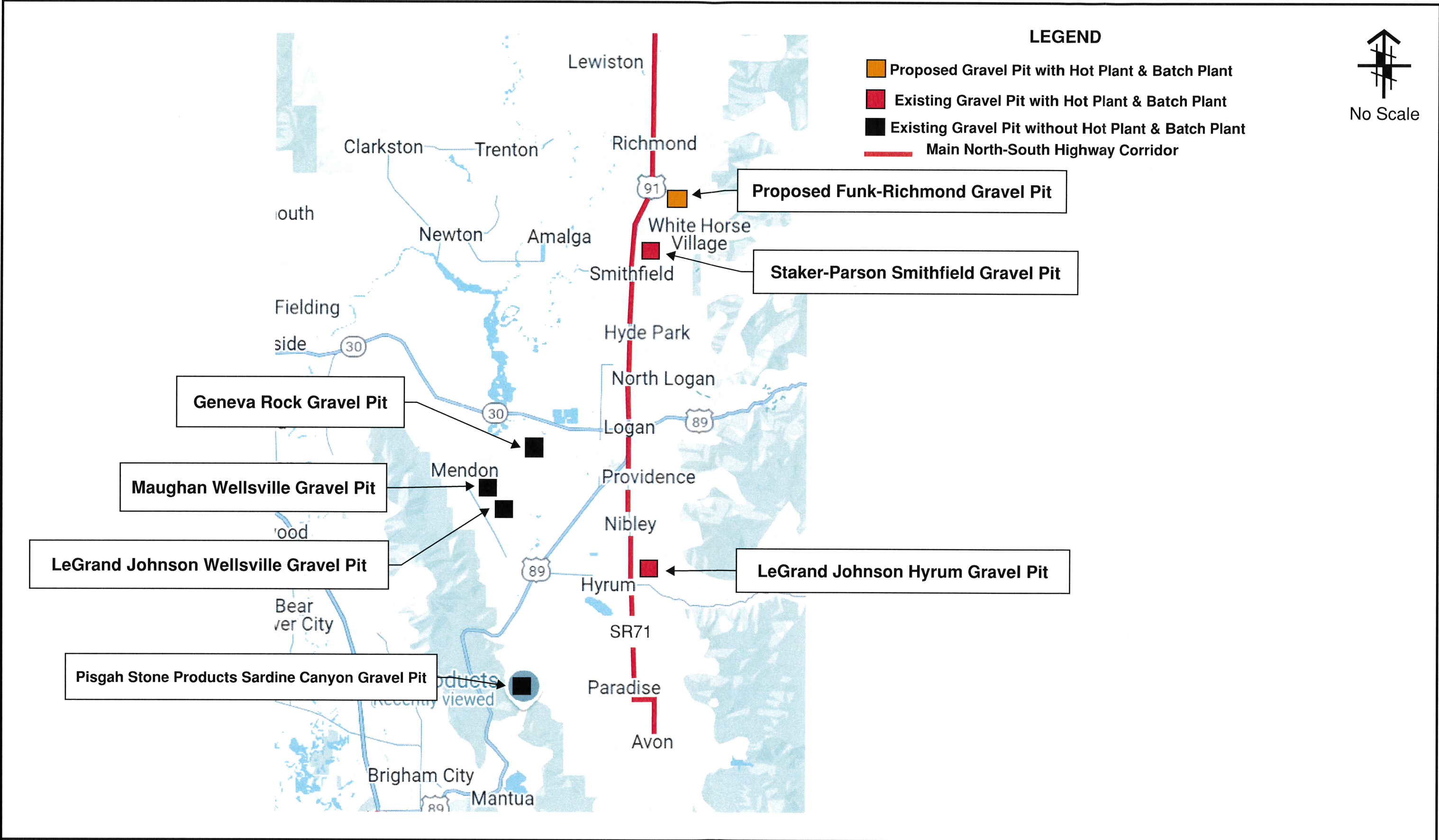
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SHT MP-3 OF MP-4
MP-3



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General Property Layout Map
Parcel No.'s 08-017-0004, 08-017-0008, 08-017-0011,
08-017-0012 & 08-016-0034

Public Comments



Conner Smith <conner.smith@cachecounty.gov>

Comments RE Funk-Richmond Gravel Pit Property Rezone

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



CACHE COUNTY

RESOLUTION NO. 2025 - 30

A RESOLUTION TO APPROVE THE CACHE COUNTY SHERIFF'S OFFICE DISPOSAL OF CONFISCATED OR UNCLAIMED FIREARMS NO LONGER NEEDED AS EVIDENCE THROUGH THE SALE TO A FEDERALLY LICENSED FIREARMS DEALER AND APPLYING THE PROCEEDS TO A PUBLIC INTEREST USE

- (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 Code § 2.12.120, vests "all legislative and policy determining powers" in the County Council and gives the Council the power to "adopt resolutions necessary and appropriate to establish official policy[;]" and
- (C) WHEREAS, Utah Code 77-11a-403 provides that the Sheriff's Office will dispose of a confiscated or unclaimed firearm no longer needed as evidence through various methods including selling a confiscated or unclaimed firearm to a federally licensed firearms dealer and applying the proceeds to a public interest use; and
- (D) WHEREAS, Utah Code 77-11a-403 further provides that prior to applying the proceeds of a sale of a confiscated or unclaimed firearm no longer needed as evidence to a public interest use, the Sheriff's Office will obtain permission from the County Council to apply the proceeds of the sale to a public interest use and approve of the public interest use to which the Sheriff's Office will apply the proceeds.
- (E) WHEREAS, the County Council desires to grant the Sheriff's Office permission to sell confiscated or unclaimed firearms no longer needed as evidence and allow the proceeds to go to the General Fund.

NOW THEREFORE, be it resolved that the County Council of Cache County, Utah, adopts the following resolution:

SECTION 1

Under Utah Code 77-11a-403 and as amended by the state legislature, the Cache County Sheriff's Office has permission to sell confiscated or unclaimed firearms no longer needed as evidence to a federally licensed firearms dealer and apply the proceeds from the sale to a public interest use.

Furthermore, the County Council designates and approves of the public interest use that the Cache County Sheriff's Office will apply the proceeds from the sale of firearms no longer needed as evidence. Such funds will be added to the Cache County General Fund.



CACHE COUNTY
RESOLUTION NO. 2025 - 30

SECTION 2

This Resolution shall become effective immediately, subject to applicable provisions of law.

PASSED AND APPROVED BY THE COUNTY COUNCIL OF CACHE COUNTY, UTAH
THIS ____ DAY OF _____ 2025.

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

CACHE COUNTY:

ATTEST:

By: _____
Sandi Goodlander, Chair

By: _____
Bryson Behm, County Clerk



CACHE COUNTY
RESOLUTION NO. 2025 – 31

**A RESOLUTION APPROVING A LEASE AGREEMENT WITH PROVIDENCE CITY
FOR COUNTY LIBRARY USAGE**

- (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 Library uses property from Providence City located at 15 North Main Street, Providence, UT 84332; and
- (C) WHEREAS, the previous agreement between Cache County and Providence City was in need of an update; and
- (D) WHEREAS, Utah Code 17-50-312(4) states that “The county legislative body shall provide by ordinance, resolution, rule, or regulation for the manner in which property shall be acquired, managed, and disposed of.”; and
- (E) WHEREAS, the lease agreement presented below has been negotiated by both County and City representatives and has previously been approved by the Providence City Council; and
- (F) WHEREAS, it would be in the best interest of Cache County and its residents to renew the lease between Cache County and Providence City for the usage of the facility;

NOW THEREFORE, be it resolved by the County Council of Cache County, Utah, that:

SECTION 1

The Lease Agreement between Cache County and Providence City attached as “EXHIBIT 1” is hereby approved.



CACHE COUNTY
RESOLUTION NO. 2025 – 31

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, Chair

By: _____
Bryson Behm, County Clerk



CACHE COUNTY
RESOLUTION NO. 2025 – 31

EXHIBIT 1
“LEASE AGREEMENT”

LEASE AGREEMENT

THIS LEASE AGREEMENT hereinafter known as the "**Lease**" is entered into this ____ day of _____, 20____, ("**Effective Date**") by and between

Providence City with mailing address at 164 Gateway Dr., Providence, UT 84332 hereinafter referred to as the "**Lessor**,"

And

Cache County with mailing address at 179 North Main Street, Logan, UT 84321 hereinafter referred to as the "**Lessee**," collectively referred to herein as "**the Parties**."

