

CACHE COUNTY COUNCIL

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



Cache
County
1857

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

REVISED

PUBLIC NOTICE is hereby given that the County Council of Cache County, Utah will hold a **REGULAR COUNCIL MEETING** at **5:00 p.m.** in the Cache County Historic Courthouse Council Chambers, 199 North Main Street, Logan, Utah 84321, **Tuesday, March 11, 2025.**

The Council, in addition to its regular business, will be holding a **PUBLIC HEARING** on a **BUDGET AMENDMENT** at the same time, date, and place as its regular meeting.

Council meetings are live streamed on the Cache County YouTube channel at:
<https://www.youtube.com/channel/UCa4xvEI8bnIEz3B9zw2teaA>

AGENDA

COUNCIL MEETING

- 5:00 p.m.**
1. **CALL TO ORDER**
 2. **OPENING** – Keegan Garrity
 3. **REVIEW AND APPROVAL OF AGENDA**
 4. **REVIEW AND APPROVAL OF MINUTES** (February 25, 2025 meeting)
 5. **REPORT OF COUNTY EXECUTIVE**
 - a. **Appointments:**
 - b. **Other Items:**
 6. **ITEMS OF SPECIAL INTEREST**
 - a. **RAPZ Tax Reallocation: River Heights Pavilion**
- Michelle Jensen, River Heights City Treasurer
 7. **BOARD OF EQUALIZATION**
 - a. **Exclusive Use (Religious, Educational, Charitable) Exemptions**
- Dianna Schaeffer, Cache County Tax Administration Supervisor
- 5:30 p.m. (Est.)**
8. **PUBLIC HEARINGS**
 - a. **Ordinance 2025-08 – Funk-Richmond Gravel Pit Property Rezone**
 - A request to rezone 286.91 acres located at approximately 8300 N. Highway 91, near Richmond, from the Agricultural (A10) Zone to the Industrial (I) Zone with the Mineral Extraction and Excavation (ME) Overlay.
 - b. **Ordinance 2025-09 – Willets RU5 Rezone**
 - A request to rezone 18.71 acres located at approximately 4200 S. Highway 23, Wellsville, from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Janeen Allen at 755-1850 at least three working days prior to the meeting

c. Ordinance 2025-10 – Gally Subdivision Rezone

- A request to rezone 30.62 acres located at 3055 S. Highway 23, Wellsville, from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone.

d. Resolution 2025-07 – Opening the 2025 Budget

- Proposed amending of the current (2025) budget.

9. INITIAL PROPOSALS FOR CONSIDERATION OF ACTION

a. Ordinance 2025-08 – Funk-Richmond Gravel Pit Property Rezone

- A request to rezone 286.91 acres located at approximately 8300 N. Highway 91, near Richmond, from the Agricultural (A10) Zone to the Industrial (I) Zone with the Mineral Extraction and Excavation (ME) Overlay.

b. Ordinance 2025-09 – Willets RU5 Rezone

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d. Resolution 2025-07 – Opening the 2025 Budget

- Proposed amending of the current (2025) budget.

e. Resolution 2025-08 – Authorizing Nibley City Annexation Creating Unincorporated Island

- Consideration of providing consent to Nibley City to approve the Neilsen, Albretsen, and Ropelato Annexation – Parcels 03-049-0010, 03-049-0011, and 03-049-0013.

10. OTHER BUSINESS

- Interlocal Agreements Discussion
- Legislative Session Summary and Review
- Discussion on Formation of a Study Committee as prescribed in UCA § 17-52a-3

11. COUNCIL MEMBER REPORTS

12. ADJOURN


Sandi Goodlander, Chair

CACHE COUNTY COUNCIL

February 25, 2025 at 5:00 p.m. - Cache County Chamber at 199 North Main, Logan, Utah.

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

MEMBERS PRESENT: Chair Sandi Goodlander, Vice-Chair Kathryn Beus, Councilmember David Erickson, Councilmember Barbara Tidwell, Councilmember Keegan Garrity, Councilmember Nolan Gunnell, Councilmember Mark Hurd.

MEMBERS EXCUSED:

STAFF PRESENT: Matt Funk, Nathan Argyle

OTHER ATTENDANCE: Corbin Allen, Micah Safsten, Rob Johnson, Mary Johnson, Brooke Hontz, Olga Mariasina

Council Meeting

1. **Call to Order 5:00p.m. – [:03](#)**
2. **Opening Remarks and Pledge of Allegiance – [0:17](#)** Councilmember Nolan Gunnell gave opening remarks in prayer.
3. **Review and Approval of amended Agenda [1:32](#)**

Action: Motion made by Vice Chair Kathryn Beus to amend agenda and rename 7D to Resolution 2025-07, amend listed presenter on 9A to Andrew Erickson, and add item 10B as Discussion on Utah Legislative Bill HB 356; seconded by Councilmember Keegan Garrity.

Motion passes.

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

Nay: 0
4. **Review and Approval of Minutes (Feb 11, 2025) [2:28](#)**

Action: Motion made by Councilmember David Erickson to approve the minutes; seconded by Councilmember Mark Hurd

Motion passes.

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

Nay: 0
5. **Report of the County Executive [2:47](#)**
 - A. **Discussion:** Executive Zook spoke to a meeting he had with the Emergency Manager and told Council of plans to make updates to the documents for improvements and training with Council.
6. **Items of Special Interest [3:34](#)**
 - A. **Bear River Mental Health Audit Report-** Rob Johnson, CFO for Bear River Mental Health
[3:41](#) Rob Johnson gave report of funds and expenditures with no glaring details. [8:37](#) Councilmember David Erickson asked how frequent Carver Floric and James have audited them. Rob answered this is their sixth year. He explained there have been some issues with Medicaid's system and there may be a change in the next year or two. [9:10](#) Chair Sandi Goodlander asked for an update on the receiving center. Rob answered he thought the architect was set to get a bid April 1. He added an outstanding addendum for contract changes is needed from the County still.
 - B. **Report from Trails Division-** Landis Wenger, Cache County Regional Trails Coordinator
[10:03](#) Landis presented slideshow with grants successfully retained from the Utah Department of Transportation and described requirements to receive them. [11:57](#) Vice Chair Kathryn Beus asked where each of the trails are located. Landis answered pictures would come later. He explained the grant scope and funding sources for the projects to maximize the money to benefit the residents. He added the value and demand of outdoor recreation to the valley and

the money it brings is substantially high. [21:21](#) Councilmember Keegan Garrity asked if Wayne's Loop is accessible. Landis answered the condition to reopen is to have adequate parking and this trailhead will meet the requirements. [21:53](#) Vice Chair Kathryn Beus asked what the greatest used method of traffic on the trails is. Landis answered it's not broken out in the tracking. [22:19](#) Chair Goodlander asked if private property is checked before trail is permitted. Landis answered there is opportunity across the entire process for feedback. [23:16](#) Councilmember David Erickson asked if the master plan is used as leverage for developments. Landis responded whenever a project comes to him with a master plot it is flagged to be involved in meetings to get feedback. [23:59](#) Vice Chair Kathryn Beus said municipalities have a little more leverage they can use. Landis agreed. Vice Chair Kathryn Beus asked about Blacksmith Fork Trail slide. Landis explained the planned trail details.

7. Public Hearings [25:44](#)

- A. **Set Public hearing for March 11, 2025 – Ordinance 2025-08 – Funk-Richmond Gravel Pit Property Rezone – A request to rezone 8300 N. Highway 91, near Richmond, from the Agricultural (A10) Zone to the Industrial (I) Zone with the Mineral Extraction and Excavation (ME) Overlay.**
- B. **Set Public hearing for March 11, 2025 – Ordinance 2025-09- Willets RU Rezone – A request to rezone 18.71 acres located at approximately 4200 S. Highway 23, Wellsville, from the Agricultural (A10) Zone to the Rural (RU5) Zone.**
- C. **Set Public hearing for March 11, 2025 – Ordinance 2025-10 – Gally Subdivision Rezone – A request to rezone 30.62 acres located at 3055 S. Highway 23, Wellsville from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone.**
- D. **Set Public hearing for March 11, 2025 – Resolution 2025-06 – Opening the 2025 Budget – Proposed amendments to the 2025 (current) budget.**

Action: Motion made by Councilmember David Erickson to approve public hearings (7A,7B,7C,7D); seconded by Councilmember Nolan Gunnell.

Motion passes.

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

8. Pending Action

- A. **Ordinance 2025-03 – Powder Mountain Rezone 2024 Rezone- Amends the County Zoning Map by rezoning 1,621 acres from the Forest Recreation (FR40) Zone to the Resort Recreation (RR) Zone.**

Discussion: [26:53](#) Dirk Anderson provided brief overview of ordinance. [32:04](#) Councilmember Nolan Gunnell asked if development services learned anything from the emails that expressed concerns. [32:51](#) Councilmember Keegan Garrity shared the reasons he received from development services. [34:30](#) Councilmember Barbara Tidwell commented historically Powder Mountain has not abided by the agreements they have made with other counties. Chair Goodlander said she spoke to the commissioner and the current ownership had taken care of all past concerns. Discussion among council the emails were from outside Cache County. [37:38](#) Councilmember Mark Hurd thanked Chair Goodlander for her comments and said most concerns in the emails were enforcement things the County's control. [38:16](#) Councilmember Keegan Garrity spoke to the pricing for lift tickets. [39:17](#) Chair Goodlander opened for more discussion. She added the attorney felt the County would not lose control. [40:08](#) Councilmember Keegan Garrity asked Dirk what the repercussions would be if for example 90 acres instead of 95 acres was approved as RR. Dirk explained the development plans and provided different ways this would impact the county. [44:21](#) Councilmember Nolan Gunnell asked how far into the Master Plan before what the costs will be for emergency services will be structured. Dirk answered we haven't reached that level yet. Nolan clarified there are trails already in FR40 that citizens are using. [46:42](#) Brooke answered there are no public trails in that area. Dirk continued although he couldn't provide a timeline progress is still being made. [48:31](#) Councilmember David Erickson asked if this was approved by planning and zoning. Dirk answered planning commission

and himself. Councilmember David Erickson followed up and asked if the Master Plan will be presented back to Council. [50:21](#) Dirk answered Council would absolutely be able to review but they would not vote. Dirk said all questions are welcome. [51:21](#) Councilmember Nolan Gunnell commented the scope is significant size and wondered if all the right questions have been asked. Dirk said our County Code does not allow the County to look at their master plan until the rezone is done. He gave credit to Powder and Stephen for developing the plan beforehand but doing the rezone and master plan concurrent would break the County's code. [53:14](#) Councilmember Nolan Gunnell said he didn't recall the rezone when he was part of planning commission. Councilmember Keegan Garrity said he understood this was a recommendation from us. He added approving more acreage they might not use is unsatisfactory. Dirk responded he would feel more comfortable rezoning the entire part because the County would have control what is approved and what to deny. [55:02](#) Councilmember Nolan Gunnell brought back to Councilmember David Erickson's question and asked if Council would get the ability to talk about that or if it lies with planning and zoning. Vice Chair Kathryn Beus said the final decision would be planning and zoning, but workshops can be held for Council to discuss. Councilmember Nolan Gunnell asked if the amount of involvement from Council will be built into the Master Plan. [55:42](#) Chair Sandi Goodlander asked if reports from JUB Engineering can be presented to Council to keep them informed. Dirk said regular updates could be given. Chair Goodlander commented she didn't want to get caught up on the process and a decision on the rezone needed to be made. [57:49](#) Councilmember Mark Hurd asked when the conversation with Weber County for the interlocal agreement would be. Dirk answered per code when the rezone is done but added the County has looked at it. Councilmember Mark Hurd clarified the approval of any interlocal agreement portion of the process would have to come to Council. [59:39](#) Executive Zook answered it depends; everything with the fire will be handled by the Fire District. [1:00:31](#) Councilmember David Erickson said he would not be in any favor of required public access through private ground. [1:01:15](#) Councilmember Keegan Garrity commented there were 23 emails opposed and one in favor. [1:01:28](#) Executive Zook confirmed how many acres are being added. He stated development was going to happen with the largest ski resort in the country being inside our county and we will have to manage it. He added the reason staff recommended this was to make it easier to have one set of rules. [1:03:39](#) Councilmember Keegan Garrity responded the allowance of residential units would change the dynamic. [1:04:32](#) Dirk clarified the great majority of land was already in RR zone and in Weber County. [1:05:03](#) Councilmember Keegan Garrity asked if this would be 40 added units. Dirk answered yes 40, more. [1:05:17](#) Vice Chair Kathryn Beus said unless there are specific reasons to wait are there any other reason to extend. [1:07:25](#) Councilmember David Erickson noted on his vote that his vote was not to make it easier on the staff, it's to do the right thing.

Action: Motion made by Vice Chair Kathryn Beus to approve Ordinance 2025-03; seconded by Councilmember Mark Hurd.

Motion passes.

Aye: 4 David Erickson, Kathryn Beus, Sandi Goodlander, Mark Hurd

Nay: 3 Barbara Tidwell, Keegan Garrity, Nolan Gunnell

9. Initial Proposals for Consideration of Action

A. Resolution 2025-06 Changing the Cache Countywide Policy to the Cache County Administrative Code

- Andrew Erickson, Cache County Policy Analyst

Discussion: [1:08:08](#) Andrew Erickson explained the renaming of the Cache County Policy Manual. Attorney Taylor Sorenson added this is in effort to reduce confusion, improve efficiency and follow the Organic Act. Chair Goodlander confirmed no changes to code. Andrew confirmed.

Action: Motion made by Councilmember to suspend rules and approve Resolution; seconded by Councilmember _____ (many spoke at the same time).

Motion passes.

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

Nay: 0

B. Ordinance 2025-06 – Amending the Membership of the Cache County Audit Committee

-Andrew Erickson, Cache County Policy Analyst

Discussion: [1:10:49](#) Andrew Erickson explained changes to Audit Committee with new stipulations. [1:12:09](#) Vice Chair Kathryn Beus began to explain amendment to wording of Ordinance. [1:12:42](#) Chair Sandi Goodlander clarified the numbering of Resolution. Council discussion to clarify number of Resolution vs Ordinance. [1:13:18](#) Chair Goodlander clarified which part of the Organic Act this was part of. Council confirmed the first part.

Action: Motion made by Vice Chair Kathryn Beus to amend wording of Ordinance 2025-06 to say “The three council members of the Audit Committee shall be appointed by County Executive and confirmed by the County Council”; seconded by Councilmember David Erickson.

Motion passes.

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

Discussion: [1:13:55](#) Councilmember Keegan Garrity asked how five years was chosen. Chair Goodlander answered that is pretty standard in the industry. [1:14:23](#) Vice Chair added it’s enough time to establish familiarity with processes but not as much to get comfortable. [1:14:47](#) Councilmember Mark Hurd said the Ordinance and Policy committee met and talked this one over.

Action: Motion made by Vice Chair Kathryn Beus to suspend rules and approve Ordinance 2025-06 as amended; seconded by Councilmember Mark Hurd.

Motion passes.

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

10. Other Business

- A. Directing Cache County Council staff to publish notices of vacancy for Cache County Drainage Districts-** [1:15:31](#) Andrew explained the request would be to allow him legal direction by Council to set a public notice of vacancy. [1:16:16](#) Vice Chair Kathryn Beus asked where the drainage districts were. Councilmember David Erickson answered four of the seven states drainage districts are in Lewiston.
- B. Discussion on Utah Legislative Bill HB 356-** [1:16:39](#) Chair Goodlander opened for discussion and explained remark expectations. [1:17:37](#) Executive Zook shared his views that the voters spoke and the methods that were done to try to get this changed have been sneakily passed through legislators. He said someone qualified should hold the position and expressed desire to work together. [1:21:41](#) Councilmember Mark Hurd shared his concerns this was taken to legislator instead of following code, separation of power is priority, he would prefer an elected executive rather than appointed manager, and turning over some authority to an elected official but not County elected officials. [1:22:37](#) Councilmember David Erickson commented all other counties of similar size have other form of government for their Council. He said it would improve efficiencies. [1:25:35](#) Vice Chair Kathryn Beus listed what the role responsibilities were and the experience needed from the candidate. She left the conversation open to hear what others had to say. [1:27:59](#) Councilmember Nolan Gunnell said there is a flaw in that there isn’t a representative from the unincorporated part of the County in COG which will be making the committee representation. He added the amount of involvement of Council is too heavy in some areas. [1:30:11](#) Councilmember Keegan Garrity read code of the four choices for the forms of government. His opinion was to vote against and defer the conversation. He mentioned someone in Council had made an impression to legislators this change was supported by Cache County. [1:33:36](#) Councilmember Barbara Tidwell said she had nothing nice to say and no further comment. [1:33:41](#) Chair Goodlander opened by thanking all involved in the open discussion. She described the state guidelines and some history behind the bill. She agreed with Vice Chair Kathryn Beus and Councilmember Keegan Garrity. She suggested a study committee for the year to evaluate the needs for the County, gain insight from other counties, and to hold a vote in January 2026 after hearing the findings and recommendations.
- C. Councilmember Goals** [1:41:50](#) Mark Hurd began speaking. [1:42:14](#) Vice Chair Kathryn Beus walked to Executive Zook and prompted him to leave with her out of the chambers. [1:42:25](#) Mark read though his goals as: the elections, clarity with grants, finding the right level of service for each department, purchasing policy, and enhance understanding of

constitution ([1:42:43](#) Executive Zook and Vice Chair Beus re-enter Chambers). [1:44:35](#) Councilmember David Erickson said his goals were mainly to help development services streamline the services being provided, get the Fire District solidified, and perhaps move the GIS to a different department. He added his favor of the whistleblower policy. [1:46:04](#) Vice Chair said her goals were to create comradery in Council, and continue open communication with the municipalities she works with. [1:48:14](#) Councilmember Nolan Gunnell agreed with some comradery. He said his main concern was growth and how water will be managed with planning and zoning. He thanked everyone in the County for their work. [1:52:07](#) Councilmember Keegan Garrity said he planned to meet with all committee heads he is involved with. He added getting ahead of the budget, entertaining the idea of the public comment portion of the council meeting be added back to the meetings, what the plans for the rec center are, and seeing less ambitious projects stack so the public can see it. [1:54:29](#) Councilmember Barbara Tidwell expressed her concern working with COG as the perceived enemy. She expressed desire to hold a quarterly meeting with planning and zoning. She added her continuance to stand with the employees of the County. [1:56:14](#) Executive Zook said his goals were to improve administrative processes, work on the number of infrastructure projects, and economic development. [1:59:33](#) Chair Goodlander said the public needs to know more what Council is discussing and radio might be a method of broadcasting messages. She would like a liaison from Council to attend department head meetings. She added the budget as her biggest goal to know Council is making wise decisions. She ended with the senior center as her biggest personal goal to ensure they are taken care of.

Action: [2:02:05](#) Motion made by Vice Chair Kathryn Beus to move into executive session; seconded by Councilmember David Erickson.

Motion passes.

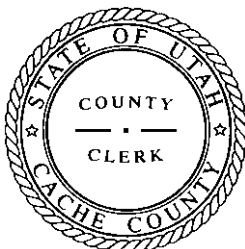
Aye: 7 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd

Nay: 0

Adjourn: 7:30 PM [2:02:27](#)

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

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





Hold a Public Hearing

Ordinance 2025-08 – Funk-Richmond Gravel Pit Property 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: March 11th, 2025

Agenda Item Language: Hold a public hearing for Ordinance 2025-08 Funk-Richmond Gravel Pit Property Rezone – A request to rezone 286.91 acres located at approximately 8300 N. Highway 91, near Richmond, from the Agricultural (A10) Zone to the Industrial (I) Zone with the Mineral Extraction and Excavation (ME) Overlay.

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

Background: A request to rezone 286.91 acres located at approximately 8300 N. Highway 91, near Richmond, from the Agricultural (A10) Zone to the Industrial (I) Zone with the Mineral Extraction and Excavation (ME) Overlay.

Fiscal Impact: N/A

Public Hearing Required: Rezone requests require a public hearing before the County Planning Commission (PC). This hearing was held on February 6th, 2025, and their recommendation to deny the rezone was made on February 6th, 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 286.91 acres from the Agricultural (A10) Zone to the Industrial (I) Zone with the Mineral Extraction and Excavation (ME) Overlay

Hold a public hearing on March 11th, 2025.

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

Denial (6-yea; 0-nay).
Public hearing held on February 6th, 2025
Conclusion: Based on the findings of fact noted [in the staff report], the Funk-Richmond Gravel Pit Property rezone is hereby recommended for denial to the County Council as follows:

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

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

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

45 **4.** At this time, the applicant has not had a meeting with the Utah Department of
46 Transportation (UDOT) to discuss creating an access for this project.

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

49
50 **Staff Report review by Interim Director**

51 Angie Zetterquist

52
53 **Staff Report by County Planner**

54 Conner Smith

55
56 **General Description**

57 This ordinance amends the County Zoning Map by rezoning 286.91 acres from the Agricultural
58 (A10) Zone to the Industrial (I) Zone with the Mineral Extraction and Excavation (ME) Overlay.

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

61 Staff Report to Planning Commission – revised

Staff Report: Funk-Richmond Gravel Pit Property Rezone

6 February 2025

This staff report is an analysis of the application based on adopted county documents, standard county development practices, and available information. The report is to be used to review and consider the merits of the application. Additional information may be provided that supplements or amends this staff report.

