

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

PUBLIC NOTICE is hereby given that the County Council of Cache County, Utah will hold a **REGULAR COUNCIL MEETING** at **5:00 p.m.** in the Cache County Historic Courthouse Council Chambers, 199 North Main Street, Logan, Utah 84321, on **Tuesday, November 4, 2025**.

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

CACHE COUNTY COUNCIL AGENDA

REGULAR COUNCIL MEETING – 5:00 p.m.

- 1. Call To Order**
- 2. Opening** – Councilmember David Erickson
- 3. Review and Approval of Agenda**
- 4. Review and Approval of Minutes** (October 23, 2025; October 28, 2025; October 30, 2025 meetings)
- 5. Report of the County Executive**
 - a. Appointments
- 6. Items of Special Interest**
 - a. **Bear River Health Department Board of Health Appointment**
-Jordan Mathis, Director of the Bear River Health Department
 - b. **Utilization of Air Pollution Control Fees for Continuation of Vehicle Repair and Replacement Program**
-Jordan Mathis, Director of the Bear River Health Department
- 7. Public Hearings – 5:30 PM**
 - a. **Hold Public Hearings:**
 - i. Ordinance 2025-34 – Cache County Water Use & Preservation Element
 - ii. Ordinance 2025-40 – Mountain Manor Springs Rezone
 - iii. Discussion and Input on the Future of the Cache County Library

8. Initial Proposals for Consideration of Action

- a. **Ordinance 2025-34 – Cache County Water Use & Preservation Element**
-Angie Zetterquist, Interim Director of Development Services
- b. **Ordinance 2025-40 – Mountain Manor Springs Rezone**
-Angie Zetterquist, Interim Director of Development Services
- c. **Resolution 2025-41 – Approving the 2025 Cache County Council of Governments Funding Recommendation**
-Craig Hidalgo, Mayor of Clarkston and Cache County COG Chair
-Jesse Mott, Cache County Public Works Engineer

9. Pending Action

- a. **Ordinance 2025-35 – County Code Amendment Regarding Solar Projects**
-Angie Zetterquist, Interim Director of Development Services
- b. **Ordinance 2025-36 – Compensation of Cache County Councilmembers**
-Amy Adams, Director of the Office of Personnel Management
- c. **Ordinance 2025-37 – Compensation of Cache County Executive Appointed/Deputy Officials**
-Amy Adams, Director of the Office of Personnel Management

10. Other Business

- a. **USACCC Fall Workshop in Salt Lake City** **November 20-21, 2025**

11. Council Member Reports

12. Adjourn

- Next Scheduled Regular Council Meeting: November 18, 2025 @ 5:00 p.m.
- Next Scheduled Special Council Meeting: November 18, 2025 @ 6:00 p.m.



Kathryn A. Beus, Council Vice Chair Presiding

CACHE COUNTY COUNCIL

Special Meeting

October 23, 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:, Vice-Chair Kathryn Beus, Councilmember David Erickson, Councilmember Nolan Gunnell, Councilmember Mark Hurd.

MEMBERS EXCUSED: Chair Sandi Goodlander, Councilmember Barbara Tidwell, Councilmember Keegan Garrity

STAFF PRESENT: Bryson Behm, Andrew Erickson

OTHER ATTENDANCE:

1. Call to Order 5:00p.m. – [0:00](#) Vice Chair Kathryn Beus opened meeting.

2. Review and Approval of Agenda [:26](#)

Action: Motion made by Councilmember Nolan Gunnell to approve agenda; seconded by Councilmember David Erickson.
Motion passes.

Aye: 4 David Erickson, Kathryn Beus, Nolan Gunnell, Mark Hurd

Nay: 3 Barbara Tidwell, Sandi Goodlander, Keegan Garrity

3. Items of Special Interest [0:36](#)

A. Rescind Public Hearing Date of October 28, 2025 at 4:30 PM and Set New Public Hearing Date for the Discussion and Public Hearing of the Community Development Block Grant (CDBG) Program and Potential Applications on November 4, 2025 at 4:30 PM.

Action: Motion made by Councilmember David Erickson to rescind public hearing date of October 28 to new date November 4 2025 at 4:30 PM for the Discussion and Public Hearing of the Community Development Block Grant (CDBG) Program; seconded by Councilmember Nolan Gunnell.

Motion passes.

Aye: 4 David Erickson, Kathryn Beus, Nolan Gunnell, Mark Hurd

Nay: 3 Barbara Tidwell, Sandi Goodlander, Keegan Garrity

[2:06](#)

Action: Motion made by Councilmember Nolan Gunnell to adjourn meeting; seconded by Councilmember David Erickson.

Motion passes.

Aye: 4 David Erickson, Kathryn Beus, Nolan Gunnell, Mark Hurd

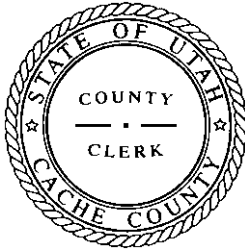
Nay: 3 Barbara Tidwell, Sandi Goodlander, Keegan Garrity

Adjourn: 7:30 PM

[2:11](#)

APPROVAL: Sandi Goodlander, Chair
Cache County Council

ATTEST: Bryson Behm, Clerk
Cache County Council



Vehicle Emissions Assistance Programs

...



Beehive Emissions Reduction Plan

What is it?

- August 2022 - the Inflation Reduction Act of 2022 (IRA) was signed into law.
 - One provision included Climate Pollution Reduction Grants (CPRG)
 - EPA received 300 applications, only 25 approved.
- October 2024 - EPA awarded the Utah Department of Environmental Quality \$74,744,454 to support the Beehive Emissions Reduction Plan

What is it? - EVRAP

- One component of the transportation portion of this grant is the establishment of the Electric Vehicle Replacement Assistance Program (EVRAP).
- EVRAP allocation of Beehive Emissions Reduction Plan is \$9,590,000
- BRHD is to be allocated \$882,280 (\$115,080 in administrative costs and \$767,200 in vehicles incentives).
- Allocation must be used by October 16, 2029.

EVRAP Parameters

- Qualifications for financial assistance will be based on the Federal Poverty Level.
 - 300% and below – \$10,000;
 - 301% up to 400% – \$7,000;
 - 401% up to 500% – \$4,000.
- Applicants:
 - must be at least 18 years old;
 - must be a Utah resident (proof of Utah address is required); and
 - may take out a loan with or without a cosigner to finance the vehicle purchase.

EVRAP Parameters

- Replaced (Old) Vehicle:
 - Must be gasoline or diesel-powered;
 - Must have been registered in Utah for at least 12 months preceding the application;
 - Is eight years or older (e.g., model year 2018 or older for a 2025 application) or have failed an emission inspection within 30 days of the application;
 - Must be driven by its own power to the participating EVRAP dealership;
 - Cannot be an electric vehicle, a motorcycle, a recreational vehicle (RV), a camper, or a boat
- Replacement (New) Vehicle:
 - Must be an all-electric vehicle;
 - Vehicles being purchased through the EVRAP must be an eight-year-old model year or newer. For example, for vehicles bought in 2025, the vehicle must be a model year 2025, 2024, 2023, 2022, 2021, 2020, 2019, or 2018.
 - Must cost no more than \$48,125 before tax, title, and licensing; and
 - Must be purchased through a participating EVRAP dealer.

Vehicle Repair and Replacement Assistance Program (VRRAP)

VRRAP - Previous Program

- Open to those who live, work, or attend school in Cache County.
- Eligibility Requirements:
 - 1996 to current year eligible for repair assistance. (up to \$1,000)
 - 2003 and older eligible for replacement (up to \$5,000)
 - Must fail an emissions test within last 30 days.
 - Must be continuously registered at least 12 months preceding VRRAP application.
 - Income restrictions based upon federal poverty guidelines.
 - No funding may be issued on tampered vehicles.

VRRAP - Previous Program

- Ceased after funding lapsed in Summer 2023.
 - 1,265 Repairs completed, totaling \$1,179,762.05, of which BRHD provided \$903,263.77 via Targeted Airshed Grants.
 - 273 Replacements completed, totaling \$4,075,568.12, of which BRHD provided \$1,092,000.00 via Targeted Airshed Grants.
- Air Quality Impact
 - Repair program estimated lifetime savings of 27.16 tons of NMOG, NO_x, and PM emissions.
 - Replacement program estimated lifetime savings of 101.14 tons of NMOG, NO_x, and PM emissions.

VRRAP - Moving Forward

Cache County APC Fees (restricted funding) could be utilized to extend this program.

- Since program would be funded by Cache County registered vehicles, ONLY Cache county residents are eligible.
- ≈ \$75,000 - \$100,000 could be invested annually in local businesses and residents to allow for qualifying repairs or replacements
- With the goal of running the emission vehicle program alongside the EVRAP (4 years)
- This would require a formal request to Cache County Council to access restricted APC Fee funds.

Questions?



Set a Public Hearing

Ordinance 2025-34 – Cache County Water Use & Preservation Element

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: October 14, 2025 & November 4, 2025

Agenda Item Language: Set a public hearing on October 14, 2025, to be held on November 4, 2025, for Ordinance 2025-34 – Cache County Water Use & Preservation Element – An amendment to the General Plan.

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

Background: In 2022, the State of Utah adopted S.B. 110, “Water as Part of the General Plan”. The new legislation requires most municipalities and all counties to amend their General Plans to address the impact of land-use planning on water use. Per the legislation, counties must amend their general plan to include this new element by December 31, 2025.

Fiscal Impact: N/A

Public Hearing Required: As a legislative action to amend the County’s General Plan, a public hearing is required before the County Planning Commission (PC). This hearing was held on 2 October 2025 and their recommendation to approval the amendment to the County’s General Plan was made on 2 October 2025.

The County Council is the Land Use Authority for General Plan Amendments.

See attached for additional information.

County Staff Point of Contact: Angie Zetterquist, Interim Director of Development Services

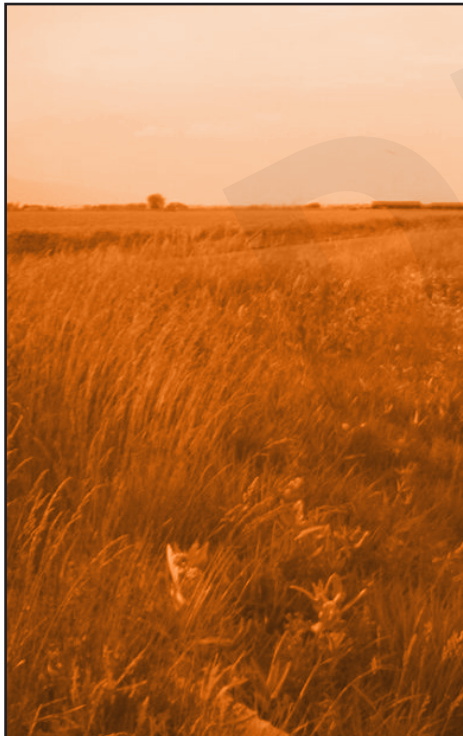
Presentation Time: The County’s consultant, Landmark Design, who prepared the general plan amendment, will give a presentation to Council. It is anticipated the presentation will be 10-15 minutes.

Legal Review: N/A

CACHE COUNTY

WATER USE & PRESERVATION ELEMENT

Adopted **DATE**



ACKNOWLEDGMENTS

COUNTY COUNCIL

Sandi Goodlander
Kathryn A. Beus
David L. Erickson
Keegan Garrity
Nolan Gunnell
Mark Hurd
Barbara Tidwell

STEERING COMMITTEE

Nathan Daus
Nolan Gunnell
Brandon Bell
Angie Zetterquist

PLANNING COMMISSION

Nolan Gunnell
Brady Christensen
Kurt Bankhead
Val Jay Rigby
Jason Watterson
Chris Sands
Lane Parker
Nathan Daus

CACHE COUNTY STAFF

Brandon Bell, Countywide Planner
Angie Zetterquist, Commission Secretary

CONSULTANTS



Landmark Design

Sam Taylor, PLA, ASLA – Principle-in-Charge and President
Aubrey Larsen – Project Manager/Planner + Landscape Designer



Hansen, Allen & Luce

Easton Hopkins, MS – Civil Engineer



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INTRODUCTION



“ We do not conserve water because we have a wet or dry year, we conserve because, as Utahns, we are not wasteful.”

Utah's Regional M&I Water Conservation Goals Report (2019)

SETTING THE STAGE: S.B. 110, “WATER AS PART OF THE GENERAL PLAN”

Utah's significant population growth, coupled with persistent drought conditions, has intensified concern regarding vital water resources, revealing a historic lack of coordination between land use development decisions and comprehensive water supply planning. In direct response to these challenges, the State of Utah adopted S.B. 110, “*Water as Part of the General Plan*,” in 2022. This new legislation requires most municipalities and all counties to amend their General Plans to address the impact of land-use planning on water use.

Cache County is not a water provider, meaning the County does not supply culinary, secondary, or agricultural water to private property owners. Rather, culinary water services within the County, for some residents, are provided and managed by five small systems, each holding their own private water rights. The remainder of residents, and majority of unincorporated Cache County, are supplied culinary water through private, individual wells. While acknowledging the essential and interrelated roles of all water stakeholders and municipalities across Cache County, this element of the General Plan focuses specifically on the County's role, as the land use authority for unincorporated Cache County, and how land use decisions in these areas can support long-term water use and preservation strategies.



GUIDING PRINCIPLES FOR WATER PLANNING IN UNINCORPORATED CACHE COUNTY

Cache County is committed to conserving and protecting its water resources, supporting the long-term resilience of its communities, local economy, and natural landscapes, and meeting current water needs. In unincorporated areas, where centralized water systems are limited or absent, effective water planning must be rooted in local values and realities. The guiding principles for water planning reflect the County's belief that respect for private property, agricultural heritage, and community-led action can go hand-in-hand with sustainable water use and responsible growth.

1

RESPECT FOR PRIVATE PROPERTY AND WATER RIGHTS.

Private property rights, especially water rights, are deeply valued in Cache County and the broader region. Cache County is committed to protecting these rights while encouraging grassroots, locally led, and voluntary initiatives for the wise use and stewardship of water resources (see also **Guiding Principle 3**). By simultaneously promoting respect for water rights and a strong ethic of stewardship, the County seeks to balance the needs of today's water users with those of future generations, affirming that exercising water rights and practicing conservation can and should go together.

2

PROTECT AND CONSERVE AGRICULTURAL LANDS AS A VITAL ECONOMIC RESOURCE TIED TO WATER.

Agriculture is foundational to life in, and the economy of, Cache County. As a vital economic and natural resource, Cache County's agricultural lands are sustained by the region's water supply. Water is essential to producing the crops, food, and local economy Cache County needs to thrive. The County's zoning framework prioritizes the continuation and preservation of agriculture and natural resources in unincorporated areas, and directs most non-agricultural settlement toward existing municipalities. This approach assists in sustaining local crop production and food supply, while encouraging higher-density growth to locate where culinary water systems are already established and better equipped to meet water demands for larger populations.





**ENCOURAGE
LOCALLY-LED, WISE
STEWARDSHIP OF
WATER USE AND
WATER RESOURCES.**

Wise and efficient current water use is not at odds with securing availability of future water supplies; both priorities stand on equal footing for Cache County. The County seeks to empower its residents to improve water efficiency based on local values, priorities, resources, and needs. The County will encourage residents to take pride in being stewards of both the present and the future regarding water needs. Cache County believes addressing water challenges is best achieved at the local level through voluntary, community-led actions that promote responsible water stewardship (see also *Guiding Principle 1*).



**ENSURE NEW
DEVELOPMENT
ALIGNS WITH
LONG-TERM WATER
SUSTAINABILITY
GOALS AND
REALITIES.**

Cache County recognizes that effective land use planning plays a vital role in managing water resources. A key part of this approach is integrating water availability and infrastructure capacity into development decisions from the outset. Practically speaking, this means shaping land use policies that promote water-wise landscaping, incentivize efficient indoor water use, and guide growth toward areas where existing infrastructure can sustainably support it (see also *Guiding Principle 2*). To ensure responsible planning, decisions should be grounded in the best available data, to provide a clear view of water realities in Cache County.



KEY ROLES & RESPONSIBILITIES

Effective water planning in Cache County depends on coordination among many stakeholders and partners. While each entity operates within its own scope, their combined efforts ensure that water resources are managed wisely. The following four roles reflect key stakeholders discussed in this Water Element.

1. **The County** serves as the regulatory body and strategic guide responsible for shaping growth, comprehensive land use planning, and code enforcement. While it doesn't directly supply water, the County plays a critical role in protecting water sources, aligning growth policies with available supply, providing guidance, policies, and encouragement regarding wise use and conservation of water, and ensuring the public is well-informed about water-related issues and water conservation methods and resources.
2. **Municipalities** absorb the majority of new growth within their established city and town boundaries. They are responsible for establishing visions, goals, objectives, policies, and land use regulations that govern their jurisdictional areas.
3. **Culinary water providers in unincorporated areas** provide essential water services to unincorporated Cache County residents. Protecting the quality of existing water sources and ensuring reliable delivery to shareholders are top priorities.
4. **Cache Water District** protects Cache County's water future by managing resources efficiently, planning strategically, and representing local interests at the state level.



WATER PLANNING CONTEXT

REGIONAL CONSIDERATIONS

Considers applicable regional water conservation goals recommended by the Division of Water Resources. The County consulted with the Division to gather information and technical resources on how land use and water planning decisions may affect those goals.

Watersheds are a region's source of water and life. Cache County's water supply originates from the Bear River Watershed, one of five river basins that ultimately drain into the Great Salt Lake (**Map 01**). The State of Utah has established water conservation goals for each region to enhance conservation efforts around the state. The current goal for the Bear River region is an 18.1% reduction in gallons per capita per day (GPCD) by 2030 (**Figure 01**).¹ It should be noted that efforts to update the statewide regional goals are underway. While in the process of being updated, the current water use reduction goals can serve as a foundation for ongoing efforts.

The region's primary source of surface water is winter and spring snowfall. As high-elevation snowpack melts each year, it refills reservoirs and recharges aquifers.² In Cache County, nearly all culinary water comes from groundwater.³ In 2025, limited data on the Valley's aquifers makes it difficult to determine how much water is available for new groundwater rights applications. There are also areas within the County where groundwater is less reliable, making consistent water delivery an issue.^{4,5,6} While groundwater quantity is important, water quality is critical, as numerous wells may increase risk of source contamination.

MAP 01 – REGIONAL WATERSHEDS

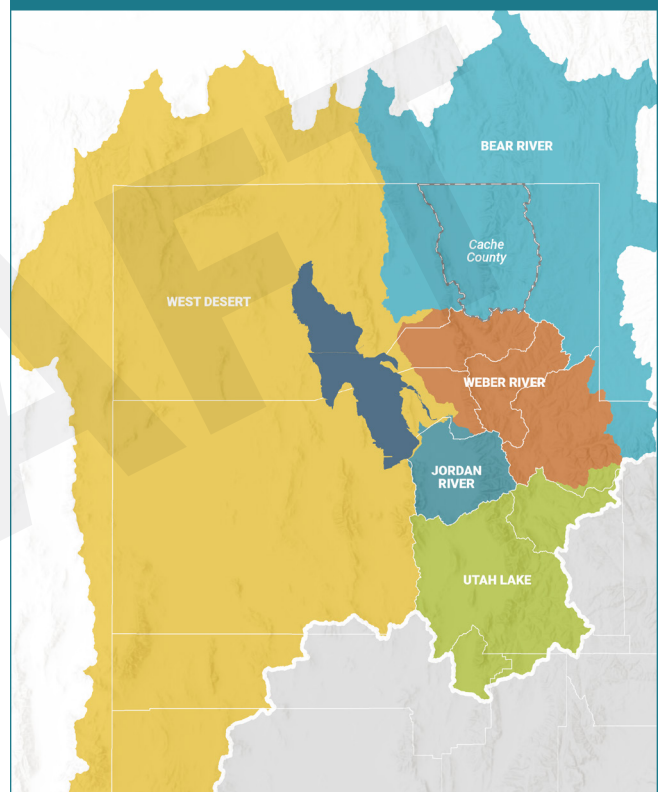
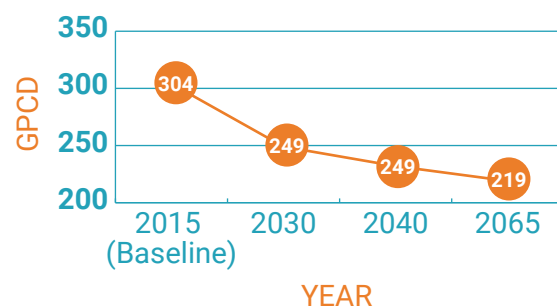


FIGURE 01 – REGIONAL GOALS



To address these data gaps, a groundwater study is in the process of being conducted by a team of researchers from USU, U of U, and the U.S. Geological Survey. The study will provide forecasts under various climate and pumping scenarios, taking into account both municipal and agricultural demands. Its findings will inform near-term decisions about water allocation and source protection, while also providing a long-term planning tool for managing water availability as the region grows.⁷

LAND USE CONSIDERATIONS

Describes the effect of permitted development or patterns of development on water demand and water infrastructure.

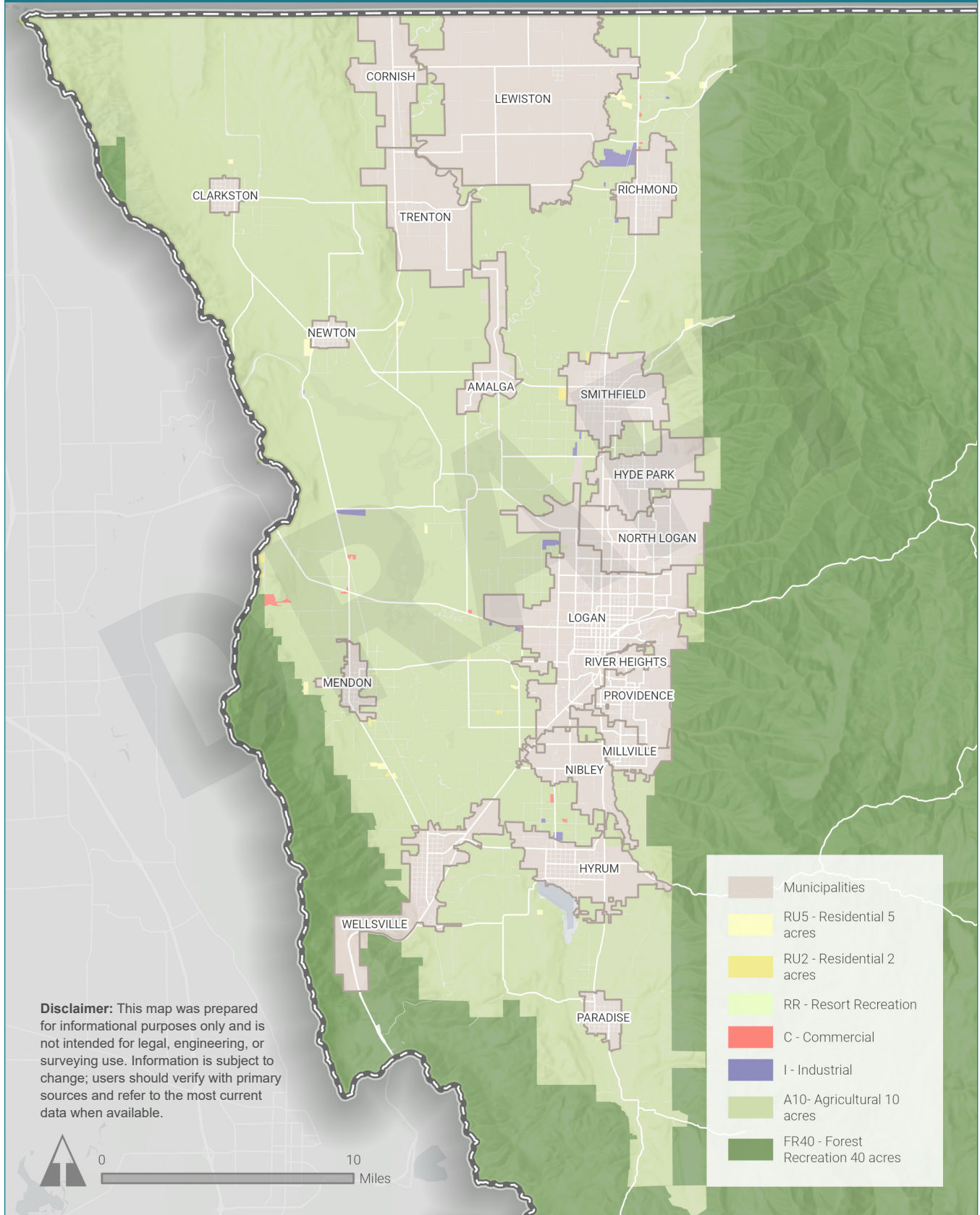
Water played a central role in shaping both the settlement and land use patterns of Cache County. Drawn by the valley's streams and fertile land, early pioneers began settling Cache Valley, initially practicing subsistence farming with small farms. Farming required irrigation, leading to the construction of ditches and canals and as agriculture expanded, so did efforts to manage and store water, securing water rights through early infrastructure. Today, much of the County's unincorporated land remains forested or is still being farmed, reflecting and perpetuating the Valley's agricultural legacy.

A NOTE ON COUNTY ZONING

In unincorporated Cache County, zoning is structured to limit higher density residential or commercial development and to preserve the County's rural and agricultural character (**Map 02**). The primary residential zones, Rural 2 (RU2), Rural 5 (RU5), and Agricultural (A10), allow only low to moderate density development and emphasize clustering and subdivision patterns that avoid conflicts with farming and municipal standards. Higher density residential and mixed-use development is not permitted in unincorporated areas, and such projects are instead encouraged to annex into incorporated cities where urban services and infrastructure can adequately support them. The analysis and recommendations in this Water Element reflect these zoning realities by focusing on agricultural and low-density, unincorporated residential water uses, while also recognizing their role within the broader, interconnected regional water system that includes incorporated areas.



MAP 02 – CURRENT LAND USE (BASED ON ZONING)



CACHE AGRICULTURE: IMPLICATIONS ON WATER & LAND USE

Addresses topics discussed with the Department of Agriculture and Food, the potential benefits of agricultural conservation easements, and the implementation of agricultural water optimization projects that support regional water conservation goals.

Cache County plays a significant role in Utah's agricultural economy, contributing 9.3% to the state's agricultural GDP in 2023—ranking third statewide.⁸ With the second-highest number of farms in Utah at nearly 1,400, the County's major crops include alfalfa, barley, winter and spring wheat, safflower, and corn.⁹ Much of this agricultural activity depends on water from the Bear River system, which supplies the majority of irrigation for the region's crop and livestock production.

The Bear River Basin, of which Cache County is an integral part, benefits from an estimated \$510 million in annual crop revenues and \$350 million in livestock sales generated basin-wide.¹⁰ Flexible crop selection, rotation practices, and region-specific harvesting strategies enable Cache County farmers to respond to changing water availability, making agricultural land a critical part of the County's water conservation strategy and broader Bear River Basin sustainability.¹¹



Cache County plays a significant role in Utah's agricultural economy, contributing 9.3% to the state's agricultural GDP in 2023—ranking third statewide



Alfalfa's deep roots, long growing season, and ability to rebound during drought make it uniquely suited to Western conditions.

Alfalfa: Misconceptions & Value

Despite being often criticized for high water use requirements, alfalfa is in fact one of the most water-efficient and resilient crops in the West. It plays a central role in the regional agricultural economy, grown on millions of acres across 11 states to support key industries like dairy and livestock. Alfalfa's deep roots, long growing season, and ability to rebound during drought make it uniquely suited to Western conditions. While it uses more total irrigation than some crops, its harvestable yield per unit of water is high, and requires fewer chemical inputs. Shifting away from alfalfa isn't simple—many farms are heavily invested in its production, and large-scale transitions could bring significant economic and environmental trade-offs.¹² These factors are important considerations for agricultural water use.

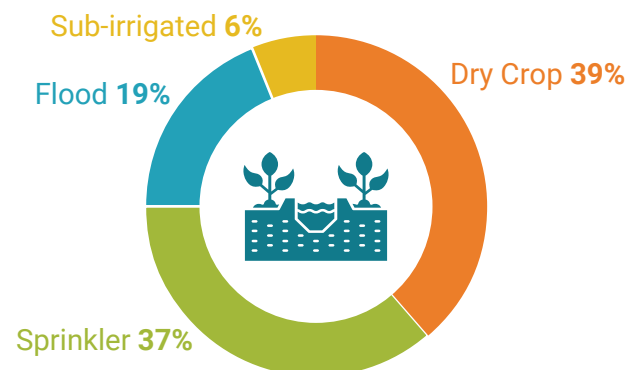




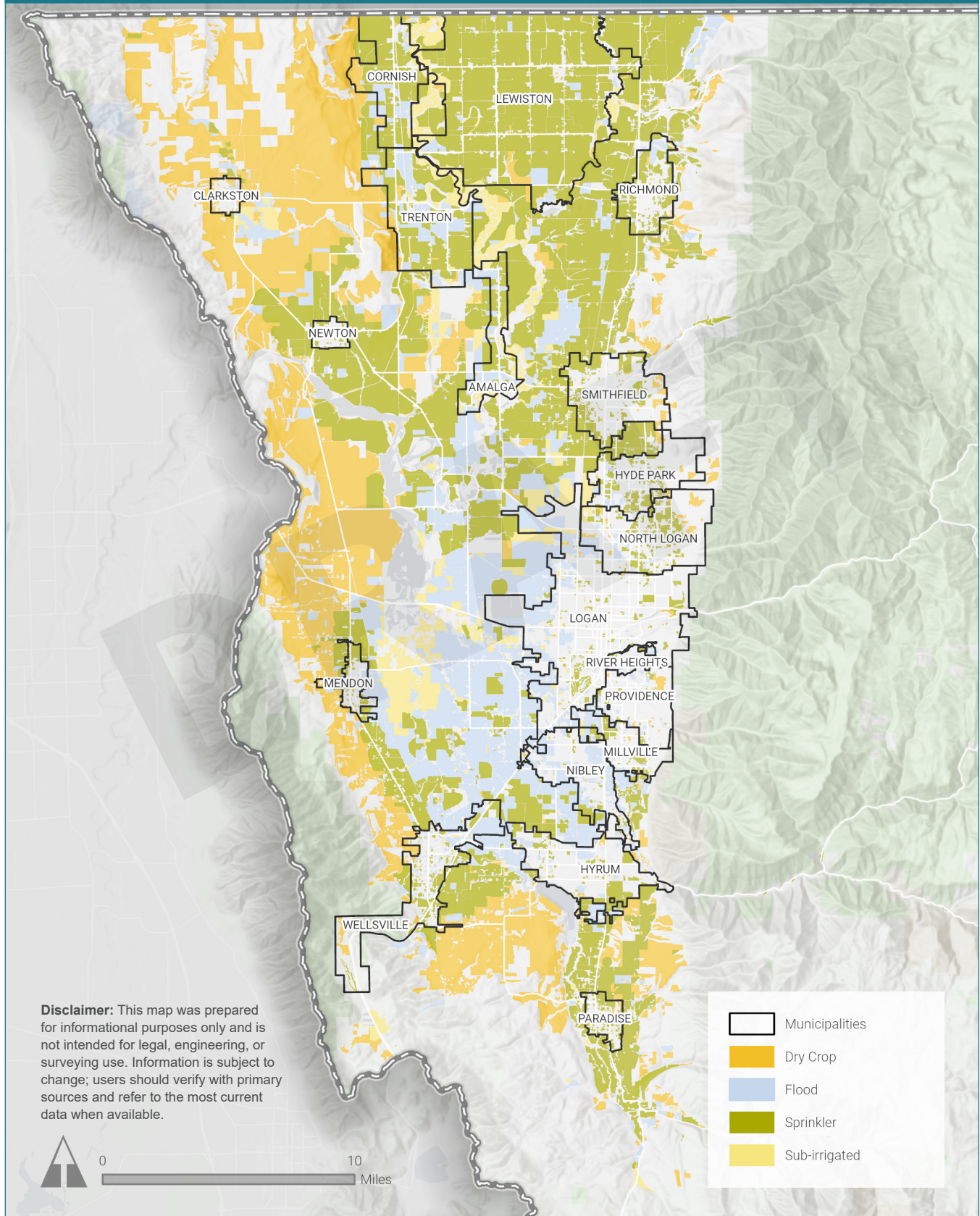
Irrigated vs. Non-irrigated: Key Differences

Understanding the difference between irrigated and non-irrigated (dry-farmed) agricultural lands is key to effective water management in Cache County (**Figure 02 & Map 03**). Irrigated lands rely on artificial water delivery systems such as diversions, flooding, or sprinklers to ensure consistent yields. In contrast, dry-farmed lands depend on natural rainfall and stored soil moisture, making them more susceptible to drought.

FIGURE 02 – IRRIGATION METHOD



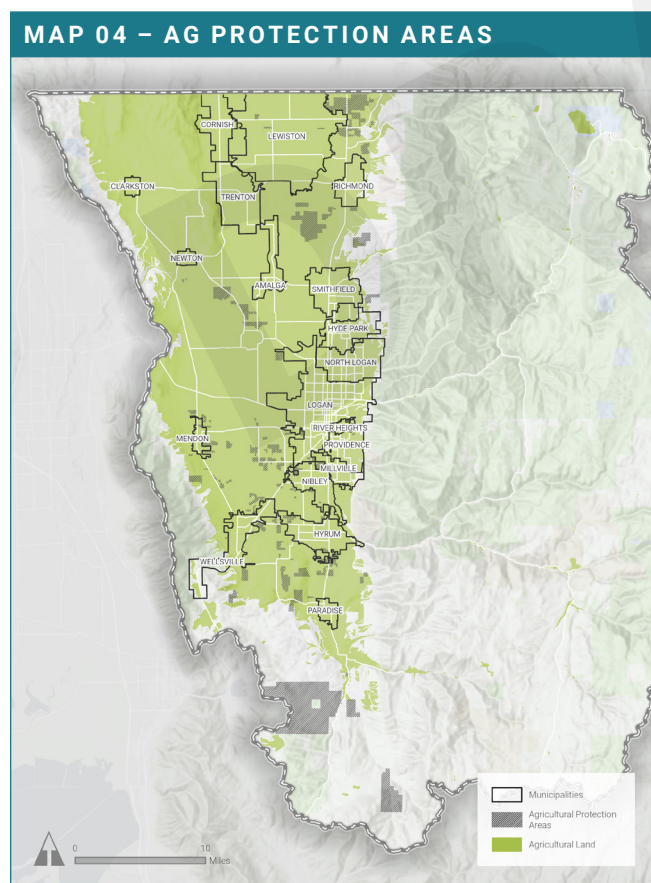
MAP 03 – IRRIGATION METHOD



As agricultural land, especially irrigated acreage, is annexed into municipalities, and converted to residential, commercial, and other uses, the shift may reduce direct farm water usage, but often increases overall water consumption per acre. This is particularly true when development includes turf-heavy landscaping or high-density housing. As transitions occur from agriculture to these other uses, the source of water usage generally adjusts from surface water usage to groundwater-supplied sources. An awareness of these changes, and the trade-offs associated with them, is critical to supporting the region's long-term water sustainability.¹³

Agriculture Program Participation

State-supported programs such as agricultural conservation easements and the Agricultural Water Optimization Program play an important role in supporting more efficient water use on farms.¹⁴ These initiatives help preserve agricultural land while promoting improved irrigation practices and on-farm technology upgrades. Cache County has seen strong participation in these programs—demonstrating local producers' willingness to adopt practices that sustain both agriculture and water resources. Notably, the majority of applications for these programs have come from Cache and Box Elder Counties.¹⁵



Disclaimer: This map was prepared for informational purposes only and is not intended for legal, engineering, or surveying use. Information is subject to change; users should verify with primary sources and refer to the most current data when available.