WHEREAS, a the Parties discovered that the previous agreement had expired;

WHEREAS, Providence City owns the land and building located at 15 North Main St, Providence, UT 84332;

WHEREAS, Cache County currently occupies that building for the use of the Cache County Library;

WHEREAS, Cache County desires to continue its occupancy and use of the building, and Providence City desires that Cache County continues such occupancy and use;

WHEREAS, Providence City desires to accomplish this through a lease of the Premises defined herein to Cache County under the terms and conditions as set forth herein; and

WHEREAS, Cache County desires to lease the Premises defined herein from Providence City under the terms and conditions set forth herein.

NOW THEREFORE, for and in consideration of the covenants and obligations set forth herein, the Parties hereby agree as follows:

Article 1. THE PREMISES. In accordance with the terms and conditions of this Lease, the Lessor hereby agrees to lease to the Lessee the building and premises described below together with all the improvements thereto:

Address: 15 N Main St, Providence, UT 84332, hereinafter known as the "**Premises**".

The Lessee hereby leases and takes from the Lessor the Premises as defined above, subject to the provisions of this Lease.

Article 2. PERMITTED USE. Lessee agrees to continuously and at all times use and occupy the Premises during the Lease Term solely for the Permitted Use(s) as specified below ("**Permitted Use**");

The Premises may be used for the Cache County Library.

No other use is permitted without prior written approval of Lessor, which approval Lessor may grant or withhold.

Article 3. LEASE TERM. The term of this Lease shall commence on ____ day of _____, 20____ and shall subsist for a period of three (3) year(s), and expire on the last day of the Lease term, the ____ day of _____, 20____. (“Lease Term”)

Upon 90 days of notice, the Lessor may terminate this Lease if the Lessee fails to observe, perform and keep the covenants, agreements, terms, obligations, conditions, and other provisions of this Lease if the Lessee persists in such default for more than 30 days from notice.

Article 4. RENT. The Lessee shall pay \$1.00 per year.

Article 5. RENEWAL. The Lessee will have the right to renew the Lease for an additional term of three (3) years (the “Renewal Term”) by giving the Lessor a Notice of Renewal, in writing, no later than 180 days prior to the expiration of the Lease Term (“Renewal Period”). In the event of the renewal of this Lease, the parties shall review the terms and conditions and may revise the Lease at that time to ensure compliance with local and state laws and to reflect any changes desired by the Parties. If the Parties determine they do not need to revise the Lease, the Lease will renew as is upon the first day of the renewal period. If the Parties determine they need to revise the lease, both Parties must agree in writing and sign the revised Lease no later than 60 days before the renewal of the Lease.

The Rent for the Renewal term shall be equal to the rent of \$1.00.

Article 6. UTILITIES, MAINTENANCE, & REPAIRS.

A. **Utilities.** All Utilities to include but not limited to electricity, communications, telephone and data charges, gas, cleaning services, and cleaning and restroom supplies shall be borne and paid for by the Lessee.

B. **Maintenance & Repairs.**

- a. General Maintenance. The Lessee shall keep the premises in a clean, sanitary, neat and presentable condition and shall bear the cost of such on the interior of the Premises.
- b. All general maintenance and repairs of the grounds, building, parking lots, and other structures of the Premises to include but are not limited to the following shall be borne and paid for by the Lessor:
 - i. Garbage removal
 - ii. Grease traps, drainage, and pipes maintenance
 - iii. Parking maintenance
 - iv. Lawn and grounds maintenance
 - v. Water
 - vi. Sewer
 - vii. Internet

- viii. HVAC Maintenance
 - ix. Doors
 - x. Toilets and similar appurtenances
- c. Structural Maintenance and Repair. The Lessor shall be responsible for the maintenance and repairs of all structural portions of the Premises to include but not limited to the foundation, walls, ceilings, roof, and supports.
- d. The Lessee shall, at its expense, restore, repair and/or rectify any damage, to include damage to the Premises caused by the Lessee or others that are not covered or compensable by any insurance.

Article 7. INSURANCE

- A. Property and Casualty Insurance.** For the duration of the Lease, the Lessor shall procure and maintain Property and Casualty Insurance to cover the value of the property. Such coverage shall cover the property in the case of fire damage.

Article 8. ALTERATIONS AND IMPROVEMENTS. For the purposes of this, Article 8, the following terms are defined:

“Alteration” means any substantial change to the structure or grounds of the premises such as but not limited to the removal of major portions of the building and other structures on the premises.

“Improvement” means any substantial addition to the structure or grounds of the premises that significantly increases or decreases the value or utility of the premises.

No alterations to or improvements, as defined above, on the Premises shall be made by the Lessee without prior express written and signed consent of the Lessor to the same. Consent must be in writing. The Lessee shall ensure compliance with any and all applicable laws, rules, ordinances and codes when undertaking any alteration or improvement to the Premises. In all cases of alterations, improvements, changes, accessories and the like that cannot be removed from the Premises without destroying or otherwise deteriorating the Premises or any surface thereof shall, upon creation, become the Lessor’s property without need for any further transfer, delivery or assignment thereof.

Article 9. COMPLIANCE WITH LAW. The Lessee undertakes to comply with and abide by, at its sole expense, any and all Federal or Utah state laws, municipal or county ordinances, rules, regulations, codes and all other issuances from authorized government authorities respecting the Premises and the Lessee’s occupation and use thereof, including but not limited to obtaining all pertinent licenses and permits and maintaining copies thereof in the Premises.

Article 10. ASSIGNMENT. The Lessee acknowledges that this Lease is not transferrable and that the Lessee may not assign the Lease, any part of the Lease or any of the rights or obligations herein without the prior express and written consent of the Lessor. The Lessee shall not sublet, sublease or otherwise grant any other party any

license or right in relation to the Premises or this Lease without such consent. Any license, assignment, sublease or agreement in violation of this clause shall be null and void with no legal force whatsoever. Violation of this provision shall be sufficient cause for Lessor to terminate the lease.

Article 11. DAMAGE TO LEASED PREMISES. In the event that the Premises, structures, or building are damaged or destroyed by fire or other casualty, Lessee shall designate Lessor as beneficiary of any insurance proceeds from insurance for the Premise. In the event that damage to the leased premises renders the premises unsuitable for the purposes of this agreement, this Lease shall terminate with no penalty of termination accruing to either party.

Article 12. SURRENDER OF PREMISES. On or before 11:59 P.M. on the last day of the Lease Term, the Lessee shall deliver up vacant possession of the Premises to Lessor. At such time, the Parties shall carry out the inspection of the Premises and shall sign a handover form jointly prepared and signed by the Parties to confirm the condition and handover of the Premises. The Lessee shall also return all keys and other devices giving access to any part of the Premises, including all building(s) or structure(s) leased to the Lessee.

The Lessee shall, at the request of Lessor and within a reasonable amount of time, make good any deficiencies identified during the handover inspection.

Article 13. INDEMNIFICATION. The Parties recognize that each party is a governmental entity under the governmental Immunity Act of Utah, § Title 63G Section 7, et seq. (1953, as amended) (the “Immunity Act”). Nothing contained in this agreement shall be construed to modify the limits of liability set forth in that Act. Nothing in this agreement shall be construed as a waiver of any procedural or substantive defense or limits of liability available under the Immunity Act and other applicable law, including without limitation, the provisions of Section 63G-7-604 regarding limitation of judgments. Any indemnity and insurance obligations incurred by either party under this Agreement are expressly limited to the amounts identified in the Immunity Act. The parties shall maintain all privileges, immunities, and other rights granted by the Immunity Act and all other applicable law.

Article 14. JURISDICTION. This Lease shall be governed by and its terms and conditions be interpreted according to the laws of the State of Utah. The parties will submit to the jurisdiction of the First District Court of the State of Utah for any dispute arising out of this Lease or the breach thereof.

Article 15. NOTICE. Notice under this Agreement is sufficient if done by written communication. Notice is considered received upon personal delivery, actual receipt, or after three (3) days after such notice is deposited in the United States mail, postage prepaid, certified, and addressed to the following addresses:

To Lessee at the following address:

Office of the County Executive

199 North Main Street

Logan, UT 84321

To Lessor at the following address:

Providence City Mayor

164 Gateway Dr.

Providence, UT 84332

Article 16. SEVERABILITY. Should any provisions of this Lease be found invalid or unenforceable, such nullity or unenforceability shall be limited to those provisions. All other provisions herein not affected by such nullity or unenforceability shall remain valid and binding and shall be enforceable to the full extent allowed by law.