Agent: E. Hal Christensen

Parcel ID#: 08-016-0034, 08-017-0004, -0008, -0011, -0012

Staff Recommendation: None

Type of Action: Legislative

Land Use Authority: Cache County Council

Location

Reviewed by Conner Smith

Project Address:

8300 N. Highway 91,
Near Richmond

Acres: 286.91

Current Zoning:

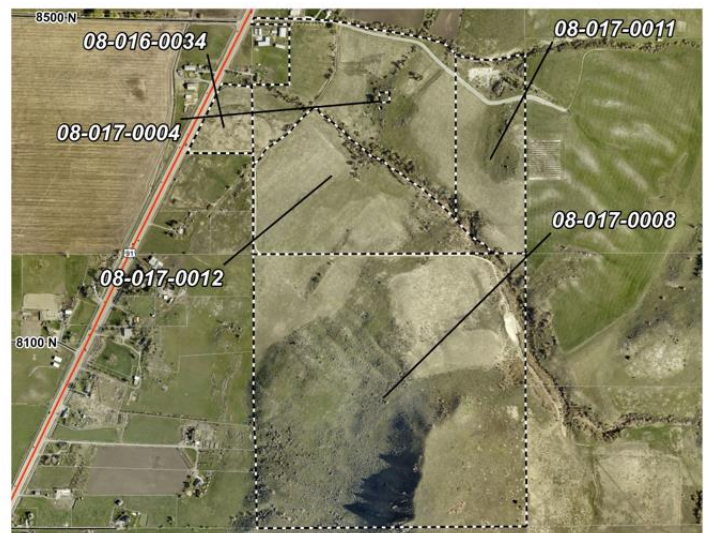
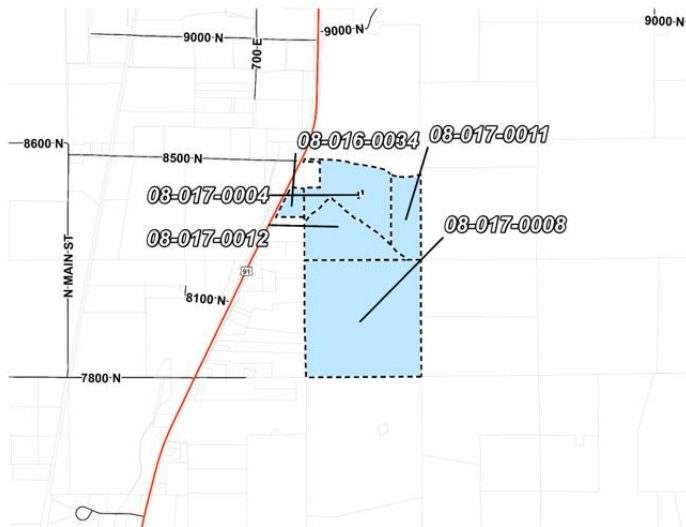
Agricultural (A10)

Proposed Zoning:

Industrial (I), Mineral
Extraction (ME)
Overlay

Surrounding Uses:

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



Findings of Fact

A. Request description

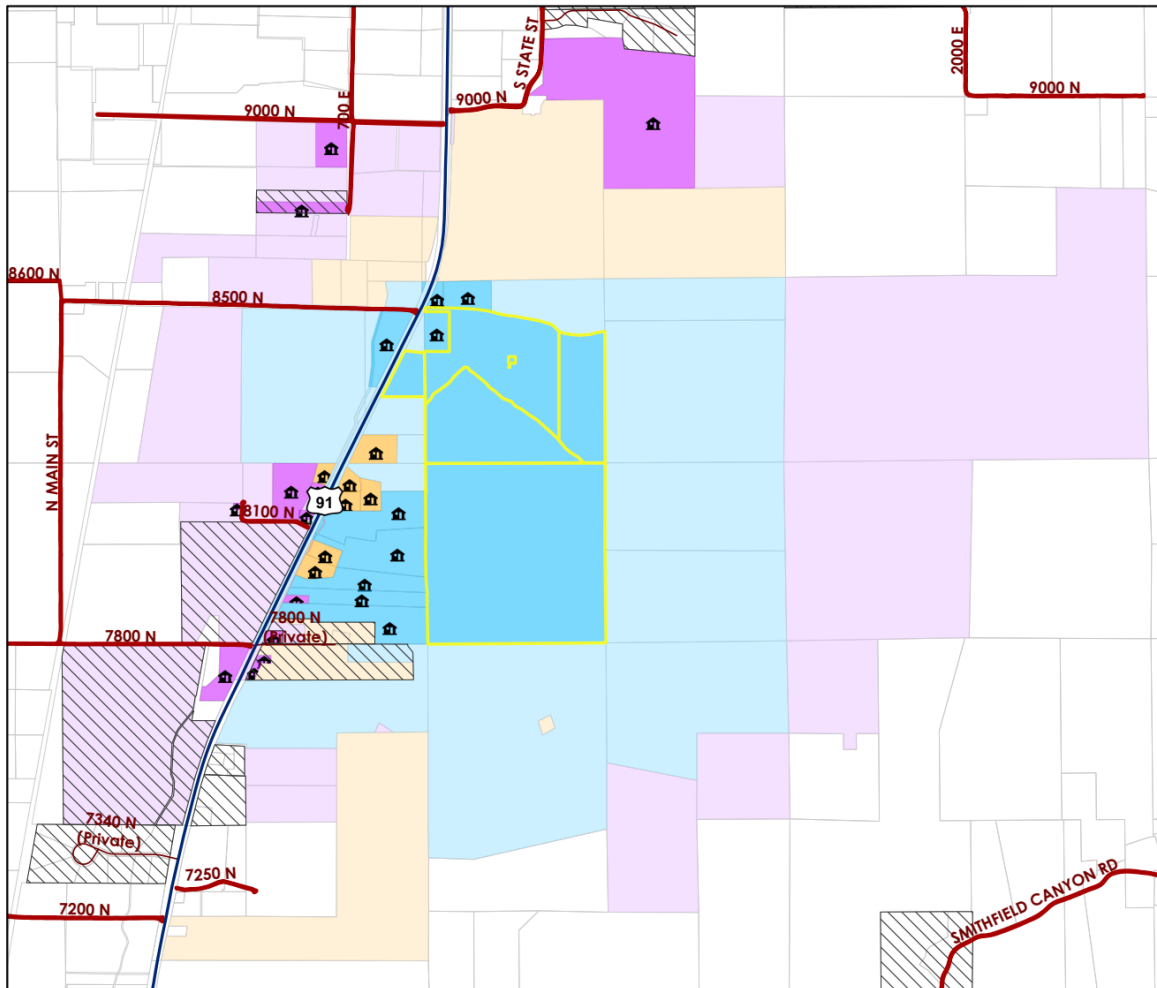
1. A request to rezone 286.91 acres from the Agricultural (A10) Zone to the Industrial (I) Zone with the Mineral Extraction and Excavation (ME) Overlay.
2. This rezone may allow the parcel to establish uses permitted in the Industrial (I) Zone and Mineral Extraction and Excavation (ME) Overlay. A rezone request is general in nature and is not tied to any proposed use. Any impacts related to permitted and conditional uses allowed within the Industrial (I) Zone and Mineral Extraction and Excavation (ME) Overlay will be

addressed as part of each respective approval process required prior to site development activities.

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

- a. Land Use Context:

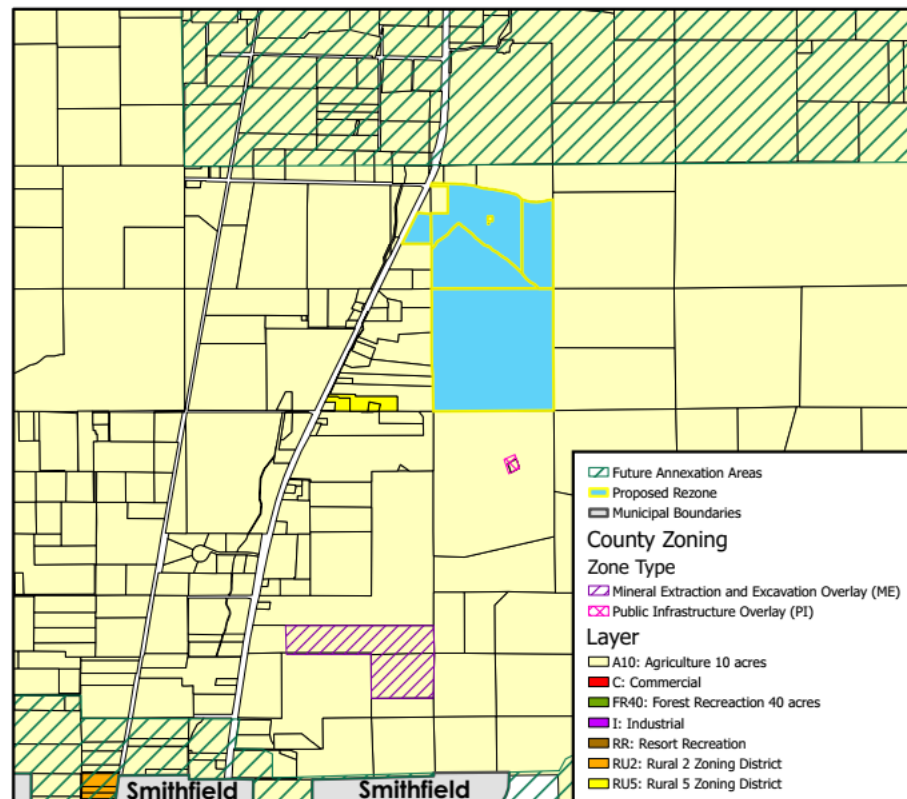
- i. Parcel status: The properties match the configuration they had on August 8, 2006 and are legal.
 - ii. Average Lot Size: (See Attachment A)



Average Parcel Size	
Adjacent Parcels	With a Home: 10.5 Acres (9 Parcels)
	Without a Home: 46.1 Acres (24 Parcels)
1/4 Mile Buffer	With a Home: 7.2 Acres (16 Parcels)
	Without a Home: 37.8 Acres (40 Parcels)
1/2 Mile Buffer	With a Home: 8.2 Acres (28 Parcels)
	Without a Home: 35.9 Acres (72 Parcels)

Revised Pg. 6 and 7 - Planning Commission Recommendation

- i. **Schedule of Zoning Uses:** The Industrial (I) Zone and Mineral Extraction and Excavation (ME) Overlay allow for a variety of uses with the approval of a zoning clearance and/or conditional use permit. These uses include the following uses, that are not permitted in the current Agricultural (A10) Zone:
 - Mineral Extraction and Excavation (ME) Overlay
 - i. Mineral Extraction
 - ii. Topsoil Extraction
 - Industrial (I) Zone:
 - i. Caretaker's Residence
 - ii. General Manufacturing
 - iii. Commercial Kennel/Animal Shelter
 - iv. Storage and Warehousing
 - v. Self Service Storage Facility
 - vi. Transport Services
 - vii. General Vehicle Repair
 - viii. Mobile Food Truck
 - ix. Sexually Oriented Business
 - x. Telecommunication Facility, Major
- ii. **Adjacent Uses:** The properties adjacent to the subject parcel to the north and east are primarily used for agricultural purposes, properties to the west are primarily residential, and properties to the south are a mix of residential and agricultural. The nearest parcel, in the county, in the Industrial (I) Zone is located 1.5 miles to the north-west while the nearest parcel with the Mineral Extraction and Excavation (ME) Overlay is located 0.85 miles to the south.
- iii. **Annexation Areas:** The subject properties are not located in any future annexation area.



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

4. As per §17.02.060, Establishment of Land Use Authority, the County Council is authorized to act as the Land Use Authority for this application.
5. The current County Land Use Ordinance does not specify appropriate locations for the Industrial (I) Zone but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030 [E] identifies the purpose of the Industrial (I) Zone and includes the following:
 - a. “To provide locations where manufacturing, processing, warehousing, and fabrication of goods and material can be carried on with minimum conflict or deleterious effect upon the surrounding properties. The purpose of this zone is also to promote the economic well being of the citizens and broaden the tax base.”
 - b. “This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.”
6. The current County Land Use Ordinance does not specify appropriate locations for the Mineral Extraction and Excavation (ME) Overlay but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030 [E] identifies the purpose of the Mineral Extraction and Excavation (ME) Overlay and includes the following:
 - a. “The purpose of this zone is to establish locations and to protect the commercial mineral extraction and excavation industry while protecting the environment and county citizens. This zone is to assure that the operations of such sites do not impact adjoining uses and are not encroached upon by surrounding noncompatible land uses within Cache County.”
 - b. “This zone and provisions thereof are deemed necessary in the public interest to affect practices which will, for the economical use of vital materials necessary for our economy, give due consideration to the present and future use of land in the interest of promoting the public health, safety, and general welfare of the residents of Cache County.”
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. Consideration of impacts related to uses allowed within the Industrial (I) Zone and Mineral Extraction and Excavation (ME) Overlay will be addressed as part of each respective approval process required prior to site development activities.

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

- 10. §12.02.010 adopts the Manual of Roadway Design and Construction Standards (Road Manual) for roadway improvement requirements.
- 11. §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.
- 12. Table §17.10.040 Site Development Standards – Minimum lot frontage required in the Industrial (I) Zone is 150’.
- 13. §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
- 14. §16.04.040 [A] Roads – All roads must be designed and constructed in accordance with Title 12 of the County Code.
- 15. §12.02.010 Roadway Standards – Requirements for roadway improvement are provided in the current Manual of Roadway Design and Construction Standards (Road Manual).
- 16. Roadway Functional Classification:
 - a. Principal Arterial: Principal Arterials in rural areas are typically designed to provide relatively high overall travel speeds with minimum interference to through movement.
- 17. A basic review of the access to the subject property identifies the following:
 - a. An analysis of the nearest road, US-91, is below.
- 18. US-91 – Utah Department of Transportation (UDOT) Road:
 - a. West of the subject parcel, US-91 is an UDOT road classified as a Principal Arterial.
 - b. The road services multiple dwellings and agricultural uses but is primarily the main connection between Smithfield and Richmond.
 - c. Is maintained by UDOT.
 - d. This section of US-91 is classified per UDOT as an Access Category 4, which has a minimum driveway spacing of 500 feet and a minimum street spacing of 660 feet.
 - e. All the parcels that are part of this rezone are contiguous. However, the only parcel that has direct access or frontage on a public road is Parcel 08-016-0034. The other parcels would need to be accessed through this parcel.

D. Service Provisions:

- 19. §16.04.080 [C] Fire Control – The County Fire District had no comments in regards to this application.

20. §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

21. Public notice was posted online to the Utah Public Notice Website on 24 January 2024.

22. Notices were posted in three public places on 24 January 2024.

23. Notices were mailed to all property owners within 300 feet on 24 January 2024.

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

Conclusion

The Funk-Richmond Gravel Pit Property rezone, a request to rezone 286.91 acres from the Agricultural (A10) Zone to the Industrial (I) Zone with the Mineral Extraction and Excavation (ME) Overlay has been reviewed in conformance with Title 17 of the Cache County Land Use Ordinance and the County Manual of Roadway Design and Construction Standards. Staff has not made a recommendation based on the findings of fact identified above and any others identified at the public hearing. Although Staff has not made a recommendation for approval or denial, they can help Planning Commission draft a recommendation to County Council.

Planning Commission Conclusion

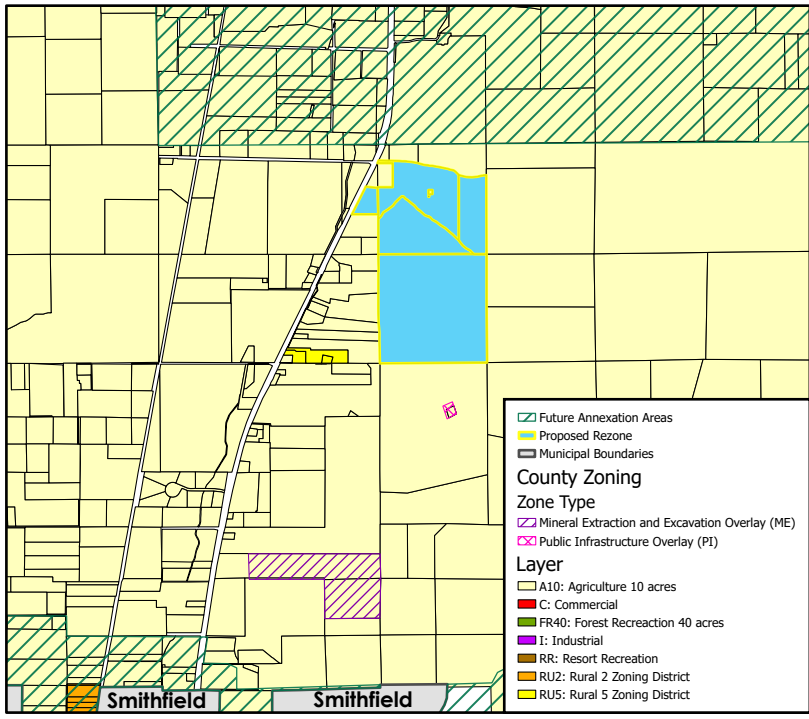
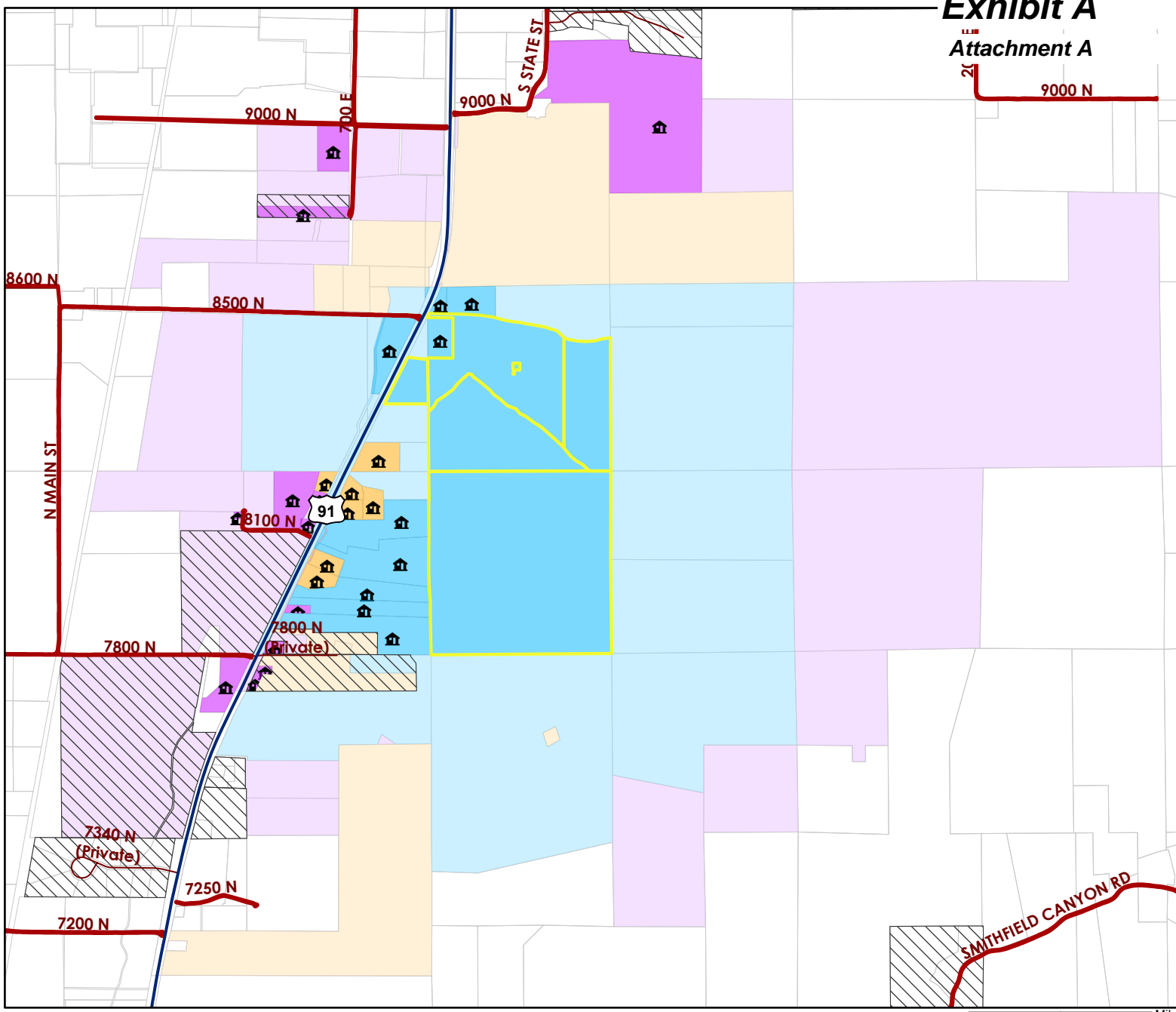
Based on the findings of fact noted herein, the Funk-Richmond Gravel Pit Property rezone is hereby recommended for denial to the County Council as follows:

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

- a. This parcel is located in the “Agriculture and Ranching” area which places an emphasis on agriculture related uses and discourages flex office industrial and heavy industrial uses.
- 4. At this time, the applicant has not had a meeting with the Utah Department of Transportation (UDOT) to discuss creating an access for this project.
- 5. It is likely that a mineral extraction operation, in this case a gravel pit, will impact Crow Mountain which can be seen as a significant natural heritage site.