Protecting Agricultural Land

Protecting agricultural lands provides significant water conservation and environmental benefits, including enhanced water return flows, natural water filtration, and overall watershed health, which directly contributes to both water quality and quantity. To preserve farmland, Cache County utilizes a variety of tools, including Agricultural Protection Areas (APAs) and agricultural conservation easements. While they both serve to protect farmland, they operate differently. An APA is a county-created land designation under state code that provides legal protections for agricultural activities (**Map 04**). This designation has a 20-year lifespan and is renewable.¹⁶



In contrast, an agricultural conservation easement is a long-term, legally binding agreement between a landowner and a conservation organization or government agency.^{17,18} The landowner voluntarily sells or donates the development rights of their property, permanently preventing the land from being subdivided or developed for non-agricultural uses while retaining ownership and the right to farm.

A key state program that helps fund these easements is the LeRay McAllister Working Farm and Ranch Fund, which purchases conservation easements to permanently protect agricultural lands from development.¹⁹ In Cache County, thousands of acres are currently protected by agricultural easements or are in the process of being preserved through the easement program.

RESIDENTIAL USES

Addresses coordination with community water systems to evaluate how the implementation of the land use and water use and preservation elements may affect water planning. The potential opportunities and benefits of planning for regionalization of public water systems were discussed.

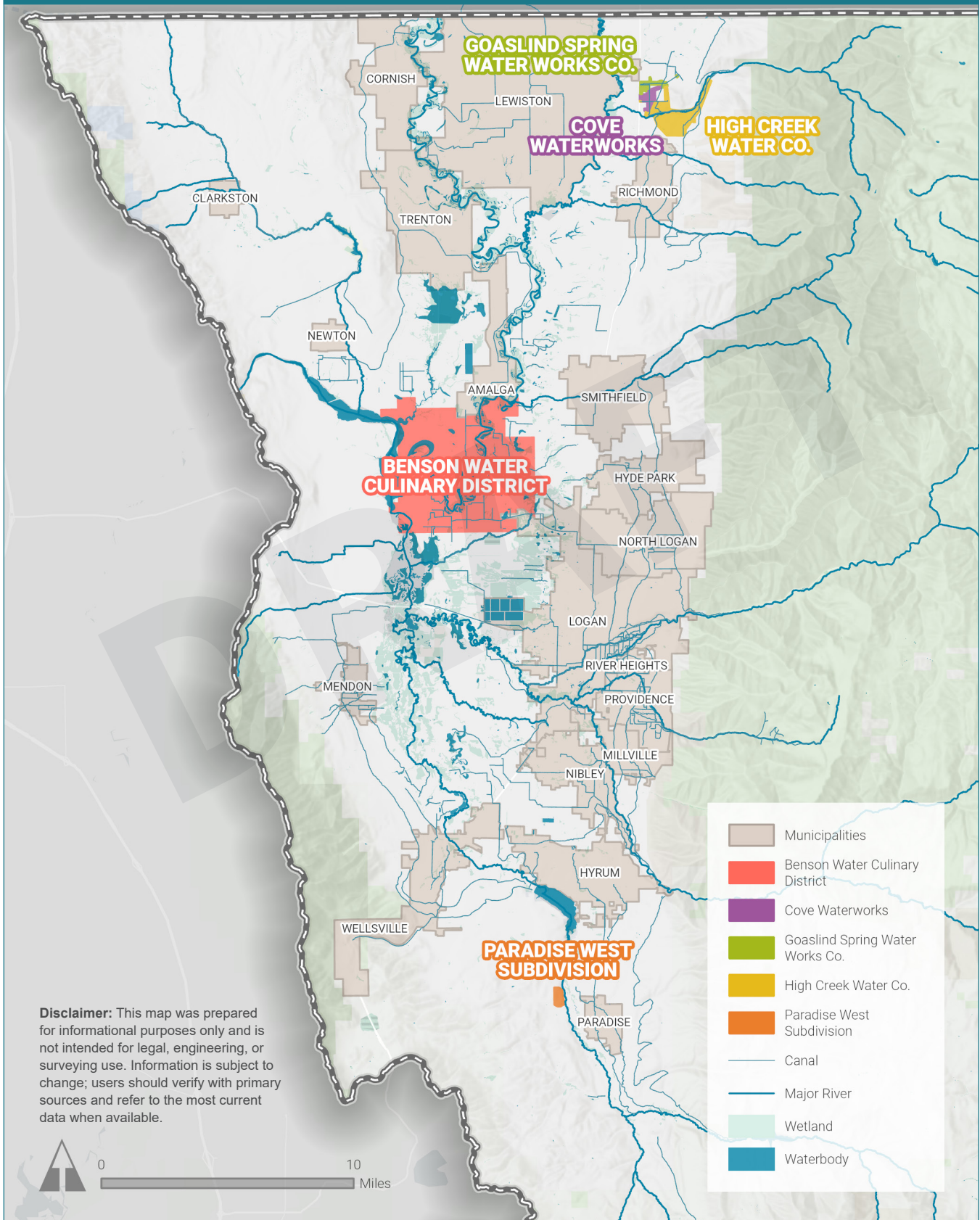
Cache County includes a number of existing unincorporated communities, most of which are characterized by a mix of residential and agricultural land uses, with limited commercial or civic development. These areas generally serve local needs and do not require urban-level facilities and services.²⁰ The majority of unincorporated County residents use private wells, with the remainder supplied culinary water by five small systems (**Map 05**):

- Paradise West Subdivision (approx. population 31)
- Goaslind Spring (45)
- Cove Waterworks (60)
- High Creek Water Co. (120)
- Benson Culinary Improvement District (743)

In compliance with *S.B. 110: Water as Part of the General Plan*, each of the five community water system managers were contacted during the planning process. Representatives participated in brief interviews using a consistent set of questions aimed at better understanding the realities, challenges, and concerns of small, rural water systems. Topics included water supply planning, system management, infrastructure, water rights, and conservation. These interviews reflect the experiences and perspectives of individual water system operators, not the views of Cache County government or residents as a whole (see **Appendix A** for the full interview summary report).



MAP 05 – CULINARY WATER PROVIDERS



While interviewee perspectives varied, several common themes consistently emerged regarding the need to balance future water needs with other valid concerns, specifically respect for private property rights and system-level autonomy:

- **Rapid Growth & Development:** Concerns about rapid growth and development, especially in areas without adequate water supply or infrastructure, were the most consistent and urgent theme across interviews.
- **Water Quality & Source Protection:** Protecting the quality of existing water sources and ensuring consistent, reliable delivery was a top priority.
- **Local Autonomy:** Interviewees emphasized the importance of local autonomy and agreed that private systems should have the ability to make their own decisions without added bureaucracy.
- **Maxed-out or Limited Water Rights:** Interviewees frequently stressed that their systems are constrained by fully allocated, or nearly fully allocated water rights, making it difficult to accommodate new development.
- **Aging & Inadequate Infrastructure:** Many small water systems report aging infrastructure as a major operational concern.
- **Conservation Awareness, Limited Formal Implementation:** Water conservation was widely acknowledged as important, though approaches varied; most interviewees rely on informal practices and observed limited resident interest in formal conservation programs.
- **Agriculture & Outdoor Landscaping:** Though not a primary focus for most interviewees, it was noted that reducing agricultural and other outdoor water use could offer meaningful water savings if supported by education or incentives.

SECONDARY WATER

In March 2025, the County notified irrigation and canal companies within its boundaries to provide them the opportunity to be involved in protecting the integrity of their delivery systems.

While secondary water is not the primary focus of the *Cache County Water Use & Preservation Element*, it plays a critical role in the broader water system. There are over 100 irrigation companies currently registered or operating in Cache County, relying on a network of historic canals, many built more than a century ago. These aging systems face ongoing maintenance challenges, especially where development has encroached on canal corridors. Inadequate upkeep has led to overgrown, deteriorating banks and raised safety concerns in several areas. Despite these issues, the canals remain vital to sustaining agriculture, and may also support existing and future secondary water systems, extending the culinary water supply for new growth and helping recharge the aquifer (see **Cache County Water Master Plan 2013, 2019** for more details).



WATER SUPPLY & DEMAND ANALYSIS

Analyzes the effect of permitted development or patterns of development on water demand and water infrastructure.

A high-level analysis was conducted to better understand water supply and demand in unincorporated Cache County. Given the size, complexity of available information, and the absence of a unified dataset, several methods were employed to ensure a thorough analysis. The results provide insight into recent water usage trends and help to inform future planning efforts, ensuring a sustainable and resilient water supply for Cache County.

WATER SUPPLY

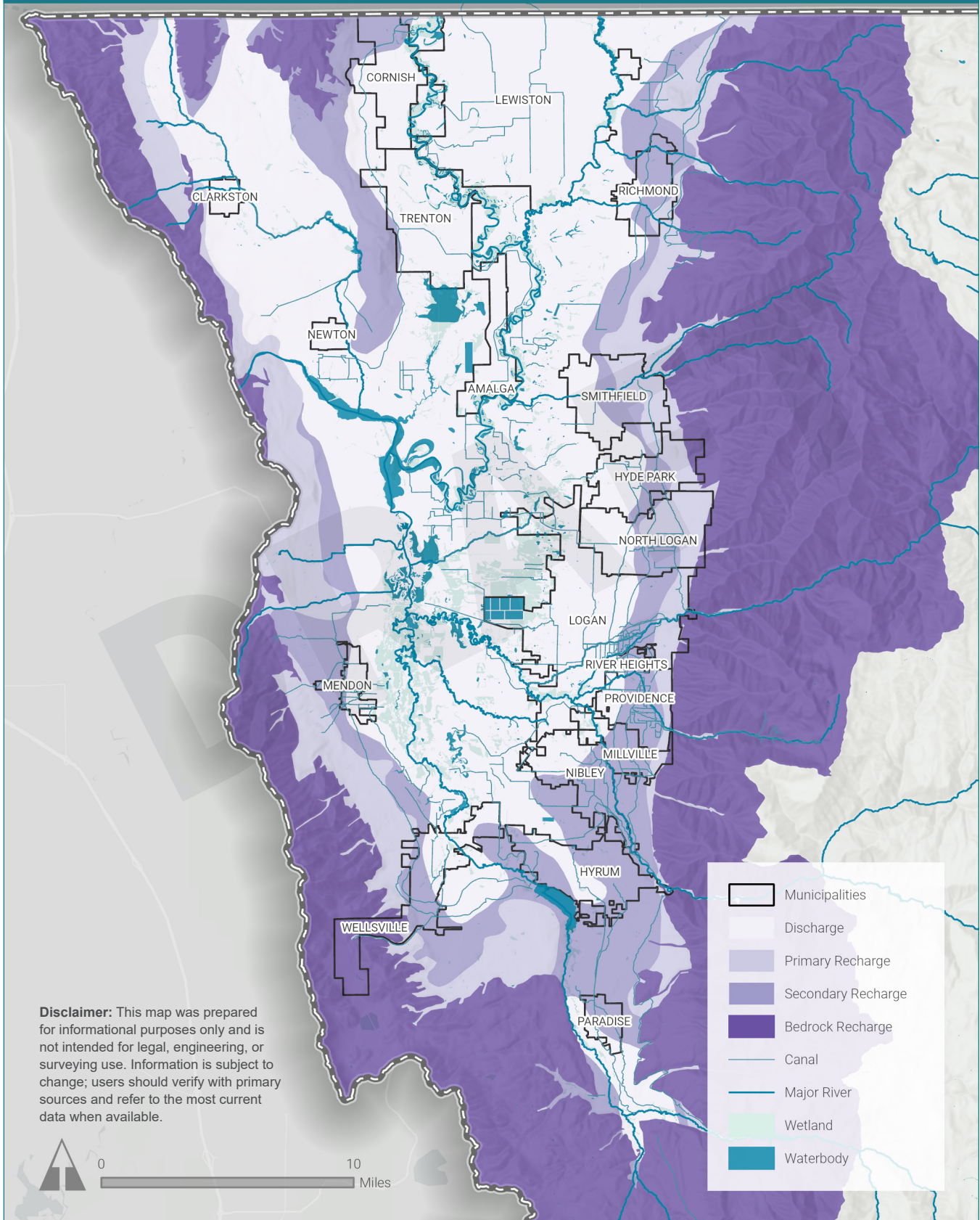
Cache County's available water supplies include a mix of surface and groundwater sources (**Map 06**). The availability of these supplies is limited by physical capacity, existing infrastructure, and attainable water rights.²¹ Given the range of factors that can constrain water availability, proactive planning is essential to ensure long-term sustainability for all water uses.

As described, surface water originates from winter and spring snowpack, travels in rivers and streams, and is then stored in reservoirs. This supply is managed by hundreds of canal companies, making system-wide analysis complex. A more comprehensive analysis would be needed to fully quantify available surface water, taking into account factors such as canal infrastructure capacity, legal water rights, and reservoir storage volumes. **Currently, surface water is primarily used for agricultural purposes.** In order to use the surface water supply for future residential demands, significant investment in treatment infrastructure would be required to convert surface water into a viable source for drinking water. As development pressure increases, the difference between culinary water sources (groundwater and wells) and agricultural water sources (surface water flow) and the challenges in converting these sources to usable culinary water is important to keep in mind.

Groundwater is the primary source of culinary water for unincorporated Cache County and interviews with water providers, coordination with County staff, and other sources indicate that hundreds of individual wells are dispersed throughout the County. As with surface water, the availability of groundwater is influenced by several factors, which include well capacity, water rights, and aquifer levels.



MAP 06 – SURFACE WATER & AQUIFER RECHARGE/DISCHARGE ZONES



Currently, groundwater supplies are sufficient to meet existing demands. However, continued residential growth will place increasing pressure on groundwater supplies. To avoid long-term depletion, a coordinated approach to groundwater management is critical. As mentioned, the concurrent groundwater study⁷ will help to inform this effort by evaluating current aquifer conditions and estimating a safe yield. This information will provide a critical foundation for regional strategies aimed at preventing over-extraction.

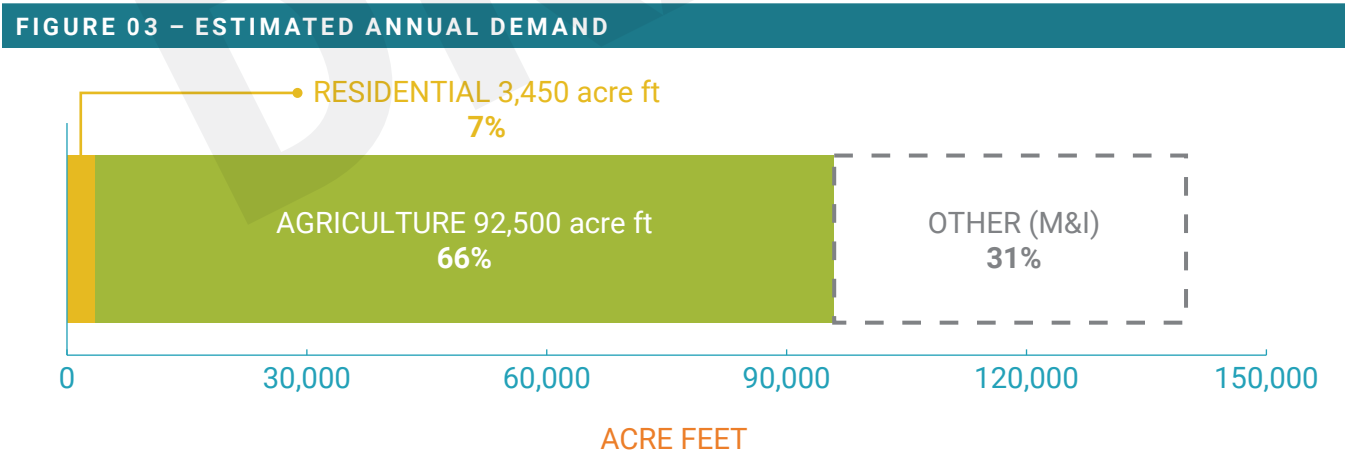


Continued residential growth will place increasing pressure on groundwater supplies. To avoid long-term depletion, a coordinated approach to groundwater management is critical.

WATER DEMAND

EXISTING DEMAND

Due to the size, volume, and amount of individual water users, several assumptions were necessary to estimate overall water demand. Preliminary water use estimates by land use type were developed using a combination of data sources. The chart below summarizes the estimated total annual water use in unincorporated Cache County divided between the two primary uses: agriculture and residential. An estimation of other M&I (incorporated) use is included for reference only.



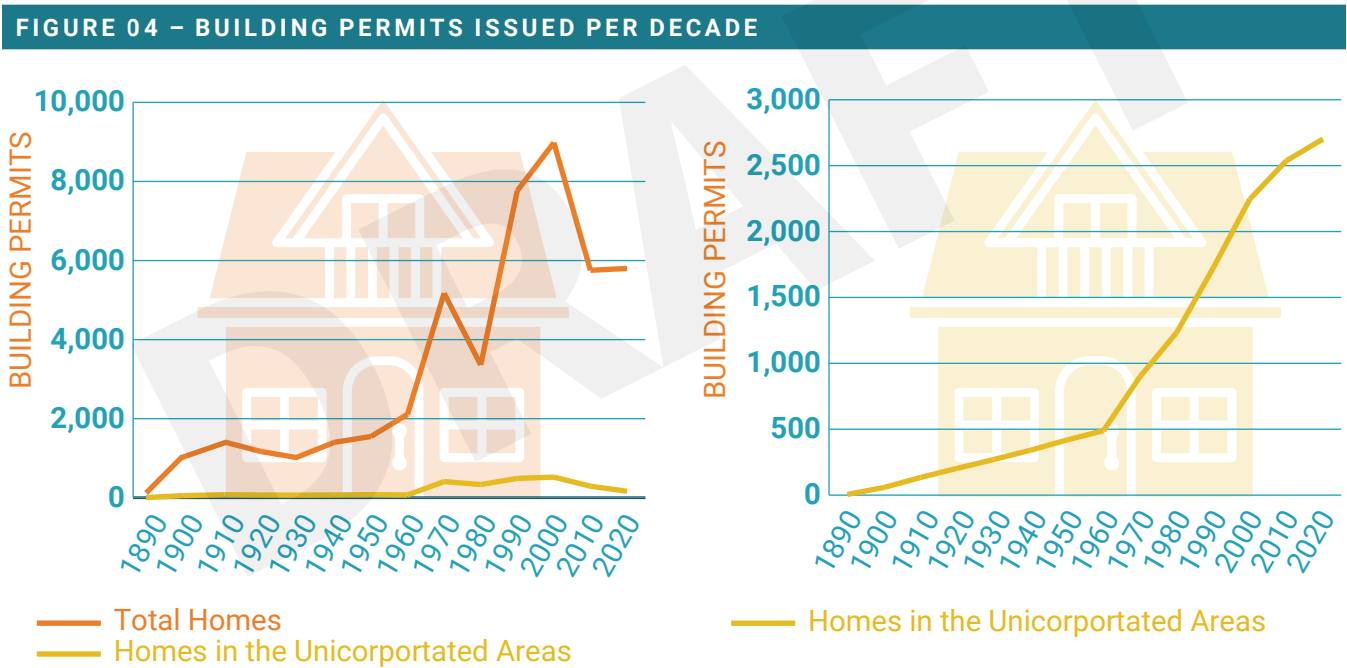
Agricultural Use

Agricultural water demand was evaluated to better understand recent trends. Estimates of diversion volumes were based on crop type, irrigation method, and consumptive use. A geospatial dataset developed by the Utah Division of Water Resources was used to quantify agricultural demand. This dataset includes water use by land use type, along with details on various irrigation methods (see previous sections). To calculate net irrigation requirements, this information was paired with crop-specific consumptive use estimates derived from regional evapotranspiration data.²²

Approximately 60% of the total agricultural land is irrigated, suggesting that a large portion of crops don't need supplemental water. Of the land that is irrigated, most crops require less than the 22-inches (1.83 acre-feet per acre) of water. However, the available water supply limits the amount of water available for irrigation. Canal companies receive a variable water supply each year based on a number of factors. For this reason, it was assumed that approximately 18-inches (1.5 acre-feet per acre) is available for diversion. 18 inches is adjusted based on available water supply. Irrigation has already become more efficient, with the volume of water applied to crops decreasing by more than 3% since 2016.

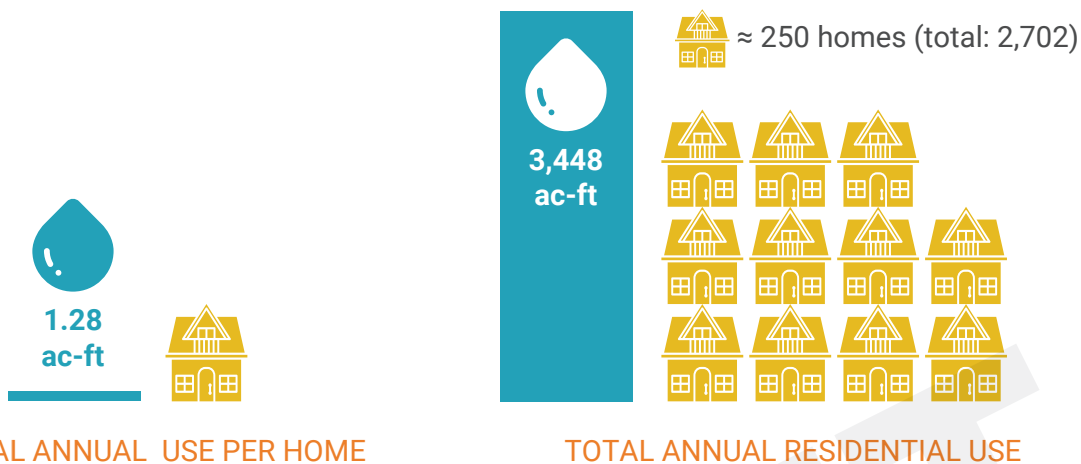
Residential Use

The majority of homes in Cache County are located within incorporated municipalities (**Figure 04**). Historically, only about 5% of the County's population lived in unincorporated areas, where growth remained modest until the 1960s, when it began to accelerate at a more sustained pace.



As established, most residential water use in unincorporated Cache County comes from individual groundwater wells, making it challenging to accurately quantify since individual homeowners are not required to report water usage to the Utah Division of Water Rights (DWRi). To identify broader trends, data from the five culinary water providers serving unincorporated communities was analyzed.²³ Each home on average uses approximately 1.28 acre-feet per year—a relatively high amount that may include some agricultural use but is more likely explained by outdoor irrigation of turfgrass (**Figure 05**). To validate these estimates, a spatial analysis was conducted which found that the average irrigated area per residential lot is about 0.2 acres, suggesting a total annual demand of 1.0 to 1.5 acre-feet per home (nearly 59 inches of water) including both indoor and outdoor uses. This represents the highest per-acre water use in the County.

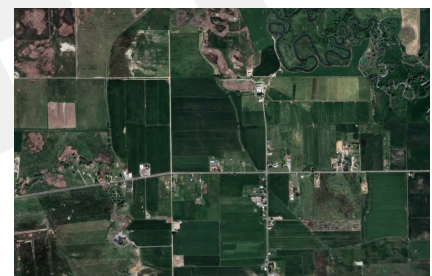
FIGURE 05 – ESTIMATED EXISTING RESIDENTIAL USAGE (UNINCORPORATED ONLY)



Note: These estimates are derived from reported water use data for the five culinary systems, combined with GIS analysis of existing residential development in the region. The dataset represents only a small portion of the broader Cache County area and may include some incidental agricultural water use.

Because the County’s rural zoning structure already limits residential densities, average outdoor water demand per household does not vary significantly between zones. However, any increase in the number of homes permitted in unincorporated areas would still raise overall outdoor water use, since each additional residence introduces a landscaped area with disproportionately high irrigation needs. This makes residential growth in unincorporated areas particularly impactful from a water-demand perspective.

When the estimated residential usage is generally applied across the dataset, it becomes clear that per-acre water use in residential areas exceeds that of agriculture in unincorporated Cache County. Given this reality, supporting, continuing, and preserving agriculture can be considered an important water preservation strategy. Residential landscapes consume more water from the groundwater supply and do not provide the same economic or community benefits as agriculture, which supports local food production and the County’s economic base. Preserving agriculture and encouraging efficient landscape practices in residential development are therefore critical strategies for sustaining Cache County’s groundwater supplies. Going forward, future development in unincorporated Cache County should aim to prioritize agriculture and the use of groundwater for indoor culinary and domestic needs, while increasing efficient domestic use of outdoor water.



When the estimated residential usage is generally applied across the dataset, it becomes clear that per-acre water use in residential areas exceeds that of agriculture in unincorporated Cache County. Given this reality, supporting, continuing, and preserving agriculture can be considered an important water preservation strategy.



FUTURE DEMAND

Agricultural water usage is expected to decline over time as farms continue to adopt more efficient practices, or are potentially converted to residential development. Most of this agricultural-to-municipal conversion is likely to occur near existing municipalities as they expand and extend their service areas (**Map 07**).

Quantifying future agricultural water use is challenging because growth is expected to occur sporadically throughout the County. It is reasonable to assume, however, that current agricultural water use has peaked and will continue to decline, especially given population growth projections. Consequently, future residential water usage will likely have a greater impact on the available water supply. Given the essential nature of agriculture, increased water usage efficiency achieved in agricultural uses may be seen as an opportunity to balance increasing crop and food production capacity (attainable as a result of reduced water usage per unit of crop and food production) and overall water usage conservation. Such an approach will address current and future needs simultaneously.

To forecast future residential water usage in unincorporated areas, historical trends were analyzed. A linear regression was applied to post-1960 growth patterns to project the number of homes by 2060 (**Figure 06**).

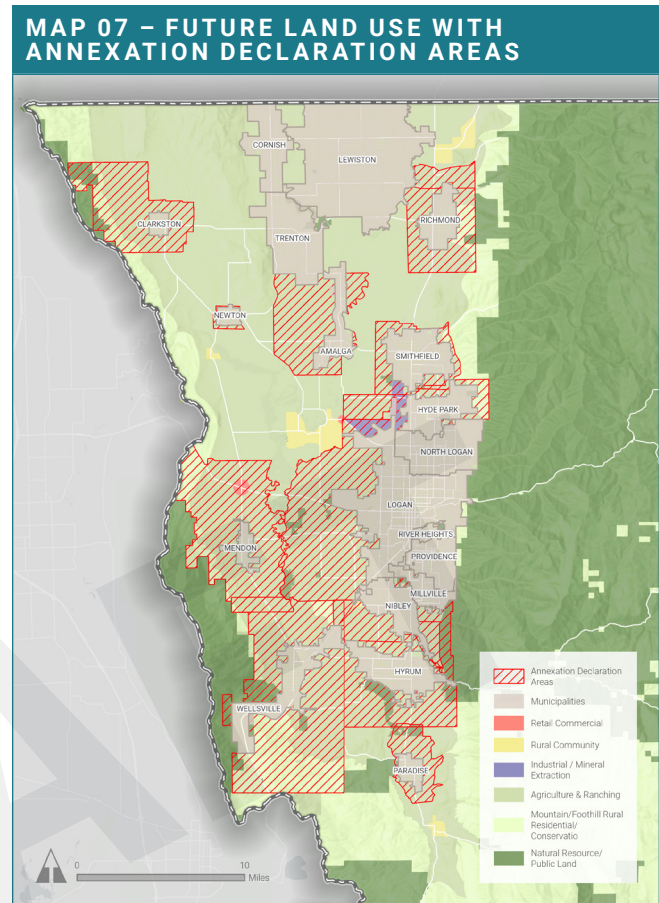
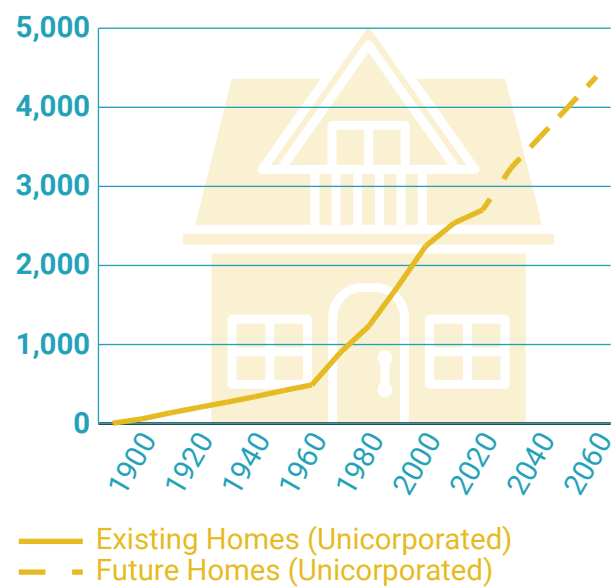


FIGURE 06 – FUTURE RESIDENTIAL



Projections indicate the potential addition of approximately 1,500 to 1,750 new homes by 2060.²⁰ This projected growth implies a reduction of roughly 1,000 acres of agricultural land and an increased demand of approximately 2,000 acre-feet of culinary water. It is important that the impact on the groundwater supply be coordinated with development in neighboring municipalities and informed by the concurrent groundwater study.⁷ Doing so is likely to preserve both agricultural production capacity, as well as dramatically reduce infrastructure costs for new development, given proximity to existing water, higher capacity roads, and other utility infrastructure. These advantages are expected to be particularly significant, if such development is compact in nature, and designed to use land efficiently, with a well-organized mix of uses in proximity to one another and existing city and town centers.

Water Budget

A water budget is a valuable tool to ensure that future growth does not exceed the limits of the available water supply. A potential water budget for Cache County could include two key components:

1. The difference between supply and demand, representing the available budget; and
2. The volume of water allocated to different land uses to ensure a sustainable balance that supports agriculture, residential growth, and the environment.

At present, Cache County's water supply is sufficient to meet existing demands. The concurrent groundwater study will further clarify any limitations of the drinking water supply. To promote long-term sustainability, a water budget should be based on current usage levels. Future development should aim to remain within the existing countywide demand.

Historical trends suggest that agricultural water use will continue to decline as land is converted to residential use and irrigation systems are modernized. In order to reduce depletion of the groundwater supply, surface water could be utilized as a drinking water source. More specifically, it could be used to supplement outdoor watering demands and preserve the drinking water supply. Implementation, however, requires careful consideration to avoid impacting agricultural production.

To maintain a balanced water budget, future residential water use should not exceed the current estimated average of 1.25 acre-feet per home, including both indoor and outdoor use. Reducing outdoor water use, or at minimum avoiding the use of groundwater for landscape irrigation, will be critical to preserving groundwater supplies and supporting a sustainable water future for Cache County.



RECOMMENDATIONS

WATER CONSERVATION-SPECIFIC STRATEGIES

Addresses recommendations for water conservation policies, low-water-use landscaping options for public streets and new developments, potential updates to land use ordinances that discourage inefficient water use, methods to reduce water demand and per capita consumption for both new and existing development, and opportunities for the County to modify operations to eliminate water waste.

The following recommended strategies are intended to guide the County in planning for a resilient water future.

1. Adopt the minimum required water efficient landscaping standards to qualify for State-sponsored rebate programs (see **Appendix B**).
2. Consider aligning with state standards to increase the number of service connections per well to increase the ability to manage water supplies and protect groundwater resources.
3. Consider requiring proof of water rights and usage, necessary to supply water to a property proposed for rezoning, at the time of the rezone application. This measure, or similar ones, would allow the available water supply to be evaluated as a factor for suitability before increased development potential is granted.
4. Once the groundwater study is completed, the County can explore flexible zoning and other planning methods to coordinate with cities in areas with an identified unreliable groundwater supply.
5. Support policies, planning tools, and potential funding sources that preserve agricultural lands for continued agricultural use, and optimize agricultural water usage, to maintain long-term water flexibility and economic resilience. This may include considering opportunities for including water optimization and conservation as part of conservation easement agreements, and conservation funding criteria.
6. Assess County properties for underutilized turf that could be converted to low-water-use landscaping.
7. Maintain active partnerships with the Cache Water District, municipalities, and other stakeholders to advance regional water sustainability efforts, and to promote these strategies.



8. Support and promote Cache Water District's currently-developing, countywide incentive program, when completed.
9. Explore potential outreach and education efforts specifically for residents in unincorporated areas of the County, collaborate with the Cache Water District (see Resources for Residents below).
10. Continue to support and increase compact, mixed-use growth adjacent to existing cities and town centers. As specified in the General Plan, this development should occur where existing water systems can be efficiently extended. This strategy minimizes water usage, system loss, and groundwater contamination. It can be viewed as a grassroots approach to regionalizing water systems by wisely expanding them to immediately adjacent areas for compact growth.
11. Seek additional opportunities to conserve water by preserving agricultural uses, in the unincorporated areas of the County.

ADDITIONAL WATER CONSERVATION STRATEGIES FROM THE OTHER ELEMENTS OF THE GENERAL PLAN

The following strategies, included in Cache County's current General Plan (2023), also support the County's goals for water use and preservation, and may be considered additional water preservation strategies:

- Apply appropriate land use zoning to limit residential development in sensitive land areas such as floodplains, riparian corridors, groundwater recharge areas, wildlife corridors, wildfire risk areas, hillsides, and other environmentally sensitive features.
- Identify tools or resources that promote forms of development that prioritize and benefit the preservation and management of natural and cultural resources.
- Plan for long-term water needs through conservation and regional water supply projects.
- Encourage residential development to connect to municipal water systems when physically and economically feasible.
- Require the study of watershed areas associated with proposed development types to understand potential impacts to source water protection areas or other critical water recharge areas.
- Support the Bear River Comprehensive Management Plan objectives.
- Manage commercial and industrial development in the forest and canyon areas through updated development standards, especially when located within municipal watershed areas.



- Consider new regulatory tools and programs to protect working agricultural lands, such as conservation easements, direct acquisition, Transfer of Development Rights (TDRs) or Purchase of Development Rights (PDRs) programs, density bonus incentives, or clustered development subdivisions.
- Explore creative water management solutions to retain water rights on conserved agricultural lands.
- Evaluate opportunities for recreation-specific zoning that effectively results in desired land use patterns.
- Explore opportunities to expand commercial/industrial uses in the unincorporated County through the application of cluster development to also encourage agricultural land preservation.
- Consider new regulatory tools and programs to redirect development toward cities and towns, infrastructure, and urban-level services. This could include Transfer of Development Rights (TDRs), density bonus incentives, or clustered development subdivisions.
- Maximize existing infrastructure and improve standards and access to service and utility providers.