Article 17. BINDING EFFECT. The terms, obligations, conditions and covenants of this Lease shall be binding on Lessee, the Lessor, and successors in interest and shall inure to the benefit of the same.

Article 18. AMENDMENTS. This Lease may be amended if agreed to in writing and signed by both parties.

Article 19. TERMINATION OF CONTRACT.

- A. Termination for Cause.** Either party may terminate this Lease for cause after the non-breaching party provides a detailed written notice to the breaching party of the breach and the breaching party does not remedy its breach or legally justify its actions within 30 days.
- B. Termination without Cause.** Either party may terminate this Lease without cause by providing written notice to the other party 365 days prior to termination, or both parties may terminate this Lease by a written agreement that is signed by both parties and that specifies the termination date.

Article 20. ENTIRE AGREEMENT. This Lease and, if any, attached documents are the complete agreement between the Lessor and the Lessee concerning the Premises. There are no oral agreements, understandings, promises, or representations between the Lessor and the Lessee affecting this Lease. All prior negotiations and understandings, if any, between the Parties hereto with respect to the Premises shall be of no force or effect and shall not be used to interpret this Lease. No modification or alteration to the terms or conditions of this Lease shall be binding unless expressly agreed to by the Lessor and the Lessee in a written instrument signed by both Parties.

Article 21. LEGISLATIVE APPROPRIATION. Lessor recognizes that this agreement and any payments thereunder are subject to and conditioned upon future legislative allocation of funds by the Cache County Council.

[Remainder of page blank]

IN WITNESS WHEREOF, the parties hereto set their hands and seal this ____ day of _____, 20____.

Lessee's Signature

Printed Name

Lessor's Signature

Printed Name

ACKNOWLEDGMENT OF NOTARY PUBLIC

STATE OF UTAH

_____ County, ss.

On this ____ day of _____, 20____, before me appeared _____, as **LESSOR** of this Commercial Lease Agreement who proved to me through government issued photo identification to be the above-named person, in my presence executed foregoing instrument and acknowledged that they executed the same as their free act and deed.

Notary Public

My commission expires: _____

ACKNOWLEDGMENT OF NOTARY PUBLIC

STATE OF UTAH

_____ County, ss.

On this ____ day of _____, 20____, before me appeared _____, as **LESSEE** of this Commercial Lease Agreement who proved to me through government issued photo identification to be the above-named person, in my presence executed foregoing instrument and acknowledged that they executed the same as their free act and deed.

Notary Public

My commission expires: _____

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 5th, 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 8th, 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				
Total:				
Final action:	_____ Adopt _____ Reject			