Exhibit A

Attachment A



Legend

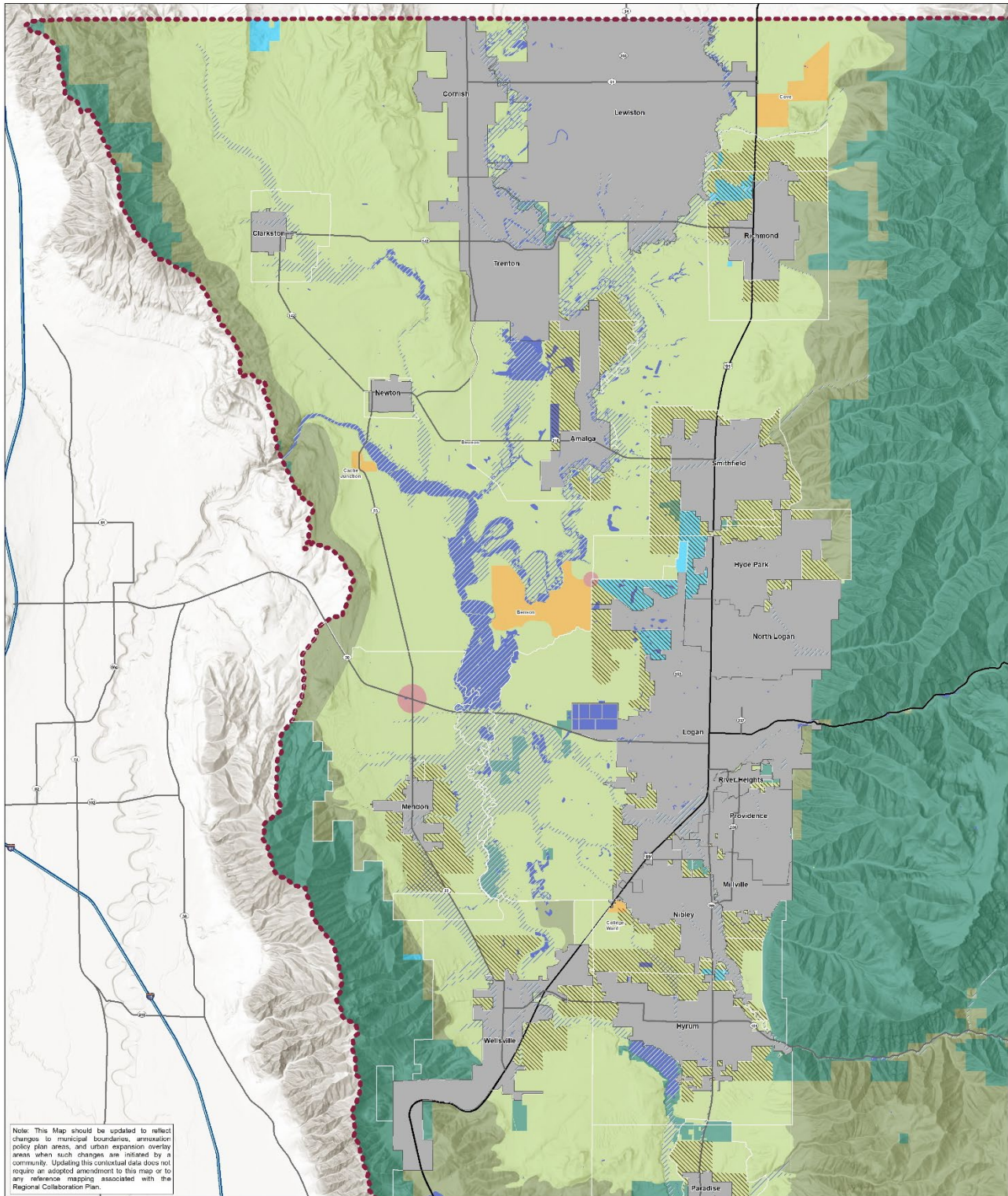
- Proposed Rezone
- Municipal Boundaries
- Subdivisions
- Parcels
- Winter Maintenance
- County Roads
- Highways

Average Parcel Size

Adjacent Parcels	With a Home: 10.5 Acres (9 Parcels)
	Without a Home: 46.1 Acres (24 Parcels)
1/4 Mile Buffer	With a Home: 7.2 Acres (16 Parcels)
	Without a Home: 37.8 Acres (40 Parcels)
1/2 Mile Buffer	With a Home: 8.2 Acres (28 Parcels)
	Without a Home: 35.9 Acres (72 Parcels)



1/14/2025



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

Cache County Future Land Use Map

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

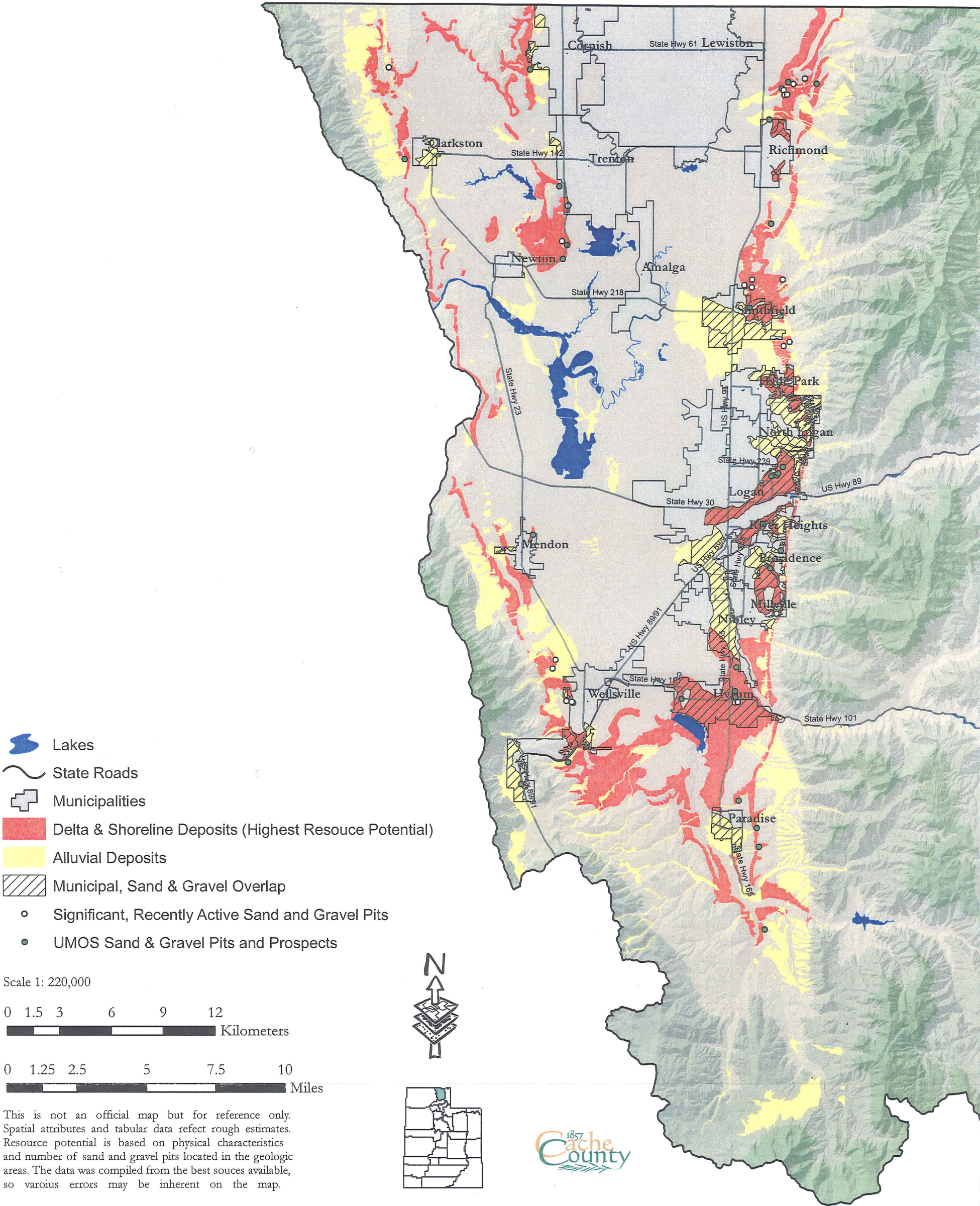
Date: February 28, 2023



Sand & Gravel Resource Potential

Exhibit A
Attachment C

Cache County, Utah



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



Conner Smith <conner.smith@cachecounty.gov>

Fwd: Funk Richmond-gravel pit property rezone

Cache County DevServices <devservices@cachecounty.gov>

Mon, Jan 27, 2025 at 3:15 PM

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

----- Forwarded message -----

From: **Jamie Ravsten** <jamieravsten@gmail.com>

Date: Mon, Jan 27, 2025 at 3:13 PM

Subject: Funk Richmond-gravel pit property rezone

To: devservices@cachecounty.gov <devservices@cachecounty.gov>

Cc: Christian Ravsten <chrisravsten@gmail.com>

To whom it may concern,

We have received the important notice regarding the request to rezone 286.91 acres for the Funk-Richmond, gravel pit property rezone.

We are not opposed to this rezoning at this time, however, we do have two easements on this property. The first one is access to our residence and the second one is a water easement for a spring that we have on this property.

We will plan on attending the meeting, but we would like assurance that the gravel pit will not affect our water or access to our property.

Thank you very much,
Christian Ravsten (435)770-7701
Jamie Ravsten (435)760-0577

Larry E. Copeland

8240 N 690 E

Smithfield, Utah 84335

February 3, 2025

Cache County Development Service Department

179 North Main, Suite 305

Logan, Utah 84321

Dear Planning Commission Members:

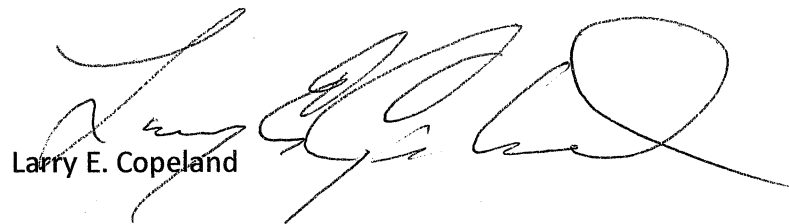
As a nearby property owner I am against rezoning because heavy equipment for a gravel pit would create noise, dust and more importantly vibrations. Earth moving equipment can cause disruption in underground water flows and disrupt spring output, in my well and the neighbor's springs that are located in the rezone area.

Although my greatest concerns are the contamination of my well and the neighbor's springs by the earth moving equipment from the fuel and oils leaked and accidental spills.

With new homes being built near us there will be even greater concerns about potable water.

This project was proposed several years ago and was rejected for the same, continuing concerns.

Sincerely,


Larry E. Copeland

ENC. Cache County Important Notice Letter

Edward & J'lene Mendenhall
que_yo_soy@outlook.com
8472 N Highway 91
Richmond, UT 84333

connorsmith@cachecounty.gov
Planning Comission Meeting
Project Name:
Funk-Richmond Gravel Pit Property
Rezone

February 3, 2025

Dear Mr. Smith,

In response to Planning Commission Meeting invitation which Edward and I received, we are presenting the following comments about the creation of a gravel hole on the north side of Crow Mountain.

We live below and slightly to the north of "the Crow". Our water source, and that of the Riehm family and Nannette King's property across Highway 91 is collected from a one acre parcel which Edward & I own. There are two collection cisterns on this property. This acre is surrounded by the Funk property.

We are concerned about the impact this gravel-hole project would have on our clear sweet water source. The impact could be the end of our "Century Farm" and the Mendenhall, King, and Riehm properties being viable places to live.

Even if miraculously our water was not destroyed, we would all be impacted by the noise, dust and other pollution from the equipment, and trucks which would be rumbling down a steep road close to our homes. Another worry is the impact which numerous gravel trucks and other equipment would have on the people who live and travel on Highway 91.

Living on Mendenhall Curve has made us terribly aware of the dangers of this road even as it is today.

We know this would be a life changing tragedy for us on the farm if the project should happen. We also feel it would be a terrible and costly mistake for North Cache Valley to have Crow Mountain and the surrounding land be approved for Mineral Extraction and Excavation Overlay (ME) rezoning.

Thank you for reading this lengthy correspondence.

Sincerely,

J'lene H. and Edward C. Mendenhall



Conner Smith <conner.smith@cachecounty.gov>

Fwd: Funk-Richmond Gravel Pit Property Rezone

Cache County DevServices <devservices@cachecounty.gov>

Wed, Feb 5, 2025 at 8:09 AM

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

----- Forwarded message -----

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

Date: Tue, Feb 4, 2025 at 2:23 PM

Subject: RE: Funk-Richmond Gravel Pit Property Rezone

To: devservices@cachecounty.gov <devservices@cachecounty.gov>

To the Cache County Planning Commission,

Our family lives at [8588 North Highway 91, Richmond UT 84333](#). We recently heard about the request to rezone the agricultural land south of us, and wanted to voice some concerns.

1. Impact to Our Water Source

Our water source is accessed via the land that Mr. Funk is trying to sell. A gravel pit operation on the land to the south of us could impact the flow of underground water enough that our source runs dry.

What happens if we turn on the tap and nothing comes out? Do we then have to begin a long court battle to fight for our water rights? If so, how do we get water in the mean time?

What happens if our water source becomes contaminated as a result of the industrial operations?

2. Air Pollution Concerns

We are concerned about the effects of increased dust in the air.

What happens if we develop chronic respiratory illnesses (asthma, etc)? How will the increased airborne particulates affect our garden or fruit trees?

3. Traffic Concerns

If this gravel pit goes into operation, there will be a lot more traffic entering and exiting on this section of the highway.

How many trucks are expected per day to be going in and out of the facility? Will they run 24/7 or will they only operate during business hours Monday through Friday? Will there be a traffic light put in to facilitate left turns across highway 91?

We look forward to attending the hearing on Thursday, and hope to get some answers to our questions.

Thank you for your time and consideration,

Andrew and Scout Riehm



Hold a Public Hearing Ordinance 2025-09 – Willets RU5 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: March 11th, 2025

Agenda Item Language: Hold a public hearing for Ordinance 2025-09 Willets RU5 Rezone – A request to rezone 18.71 acres located at approximately 4200 S. Highway 23, Wellsville, from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone.

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

Background: A request to rezone 18.71 acres located at approximately 4200 S. Highway 23, Wellsville, from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone.

Fiscal Impact: N/A

Public Hearing Required: Rezone requests require a public hearing before the County Planning Commission (PC). This hearing was held on February 6th, 2025, and their recommendation to deny the rezone was made on February 6th, 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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Staff Report: Willets RU5 Rezone

6 February 2025

This staff report is an analysis of the application based on adopted county documents, standard county development practices, and available information. The report is to be used to review and consider the merits of the application. Additional information may be provided that supplements or amends this staff report.

Agent: Jed Willets

Parcel ID#: 11-069-0007

Staff Recommendation: None

Type of Action: Legislative

Land Use Authority: Cache County Council

Location

Reviewed by Conner Smith

Project Address:

4200 S. Highway 23
 Wellsville

Acres: 18.71

Surrounding Uses:

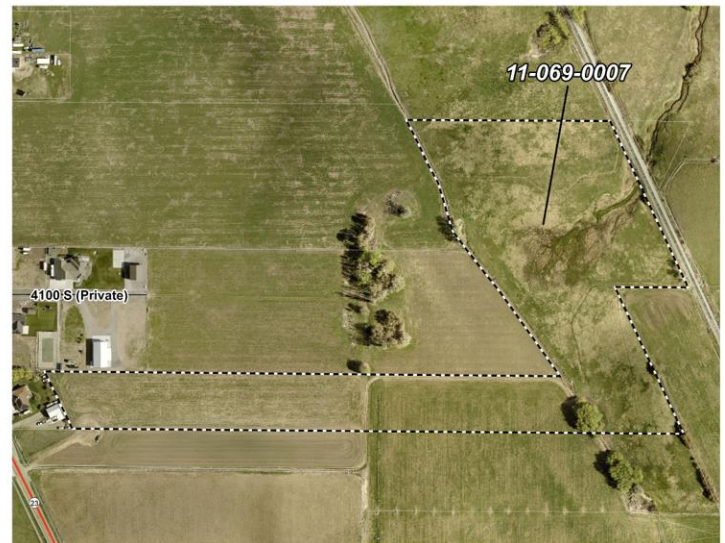
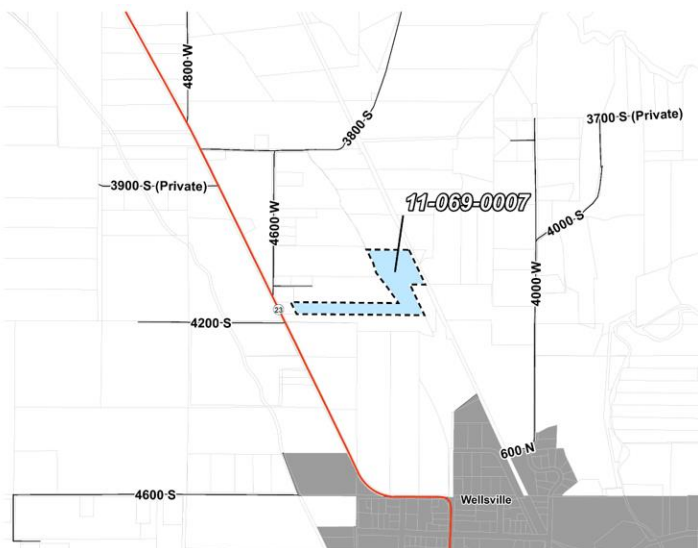
North – Agricultural/Residential
 South – Agricultural
 East – Agricultural
 West – Agricultural/Residential

Current Zoning:

Agricultural (A10)

Proposed Zoning:

Rural 5 (RU5)

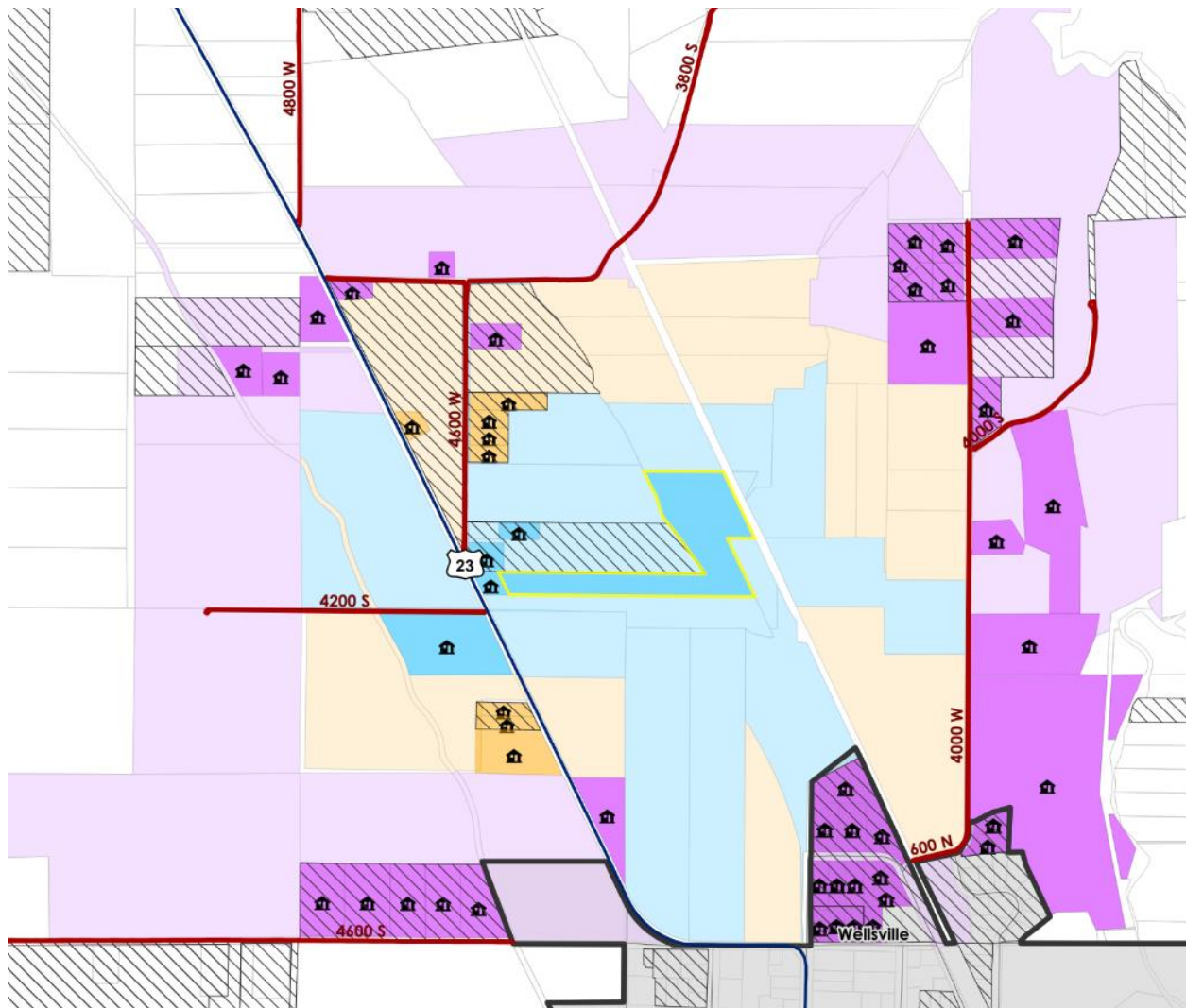


Findings of Fact

A. Request description

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

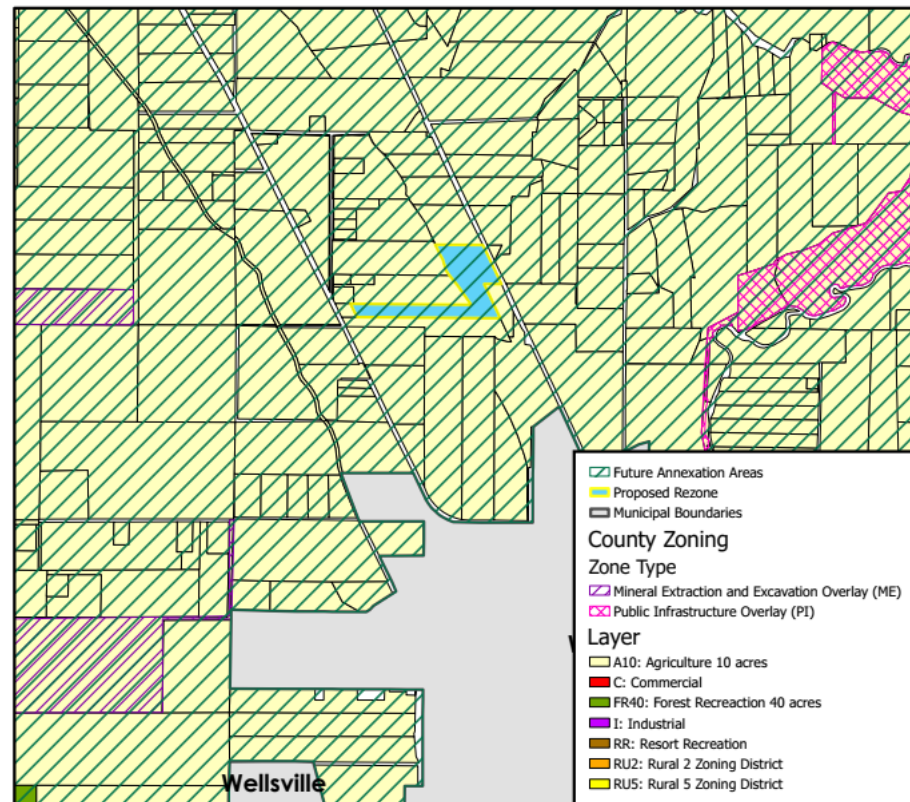
4. This rezone may allow the parcel to establish uses permitted in the Rural 5 (RU5) Zone. A rezone request is general in nature and is not tied to any proposed use. Any impacts related to permitted and conditional uses allowed within Rural 5 (RU5) Zone will be addressed as part of each respective approval process required prior to site development activities.
5. Staff has identified general information as pertains to the subject property to assist the Planning Commission and County Council in arriving at a decision. This information is reflected in the attached map (Attachment A) and in the following text.
 - a. Land Use Context:
 - i. Parcel status: The property does not match the configuration it had on August 8, 2006 as boundary line adjustments and the splitting of a non-contiguous portion of the parcel was done. However, the property is still legal.
 - ii. Average Lot Size: (See Attachment A)



Revised Pg. 7 - Planning Commission Recommendation

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

- i. Schedule of Zoning Uses: The Rural 5 (RU5) Zone is more restrictive than the Agricultural (A10) Zone. The following uses are ones that are permitted, with the use of a zoning clearance or CUP, in the Rural 5 (RU5) Zone:
 - Single Family Dwelling
 - Accessory Apartment
 - Accessory/Agricultural Structures
 - Home Based Business
 - Seasonal Cabin
 - Residential Living Facilities
 - Home Based Kennel
 - Bed and Breakfast Inn
 - Religious Meeting House
 - Utility Facility, Distribution
 - Farm Stand
 - Board Facility
 - Site Grading
- ii. Adjacent Uses: The properties adjacent to the subject parcel to the east and south are primarily used for agricultural purposes while the properties to the north and west are used for agricultural and residential purposes. The nearest parcel, in the county, in the Rural 5 (RU5) Zone is located a mile to the northwest of the subject parcel.
- iii. Annexation Areas: The subject property is located within the Wellsville City future annexation area.