RESOURCES FOR RESIDENTS

Considers principles of sustainable landscaping.

A water-wise landscape is functional, attractive, easily maintained in its natural surroundings, and helps to conserve water. Efficient use of water in community landscapes reduces water waste and enhances the community's environmental, economic, recreational, and aesthetic resources. Other benefits include better functionality, less maintenance, enhanced curb appeal, lower water bills, simpler irrigation, and phased installation. The following resource links (**Table 01**) are for residents who would like to learn more about specific water-wise landscape design principles, resources, programs, funding, and classes.

Resources	Planning & Design	Turfgrass	Soil/ Topsoil	Plant Selection	Mulch	Irrigation	Resources/ Programs/ Funding	Classes
Localscapes® Program	✓	✓	✓	✓	✓	✓	✓	✓
The Turfgrass Water Conservation Alliance		✓						
Utah State University Center for Water-efficient Landscaping	✓	✓	✓	✓	✓	✓	✓	
Utah State University Extension Sustainable Turf		✓					✓	



TABLE 01 – RESOURCES FOR RESIDENTS

Resources	Planning & Design	Turfgrass	Soil/ Topsoil	Plant Selection	Mulch	Irrigation	Resources/ Programs/ Funding	Classes
Utah State University Cooperative Extension Tree Browser				✓				
Utah State University Climate Center		✓				✓	✓	
Utah Water Savers Rebate Programs		✓					✓	
Home Soil Test Utah State University			✓					
Topsoil Quality Guidelines for Landscaping			✓					
Water-Wise Plants for Utah Landscapes				✓				
USU Botanical Center	✓	✓	✓	✓	✓	✓	✓	✓
USDA Plant Hardiness Zone Map				✓				
Water-Wise Landscaping - Mulch					✓			
Example Plant List and Hydrozone Schedule 2013, Salt Lake City Public Utilities	✓	✓	✓	✓	✓	✓	✓	
EPA Landscape Water Budget Tool – Download excel tool (xlsx)						✓	✓	
EPA Landscape Water Budget Tool – Additional links and narratives						✓	✓	
EPA Landscape Water Budget Data Finder – by Zip Code Peak Month ETo and Rainfall						✓	✓	
EPA WaterSense – Weather-Based Irrigation Controllers, Soil Moisture-based Irrigation Controllers, Spray Sprinkler Bodies						✓	✓	
Hunter Irrigation – Link to design literature and technical guides						✓		
Rain Bird Irrigation – Link to design guides						✓		
Brigham Young University – Topsoil Parameters			✓					
The Morton Arboretum Online Tree and Plant Search Tool				✓				
Cornell University Woody Plants Database				✓				
J. Frank Schmidt and Son Tree Information Charts				✓				
Missouri Botanical Gardens Plant Finder Tool				✓				



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APPENDIX A

INTERVIEW SUMMARY REPORT

UNINCORPORATED CACHE COUNTY CULINARY WATER SYSTEMS

KEY THEMES, IDEAS, & TAKEAWAYS



CACHE COUNTY WATER USE & PRESERVATION ELEMENT

FALL 2025

INTRO & BACKGROUND



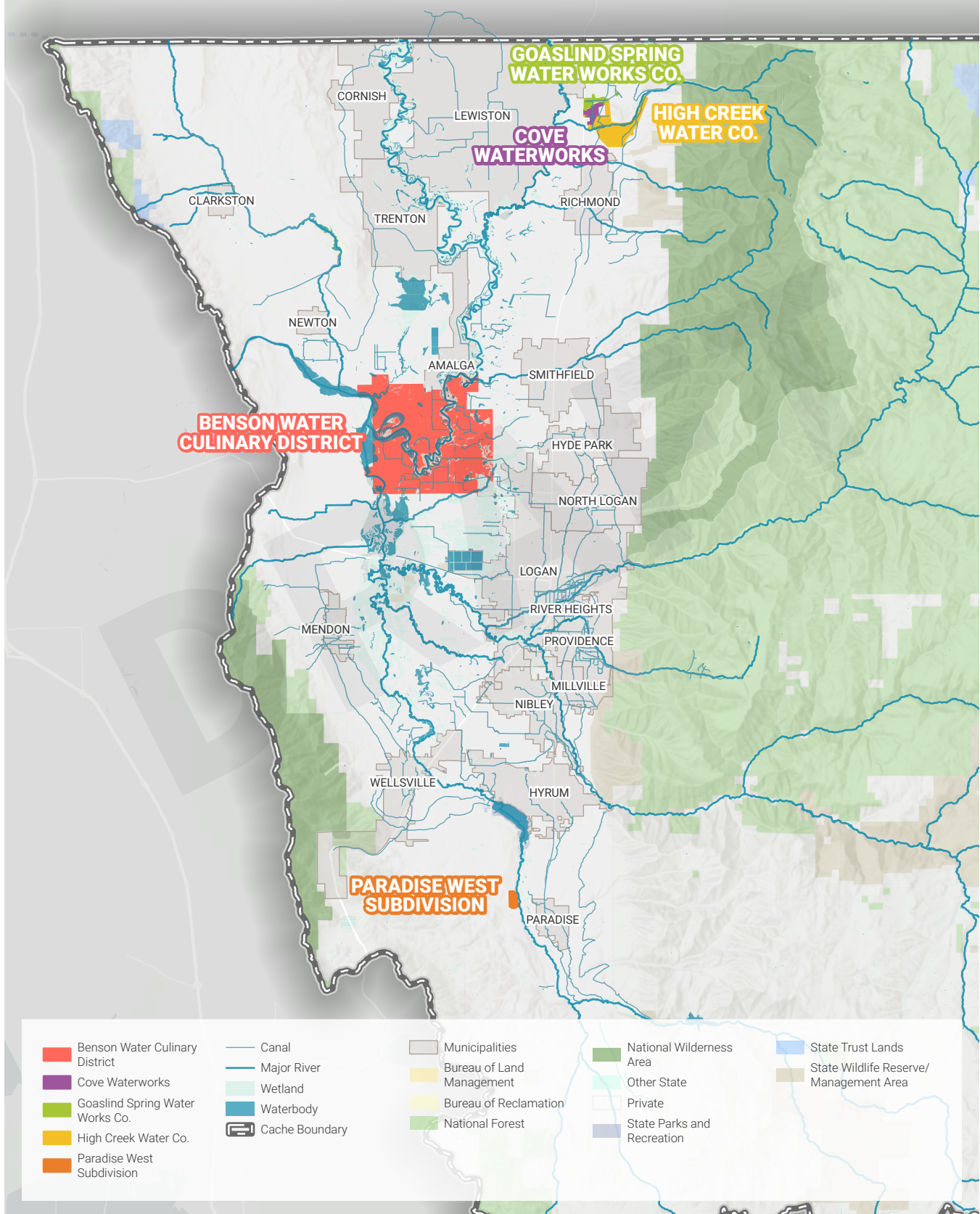
The western United States continues to experience rapid growth and development, with Utah being among the fastest-growing states. Growth has strained water resources and cast a spotlight on the historic disconnect between land-use decisions and water-supply planning. Recognizing these challenges, the state adopted *S.B. 110: Water as Part of the General Plan* in 2022. This new legislation requires most municipalities and all counties to amend their general plans to address the impact of land-use planning on water use. **Counties are asked to consult with all community culinary water systems in unincorporated areas as part of the process.**

Representatives from the five culinary water providers in unincorporated Cache County were contacted and invited to participate in brief interviews (see Table 01 & Map 01). During these interviews, providers were asked a consistent set of questions designed to foster dialogue around critical water issues in Cache County, reflecting their unique experiences and perspectives. Topics covered included water supply planning, system management, water usage, and potential policy recommendations.

This short report provides a summary of the information and perspectives gathered from the five culinary water providers in unincorporated Cache County. These findings will help to inform the development of the *Cache County Water Use & Preservation Element (2025)*.

TABLE 01 – UNINCORPORATED CACHE COUNTY CULINARY WATER PROVIDERS	
SYSTEM	APPROXIMATE POPULATION
Paradise West Subdivision	31
Goaslind Spring	45
Cove Waterworks	60
High Creek Water Co.	120
Benson Culinary Improvement District	743

MAP 01 – UNINCORPORATED CACHE COUNTY CULINARY WATER PROVIDERS



KEY THEMES, IDEAS, AND TAKEAWAYS

Interviews with culinary water providers in unincorporated Cache County highlighted perspectives on challenges and concerns regarding water use, management, and supply. While each provider operates in a unique context, several common themes emerged. Chief among them were concerns about rapid growth and development, the need to protect water quality and sources, a strong preference for maintaining local autonomy, limitations related to water rights, aging infrastructure, and evolving views on conservation. Although opinions varied, providers consistently highlighted the importance of balancing future water needs with respect for private property rights and system-level independence. The following themes reflect the most frequently discussed challenges and concerns, offering insights that can help guide the County's future planning and policy decisions related to water use and preservation.

COMMON THEMES

RAPID GROWTH & DEVELOPMENT

Concerns about rapid growth and development—especially in areas without adequate water supply or infrastructure—were the most consistent and urgent theme across interviews. Many providers feel that development is being approved without sufficient attention to long-term water availability, leading to unsustainable strain on already limited systems.

- Providers feel growth decisions are often made without full consideration of water constraints.
- Small providers are not always included in land use or subdivision decisions that affect them.
- Providers emphasized the need for stronger alignment between development approvals and the capacity of local water systems, including proactive protection of water sources.

WATER QUALITY & SOURCE PROTECTION

Protecting the quality of existing water sources and ensuring consistent, reliable delivery was a top priority for all providers. Providers also shared a variety of concerns, particularly regarding contamination risks and the vulnerability of small systems to disruptions. While not all systems have backup sources in place, there was a shared understanding of the inherent risks of operating small, independent systems. Many emphasized the need for land use protections around springs and wells and saw a role for the County in supporting better source protection planning.

- Providers expressed significant concern over threats to their water sources, including contamination from nearby development, agricultural runoff, and the placement of new wells too close to existing sources.

- Many described how low risk, high impact events such as natural disasters (e.g., earthquakes) could compromise water sources and leave shareholders without culinary water.
- Some systems have backup sources, generators, and contingency plans in place, while others do not, increasing the risk of service interruptions during emergencies.
- Despite these concerns, providers and shareholders generally recognize and accept the limitations and risks that come with managing small, decentralized systems.

LOCAL AUTONOMY

While some providers discussed the potential benefits of system consolidation to improve efficiency and resource sharing, opinions varied—some viewed consolidation as a viable option, while others did not. Across the board, providers emphasized the importance of local autonomy and agreed that small systems should have the ability to make their own decisions without added bureaucracy.

- All providers emphasized the importance of maintaining local autonomy.
- Views on system consolidation varied case by case; some providers saw it as a potential future option under the right circumstances, while others were firmly opposed to the idea.
- Concerns centered around avoiding increased regulation or loss of local control.

MAXED-OUT OR LIMITED WATER RIGHTS

Providers frequently stressed that their systems are constrained by fully allocated water rights or nearly fully allocated rights, making it difficult to accommodate new development. Acquiring new rights is often not feasible, and transferring rights can be bureaucratically complex and expensive.

- Many systems have maxed-out or limited availability of water rights.
- State-level policies on water rights are often seen as barriers to local flexibility.
- Several providers feel that there are few viable options for sourcing additional water.

AGING & INADEQUATE INFRASTRUCTURE

Small water systems report aging infrastructure as a major operational concern. Many of these systems were built decades ago and only receive maintenance on an as-needed basis. Financial and regulatory burdens exacerbate the challenge, especially when systems are held to standards similar to those of large cities, despite their small scale and limited resources.

- Upgrades such as chlorination or pressurization are often prohibitively expensive for small water systems.
- Smaller systems are burdened by state and federal compliance requirements, which some feel are disproportionate to their scale.
- Funding and technical assistance are often needed to maintain system reliability and meet regulatory standards.

CONSERVATION AWARENESS BUT LIMITED FORMAL IMPLEMENTATION

Water conservation was widely acknowledged as important among providers, though their approaches and perspectives varied. While some actively promote conservation through pricing structures and watering restrictions, others view it as only part of the solution to larger challenges like growth and supply limitations. No providers reported having a formal conservation plan, but described a common, informal commitment to responsible use among shareholders. Most also noted low interest among shareholders in conservation incentive programs.

- Providers generally support water conservation, though approaches vary by system.
- Metering is common, but enforcement and tiered billing vary.
- Some shareholders do utilize secondary water for landscape irrigation, while others rely on culinary water.
- No systems reported having a formal conservation plan, but responsible use is encouraged and mutually understood.
- Based on anecdotal feedback, most providers sensed little to no interest among shareholders in programs such as turf removal rebates or landscaping incentives though this could be due to a lack of awareness or access to programs.

CONSERVATION POTENTIAL IN AGRICULTURAL AND OUTDOOR USE

While not a primary focus for most interviewees, the potential for water savings through changes in agricultural and outdoor use added additional perspective. One provider noted that agriculture in Cache Valley is heavily centered around alfalfa, a highly water-intensive crop, and suggested that encouraging and incentivizing a shift towards less water-demanding crops could help meet future water needs. Outdoor watering, particularly for lawns and gardens, was also identified as a major component of residential use. The sentiment was expressed that reductions in landscape watering, supported through education or incentives, could result in meaningful water savings.

- Incentives to shift agriculture toward less water intensive crops could be an effective strategy to manage future water demands.
 - Outdoor watering, especially for lawns and gardens, represents a substantial portion of residential water use, suggesting that even small, voluntary reductions and efficiency improvements could have a meaningful impact.
 - Changes in both agricultural practices and landscape watering habits could contribute meaningfully to future water availability.
-

APPENDIX B

RURAL WATER EFFICIENCY STANDARDS

The following standards were provided by the Central Utah Water Conservancy District. It is recommended that the County consult with the District or the Utah Division of Water Resources regarding the most up-to-date recommended standards that apply to Cache County, as these are subject to change.



December 18, 2024

Water Efficiency Standards

1. Purpose

The purpose of these Water Efficiency Standards is to conserve the public's water resources by establishing water conservation standards for outdoor landscaping and indoor plumbing fixtures.

2. Applicability

A. The following standards shall at a minimum be required for all **new** developer, contractor, or owner installed landscaping for commercial, institutional, and industrial construction as applicable, and for all developer, contractor, or owner installed landscaping in front and side yards of all new residential construction. These standards shall apply to existing ordinances related to city required landscaping.

i. If the backyard is required to be landscaped for certificate of occupancy, the standards shall apply to the backyard as well.

B. These outdoor standards are not intended to conflict with other landscaping requirements as defined by Utah law, including stormwater retention requirements and low-impact development guidelines. Notwithstanding these outdoor standards, whenever any requirement may conflict with Utah law, such conflicting requirements shall not apply.

3. Outdoor Landscaping Standards

All new landscaping for public agency projects, private development projects, developer-installed landscaping in multi-family and single-family residential projects within the front and side yards shall comply with the landscaping standards below:

Definitions

- A. Activity Zones: Portions of the landscape designed for recreation or function, such as storage areas, fire pits, vegetable gardens, and playgrounds.
- B. Active Recreation Areas: Areas of the landscape dedicated to active play where lawn may be used as the playing surface (ex. sports fields).
- C. Central Open Shape: An unobstructed area that functions as the focal point of a landscape and is designed in a geometric shape.
- D. Gathering Areas: Portions of the landscape dedicated to congregating, such as patios, gazebos, decks, and other seating areas.
- E. Hardscape: Durable landscape materials, such as concrete, wood, pavers, stone, or compacted inorganic mulch.



- F. Lawn: Ground that is covered with grass or turf that is regularly mowed.
- G. Mulch: Any material such as rock, bark, compost, wood chips or other materials left loose and applied to the soil.
- H. Park Strip: A typically narrow landscaped area located between the back-of-curb and sidewalk.
- I. Paths: Designed routes between landscape areas and features.
- J. Planting Bed: Areas of the landscape that consist of plants, such as trees, ornamental grasses, shrubs, perennials, and other regionally appropriate plants.
- K. Total Landscaped Area: Improved areas of the property that incorporate all the completed features of the landscape. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, and other non-irrigated areas intentionally left undeveloped.

4. **Landscaping Requirements**

- A. Lawn shall not be less than 8 feet wide at its narrowest point.
- B. Lawn shall not be installed in park strips, paths, or on slopes greater than 25% or 4:1 grade.
- C. Lawn shall not exceed 50% of the total landscaped area in the front and side yards of new residential construction.
 - i. Small residential lots, which have no back yards, which the total landscaped area is less than 250 square feet, and which the front yard dimensions cannot accommodate the minimum 8 feet wide lawn area requirement, are exempt from the 8 feet minimum width lawn area requirement and maximum of 50% lawn requirement.
- D. In commercial, industrial, institutional, and multi-family development common area landscapes, lawn areas shall not exceed 20% of the total landscaped area, outside of active recreation areas.

5. Landscaping Recommendations

- A. All irrigation shall be appropriate for the designated plant material to achieve the highest water efficiency. Drip irrigation shall be used except in lawn areas. Drip irrigation systems shall be equipped with a pressure regulator, filter, flush-end assembly, and any other appropriate components.
- B. Each irrigation valve shall irrigate landscaping with similar site, slope and soil conditions, and plant materials with similar watering needs. Lawn and planting beds shall be irrigated on separate irrigation valves. In addition, drip emitters and sprinklers shall be placed on separate irrigation valves.



CENTRAL UTAH WATER CONSERVANCY DISTRICT

- C. Landscaped areas shall be provided with a WaterSense labeled smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities.
 - D. At least 3-4 inches of mulch, permeable to air and water, shall be used in planting beds to control weeds and improve the appearance of the landscaping.
 - E. At maturity, landscapes are recommended to have enough plant material (perennials and shrubs) to create at least 50% living plant cover at maturity at the ground plane, not including tree canopies.
6. Landscaping Design Considerations
- A. If size permits, the landscaped areas of the front yard and back yard shall include a designed central open shape created by using lawn, hardscape, groundcover, or gravel.
 - B. Gathering areas shall be constructed of hardscape and placed outside of the central open shape. In a landscape without lawn, gathering areas may function as the central open shape.
 - C. Activity zones shall be located outside of the central open shape and shall be surfaced with materials other than lawn.
 - D. Paths shall be made with materials that do not include lawn, such as hardscape, mulch, or other ground surface material.
7. Additional Recommendations
- A. It is recommended and encouraged that all new and future construction and future additions, remodels, or refurbishments install plumbing fixtures that have the WaterSense label, including lavatory faucets, shower heads, sink faucets, water closets (tank and flushometer-valve toilets), and urinals, to the extent Utah law allows municipalities or local districts to require these fixtures.



Hold a Public Hearing

Ordinance 2025-40 – Mountain Manor Springs 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: November 4th, 2025

Agenda Item Language: Hold a public hearing for Ordinance 2025-40 – Mountain Manor Springs Rezone – A request to rezone 98.68 acres, located at ~500 N. 7200 W., Petersboro, from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.

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

Background: A request to rezone 98.68 acres, located at ~500 N. 7200 W., Petersboro, from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.

Fiscal Impact: N/A

Public Hearing Required: Rezone requests require a public hearing before the County Planning Commission (PC). This hearing was held on October 2nd, 2025 and their recommendation to deny the rezone was made on October 2nd, 2025.

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

County Staff Presenter: Angie Zetterquist, Interim Director of Development Services

Presentation Time: 10 minutes.

County Staff Point of Contact: Conner Smith, Assistant Planner

Legal Review: N/A

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Amending the Cache County Zoning Map by rezoning 98.68 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone

Hold a public hearing on November 4th, 2025.

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

Denial (6-yea; 0-nay).

Public hearing held on October 2nd, 2025

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

1. The location of the subject property to be rezoned is not compatible with the purpose of the Rural 2 (RU2) Zone:
 - a. "To allow for residential development in a moderately dense pattern that can allow for rural subdivisions, and to allow for clustering plans larger than a single parcel. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities."
 - b. "To implement the policies of Cache countywide comprehensive plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipality standards."
 - c. "This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services."
2. The nearest parcel in the County that is in the Rural 2 (RU2) Zone is located 1.25 miles away.
 - a. Additionally, Mendon City limits are located 1.65 miles to the east of the subject parcels.
3. The proposed rezone is not consistent with the Cache County General Plan:
 - a. The subject parcels fall under the "Agriculture and Ranching" and "Mountain Rural and Conservation" Zones:
 - i. Agriculture and Ranching:
 1. This zone places an emphasis on agricultural related activities and a lower density of housing. Additionally, the Rural 2 (RU2) Zone has fewer agricultural related use types than the Agricultural (A10) Zone.
 - a. "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."

- b. "Secondary Land Uses: Industrial and Commercial uses directly supportive of agriculture (processing, packaging, distribution), clustered subdivision developments, outdoor recreation, farm worker housing."
- c. "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."
- ii. Mountain Rural and Conservation:
 - 1. This zone places an emphasis on natural resource extraction and recreational activities and a very low density of permanent/seasonal housing. Additionally, the Rural 2 (RU2) Zone has fewer natural resource extraction/recreational related use types than the Agricultural (A10) Zone.
 - a. "Preferred Land Uses: Forestry, agriculture, conservation easements (CEs) and conserved public lands, watershed protection, hazard mitigation (i.e. floodplain management, steep slopes, and high wildfire hazard), outdoor recreation and tourism."
 - b. "Secondary Land Uses: Seasonal residential housing at one unit per 40 acres, clustered subdivision developments, resorts, recreation business, and public institutions."
 - c. "Discouraged Uses: Residential development at a density greater than one unit per 40 acres, industrial, commercial office, commercial retail, heavy industrial."
 - iii. The subject parcels are not located in the Urban Expansion Overlay.
- 4. Should the maximum number of lots be subdivided, a secondary ingress-egress will have to be created.
 - a. The maximum number of potential lots in the Rural 2 (RU2) zone with ninety-eight (98) acres is 49. Currently, Lund Lane serves five residences and ends in a dead end. Per the International Fire Code (IFC) Section D107.1 (adopted by Cache County as Ord. 2021-09), where there are more than thirty dwelling units a secondary fire ingress/egress must be provided.
- 5. Parcel 12-052-0026 is currently restricted due to property line adjustments with Parcels 12-052-0011 and 12-052-0016. To resolve this issue, Parcels 12-052-0011 and 12-052-0016 would need to be involved with the rezone and subsequent subdivision to resolve this parcel restriction. However, Parcels 12-052-0011 and 12-052-0016 were not included with this rezone which means that the restriction will not be lifted by an approved rezone and subdivision.
- 6. Mendon City provided a public comment that stated they are opposed to the rezone.

Staff Report review by Interim Director

Angie Zetterquist

86 **Staff Report by County Planner**

87 Conner Smith

88

89 **General Description**

90 This ordinance amends the County Zoning Map by rezoning 98.68 acres from the Agricultural
91 (A10) Zone to the Rural 2 (RU2) Zone.

92

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

94 Staff Report to Planning Commission – revised

Staff Report: Mountain Manor Springs Rezone

2 October 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: Rhy Lund

Parcel ID#: 12-052-0017, -0026

Staff Recommendation: Denial

Type of Action: Legislative

Land Use Authority: Cache County Council

Location

Reviewed by Conner Smith

Project Address:

~500 N. 7200 W.,
Petersboro

Acres: 98.68

Current Zoning:

Agricultural (A10)

Proposed Zoning:

Rural 2 (RU2)

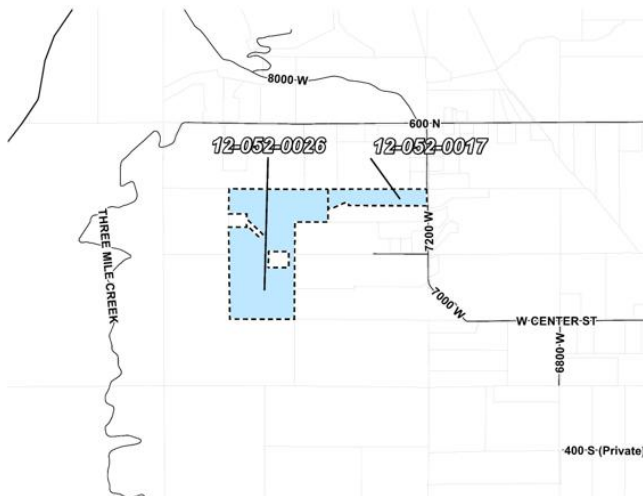
Surrounding Uses:

North – Residential/Agricultural

South – Agricultural

East – Residential/Agricultural

West – Agricultural/Forest Recreation



Findings of Fact

A. Request description

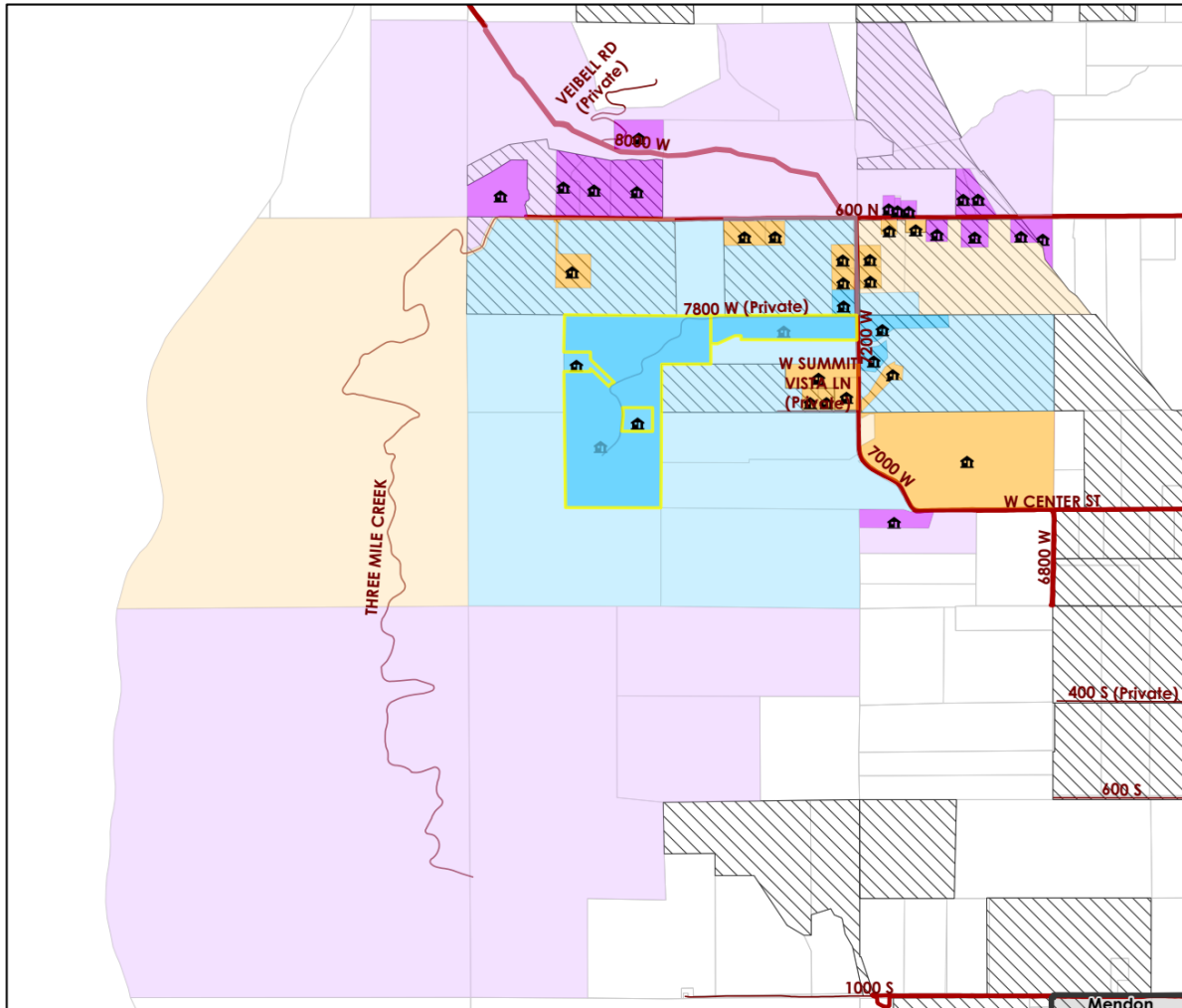
1. A request to rezone a total of 98.68 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.
 - a. Parcel 12-052-0017 is in the Agricultural (A10) Zone and is 14.68 acres.
 - b. Parcel 12-052-0026 is in the Agricultural (A10) Zone and is 84.00 acres.
2. This rezone may allow the parcel to establish uses permitted in the Rural 2 (RU2) Zone.
3. 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 Rural 2 (RU2) Zone will be addressed as part of each respective approval process required prior to site development activities.

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

a. Land Use Context:

- i. Parcel status: The properties do not match the configuration they had on August 8th, 2006.
 1. Parcel 12-052-0017 did a boundary line adjustment in 2024/2025 and is a legal parcel.
 2. Parcel 12-052-0026 was the result of an improper adjustment in 2018 and is not a legal parcel.

ii. Average Lot Size: (See Attachment A)



Average Parcel Size	
Adjacent Parcels	With a Home: 16.6 Acres (7 Parcels)
	Without a Home: 44.6 Acres (13 Parcels)
¼ Mile Buffer	With a Home: 10.2 Acres (22 Parcels)
	Without a Home: 64.3 Acres (18 Parcels)
½ Mile Buffer	With a Home: 7.9 Acres (37 Parcels)
	Without a Home: 51.6 Acres (35 Parcels)

- iii.** Schedule of Zoning Uses: The Rural 2 (RU2) Zone allows for a variety of uses with the approval of a zoning clearance and/or conditional use permit.

These uses include:

- Single Family Dwelling
- Foster Home
- Accessory Apartment
- Accessory/Agricultural Structures
- Home Based Business
- Seasonal Cabin
- Residential Living Facilities
- Home Based Kennel
- Bed and Breakfast Inn
- Public Uses
- Religious Meeting House
- Utility Facility, Distribution
- Utility Facility, Service
- Agricultural Production
- Farm Stand
- Boarding Facility
- Site Grading

- iv.** Adjacent Uses:

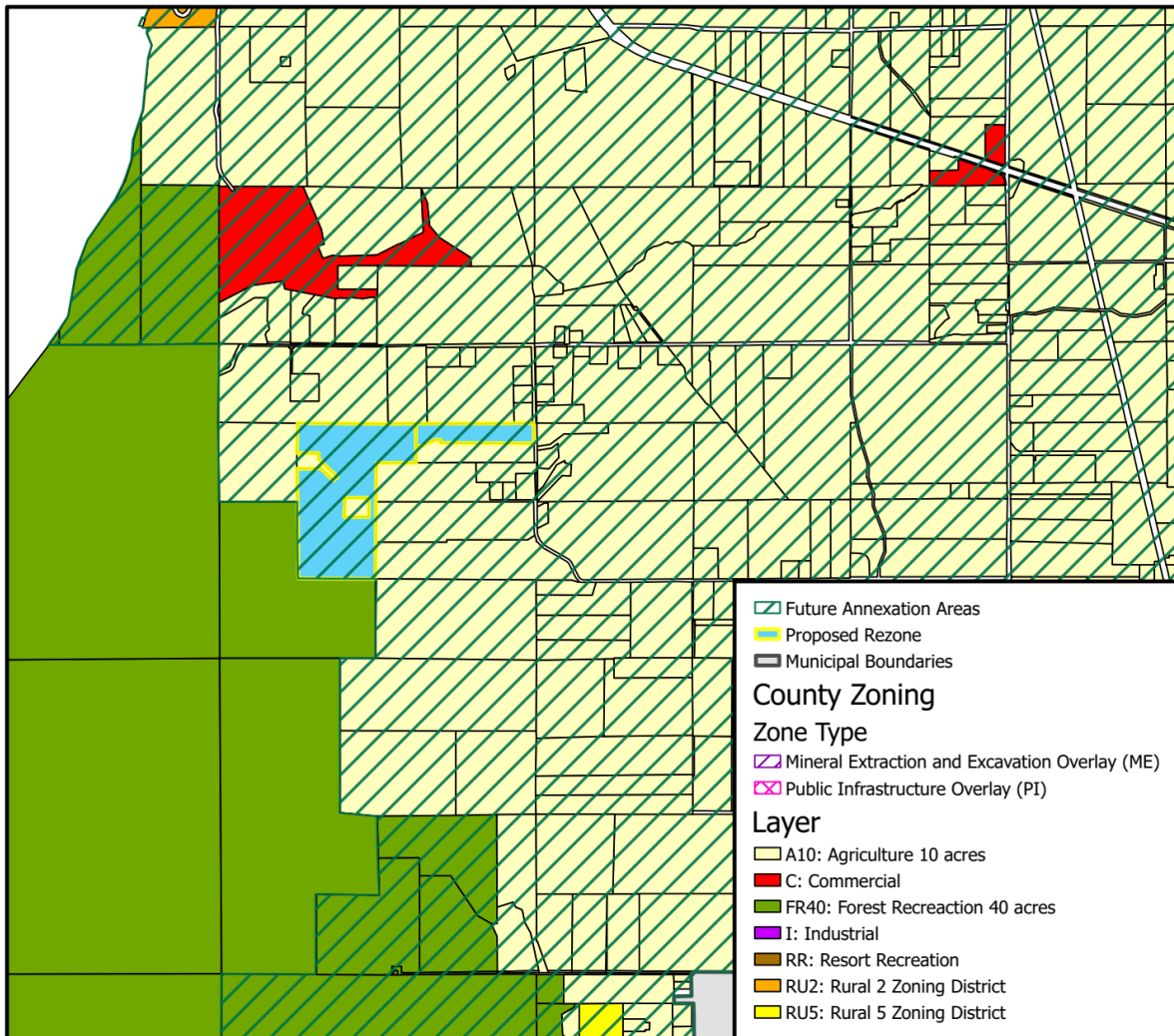
1. The properties to the north and east are a mix of residential and agricultural while the properties to the south and west are primarily agricultural and forest recreation.

- v.** The nearest parcel in the County that is in the Rural 2 (RU2) Zone is located 1.25 miles to the northwest of the subject property.

1. The High Country Estates Rezone, located 1.25 miles to the northwest of the subject property, was a request to rezone 70.07 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone and was approved by the County Council as Ordinance 2011-11.

- vi.** Annexation Areas:

1. The subject property is located in the Mendon City 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 Rural 2 (RU2) Zone but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030(A) identifies the purpose of the Rural 2 (RU2) Zone and includes the following:
 - a. “To allow for residential development in a moderately dense pattern that can allow for rural subdivisions, and to allow for clustering plans larger than a single parcel. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities.”
 - b. “To implement the policies of Cache countywide comprehensive plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipality standards.”
 - c. “This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.”