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

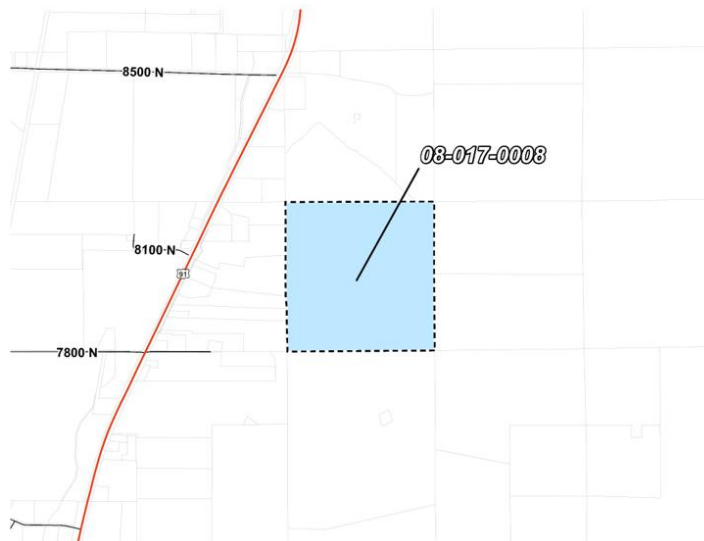
Parcel ID#: 08-017-0008

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

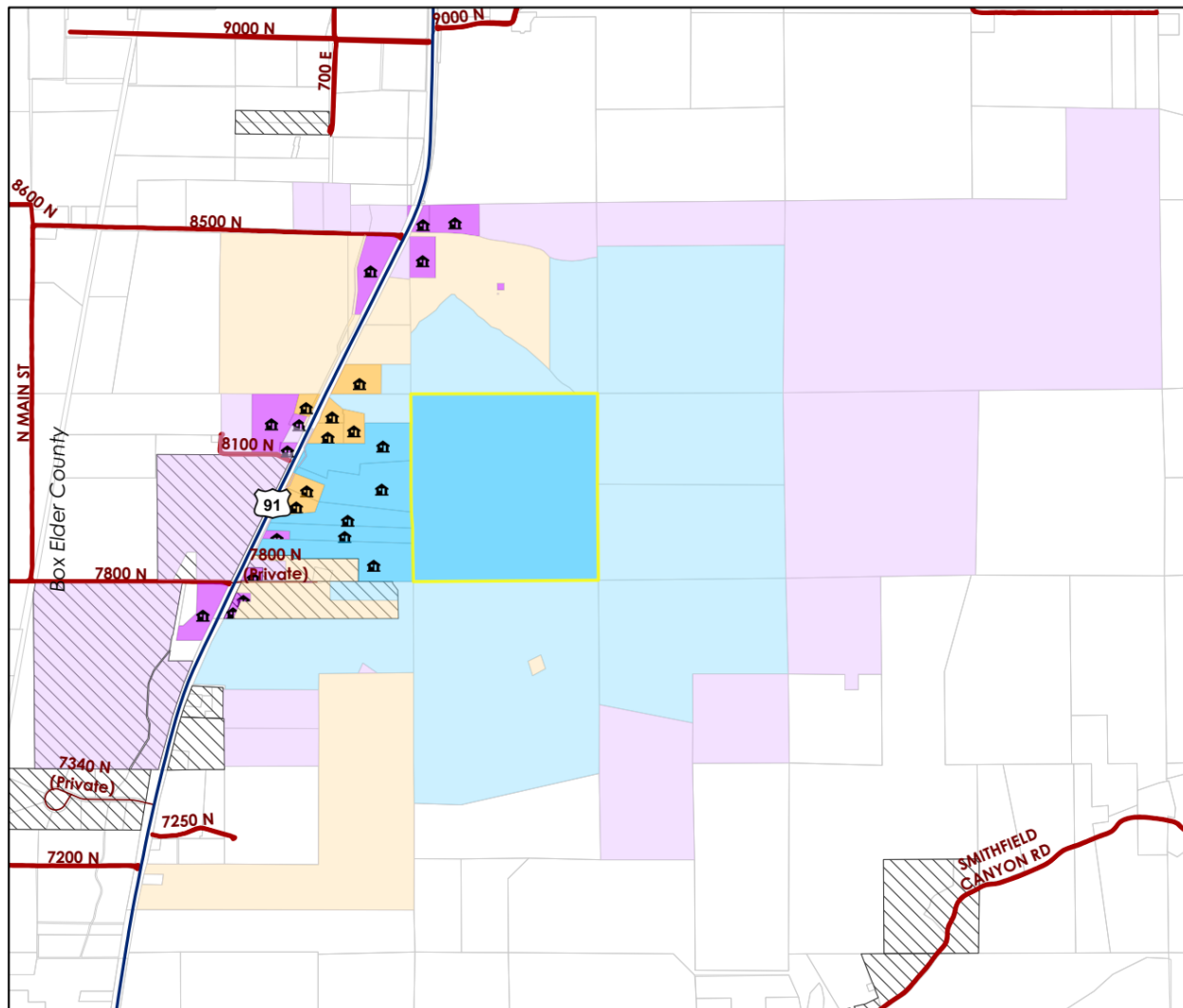


Findings of Fact

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 6th, 2025, the Planning

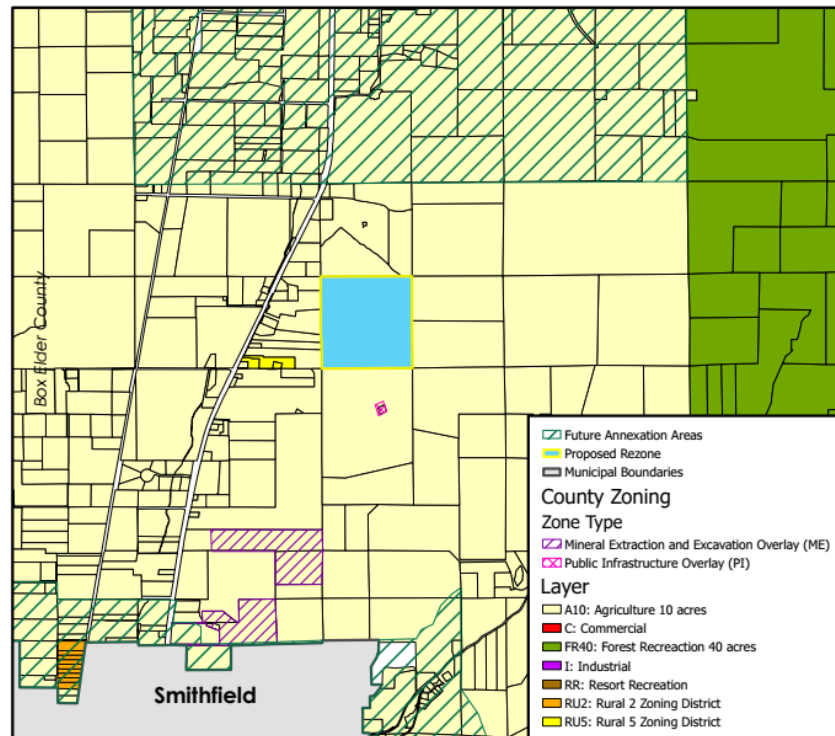
- i. The difference between the original rezone and this rezone request is that the applicant originally requested to rezone 286.91 acres whereas this application is a request to rezone 160 acres.
 - ii. Numerous written public comments were received with further comments being made during the public 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	
Adjacent	With a Home: 14 Acres (5 Parcels)
Parcels	Without a Home: 73 Acres (12 Parcels)
1/4 Mile	With a Home: 7.6 Acres (12 Parcels)
Buffer	Without a Home: 50 Acres (24 Parcels)
1/2 Mile	With a Home: 5.7 Acres (24 Parcels)
Buffer	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

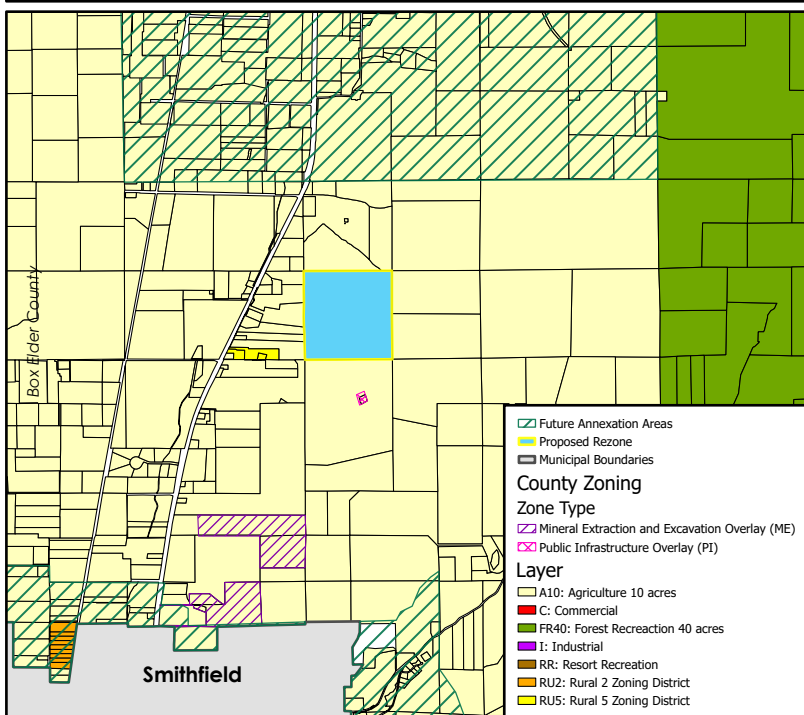
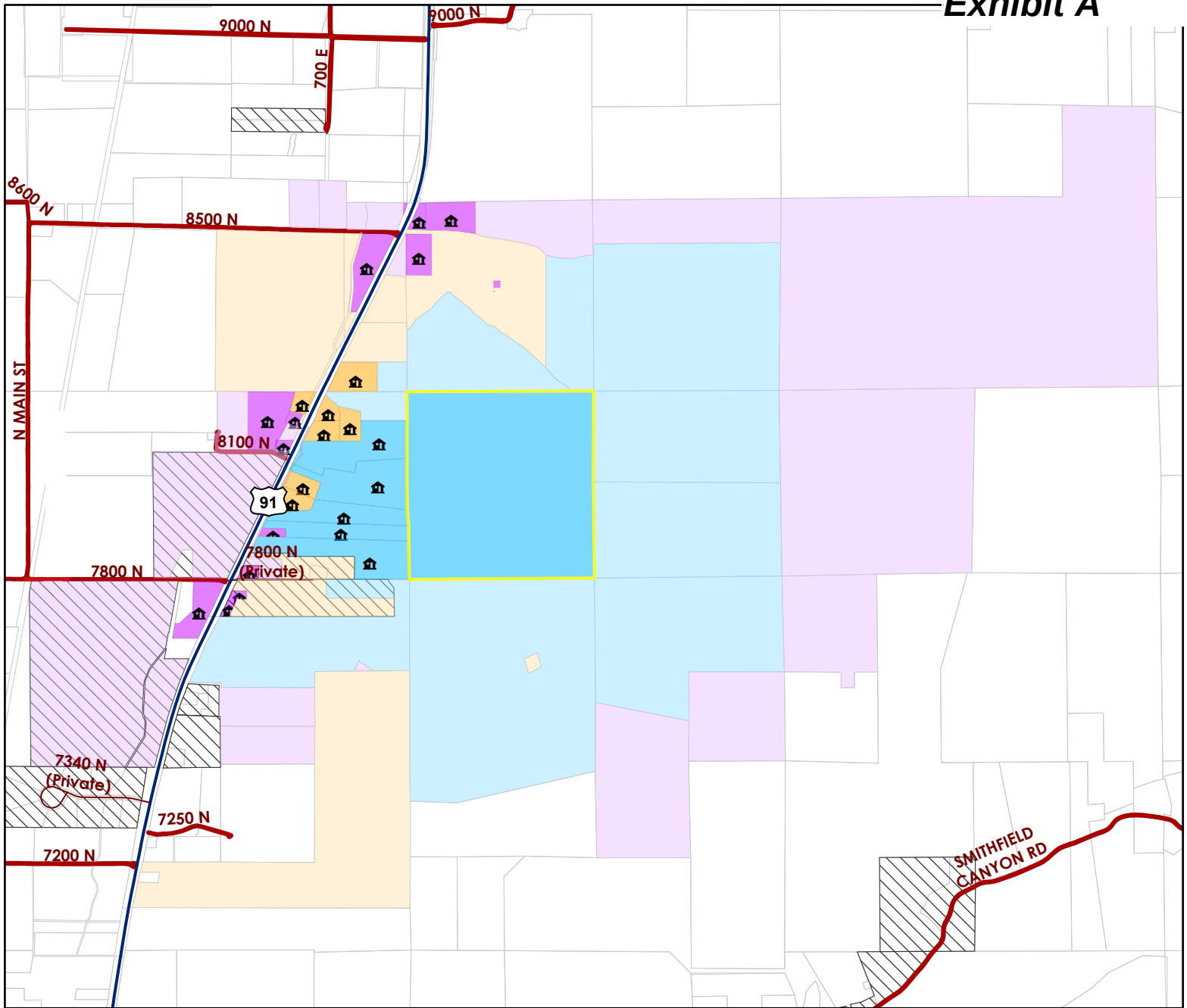
The Funk 160 Acre Richmond Gravel Pit rezone, a request to rezone 160.00 acres from the Agricultural (A10) Zone to the Industrial (I) Zone with the Mineral Extraction and Excavation (ME) Overlay has been reviewed in conformance with Title 17 of the Cache County Land Use Ordinance and the County Manual 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