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

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

6. As per §17.02.060, Establishment of Land Use Authority, the County Council is authorized to act as the Land Use Authority for this application.
7. The current County Land Use Ordinance does not specify appropriate locations for the Rural 5 (RU5) Zone but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030 [E] identifies the purpose of the Rural 5 (RU5) Zone and includes the following:
 - a. “To allow for residential development in a moderately dense pattern that can allow for rural subdivisions, and to allow for clustering plans larger than a single parcel. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities.”
 - b. “To implement the policies of Cache countywide comprehensive plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipality standards.”
 - c. “This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.”
8. Chapter 4: Future Land Use Plan of the Cache County General Plan states:
 - a. “The use of land is one of the most important and fundamental values for landowners, residents, civic leaders, and elected officials. This determines, in large measure, the future of Cache County. The Future Land Use Map represents the County’s collective vision of our desired future. It conveys the patterns and priorities of economic development and

- community character, the locations of neighborhoods and industries, and the preservation of natural, agricultural, and rural landscapes.”
- b.** “The Future Land Use Plan is advisory and does not change the existing zoning of any property or the ability of landowners to continue existing legal uses consistent with the existing zoning or nonconforming uses. It serves as a starting point for conversations about regional initiatives and development proposals by illustrating how sometimes separate and uncoordinated activities can help or harm our desired future. The timing of future development will depend on a number of factors including choices made by individual landowners, aspirations of the community, and future availability of facilities and services.”
 - 9.** The future land use map (Attachment B) adopted as part of the Cache County General Plan identifies the area where the subject property is located as “Agriculture and Ranching.” *Cache County General Plan, Chapter 4, Page 26.* This section states:
 - a.** Location: Private agriculture landscapes in the Cache Valley outside of municipalities.
 - b.** Example Areas: Most of the valley.
 - c.** Purpose and Character: Agricultural and rangeland uses on private lands under conservation easements (no public access) are expected to continue in the Valley. Separation from dense residential developments is advantageous. The agricultural landscape provides separation between adjacent municipalities and protects suitable soils.
 - d.** Preferred Land Uses: Agriculture, ranching, rural residential uses at densities of less than one unit per 10 acres, Conservation Easements (CEs) and conserved public lands, Agritourism.
 - e.** Secondary Land Uses: Industrial and Commercial uses directly supportive of agriculture (Processing, Packaging, Distribution), clustered subdivision developments, outdoor recreation, farm worker housing.
 - f.** Discouraged Uses: Residential developments at densities of greater than one unit per 10 acres if not in a clustered subdivision development, commercial office, commercial retail, flex office/industrial, heavy industrial.
 - 10.** The future land use map (Attachment B) adopted as part of the Cache County General Plan identifies the area where the subject property is located as “Urban Expansion Overlay.” *Cache County General Plan, Chapter 4, Page 29.* This section states:
 - a.** Location: Adjacent to city/town limits within municipal annexation policy areas, where future development could be accommodated with urban-level services. As communities may provide additional information, these reference areas may be updated on the Future Land Use Map without an adopted amendment to reflect the probable expansion of services within a 10 to 20 year timeframe.
 - b.** Example Areas: Unincorporated enclaves between or within cities.
 - c.** Purpose and Character: To provide for unified municipal growth that aligns with the municipal land use plan in an approved annexation policy area with an approved County Intergovernmental Agreement. If developed, these areas would need to be annexed into the neighboring community which would facilitate service provision. The following criteria must be met for these areas
 - i.** Accommodate 20-year growth projections
 - ii.** Plan for urban-level densities, intensities
 - iii.** Meet urban design standards
 - iv.** Connect with water and sewer providers, and urban streets
 - v.** Urban services provided by the County are minimized

- d. Preferred Land Uses: Annexations within these areas should strive to accomplish the densities, intensities, and street patterns contained where urban-level infrastructure is available. Affordable housing options are also appropriate in this area.
- e. Secondary Land Uses: Civic (meeting spaces), residential support uses (e.g. parks, medical, schools, fire and police stations).
- f. Discouraged Uses: Uses that are not consistent with the municipal general plan or existing county zoning.

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

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

- 12. §12.02.010 adopts the Manual of Roadway Design and Construction Standards (Road Manual) for roadway improvement requirements.
- 13. §16.02.010 Standards and Lot Size – All subdivisions must meet the minimum lot and development standards as outlined in each base zone of the Cache County Zoning Ordinance and within this title.
- 14. Table §17.10.040 Site Development Standards – Minimum lot frontage required in the Rural 5 (RU5) Zone is 90 feet.
- 15. §17.07.040 General Definitions – Lot/Parcel Frontage: that portion of a development site that abuts a public or private roadway. For the purposes of determining setback requirements on corner lots, all sides of a lot adjacent to a roadway shall be considered frontage
- 16. §16.04.040 [A] Roads – All roads must be designed and constructed in accordance with Title 12 of the County Code.
- 17. §12.02.010 Roadway Standards – Requirements for roadway improvement are provided in the current Manual of Roadway Design and Construction Standards (Road Manual).
- 18. The Road Manual specifies the following:
 - a. §2.1 Roadway Functional Classification – Minor Arterial (A): Minor arterial roads link cities, larger towns, and other large traffic generators and are capable of facilitating travel over long distances. These routes have relatively high travel speeds and minimal interferences to the through movement of traffic.
- 19. A basic review of the access to the subject property identifies the following:
 - a. An analysis of the nearest road, SR-23, is below.
- 20. SR-23 – Utah Department of Transportation (UDOT) Road:
 - a. West of the subject parcel, SR-23 is an UDOT road classified as a Minor Arterial.
 - b. The road services multiple dwellings and agricultural uses but is primarily the connection between Mendon and Wellsville with access to SR-30 and Highway 89/91.
 - c. Is maintained by UDOT.
 - d. This section of SR-23 is classified per UDOT as an Access Category 4, which has a minimum driveway spacing of 500 feet and a minimum street spacing of 660 feet.
 - e. Frontage for buildable lots in the County requires a minimum of 90 feet on a public or private road. Based on an initial review of the existing County road grid and existing driveways along SR-23, it does not appear access that meets the requirements of the County Road Manual is possible in combination with UDOT requirements. It is possible that the property could be accessed by 4100 S., an existing private road to the North, but the road would have to be extended through another property owner's parcel.

D. Service Provisions:

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

22. §16.04.080 [F] Solid Waste Disposal – Applicant must work with Waste Management for solid waste disposal.

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

23. Public notice was posted online to the Utah Public Notice Website on 24 January 2024.

24. Notices were posted in three public places on 24 January 2024.

25. Notices were mailed to all property owners within 300 feet on 24 January 2024.

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

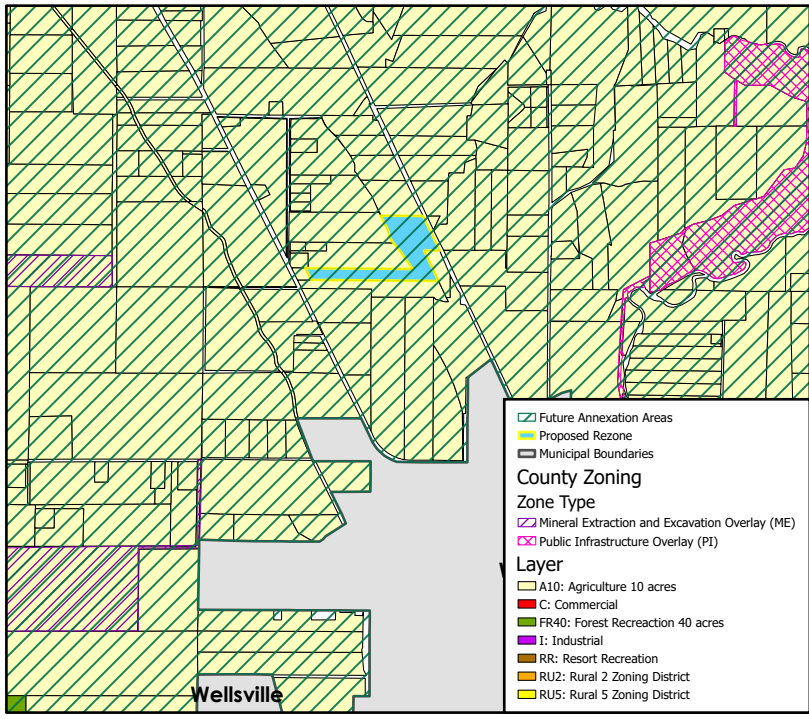
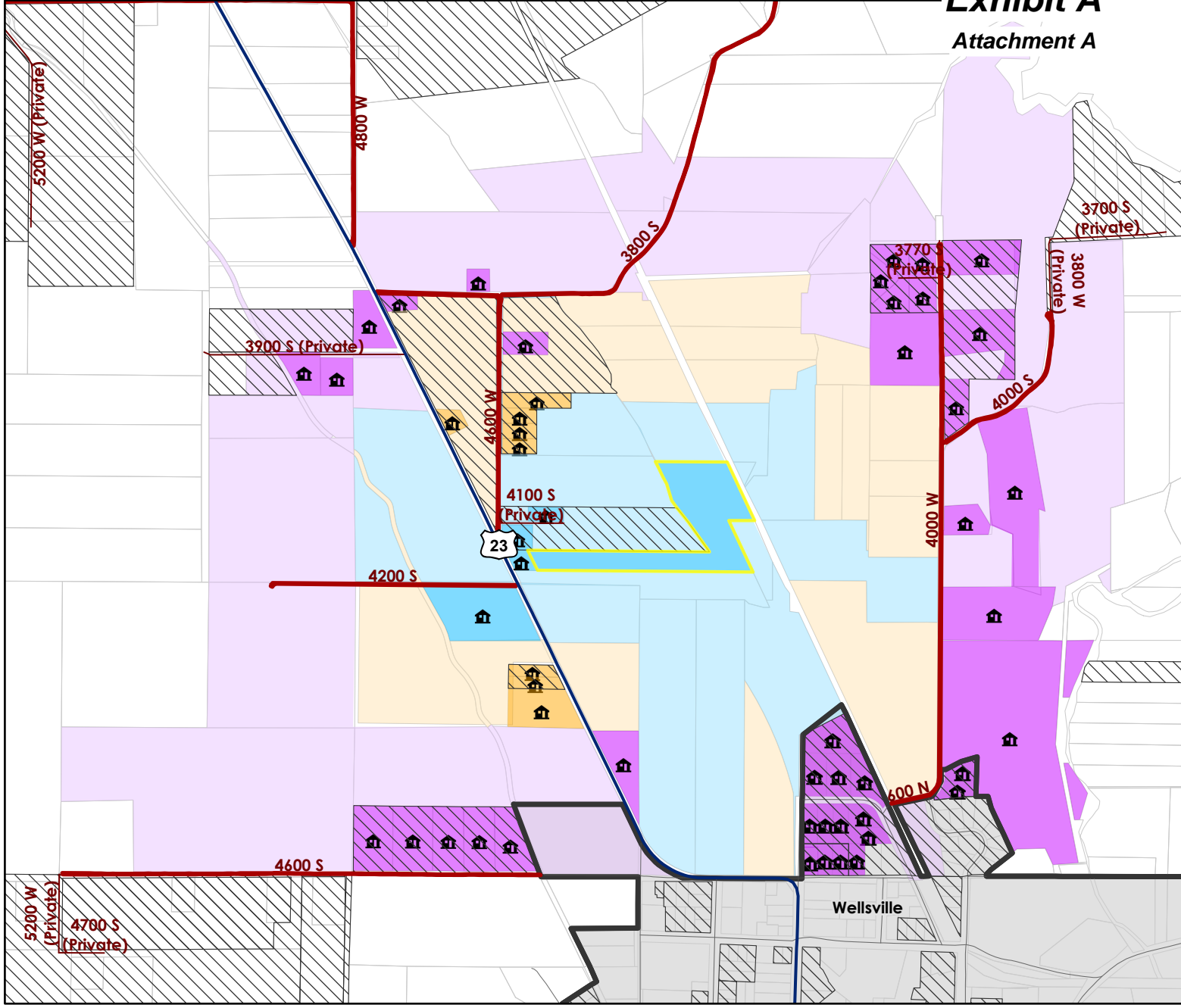
Conclusion

The Willets RU5 rezone, a request to rezone 18.71 acres from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone has been reviewed in conformance with Title 17 of the Cache County Land Use Ordinance and the County Manual of Roadway Design and Construction Standards. Staff has not made a recommendation based on the findings of fact indentified above and any others identified at the public hearing. Although Staff has not made a recommendation for approval or denial, they can help Planning Commission draft a recommendation to County Council.

Planning Commission Conclusion

Based on the findings of fact noted herein, the Willets RU5 rezone is hereby recommended for denial to the County Council as follows:

1. It is unclear if the provided UDOT permit supports the construction of more than two homes.
2. The nearest area, in the County, that is in the Rural 5 (RU5) Zone is located one mile away.
3. The rezone is partially not consistent with the Cache County General Plan:
 - a. This parcel is located in the “Agriculture and Ranching” area which places an emphasis on agriculture related activities. The Rural 5 (RU5) Zone has fewer agricultural related use types than the Agricultural (A10) Zone.
4. The parcel currently has no road frontage.

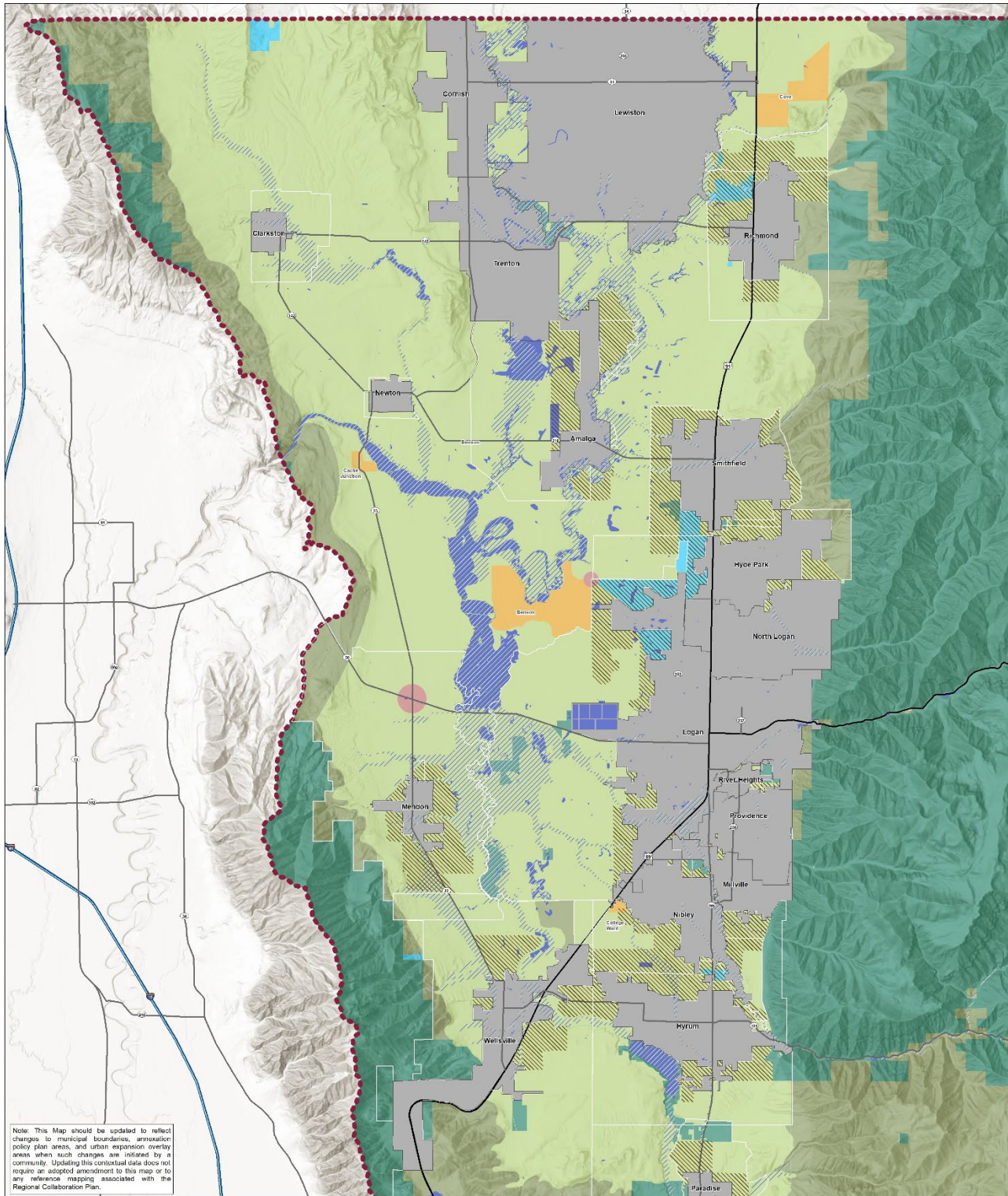


Legend

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

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





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



Dear [City Council/Committee Members],

I am writing to express my strong opposition to the proposed rezoning request for the Willets RU5 project. As a member of this community and someone who has had direct experience with the safety concerns along Highway 23, I urge you to carefully consider the potential consequences this project could have on the safety of the children who rely on the special needs bus service in the area.

The special needs buses serve children ranging in age from 3 to 19, and they stop multiple times a day—at 6:00 am, 8:00 am (twice), 11:00 am, 2:00 pm, and 3:00 pm—at stops located within 100 feet to the north and 300 feet to the south of the proposed rezoning. The speed limit on Highway 23 is currently 55 mph, and it already carries a significant amount of traffic. I have personally ridden the special needs bus for the past 11 years, and I have witnessed firsthand how dangerous it can be, with drivers frequently passing buses with their red lights on or coming dangerously close to hitting children. This is already a major concern, and adding more traffic to this area by approving the rezoning would only exacerbate the risks.

The increased traffic and the proximity of the proposed development to bus stops will create an unsafe environment for children getting on and off the bus. The concern for the safety of these children should be the primary consideration, as we have a duty to protect their well-being. Passing this rezoning would create a more hazardous situation on Highway 23, and the ripple effect of increased traffic could lead to more accidents and potential fatalities.

I am also concerned about who would be held liable in the event of an accident. Would it be Mr. Jed Willets, the developer, or the council members who approve this rezoning? We need to carefully consider the long-term impacts of this decision and prioritize the safety of our community's children above all else.

Mr. Willets was fully aware of the zoning restrictions when he purchased the property, and this is not the first attempt to rezone it. It is important to note that the northern subdivisions of this property, which consist of only three homes, do not connect directly to Highway 23 and experience less traffic. Expanding the development will only continue to increase traffic, which is already a pressing concern. I also would like to add, that this property doesn't have enough frontage to hold the traffic that will be traveling in and out of it. That poses as a concern as well.

I strongly urge you to reject the rezoning request to ensure the safety of our children, the integrity of our community, and the preservation of safe transportation for all. Please think about the well-being of the children who use this bus service every day. This should be our top priority.

Thank you for your attention to this critical matter.

Sincerely,

Lacie Liechty

Dear Planning Commission Board,

We have concerns about the Willets RU-5 rezone. We attended the previous meeting for this piece of property. Our concerns are still the same with most of them being a safety concern of more traffic in this area. The speed limit on Highway 23 at this point is 55 MPH, with most people realistically going 60-70 MPH. We live off 4600 W. and know that to exit this highway you must be going rather quickly. The exit for this purposed subdivision is an extreme safety concern with multiple cattle semi-trailers and farm equipment that pass this section of highway almost daily. Below are the main concerns we have.

1. With this rezone we have safety concerns about all new traffic that will be exiting/entering Highway 23, that already has a busy intersection just to the North (4600 W.) that has a subdivision and a blue barn Airbnb close to the highway that can congest that intersection and make it dangerous.
2. In the previous rezone attempt of this property, we stated that this piece of property is not for a subdivision. If Mr. Willets gets this rezone, he has the possibility to add three houses. If he obtains the ability to do three houses there with be nothing to stop the landowners to the South (Mr. and Mrs. Larsen) from rezoning to RU-5 and putting two homes on their property which would bring five homes coming onto the highway. The last rezone rejected a five-home proposal.
3. We are concerned that allowing that many homes will put more stress on the springs to the east that water 100's of acres of farmland due to each home having to drill new wells.
4. With Cache County putting an emphasis on open space we have concerns that if you allow parcels that are zoned A10 to be rezoned to either RU-5/RU-2 Cache County will have a problem of when to allow or not allow properties to be rezoned. People should know that when they purchase a piece of property if it zoned A10 then they need 10 acres for one home. Mr. Willets knew this property was A10 when he purchased it, we have no problem with one home the property.

Sincerely,

Derrick and Bessie Hendry



Conner Smith <conner.smith@cachecounty.gov>

Wellsville City - Willets RU5 Rezone

Scott Wells <swells@wellsvillecity.com>

Thu, Feb 6, 2025 at 10:38 AM

To: conner.smith@cachecounty.gov, Tom Bailey <tbailey@wellsvillecity.com>

Dear Cache County Planning Commission,

Thank you for the notification regarding the Willets RU5 Rezone request.

Wellsville has no issues because the RU5 is in line with the Wellsville Master Plan and we believe that at some time this parcel will be annexed into Wellsville City.