7. Chapter 4: Future Land Use Plan of the Cache County General Plan states:
 - a. “The use of land is one of the most important and fundamental values for landowners, residents, civic leaders, and elected officials. This determines, in large measure, the future of Cache County. The Future Land Use Map represents the County’s collective vision of our desired future. It conveys the patterns and priorities of economic development and community character, the locations of neighborhoods and industries, and the preservation of natural, agricultural, and rural landscapes.”
 - b. “The Future Land Use Plan is advisory and does not change the existing zoning of any property or the ability of landowners to continue existing legal uses consistent with the existing zoning or nonconforming uses. It serves as a starting point for conversations about regional initiatives and development proposals by illustrating how sometimes separate and uncoordinated activities can help or harm our desired future. The timing of future development will depend on a number of factors including choices made by individual landowners, aspirations of the community, and future availability of facilities and services.”
8. The future land use map (Attachment B) adopted as part of the Cache County General Plan identifies the area where the subject property is located as “Agriculture and Ranching.” *Cache County General Plan, Chapter 4, Page 26*. This section states:
 - a. Location: Private agriculture landscapes in the Cache Valley outside of municipalities.
 - b. Example Areas: Most of the valley.
 - c. Purpose and Character: Agricultural and rangeland uses on private lands under conservation easements (no public access) are expected to continue in the Valley. Separation from dense residential developments is advantageous. The agricultural landscape provides separation between adjacent municipalities and protects suitable soils.
 - d. Preferred Land Uses: Agriculture, ranching, rural residential uses at densities of less than one unit per 10 acres, Conservation Easements (CEs) and conserved public lands, Agritourism.
 - e. Secondary Land Uses: Industrial and Commercial uses directly supportive of agriculture (Processing, Packaging, Distribution), clustered subdivision developments, outdoor recreation, farm worker housing.
 - f. Discouraged Uses: Residential developments at densities of greater than one unit per 10 acres if not in a clustered subdivision development, commercial office, commercial retail, flex office/industrial, heavy industrial.
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 “Mountain Rural and Conservation.” *Cache County General Plan, Chapter 4, Page 25*. This section states:
 - a. Location: The majority of privately-owned mountain and foothill areas.
 - b. Example Areas: FR-40 zone that is not public land
 - c. Purpose and Character: Forestry, recreation, and multiple resource uses on private lands. Forestry and recreation land uses are expected to continue. Maintaining the environmental quality of steep slopes, canyons, and forests with minimal residential development conserves watershed resources and improves resiliency from wildfire, geological, and flood hazards.
 - d. Preferred Land Uses: Forestry, agriculture, conservation easements (CEs) and conserved public lands, watershed protection, hazard mitigation (i.e. floodplain management, steep slopes, and high wildfire hazard), outdoor recreation and tourism.

- e. Secondary Land Uses: Seasonal residential housing at one unit per 40 acres, clustered subdivision developments, resorts, recreation business, and public institutions.
 - f. Discouraged Uses: Residential development at a density greater than one unit per 40 acres, industrial, commercial office, commercial retail, heavy industrial.
10. Consideration of impacts related to uses allowed within the Rural 2 (RU2) Zone will be addressed as part of each respective approval process required prior to site development activities.

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

11. §12.02.010 adopts the Manual of Roadway Design and Construction Standards (Road Manual) for roadway improvement requirements.
12. §16.02.010 Standards and Lot Size – All subdivisions must meet the minimum lot and development standards as outlined in each base zone of the Cache County Zoning Ordinance and within this title.
13. Table §17.10.040 Site Development Standards – Minimum lot frontage required in the Rural 2 (RU2) Zone is 90’.
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. Major Local (ML): Major local roads serve a dual function of providing access to properties that abut the road as well as providing through or connection service between higher road classification facilities. Major local roads may have significant local continuity and may operate at relatively high speeds. Because of the possibility of 2.0 Roadway Design (2021) | Roadway Manual 10 through traffic, a meaningful segment of traffic on major local roads may include drivers who are unfamiliar with the roads. Traffic on major local roads is largely composed of passenger vehicles or other smaller vehicle types. Where a significant proportion of traffic is trucks or other heavy vehicles, additional design considerations will be required.
 - b. Minor Private (P): Minor private roads are private roads with an expected ADT of 0- 50.
18. A basic review of the access to the subject property identifies the following:
- a. The property has access to 7200 West and Lund Lane.
19. 7200 West:
- a. East of the subject parcels, 7200 West is a County road and is classified as a Major Local.
 - b. Provides access to residential and agricultural properties.
 - c. Is maintained by the County year round and has a speed limit of 30 miles per hour.
 - d. Has an existing width of 20 feet, a variable right-of-way, a 1-foot paved shoulder, a 2-foot gravel shoulder, a 5 to 10-foot clear zone, and is paved.
 - e. Is considered substandard as to right-of-way, paved shoulder, gravel shoulder, and clear zone.

Frontage Road – 7200 West			
Functional Classification	Major Local	Summer Maintenance	Yes
Speed Limit	30 MPH	Winter Maintenance	Yes
Dedicated ROW	No	Municipal Boundary	No

Analysis of Roadway – 7200 West			
Roadway Element	Existing Width (ft.)	Required Width (ft.)	Comments or Findings
Travel Lanes	10	10	OK
Right-of-Way	Varies	66	Substandard
Paved Shoulder	1	2	Substandard
Gravel Shoulder	2	4	Substandard
Clear Zone (4:1)	5-10	10	Substandard
Material	Paved	Paved	OK
Structural			Visually OK

Minimum Access Spacing Standard (Feet)			
Classification	Public/Private Roads	Commercial	Residential/Farm
Major Local	300	150	10
1. Driveways for all uses except single-family homes shall not be closer than eight (8) feet to an adjacent interior property line. Single-family homes may be granted with two (2) feet of the property line. 2. Min. Spacing from Private or Public Road Intersection shall be 80 feet.			

20. Lund Lane:

- a. Serving as the primary access, Lund Lane is a private road and is classified as a Minor Private.
- b. Provides access to residential and agricultural properties.
 - i. Currently provides access to five residential properties.
- c. Is one mile long, has a width of 20 feet, and the surface is a mixture of gravel and asphalt tailings.
- d. It meets the County Code requirements for a Minor Private road.
 - i. Any additional residential development along the private road will require it to be improved and meet the standards of a Major Private road.

D. Service Provisions:

21. §16.04.080 [C] Fire Control – The County Fire District did not have any comments or concerns regarding this rezone. Any future development on the property must be reevaluated and may require improvements based on the location of the proposed access and development.
22. §16.04.080 [F] Solid Waste Disposal – Applicant must work with Waste Management for solid waste disposal.

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

23. Public notice was posted online to the Utah Public Notice Website on 19 September 2025.
24. Notices were posted in three public places on 19 September 2025.
25. Notices were mailed to all property owners within 300 feet on 19 September 2025.
26. The meeting agenda was posted to the County website on 19 September 2025.
27. At this time, no written public comment regarding this proposal have been received by the Development Services Office.
 - a. Staff reached out to Mendon City bud did not receive a written comment at the time of writing this staff report.

Conclusion

The Mountain Manor Springs rezone, a request to rezone 98.68 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone has been reviewed in conformance with Title 17 of the Cache County Land Use Ordinance and the County Manual of Roadway Design and Construction Standards.

Based on the findings and facts noted herein, the Mountain Manor Springs rezone is hereby recommended for denial to the County Council as follows:

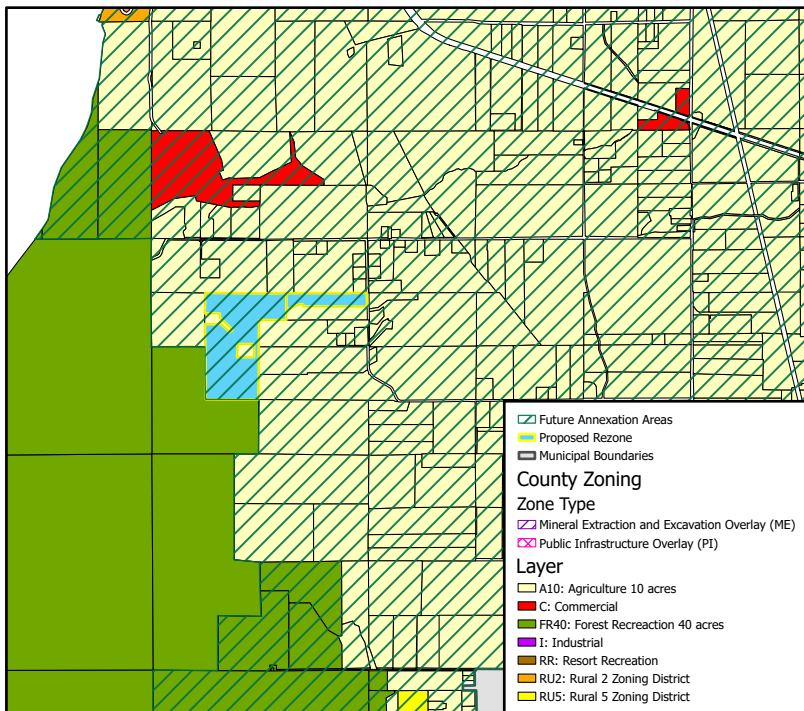
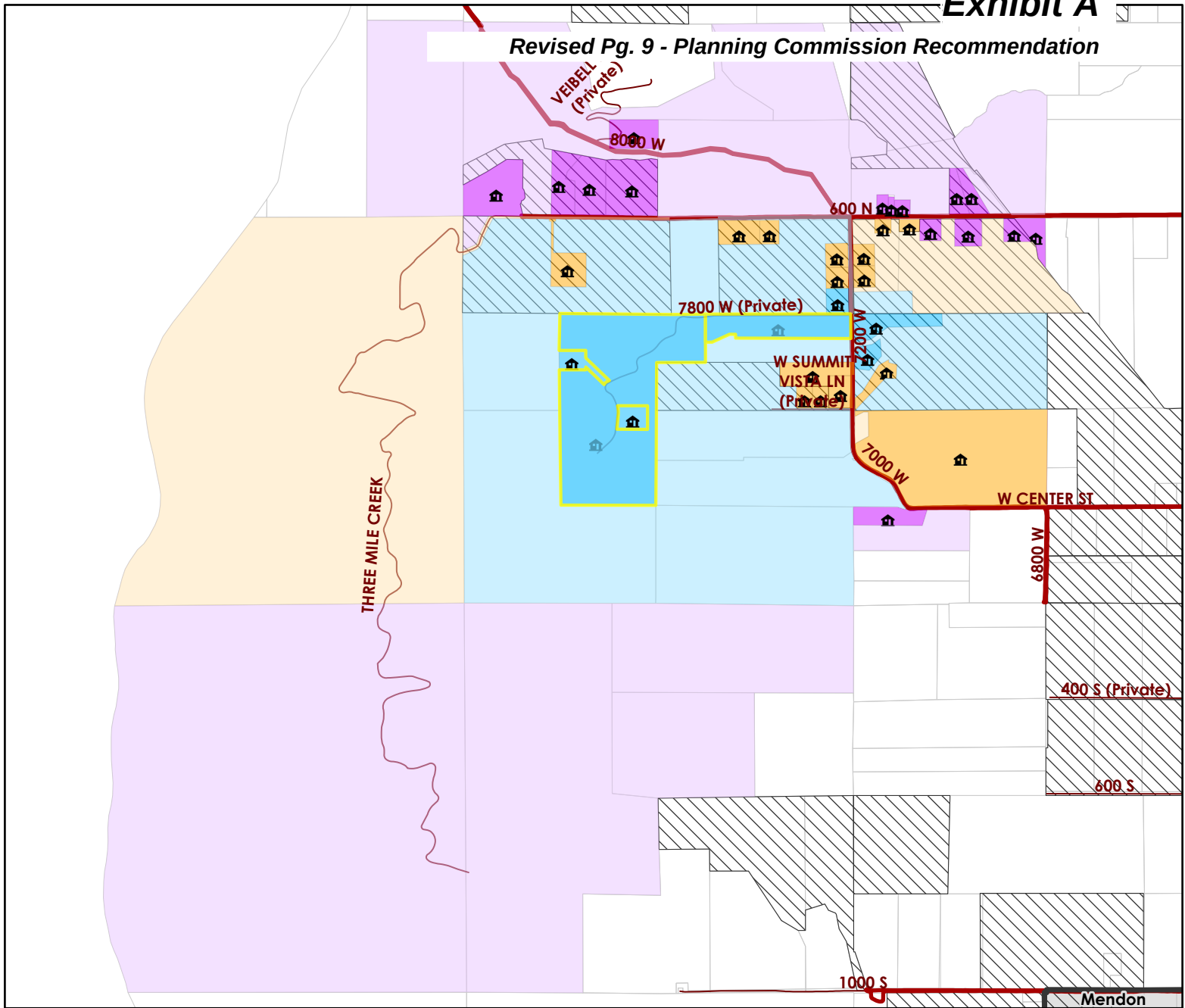
1. The location of the subject property to be rezoned is not compatible with the purpose of the Rural 2 (RU2) Zone:
 - a. “To allow for residential development in a moderately dense pattern that can allow for rural subdivisions, and to allow for clustering plans larger than a single parcel. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities.”
 - b. “To implement the policies of Cache countywide comprehensive plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipality standards.”
 - c. “This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.”
2. The nearest parcel in the County that is in the Rural 2 (RU2) Zone is located 1.25 miles away.
 - a. Additionally, Mendon City limits are located 1.65 miles to the east of the subject parcels.
3. The proposed rezone is not consistent with the Cache County General Plan:
 - a. The subject parcels fall under the “Agriculture and Ranching” and “Mountain Rural and Conservation” Zones:
 - i. Agriculture and Ranching:
 1. This zone places an emphasis on agricultural related activities and a lower density of housing. Additionally, the Rural 2 (RU2) Zone has fewer agricultural related use types than the Agricultural (A10) Zone.
 - a. “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.”
 - b. “Secondary Land Uses: Industrial and Commercial uses directly supportive of agriculture (processing, packaging, distribution), clustered subdivision developments, outdoor recreation, farm worker housing.”
 - c. “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.”
 - ii. Mountain Rural and Conservation:
 1. This zone places an emphasis on natural resource extraction and recreational activities and a very low density of permanent/seasonal housing.

Additionally, the Rural 2 (RU2) Zone has fewer natural resource extraction/recreational related use types than the Agricultural (A10) Zone.

- a. “Preferred Land Uses: Forestry, agriculture, conservation easements (CEs) and conserved public lands, watershed protection, hazard mitigation (i.e. floodplain management, steep slopes, and high wildfire hazard), outdoor recreation and tourism.”
 - b. “Secondary Land Uses: Seasonal residential housing at one unit per 40 acres, clustered subdivision developments, resorts, recreation business, and public institutions.”
 - c. “Discouraged Uses: Residential development at a density greater than one unit per 40 acres, industrial, commercial office, commercial retail, heavy industrial.”
- iii. The subject parcels are not located in the Urban Expansion Overlay.
4. Should the maximum number of lots be subdivided, a secondary ingress-egress will have to be created.
 - a. The maximum number of potential lots in the Rural 2 (RU2) zone with ninety-eight (98) acres is forty-nine (49). Currently, Lund Lane serves five residences and ends in a dead end. Per the International Fire Code (IFC) Section D107.1 (adopted by Cache County as Ord. 2021-09), where there are more than thirty dwelling units a secondary fire ingress/egress must be provided.
5. Parcel 12-052-0026 is currently restricted due to property line adjustments with Parcels 12-052-0011 and 12-052-0016. To resolve this issue, Parcels 12-052-0011 and 12-052-0016 would need to be involved with the rezone and subsequent subdivision to resolve this parcel restriction. However, Parcels 12-052-0011 and 12-052-0016 were not included with this rezone which means that the restriction will not be lifted by an approved rezone and subdivision.
6. Mendon City provided a public comment that stated that they are opposed to the rezone.

ATTACHMENT A

Revised Pg. 9 - Planning Commission Recommendation



Legend

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

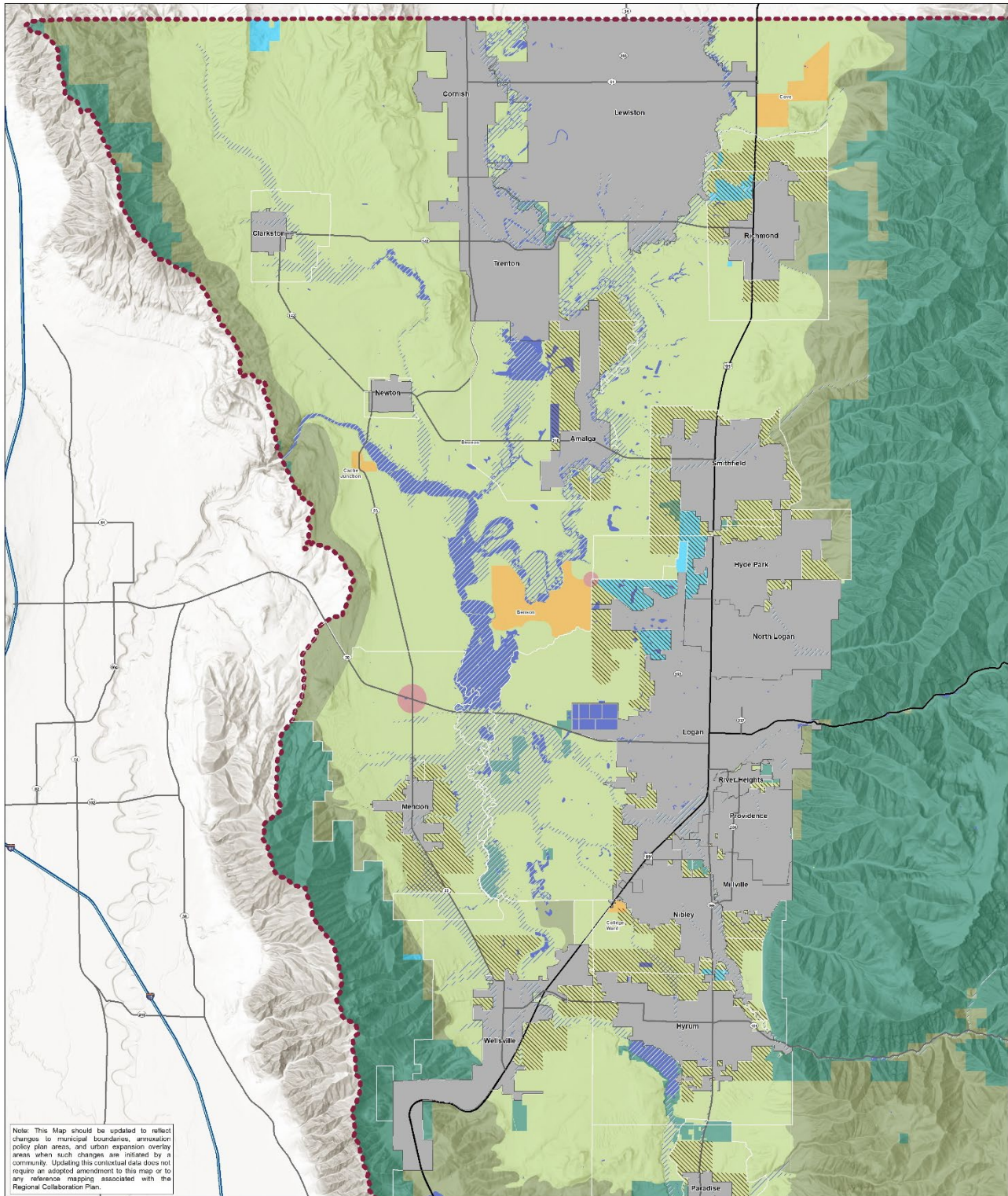
Average Parcel Size

Adjacent Parcels	With a Home: 16.6 Acres (7 Parcels)
	Without a Home: 44.6 Acres (13 Parcels)
1/4 Mile Buffer	With a Home: 10.2 Acres (22 Parcels)
	Without a Home: 64.3 Acres (18 Parcels)
1/2 Mile Buffer	With a Home: 7.9 Acres (37 Parcels)
	Without a Home: 51.6 Acres (35 Parcels)



9/10/2025

ATTACHMENT B



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

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

Set a Public Hearing**Ordinance 2025-34 – Cache County Water Use & Preservation Element**

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: October 14, 2025 & November 4, 2025

Agenda Item Language: Set a public hearing on October 14, 2025, to be held on November 4, 2025, for Ordinance 2025-34 – Cache County Water Use & Preservation Element – An amendment to the General Plan.

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

Background: In 2022, the State of Utah adopted S.B. 110, “Water as Part of the General Plan”. The new legislation requires most municipalities and all counties to amend their General Plans to address the impact of land-use planning on water use. Per the legislation, counties must amend their general plan to include this new element by December 31, 2025.

Fiscal Impact: N/A

Public Hearing Required: As a legislative action to amend the County’s General Plan, a public hearing is required before the County Planning Commission (PC). This hearing was held on 2 October 2025 and their recommendation to approval the amendment to the County’s General Plan was made on 2 October 2025.

The County Council is the Land Use Authority for General Plan Amendments.
See attached for additional information.

County Staff Point of Contact: Angie Zetterquist, Interim Director of Development Services

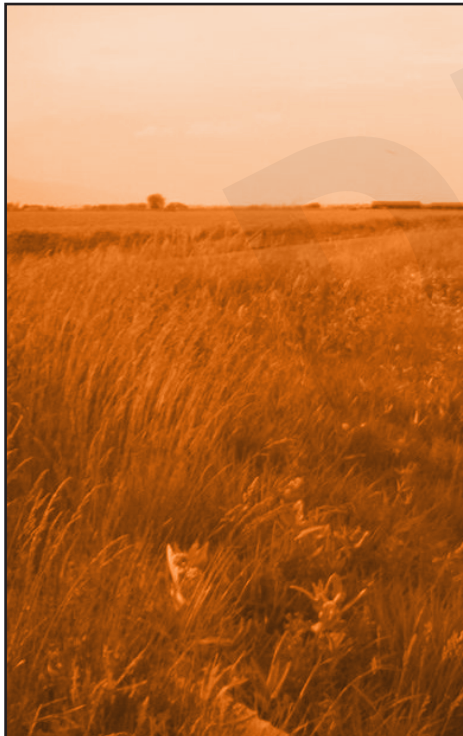
Presentation Time: The County’s consultant, Landmark Design, who prepared the general plan amendment, will give a presentation to Council. It is anticipated the presentation will be 10-15 minutes.

Legal Review: N/A

CACHE COUNTY

WATER USE & PRESERVATION ELEMENT

Adopted **DATE**



ACKNOWLEDGMENTS

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INTRODUCTION



Photo Credit: Cache Water District

“ We do not conserve water because we have a wet or dry year, we conserve because, as Utahns, we are not wasteful.”

Utah's Regional M&I Water Conservation Goals Report (2019)

SETTING THE STAGE: S.B. 110, “WATER AS PART OF THE GENERAL PLAN”

Utah's significant population growth, coupled with persistent drought conditions, has intensified concern regarding vital water resources, revealing a historic lack of coordination between land use development decisions and comprehensive water supply planning. In direct response to these challenges, the State of Utah adopted S.B. 110, “*Water as Part of the General Plan*,” in 2022. This new legislation requires most municipalities and all counties to amend their General Plans to address the impact of land-use planning on water use.

Cache County is not a water provider, meaning the County does not supply culinary, secondary, or agricultural water to private property owners. Rather, culinary water services within the County, for some residents, are provided and managed by five small systems, each holding their own private water rights. The remainder of residents, and majority of unincorporated Cache County, are supplied culinary water through private, individual wells. While acknowledging the essential and interrelated roles of all water stakeholders and municipalities across Cache County, this element of the General Plan focuses specifically on the County's role, as the land use authority for unincorporated Cache County, and how land use decisions in these areas can support long-term water use and preservation strategies.



GUIDING PRINCIPLES FOR WATER PLANNING IN UNINCORPORATED CACHE COUNTY

Cache County is committed to conserving and protecting its water resources, supporting the long-term resilience of its communities, local economy, and natural landscapes, and meeting current water needs. In unincorporated areas, where centralized water systems are limited or absent, effective water planning must be rooted in local values and realities. The guiding principles for water planning reflect the County's belief that respect for private property, agricultural heritage, and community-led action can go hand-in-hand with sustainable water use and responsible growth.

1

RESPECT FOR PRIVATE PROPERTY AND WATER RIGHTS.

Private property rights, especially water rights, are deeply valued in Cache County and the broader region. Cache County is committed to protecting these rights while encouraging grassroots, locally led, and voluntary initiatives for the wise use and stewardship of water resources (see also **Guiding Principle 3**). By simultaneously promoting respect for water rights and a strong ethic of stewardship, the County seeks to balance the needs of today's water users with those of future generations, affirming that exercising water rights and practicing conservation can and should go together.

2

PROTECT AND CONSERVE AGRICULTURAL LANDS AS A VITAL ECONOMIC RESOURCE TIED TO WATER.

Agriculture is foundational to life in, and the economy of, Cache County. As a vital economic and natural resource, Cache County's agricultural lands are sustained by the region's water supply. Water is essential to producing the crops, food, and local economy Cache County needs to thrive. The County's zoning framework prioritizes the continuation and preservation of agriculture and natural resources in unincorporated areas, and directs most non-agricultural settlement toward existing municipalities. This approach assists in sustaining local crop production and food supply, while encouraging higher-density growth to locate where culinary water systems are already established and better equipped to meet water demands for larger populations.





**ENCOURAGE
LOCALLY-LED, WISE
STEWARDSHIP OF
WATER USE AND
WATER RESOURCES.**

Wise and efficient current water use is not at odds with securing availability of future water supplies; both priorities stand on equal footing for Cache County. The County seeks to empower its residents to improve water efficiency based on local values, priorities, resources, and needs. The County will encourage residents to take pride in being stewards of both the present and the future regarding water needs. Cache County believes addressing water challenges is best achieved at the local level through voluntary, community-led actions that promote responsible water stewardship (see also *Guiding Principle 1*).



**ENSURE NEW
DEVELOPMENT
ALIGNS WITH
LONG-TERM WATER
SUSTAINABILITY
GOALS AND
REALITIES.**

Cache County recognizes that effective land use planning plays a vital role in managing water resources. A key part of this approach is integrating water availability and infrastructure capacity into development decisions from the outset. Practically speaking, this means shaping land use policies that promote water-wise landscaping, incentivize efficient indoor water use, and guide growth toward areas where existing infrastructure can sustainably support it (see also *Guiding Principle 2*). To ensure responsible planning, decisions should be grounded in the best available data, to provide a clear view of water realities in Cache County.



KEY ROLES & RESPONSIBILITIES

Effective water planning in Cache County depends on coordination among many stakeholders and partners. While each entity operates within its own scope, their combined efforts ensure that water resources are managed wisely. The following four roles reflect key stakeholders discussed in this Water Element.

1. **The County** serves as the regulatory body and strategic guide responsible for shaping growth, comprehensive land use planning, and code enforcement. While it doesn't directly supply water, the County plays a critical role in protecting water sources, aligning growth policies with available supply, providing guidance, policies, and encouragement regarding wise use and conservation of water, and ensuring the public is well-informed about water-related issues and water conservation methods and resources.
2. **Municipalities** absorb the majority of new growth within their established city and town boundaries. They are responsible for establishing visions, goals, objectives, policies, and land use regulations that govern their jurisdictional areas.
3. **Culinary water providers in unincorporated areas** provide essential water services to unincorporated Cache County residents. Protecting the quality of existing water sources and ensuring reliable delivery to shareholders are top priorities.
4. **Cache Water District** protects Cache County's water future by managing resources efficiently, planning strategically, and representing local interests at the state level.



WATER PLANNING CONTEXT

REGIONAL CONSIDERATIONS

Considers applicable regional water conservation goals recommended by the Division of Water Resources. The County consulted with the Division to gather information and technical resources on how land use and water planning decisions may affect those goals.

Watersheds are a region's source of water and life. Cache County's water supply originates from the Bear River Watershed, one of five river basins that ultimately drain into the Great Salt Lake (**Map 01**). The State of Utah has established water conservation goals for each region to enhance conservation efforts around the state. The current goal for the Bear River region is an 18.1% reduction in gallons per capita per day (GPCD) by 2030 (**Figure 01**).¹ It should be noted that efforts to update the statewide regional goals are underway. While in the process of being updated, the current water use reduction goals can serve as a foundation for ongoing efforts.

The region's primary source of surface water is winter and spring snowfall. As high-elevation snowpack melts each year, it refills reservoirs and recharges aquifers.² In Cache County, nearly all culinary water comes from groundwater.³ In 2025, limited data on the Valley's aquifers makes it difficult to determine how much water is available for new groundwater rights applications. There are also areas within the County where groundwater is less reliable, making consistent water delivery an issue.^{4,5,6} While groundwater quantity is important, water quality is critical, as numerous wells may increase risk of source contamination.

MAP 01 – REGIONAL WATERSHEDS

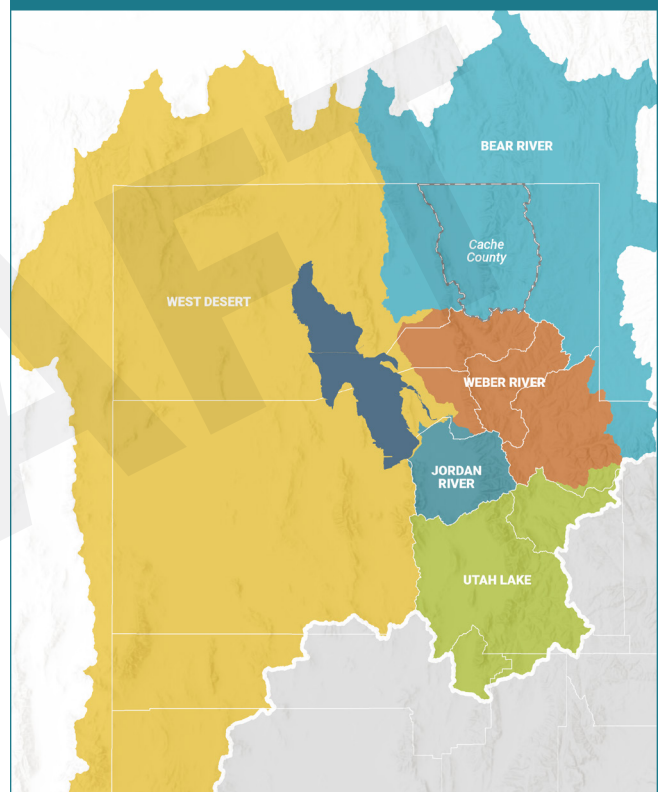
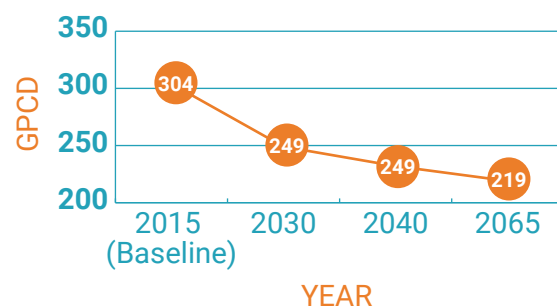


FIGURE 01 – REGIONAL GOALS



To address these data gaps, a groundwater study is in the process of being conducted by a team of researchers from USU, U of U, and the U.S. Geological Survey. The study will provide forecasts under various climate and pumping scenarios, taking into account both municipal and agricultural demands. Its findings will inform near-term decisions about water allocation and source protection, while also providing a long-term planning tool for managing water availability as the region grows.⁷

LAND USE CONSIDERATIONS

Describes the effect of permitted development or patterns of development on water demand and water infrastructure.

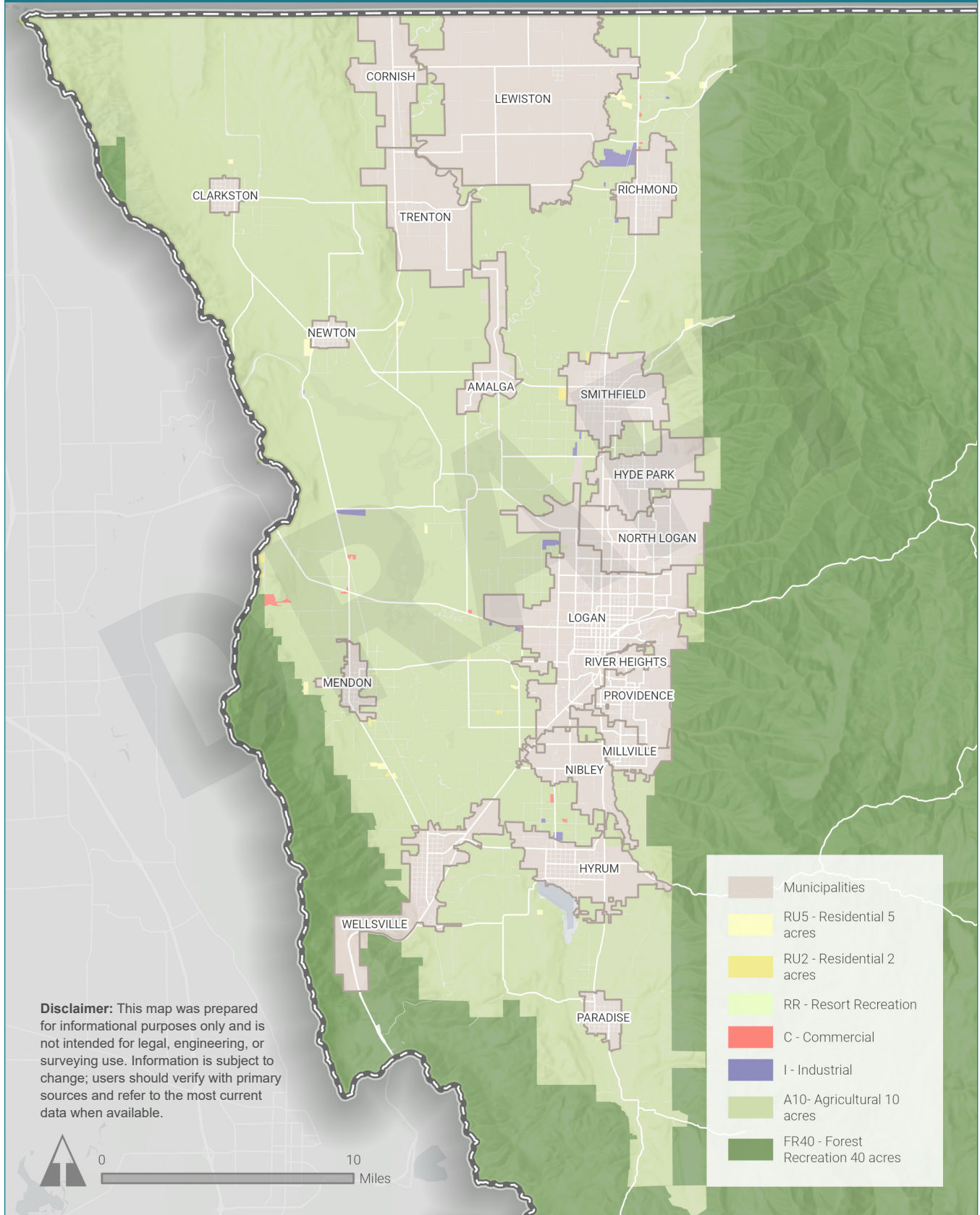
Water played a central role in shaping both the settlement and land use patterns of Cache County. Drawn by the valley's streams and fertile land, early pioneers began settling Cache Valley, initially practicing subsistence farming with small farms. Farming required irrigation, leading to the construction of ditches and canals and as agriculture expanded, so did efforts to manage and store water, securing water rights through early infrastructure. Today, much of the County's unincorporated land remains forested or is still being farmed, reflecting and perpetuating the Valley's agricultural legacy.