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

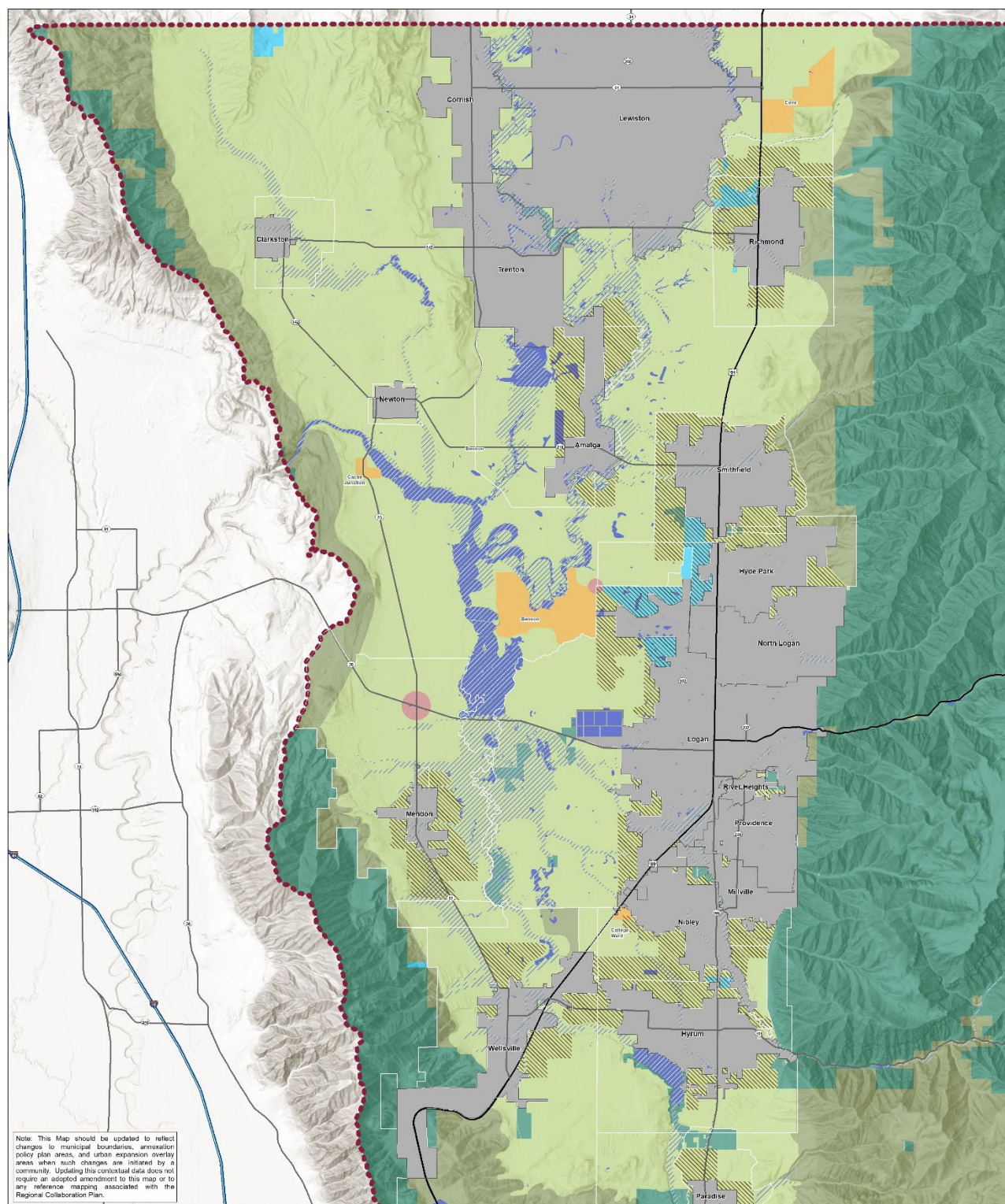
Average Parcel Size

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



4/8/2025

ATTACHMENT B



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.

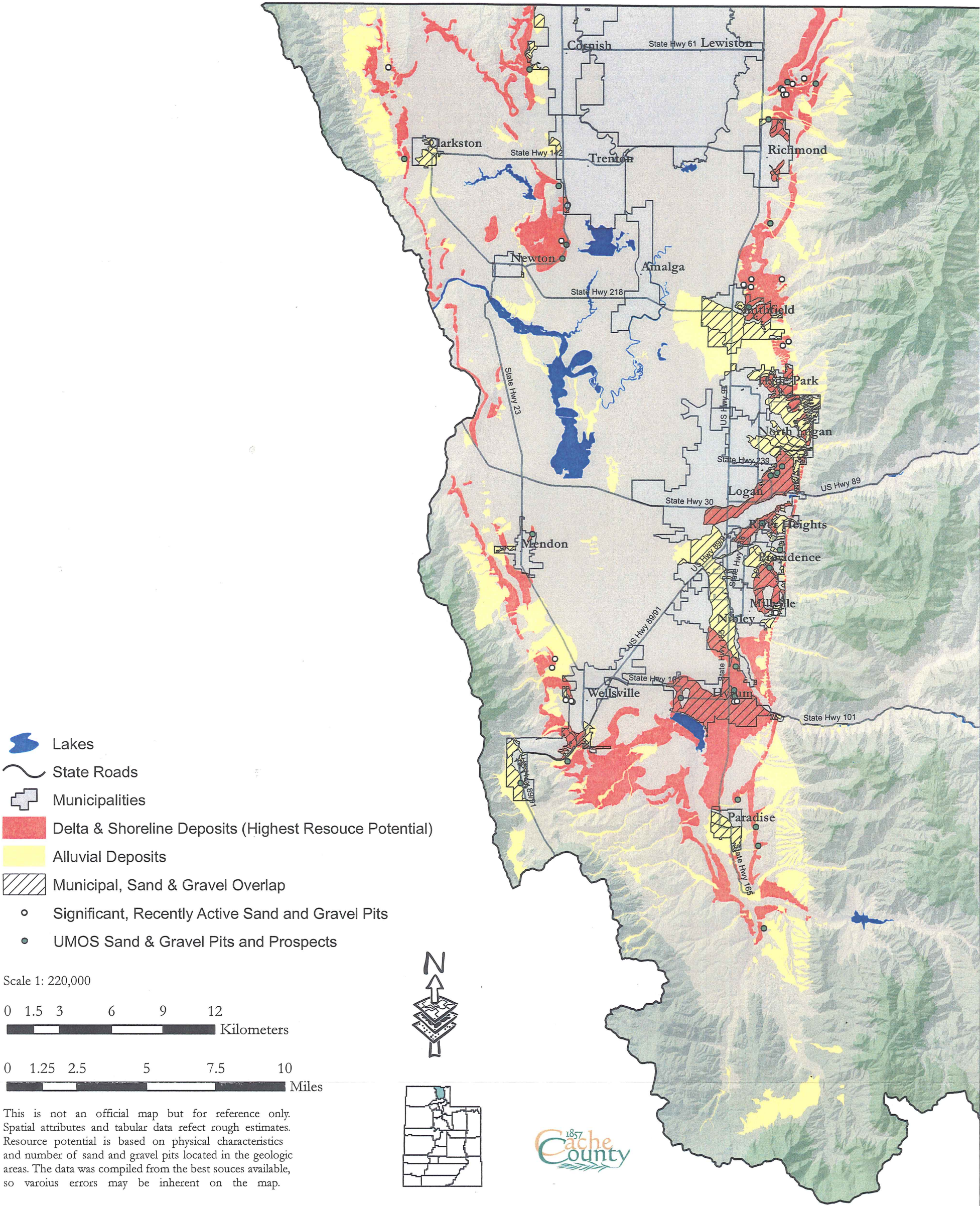
Date: February 28, 2023



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
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 26th for consideration by the Planning Commission and County Council on February 6th and February 25th 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 yrd³. 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 gravelly 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 ³	Staker-Parsons Smithfield Gravel Pit ¹
0 yrd ³	LeGrand Johnson Construction's Hyrum Gravel Pit ¹
18,446,000 yrd ³	LeGrand Johnson Construction's Wellsville Gravel Pit ²
50,100,100 yrd ³	Maughan-Wellsville Gravel Pit ²
NA	Pisgah Stone Products' Wellsville Mountain Gravel Pit ^{2,3}
NA	Geneva Rock Mendon Gravel Pit ^{2,4}
79,695,100 yrd ³	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 yrd³'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,