However, as they move forward we would ask that the developer be required to establish a roadway that is compatible with a grid system and that will allow a future road which will continue through this property and stub east from this development.

Additionally Wellsville City does not allow cul de sacs so we would request that no cul de sacs be allowed in this development or any other development that will potentially be annexed into Wellsville City in the future.

Another concern is the access off of Highway 23. Wellsville City feels this access should be designed and developed so it can accommodate the future growth that will be using the access; not only for this development, but for additional growth to the east. This will need to be part of the discussion with UDOT through the permitting process. Unless UDOT is involved, developers will most likely do the bare minimum. We need to make sure this is not the case for accesses off of Highway 23. These are all future roadways for potential growth going to the east.

Thanks,
Scott Wells
City Manager/Recorder
Wellsville City Corp.
75 East Main
PO Box 6
Wellsville City, Ut 84339
(435)245-3686

Sean Betts

49 E 3700 S
Nibley, UT 84321
480-689-2854

2/6/25

Development Services Department
179 North Main Street
Suite 305
Logan UT 84321

Subject: Easement Concern Regarding Rezoning

Dear Cache County Development Services Department,

I was unable to attend this evening's meeting as I had planned.

I have an issue with this project and am currently awaiting clarification from my attorney. I have an easement through the property in question, which is now being considered for rezoning. Previously, I had an agreement with the prior owner that the easement could be relocated only if we mutually agreed. The concession was specific to the previous owner it was not transferable and it did not run with the land.

However, Willets moved my easement and recorded it without my permission. The new location hinders my access, and this change was recorded without my consent.

If this property is rezoned without addressing this issue, it could potentially involve additional parties in litigation. I request that my easements be restored to their rightful location before any rezoning decisions are made.

Please confirm receipt of this letter and advise me on the appropriate steps to formally address this matter.

Sincerely,

Sean Betts

A handwritten signature in black ink, appearing to be 'SB' followed by a long, sweeping horizontal stroke.

Hold a Public Hearing**Ordinance 2025-10 – Gally Subdivision 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: March 11th, 2025

Agenda Item Language: Hold a public hearing for Ordinance 2025-10 Gally Subdivision Rezone – A request to rezone 30.62 acres located at 3055 S. Highway 23, Wellsville, from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone.

Action: Planning Commission – Recommendation of Approval (4-yea; 2-nay)

Background: A request to rezone 30.62 acres located at 3055 S. Highway 23, Wellsville, from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone.

Fiscal Impact: N/A

Public Hearing Required: Rezone requests require a public hearing before the County Planning Commission (PC). This hearing was held on February 6th, 2025, and their recommendation to approve the rezone was made on February 6th, 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

County Council action

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

Planning Commission action

Public hearing held on February 6th, 2025

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

1. The subject property is reasonably consistent with the purpose of the Rural 5 (RU5) Zone:
 - a. "To allow for residential estate development in a low density pattern that can allow for rural subdivisions and smaller scale agricultural uses. 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 impede the policies of Cache countywide comprehensive plan, including those regarding agricultural promotion, prime farmlands, 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 subject property is consistent with the Mendon City General Plan as it is potentially located in the A-1 or A-2 Zone.
 - a. A-1 Agricultural 2.5 acres:
 - i. "Agricultural – (A-1) lot sizes 2.5 acres up to 5 acres with more farm animals and production opportunities. Secondary water (irrigation) is available."
 - b. A-2 Agricultural from 5 acres up to 10 acres:

- 36 i. "Agricultural – (A-2) lot sizes of 5 acres up to 10 acres with more farm
37 animals and production opportunities. Secondary water (irrigation) is
38 available."

- 39 3. The nearest area, in the County, that is in the Rural 5 (RU5) Zone is located directly to
40 the south.

41
42 **Staff Report review by Interim Director**

43 Angie Zetterquist

44
45 **Staff Report by County Planner**

46 Conner Smith

47
48 **General Description**

49 This ordinance amends the County Zoning Map by rezoning 30.62 acres from the Agricultural
50 (A10) Zone to the Rural 5 (RU5) Zone.

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

53 Staff Report to Planning Commission – revised

Staff Report: Gally Subdivision Rezone

6 February 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: Grey Wilson

Parcel ID#: 11-047-0002

Staff Recommendation: None

Type of Action: Legislative

Land Use Authority: Cache County Council

Location

Reviewed by Conner Smith

Project Address:

3055 S. Highway 23,
Wellsville

Acres: 30.62

Current Zoning:

Agricultural (A10)

Proposed Zoning:

Rural 5 (RU5)

Surrounding Uses:

North – Agricultural/Residential

South – Agricultural/Residential

East – Agricultural/Residential

West – Agricultural/Residential

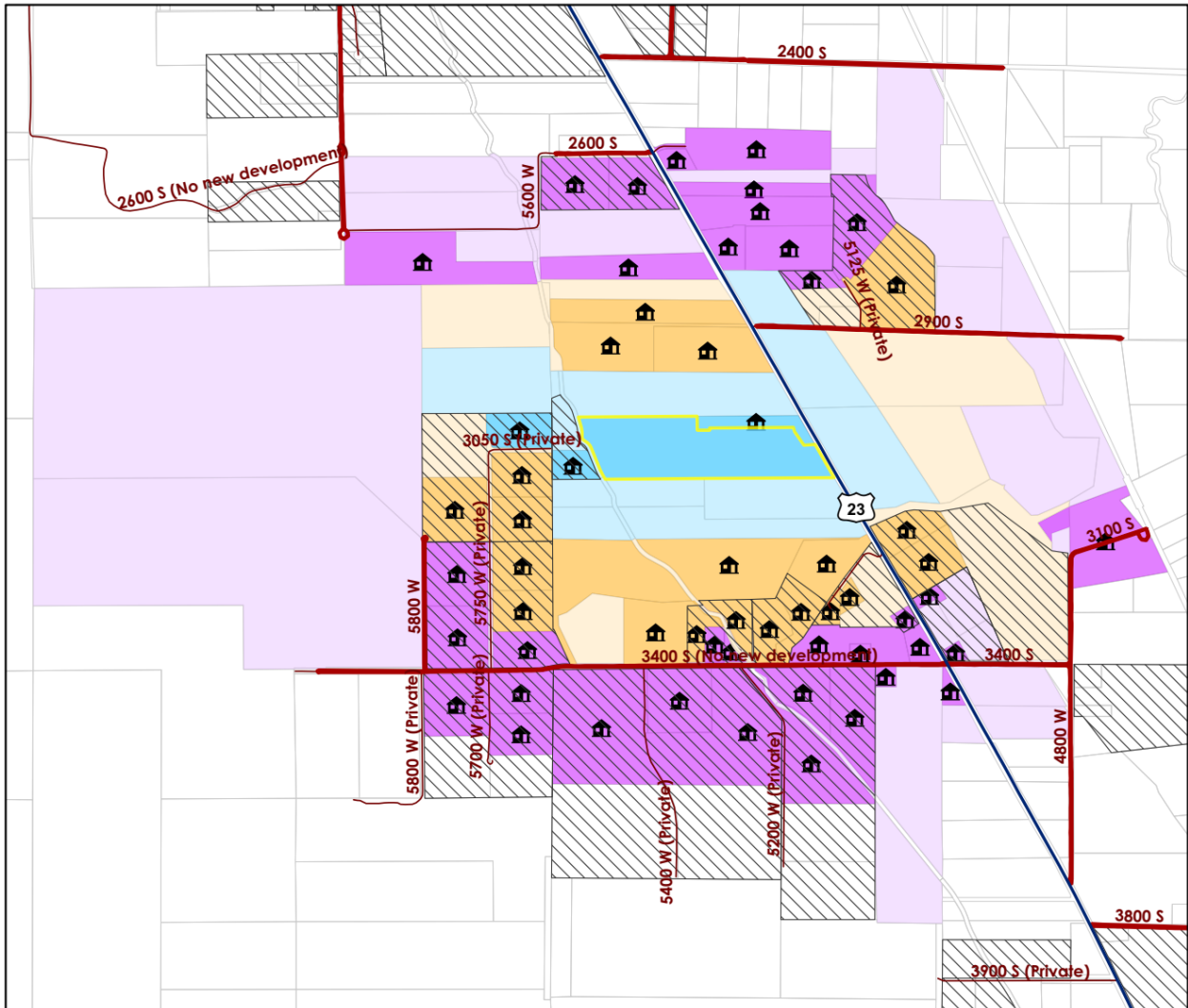


Findings of Fact

A. Request description

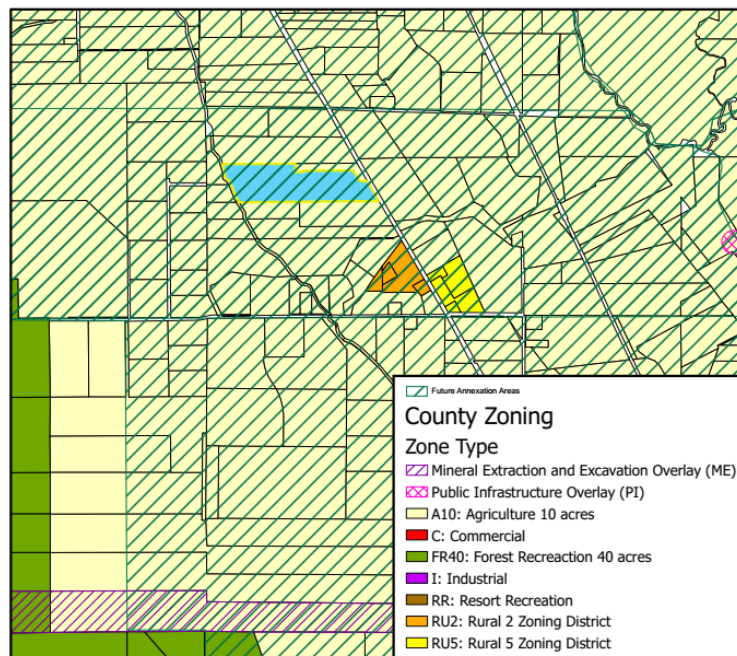
1. A request to rezone 30.62 acres from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone.
2. Should the rezone request be approved, the maximum number of potential lots will be six.
3. This rezone may allow the parcel to establish uses permitted in the Rural 5 (RU5) Zone. A rezone request is general in nature and is not tied to any proposed use. Any impacts related to permitted and conditional uses allowed within Rural 5 (RU5) Zone will be addressed as part of each respective approval process required prior to site development activities.

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



Average Parcel Size	
Adjacent Parcels	With a Home: 4 Acres (3 Parcels)
	Without a Home: 11.6 Acres (14 Parcels)
1/4 Mile Buffer	With a Home: 8 Acres (23 Parcels)
	Without a Home: 10 Acres (31 Parcels)
1/2 Mile Buffer	With a Home: 8 Acres (58 Parcels)
	Without a Home: 13.1 Acres (69 Parcels)

- i. Schedule of Zoning Uses: The Rural 5 (RU5) Zone is more restrictive than the Agricultural (A10) Zone. The following uses are ones that are permitted, with the use of a zoning clearance or CUP, in the Rural 5 (RU5) Zone:
- Single Family Dwelling
 - Accessory Apartment
 - Accessory/Agricultural Structures
 - Home Based Business
 - Seasonal Cabin
 - Residential Living Facilities
 - Home Based Kennel
 - Bed and Breakfast Inn
 - Religious Meeting House
 - Utility Facility, Distribution
 - Farm Stand
 - Board Facility
 - Site Grading
- ii. Adjacent Uses: The properties adjacent to the subject parcel to the east and south are primarily used for agricultural purposes while the properties to the north and west are used for agricultural and residential purposes. The nearest parcel, in the county, in the Rural 5 (RU5) Zone is located directly to the south of the subject parcel.
- The Marshall Maughan Trust A10 to RU5 rezone, located directly to the south of the subject parcel, was a request to rezone 14.00 acres from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone, and was approved by County Council on January 14th, 2025 as Ordinance 2024-24.
- iii. Annexation Areas: The subject property is located within the Mendon City future annexation area.



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

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

5. As per §17.02.060, Establishment of Land Use Authority, the County Council is authorized to act as the Land Use Authority for this application.
6. The current County Land Use Ordinance does not specify appropriate locations for the Rural 5 (RU5) Zone but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030 [E] identifies the purpose of the Rural 5 (RU5) Zone and includes the following:
 - a. “To allow for residential development in a moderately dense pattern that can allow for rural subdivisions, and to allow for clustering plans larger than a single parcel. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities.”
 - b. “To implement the policies of Cache countywide comprehensive plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipality standards.”
 - c. “This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.”
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. Consideration of impacts related to uses allowed within the Rural 5 (RU5) Zone will be addressed as part of each respective approval process required prior to site development activities.

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

- 10. §12.02.010 adopts the Manual of Roadway Design and Construction Standards (Road Manual) for roadway improvement requirements.
- 11. §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.
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- 13. §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
- 14. §16.04.040 [A] Roads – All roads must be designed and constructed in accordance with Title 12 of the County Code.
- 15. §12.02.010 Roadway Standards – Requirements for roadway improvement are provided in the current Manual of Roadway Design and Construction Standards (Road Manual).
- 16. The Road Manual specifies the following:
 - a. §2.1 Roadway Functional Classification – Minor Arterial (A): Minor arterial roads link cities, larger towns, and other large traffic generators and are capable of facilitating travel over long distances. These routes have relatively high travel speeds and minimal interferences to the through movement of traffic.
- 17. A basic review of the access to the subject property identifies the following:
 - a. An analysis of the nearest road, SR-23, is below.
- 18. SR-23 – Utah Department of Transportation (UDOT) Road:
 - a. East of the subject parcel, SR-23 is an UDOT road classified as a Minor Arterial.
 - b. The road provides access to multiple dwellings and agricultural uses, but is primarily the main connection between Mendon and Wellsville with access to SR-30 and Highway 89/91. Minor Arterials in rural areas are typically designed to provide relatively high overall travel speeds with minimum interference to through movement.
 - c. Is maintained by UDOT.
 - d. This section of SR-23 is classified per UDOT as an Access Category 4, which has a minimum driveway spacing of 500 feet and a minimum street spacing of 660 feet.
 - e. Access to any proposed development must be approved by UDOT.

D. Service Provisions:

- 19. §16.04.080 [C] Fire Control – The County Fire District had no comments in regards to this application.
- 20. §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

- 21. Public notice was posted online to the Utah Public Notice Website on 24 January 2024.
- 22. Notices were posted in three public places on 24 January 2024.
- 23. Notices were mailed to all property owners within 300 feet on 24 January 2024.

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

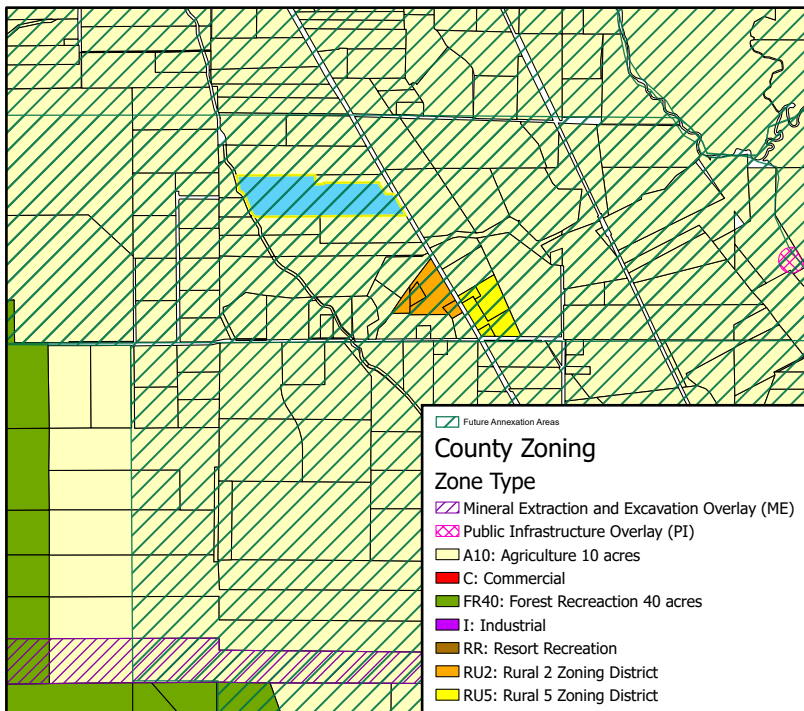
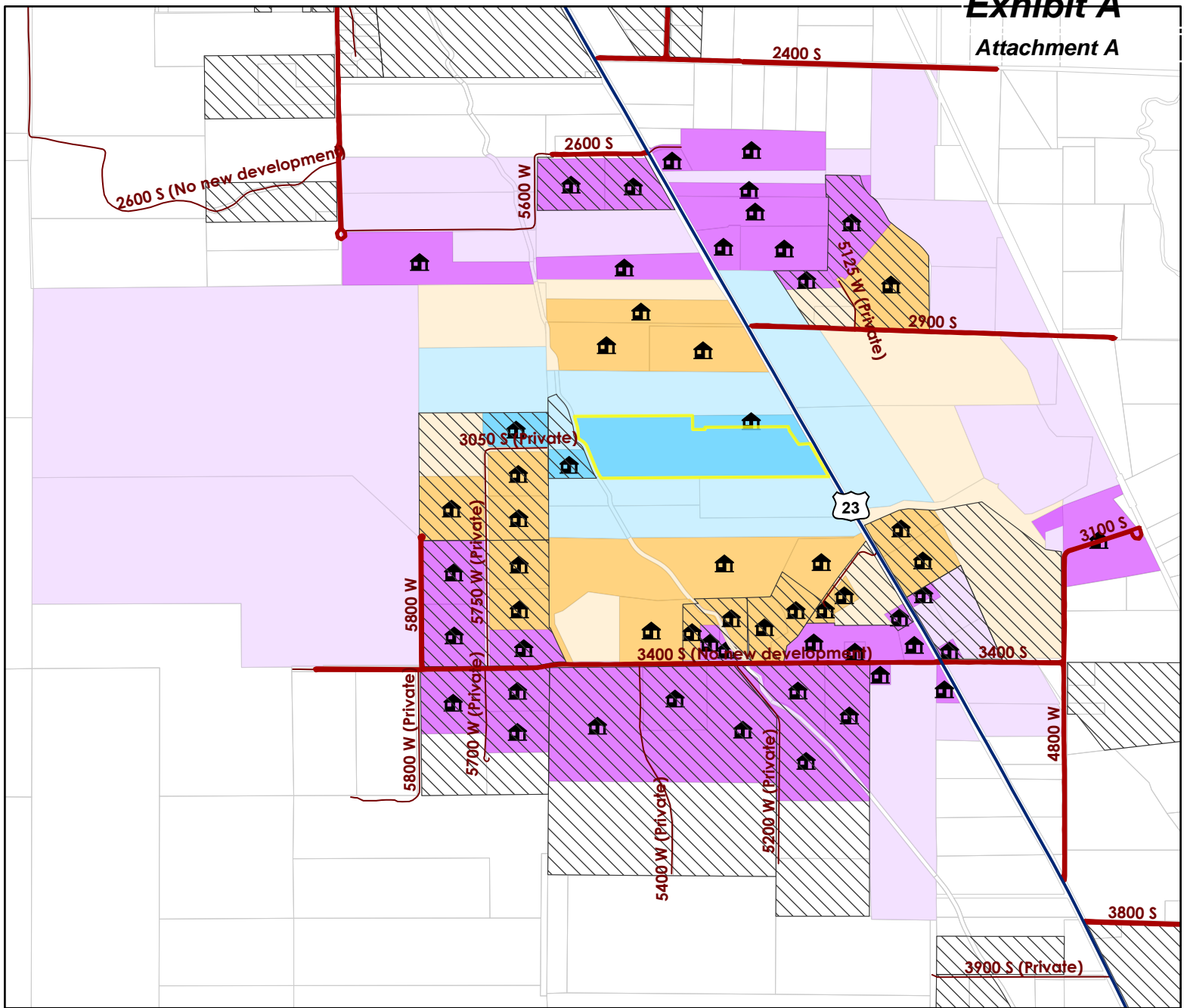
Conclusion

The Gally Subdivision rezone, a request to rezone 30.62 acres from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone has been reviewed in conformance with Title 17 of the Cache County Land Use Ordinance and the County Manual of Roadway Design and Construction Standards. Staff has not made a recommendation based on the findings of fact identified above and any others identified at the public hearing. Although Staff has not made a recommendation for approval or denial, they can help Planning Commission draft a recommendation to County Council.

Planning Commission Conclusion

Based on the findings of fact noted herein, the Gally Subdivision rezone is hereby recommended for approval to the County Council as follows:

1. The subject property is reasonably consistent with the purpose of the Rural 5 (RU5) Zone:
 - a. “To allow for residential estate development in a low density pattern that can allow for rural subdivisions and smaller scale agricultural uses. 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 agricultural promotion, prime farmlands, 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 subject property is consistent with the Mendon City General Plan as it is potentially located in the A-1 or A-2 Zone.
 - a. A-1 Agricultural 2.5 acres:
 - i. “Agricultural – (A-1) lot sizes 2.5 acres up to 5 acres with more farm animals and production opportunities. Secondary water (irrigation) is available.”
 - b. A-2 Agricultural from 5 acres up to 10 acres:
 - i. “Agricultural – (A-2) lot sizes of 5 acres up to 10 acres with more farm animals and production opportunities. Secondary water (irrigation) is available.”
3. The nearest area, in the County, that is in the Rural 5 (RU5) Zone is located directly to the south.