A NOTE ON COUNTY ZONING

In unincorporated Cache County, zoning is structured to limit higher density residential or commercial development and to preserve the County's rural and agricultural character (**Map 02**). The primary residential zones, Rural 2 (RU2), Rural 5 (RU5), and Agricultural (A10), allow only low to moderate density development and emphasize clustering and subdivision patterns that avoid conflicts with farming and municipal standards. Higher density residential and mixed-use development is not permitted in unincorporated areas, and such projects are instead encouraged to annex into incorporated cities where urban services and infrastructure can adequately support them. The analysis and recommendations in this Water Element reflect these zoning realities by focusing on agricultural and low-density, unincorporated residential water uses, while also recognizing their role within the broader, interconnected regional water system that includes incorporated areas.



MAP 02 – CURRENT LAND USE (BASED ON ZONING)



CACHE AGRICULTURE: IMPLICATIONS ON WATER & LAND USE

Addresses topics discussed with the Department of Agriculture and Food, the potential benefits of agricultural conservation easements, and the implementation of agricultural water optimization projects that support regional water conservation goals.

Cache County plays a significant role in Utah's agricultural economy, contributing 9.3% to the state's agricultural GDP in 2023—ranking third statewide.⁸ With the second-highest number of farms in Utah at nearly 1,400, the County's major crops include alfalfa, barley, winter and spring wheat, safflower, and corn.⁹ Much of this agricultural activity depends on water from the Bear River system, which supplies the majority of irrigation for the region's crop and livestock production.

The Bear River Basin, of which Cache County is an integral part, benefits from an estimated \$510 million in annual crop revenues and \$350 million in livestock sales generated basin-wide.¹⁰ Flexible crop selection, rotation practices, and region-specific harvesting strategies enable Cache County farmers to respond to changing water availability, making agricultural land a critical part of the County's water conservation strategy and broader Bear River Basin sustainability.¹¹



Cache County plays a significant role in Utah's agricultural economy, contributing 9.3% to the state's agricultural GDP in 2023—ranking third statewide



Alfalfa's deep roots, long growing season, and ability to rebound during drought make it uniquely suited to Western conditions.

Alfalfa: Misconceptions & Value

Despite being often criticized for high water use requirements, alfalfa is in fact one of the most water-efficient and resilient crops in the West. It plays a central role in the regional agricultural economy, grown on millions of acres across 11 states to support key industries like dairy and livestock. Alfalfa's deep roots, long growing season, and ability to rebound during drought make it uniquely suited to Western conditions. While it uses more total irrigation than some crops, its harvestable yield per unit of water is high, and requires fewer chemical inputs. Shifting away from alfalfa isn't simple—many farms are heavily invested in its production, and large-scale transitions could bring significant economic and environmental trade-offs.¹² These factors are important considerations for agricultural water use.

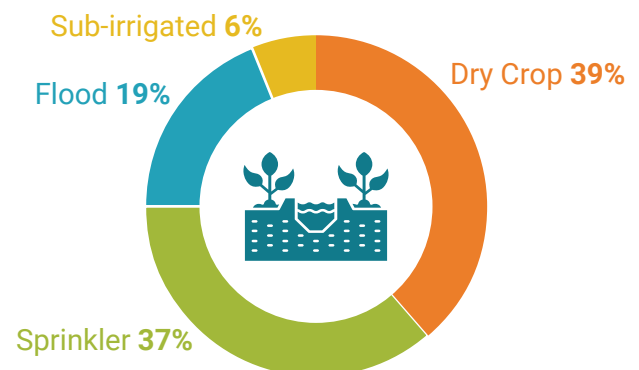




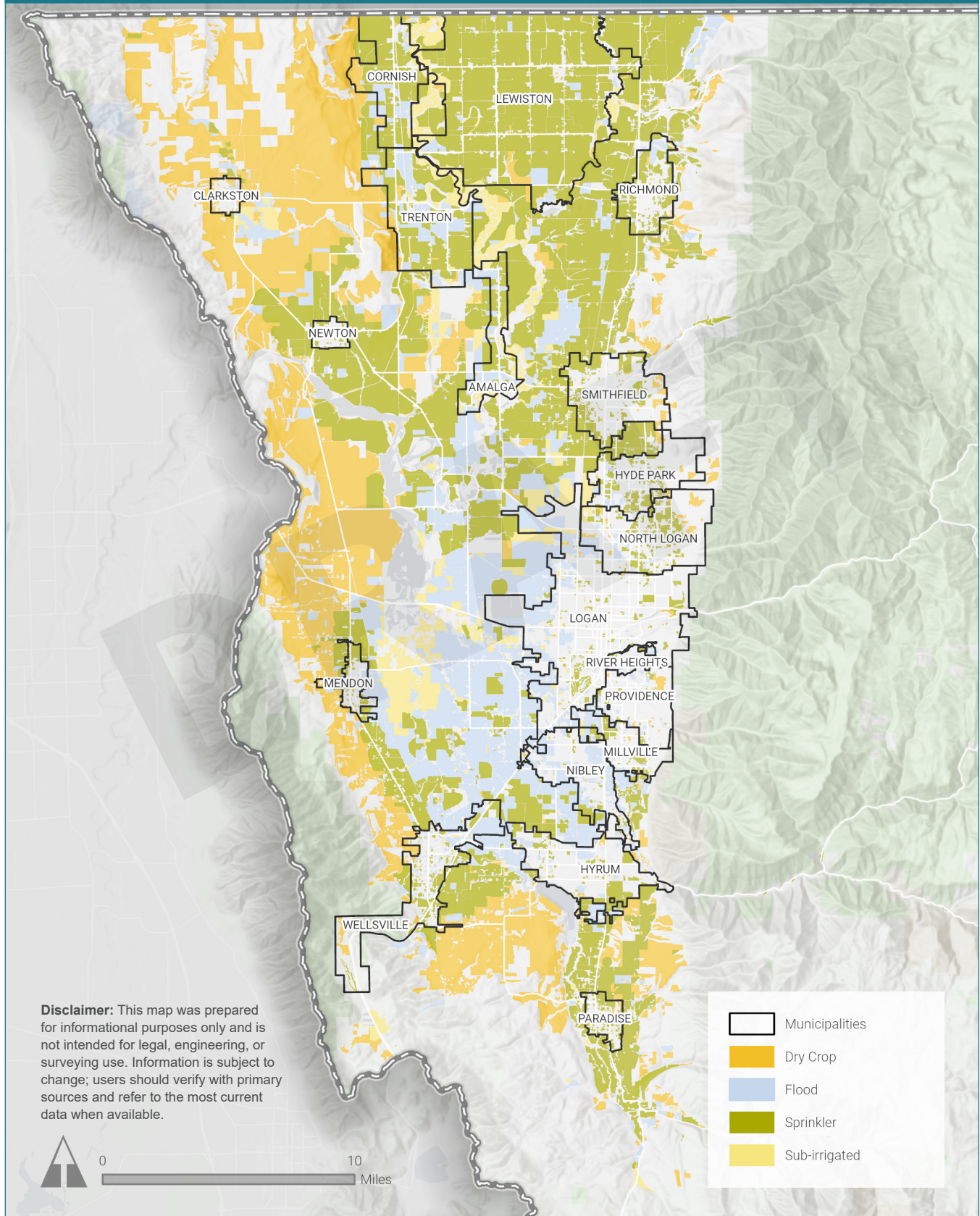
Irrigated vs. Non-irrigated: Key Differences

Understanding the difference between irrigated and non-irrigated (dry-farmed) agricultural lands is key to effective water management in Cache County (**Figure 02 & Map 03**). Irrigated lands rely on artificial water delivery systems such as diversions, flooding, or sprinklers to ensure consistent yields. In contrast, dry-farmed lands depend on natural rainfall and stored soil moisture, making them more susceptible to drought.

FIGURE 02 – IRRIGATION METHOD



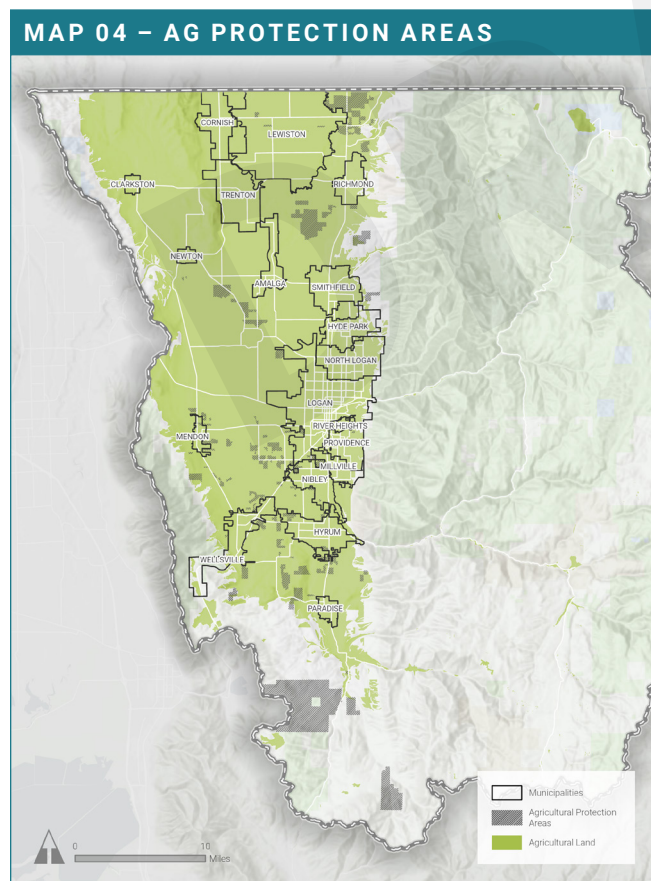
MAP 03 – IRRIGATION METHOD



As agricultural land, especially irrigated acreage, is annexed into municipalities, and converted to residential, commercial, and other uses, the shift may reduce direct farm water usage, but often increases overall water consumption per acre. This is particularly true when development includes turf-heavy landscaping or high-density housing. As transitions occur from agriculture to these other uses, the source of water usage generally adjusts from surface water usage to groundwater-supplied sources. An awareness of these changes, and the trade-offs associated with them, is critical to supporting the region's long-term water sustainability.¹³

Agriculture Program Participation

State-supported programs such as agricultural conservation easements and the Agricultural Water Optimization Program play an important role in supporting more efficient water use on farms.¹⁴ These initiatives help preserve agricultural land while promoting improved irrigation practices and on-farm technology upgrades. Cache County has seen strong participation in these programs—demonstrating local producers' willingness to adopt practices that sustain both agriculture and water resources. Notably, the majority of applications for these programs have come from Cache and Box Elder Counties.¹⁵



Disclaimer: This map was prepared for informational purposes only and is not intended for legal, engineering, or surveying use. Information is subject to change; users should verify with primary sources and refer to the most current data when available.

Protecting Agricultural Land

Protecting agricultural lands provides significant water conservation and environmental benefits, including enhanced water return flows, natural water filtration, and overall watershed health, which directly contributes to both water quality and quantity. To preserve farmland, Cache County utilizes a variety of tools, including Agricultural Protection Areas (APAs) and agricultural conservation easements. While they both serve to protect farmland, they operate differently. An APA is a county-created land designation under state code that provides legal protections for agricultural activities (**Map 04**). This designation has a 20-year lifespan and is renewable.¹⁶



In contrast, an agricultural conservation easement is a long-term, legally binding agreement between a landowner and a conservation organization or government agency.^{17,18} The landowner voluntarily sells or donates the development rights of their property, permanently preventing the land from being subdivided or developed for non-agricultural uses while retaining ownership and the right to farm.

A key state program that helps fund these easements is the LeRay McAllister Working Farm and Ranch Fund, which purchases conservation easements to permanently protect agricultural lands from development.¹⁹ In Cache County, thousands of acres are currently protected by agricultural easements or are in the process of being preserved through the easement program.

RESIDENTIAL USES

Addresses coordination with community water systems to evaluate how the implementation of the land use and water use and preservation elements may affect water planning. The potential opportunities and benefits of planning for regionalization of public water systems were discussed.

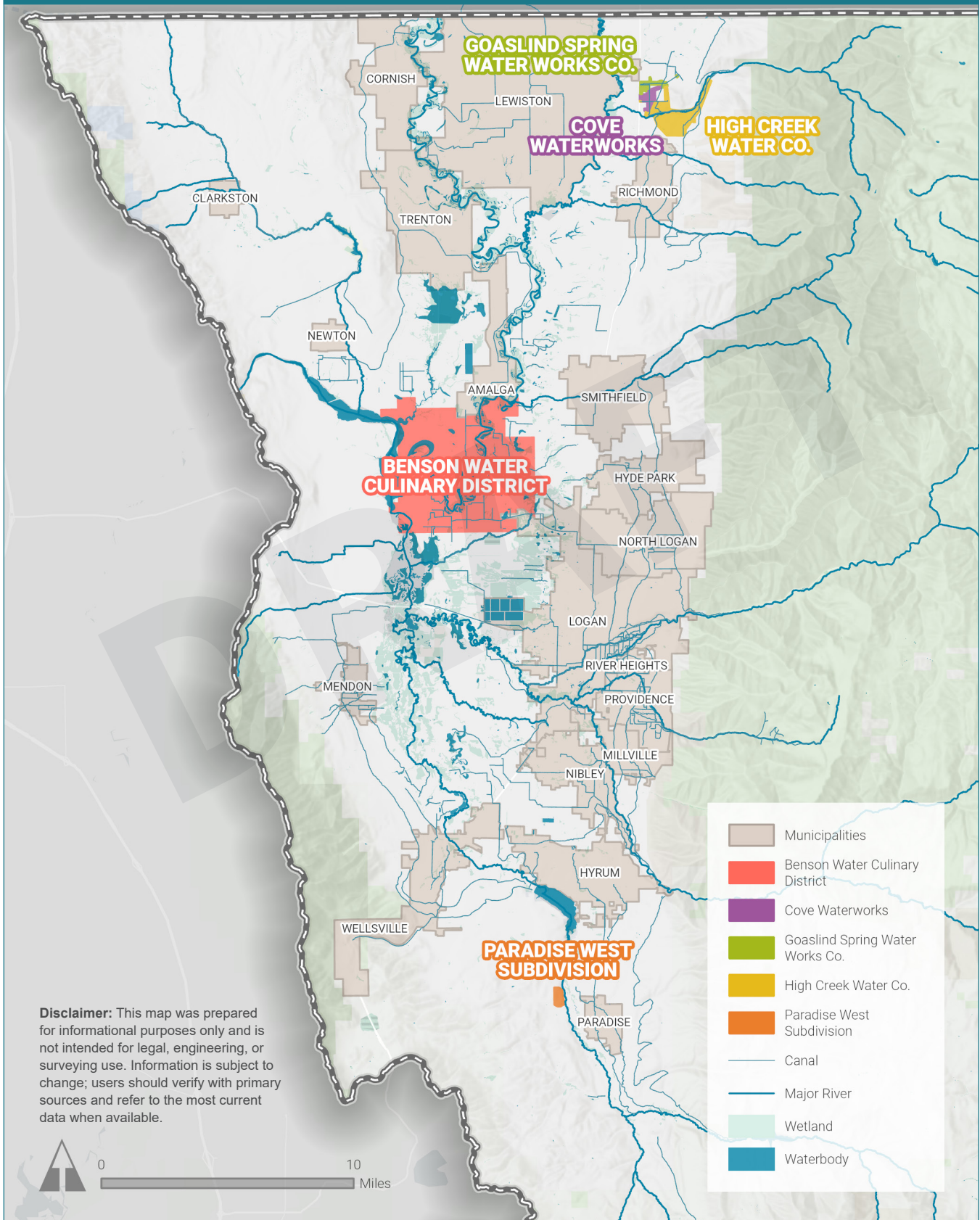
Cache County includes a number of existing unincorporated communities, most of which are characterized by a mix of residential and agricultural land uses, with limited commercial or civic development. These areas generally serve local needs and do not require urban-level facilities and services.²⁰ The majority of unincorporated County residents use private wells, with the remainder supplied culinary water by five small systems (**Map 05**):

- Paradise West Subdivision (approx. population 31)
- Goaslind Spring (45)
- Cove Waterworks (60)
- High Creek Water Co. (120)
- Benson Culinary Improvement District (743)

In compliance with *S.B. 110: Water as Part of the General Plan*, each of the five community water system managers were contacted during the planning process. Representatives participated in brief interviews using a consistent set of questions aimed at better understanding the realities, challenges, and concerns of small, rural water systems. Topics included water supply planning, system management, infrastructure, water rights, and conservation. These interviews reflect the experiences and perspectives of individual water system operators, not the views of Cache County government or residents as a whole (see **Appendix A** for the full interview summary report).



MAP 05 – CULINARY WATER PROVIDERS



While interviewee perspectives varied, several common themes consistently emerged regarding the need to balance future water needs with other valid concerns, specifically respect for private property rights and system-level autonomy:

- **Rapid Growth & Development:** Concerns about rapid growth and development, especially in areas without adequate water supply or infrastructure, were the most consistent and urgent theme across interviews.
- **Water Quality & Source Protection:** Protecting the quality of existing water sources and ensuring consistent, reliable delivery was a top priority.
- **Local Autonomy:** Interviewees emphasized the importance of local autonomy and agreed that private systems should have the ability to make their own decisions without added bureaucracy.
- **Maxed-out or Limited Water Rights:** Interviewees frequently stressed that their systems are constrained by fully allocated, or nearly fully allocated water rights, making it difficult to accommodate new development.
- **Aging & Inadequate Infrastructure:** Many small water systems report aging infrastructure as a major operational concern.
- **Conservation Awareness, Limited Formal Implementation:** Water conservation was widely acknowledged as important, though approaches varied; most interviewees rely on informal practices and observed limited resident interest in formal conservation programs.
- **Agriculture & Outdoor Landscaping:** Though not a primary focus for most interviewees, it was noted that reducing agricultural and other outdoor water use could offer meaningful water savings if supported by education or incentives.

SECONDARY WATER

In March 2025, the County notified irrigation and canal companies within its boundaries to provide them the opportunity to be involved in protecting the integrity of their delivery systems.

While secondary water is not the primary focus of the *Cache County Water Use & Preservation Element*, it plays a critical role in the broader water system. There are over 100 irrigation companies currently registered or operating in Cache County, relying on a network of historic canals, many built more than a century ago. These aging systems face ongoing maintenance challenges, especially where development has encroached on canal corridors. Inadequate upkeep has led to overgrown, deteriorating banks and raised safety concerns in several areas. Despite these issues, the canals remain vital to sustaining agriculture, and may also support existing and future secondary water systems, extending the culinary water supply for new growth and helping recharge the aquifer (see **Cache County Water Master Plan 2013, 2019** for more details).



WATER SUPPLY & DEMAND ANALYSIS

Analyzes the effect of permitted development or patterns of development on water demand and water infrastructure.

A high-level analysis was conducted to better understand water supply and demand in unincorporated Cache County. Given the size, complexity of available information, and the absence of a unified dataset, several methods were employed to ensure a thorough analysis. The results provide insight into recent water usage trends and help to inform future planning efforts, ensuring a sustainable and resilient water supply for Cache County.

WATER SUPPLY

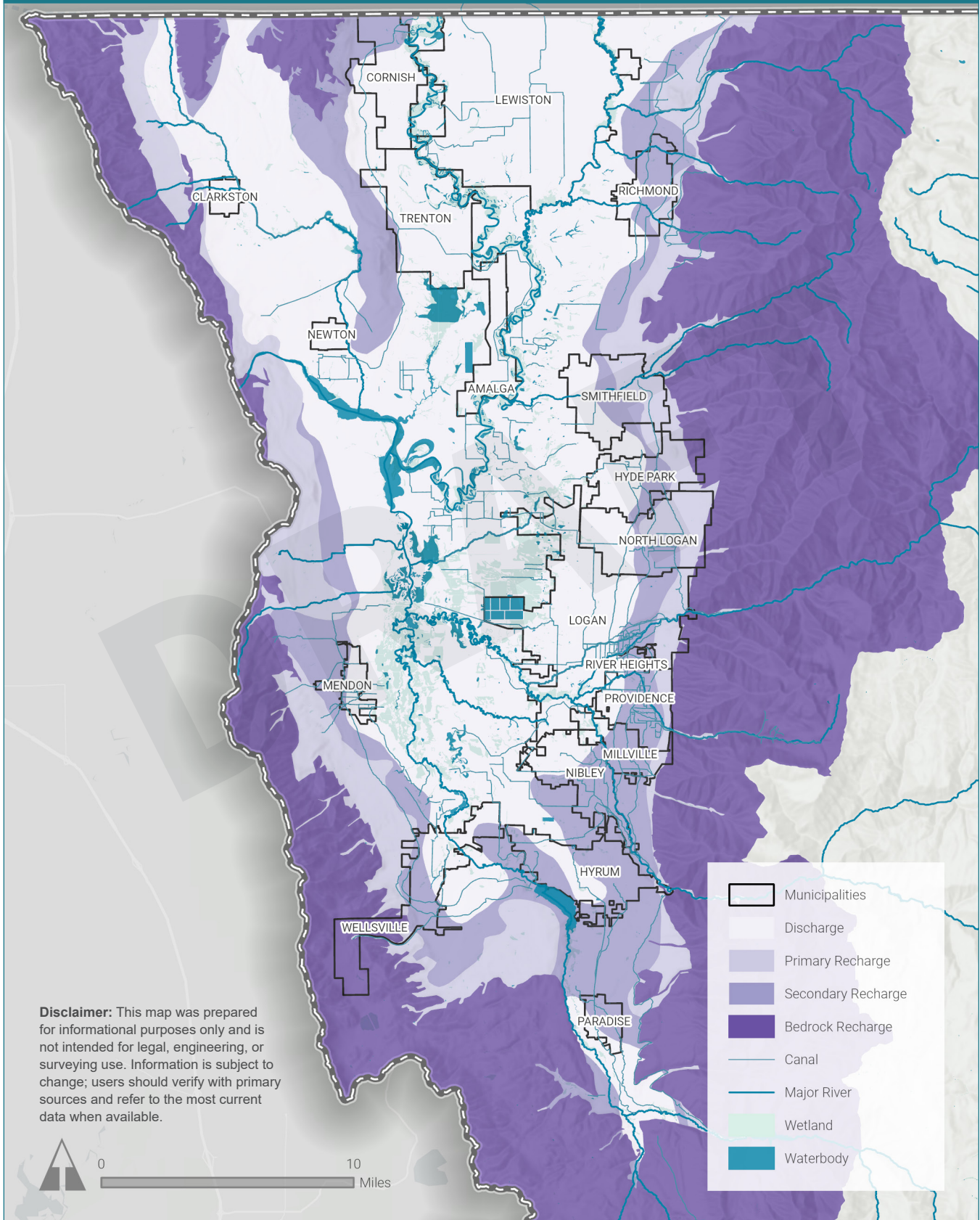
Cache County's available water supplies include a mix of surface and groundwater sources (**Map 06**). The availability of these supplies is limited by physical capacity, existing infrastructure, and attainable water rights.²¹ Given the range of factors that can constrain water availability, proactive planning is essential to ensure long-term sustainability for all water uses.

As described, surface water originates from winter and spring snowpack, travels in rivers and streams, and is then stored in reservoirs. This supply is managed by hundreds of canal companies, making system-wide analysis complex. A more comprehensive analysis would be needed to fully quantify available surface water, taking into account factors such as canal infrastructure capacity, legal water rights, and reservoir storage volumes. **Currently, surface water is primarily used for agricultural purposes.** In order to use the surface water supply for future residential demands, significant investment in treatment infrastructure would be required to convert surface water into a viable source for drinking water. As development pressure increases, the difference between culinary water sources (groundwater and wells) and agricultural water sources (surface water flow) and the challenges in converting these sources to usable culinary water is important to keep in mind.

Groundwater is the primary source of culinary water for unincorporated Cache County and interviews with water providers, coordination with County staff, and other sources indicate that hundreds of individual wells are dispersed throughout the County. As with surface water, the availability of groundwater is influenced by several factors, which include well capacity, water rights, and aquifer levels.



MAP 06 – SURFACE WATER & AQUIFER RECHARGE/DISCHARGE ZONES



Currently, groundwater supplies are sufficient to meet existing demands. However, continued residential growth will place increasing pressure on groundwater supplies. To avoid long-term depletion, a coordinated approach to groundwater management is critical. As mentioned, the concurrent groundwater study⁷ will help to inform this effort by evaluating current aquifer conditions and estimating a safe yield. This information will provide a critical foundation for regional strategies aimed at preventing over-extraction.

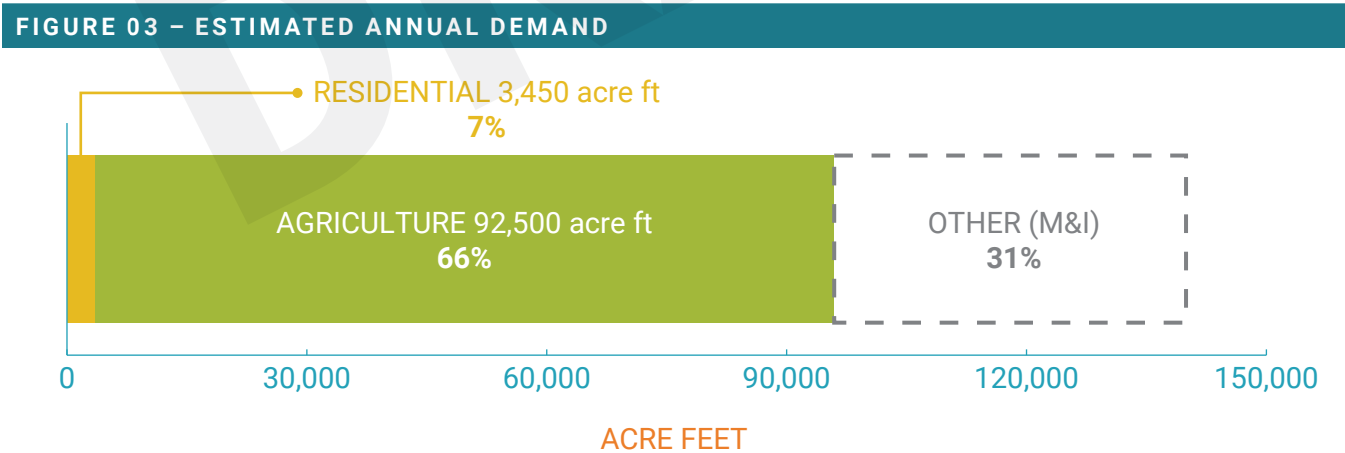


Continued residential growth will place increasing pressure on groundwater supplies. To avoid long-term depletion, a coordinated approach to groundwater management is critical.

WATER DEMAND

EXISTING DEMAND

Due to the size, volume, and amount of individual water users, several assumptions were necessary to estimate overall water demand. Preliminary water use estimates by land use type were developed using a combination of data sources. The chart below summarizes the estimated total annual water use in unincorporated Cache County divided between the two primary uses: agriculture and residential. An estimation of other M&I (incorporated) use is included for reference only.



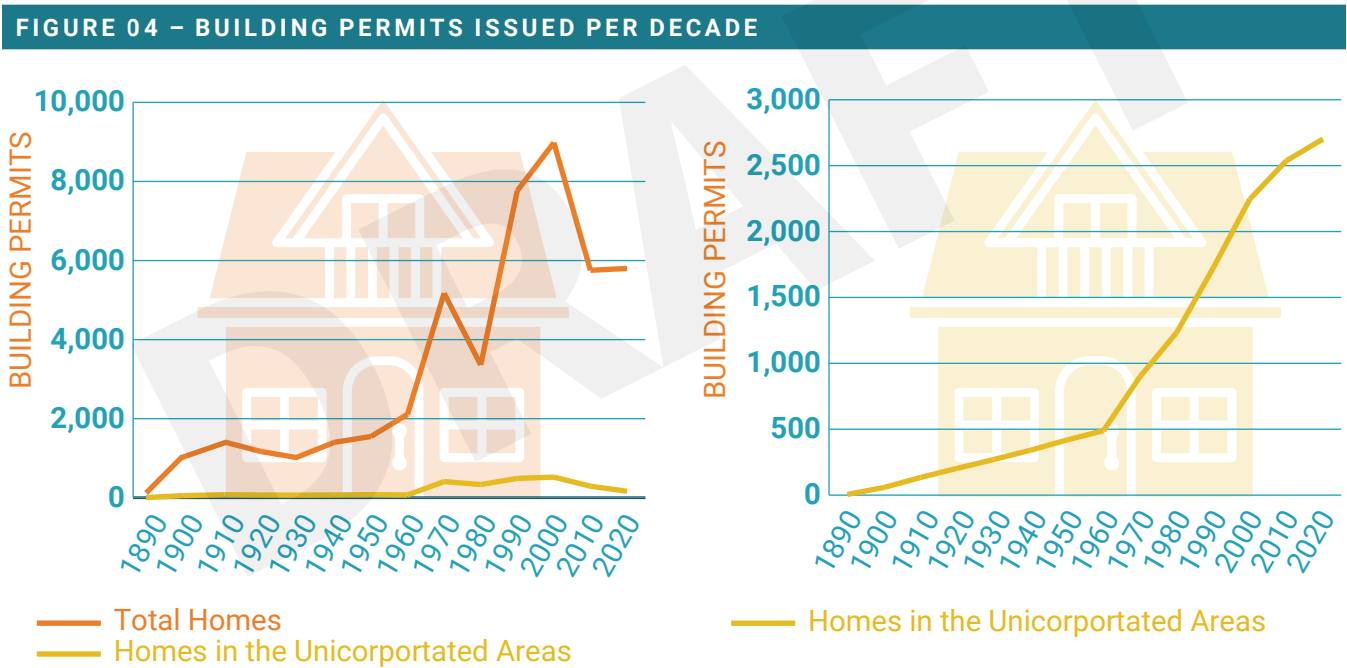
Agricultural Use

Agricultural water demand was evaluated to better understand recent trends. Estimates of diversion volumes were based on crop type, irrigation method, and consumptive use. A geospatial dataset developed by the Utah Division of Water Resources was used to quantify agricultural demand. This dataset includes water use by land use type, along with details on various irrigation methods (see previous sections). To calculate net irrigation requirements, this information was paired with crop-specific consumptive use estimates derived from regional evapotranspiration data.²²

Approximately 60% of the total agricultural land is irrigated, suggesting that a large portion of crops don't need supplemental water. Of the land that is irrigated, most crops require less than the 22-inches (1.83 acre-feet per acre) of water. However, the available water supply limits the amount of water available for irrigation. Canal companies receive a variable water supply each year based on a number of factors. For this reason, it was assumed that approximately 18-inches (1.5 acre-feet per acre) is available for diversion. 18 inches is adjusted based on available water supply. Irrigation has already become more efficient, with the volume of water applied to crops decreasing by more than 3% since 2016.

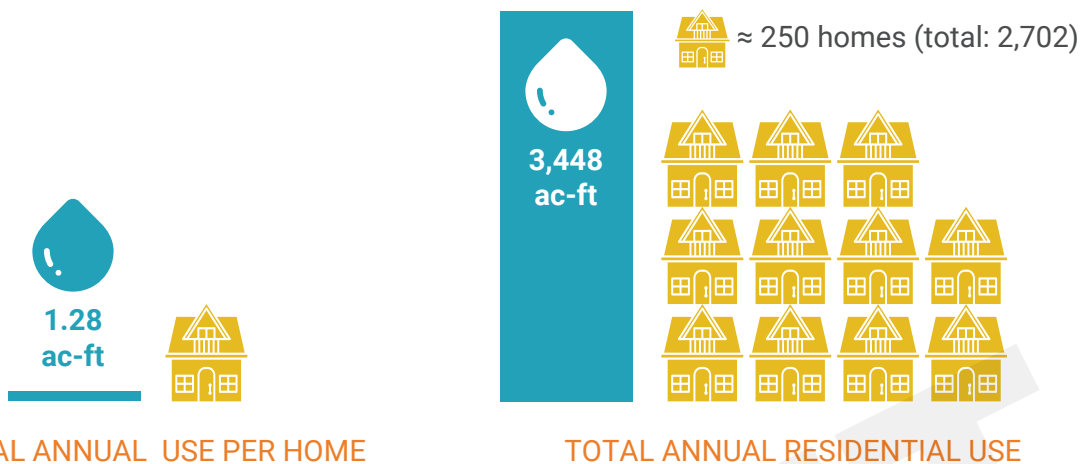
Residential Use

The majority of homes in Cache County are located within incorporated municipalities (**Figure 04**). Historically, only about 5% of the County's population lived in unincorporated areas, where growth remained modest until the 1960s, when it began to accelerate at a more sustained pace.



As established, most residential water use in unincorporated Cache County comes from individual groundwater wells, making it challenging to accurately quantify since individual homeowners are not required to report water usage to the Utah Division of Water Rights (DWRi). To identify broader trends, data from the five culinary water providers serving unincorporated communities was analyzed.²³ Each home on average uses approximately 1.28 acre-feet per year—a relatively high amount that may include some agricultural use but is more likely explained by outdoor irrigation of turfgrass (**Figure 05**). To validate these estimates, a spatial analysis was conducted which found that the average irrigated area per residential lot is about 0.2 acres, suggesting a total annual demand of 1.0 to 1.5 acre-feet per home (nearly 59 inches of water) including both indoor and outdoor uses. This represents the highest per-acre water use in the County.

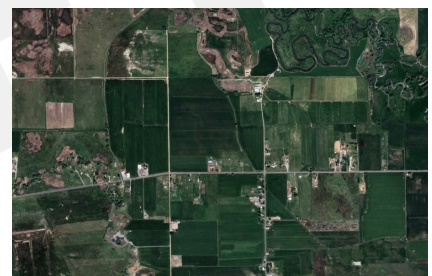
FIGURE 05 – ESTIMATED EXISTING RESIDENTIAL USAGE (UNINCORPORATED ONLY)



Note: These estimates are derived from reported water use data for the five culinary systems, combined with GIS analysis of existing residential development in the region. The dataset represents only a small portion of the broader Cache County area and may include some incidental agricultural water use.

Because the County's rural zoning structure already limits residential densities, average outdoor water demand per household does not vary significantly between zones. However, any increase in the number of homes permitted in unincorporated areas would still raise overall outdoor water use, since each additional residence introduces a landscaped area with disproportionately high irrigation needs. This makes residential growth in unincorporated areas particularly impactful from a water-demand perspective.