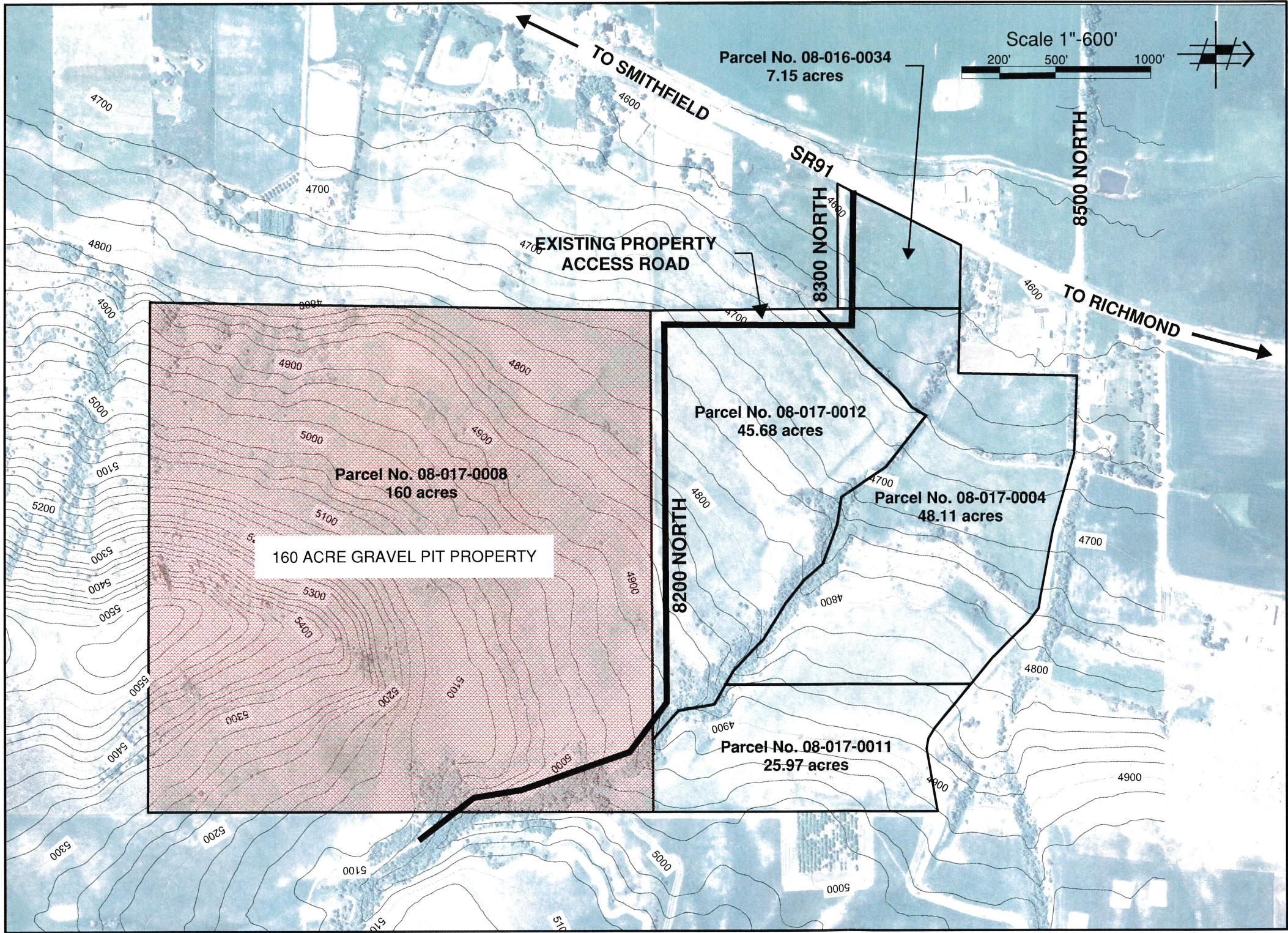
A handwritten signature in blue ink, appearing to read 'E. Hal Christensen', with a long horizontal line extending to the right.

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

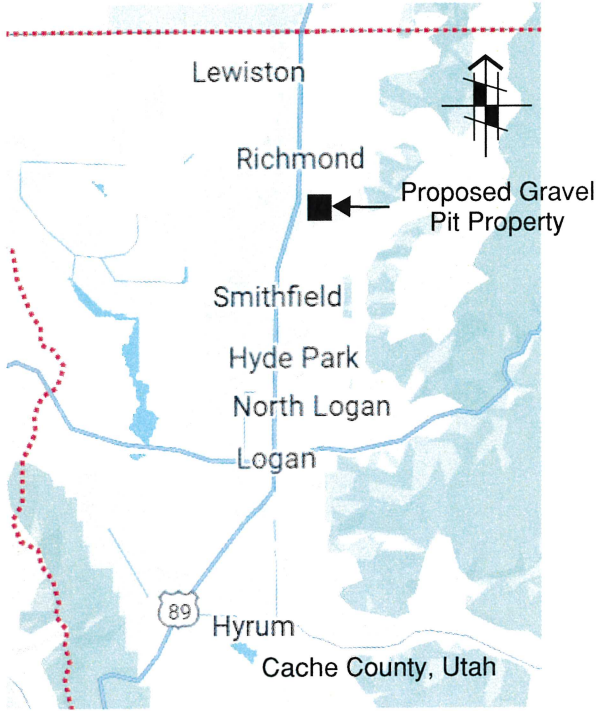
cc w/ attachments: Ryan Jensen

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 (yr³)^{Note 1} 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

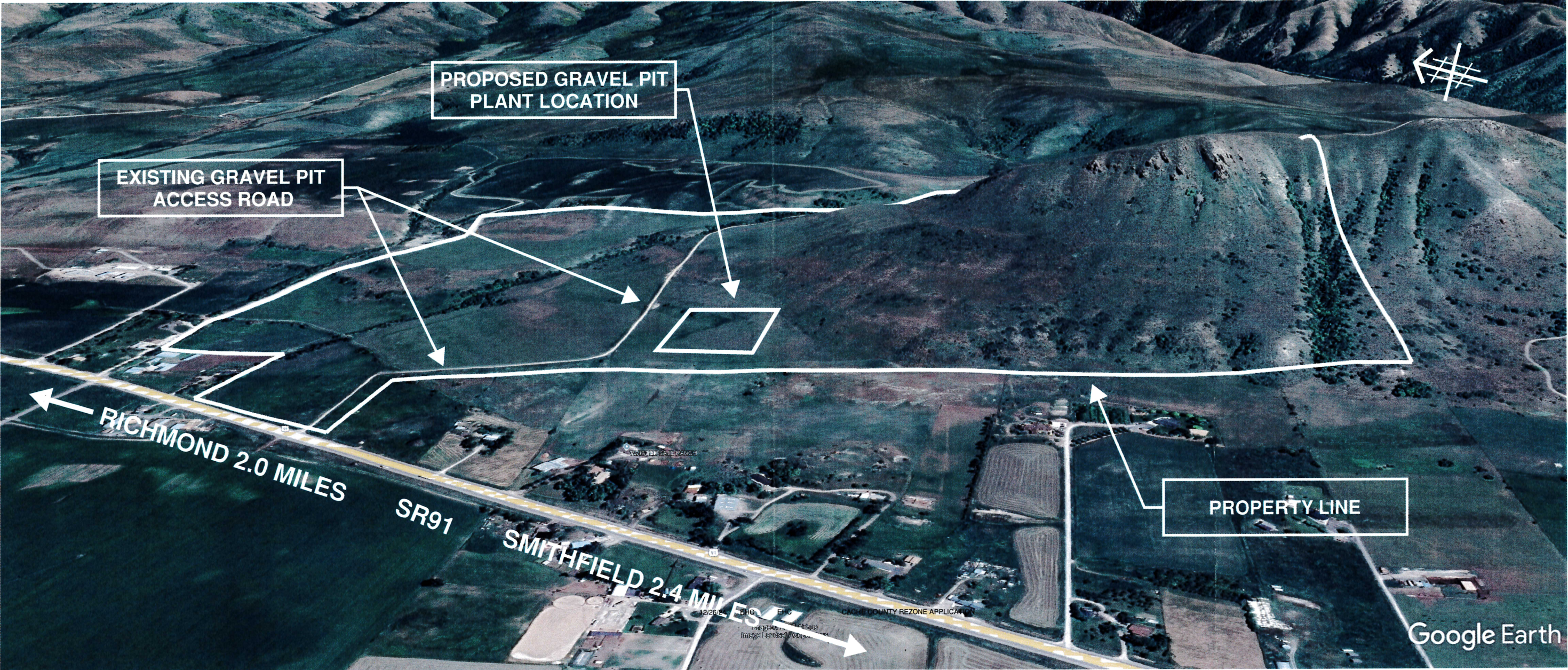
PUBLIC WORKS ENGINEERING | CONSTRUCTION MANAGEMENT | LAND DEVELOPMENT
E. HAL CHRISTENSEN, SE, PE, CORPORATE ENGINEERING MANAGER | (801) 458-9647

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



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.