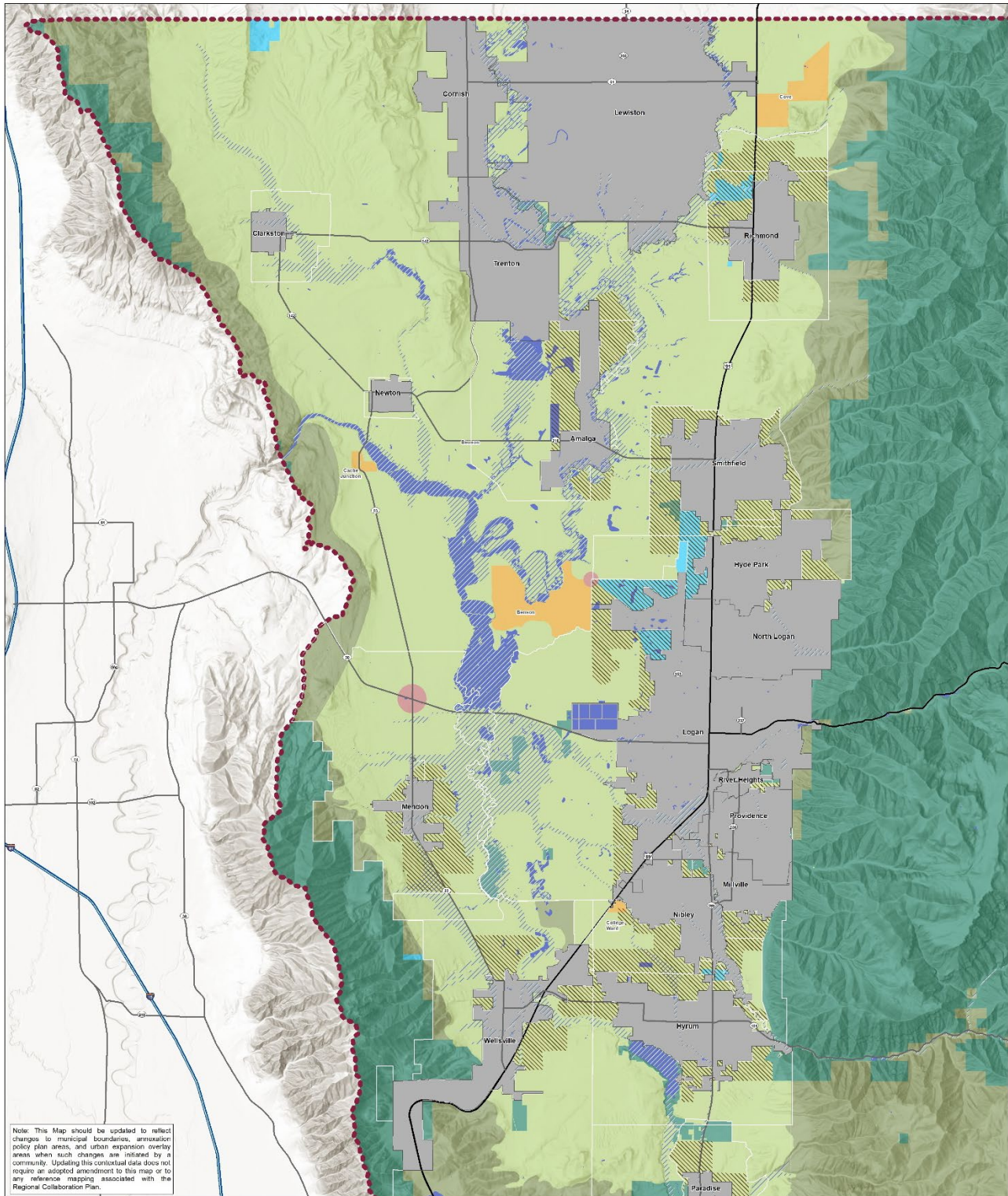
Legend

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

Average Parcel Size

Adjacent Parcels	With a Home: 4 Acres (3 Parcels)
	Without a Home: 11.6 Acres (14 Parcels)
1/4 Mile Buffer	With a Home: 8 Acres (23 Parcels)
	Without a Home: 10 Acres (31 Parcels)
1/2 Mile Buffer	With a Home: 8 Acres (58 Parcels)
	Without a Home: 13.1 Acres (69 Parcels)





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

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

Cache County Future Land Use Map

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

Date: February 28, 2023





CACHE COUNTY
RESOLUTION NO. 2025 - 07

A RESOLUTION MAKING AMENDMENTS TO THE 2025 BUDGET

- (A) WHEREAS, the County Council may pass all ordinances and rules and make all regulations, not repugnant to law, necessary for carrying into effect or discharging its powers and duties pursuant to Utah Code 17-53-223(1); and
- (B) WHEREAS, The Cache County Council, in a duly convened meeting, pursuant to Sections 17-36-12 through 17-36-26, Utah Code Annotated, 1953 as amended, finds that certain adjustments to the Cache County budget for 2025 are reasonable and necessary; and
- (C) WHEREAS, said budget has been reviewed by the County Executive with all affected department heads; and
- (D) WHEREAS, a duly called hearing has been held and all interested parties have been given an opportunity to be heard; and
- (E) WHEREAS, the County Council has given due consideration to matters discussed at the public hearing and to any revised estimates of revenues; and
- (F) WHEREAS, it is in the best interest of the County that the following adjustments to the Cache County budget be made.

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

SECTION 1.

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

SECTION 2.

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

SECTION 3.

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



CACHE COUNTY
RESOLUTION NO. 2025 - 07

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

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

CACHE COUNTY:

ATTEST:

By: _____
Sandi Goodlander, Council Chair

By: _____
Bryson Behm, County Clerk



CACHE COUNTY
RESOLUTION NO. 2025 - 07

EXHIBIT A

“Budget Amendment – 3.11.2025”

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2025 Budget Amendment Account Detail

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

Account	Title	Amount	Source or Department	Fund
Finance				Wesley Bingham
1.	Request additional funding to create additional office space and furnishings in finance.			
100-38-90000	APPROPRIATED FUND BALANCE	-23,300	Use of Fund Balance	General
100-4810-400	TRANSFER OUT - CAPITAL PROJECT	23,300	Transfers to Other Funds	General
400-38-10100	TRANSFER IN - GENERAL FUND	-23,300	Transfers from Other Funds	Capital Projects
400-4132-720	BUILDINGS	19,500	Administration Facilities	Capital Projects
400-4132-740	CAPITALIZED EQUIPMENT	3,800	Administration Facilities	Capital Projects
Recorder				Tennille Johnson
2.	Recorder - Reallocation of interns, additional electrical power to run outlets in vault			
100-4144-251	NON CAPITALIZED EQUIPMENT	1,500	Recorder	General
100-38-90000	APPROPRIATED FUND BALANCE	-1,500	Use of Fund Balance	General
Economic Development				Executive
3.	Received an Economic Development Grant from Economic Development Corp of Utah (EDC) for Professional Development not previously budgeted for.			
100-33-44300	STATE GRANT - RURAL COUNTY	-1,000	Intergovernmental	General
100-4193-490	SPECIAL GRANT PROJECTS	1,000	Economic Development	General
Sheriff: Criminal				Chad Jensen
4.	Sheriff - Inadvertently duplicated Sheriff's request to reduce overtime budget in Criminal Division, resulting in a -\$35,000 budget. Request to correct budget amount to \$195,000 for 2025.			
100-4210-115	OVERTIME	230,000	Sheriff: Criminal	General
100-38-90000	APPROPRIATED FUND BALANCE	-230,000	Use of Fund Balance	General
Sheriff: Administration				Chad Jensen
5.	Utah Department of Public Safety Grant Award for Lexipol Software License for 2025.			
100-33-43000	MISC STATE GRANTS	-19,200	Intergovernmental	General
100-4215-311	SOFTWARE PACKAGES	19,200	Sheriff: Administration	General
6.	Request funds to increase janitorial contract with Queen Bee Cleaning to add the entire 3rd floor to their cleaning services.			
100-38-90000	APPROPRIATED FUND BALANCE	-13,500	Use of Fund Balance	General
100-4215-310	PROFESSIONAL & TECHNICAL	13,500	Sheriff: Administration	General
Sheriff: Animal Impound				Chad Jensen
7.	Department Request - Sheriff: Request to move Seasonal Employee budget to Part Time Employee budget line, because they don't use seasonal employees and should have been all Part Time hours.			
100-4254-125	SEASONAL EMPLOYEES	-22,500	Animal Impound	General
100-4254-120	PART TIME EMPLOYEES	22,500	Animal Impound	General



Cache
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2025 Budget Amendment Account Detail

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

Fire					Rod Hammer
8.	Request to move PTE budget for Richmond Fire Station employees to Professional and Technical Fees, due to Smithfield City providing staff for Richmond station and will contract to pay Smithfield for the additional coverage.				
100-4265-120	PART TIME EMPLOYEES	-125,000	Fire	General	
100-4265-130	EMPLOYEE BENEFITS	-15,000	Fire	General	
100-4265-310	PROFESSIONAL & TECHNICAL	140,000	Fire	General	
Public Works					Matt Phillips
9.	Public Works - Road and Vegetation need Pager Pay for employees to comply with Federal Payroll Laws.				
100-4415-142	PAGER PAY	32,700	Roads	General	
100-4415-130	EMPLOYEE BENEFITS	2,500	Roads	General	
100-4450-142	PAGER PAY	6,200	Vegetation Management	General	
100-4450-130	EMPLOYEE BENEFITS	500	Vegetation Management	General	
100-38-90000	APPROPRIATED FUND BALANCE	-41,900	Use of Fund Balance	General	
10.	PW Engineering - 2024 CCCOG Grant Awarded to purchase righth-of-way for 800W. 93% CCCOG and 7% County Match				
268-4420-760	NEW ROAD CONSTRUCTION	-362,700	Road Projects	CCCOG	
268-4810-400	TRANSFER OUT - CAPITAL PROJECT	90,675	Transfers to Other Funds	CCCOG	
268-4810-420	TRANSFER OUT - MSF	272,025	Transfers to Other Funds	CCCOG	
400-38-10268	TRANSFER IN - CCCOG	-90,675	Transfers from Other Funds	Capital Projects	
400-38-10100	TRANSFER IN - GENERAL FUND	-6,825	Transfers from Other Funds	Capital Projects	
400-4415-751	INFRASTRUCTURE	97,500	Road Facilities	Capital Projects	
420-38-10200	TRANSFER IN - MUNICIPAL SERV	-20,475	Transfers from Other Funds	MS Capital Projects Fund	
420-38-10268	TRANSFER IN - CCCOG FUND	-272,025	Transfers from Other Funds	MS Capital Projects Fund	
420-4415-751	INFRASTRUCTURE	292,500	Road Facilities	MS Capital Projects Fund	
100-38-90000	APPROPRIATED FUND BALANCE	-6,825	Use of Fund Balance	General	
100-4810-400	TRANSFER OUT - CAPITAL PROJECT	6,825	Transfers to Other Funds	General	
200-38-92000	APPROP FUND BALANCE - MSF	-20,475	Use of Fund Balance	Municipal Services	
200-4810-400	TRANSFER OUT - CAPITAL PROJECT	20,475	Transfers to Other Funds	Municipal Services	
Senior Center					Giselle Madrid
11.	Senior Center: Utah Arts & Museums Arts Board Grant (Creative Aging Grant)				
100-33-41000	STATE GRANTS - SENIOR CENTER	-2,700	Intergovernmental	General	
100-4971-680	CENTER - ACTIVITIES EXPENSE	2,700	Senior Center	General	
12.	Senior Center: Request to use unspent 2024 Donation from The Broadbent Family Foundation to purchase (2) vehicles				
795-38-90000	APPROPRIATED FUND BALANCE	-10,000	Use of Fund Balance	CCCF	
795-4810-400	TRANSFER OUT - CAPITAL PROJECT	10,000	Transfers to Other Funds	CCCF	
400-38-10795	TRANSFER IN - CCCF	-10,000	Transfers from Other Funds	Capital Projects	
400-4971-740	CAPITALIZED EQUIPMENT	10,000	Senior Center Facilities	Capital Projects	



Cache
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2025 Budget Amendment Account Detail

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

Senior Center - Request to use unspent 2024 Charitable Donation D A Davidson Wealth Management to purchase (2) vehicles				
795-38-90000	APPROPRIATED FUND BALANCE	-5,189	Use of Fund Balance	CCCF
795-4810-400	TRANSFER OUT - CAPITAL PROJECT	5,189	Transfers to Other Funds	CCCF
400-38-10795	TRANSFER IN - CCCF	-5,189	Transfers from Other Funds	Capital Projects
400-4971-740	CAPITALIZED EQUIPMENT	5,189	Senior Center Facilities	Capital Projects
Senior Center - Request to use unspent 2024 Charitable Donation D A Davidson Wealth Management to purchase (2) vehicles				
100-38-90000	APPROPRIATED FUND BALANCE	-60,000	Use of Fund Balance	General
100-4810-400	TRANSFER OUT - CAPITAL PROJECT	60,000	Transfers to Other Funds	General
400-38-10100	TRANSFER IN - GENERAL FUND	-60,000	Transfers from Other Funds	Capital Projects
400-4971-740	CAPITALIZED EQUIPMENT	60,000	Senior Center Facilities	Capital Projects
13. Senior Center: Move Funds to Correct Account for Senior Center Van				
400-4970-740	CAPITALIZED EQUIPMENT	-80,000	Senior Center Facilities	Capital Projects
400-4971-740	CAPITALIZED EQUIPMENT	80,000	Senior Center Facilities	Capital Projects
14. Senior Center - CIB Grant - Feasibility Study for New Senior Center.				
100-33-41000	STATE GRANTS - SENIOR CENTER	-25,000	Intergovernmental	General
100-4971-310	PROFESSIONAL & TECHNICAL	25,000	Senior Center	General
Treasurer Craig McAllister				
15. Treasurer - Request to separate out Tax Notice Expenses and Tax Notice Postage to improve transparency in costs associated with Tax Notices.				
150-4143-240	OFFICE SUPPLIES	-47,800	Treasurer	Tax Administration
150-4143-241	TAX NOTICES EXPENSES	21,000	Treasurer	Tax Administration
150-4143-242	TAX NOTICE POSTAGE	27,000	Treasurer	Tax Administration
150-38-90000	APPROPRIATED FUND BALANCE	-200	Use of Fund Balance	Tax Administration
Restaurant Council				
16. Additional 2024 Restaurant Award: Music Theater West - Emergency Funding for Summer 2025				
260-4782-930	TOURISM PROMOTION	40,000	Tourism Promotion	Restaurant Tax
260-38-90000	APPROPRIATED FUND BALANCE	-40,000	Use of Fund Balance	Restaurant Tax
17. Additional 2024 Restaurant Award: Cache Theater Company - Emergency Funding for Summer 2025				
260-4782-930	TOURISM PROMOTION	40,000	Tourism Promotion	Restaurant Tax
260-38-90000	APPROPRIATED FUND BALANCE	-40,000	Use of Fund Balance	Restaurant Tax
Airport Bob Low				
18. Request to roll forward open grant projects to be completed in 2025 - FAA Masterplan Grant: FAA \$16,668, State \$862, County Match \$862				
477-33-15000	FED GRANT - SCASDP	-16,668	Intergovernmental	Airport Capital Projects
477-33-44402	STATE GRANT	-862	Intergovernmental	Airport Capital Projects
477-38-10277	TRANSFER IN - AIRPORT	-862	Transfers from Other Funds	Airport Capital Projects
477-4460-730	IMPROVEMENTS	18,392	Airport	Airport Capital Projects
277-4800-477	TRANSFER OUT - AIRPORT CAPITAL	862	Transfers to Other Funds	Airport
277-38-90000	APPROPRIATED FUND BALANCE	-862	Use of Fund Balance	Airport



Cache
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2025 Budget Amendment Account Detail

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

19. Request to roll forward open grant projects to be completed in 2025 - FAA Directional Signs Grant: FAA \$4,787, State \$225, County Match \$225

477-33-15000	FED GRANT - SCASDP	-4,787	Intergovernmental	Airport Capital Projects
477-33-44402	STATE GRANT	-225	Intergovernmental	Airport Capital Projects
477-38-10277	TRANSFER IN - AIRPORT	-225	Transfers from Other Funds	Airport Capital Projects
477-4460-730	IMPROVEMENTS	5,237	Airport	Airport Capital Projects
277-4800-477	TRANSFER OUT - AIRPORT CAPITAL	225	Transfers to Other Funds	Airport
277-38-90000	APPROPRIATED FUND BALANCE	-225	Use of Fund Balance	Airport

CJC

20. Donation received in December 2024 - It will be used for building maintenance

795-38-90000	APPROPRIATED FUND BALANCE	-1,000	Use of Fund Balance	CCCF
795-4810-290	TRANSFER OUT - CJC FUND	1,000	Transfers to Other Funds	CCCF
290-38-10795	TRANSFER IN - CCCF FUND	-1,000	Transfers from Other Funds	Children's Justice Center
290-4149-260	BUILDING & GROUNDS	1,000	Children's Services	Children's Justice Center

Open Space

David Zook

21. Open Space - Funds needed for land purchase of \$9M plus estimated closing costs. \$1M will be reimbursed by Wellsville and \$3M will be reimbursed by the State of Utah. Will need to transfer \$3M from the General Fund until the reimbursements come from Wellsville and the State of Utah.

480-38-90000	APPROPRIATED FUND BALANCE	-6,010,000	Use of Fund Balance	Open Spaces
480-4152-710	LAND ACQUISITION	9,010,000	Open Space	Open Spaces
480-33-43000	MISC LOCAL GRANT	-1,000,000	Intergovernmental	Open Spaces
480-33-44000	MISC STATE GRANT	-2,000,000	Intergovernmental	Open Spaces
480-38-10100	TRANSFER IN - GENERAL FUND	-3,000,000	Transfers from Other Funds	Open Spaces
480-4810-100	TRANSFER OUT - GENERAL FUND	3,000,000	Transfers to Other Funds	Open Spaces
100-4810-480	TRANSFER OUT - OPEN SPACE BOND	3,000,000	Transfers to Other Funds	General
100-38-10480	TRANSFER IN - OPEN SPACE FUND	-3,000,000	Transfers from Other Funds	General

ARPA Capital Projects Fund

22. Request to roll forward non-ARPA portion of Sheriff Control System project to Capital Projects fund to record total project in same account. Includes PO 29872 and PO 29850.

400-4215-740	CAPITALIZED EQUIPMENT	88,600	Administration Facilities	Capital Projects
400-38-10100	TRANSFER IN - GENERAL FUND	-88,600	Transfers from Other Funds	Capital Projects
100-4810-400	TRANSFER OUT - CAPITAL PROJECT	88,600	Transfers to Other Funds	General
100-38-90000	APPROPRIATED FUND BALANCE	-88,600	Use of Fund Balance	General

Unexpended 2024 PO's requesting to carry forward into 2025 Budget

Public Defender

Michael McGinnis

23. PO 30304 Staples - Office Furniture ordered in 2024, but not received until 2025.

100-4126-251	NON CAPITALIZED EQUIPMENT	3,800	Public Defender	General
100-38-90000	APPROPRIATED FUND BALANCE	-3,800	Use of Fund Balance	General

IT

Bartt Nelson

24. PO 30257 - Logan City Light and Power - Conduit and Fiber

100-4136-250	EQUIPMENT SUPPLIES & MAINT	7,000	IT	General
100-4136-251	NON CAPITALIZED EQUIPMENT	500	IT	General
100-38-90000	APPROPRIATED FUND BALANCE	-7,500	Use of Fund Balance	General



2025 Budget Amendment Account Detail

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

Sheriff					Chad Jensen
25.	PO 29830 CVE Technologies Group - replace servers for Search and Rescue				
	100-4216-251	NON CAPITALIZED EQUIPMENT	4,500	Emergency Management	General
	100-38-90000	APPROPRIATED FUND BALANCE	-4,500	Use of Fund Balance	General
26.	PO 29910 Peterson Equipment Company - replacement pair of snow tracks for Search and Rescue FROM 2023.				
	400-4216-740	CAPITALIZED EQUIPMENT	28,000	Administration Facilities	Capital Projects
	400-36-51000	SALE OF CAPITAL ASSETS	-15,000	Miscellaneous Revenue	Capital Projects
	400-38-10100	TRANSFER IN - GENERAL FUND	-13,000	Transfers from Other Funds	Capital Projects
	100-4810-400	TRANSFER OUT - CAPITAL PROJECT	13,000	Transfers to Other Funds	General
	100-38-90000	APPROPRIATED FUND BALANCE	-13,000	Use of Fund Balance	General
27.	PO 30190 Evans Inc - Replace Commercial Dryer in Jail				
	400-4230-740	CAPITALIZED EQUIPMENT	9,700	Administration Facilities	Capital Projects
	400-38-10100	TRANSFER IN - GENERAL FUND	-9,700	Transfers from Other Funds	Capital Projects
	100-4810-400	TRANSFER OUT - CAPITAL PROJECT	9,700	Transfers to Other Funds	General
	100-38-90000	APPROPRIATED FUND BALANCE	-9,700	Use of Fund Balance	General
28.	PO 30223 CVE Technologies - Milestone XProtect Software License and Support - Sheriff IT				
	100-4236-311	SOFTWARE PACKAGES	22,400	Sheriff: Administration	General
	100-38-90000	APPROPRIATED FUND BALANCE	-22,400	Use of Fund Balance	General
29.	PO 30286 MWI Animal Health - Veterinary supplies: microscopes, portable handheld units, pulse oximetry, and small animal isoflurane vaporizer - Animal Impound				
	100-4254-251	NON CAPITALIZED EQUIPMENT	15,225	Animal Impound	General
	100-38-90000	APPROPRIATED FUND BALANCE	-15,225	Use of Fund Balance	General
Fire					Rod Hammer
30.	PO 30277 Zions Bank Public Finance - Fire District Feasibility Study				
	100-4265-310	PROFESSIONAL & TECHNICAL	22,000	Fire	General
	100-38-90000	APPROPRIATED FUND BALANCE	-22,000	Use of Fund Balance	General
31.	PO 30204 Siddons-Martin Emergency Group - Fire Engine				
	400-4265-740	CAPITALIZED EQUIPMENT	479,100	Fire	Capital Projects
	400-38-10100	TRANSFER IN - GENERAL FUND	-479,100	Transfers from Other Funds	Capital Projects
	100-4810-400	TRANSFER OUT - CAPITAL PROJECT	479,100	Transfers to Other Funds	General
	100-38-90000	APPROPRIATED FUND BALANCE	-479,100	Use of Fund Balance	General
32.	PO 30302 Vehicle Lighting Solution - Light Package for Chevy Traverse				
	400-4265-740	CAPITALIZED EQUIPMENT	6,300	Fire	Capital Projects
	400-38-10100	TRANSFER IN - GENERAL FUND	-6,300	Transfers from Other Funds	Capital Projects
	100-38-90000	APPROPRIATED FUND BALANCE	-6,300	Use of Fund Balance	General
	100-4810-400	TRANSFER OUT - CAPITAL PROJECT	6,300	Transfers to Other Funds	General
Roads					Matt Phillips
33.	PO 30120 Forsgren Associates - Bridge maintenance program support				
	100-4415-310	PROFESSIONAL & TECHNICAL	10,500	Roads	General
	100-38-90000	APPROPRIATED FUND BALANCE	-10,500	Use of Fund Balance	General