When the estimated residential usage is generally applied across the dataset, it becomes clear that per-acre water use in residential areas exceeds that of agriculture in unincorporated Cache County. Given this reality, supporting, continuing, and preserving agriculture can be considered an important water preservation strategy. Residential landscapes consume more water from the groundwater supply and do not provide the same economic or community benefits as agriculture, which supports local food production and the County's economic base. Preserving agriculture and encouraging efficient landscape practices in residential development are therefore critical strategies for sustaining Cache County's groundwater supplies. Going forward, future development in unincorporated Cache County should aim to prioritize agriculture and the use of groundwater for indoor culinary and domestic needs, while increasing efficient domestic use of outdoor water.



When the estimated residential usage is generally applied across the dataset, it becomes clear that per-acre water use in residential areas exceeds that of agriculture in unincorporated Cache County. Given this reality, supporting, continuing, and preserving agriculture can be considered an important water preservation strategy.



FUTURE DEMAND

Agricultural water usage is expected to decline over time as farms continue to adopt more efficient practices, or are potentially converted to residential development. Most of this agricultural-to-municipal conversion is likely to occur near existing municipalities as they expand and extend their service areas (**Map 07**).

Quantifying future agricultural water use is challenging because growth is expected to occur sporadically throughout the County. It is reasonable to assume, however, that current agricultural water use has peaked and will continue to decline, especially given population growth projections. Consequently, future residential water usage will likely have a greater impact on the available water supply. Given the essential nature of agriculture, increased water usage efficiency achieved in agricultural uses may be seen as an opportunity to balance increasing crop and food production capacity (attainable as a result of reduced water usage per unit of crop and food production) and overall water usage conservation. Such an approach will address current and future needs simultaneously.

To forecast future residential water usage in unincorporated areas, historical trends were analyzed. A linear regression was applied to post-1960 growth patterns to project the number of homes by 2060 (**Figure 06**).

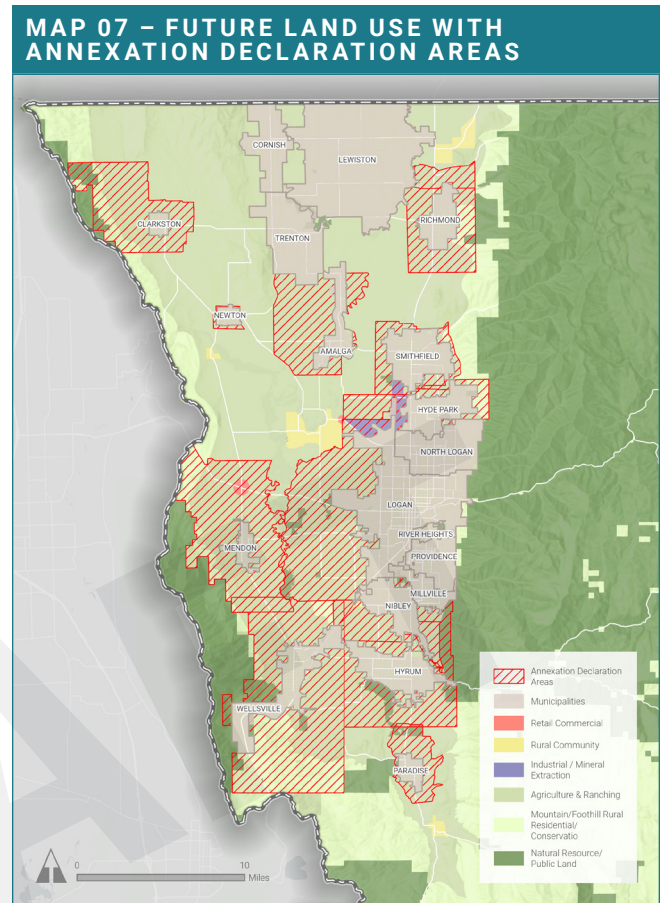
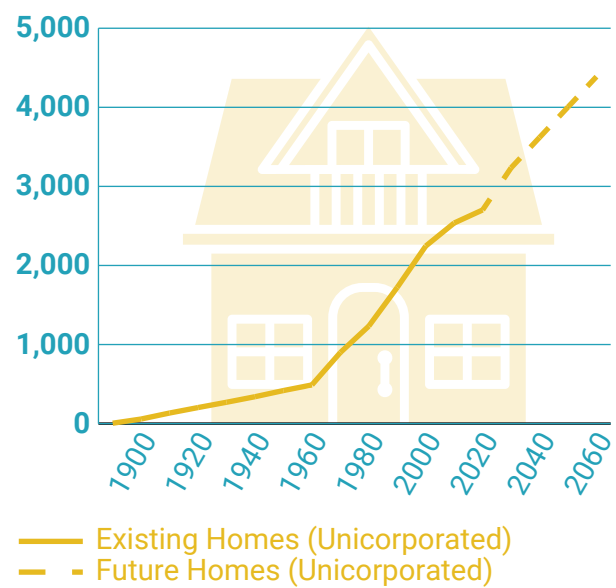


FIGURE 06 – FUTURE RESIDENTIAL



Projections indicate the potential addition of approximately 1,500 to 1,750 new homes by 2060.²⁰ This projected growth implies a reduction of roughly 1,000 acres of agricultural land and an increased demand of approximately 2,000 acre-feet of culinary water. It is important that the impact on the groundwater supply be coordinated with development in neighboring municipalities and informed by the concurrent groundwater study.⁷ Doing so is likely to preserve both agricultural production capacity, as well as dramatically reduce infrastructure costs for new development, given proximity to existing water, higher capacity roads, and other utility infrastructure. These advantages are expected to be particularly significant, if such development is compact in nature, and designed to use land efficiently, with a well-organized mix of uses in proximity to one another and existing city and town centers.

Water Budget

A water budget is a valuable tool to ensure that future growth does not exceed the limits of the available water supply. A potential water budget for Cache County could include two key components:

1. The difference between supply and demand, representing the available budget; and
2. The volume of water allocated to different land uses to ensure a sustainable balance that supports agriculture, residential growth, and the environment.

At present, Cache County's water supply is sufficient to meet existing demands. The concurrent groundwater study will further clarify any limitations of the drinking water supply. To promote long-term sustainability, a water budget should be based on current usage levels. Future development should aim to remain within the existing countywide demand.

Historical trends suggest that agricultural water use will continue to decline as land is converted to residential use and irrigation systems are modernized. In order to reduce depletion of the groundwater supply, surface water could be utilized as a drinking water source. More specifically, it could be used to supplement outdoor watering demands and preserve the drinking water supply. Implementation, however, requires careful consideration to avoid impacting agricultural production.

To maintain a balanced water budget, future residential water use should not exceed the current estimated average of 1.25 acre-feet per home, including both indoor and outdoor use. Reducing outdoor water use, or at minimum avoiding the use of groundwater for landscape irrigation, will be critical to preserving groundwater supplies and supporting a sustainable water future for Cache County.



RECOMMENDATIONS

WATER CONSERVATION-SPECIFIC STRATEGIES

Addresses recommendations for water conservation policies, low-water-use landscaping options for public streets and new developments, potential updates to land use ordinances that discourage inefficient water use, methods to reduce water demand and per capita consumption for both new and existing development, and opportunities for the County to modify operations to eliminate water waste.

The following recommended strategies are intended to guide the County in planning for a resilient water future.

1. Adopt the minimum required water efficient landscaping standards to qualify for State-sponsored rebate programs (see **Appendix B**).
2. Consider aligning with state standards to increase the number of service connections per well to increase the ability to manage water supplies and protect groundwater resources.
3. Consider requiring proof of water rights and usage, necessary to supply water to a property proposed for rezoning, at the time of the rezone application. This measure, or similar ones, would allow the available water supply to be evaluated as a factor for suitability before increased development potential is granted.
4. Once the groundwater study is completed, the County can explore flexible zoning and other planning methods to coordinate with cities in areas with an identified unreliable groundwater supply.
5. Support policies, planning tools, and potential funding sources that preserve agricultural lands for continued agricultural use, and optimize agricultural water usage, to maintain long-term water flexibility and economic resilience. This may include considering opportunities for including water optimization and conservation as part of conservation easement agreements, and conservation funding criteria.
6. Assess County properties for underutilized turf that could be converted to low-water-use landscaping.
7. Maintain active partnerships with the Cache Water District, municipalities, and other stakeholders to advance regional water sustainability efforts, and to promote these strategies.



8. Support and promote Cache Water District's currently-developing, countywide incentive program, when completed.
9. Explore potential outreach and education efforts specifically for residents in unincorporated areas of the County, collaborate with the Cache Water District (see Resources for Residents below).
10. Continue to support and increase compact, mixed-use growth adjacent to existing cities and town centers. As specified in the General Plan, this development should occur where existing water systems can be efficiently extended. This strategy minimizes water usage, system loss, and groundwater contamination. It can be viewed as a grassroots approach to regionalizing water systems by wisely expanding them to immediately adjacent areas for compact growth.
11. Seek additional opportunities to conserve water by preserving agricultural uses, in the unincorporated areas of the County.

ADDITIONAL WATER CONSERVATION STRATEGIES FROM THE OTHER ELEMENTS OF THE GENERAL PLAN

The following strategies, included in Cache County's current General Plan (2023), also support the County's goals for water use and preservation, and may be considered additional water preservation strategies:

- Apply appropriate land use zoning to limit residential development in sensitive land areas such as floodplains, riparian corridors, groundwater recharge areas, wildlife corridors, wildfire risk areas, hillsides, and other environmentally sensitive features.
- Identify tools or resources that promote forms of development that prioritize and benefit the preservation and management of natural and cultural resources.
- Plan for long-term water needs through conservation and regional water supply projects.
- Encourage residential development to connect to municipal water systems when physically and economically feasible.
- Require the study of watershed areas associated with proposed development types to understand potential impacts to source water protection areas or other critical water recharge areas.
- Support the Bear River Comprehensive Management Plan objectives.
- Manage commercial and industrial development in the forest and canyon areas through updated development standards, especially when located within municipal watershed areas.



- Consider new regulatory tools and programs to protect working agricultural lands, such as conservation easements, direct acquisition, Transfer of Development Rights (TDRs) or Purchase of Development Rights (PDRs) programs, density bonus incentives, or clustered development subdivisions.
- Explore creative water management solutions to retain water rights on conserved agricultural lands.
- Evaluate opportunities for recreation-specific zoning that effectively results in desired land use patterns.
- Explore opportunities to expand commercial/industrial uses in the unincorporated County through the application of cluster development to also encourage agricultural land preservation.
- Consider new regulatory tools and programs to redirect development toward cities and towns, infrastructure, and urban-level services. This could include Transfer of Development Rights (TDRs), density bonus incentives, or clustered development subdivisions.
- Maximize existing infrastructure and improve standards and access to service and utility providers.

RESOURCES FOR RESIDENTS

Considers principles of sustainable landscaping.

A water-wise landscape is functional, attractive, easily maintained in its natural surroundings, and helps to conserve water. Efficient use of water in community landscapes reduces water waste and enhances the community's environmental, economic, recreational, and aesthetic resources. Other benefits include better functionality, less maintenance, enhanced curb appeal, lower water bills, simpler irrigation, and phased installation. The following resource links (**Table 01**) are for residents who would like to learn more about specific water-wise landscape design principles, resources, programs, funding, and classes.

Resources	Planning & Design	Turfgrass	Soil/ Topsoil	Plant Selection	Mulch	Irrigation	Resources/ Programs/ Funding	Classes
Localscapes® Program	✓	✓	✓	✓	✓	✓	✓	✓
The Turfgrass Water Conservation Alliance		✓						
Utah State University Center for Water-efficient Landscaping	✓	✓	✓	✓	✓	✓	✓	
Utah State University Extension Sustainable Turf		✓					✓	



TABLE 01 – RESOURCES FOR RESIDENTS								
Resources	Planning & Design	Turfgrass	Soil/ Topsoil	Plant Selection	Mulch	Irrigation	Resources/ Programs/ Funding	Classes
Utah State University Cooperative Extension Tree Browser				✓				
Utah State University Climate Center		✓				✓	✓	
Utah Water Savers Rebate Programs		✓					✓	
Home Soil Test Utah State University			✓					
Topsoil Quality Guidelines for Landscaping			✓					
Water-Wise Plants for Utah Landscapes				✓				
USU Botanical Center	✓	✓	✓	✓	✓	✓	✓	✓
USDA Plant Hardiness Zone Map				✓				
Water-Wise Landscaping - Mulch					✓			
Example Plant List and Hydrozone Schedule 2013, Salt Lake City Public Utilities	✓	✓	✓	✓	✓	✓	✓	
EPA Landscape Water Budget Tool – Download excel tool (xlsx)						✓	✓	
EPA Landscape Water Budget Tool – Additional links and narratives						✓	✓	
EPA Landscape Water Budget Data Finder – by Zip Code Peak Month ETo and Rainfall						✓	✓	
EPA WaterSense – Weather-Based Irrigation Controllers, Soil Moisture-based Irrigation Controllers, Spray Sprinkler Bodies						✓	✓	
Hunter Irrigation – Link to design literature and technical guides						✓		
Rain Bird Irrigation – Link to design guides						✓		
Brigham Young University – Topsoil Parameters			✓					
The Morton Arboretum Online Tree and Plant Search Tool				✓				
Cornell University Woody Plants Database				✓				
J. Frank Schmidt and Son Tree Information Charts				✓				
Missouri Botanical Gardens Plant Finder Tool				✓				



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APPENDIX A

INTERVIEW SUMMARY REPORT

UNINCORPORATED CACHE COUNTY CULINARY WATER SYSTEMS

KEY THEMES, IDEAS, & TAKEAWAYS



CACHE COUNTY WATER USE & PRESERVATION ELEMENT

FALL 2025

INTRO & BACKGROUND



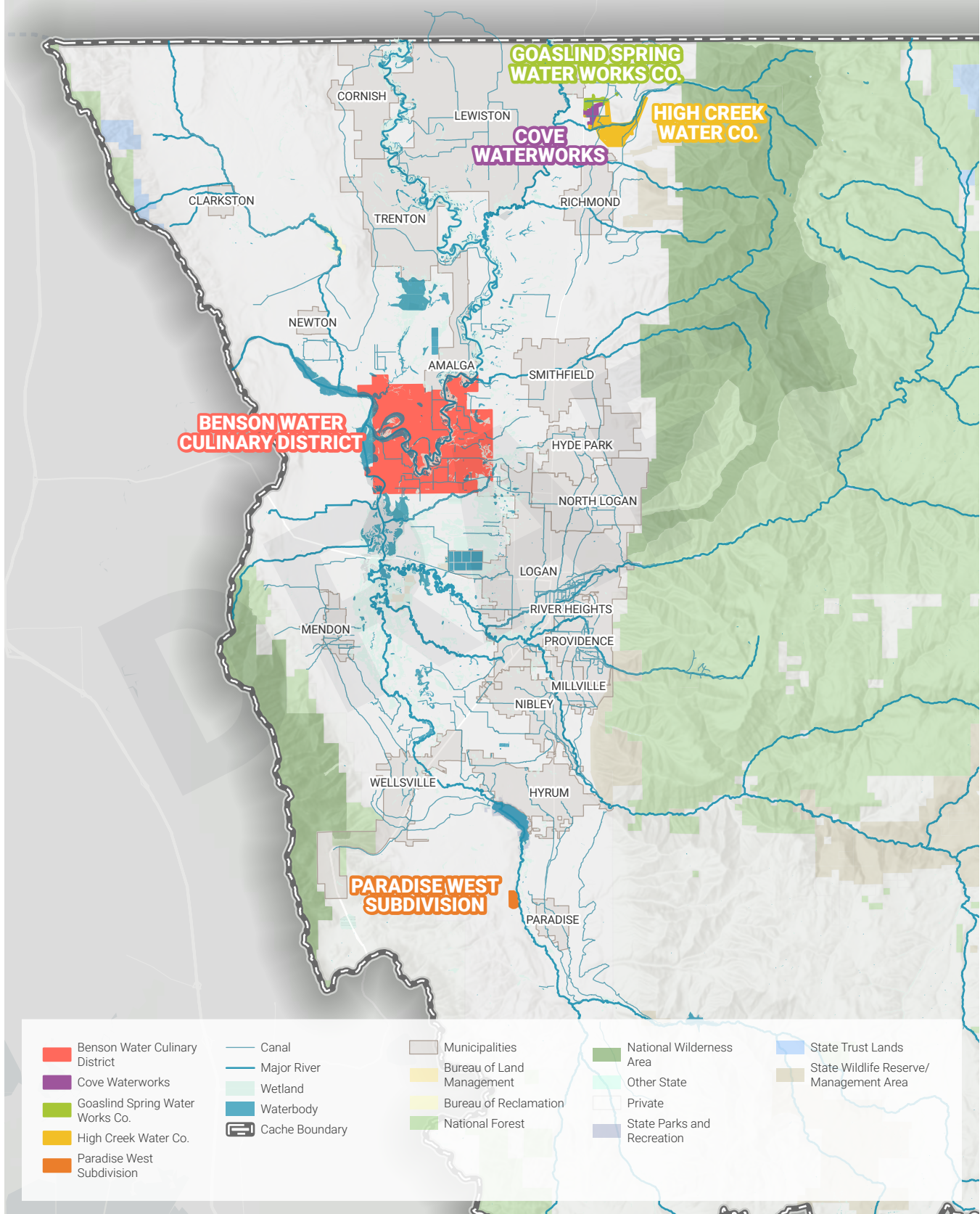
The western United States continues to experience rapid growth and development, with Utah being among the fastest-growing states. Growth has strained water resources and cast a spotlight on the historic disconnect between land-use decisions and water-supply planning. Recognizing these challenges, the state adopted *S.B. 110: Water as Part of the General Plan* in 2022. This new legislation requires most municipalities and all counties to amend their general plans to address the impact of land-use planning on water use. **Counties are asked to consult with all community culinary water systems in unincorporated areas as part of the process.**

Representatives from the five culinary water providers in unincorporated Cache County were contacted and invited to participate in brief interviews (see Table 01 & Map 01). During these interviews, providers were asked a consistent set of questions designed to foster dialogue around critical water issues in Cache County, reflecting their unique experiences and perspectives. Topics covered included water supply planning, system management, water usage, and potential policy recommendations.

This short report provides a summary of the information and perspectives gathered from the five culinary water providers in unincorporated Cache County. These findings will help to inform the development of the *Cache County Water Use & Preservation Element (2025)*.

TABLE 01 – UNINCORPORATED CACHE COUNTY CULINARY WATER PROVIDERS	
SYSTEM	APPROXIMATE POPULATION
Paradise West Subdivision	31
Goaslind Spring	45
Cove Waterworks	60
High Creek Water Co.	120
Benson Culinary Improvement District	743

MAP 01 – UNINCORPORATED CACHE COUNTY CULINARY WATER PROVIDERS



KEY THEMES, IDEAS, AND TAKEAWAYS

Interviews with culinary water providers in unincorporated Cache County highlighted perspectives on challenges and concerns regarding water use, management, and supply. While each provider operates in a unique context, several common themes emerged. Chief among them were concerns about rapid growth and development, the need to protect water quality and sources, a strong preference for maintaining local autonomy, limitations related to water rights, aging infrastructure, and evolving views on conservation. Although opinions varied, providers consistently highlighted the importance of balancing future water needs with respect for private property rights and system-level independence. The following themes reflect the most frequently discussed challenges and concerns, offering insights that can help guide the County's future planning and policy decisions related to water use and preservation.

COMMON THEMES

RAPID GROWTH & DEVELOPMENT

Concerns about rapid growth and development—especially in areas without adequate water supply or infrastructure—were the most consistent and urgent theme across interviews. Many providers feel that development is being approved without sufficient attention to long-term water availability, leading to unsustainable strain on already limited systems.

- Providers feel growth decisions are often made without full consideration of water constraints.
- Small providers are not always included in land use or subdivision decisions that affect them.
- Providers emphasized the need for stronger alignment between development approvals and the capacity of local water systems, including proactive protection of water sources.

WATER QUALITY & SOURCE PROTECTION

Protecting the quality of existing water sources and ensuring consistent, reliable delivery was a top priority for all providers. Providers also shared a variety of concerns, particularly regarding contamination risks and the vulnerability of small systems to disruptions. While not all systems have backup sources in place, there was a shared understanding of the inherent risks of operating small, independent systems. Many emphasized the need for land use protections around springs and wells and saw a role for the County in supporting better source protection planning.

- Providers expressed significant concern over threats to their water sources, including contamination from nearby development, agricultural runoff, and the placement of new wells too close to existing sources.

- Many described how low risk, high impact events such as natural disasters (e.g., earthquakes) could compromise water sources and leave shareholders without culinary water.
- Some systems have backup sources, generators, and contingency plans in place, while others do not, increasing the risk of service interruptions during emergencies.
- Despite these concerns, providers and shareholders generally recognize and accept the limitations and risks that come with managing small, decentralized systems.

LOCAL AUTONOMY

While some providers discussed the potential benefits of system consolidation to improve efficiency and resource sharing, opinions varied—some viewed consolidation as a viable option, while others did not. Across the board, providers emphasized the importance of local autonomy and agreed that small systems should have the ability to make their own decisions without added bureaucracy.

- All providers emphasized the importance of maintaining local autonomy.
- Views on system consolidation varied case by case; some providers saw it as a potential future option under the right circumstances, while others were firmly opposed to the idea.
- Concerns centered around avoiding increased regulation or loss of local control.

MAXED-OUT OR LIMITED WATER RIGHTS

Providers frequently stressed that their systems are constrained by fully allocated water rights or nearly fully allocated rights, making it difficult to accommodate new development. Acquiring new rights is often not feasible, and transferring rights can be bureaucratically complex and expensive.

- Many systems have maxed-out or limited availability of water rights.
- State-level policies on water rights are often seen as barriers to local flexibility.
- Several providers feel that there are few viable options for sourcing additional water.

AGING & INADEQUATE INFRASTRUCTURE

Small water systems report aging infrastructure as a major operational concern. Many of these systems were built decades ago and only receive maintenance on an as-needed basis. Financial and regulatory burdens exacerbate the challenge, especially when systems are held to standards similar to those of large cities, despite their small scale and limited resources.

- Upgrades such as chlorination or pressurization are often prohibitively expensive for small water systems.
- Smaller systems are burdened by state and federal compliance requirements, which some feel are disproportionate to their scale.
- Funding and technical assistance are often needed to maintain system reliability and meet regulatory standards.

CONSERVATION AWARENESS BUT LIMITED FORMAL IMPLEMENTATION

Water conservation was widely acknowledged as important among providers, though their approaches and perspectives varied. While some actively promote conservation through pricing structures and watering restrictions, others view it as only part of the solution to larger challenges like growth and supply limitations. No providers reported having a formal conservation plan, but described a common, informal commitment to responsible use among shareholders. Most also noted low interest among shareholders in conservation incentive programs.

- Providers generally support water conservation, though approaches vary by system.
- Metering is common, but enforcement and tiered billing vary.
- Some shareholders do utilize secondary water for landscape irrigation, while others rely on culinary water.
- No systems reported having a formal conservation plan, but responsible use is encouraged and mutually understood.
- Based on anecdotal feedback, most providers sensed little to no interest among shareholders in programs such as turf removal rebates or landscaping incentives though this could be due to a lack of awareness or access to programs.

CONSERVATION POTENTIAL IN AGRICULTURAL AND OUTDOOR USE

While not a primary focus for most interviewees, the potential for water savings through changes in agricultural and outdoor use added additional perspective. One provider noted that agriculture in Cache Valley is heavily centered around alfalfa, a highly water-intensive crop, and suggested that encouraging and incentivizing a shift towards less water-demanding crops could help meet future water needs. Outdoor watering, particularly for lawns and gardens, was also identified as a major component of residential use. The sentiment was expressed that reductions in landscape watering, supported through education or incentives, could result in meaningful water savings.

- Incentives to shift agriculture toward less water intensive crops could be an effective strategy to manage future water demands.
 - Outdoor watering, especially for lawns and gardens, represents a substantial portion of residential water use, suggesting that even small, voluntary reductions and efficiency improvements could have a meaningful impact.
 - Changes in both agricultural practices and landscape watering habits could contribute meaningfully to future water availability.
-

APPENDIX B

RURAL WATER EFFICIENCY STANDARDS

The following standards were provided by the Central Utah Water Conservancy District. It is recommended that the County consult with the District or the Utah Division of Water Resources regarding the most up-to-date recommended standards that apply to Cache County, as these are subject to change.



December 18, 2024

Water Efficiency Standards

1. Purpose

The purpose of these Water Efficiency Standards is to conserve the public's water resources by establishing water conservation standards for outdoor landscaping and indoor plumbing fixtures.

2. Applicability

A. The following standards shall at a minimum be required for all **new** developer, contractor, or owner installed landscaping for commercial, institutional, and industrial construction as applicable, and for all developer, contractor, or owner installed landscaping in front and side yards of all new residential construction. These standards shall apply to existing ordinances related to city required landscaping.

i. If the backyard is required to be landscaped for certificate of occupancy, the standards shall apply to the backyard as well.

B. These outdoor standards are not intended to conflict with other landscaping requirements as defined by Utah law, including stormwater retention requirements and low-impact development guidelines. Notwithstanding these outdoor standards, whenever any requirement may conflict with Utah law, such conflicting requirements shall not apply.

3. Outdoor Landscaping Standards

All new landscaping for public agency projects, private development projects, developer-installed landscaping in multi-family and single-family residential projects within the front and side yards shall comply with the landscaping standards below:

Definitions

- A. Activity Zones: Portions of the landscape designed for recreation or function, such as storage areas, fire pits, vegetable gardens, and playgrounds.
- B. Active Recreation Areas: Areas of the landscape dedicated to active play where lawn may be used as the playing surface (ex. sports fields).
- C. Central Open Shape: An unobstructed area that functions as the focal point of a landscape and is designed in a geometric shape.
- D. Gathering Areas: Portions of the landscape dedicated to congregating, such as patios, gazebos, decks, and other seating areas.
- E. Hardscape: Durable landscape materials, such as concrete, wood, pavers, stone, or compacted inorganic mulch.



- F. Lawn: Ground that is covered with grass or turf that is regularly mowed.
- G. Mulch: Any material such as rock, bark, compost, wood chips or other materials left loose and applied to the soil.
- H. Park Strip: A typically narrow landscaped area located between the back-of-curb and sidewalk.
- I. Paths: Designed routes between landscape areas and features.
- J. Planting Bed: Areas of the landscape that consist of plants, such as trees, ornamental grasses, shrubs, perennials, and other regionally appropriate plants.
- K. Total Landscaped Area: Improved areas of the property that incorporate all the completed features of the landscape. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, and other non-irrigated areas intentionally left undeveloped.

4. **Landscaping Requirements**

- A. Lawn shall not be less than 8 feet wide at its narrowest point.
- B. Lawn shall not be installed in park strips, paths, or on slopes greater than 25% or 4:1 grade.
- C. Lawn shall not exceed 50% of the total landscaped area in the front and side yards of new residential construction.
 - i. Small residential lots, which have no back yards, which the total landscaped area is less than 250 square feet, and which the front yard dimensions cannot accommodate the minimum 8 feet wide lawn area requirement, are exempt from the 8 feet minimum width lawn area requirement and maximum of 50% lawn requirement.
- D. In commercial, industrial, institutional, and multi-family development common area landscapes, lawn areas shall not exceed 20% of the total landscaped area, outside of active recreation areas.

5. Landscaping Recommendations

- A. All irrigation shall be appropriate for the designated plant material to achieve the highest water efficiency. Drip irrigation shall be used except in lawn areas. Drip irrigation systems shall be equipped with a pressure regulator, filter, flush-end assembly, and any other appropriate components.
- B. Each irrigation valve shall irrigate landscaping with similar site, slope and soil conditions, and plant materials with similar watering needs. Lawn and planting beds shall be irrigated on separate irrigation valves. In addition, drip emitters and sprinklers shall be placed on separate irrigation valves.



CENTRAL UTAH WATER CONSERVANCY DISTRICT

- C. Landscaped areas shall be provided with a WaterSense labeled smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities.
 - D. At least 3-4 inches of mulch, permeable to air and water, shall be used in planting beds to control weeds and improve the appearance of the landscaping.
 - E. At maturity, landscapes are recommended to have enough plant material (perennials and shrubs) to create at least 50% living plant cover at maturity at the ground plane, not including tree canopies.
6. Landscaping Design Considerations
- A. If size permits, the landscaped areas of the front yard and back yard shall include a designed central open shape created by using lawn, hardscape, groundcover, or gravel.
 - B. Gathering areas shall be constructed of hardscape and placed outside of the central open shape. In a landscape without lawn, gathering areas may function as the central open shape.
 - C. Activity zones shall be located outside of the central open shape and shall be surfaced with materials other than lawn.
 - D. Paths shall be made with materials that do not include lawn, such as hardscape, mulch, or other ground surface material.
7. Additional Recommendations
- A. It is recommended and encouraged that all new and future construction and future additions, remodels, or refurbishments install plumbing fixtures that have the WaterSense label, including lavatory faucets, shower heads, sink faucets, water closets (tank and flushometer-valve toilets), and urinals, to the extent Utah law allows municipalities or local districts to require these fixtures.

Ordinance No. 2025-40
Cache County, Utah
Mountain Manor Springs Rezone

An ordinance amending the County Zoning Map by rezoning 98.68 acres from the
Agricultural (A10) Zone to the Rural 2 (RU2) Zone.

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

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

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

Whereas, on October 2nd, 2025 the Planning Commission held a public hearing, accepted all comments, and recommended the denial of the proposed rezone (6-0) 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 November 4th, 2025, the County Council held a public hearing, to consider any comments regarding the proposed rezone. The County Council accepted all comments; and

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

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

1. Statutory Authority

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

2. Adoption of amended Zoning Map

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

3. Conclusions

- A. The location of the subject property to be rezoned is not compatible with the purpose of the Rural 2 (RU2) Zone:
 - a. "To allow for residential development in a moderately dense pattern that can allow for rural subdivisions, and to allow for clustering plans larger than a single parcel. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities."
 - b. "To implement the policies of Cache countywide comprehensive plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipality standards."
 - c. "This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services."
- B. The nearest parcel in the County that is in the Rural 2 (RU2) Zone is located 1.25 miles away.
 - a. Additionally, Mendon City limits are located 1.65 miles to the east of the subject parcels.
- C. The proposed rezone is not consistent with the Cache County General Plan:
 - a. The subject parcels fall under the "Agriculture and Ranching" and "Mountain Rural and Conservation" Zones:
 - i. Agriculture and Ranching:
 - 1. This zone places an emphasis on agricultural related activities and a lower density of housing. Additionally, the Rural 2 (RU2) Zone has fewer agricultural related use types than the Agricultural (A10) Zone.
 - a. "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."
 - b. "Secondary Land Uses: Industrial and Commercial uses directly supportive of agriculture (processing, packaging, distribution), clustered subdivision developments, outdoor recreation, farm worker housing."
 - c. "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."
 - ii. Mountain Rural and Conservation:
 - 1. This zone places an emphasis on natural resource extraction and recreational activities and a very low density of permanent/seasonal housing. Additionally, the Rural 2 (RU2) Zone has fewer natural resource extraction/recreational related use types than the Agricultural (A10) Zone.
 - a. "Preferred Land Uses: Forestry, agriculture, conservation easements (CEs) and conserved public

lands, watershed protection, hazard mitigation (i.e. floodplain management, steep slopes, and high wildfire hazard), outdoor recreation and tourism.”

- b. “Secondary Land Uses: Seasonal residential housing at one unit per 40 acres, clustered subdivision developments, resorts, recreation business, and public institutions.”
- c. “Discouraged Uses: Residential development at a density greater than one unit per 40 acres, industrial, commercial office, commercial retail, heavy industrial.”

iii. The subject parcels are not located in the Urban Expansion Overlay.

D. Should the maximum number of lots be subdivided, a secondary ingress-egress will have to be created.

- a. The maximum number of potential lots in the Rural 2 (RU2) zone with ninety-eight (98) acres is 49. Currently, Lund Lane serves five residences and ends in a dead end. Per the International Fire Code (IFC) Section D107.1 (adopted by Cache County as Ord. 2021-09), where there are more than thirty dwelling units a secondary fire ingress/egress must be provided.

E. Parcel 12-052-0026 is currently restricted due to property line adjustments with Parcels 12-052-0011 and 12-052-0016. To resolve this issue, Parcels 12-052-0011 and 12-052-0016 would need to be involved with the rezone and subsequent subdivision to resolve this parcel restriction. However, Parcels 12-052-0011 and 12-052-0016 were not included with this rezone which means that the restriction will not be lifted by an approved rezone and subdivision.