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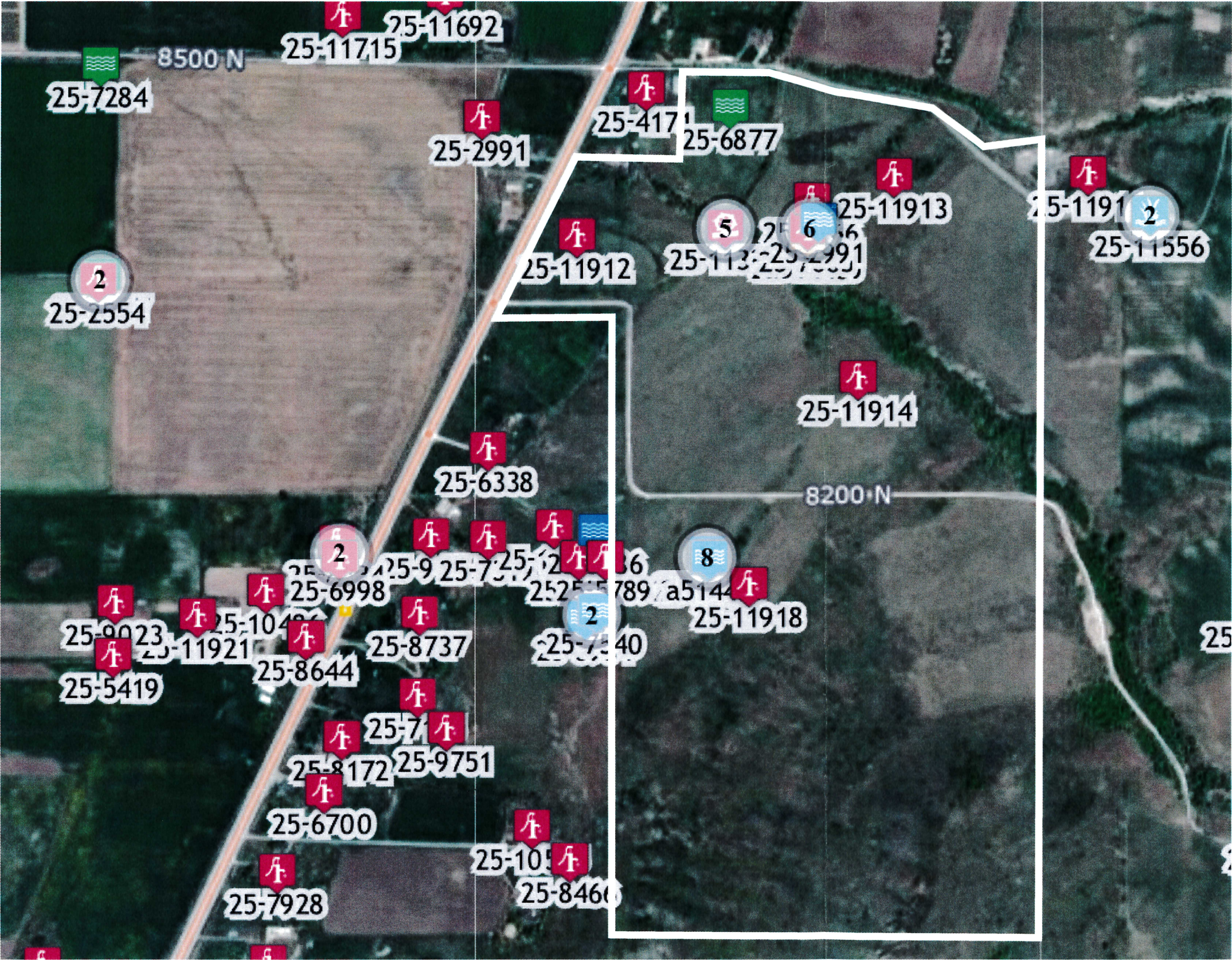
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SHT MP-2 OF MP-3

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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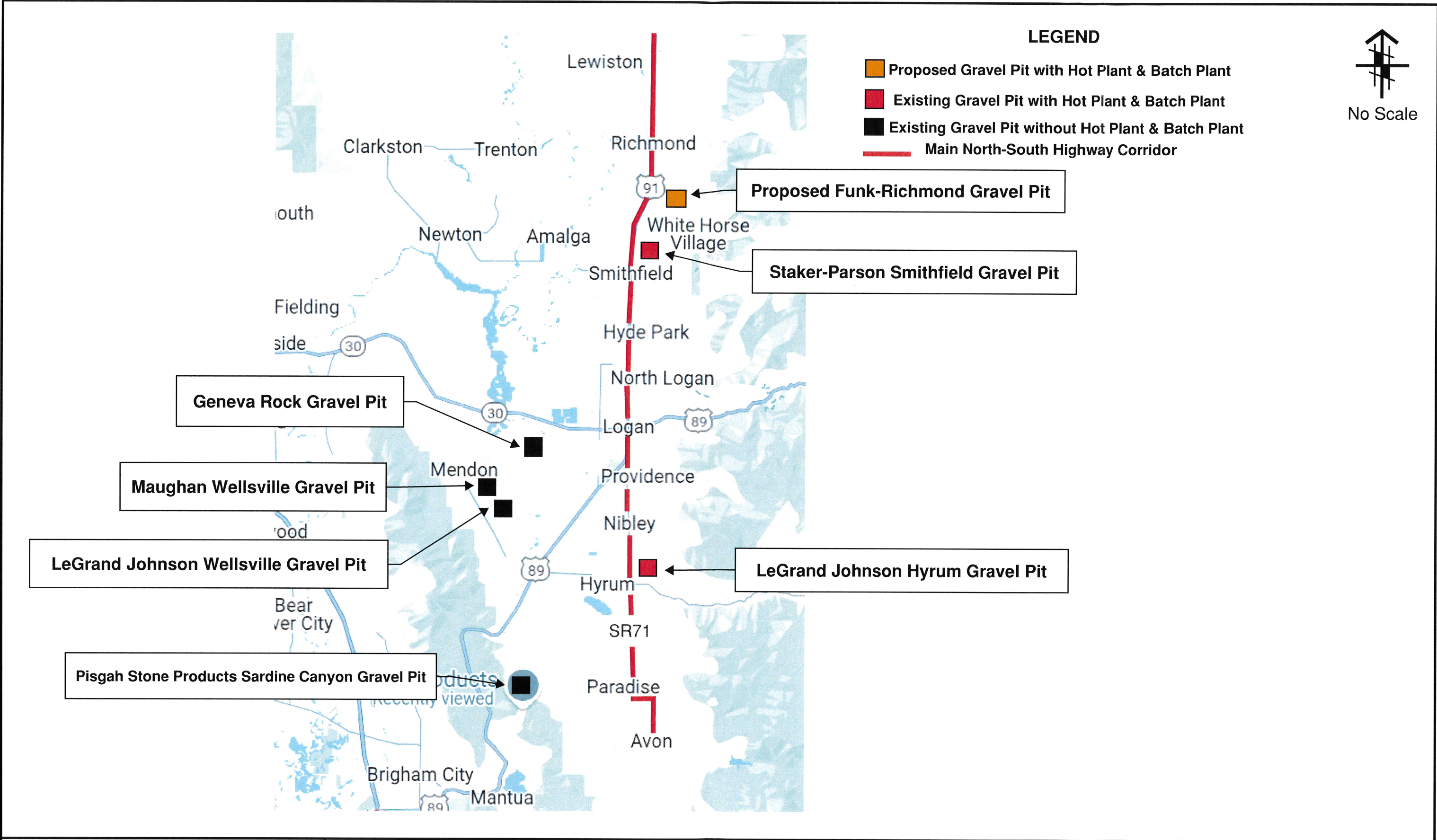
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SHT MP-3 OF MP-4
MP-3



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SHT MP-4 OF MP-4
MP-4

Public Comments



Conner Smith <conner.smith@cachecounty.gov>

Comments RE Funk-Richmond Gravel Pit Property Rezone

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 RW ESMNT SEE ENTRY #1310665



CACHE COUNTY
ORDINANCE NO. 2025 - 22

ALCOHOL LOCAL CONSENT LICENSING OPTIONS AMENDMENT

- (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, state law leaves many issues regarding the regulation of alcoholic beverages to local decision and control; and
- (C) WHEREAS, the County has an interest in promoting economic activity and development in the County; and
- (D) WHEREAS, the Cache County Council finds that this ordinance is in the best interest of Cache County and its citizens; and
- (E) WHEREAS, the Cache County Council Ordinance and Policy Review Committee approved this ordinance by a vote of 3-0;