2025 Budget Amendment Account Detail

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

34.	PO 29968 Reading Truck Dump Bed, Force America Hydraulics, Plow				
400-4415-740	CAPITALIZED EQUIPMENT	206,677	Road Facilities	Capital Projects	
400-38-10100	TRANSFER IN - GENERAL FUND	-206,677	Transfers from Other Funds	Capital Projects	
100-4810-400	TRANSFER OUT - CAPITAL PROJECT	206,677	Transfers to Other Funds	General	
100-38-90000	APPROPRIATED FUND BALANCE	-206,677	Use of Fund Balance	General	
35.	PO 30123 Semi Service Inc - Dump Bed, Spreader & Snow Equipment				
400-4415-740	CAPITALIZED EQUIPMENT	169,978	Road Facilities	Capital Projects	
400-38-10100	TRANSFER IN - GENERAL FUND	-169,978	Transfers from Other Funds	Capital Projects	
100-4810-400	TRANSFER OUT - CAPITAL PROJECT	169,978	Transfers to Other Funds	General	
100-38-90000	APPROPRIATED FUND BALANCE	-169,978	Use of Fund Balance	General	
Fairgrounds			Bart Esplin		
36.	PO 29636 2023 East Parking Arena Lighting Rollover Balance - RAPZ Funding \$7,238, County Match \$13,000				
400-4511-730	IMPROVEMENTS	20,238	Fairgrounds Facilities	Capital Projects	
400-38-10100	TRANSFER IN - GENERAL FUND	-20,238	Transfers from Other Funds	Capital Projects	
100-4810-400	TRANSFER OUT - CAPITAL PROJECT	20,238	Transfers to Other Funds	General	
100-38-90000	APPROPRIATED FUND BALANCE	-20,238	Use of Fund Balance	General	
37.	PO 29635 2023 Replace Portable Bleachers Rollover Balance - RAPZ Funding \$16,430, County Match \$12,000				
400-4511-740	CAPITALIZED EQUIPMENT	28,430	Fairgrounds Facilities	Capital Projects	
400-38-10100	TRANSFER IN - GENERAL FUND	-28,430	Transfers from Other Funds	Capital Projects	
100-4810-400	TRANSFER OUT - CAPITAL PROJECT	28,430	Transfers to Other Funds	General	
100-38-90000	APPROPRIATED FUND BALANCE	-28,430	Use of Fund Balance	General	
38.	2024 Restaurant Award - Event Center Backup Generator - Awarded \$190,000, County Match \$60,000				
400-4511-740	CAPITALIZED EQUIPMENT	250,000	Fairgrounds Facilities	Capital Projects	
400-38-10260	TRANSFER IN - RESTAURANT TAX	-250,000	Transfers from Other Funds	Capital Projects	
260-4810-400	TRANSFER OUT - CAPITAL PROJECT	250,000	Transfers to Other Funds	Restaurant Tax	
260-38-90000	APPROPRIATED FUND BALANCE	-250,000	Use of Fund Balance	Restaurant Tax	
39.	2024 Restaurant Award - Function Room Accordion Doors - Awarded \$10,000, County Match \$5,000				
400-4511-730	IMPROVEMENTS	15,000	Fairgrounds Facilities	Capital Projects	
400-38-10260	TRANSFER IN - RESTAURANT TAX	-15,000	Transfers from Other Funds	Capital Projects	
260-4810-400	TRANSFER OUT - CAPITAL PROJECT	15,000	Transfers to Other Funds	Restaurant Tax	
260-38-90000	APPROPRIATED FUND BALANCE	-15,000	Use of Fund Balance	Restaurant Tax	
Fair & Rodeo			Bart Esplin		
40.	PO 30278 ACE Banner - Sponsor Signs				
100-4621-221	ADVERTISING	12,960	Rodeo	General	
100-38-90000	APPROPRIATED FUND BALANCE	-12,960	Use of Fund Balance	General	
Trails Management			Angie Zetterquist		
41.	PO 30109 - Deep Canyon Trailhead - 2022 Restaurant Award				
100-4780-480	TRAIL DEVELOPMENT	39,230	Trails Management	General	
100-38-90000	APPROPRIATED FUND BALANCE	-39,230	Use of Fund Balance	General	



2025 Budget Amendment Account Detail

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

42.	PO 30110 - 800W Regional Trail Phase 2 - 2022 RAPZ Award				
	100-4780-480	TRAIL DEVELOPMENT	210,000	Trails Management	General
	100-38-90000	APPROPRIATED FUND BALANCE	-210,000	Use of Fund Balance	General
43.	PO 30112 - Deep Canyon Trailhead Traffic Impact Study - 2023 Restaurant Award				
	100-4780-480	TRAIL DEVELOPMENT	14,500	Trails Management	General
	100-38-90000	APPROPRIATED FUND BALANCE	-14,500	Use of Fund Balance	General
44.	PO 30114 - Logan City Parks & Rec - 1400 N Middle Canal Crossing - 2021 Restaurant Award				
	100-4780-480	TRAIL DEVELOPMENT	14,193	Trails Management	General
	100-38-90000	APPROPRIATED FUND BALANCE	-14,193	Use of Fund Balance	General
45.	PO 29643 - Smithfield Bonneville Shoreline Trail Feasibility Study - 2023 RAPZ Award				
	100-4780-480	TRAIL DEVELOPMENT	9,900	Trails Management	General
	100-38-90000	APPROPRIATED FUND BALANCE	-9,900	Use of Fund Balance	General
46.	2024 RAPZ & Restaurant Award - Hyrum/Wellsville/Mendon Canal Trail Feasibility Study				
	100-4780-480	TRAIL DEVELOPMENT	50,000	Trails Management	General
	100-38-90000	APPROPRIATED FUND BALANCE	-50,000	Use of Fund Balance	General
Assessor Brett Robinson					
47.	PO 29959 - Geo Land Solutions INC Develop and Automated Valuation Model				
	150-4146-311	SOFTWARE PACKAGES	10,000	Assessor	Tax Administration
	150-38-90000	APPROPRIATED FUND BALANCE	-10,000	Use of Fund Balance	Tax Administration
Engineering Matt Phillips					
48.	PO 29860 700 E Row Survey and Roadway design				
	200-4475-310	PROFESSIONAL & TECHNICAL	47,333	Engineering	Municipal Services
	200-38-92000	APPROP FUND BALANCE - MSF	-47,333	Use of Fund Balance	Municipal Services
49.	PO 30283 Staker Parson Companies - 11000 N Roadway Construction				
	420-4475-750	INFRASTRUCTURE	977,608	Engineering	MS Capital Projects Fund
	420-38-10200	TRANSFER IN - MUNICIPAL SERV	-977,608	Transfers from Other Funds	MS Capital Projects Fund
	200-4810-420	TRANSFER OUT - MSF CAPITAL	977,608	Transfers to Other Funds	Municipal Services
	200-38-92000	APPROP FUND BALANCE - MSF	-977,608	Use of Fund Balance	Municipal Services
50.	PO 30295 JUB Engineers - 11000 N Roadway Construction				
	200-4475-482	SPECIAL PROJECTS	83,458	Engineering	Municipal Services
	200-38-92000	APPROP FUND BALANCE - MSF	-83,458	Use of Fund Balance	Municipal Services
Visitor's Bureau Julie Terrill					
51.	PO 30274 Deseret News Rack Cards and Delivery				
	230-4780-241	POSTAGE	604	Cache Valley Visitor's Bureau	Visitor's Bureau
	230-4780-480	BROCHURES, MAPS & PRINTING	2,759	Cache Valley Visitor's Bureau	Visitor's Bureau
	230-38-90000	APPROPRIATED FUND BALANCE	-3,363	Use of Fund Balance	Visitor's Bureau



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52.	PO 29752 Stokes Nature Center Interpretive Signs				
	230-4780-920	CONTRIBUTIONS TO OTHER UNITS	9,600	Cache Valley Visitor's Bureau	Visitor's Bureau
	230-38-90000	APPROPRIATED FUND BALANCE	-9,600	Use of Fund Balance	Visitor's Bureau
Restaurant					Council
53.	Prior Years Restaurant Tax Awards to external entities of the County.				
	260-4782-930	TOURISM PROMOTION	204,000	Tourism Promotion	Restaurant Tax
	260-4784-920	CULTURAL FACILITIES	200,000	Facility Awards	Restaurant Tax
	260-4784-925	RECREATION FACILITIES	1,349,600	Facility Awards	Restaurant Tax
	260-38-90000	APPROPRIATED FUND BALANCE	-1,753,600	Use of Fund Balance	Restaurant Tax
RAPZ					Council
54.	Prior Years RAPZ Tax Awards to external entities of the County				
	265-4786-925	RECREATION FACILITIES	1,732,437	Facility Awards	RAPZ Tax
	265-4786-926	RECREATION - POPULATION AWARDS	269,469	Facility Awards	RAPZ Tax
	265-4788-920	CULTURAL ORGANIZATIONS	188,588	Program Awards	RAPZ Tax
	265-38-90000	APPROPRIATED FUND BALANCE	-2,190,494	Use of Fund Balance	RAPZ Tax
Road Projects					Council
55.	Prior Years CCCOG's Awards to external entities of the County				
	268-4420-760	NEW ROAD CONSTRUCTION	14,726,019	Road Projects	CCCOG
	268-38-90000	APPROPRIATED FUND BALANCE	-14,726,019	Use of Fund Balance	CCCOG
Airport					Bob Low
56.	PO 30297 ADB Safegate Americas LLC - PAPI Digital Aiming Device Kit				
	277-4460-250	EQUIPMENT SUPPLIES & MAINT	2,676	Airport	Airport
	277-38-90000	APPROPRIATED FUND BALANCE	-2,676	Use of Fund Balance	Airport
57.	PO 29826 Cache Valley Electric - 500 Amp Service & EV Charging Station - CVE Estimate increased after seeing what type of charging station was purchased with grant funds. We are looking for ways to fund the installation of the charging station.				
	477-4460-740	CAPITALIZED EQUIPMENT	43,249	Airport	Airport Capital Projects
	477-38-10277	TRANSFER IN - AIRPORT	-43,249	Transfers from Other Funds	Airport Capital Projects
	277-4800-477	TRANSFER OUT - AIRPORT CAPITAL	43,249	Transfers to Other Funds	Airport
	277-38-90000	APPROPRIATED FUND BALANCE	-43,249	Use of Fund Balance	Airport
58.	PO 30301 FOD Control Corporation - FOD Sweeper being built and will receive in 2025.				
	477-4460-740	CAPITALIZED EQUIPMENT	10,000	Airport	Airport Capital Projects
	477-38-10277	TRANSFER IN - AIRPORT	-10,000	Transfers from Other Funds	Airport Capital Projects
	277-4800-477	TRANSFER OUT - AIRPORT CAPITAL	10,000	Transfers to Other Funds	Airport
	277-38-90000	APPROPRIATED FUND BALANCE	-10,000	Use of Fund Balance	Airport
ARPA Grant Projects					
59.	Remove ARPA funding for Installation of a Waterline, because this project was completed in 2024.				
	485-4415-730	IMPROVEMENTS	-38,600	Road Facilities	ARPA Capital Projects Fund
	485-38-90000	APPROPRIATED FUND BALANCE	38,600	Use of Fund Balance	ARPA Capital Projects Fund



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60.	Remove ARPA funding for Senior Center Wi-Fi, because we were not able to secure a contract to complete this project beyond December 31, 2024 and funds were transferred to the ARPA Culvert Projects.				
	485-4971-740	CAPITALIZED EQUIPMENT	-10,600	Senior Center Facilities	ARPA Capital Projects Fund
	485-38-90000	APPROPRIATED FUND BALANCE	10,600	Use of Fund Balance	ARPA Capital Projects Fund
61.	Request to transfer ARPA Culvert Project to Capital Projects Fund, and request to roll forward non-ARPA funded portion of project to Capital Projects fund to record total project in same account. Includes PO 30188 and 30282				
	485-4415-750	INFRASTRUCTURE	-5,736,000	Road Facilities	ARPA Capital Projects Fund
	485-4810-400	TRANSFER OUT - CAPITAL PROJECTS FUND	4,830,500	Transfers to Other Funds	ARPA Capital Projects Fund
	485-38-90000	APPROPRIATED FUND BALANCE	905,500	Use of Fund Balance	ARPA Capital Projects Fund
	400-38-10485	TRANSFER IN - ARPA FUND	-4,830,500	Transfers from Other Funds	Capital Projects
	400-4415-750	INFRASTRUCTURE - ARPA	5,240,500	Road Facilities	Capital Projects
	400-38-90000	APPROPRIATED FUND BALANCE	-410,000	Use of Fund Balance	Capital Projects
62.	Reduce ARPA Deep Canyon project to reflect open amount to spend by December 31, 2026.				
	485-4780-730	IMPROVEMENTS	-44,800	Trails Management	ARPA Capital Projects Fund
	485-38-90000	APPROPRIATED FUND BALANCE	44,800	Use of Fund Balance	ARPA Capital Projects Fund
63.	Add ARPA Awards for 2025 for Non-Profit and Component Unit ARPA awards.				
	485-33-15700	FED GRANT - CORONAVIRUS RELIEF	-411,100	Intergovernmental	ARPA Capital Projects Fund
	485-4965-620	MISCELLANEOUS SERVICES	411,100	County Pandemic Relief	ARPA Capital Projects Fund
64.	Request to transfer Sheriff ARPA project from ARPA Fund to Capital Projects fund. Includes PO 29872 and PO 29850.				
	485-4215-740	CAPITALIZED EQUIPMENT	-110,400	Sheriff	ARPA Capital Projects Fund
	485-4810-400	TRANSFER OUT - CAPITAL PROJECTS FUND	110,400	Transfers to Other Funds	ARPA Capital Projects Fund
	400-38-10485	TRANSFER IN - ARPA FUND	-110,400	Transfers from Other Funds	Capital Projects
	400-4215-740	CAPITALIZED EQUIPMENT	110,400	Administration Facilities	Capital Projects
65.	ARPA Project for Trails Cityworks Software was originally budgeted in Municipal Services Fund, reverse entries so ARPA expenses are in ARPA fund.				
	100-4810-200	TRANSFER OUT - MUNICIPAL SERV	-65,000	Transfers to Other Funds	General
	100-33-15700	FED GRANT - CORONAVIRUS RELIEF	65,000	Intergovernmental	General
	200-4175-311	SOFTWARE PACKAGES	-65,000	Development Services Admi	Municipal Services
	200-38-10100	TRANSFER IN - GENERAL FUND	65,000	Transfers from Other Funds	Municipal Services
66.	Originally budgeted for a transfer for additional Building & Grounds security upgrades, but already transferred funds in 2024 budget, reverse transfer for 2025 because it is not needed.				
	100-38-90000	APPROPRIATED FUND BALANCE	127,291	Use of Fund Balance	General
	100-4810-485	TRANSFER OUT - ARPA FUND	-127,291	Transfers to Other Funds	General
	485-38-10100	TRANSFER IN - GENERAL FUND	127,291	Transfers from Other Funds	ARPA Capital Projects Fund
	485-38-90000	APPROPRIATED FUND BALANCE	-127,291	Use of Fund Balance	ARPA Capital Projects Fund
67.	ARPA fund was balanced using fund balance, but needed to budget for revenue recognition for 2025. Reduce use of fund balance and increase anticipated revenues to be earned in 2025.				
	485-38-90000	APPROPRIATED FUND BALANCE	6,149,391	Use of Fund Balance	ARPA Capital Projects Fund
	485-33-15700	FED GRANT - CORONAVIRUS RELIEF	-6,149,391	Intergovernmental	ARPA Capital Projects Fund



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68.	Reduce Fairgrounds ARPA Refinish Event Center Floor to reflect open amount to be spent before December 31, 2026, includes PO 30186				
	485-4511-730	IMPROVEMENTS	-50,000	Fairgrounds	ARPA Capital Projects Fund
	485-33-15700	FED GRANT - CORONAVIRUS RELIEF	50,000	Intergovernmental	ARPA Capital Projects Fund
69.	Add ARPA project for 2025: MySenior Center Software				
	485-4971-311	SOFTWARE PACKAGES	5,000	Senior Center Facilities	ARPA Capital Projects Fund
	485-33-15700	FED GRANT - CORONAVIRUS RELIEF	-5,000	Intergovernmental	ARPA Capital Projects Fund
70.	Add ARPA project for 2025: 3 Year Contract for Grant Management Software				
	485-4132-311	SOFTWARE PACKAGES	56,700	Finance	ARPA Capital Projects Fund
	485-33-15700	FED GRANT - CORONAVIRUS RELIEF	-56,700	Intergovernmental	ARPA Capital Projects Fund
71.	Add ARPA project for 2025: Preserve and digitize additional records, includes PO 29683 and 30173 to Kofile.				
	485-4144-310	PROFESSIONAL & TECHNICAL	29,000	Recorder	ARPA Capital Projects Fund
	485-33-15700	FED GRANT - CORONAVIRUS RELIEF	-29,000	Intergovernmental	ARPA Capital Projects Fund
72.	Add ARPA project for 2025: Public Defender Resources - Assessments				
	485-4126-310	PROFESSIONAL & TECHNICAL	20,000	Public Defender	ARPA Capital Projects Fund
	485-33-15700	FED GRANT - CORONAVIRUS RELIEF	-20,000	Intergovernmental	ARPA Capital Projects Fund
73.	Add ARPA project for 2025: Online Application submission and management: Cityworks, includes PO #29349				
	485-4175-311	SOFTWARE PACKAGES	114,500	Development Services Admi	ARPA Capital Projects Fund
	485-33-15700	FED GRANT - CORONAVIRUS RELIEF	-114,500	Intergovernmental	ARPA Capital Projects Fund
74.	Add ARPA project for 2025: First Responder Mental Health Program				
	485-4134-310	PROFESSIONAL & TECHNICAL	105,500	Human Resources	ARPA Capital Projects Fund
	485-33-15700	FED GRANT - CORONAVIRUS RELIEF	-105,500	Intergovernmental	ARPA Capital Projects Fund
75.	Add ARPA project for 2025: Web-based Scheduling and Venue Management Software, includes PO 30210				
	485-4511-311	SOFTWARE PACKAGES	31,800	Fairgrounds	ARPA Capital Projects Fund
	485-33-15700	FED GRANT - CORONAVIRUS RELIEF	-31,800	Intergovernmental	ARPA Capital Projects Fund
76.	Add ARPA project for 2025: HVAC at the Ballot Center, includes PO 30288				
	485-4170-740	CAPITALIZED EQUIPMENT	17,200	Elections	ARPA Capital Projects Fund
	485-33-15700	FED GRANT - CORONAVIRUS RELIEF	-17,200	Intergovernmental	ARPA Capital Projects Fund
Tax Administration Update					
77.	Allocation of new budget amounts attributable to the Tax Administration fund.				
	100-4136-999	TAX ADMIN - IT 30%	-2,300	IT	General
	100-38-90000	APPROPRIATED FUND BALANCE	2,300	Use of Fund Balance	General
	150-38-90000	APPROPRIATED FUND BALANCE	-2,300	Use of Fund Balance	Tax Administration
	150-4099-936	TAX ADMIN - IT 30%	2,300	Tax Administration Allocatio	Tax Administration

* Yellow highlighted numbers are signifying changes since appropriations.