F. Mendon City provided a public comment that stated they are opposed to the rezone.

G. 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.

H. Exhibits

A. Exhibit A: Rezone summary and information

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

I. 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.

J. 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 2025-40, Mountain Manor Springs Rezone

_____ Approve

_____ Disapprove (A Statement of Objection is attached)

N. George Daines, Executive
Cache County

Date

Staff Report: Mountain Manor Springs Rezone

2 October 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: Rhy Lund

Parcel ID#: 12-052-0017, -0026

Staff Recommendation: Denial

Type of Action: Legislative

Land Use Authority: Cache County Council

Location

Reviewed by Conner Smith

Project Address:

~500 N. 7200 W.,
Petersboro

Acres: 98.68

Current Zoning:

Agricultural (A10)

Proposed Zoning:

Rural 2 (RU2)

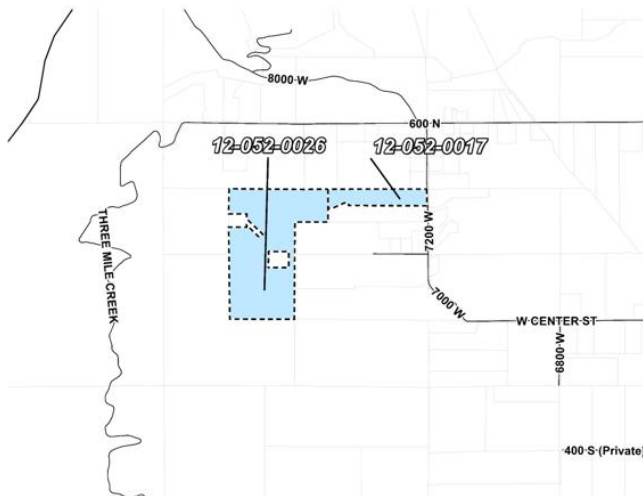
Surrounding Uses:

North – Residential/Agricultural

South – Agricultural

East – Residential/Agricultural

West – Agricultural/Forest Recreation



Findings of Fact

A. Request description

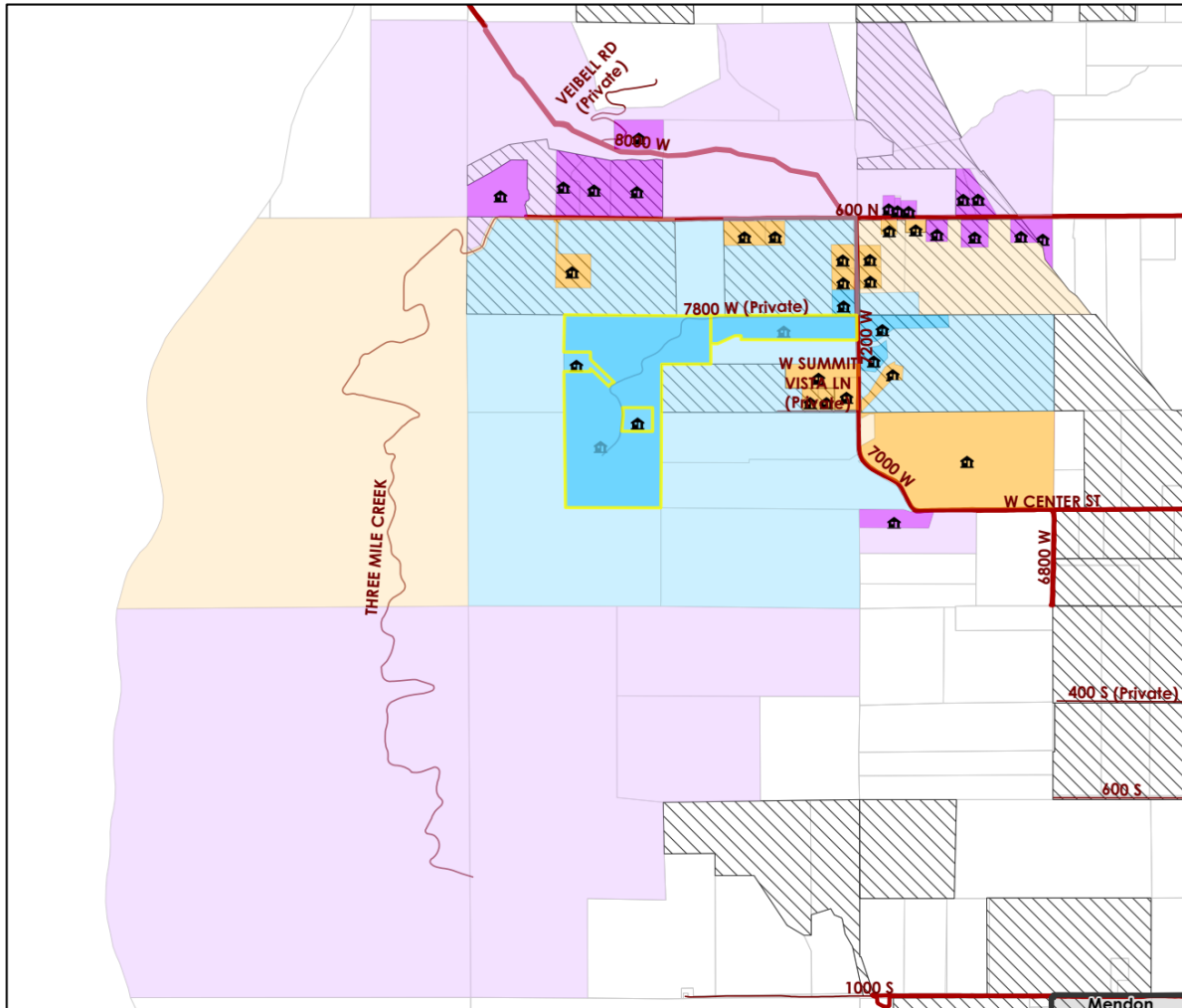
1. A request to rezone a total of 98.68 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.
 - a. Parcel 12-052-0017 is in the Agricultural (A10) Zone and is 14.68 acres.
 - b. Parcel 12-052-0026 is in the Agricultural (A10) Zone and is 84.00 acres.
2. This rezone may allow the parcel to establish uses permitted in the Rural 2 (RU2) Zone.
3. 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 Rural 2 (RU2) Zone will be addressed as part of each respective approval process required prior to site development activities.

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

a. Land Use Context:

- i. Parcel status: The properties do not match the configuration they had on August 8th, 2006.
 1. Parcel 12-052-0017 did a boundary line adjustment in 2024/2025 and is a legal parcel.
 2. Parcel 12-052-0026 was the result of an improper adjustment in 2018 and is not a legal parcel.

ii. Average Lot Size: (See Attachment A)



Average Parcel Size	
Adjacent Parcels	With a Home: 16.6 Acres (7 Parcels)
	Without a Home: 44.6 Acres (13 Parcels)
¼ Mile Buffer	With a Home: 10.2 Acres (22 Parcels)
	Without a Home: 64.3 Acres (18 Parcels)
½ Mile Buffer	With a Home: 7.9 Acres (37 Parcels)
	Without a Home: 51.6 Acres (35 Parcels)

- iii.** Schedule of Zoning Uses: The Rural 2 (RU2) Zone allows for a variety of uses with the approval of a zoning clearance and/or conditional use permit.

These uses include:

- Single Family Dwelling
- Foster Home
- Accessory Apartment
- Accessory/Agricultural Structures
- Home Based Business
- Seasonal Cabin
- Residential Living Facilities
- Home Based Kennel
- Bed and Breakfast Inn
- Public Uses
- Religious Meeting House
- Utility Facility, Distribution
- Utility Facility, Service
- Agricultural Production
- Farm Stand
- Boarding Facility
- Site Grading

- iv.** Adjacent Uses:

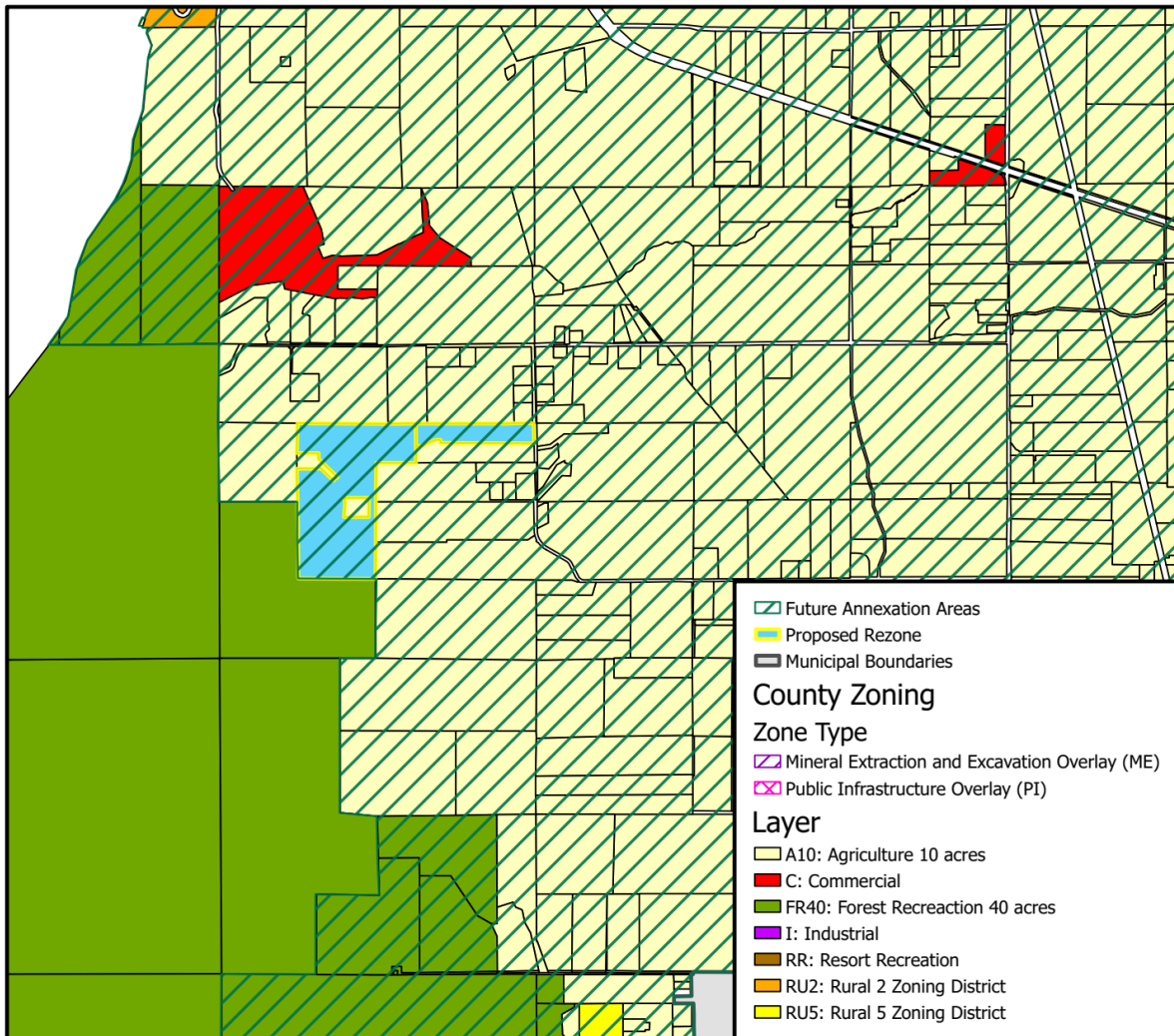
1. The properties to the north and east are a mix of residential and agricultural while the properties to the south and west are primarily agricultural and forest recreation.

- v.** The nearest parcel in the County that is in the Rural 2 (RU2) Zone is located 1.25 miles to the northwest of the subject property.

1. The High Country Estates Rezone, located 1.25 miles to the northwest of the subject property, was a request to rezone 70.07 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone and was approved by the County Council as Ordinance 2011-11.

- vi.** Annexation Areas:

1. The subject property is located in the Mendon City 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 Rural 2 (RU2) Zone but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030(A) identifies the purpose of the Rural 2 (RU2) Zone and includes the following:
 - a. “To allow for residential development in a moderately dense pattern that can allow for rural subdivisions, and to allow for clustering plans larger than a single parcel. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities.”
 - b. “To implement the policies of Cache countywide comprehensive plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipality standards.”
 - c. “This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.”

7. Chapter 4: Future Land Use Plan of the Cache County General Plan states:
 - a. “The use of land is one of the most important and fundamental values for landowners, residents, civic leaders, and elected officials. This determines, in large measure, the future of Cache County. The Future Land Use Map represents the County’s collective vision of our desired future. It conveys the patterns and priorities of economic development and community character, the locations of neighborhoods and industries, and the preservation of natural, agricultural, and rural landscapes.”
 - b. “The Future Land Use Plan is advisory and does not change the existing zoning of any property or the ability of landowners to continue existing legal uses consistent with the existing zoning or nonconforming uses. It serves as a starting point for conversations about regional initiatives and development proposals by illustrating how sometimes separate and uncoordinated activities can help or harm our desired future. The timing of future development will depend on a number of factors including choices made by individual landowners, aspirations of the community, and future availability of facilities and services.”
8. The future land use map (Attachment B) adopted as part of the Cache County General Plan identifies the area where the subject property is located as “Agriculture and Ranching.” *Cache County General Plan, Chapter 4, Page 26*. This section states:
 - a. Location: Private agriculture landscapes in the Cache Valley outside of municipalities.
 - b. Example Areas: Most of the valley.
 - c. Purpose and Character: Agricultural and rangeland uses on private lands under conservation easements (no public access) are expected to continue in the Valley. Separation from dense residential developments is advantageous. The agricultural landscape provides separation between adjacent municipalities and protects suitable soils.
 - d. Preferred Land Uses: Agriculture, ranching, rural residential uses at densities of less than one unit per 10 acres, Conservation Easements (CEs) and conserved public lands, Agritourism.
 - e. Secondary Land Uses: Industrial and Commercial uses directly supportive of agriculture (Processing, Packaging, Distribution), clustered subdivision developments, outdoor recreation, farm worker housing.
 - f. Discouraged Uses: Residential developments at densities of greater than one unit per 10 acres if not in a clustered subdivision development, commercial office, commercial retail, flex office/industrial, heavy industrial.
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 “Mountain Rural and Conservation.” *Cache County General Plan, Chapter 4, Page 25*. This section states:
 - a. Location: The majority of privately-owned mountain and foothill areas.
 - b. Example Areas: FR-40 zone that is not public land
 - c. Purpose and Character: Forestry, recreation, and multiple resource uses on private lands. Forestry and recreation land uses are expected to continue. Maintaining the environmental quality of steep slopes, canyons, and forests with minimal residential development conserves watershed resources and improves resiliency from wildfire, geological, and flood hazards.
 - d. Preferred Land Uses: Forestry, agriculture, conservation easements (CEs) and conserved public lands, watershed protection, hazard mitigation (i.e. floodplain management, steep slopes, and high wildfire hazard), outdoor recreation and tourism.

- e. Secondary Land Uses: Seasonal residential housing at one unit per 40 acres, clustered subdivision developments, resorts, recreation business, and public institutions.
 - f. Discouraged Uses: Residential development at a density greater than one unit per 40 acres, industrial, commercial office, commercial retail, heavy industrial.
10. Consideration of impacts related to uses allowed within the Rural 2 (RU2) Zone will be addressed as part of each respective approval process required prior to site development activities.

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

11. §12.02.010 adopts the Manual of Roadway Design and Construction Standards (Road Manual) for roadway improvement requirements.
12. §16.02.010 Standards and Lot Size – All subdivisions must meet the minimum lot and development standards as outlined in each base zone of the Cache County Zoning Ordinance and within this title.
13. Table §17.10.040 Site Development Standards – Minimum lot frontage required in the Rural 2 (RU2) Zone is 90’.
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. Major Local (ML): Major local roads serve a dual function of providing access to properties that abut the road as well as providing through or connection service between higher road classification facilities. Major local roads may have significant local continuity and may operate at relatively high speeds. Because of the possibility of 2.0 Roadway Design (2021) | Roadway Manual 10 through traffic, a meaningful segment of traffic on major local roads may include drivers who are unfamiliar with the roads. Traffic on major local roads is largely composed of passenger vehicles or other smaller vehicle types. Where a significant proportion of traffic is trucks or other heavy vehicles, additional design considerations will be required.
 - b. Minor Private (P): Minor private roads are private roads with an expected ADT of 0- 50.
18. A basic review of the access to the subject property identifies the following:
- a. The property has access to 7200 West and Lund Lane.
19. 7200 West:
- a. East of the subject parcels, 7200 West is a County road and is classified as a Major Local.
 - b. Provides access to residential and agricultural properties.
 - c. Is maintained by the County year round and has a speed limit of 30 miles per hour.
 - d. Has an existing width of 20 feet, a variable right-of-way, a 1-foot paved shoulder, a 2-foot gravel shoulder, a 5 to 10-foot clear zone, and is paved.
 - e. Is considered substandard as to right-of-way, paved shoulder, gravel shoulder, and clear zone.

Frontage Road – 7200 West			
Functional Classification	Major Local	Summer Maintenance	Yes
Speed Limit	30 MPH	Winter Maintenance	Yes
Dedicated ROW	No	Municipal Boundary	No

Analysis of Roadway – 7200 West			
Roadway Element	Existing Width (ft.)	Required Width (ft.)	Comments or Findings
Travel Lanes	10	10	OK
Right-of-Way	Varies	66	Substandard
Paved Shoulder	1	2	Substandard
Gravel Shoulder	2	4	Substandard
Clear Zone (4:1)	5-10	10	Substandard
Material	Paved	Paved	OK
Structural			Visually OK

Minimum Access Spacing Standard (Feet)			
Classification	Public/Private Roads	Commercial	Residential/Farm
Major Local	300	150	10
1. Driveways for all uses except single-family homes shall not be closer than eight (8) feet to an adjacent interior property line. Single-family homes may be granted with two (2) feet of the property line. 2. Min. Spacing from Private or Public Road Intersection shall be 80 feet.			

20. Lund Lane:

- a. Serving as the primary access, Lund Lane is a private road and is classified as a Minor Private.
- b. Provides access to residential and agricultural properties.
 - i. Currently provides access to five residential properties.
- c. Is one mile long, has a width of 20 feet, and the surface is a mixture of gravel and asphalt tailings.
- d. It meets the County Code requirements for a Minor Private road.
 - i. Any additional residential development along the private road will require it to be improved and meet the standards of a Major Private road.

D. Service Provisions:

- 21. §16.04.080 [C] Fire Control – The County Fire District did not have any comments or concerns regarding this rezone. Any future development on the property must be reevaluated and may require improvements based on the location of the proposed access and development.
- 22. §16.04.080 [F] Solid Waste Disposal – Applicant must work with Waste Management for solid waste disposal.

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

- 23. Public notice was posted online to the Utah Public Notice Website on 19 September 2025.
- 24. Notices were posted in three public places on 19 September 2025.
- 25. Notices were mailed to all property owners within 300 feet on 19 September 2025.
- 26. The meeting agenda was posted to the County website on 19 September 2025.
- 27. At this time, no written public comment regarding this proposal have been received by the Development Services Office.
 - a. Staff reached out to Mendon City bud did not receive a written comment at the time of writing this staff report.

Conclusion

The Mountain Manor Springs rezone, a request to rezone 98.68 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone has been reviewed in conformance with Title 17 of the Cache County Land Use Ordinance and the County Manual of Roadway Design and Construction Standards.

Based on the findings and facts noted herein, the Mountain Manor Springs rezone is hereby recommended for denial to the County Council as follows:

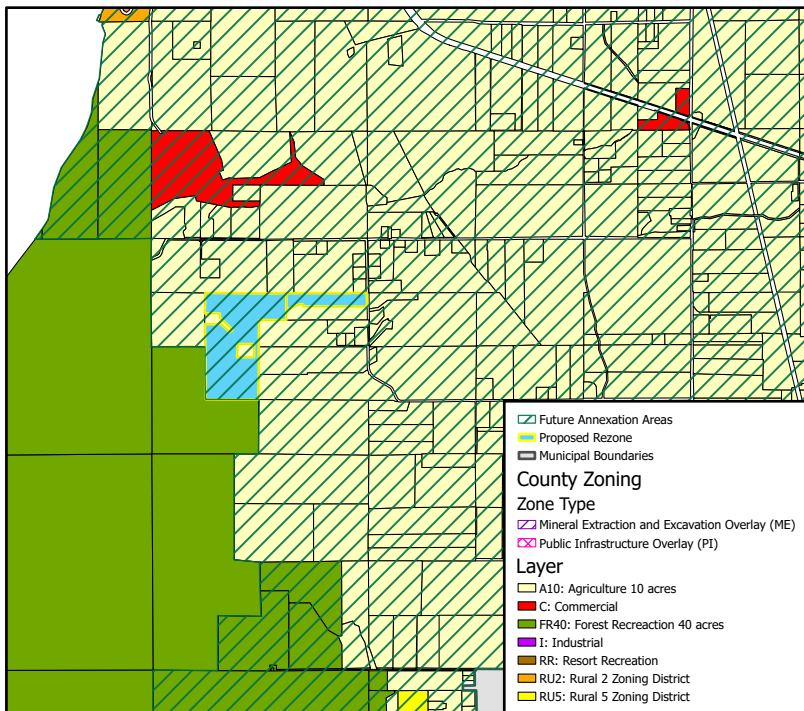
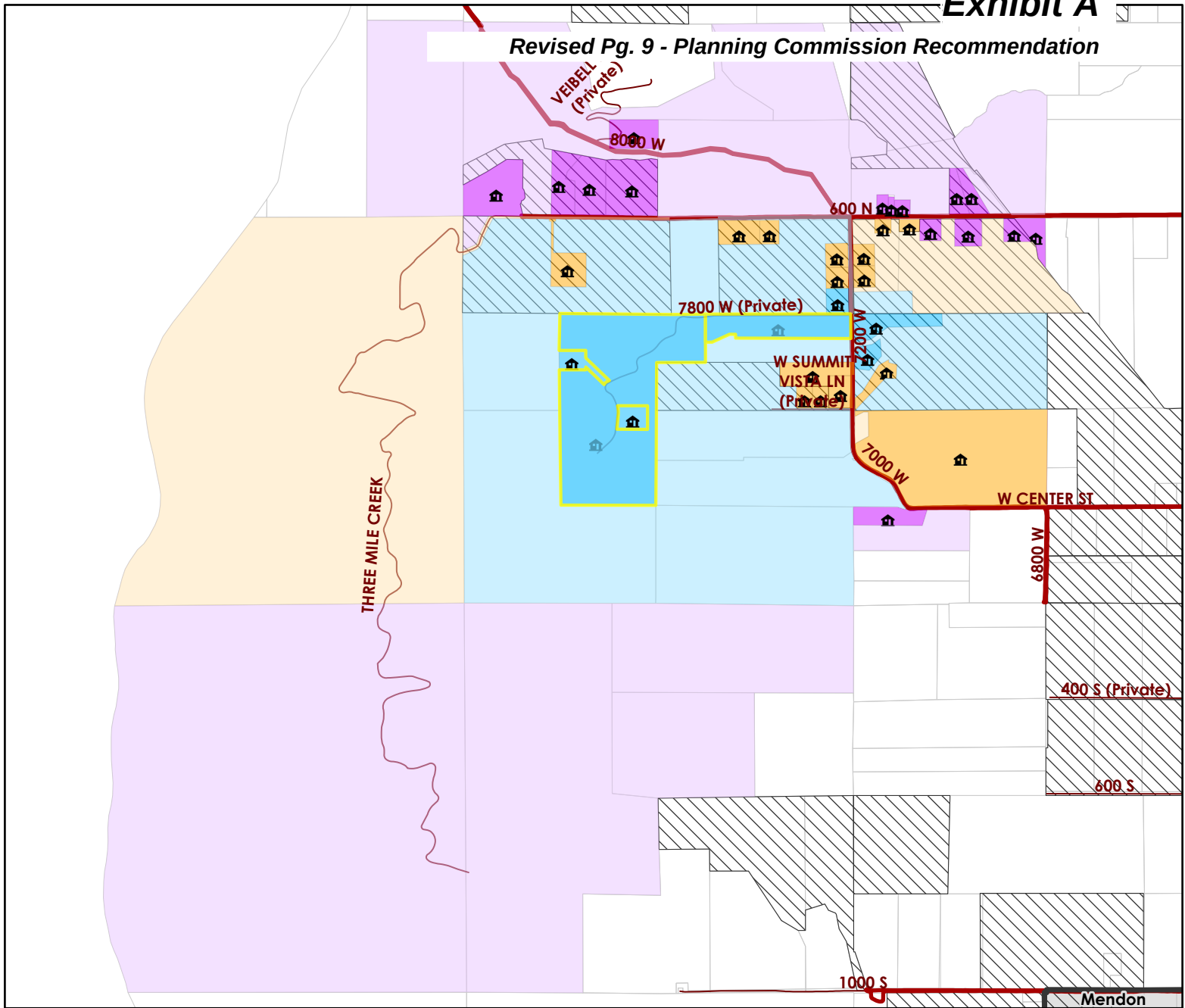
1. The location of the subject property to be rezoned is not compatible with the purpose of the Rural 2 (RU2) Zone:
 - a. “To allow for residential development in a moderately dense pattern that can allow for rural subdivisions, and to allow for clustering plans larger than a single parcel. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities.”
 - b. “To implement the policies of Cache countywide comprehensive plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipality standards.”
 - c. “This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.”
2. The nearest parcel in the County that is in the Rural 2 (RU2) Zone is located 1.25 miles away.
 - a. Additionally, Mendon City limits are located 1.65 miles to the east of the subject parcels.
3. The proposed rezone is not consistent with the Cache County General Plan:
 - a. The subject parcels fall under the “Agriculture and Ranching” and “Mountain Rural and Conservation” Zones:
 - i. Agriculture and Ranching:
 1. This zone places an emphasis on agricultural related activities and a lower density of housing. Additionally, the Rural 2 (RU2) Zone has fewer agricultural related use types than the Agricultural (A10) Zone.
 - a. “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.”
 - b. “Secondary Land Uses: Industrial and Commercial uses directly supportive of agriculture (processing, packaging, distribution), clustered subdivision developments, outdoor recreation, farm worker housing.”
 - c. “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.”
 - ii. Mountain Rural and Conservation:
 1. This zone places an emphasis on natural resource extraction and recreational activities and a very low density of permanent/seasonal housing.

Additionally, the Rural 2 (RU2) Zone has fewer natural resource extraction/recreational related use types than the Agricultural (A10) Zone.

- a. “Preferred Land Uses: Forestry, agriculture, conservation easements (CEs) and conserved public lands, watershed protection, hazard mitigation (i.e. floodplain management, steep slopes, and high wildfire hazard), outdoor recreation and tourism.”
 - b. “Secondary Land Uses: Seasonal residential housing at one unit per 40 acres, clustered subdivision developments, resorts, recreation business, and public institutions.”
 - c. “Discouraged Uses: Residential development at a density greater than one unit per 40 acres, industrial, commercial office, commercial retail, heavy industrial.”
- iii. The subject parcels are not located in the Urban Expansion Overlay.
4. Should the maximum number of lots be subdivided, a secondary ingress-egress will have to be created.
 - a. The maximum number of potential lots in the Rural 2 (RU2) zone with ninety-eight (98) acres is forty-nine (49). Currently, Lund Lane serves five residences and ends in a dead end. Per the International Fire Code (IFC) Section D107.1 (adopted by Cache County as Ord. 2021-09), where there are more than thirty dwelling units a secondary fire ingress/egress must be provided.
 5. Parcel 12-052-0026 is currently restricted due to property line adjustments with Parcels 12-052-0011 and 12-052-0016. To resolve this issue, Parcels 12-052-0011 and 12-052-0016 would need to be involved with the rezone and subsequent subdivision to resolve this parcel restriction. However, Parcels 12-052-0011 and 12-052-0016 were not included with this rezone which means that the restriction will not be lifted by an approved rezone and subdivision.
 6. Mendon City provided a public comment that stated that they are opposed to the rezone.

ATTACHMENT A

Revised Pg. 9 - Planning Commission Recommendation



Legend

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

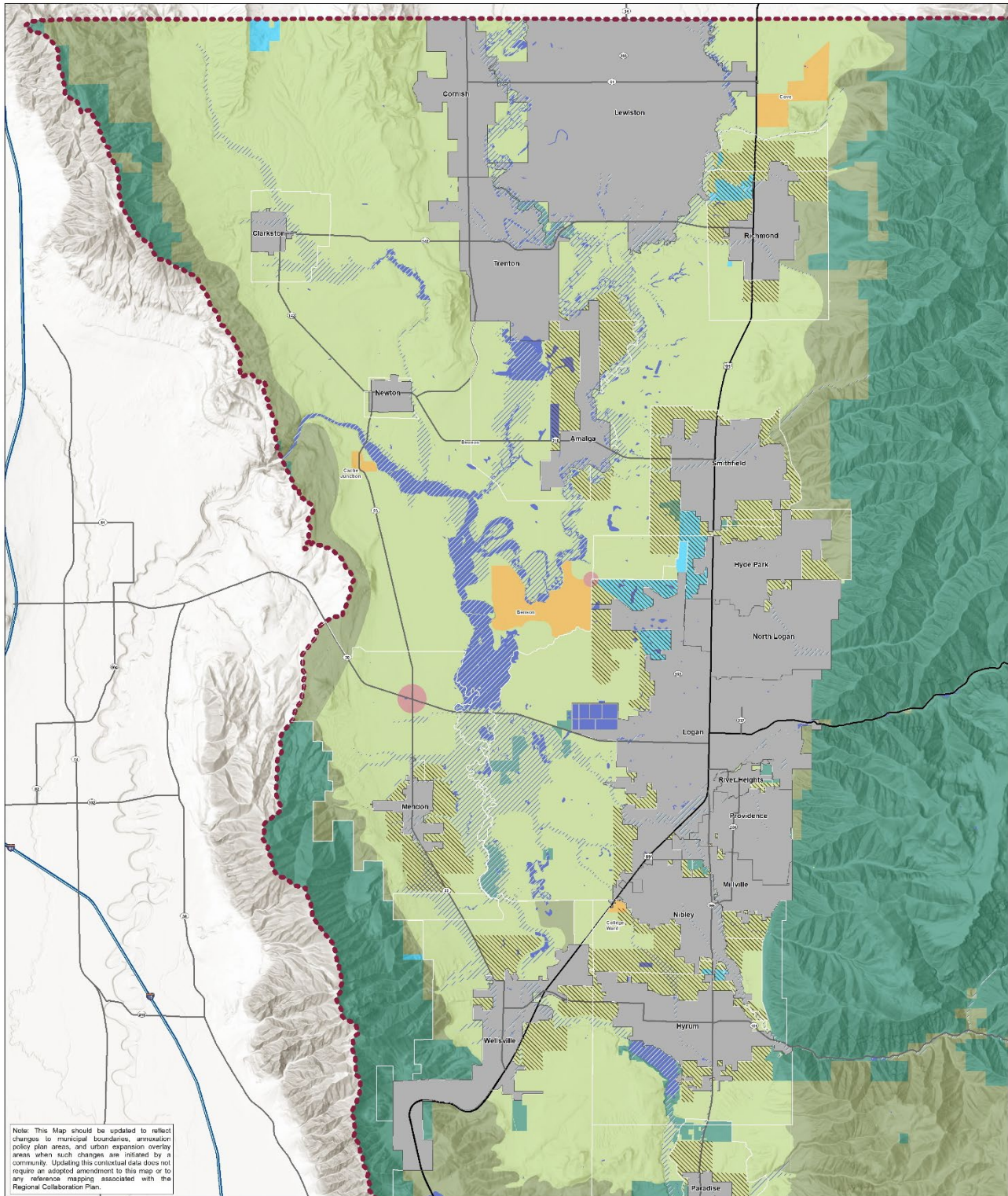
Average Parcel Size

Adjacent Parcels	With a Home: 16.6 Acres (7 Parcels)
	Without a Home: 44.6 Acres (13 Parcels)
1/4 Mile Buffer	With a Home: 10.2 Acres (22 Parcels)
	Without a Home: 64.3 Acres (18 Parcels)
1/2 Mile Buffer	With a Home: 7.9 Acres (37 Parcels)
	Without a Home: 51.6 Acres (35 Parcels)



9/10/2025

ATTACHMENT B



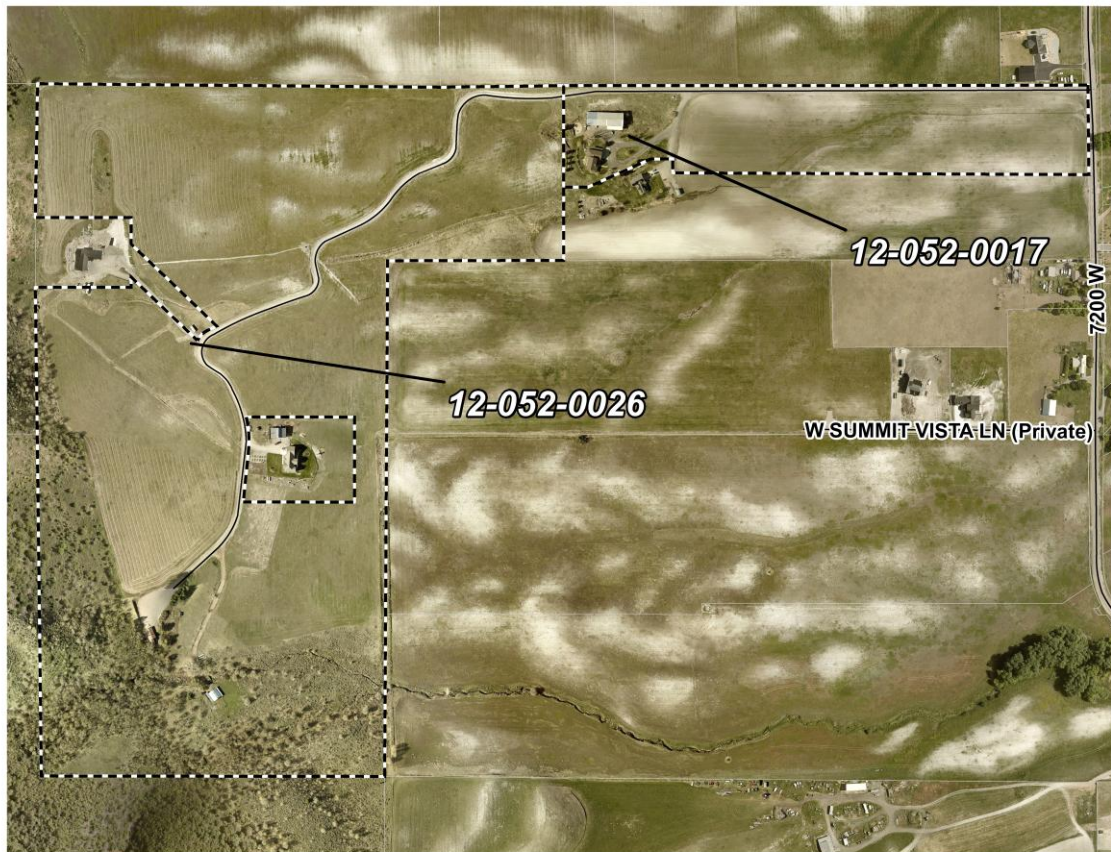
Note: This Map should be updated to reflect changes to municipal boundaries, annexation policy plan areas, and urban expansion overlay areas when such changes are initiated by a community. Updating this conceptual data does not require an adopted amendment to this map or to any reference mapping associated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

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

Cache County Future Land Use Map

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

Date: February 28, 2023



12-052-0017

BEG AT SE COR OF NE/4 SEC 36 T 12N R 2W & TH N 992.13 FT TH W 46.05 FT TO TRUE
 POB TH S 89°52'16" W
 1987.8 FT TH N 2°46'54" W 327.13 FT TH N 89°52'07" E 1993.76 FT TO W LN OF CO ROAD
 TH S 1°45'28" E 326.87 FT
 ALG ROAD TO TRUE POB SUBJ TO 50 FT R/W BEG 120 RDS E & 660 FT (659 FT MEAS) &
 40 RDS E & 40 RDS N
 OF SW COR SD NE/4 & TH W 1370 FT TH S 330 FT TH E 50 FT TH N 280 FT TH E 1320 FT
 TH N 50 FT TO BEG
 CONT 14.94 AC M/B

12-052-0026

ART OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 2 WEST, SALT LAKE BASE AND
 MERIDIAN, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID
 SECTION AND RUNNING THENCE SOUTH 80 RODS; THENCE WEST 80 RODS; THENCE
 NORTH 160 RODS; THENCE EAST 120 RODS; THENCE SOUTH 40 RODS; THENCE
 WEST 40 RODS; THENCE SOUTH 40 RODS MORE OR LESS TO THE POINT OF
 BEGINNING.
 LESS AND EXCEPTING THEREFROM. THE FOLLOWING DESCRIBED PROPERTY:
 A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST
 QUARTER OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 2 WEST, SALT LAKE BASE
 AND MERIDIAN. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST
 QUARTER OF SECTION 36, AND THE EAST LINE OF A 33 FOOT WIDE PRIVATE LANE,
 SAID POINT BEING NORTH 89°55'26" WEST 3,228.29 FEET FROM THE EAST QUARTER
 CORNER OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 2 WEST, SALT LAKE BASE
 AND MERIDIAN (BASIS OF BEARING BEING NORTH 01°03'00" WEST BETWEEN THE
 EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 36); RUNNING
 THENCE: NORTHERLY 63.86 FEET ALONG A 415.00 FOOT RADIUS CURVE CONCAVE

TO THE WEST, WITH A DELTA ANGLE OF 08°48'58" AND A CHORD LENGTH OF 63.79 FEET WITH A CHORD BEARING OF NORTH 08°18'13" WEST ALONG SAID 33 FOOT WIDE PRIVATE LANE; THENCE SOUTH 89°55'27" EAST 409.30 FEET; THENCE SOUTH 00°04'33" WEST 321.19 FEET; THENCE NORTH 89°55'27" WEST 420.15 FEET TO THE EAST LINE OF A 33 FOOT WIDE PRIVATE LANE, THENCE ALONG SAID PRIVATE LANE THE FOLLOWING TWO COURSES: NORTH 05°52'17" EAST 188.39 FEET, NORTHERLY 70.74 FEET ALONG A 415.00 FOOT RADIUS CURVE CONCAVE TO THE WEST, WITH A DELTA ANGLE OF 09°46'01" AND A CHORD LENGTH OF 70.66 FEET WITH A CHORD BEARING OF NORTH 00°59'16" EAST, TO THE POINT OF BEGINNING. (12-052-0011) LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY: A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, SAID POINT BEING NORTH 89°55'26"

WEST 4,033.80 FEET AND NORTH 00°01'00" WEST 551.37 FEET FROM THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING NORTH 01°03'00" WEST BETWEEN THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 36); RUNNING THENCE: NORTH 00°01'00" WEST 263.98 FEET ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89°59'00" EAST 361.51 FEET; THENCE SOUTH 00°01'00" EAST 100.15 FEET: THENCE SOUTH 46°14'57" EAST 447.75 FEET, TO THE WEST LINE OF A 33 FOOT WIDE PRIVATE LANE, THENCE ALONG SAID PRIVATE LANE THE FOLLOWING TWO COURSES: SOUTH 64°31'59" WEST 37.00 FEET, SOUTHWESTERLY 56.50 FEET ALONG AN 83.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST, WITH A DELTA ANGLE OF 39°00'16" AND A CHORD LENGTH OF 55.42 FEET WITH A CHORD BEARING OF SOUTH 45°01'51" WEST; THENCE NORTH 46°14'57" WEST 347.17 FEET: THENCE SOUTH 00°01'00" EAST 39.20 FEET: THENCE SOUTH 89°59'00" WEST 361.50 FEET, TO THE POINT OF BEGINNING. (12-052-0016) NET 84.00 AC (CCRO)



CACHE COUNTY
RESOLUTION NO. 2025 - 41

**A RESOLUTION APPROVING THE 2025 CACHE COUNTY COUNCIL OF
GOVERNMENTS FUNDING RECOMMENDATION**

- (A) WHEREAS, the County Council may pass all resolutions 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, Utah Code Annotated §59-12-2217, the County Option Sales and Use Tax for Transportation provides the opportunity for a Council of Governments and the local legislative body to prioritize and approve one funding recommendation for transportation projects each calendar year; and
- (C) WHEREAS, the Cache County Council of Governments (“CCCOG”) is the council of governments with the authority to work with Cache County, the local legislative body, to prioritize and approve funding for such transportation projects; and
- (D) WHEREAS, the COG has completed its yearly application and project prioritization process to create a funding recommendation to the County Council; and
- (E) WHEREAS, the 2025 CCCOG Funding Recommendation is for construction projects for 2027, approved projects may go to construction earlier, based on the available fund balance.