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

SECTION 1: Cache County Code 5.08.040 is amended to read as follows, with a redline version attached as Exhibit A:

5.08.040: LOCAL CONSENT PERMITTED ONLY FOR DESIGNATED LICENSES, PERMITS, AND PACKAGE AGENCIES

- A. The County may give local consent only for the issuance of the following state licenses, permits, and packages agencies:
 - 1. a Winery Manufacturing License under Utah Code sections 32B-11-101 to -303, as amended from time to time;
 - 2. a Type 5 package Agency under Utah Code sections 32B-2-601 to -607, as amended from time to time, and Utah Admin. Code R82-2-301;
 - 3. a Single Event Permit or a Temporary Beer Event Permit under Utah Code sections 32B-9-101 to -406, as amended from time to time;
 - 4. a Limited-Service Restaurant License, a Master Limited-Service Restaurant License, or a Seasonal Limited-Service Restaurant License under Utah Code



CACHE COUNTY
ORDINANCE NO. 2025 - 22

sections 32B-6-301 to -306 (and Utah Code 32B-5-206, as applicable), as amended from time to time; and

5. an On-Premise Banquet License under Utah Code sections 32B-6-601 to -606, as amended from time to time.
- B. It is the responsibility of any applicant under this chapter to be in compliance with applicable conditions and requirements of state law and this chapter when submitting an application with the County for local consent. It is the obligation of each applicant to stay in compliance with state law and this chapter regardless of changes to those laws. To the extent permitted by the state law, the officers and administrators of the County have the authority to enforce both the provisions of state law regulating alcoholic beverages and the provisions of this chapter.



CACHE COUNTY
ORDINANCE NO. 2025 - 22

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 - 22

ACTION OF THE COUNTY EXECUTIVE:

____ Approved
____ Disapproved (written statement of objection attached)

By: _____
David Zook, County Executive Date



CACHE COUNTY
ORDINANCE NO. 2025 - 22

EXHIBIT A

5.08.040: LOCAL CONSENT PERMITTED ONLY FOR DESIGNATED LICENSES, PERMITS, AND PACKAGE AGENCIES

- A. The County may give local consent only for the issuance of the following state licenses, permits, and packages agencies:
1. a Winery Manufacturing License under Utah Code sections 32B-11-101 to -303, as amended from time to time;
 2. a Type 5 package Agency under Utah Code sections 32B-2-601 to -607, as amended from time to time, and Utah Admin. Code R82-2-301; ~~and~~
 3. a Single Event Permit or a Temporary Beer Event Permit under Utah Code sections 32B-9-101 to -406, as amended from time to time; ~~;~~
 4. a Limited-Service Restaurant License, a Master Limited-Service Restaurant License, or a Seasonal Limited-Service Restaurant License under Utah Code sections 32B-6-301 to -306 (and Utah Code 32B-5-206, as applicable), as amended from time to time; and
 5. an On-Premise Banquet License under Utah Code sections 32B-6-601 to -606, as amended from time to time.
- B. It is the responsibility of any applicant under this chapter to be in compliance with applicable conditions and requirements of state law and this chapter when submitting an application with the County for local consent. It is the obligation of each applicant to stay in compliance with state law and this chapter regardless of changes to those laws. To the extent permitted by the state law, the officers and administrators of the County have the authority to enforce both the provisions of state law regulating alcoholic beverages and the provisions of this chapter.



CACHE COUNTY
ORDINANCE NO. 2025 - 23

**ESTABLISHING A PROCESS AND POLICY ON THE ISSUING OF COUNTY
PROCLAMATIONS**

- (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, there currently exists no formal process by which a public-facing proclamation may be issued by the county;
- (C) WHEREAS, the county has been issuing public-facing proclamations that lack foundation in county code;
- (D) WHEREAS, establishing a clear and consistent policy for the issuance of proclamations will enhance transparency, fairness, and efficiency in the county's public recognition efforts; and
- (E) WHEREAS, codifying the process for issuing proclamations will ensure that such official declarations reflect the county's values, uphold its integrity, and appropriately acknowledge significant events, individuals, and causes within the community; and
- (F) WHEREAS, a well-defined policy will provide a legal and administrative framework, preventing arbitrary decisions and ensuring that all proclamations issued by the county are consistent with its governmental powers and public interest.

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

SECTION 1: Cache County Code 2.12.270 is amended in part to read as follows, with a redline version attached as Exhibit A detailing the actual amendments made herein:

CHAPTER 2.12 COUNTY COUNCIL

2.12.270: FORM OF ACTION

The council may take action in the form of ordinances, resolutions, motions upon requests, memorials, or ceremonial and non-binding proclamations.

[...]

D. Memorials and Proclamations:

1. Memorials

- a. Memorials shall be adopted in the form of resolutions or motions, as may be deemed appropriate, and shall be used as a policy instrument to commend persons or groups for notable activities which have called



CACHE COUNTY

ORDINANCE NO. 2025 - 23

attention to special matters, including but not limited to significant historical events, community-wide achievements, profound expressions of respect for public figures, or recognition of ultimate sacrifices. Such memorials serve as a formal and solemn expression of the County Council's profound respect and official recognition for matters of significant public consequence.

- b. Memorials may be considered and adopted at the same meeting in which they have been proposed and in all events shall be recorded in the minutes.
2. Proclamations issued under this subsection are written official public declarations of the County which are primarily ceremonial, honorific, and non-legally binding. They shall be used to designate special observances, raise public awareness, honor individuals or groups for significant contributions or achievements, acknowledge matters of community importance, or for other similar public recognitions.
 - a. The County Executive or any County Council member may propose a proclamation under this subsection.
 - b. All public-facing proclamations shall be issued under this subsection and shall be approved by a vote of the County Council, adopted in the form of a motion.
 - c. Upon approval, the County Executive may be afforded the opportunity to sign and jointly issue the proclamation, but is not be required to do so.
 - d. Proclamations under this subsection may be considered and adopted at the same meeting in which they have been proposed and in all events shall be recorded in the minutes.
 - e. All official public declarations of the County which are primarily ceremonial, honorific, and non-legally binding, shall be issued only in accordance with the provisions of this subsection.
 - f. This subsection does not limit or abrogate the authority of the County Executive to issue emergency proclamations or other proclamations and declarations as authorized by law.



CACHE COUNTY

ORDINANCE NO. 2025 - 23

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 - 23

ACTION OF THE COUNTY EXECUTIVE:

____ Approved
____ Disapproved (written statement of objection attached)

By: _____
David Zook, County Executive

Date



CACHE COUNTY
ORDINANCE NO. 2025 - 23

EXHIBIT A

CHAPTER 2.12 COUNTY COUNCIL

2.12.270: FORM OF ACTION

The council may take action in the form of ordinances, resolutions, motions upon requests, ~~or~~ memorials, or ceremonial and non-binding proclamations.

[...]

D. Memorials and Proclamations:

1. Memorials

~~1.~~ a. Memorials shall be adopted in the form of resolutions or motions, as may be deemed appropriate, and shall be used as a policy instrument to commend persons or groups for notable activities which have called attention to special matters, including but not limited to significant historical events, community-wide achievements, profound expressions of respect for public figures, or recognition of ultimate sacrifices. Such memorials serve as a formal and solemn expression of the County Council's profound respect and official recognition for matters of significant public consequence.

b. Memorials may be considered and adopted at the same meeting in which they have been proposed and in all events shall be recorded in the minutes.

2. Proclamations issued under this subsection are written official public declarations of the County which are primarily ceremonial, honorific, and non-legally binding. They shall be used to designate special observances, raise public awareness, honor individuals or groups for significant contributions or achievements, acknowledge matters of community importance, or for other similar public recognitions.

a. The County Executive or any County Council member may propose a proclamation under this subsection.

b. All public-facing proclamations shall be issued under this subsection and shall be approved by a vote of the County Council, adopted in the form of a motion.

c. Upon approval, the County Executive may be afforded the opportunity to sign and jointly issue the proclamation, but is not be required to do so.

d. Proclamations under this subsection may be considered and adopted at the same meeting in which they have been proposed and in all events shall be recorded in the minutes.

e. All official public declarations of the County which are primarily ceremonial, honorific, and non-legally binding, shall be issued only in accordance with the provisions of this subsection.

f. This subsection does not limit or abrogate the authority of the County Executive to issue emergency proclamations or other proclamations and declarations as authorized by law.