NOW, THEREFORE, BE IT RESOLVED that the Cache County Council Approves the 2025 CCCOG Funding Recommendation, attached as Exhibit A.



CACHE COUNTY
RESOLUTION NO. 2025 - 41

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:

By: _____
Sandi Goodlander, Chair

ATTEST:

By: _____
Bryson Behm, County Clerk

Cache County Council of Governments

COG Executive Committee:
Mayor, Craig Hidalgo, Chair
Mayor Bryan Cox, Vice Chair
County Executive George Daines

October 28, 2025

Sandi Goodlander
Cache County Council Chair
199 N. Main,
Logan UT 84321

Dear Chair Goodlander,

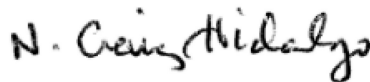
On October 20, 2025 the Cache County Council of Governments (CCCOG) agreed to recommend to the Cache County Council, funding in the amount of \$17,732,468 toward eligible roadway improvement projects in Cache County for 2027. These projects were selected after completing the application and project prioritization process prescribed in the approved CCCOG Local Transportation Fund Manual. These projects could begin construction next summer based on the available Fund Balance of the CCCOG.

We are grateful for the efforts of individual CCCOG members who dedicated a great deal of time to become familiar with all the projects, so they could fairly evaluate projects and develop this funding recommendation. We would also like to acknowledge and thank Dallas Wall for his efforts in visiting the projects sites to assist in preparing the safety scores.

You can find digital copies of each project's applications along with plans and project presentations/videos at: <https://www.cachecounty.gov/cccog/2025-cog-information.html>. This website is also where you can find a copy of the Local Transportation Fund Manual. This manual describes the CCCOG project prioritization process and policies.

In accordance with the CCCOG requirement as part of Utah State Code 59-12-2217, please accept this formal recommendation of funding for 2025 using countywide, voter approved sales tax revenue collected for the purpose of transportation improvements. Please feel free to contact me if you have any questions.

Sincerely,



N. Craig Hidalgo, Chair
Cache County Council of Governments

Ordinance No. 2025-35
Cache County, Utah
County Code Amendment Regarding Solar Projects

An ordinance amending Title 17 – Zoning Regulations by amending County Codes
§17.07.030, §17.09.030, and creating
Chapter 17.12 Commercial Solar and Battery Storage Facilities

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

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

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

Whereas, on August 7th, 2025 the Planning Commission held a public hearing, accepted all comments, and on September 4th, 2025, recommended the approval of the proposed amendments to the County council for final action; and

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

Whereas, on October 28th, 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 approve this ordinance.

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

1. 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.

2. 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 2025-35, County Code Amendment Regarding Solar Projects

_____ Approve

_____ Disapprove (A Statement of Objection is attached)

N. George Daines, Executive

Date

1) Adding the following use definitions to Section 17.07.030, USE RELATED DEFINITIONS

PUBLIC, INSTITUTIONAL, AND UTILITY USES:	
5630	UTILITY FACILITY, SMALL SCALE SOLAR: A facility, located on more than one acre but not exceeding five acres, that uses photovoltaic panels to generate electricity from sunlight primarily for on-site use, limited off-site use, or in distributed generation programs. The facility may include solar panels and arrays; above or below ground electrical collection lines; transformers, inverters, and metering equipment, fencing, access roads, and minor maintenance infrastructure; and other accessory fixtures or equipment customarily incidental to the operation of the facility.
5640	UTILITY FACILITY, COMMUNITY SOLAR: A facility, located on more than five acres but not exceeding twenty acres, that uses photovoltaic panels to generate electricity from sunlight for off-site use, including service to multiple customers, participation in net metering, or community solar programs. The facility may include solar panels and arrays; above or below ground electrical collection lines and communication cables; transformers, inverters, and related electrical equipment; limited operation and maintenance structures; fencing, access roads, and other accessory fixtures or equipment customarily incidental to the operation of the facility.
5650	UTILITY FACILITY, COMMERCIAL SOLAR: A facility, located on more than twenty acres, that uses photovoltaic panels to generate electricity from sunlight for sale and off-site use, including solar panels and arrays; above and below ground electrical collection lines, communication lines, cables and towers; and transformers, inverters, switchyards and substations; operation, maintenance and control buildings and facilities; access and service roads, fences and gates; and other customarily incidental uses or accessory fixtures, equipment and facilities.
5660	UTILITY FACILITY, BATTERY STORAGE: A facility consisting of one or more electrochemical energy storage devices that collect, store, and discharge electricity generated from an on-site solar energy system. Battery storage facilities may charge from and discharge to the electrical grid or the associated solar energy system to provide electricity or grid support services. Such facilities must be accessory to, and located on the same parcel as, a permitted solar energy system, including Small Scale Solar, Community Solar, and Commercial Solar. Standalone battery storage facilities are not permitted.
5670	UTILITY FACILITY, CONCENTRATED SOLAR: A facility that uses mirrors, lenses, or similar technology to concentrate sunlight onto a small area to produce heat, which is then used to generate electricity for off-site distribution or sale. The facility may include solar concentrators (e.g., heliostats, parabolic troughs, or dish systems); thermal receivers and heat transfer systems; power generation equipment such as steam turbines or heat engines; above or below ground collection and transmission lines; transformers, inverters, and related electrical equipment; cooling systems; operation and maintenance buildings; access roads, fencing, and other accessory fixtures, equipment, and facilities customarily incidental to the operation of the facility.

2) Adding the following use definitions to Section 17.07.040, GENERAL DEFINITIONS

CONCENTRATING SOLAR THERMAL POWER SYSTEMS: Systems that use lenses or mirrors to focus or reflect a large area of sunlight into a small area. The concentrated energy is absorbed by a transfer fluid or gas and used as a heat source for conventional power plants or power conversion units.

PHOTOVOLTAICS (PV): A technology that converts light directly into electricity.

SOLAR ENERGY SYSTEM, ROOF-MOUNTED: A solar energy system mounted on a rack that is fastened to or ballasted on a structure roof.

SOLAR ENERGY SYSTEM, GROUND-MOUNTED: A solar energy system mounted on a rack or pole that rests or is attached to the ground.

SOLAR LAND COVERAGE: The land area that encompasses all components of the solar system including but not limited to mounting equipment, panels and ancillary components of the system. This definition does not include access roads or fencing and is not to be interpreted as a measurement of impervious surface.

3) Adding UTILITY FACILITY, COMMERCIAL SOLAR AND BATTERY STORAGE TO 17.09.030

[illegible]

4) Creating Chapter 17.12 COMMERCIAL SOLAR AND BATTERY STORAGE FACILITIES

17.12.010: (RESERVED)

(Ord. 2009-07, 9-22-2009, eff. 2-1-2010)

17.12.020: GENERAL REQUIREMENTS

The following are the general requirements for commercial solar and commercial solar with battery storage operations:

- A. Property shall be rezoned through the County rezone process (Section 17.02.030 of this title) prior to a Master Plan submittal as specified in this chapter.
- B. Design Standards:
 - a. The minimum lot size for any Commercial Solar or Commercial Solar and Battery Storage shall be no less than twenty (20) acres.
 - b. The maximum height for all structures is limited to thirty-five (35) feet.
 - c. The minimum setback for all structures is fifty (50) feet from exterior property lines or easements.
 - d. The interior property line, that being the property line that two or more parcels involved in the project share, will not have any setback requirements.
- C. Visual Appearance:
 - a. Solar power plant buildings and accessory structures shall, to the extent reasonably possible, use materials, colors, and textures that will blend the facility into the existing environment.
 - b. Appropriate landscaping and/or screening materials may be required to help screen the solar power plant and accessory structures from major roads and neighboring residences.
 - c. Lighting of the solar power plant and accessory structures must be dark sky compliant.
 - d. No glare that would constitute a nuisance to occupants of neighboring properties or persons traveling neighboring roads shall be permitted.
- D. All activities shall be maintained and operated in such a way as to minimize light, fume, dust, and smoke emissions.

17.12.030: SCHEDULE OF USES

For a schedule of uses for the Industrial (I) Zone, refer to Chapter 17.09, "Schedule of Zoning Uses", of the title. All commercial solar and commercial solar with battery storage facility projects and associated uses shall be allowed with a conditional use permit in the Industrial (I) Zone in accordance with the procedures set forth in Section 17.06.050 of this title.

17.12.040: SITE DEVELOPMENT STANDARDS

Site development standards for any commercial solar or commercial solar with battery storage operation shall conform to the base zoning district requirements as listed in Section 17.10.040 of this title. In the instance of conflicting or multiple base zoning districts on a single parcel, the

more restrictive zone shall be applied across the entire parcel. Base zoning districts may be combined with an overlay zoning district on all or a portion of a parcel to alter, restrict, or allow specific development regulations.

17.12.050: OPERATION CATEGORIES

All commercial solar and associated battery storage operations shall be classified as one of the following categories:

- A. Commercial Solar
- B. Commercial Solar + Battery Storage

17.12.060: COMMERCIAL SOLAR/COMMERCIAL SOLAR WITH BATTERY STORAGE FACILITY MASTER PLAN

All applications for a commercial solar and/or battery storage facility Master Plan shall be accompanied by the following materials:

- A. A completed application form for a conditional use permit;
- B. Evidence of ownership or control over the land and a legal description of the property where the operation will be located;
- C. Analysis:
 - a. Glint glare plan;
 - b. Habitat management plan;
 - c. Geotechnical report; and
 - d. Sensitive area analysis.
- D. A site plan showing the following:
 - a. Location and dimensions of any proposed buildings or structures;
 - b. Interior dimensions;
 - c. Locations of clearances, rights-of-way, easements, temporary easements, utility lines, existing watercourses and drainage;
 - d. Location of where site facilities connect to the main power grid;
 - e. Sensitive areas;
 - f. Property lines with names and parcel tax identification numbers of adjoining property owners; and
 - g. Proposed ingress and egress.
- E. Operations plan that outlines the following:
 - a. Traffic arrangements proposed on existing roads and streets adjoining the site;
 - b. The location, arrangement and dimensions of facilities; and
 - c. On site control of surface and storm water drainage.
- F. Incidental discovery plan that outlines the following:
 - a. Purpose and scope;
 - b. Regulatory framework;
 - c. Roles and responsibilities of staff (e.g. project manager, construction supervisor, cultural resource specialist); and
 - d. Discovery procedures.

- G. Emergency Plan
- H. Large Generator Interconnection Application
- I. A reclamation plan addressing the following:
 - a. Closure of the operation stating the phasing, acreage, and duration of the operation.

17.12.070: RESTORATION AGREEMENT

After the applicant has obtained approval of the respective master plan as described above, the approval shall be put in the form of a restoration agreement reviewed by the County Attorney and executed by the County Executive or his/her delegate. The agreement, which shall be executed prior to operations and/or on-site preparations for operations, shall include the following:

- A. A legal description of the land;
- B. A copy of the conditional use permit;
- C. A copy of the approved master plan;
- D. A financial guarantee for the rehabilitation and restoration of the land to be placed in incremental deposits commensurate with the phasing of the project; and
- E. Other specific requirements, rights, and peculiarities pertinent to the project as directed by the Planning Commission.

CACHE COUNTY
ORDINANCE NO. 2025 - 36

**AN ORDINANCE AMENDING THE COMPENSATION OF CACHE COUNTY
COUNCIL MEMBERS**

- (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);
- (B) WHEREAS, the Cache County Council holds the power to enact ordinances necessary and appropriate to facilitate the discharge of any powers and responsibilities of Cache County pursuant to Cache County Code 2.12.120.A;
- (C) WHEREAS, to incentivize the retention of competent elected officials and to attract qualified candidates to seek elected office in Cache County, it is advantageous to adjust the salaries of the Elected Officials;
- (D) WHEREAS; the Cache County Council held a public hearing on September 23, 2025 in accordance with Utah Code §17-16-14(2)(b) & (c), regarding the proposed adjusted compensation;
- (D) WHEREAS, the Cache County Council approved the adjustment of compensation of other elected Cache County officials, and elected to split the question from the compensation of members of the Cache County Council to consider as a separate ordinance proposal; and
- (E) WHEREAS, the Cache County Council finds that this ordinance is in the best interest of Cache County and its citizens;

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

SECTION 1:

Cache County Code 2.28.030 is amended to read as follows, with a redline version attached as **Exhibit A:**

2.28.030: COUNTY OFFICERS

- A. The annual salaries for county officers, which shall be effective as of January 1, 2026 shall be as follows:

CACHE COUNTY
ORDINANCE NO. 2025 - 36

Position	Fixed Salary	Frequency	Budgeted Christmas Bonus	Safety Incentive Bonus
Elected Officials				
Council Member	\$36,000.00	Annual		
Council Chair	\$43,200.00	Annual		
County Executive/Surveyor	\$149,085.36	Annual		up to \$120/yr.
County Assessor	\$132,870.07	Annual		up to \$120/yr.
County Attorney	\$200,280.00	Annual		up to \$120/yr.
County Auditor	\$121,130.14	Annual		up to \$120/yr.
County Clerk	\$121,130.14	Annual		up to \$120/yr.
County Recorder	\$121,130.14	Annual		up to \$120/yr.
County Sheriff	\$140,512.75	Annual		up to \$120/yr.
County Treasurer	\$121,130.14	Annual		up to \$120/yr.
County Officers	Fixed Salary Range	Frequency	Budgeted Christmas Bonus	Safety Incentive Bonus
Chief Deputy Executive	\$101,104-\$145,590	Annual	up to \$379.00	up to \$120/yr.
Chief Deputy Assessor	\$71,574-\$103,067	Annual	up to \$379.00	up to \$120/yr.
Chief Deputy Attorney	\$149,314-\$215,012	Annual	up to \$379.00	up to \$120/yr.
Chief Deputy Clerk	\$54,145-\$77,968	Annual	up to \$379.00	up to \$120/yr.
Chief Deputy Auditor	\$58,555-\$84,320	Annual	up to \$379.00	up to \$120/yr.
Chief Deputy Recorder	\$70,413-\$101,395	Annual	up to \$379.00	up to \$120/yr.
Chief Deputy Sheriff	\$101,104-\$145,590	Annual	up to \$379.00	up to \$120/yr.



CACHE COUNTY
ORDINANCE NO. 2025 - 36

Chief Deputy Treasurer	\$52,500-\$75,168	Annual	up to \$379.00	up to \$120/yr.
Chief Building Official	\$94,369-\$135,891	Annual	up to \$379.00	up to \$120/yr.
Managing Public Defender	\$139,045-\$200,255	Annual	up to \$379.00	up to \$120/yr.
Director of Public Works	\$121,703-\$175,252	Annual	up to \$379.00	up to \$120/yr.
Director of Information Technology	\$121,703-\$175,253	Annual	up to \$379.00	up to \$120/yr.
Director of Development Services	\$117,687-\$169,469	Annual	up to \$379.00	up to \$120/yr.
Fire Chief	\$116,388-\$167,599	Annual	up to \$379.00	up to \$120/yr.
Director of Personnel Management	\$104,801-\$150,913	Annual	up to \$379.00	up to \$120/yr.
Fire Deputy Chief	\$92,452-\$133,131	Annual	up to \$379.00	up to \$120/yr.
Senior Center Director	\$77,215-\$111,190	Annual	up to \$379.00	up to \$120/yr.
Tourism Director	\$74,616-107,447	Annual	up to \$379.00	up to \$120/yr.
Airport Director	\$64,730-\$93,212	Annual	up to \$379.00	up to \$120/yr.

- B. The County Council, consistent with subsection 2.12.120C of this title, may adjust the foregoing elected official salaries from full time salaries to part time salaries, or from part time salaries to full time salaries as the Council in its discretion may deem appropriate. This includes adjustments to existing salaries made at any time during the current or subsequent pay periods within the current term of office, consistent with subsection 2.12.120C2 of this title; and it applies to adjustments to future salaries for pay periods during a term of office after the current term of office, consistent with subsection 2.12.120C3 of this title.
- C. An elected official will be paid a part time salary if the County Council finds that the elected official, in fact, works less than thirty (30) hours per week, in which case the part time salary will be an hourly wage based upon the prorated amount of the full time salary and the elected official may not receive other compensatory benefits unless approved by the County Council.

CACHE COUNTY
ORDINANCE NO. 2025 - 36

- D. Per Utah State Code 17-16-14 as amended, executive county officers, which includes elected officials, shall not receive additional compensation from the County, including but not limited to special project pay, and special assignment pay, beyond the salary set forth in this chapter, other than as set forth by ordinance approved by the County Council.

Section 2:

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

CACHE COUNTY
ORDINANCE NO. 2025 - 36

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:

By: _____
Sandi Goodlander, Chair

ATTEST:

By: _____
Bryson Behm, County Clerk

CACHE COUNTY
ORDINANCE NO. 2025 - 36

ACTION OF THE COUNTY EXECUTIVE:

____ Approved
____ Disapproved (written statement of objection attached)

By: _____
N. George Daines, County Executive Date _____

CACHE COUNTY
ORDINANCE NO. 2025 - 36

EXHIBIT A

2.28.030: COUNTY OFFICERS

A. The annual salaries for county officers, which shall be effective as of January 1, 2026 shall be as follows:

Position	Fixed Salary	Frequency	Budgeted Christmas Bonus	Safety Incentive Bonus
Elected Officials				
Council Member	\$24,000.00 <u>\$36,000.00</u>	Annual		
Council Chair	\$30,000.00 <u>\$43,200.00</u>	Annual		
County Executive/Surveyor	\$149,085.36	Annual		up to \$120/yr.
County Assessor	\$132,870.07	Annual		up to \$120/yr.
County Attorney	\$200,280.00	Annual		up to \$120/yr.
County Auditor	\$121,130.14	Annual		up to \$120/yr.
County Clerk	\$121,130.14	Annual		up to \$120/yr.
County Recorder	\$121,130.14	Annual		up to \$120/yr.
County Sheriff	\$140,512.75	Annual		up to \$120/yr.
County Treasurer	\$121,130.14	Annual		up to \$120/yr.
County Officers	Fixed Salary Range	Frequency	Budgeted Christmas Bonus	Safety Incentive Bonus
Chief Deputy Executive	\$101,104-\$145,590	Annual	up to \$379.00	up to \$120/yr.
Chief Deputy Assessor	\$71,574-\$103,067	Annual	up to \$379.00	up to \$120/yr.
Chief Deputy Attorney	\$149,314-\$215,012	Annual	up to \$379.00	up to \$120/yr.



CACHE COUNTY
ORDINANCE NO. 2025 - 36

Chief Deputy Clerk	\$54,145-\$77,968	Annual	up to \$379.00	up to \$120/yr.
Chief Deputy Auditor	\$58,555-\$84,320	Annual	up to \$379.00	up to \$120/yr.
Chief Deputy Recorder	\$70,413-\$101,395	Annual	up to \$379.00	up to \$120/yr.
Chief Deputy Sheriff	\$101,104-\$145,590	Annual	up to \$379.00	up to \$120/yr.
Chief Deputy Treasurer	\$52,500-\$75,168	Annual	up to \$379.00	up to \$120/yr.
Chief Building Official	\$94,369-\$135,891	Annual	up to \$379.00	up to \$120/yr.
Managing Public Defender	\$139,045-\$200,255	Annual	up to \$379.00	up to \$120/yr.
Director of Public Works	\$121,703-\$175,252	Annual	up to \$379.00	up to \$120/yr.
Director of Information Technology	\$121,703-\$175,253	Annual	up to \$379.00	up to \$120/yr.
Director of Development Services	\$117,687-\$169,469	Annual	up to \$379.00	up to \$120/yr.
Fire Chief	\$116,388-\$167,599	Annual	up to \$379.00	up to \$120/yr.
Director of Personnel Management	\$104,801-\$150,913	Annual	up to \$379.00	up to \$120/yr.
Fire Deputy Chief	\$92,452-\$133,131	Annual	up to \$379.00	up to \$120/yr.
Senior Center Director	\$77,215-\$111,190	Annual	up to \$379.00	up to \$120/yr.
Tourism Director	\$74,616-107,447	Annual	up to \$379.00	up to \$120/yr.
Airport Director	\$64,730-\$93,212	Annual	up to \$379.00	up to \$120/yr.

- B. The County Council, consistent with subsection 2.12.120C of this title, may adjust the foregoing elected official salaries from full time salaries to part time salaries, or from part time salaries to full time salaries as the Council in its discretion may deem appropriate. This includes adjustments to existing salaries made at any time during the current or subsequent pay periods within the current term of office, consistent with subsection 2.12.120C2 of this title; and it applies to adjustments to future salaries for pay periods during a term of office after the current term of office, consistent with subsection 2.12.120C3 of this title.

CACHE COUNTY
ORDINANCE NO. 2025 - 36

- C. An elected official will be paid a part time salary if the County Council finds that the elected official, in fact, works less than thirty (30) hours per week, in which case the part time salary will be an hourly wage based upon the prorated amount of the full time salary and the elected official may not receive other compensatory benefits unless approved by the County Council.

- D. Per Utah State Code 17-16-14 as amended, executive county officers, which includes elected officials, shall not receive additional compensation from the County, including but not limited to special project pay, and special assignment pay, beyond the salary set forth in this chapter, other than as set forth by ordinance approved by the County Council.



**CACHE COUNTY
ORDINANCE NO. 2025 - 37**

**AN ORDINANCE AMENDING THE COMPENSATION OF CACHE COUNTY
EXECUTIVE COUNTY OFFICIALS**

- (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);
- (B) WHEREAS, to add and account for the positions of Chief Criminal Deputy Attorney and Chief Civil Deputy Attorney in the Office of the County Attorney;
- (C) WHEREAS, to adjust the salary range of executive county officers who are not elected;
- (D) WHEREAS, to incentivize the retention of those competent executive county officials and to attract qualified candidates to seek such offices in Cache County, it is advantageous to adjust the salaries of executive county officials;
- (E) WHEREAS; the Cache County Council held a public hearing in accordance with Utah Code §17-16-14(2)(b) & (c), regarding the adjusted salaries;
- (D) WHEREAS, the County desires to account for the adjusted fixed salary range of executive county officials in County; and
- (E) WHEREAS, the Cache County Council finds that this ordinance is in the best interest of Cache County and its citizens;

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

SECTION 1:

Cache County Code 2.28.030 is amended with regards to only the non-elected officials listed therein to read as follows, with a redline version attached as **Exhibit A**:

2.28.030: COUNTY OFFICERS

- A. The annual salaries for county officers, which shall be effective as of January 1, 2026, shall be as follows:

Position	Fixed Salary	Frequency	Budgeted Christmas Bonus	Safety Incentive Bonus
Elected Officials				
Council Member	\$24,000.00	Annual		
Council Chair	\$30,000.00	Annual		
County Executive/Surveyor	\$149,085.36	Annual		up to \$120/yr.
County Assessor	\$132,870.07	Annual		up to \$120/yr.
County Attorney	\$200,280.00	Annual		up to \$120/yr.
County Auditor	\$121,130.14	Annual		up to \$120/yr.
County Clerk	\$121,130.14	Annual		up to \$120/yr.
County Recorder	\$121,130.14	Annual		up to \$120/yr.
County Sheriff	\$140,512.75	Annual		up to \$120/yr.
County Treasurer	\$121,130.14	Annual		up to \$120/yr.
County Officers	Fixed Salary Range	Frequency	Budgeted Christmas Bonus	Safety Incentive Bonus
Chief Deputy Executive	\$116,018-\$167,066	Annual	up to \$379.00	up to \$120/yr.
Chief Deputy Assessor	\$77,498-\$111,598	Annual	up to \$379.00	up to \$120/yr.
Chief Deputy Attorney	\$164,988-\$217,784	Annual	up to \$379.00	up to \$120/yr.
Chief Civil Deputy Attorney	\$142,422-\$187,998	Annual	up to \$379.00	up to \$120/yr.
Chief Criminal Deputy Attorney	\$147,422-\$187,998	Annual	up to \$379.00	up to \$120/yr.
Chief Deputy Clerk	\$57,683-\$83,064	Annual	up to \$379.00	up to \$120/yr.
Chief Deputy Auditor	\$72,676-\$104,653	Annual	up to \$379.00	up to \$120/yr.
Chief Deputy Recorder	\$75,904-\$109,302	Annual	up to \$379.00	up to \$120/yr.
Chief Deputy Sheriff	\$101,104-\$145,590	Annual	up to \$379.00	up to \$120/yr.

Chief Deputy Treasurer	\$55,889-\$80,480	Annual	up to \$379.00	up to \$120/yr.
Managing Public Defender	\$139,045-\$200,255	Annual	up to \$379.00	up to \$120/yr.
Director of Public Works	\$135,905-\$195,704	Annual	up to \$379.00	up to \$120/yr.
Director of Information Technology	\$135,222-\$194,719	Annual	up to \$379.00	up to \$120/yr.
Director of Development Services	\$131,165-\$188,877	Annual	up to \$379.00	up to \$120/yr.
Fire Chief	\$129,634-\$186,078	Annual	up to \$379.00	up to \$120/yr.
Director of Personnel Management	\$111,692-\$160,837	Annual	up to \$379.00	up to \$120/yr.
Fire Deputy Chief	\$95,653-\$137,740	Annual	up to \$379.00	up to \$120/yr.
Senior Center Director	\$83,976-\$120,926	Annual	up to \$379.00	up to \$120/yr.
Tourism Director	\$80,988-\$116,622	Annual	up to \$379.00	up to \$120/yr.
Airport Director	\$68,977-\$99,326	Annual	up to \$379.00	up to \$120/yr.
Longevity Bonus: 5 years=\$50; 10 years=\$100; 15 years=\$150; 20 years=\$200; 25 years=\$250				

- B. The County Council, consistent with subsection 2.12.120C of this title, may adjust the foregoing elected official salaries from full time salaries to part time salaries, or from part time salaries to full time salaries as the Council in its discretion may deem appropriate. This includes adjustments to existing salaries made at any time during the current or subsequent pay periods within the current term of office, consistent with subsection 2.12.120C2 of this title; and it applies to adjustments to future salaries for pay periods during a term of office after the current term of office, consistent with subsection 2.12.120C3 of this title.
- C. An elected official will be paid a part time salary if the County Council finds that the elected official, in fact, works less than thirty (30) hours per week, in which case the part



time salary will be an hourly wage based upon the prorated amount of the full time salary and the elected official may not receive other compensatory benefits unless approved by the County Council.

- D. Per Utah State Code 17-16-14, as amended, executive county officers, which includes elected officials, shall not receive additional compensation from the County, including but not limited to special project pay, and special assignment pay, beyond the salary set forth in this chapter, other than as set forth by ordinance approved by the County Council.

Section 2:

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

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

	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



ACTION OF THE COUNTY EXECUTIVE:

_____ Approved

_____ Disapproved (written statement of objection attached)

By: _____

N. George Daines, County Executive

Date

EXHIBIT A

2.28.030: COUNTY OFFICERS

A. The annual salaries for elected officials and executive county officers, which shall be effective as of January 1, 2026, shall be as follows:

Position	Fixed Salary	Frequency	Budgeted Christmas Bonus	Safety Incentive Bonus
Elected Officials				
Council Member	\$24,000.00	Annual		
Council Chair	\$30,000.00	Annual		
County Executive/Surveyor	\$149,085.36	Annual		up to \$120/yr.
County Assessor	\$132,870.07	Annual		up to \$120/yr.
County Attorney	\$200,280.00	Annual		up to \$120/yr.
County Auditor	\$121,130.14	Annual		up to \$120/yr.
County Clerk	\$121,130.14	Annual		up to \$120/yr.
County Recorder	\$121,130.14	Annual		up to \$120/yr.
County Sheriff	\$140,512.75	Annual		up to \$120/yr.
County Treasurer	\$121,130.14	Annual		up to \$120/yr.
County Officers	2025 Fixed Salary Range	Frequency	Budgeted Christmas Bonus	Safety Incentive Bonus
Chief Deputy Executive	\$116,018- \$167,066 \$101,104- \$145,590	Annual	up to \$379.00	up to \$120/yr.
Chief Deputy Assessor	\$77,498- \$111,598 \$71,574- \$103,067	Annual	up to \$379.00	up to \$120/yr.
Chief Deputy Attorney	\$164,988- \$217,784 \$149,314- \$215,012	Annual	up to \$379.00	up to \$120/yr.

Chief Civil Deputy Attorney	\$142,422- \$187,998	Annual	up to \$379.00	up to \$120/yr.
Chief Criminal Deputy Attorney	\$147,422- \$187,998	Annual	up to \$379.00	up to \$120/yr.
Chief Deputy Clerk	\$57,683- \$83,064 \$54,145- \$77,968	Annual	up to \$379.00	up to \$120/yr.
Chief Deputy Auditor	\$72,676- \$104,653 \$58,555- \$84,320	Annual	up to \$379.00	up to \$120/yr.
Chief Deputy Recorder	\$75,904- \$109,302 \$70,413- \$101,395	Annual	up to \$379.00	up to \$120/yr.
Chief Deputy Sheriff	\$101,104- \$145,590	Annual	up to \$379.00	up to \$120/yr.
Chief Deputy Treasurer	\$55,889- \$80,480 \$52,500- \$75,168	Annual	up to \$379.00	up to \$120/yr.
Chief Building Official	\$94,369- \$135,891	Annual	up to \$379.00	up to \$120/yr.
Managing Public Defender	\$139,045- \$200,255	Annual	up to \$379.00	up to \$120/yr.
Director of Public Works	\$135,905- \$195,704 \$121,703- \$175,252	Annual	up to \$379.00	up to \$120/yr.
Director of Information Technology	\$135,222- \$194,719 \$121,703- \$175,253	Annual	up to \$379.00	up to \$120/yr.
Director of Development Services	\$131,165- \$188,877 \$117,687- \$169,469	Annual	up to \$379.00	up to \$120/yr.
Fire Chief	\$129,634- \$186,078 \$116,388- \$167,599	Annual	up to \$379.00	up to \$120/yr.
Director of Personnel Management	\$111,692- \$160,837 \$104,801- \$150,913	Annual	up to \$379.00	up to \$120/yr.
Fire Deputy Chief	\$95,653- \$137,740 \$92,452- \$133,131	Annual	up to \$379.00	up to \$120/yr.

Senior Center Director	\$83,976- \$120,926 \$77,215- \$111,190	Annual	up to \$379.00	up to \$120/yr.
Tourism Director	\$80,988- \$116,622 \$74,616- \$107,447	Annual	up to \$379.00	up to \$120/yr.
Airport Director	\$68,977- \$99,326 \$64,730- \$93,212	Annual	up to \$379.00	up to \$120/yr.
Longevity Bonus: 5 years=\$50; 10 years=\$100; 15 years=\$150; 20 years=\$200; 25 years=\$250				

- B. The County Council, consistent with subsection 2.12.120C of this title, may adjust the foregoing elected official salaries from full time salaries to part time salaries, or from part time salaries to full time salaries as the Council in its discretion may deem appropriate. This includes adjustments to existing salaries made at any time during the current or subsequent pay periods within the current term of office, consistent with subsection 2.12.120C2 of this title; and it applies to adjustments to future salaries for pay periods during a term of office after the current term of office, consistent with subsection 2.12.120C3 of this title.
- C. An elected official will be paid a part time salary if the County Council finds that the elected official, in fact, works less than thirty (30) hours per week, in which case the part time salary will be an hourly wage based upon the prorated amount of the full time salary and the elected official may not receive other compensatory benefits unless approved by the County Council.
- D. Per Utah State Code 17-16-14₂, as amended, executive county officers, which includes elected officials, shall not receive additional compensation from the County, including but not limited to special project pay, and special assignment pay, beyond the salary set forth in this chapter, other than as set forth by ordinance approved by the County Council.