Budget Amendment by Department

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Fund	Budget	Amendment	New Budget
General			
REVENUES			
Taxes			
Property Taxes	21,326,836	-	21,326,836
Sales Taxes	19,787,072	-	19,787,072
	41,113,908	-	41,113,908
Other Revenues			
Intergovernmental	5,896,100	-17,100	5,879,000
Charges for Services	11,558,628	-	11,558,628
Licenses and Permits	60,000	-	60,000
Fines and Forfeitures	157,000	-	157,000
Interest and Investment Income	2,400,000	-	2,400,000
Rental Income	5,400	-	5,400
Public Contributions	192,500	-	192,500
Miscellaneous Revenue	443,700	-	443,700
	20,713,328	-17,100	20,696,228
Other Financing Sources			
Lease Proceeds	-	-	-
Sale of Assets	69,000	-	69,000
Transfers from Other Funds	670,000	3,000,000	3,670,000
	739,000	3,000,000	3,739,000
Use of Fund Balance			
Additional Requests for 2025	-	377,025	377,025
Related to Unexpended PO's	-	1,370,131	1,370,131
Related to ARPA Projects	-	-38,691	-38,691
Related to Tax Admin Allocation	-	-2,300	-2,300
Use of Fund Balance for 2025	1,588,839	-	1,588,839
	1,588,839	1,706,165	3,295,004
Total Revenues	64,155,075	4,689,065	68,844,140



Budget Amendment by Department

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Fund	Budget	Amendment	New Budget
EXPENDITURES			
General Government			
Council	378,874	-	378,874
Executive	541,706	-	541,706
Finance	994,431	-	994,431
Human Resources	837,718	-	837,718
GIS	205,502	-	205,502
IT	1,343,931	5,200	1,349,131
Clerk	419,463	-	419,463
Auditor	63,282	-	63,282
Elections	885,760	-	885,760
Recorder	937,301	1,500	938,801
Attorney	3,592,814	-	3,592,814
Public Defender	1,719,054	3,800	1,722,854
Victim Advocate	777,995	-	777,995
Buildings and Grounds	390,556	-	390,556
Economic Development	307,000	1,000	308,000
USU Extension Services	-	-	-
Mental Health Services	707,000	-	707,000
Miscellaneous and General	297,400	-	297,400
County Pandemic Relief	-	-	-
Contributions to Other Units	619,600	-	619,600
	15,019,387	11,500	15,030,887
Public Safety			
Sheriff	586,597	-	586,597
Sheriff: Administration	3,325,116	55,100	3,380,216
Sheriff: Criminal	3,733,550	230,000	3,963,550
Sheriff: Patrol	4,798,147	-	4,798,147
Sheriff: Support Services	3,201,630	-	3,201,630
Sheriff: Corrections	11,582,751	-	11,582,751
Emergency Management	298,143	4,500	302,643
Animal Control	488,420	-	488,420
Animal Impound	574,056	15,225	589,281
Ambulance	-	-	-
Fire	3,624,520	22,000	3,646,520
	32,212,930	326,825	32,539,755
Public Works			
Public Works Admin	181,367	-	181,367
Roads	5,788,013	45,700	5,833,713
Vegetation Management	916,281	6,700	922,981
Engineering	210,452	-	210,452
	7,096,113	52,400	7,148,513
Culture and Recreation			



Budget Amendment by Department

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Fund	Budget	Amendment	New Budget
Fairgrounds	1,414,064	-	1,414,064
Library Services	231,832	-	231,832
Fair	284,078	-	284,078
Rodeo	418,250	12,960	431,210
State Fair	-	-	-
Trails Management	298,902	337,823	636,725
	2,647,126	350,783	2,997,909
Health and Welfare			
Nutrition	881,511	-	881,511
Senior Center	470,383	27,700	498,083
Access	341,455	-	341,455
	1,693,349	27,700	1,721,049
Other Financing Uses			
Compensation Reserve	-	-	-
Transfers to Other Funds	5,486,170	3,919,857	9,406,027
Addition to Fund Balance	-	-	-
	5,486,170	3,919,857	9,406,027
Total Expenditures	64,155,075	4,689,065	68,844,140



Budget Amendment by Department

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Fund	Budget	Amendment	New Budget
Municipal Services			
REVENUES			
Taxes			
Sales Taxes	6,807,000	-	6,807,000
	6,807,000	-	6,807,000
Other Revenues			
Intergovernmental	28,000	-	28,000
Charges for Services	156,000	-	156,000
Licenses and Permits	1,537,000	-	1,537,000
Interest and Investment Income	-	-	-
Public Contributions	-	-	-
Miscellaneous Revenue	110,000	-	110,000
	1,831,000	-	1,831,000
Other Financing Sources			
Sale of Assets	-	-	-
Transfers from Other Funds	65,000	-65,000	-
	65,000	-65,000	-
Use of Fund Balance			
Additional Requests for 2025	-	20,475	20,475
Related to Unexpended PO's	-	1,108,399	1,108,399
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	1,000,298	-	1,000,298
	1,000,298	1,063,874	2,129,172
Total Revenues	9,703,298	1,063,874	10,767,172



Budget Amendment by Department

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Fund	Budget	Amendment	New Budget
EXPENDITURES			
General Government			
Garbage Collections	-	-	-
Development Services Administration	490,302	-65,000	425,302
Zoning Administration	486,902	-	486,902
Building Inspection	809,549	-	809,549
Sanitation and Waste Collection	-	-	-
Miscellaneous Expense	1,500	-	1,500
	1,788,253	-65,000	1,723,253
Public Safety			
Sheriff: Animal Control	12,000	-	12,000
Fire-EMS	400,200	-	400,200
	412,200	-	412,200
Public Works			
Public Works Admin	547,075	-	547,075
Roads	-	-	-
Vegetation Management	-	-	-
Engineering	582,520	130,791	713,311
Contributions to Other Governments	5,000,000	-	5,000,000
	6,129,595	130,791	6,260,386
Culture and Recreation			
Trails Management	-	-	-
Eccles Ice Center Support	22,000	-	22,000
	22,000	-	22,000
Other Financing Uses			
Compensation Reserve	-	-	-
Transfers to Other Funds	1,351,250	998,083	2,349,333
Addition to Fund Balance	-	-	-
	1,351,250	998,083	2,349,333
Total Expenditures	9,703,298	1,063,874	10,767,172



Budget Amendment by Department

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Fund	Budget	Amendment	New Budget
Health			
REVENUES			
Taxes			
Property Taxes	1,222,343	-	1,222,343
	1,222,343	-	1,222,343
Other Revenues			
Charges for Services	330,000	-	330,000
	330,000	-	330,000
Other Financing Sources			
Transfers from Other Funds	-	-	-
	-	-	-
Use of Fund Balance			
Additional Requests for 2025	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	118,934	-	118,934
	118,934	-	118,934
Total Revenues	1,671,277	-	1,671,277
EXPENDITURES			
General Government			
Contributions to Other Units	20,000	-	20,000
	20,000	-	20,000
Health and Welfare			
Bear River Health Department	1,346,277	-	1,346,277
Air Pollution Control	305,000	-	305,000
	1,651,277	-	1,651,277
Other Financing Uses			
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	-	-	-
Total Expenditures	1,671,277	-	1,671,277



Budget Amendment by Department

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



Budget Amendment by Department

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Fund	Budget	Amendment	New Budget
Children's Justice Center			
REVENUES			
Other Revenues			
Intergovernmental	237,800	-	237,800
Public Contributions	-	-	-
Miscellaneous Revenue	-	-	-
	237,800	-	237,800
Other Financing Sources			
Transfers from Other Funds	177,979	1,000	178,979
	177,979	1,000	178,979
Use of Fund Balance			
Additional Requests for 2025	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	-	-	-
	-	-	-
Total Revenues	415,779	1,000	416,779
EXPENDITURES			
Public Safety			
Children's Services	415,779	1,000	416,779
	415,779	1,000	416,779
Other Financing Uses			
Transfers to Other Funds	-	-	-
Compensation Reserve	-	-	-
Addition to Fund Balance	-	-	-
	-	-	-
Total Expenditures	415,779	1,000	416,779



Budget Amendment by Department

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

Fund	Budget	Amendment	New Budget
Visitor's Bureau			
REVENUES			
Taxes			
Sales Taxes	1,361,000	-	1,361,000
	1,361,000	-	1,361,000
Other Revenues			
Intergovernmental	-	-	-
Charges for Services	42,000	-	42,000
Public Contributions	-	-	-
Miscellaneous Revenue	-	-	-
	42,000	-	42,000
Other Financing Sources			
Transfers from Other Funds	-	-	-
	-	-	-
Use of Fund Balance			
Additional Requests for 2025	-	-	-
Related to Unexpended PO's	-	12,963	12,963
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	78,329	-	78,329
	78,329	12,963	91,292
Total Revenues	1,481,329	12,963	1,494,292
EXPENDITURES			
Culture and Recreation			
Cache Valley Visitor's Bureau	1,171,004	12,963	1,183,967
	1,171,004	12,963	1,183,967
Other Financing Uses			
Transfers to Other Funds	268,300	-	268,300
Compensation Reserve	-	-	-
Addition to Fund Balance	42,025	-	42,025
	310,325	-	310,325
Total Expenditures	1,481,329	12,963	1,494,292



Budget Amendment by Department

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Fund	Budget	Amendment	New Budget
Tax Administration			
REVENUES			
Taxes			
Property Taxes	4,094,571	-	4,094,571
	4,094,571	-	4,094,571
Other Revenues			
Charges for Services	603,300	-	603,300
Miscellaneous Revenue	40,000	-	40,000
	643,300	-	643,300
Other Financing Sources			
Transfers from Other Funds	-	-	-
	-	-	-
Use of Fund Balance			
Additional Requests for 2025	-	200	200
Related to Unexpended PO's	-	10,000	10,000
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	2,300	2,300
Use of Fund Balance for 2025	1,335,580	-	1,335,580
	1,335,580	12,500	1,348,080
Total Revenues	6,073,451	12,500	6,085,951
EXPENDITURES			
General Government			
Tax Administration Allocations	2,233,800	2,300	2,236,100
IT	524,502	-	524,502
Assessor	2,423,458	10,000	2,433,458
Treasurer	520,691	200	520,891
Miscellaneous Expense	86,000	-	86,000
Contributions to Other Units	250,000	-	250,000
	6,038,451	12,500	6,050,951
Other Financing Uses			
Compensation Reserve	-	-	-
Transfers to Other Funds	35,000	-	35,000
Addition to Fund Balance	-	-	-
	35,000	-	35,000
Total Expenditures	6,073,451	12,500	6,085,951



Budget Amendment by Department

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

Fund	Budget	Amendment	New Budget
Capital Projects			
REVENUES			
Other Revenues			
Miscellaneous Revenue	18,000	15,000	33,000
	18,000	15,000	33,000
Other Financing Sources			
Bond Proceeds	-	-	-
Transfers from Other Funds	3,365,350	6,423,912	9,789,262
	3,365,350	6,423,912	9,789,262
Use of Fund Balance			
Additional Requests for 2025	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	410,000	410,000
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	-18,000	-	-18,000
	-18,000	410,000	392,000
Total Revenues	3,365,350	6,848,912	10,214,262
EXPENDITURES			
Streets and Public Improvements			
Administration Facilities	666,000	260,000	926,000
Road Facilities	1,253,750	5,714,655	6,968,405
Vegetation Management	63,000	-	63,000
Engineering	708,100	-	708,100
	2,690,850	5,974,655	8,665,505
Public Safety			
Fire	327,000	485,400	812,400
	327,000	485,400	812,400
Health and Welfare			
Senior Center Facilities	105,000	75,189	180,189
Other Facilities	-	-	-
	105,000	75,189	180,189
Culture and Recreation			
Fairgrounds Facilities	242,500	313,668	556,168
	242,500	313,668	556,168
Other Financing Uses			
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	-	-	-
Total Expenditures	3,365,350	6,848,912	10,214,262



Budget Amendment by Department

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

Fund	Budget	Amendment	New Budget
MS Capital Projects Fund			
REVENUES			
Other Revenues			
Intergovernmental	25,000	-	25,000
Miscellaneous Revenue	-	-	-
	25,000	-	25,000
Other Financing Sources			
Bond Proceeds	-	-	-
Transfers from Other Funds	1,351,250	1,270,108	2,621,358
	1,351,250	1,270,108	2,621,358
Use of Fund Balance			
Additional Requests for 2025	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	-	-	-
	-	-	-
Total Revenues	1,376,250	1,270,108	2,646,358
EXPENDITURES			
Streets and Public Improvements			
Administration Facilities	-	-	-
Road Facilities	1,176,250	292,500	1,468,750
Building Inspection	150,000	-	150,000
Engineering	50,000	977,608	1,027,608
	1,376,250	1,270,108	2,646,358
Health and Welfare			
Senior Center Facilities	-	-	-
Other Facilities	-	-	-
	-	-	-
Culture and Recreation			
Fairgrounds Facilities	-	-	-
	-	-	-
Other Financing Uses			
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	-	-	-
Total Expenditures	1,376,250	1,270,108	2,646,358



Budget Amendment by Department

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

Fund	Budget	Amendment	New Budget
Open Spaces			
REVENUES			
Taxes			
Property Taxes	-	-	-
	-	-	-
Other Revenues			
Intergovernmental	-	3,000,000	3,000,000
Miscellaneous Revenue	-	-	-
	-	3,000,000	3,000,000
Other Financing Sources			
Bond Proceeds	-	-	-
Transfers from Other Funds	-	3,000,000	3,000,000
	-	3,000,000	3,000,000
Use of Fund Balance			
Additional Requests for 2025	-	6,010,000	6,010,000
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	-	-	-
	-	9,010,000	9,010,000
Total Revenues	-	12,010,000	12,010,000
EXPENDITURES			
General Government			
Open Space	-	9,010,000	9,010,000
	-	9,010,000	9,010,000
Other Financing Uses			
Transfers to Other Funds	-	3,000,000	3,000,000
Addition to Fund Balance	-	-	-
	-	3,000,000	3,000,000
Total Expenditures	-	12,010,000	12,010,000



Budget Amendment by Department

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

Fund	Budget	Amendment	New Budget
ARPA Capital Projects Fund			
REVENUES			
Other Revenues			
Intergovernmental	-	6,890,191	6,890,191
Miscellaneous Revenue	-	-	-
	-	6,890,191	6,890,191
Other Financing Sources			
Bond Proceeds	-	-	-
Transfers from Other Funds	127,291	-127,291	-
	127,291	-127,291	-
Use of Fund Balance			
Additional Requests for 2025	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-7,021,600	-7,021,600
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	7,021,600	-	7,021,600
	7,021,600	-7,021,600	-
Total Revenues	7,148,891	-258,700	6,890,191



Budget Amendment by Department

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

Fund	Budget	Amendment	New Budget
EXPENDITURES			
General Government			
Public Defender	-	20,000	20,000
Finance	-	56,700	56,700
Human Resources	-	105,500	105,500
IT	-	-	-
Treasurer	-	-	-
Recorder	-	29,000	29,000
Attorney	-	-	-
Victim Advocate	-	-	-
Building & Grounds	127,291	-	127,291
Elections	-	17,200	17,200
County Pandemic Relief	-	411,100	411,100
	127,291	639,500	766,791
Streets and Public Improvements			
Administration Facilities	-	-	-
Road Facilities	5,774,600	-5,774,600	-
Public Works Admin	-	-	-
	5,774,600	-5,774,600	-
Public Safety			
Fire	385,000	-	385,000
Sheriff	110,400	-110,400	-
	495,400	-110,400	385,000
Health and Welfare			
Senior Center Facilities	10,600	-5,600	5,000
Other Facilities	-	-	-
	10,600	-5,600	5,000
Culture and Recreation			
Fairgrounds	100,000	-18,200	81,800
Development Services Admin	-	114,500	114,500
Trails Management	521,000	-44,800	476,200
	621,000	51,500	672,500
Other Financing Uses			
Transfers to Other Funds	120,000	4,940,900	5,060,900
Addition to Fund Balance	-	-	-
	120,000	4,940,900	5,060,900
Total Expenditures	7,148,891	-258,700	6,890,191



Budget Amendment by Department

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

Fund	Budget	Amendment	New Budget
Debt Service			
REVENUES			
Other Revenues			
Miscellaneous Revenue	50,000	-	50,000
	50,000	-	50,000
Other Financing Sources			
Transfers from Other Funds	2,474,450	-	2,474,450
	2,474,450	-	2,474,450
Use of Fund Balance			
Additional Requests for 2025	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	-	-	-
	-	-	-
Total Revenues	2,524,450	-	2,524,450
EXPENDITURES			
Debt Payments			
Bonds	1,504,850	-	1,504,850
Sheriff Vehicle Lease	940,100	-	940,100
Fire Vehicle Lease	79,500	-	79,500
Road Equipment Lease	-	-	-
IT Equipment Lease	-	-	-
	2,524,450	-	2,524,450
Other Financing Uses			
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	-	-	-
Total Expenditures	2,524,450	-	2,524,450



Budget Amendment by Department

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

Fund	Budget	Amendment	New Budget
CDRA			
REVENUES			
Taxes			
Property Taxes	35,000	-	35,000
	35,000	-	35,000
Other Revenues			
Intergovernmental	265,100	-	265,100
	265,100	-	265,100
Other Financing Sources			
Transfers from Other Funds	-	-	-
	-	-	-
Use of Fund Balance			
Additional Requests for 2025	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	-	-	-
	-	-	-
Total Revenues	300,100	-	300,100
EXPENDITURES			
General Government			
Cache County Redevelopment Agency	287,600	-	287,600
	287,600	-	287,600
Other Financing Uses			
Transfers to Other Funds	12,500	-	12,500
Addition to Fund Balance	-	-	-
	12,500	-	12,500
Total Expenditures	300,100	-	300,100



Budget Amendment by Department

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

Fund	Budget	Amendment	New Budget
Restaurant Tax			
REVENUES			
Taxes			
Sales Taxes	2,553,000	-	2,553,000
	2,553,000	-	2,553,000
Other Financing Sources			
Transfers from Other Funds	-	-	-
	-	-	-
Use of Fund Balance			
Additional Requests for 2025	-	80,000	80,000
Related to Unexpended PO's	-	2,018,600	2,018,600
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	40,500	-	40,500
	40,500	2,098,600	2,139,100
Total Revenues	2,593,500	2,098,600	4,692,100
EXPENDITURES			
Culture and Recreation			
Tourism Promotion	382,900	284,000	666,900
Facility Awards	2,170,100	1,549,600	3,719,700
	2,553,000	1,833,600	4,386,600
Other Financing Uses			
Transfers to Other Funds	40,500	265,000	305,500
Addition to Fund Balance	-	-	-
	40,500	265,000	305,500
Total Expenditures	2,593,500	2,098,600	4,692,100



Budget Amendment by Department

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

Fund	Budget	Amendment	New Budget
RAPZ Tax			
REVENUES			
Taxes			
Sales Taxes	3,005,000	-	3,005,000
	3,005,000	-	3,005,000
Other Financing Sources			
Transfers from Other Funds	-	-	-
	-	-	-
Use of Fund Balance			
Additional Requests for 2025	-	-	-
Related to Unexpended PO's	-	2,190,494	2,190,494
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	252,000	-	252,000
	252,000	2,190,494	2,442,494
Total Revenues	3,257,000	2,190,494	5,447,494
EXPENDITURES			
Culture and Recreation			
Program Awards	1,389,900	188,588	1,578,488
Facility Awards	1,570,000	2,001,906	3,571,906
	2,959,900	2,190,494	5,150,394
Other Financing Uses			
Transfers to Other Funds	297,100	-	297,100
Addition to Fund Balance	-	-	-
	297,100	-	297,100
Total Expenditures	3,257,000	2,190,494	5,447,494



Budget Amendment by Department

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

Fund	Budget	Amendment	New Budget
CCCOG			
REVENUES			
Taxes			
Sales Taxes	7,593,000	-	7,593,000
	7,593,000	-	7,593,000
Other Financing Sources			
Transfers from Other Funds	-	-	-
	-	-	-
Use of Fund Balance			
Additional Requests for 2025	-	-	-
Related to Unexpended PO's	-	14,726,019	14,726,019
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	-	-	-
	-	14,726,019	14,726,019
Total Revenues	7,593,000	14,726,019	22,319,019
EXPENDITURES			
Streets and Public Improvements			
Road Projects	6,613,500	14,363,319	20,976,819
	6,613,500	14,363,319	20,976,819
Other Financing Uses			
Transfers to Other Funds	1,970,500	362,700	2,333,200
Addition to Fund Balance	-	-	-
	1,970,500	362,700	2,333,200
Total Expenditures	8,584,000	14,726,019	23,310,019



Budget Amendment by Department

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

Fund	Budget	Amendment	New Budget
Airport			
REVENUES			
Other Revenues			
Intergovernmental	200,000	-	200,000
Interest and Investment Income	30,000	-	30,000
Miscellaneous Revenue	155,900	-	155,900
	385,900	-	385,900
Other Financing Sources			
Transfers from Other Funds	-	-	-
	-	-	-
Use of Fund Balance			
Additional Requests for 2025	-	1,087	1,087
Related to Unexpended PO's	-	55,925	55,925
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	629,022	-	629,022
	629,022	57,012	686,034
Total Revenues	1,014,922	57,012	1,071,934
EXPENDITURES			
General Government			
Airport	655,522	2,676	658,198
	655,522	2,676	658,198
Other Financing Uses			
Compensation Reserve	-	-	-
Transfers to Other Funds	359,400	54,336	413,736
Addition to Fund Balance	-	-	-
	359,400	54,336	413,736
Total Expenditures	1,014,922	57,012	1,071,934



Budget Amendment by Department

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

Fund	Budget	Amendment	New Budget
Airport Capital Projects			
REVENUES			
Other Revenues			
Intergovernmental	2,065,200	22,542	2,087,742
Interest and Investment Income	-	-	-
Miscellaneous Revenue	-	-	-
	2,065,200	22,542	2,087,742
Other Financing Sources			
Transfers from Other Funds	359,400	54,336	413,736
	359,400	54,336	413,736
Use of Fund Balance			
Additional Requests for 2025	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	-	-	-
	-	-	-
Total Revenues	2,424,600	76,878	2,501,478
EXPENDITURES			
General Government			
Airport	2,424,600	76,878	2,501,478
	2,424,600	76,878	2,501,478
Other Financing Uses			
Compensation Reserve	-	-	-
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	-	-	-
Total Expenditures	2,424,600	76,878	2,501,478



Budget Amendment by Department

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

Fund	Budget	Amendment	New Budget
Roads Special Service District			
REVENUES			
Other Revenues			
Intergovernmental	120,000	-	120,000
Interest and Investment Income	1,000	-	1,000
	121,000	-	121,000
Other Financing Sources			
Transfers from Other Funds	-	-	-
	-	-	-
Use of Fund Balance			
Additional Requests for 2025	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	-	-	-
	-	-	-
Total Revenues	121,000	-	121,000
EXPENDITURES			
Other Financing Uses			
Transfers to Other Funds	121,000	-	121,000
Addition to Fund Balance	-	-	-
	121,000	-	121,000
Total Expenditures	121,000	-	121,000



Budget Amendment by Department

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

Fund	Budget	Amendment	New Budget
CC Community Foundation			
REVENUES			
Other Revenues			
Interest and Investment Income	500	-	500
Public Contributions	42,500	-	42,500
	43,000	-	43,000
Other Financing Sources			
Transfers from Other Funds	-	-	-
	-	-	-
Use of Fund Balance			
Additional Requests for 2025	-	16,189	16,189
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	600	-0	600
	600	16,189	16,789
Total Revenues	43,600	16,189	59,789
EXPENDITURES			
General Government			
Miscellaneous Expense	1,100	-	1,100
	1,100	-	1,100
Other Financing Uses			
Transfers to Other Funds	42,500	16,189	58,689
Addition to Fund Balance	-	-	-
	42,500	16,189	58,689
Total Expenditures	43,600	16,189	59,789



Budget Amendment by Fund

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

Fund	Current Budget	Amendment					New Budget
		Revenues	Expenditures	Transfers In	Transfers Out	Fund Balance	
General	64,155,075	17,100	769,208	-3,000,000	3,919,857	-1,706,165	68,844,140
Municipal Services	9,703,298	-65,000	65,791	65,000	998,083	-1,063,874	10,767,172
Health	1,671,277	-	-	-	-	-	1,671,277
Mental Health	4,752,000	-	-	-	-	-	4,752,000
Children's Justice Center	415,779	-	1,000	-1,000	-	-	416,779
Visitor's Bureau	1,481,329	-	12,963	-	-	-12,963	1,494,292
Tax Administration	6,073,451	-	12,500	-	-	-12,500	6,085,951
Capital Projects	3,365,350	-15,000	6,848,912	-6,423,912	-	-410,000	10,214,262
MS Capital Projects Fund	1,376,250	-	1,270,108	-1,270,108	-	-	2,646,358
Open Spaces	-	-	9,010,000	-3,000,000	3,000,000	-9,010,000	12,010,000
ARPA Capital Projects Fund	7,148,891	-6,890,191	-5,199,600	127,291	4,940,900	7,021,600	6,890,191
Debt Service	2,524,450	-	-	-	-	-	2,524,450
CDRA	300,100	-	-	-	-	-	300,100
Restaurant Tax	2,593,500	-	1,833,600	-	265,000	-2,098,600	4,692,100
RAPZ Tax	3,257,000	-	2,190,494	-	-	-2,190,494	5,447,494
CCCOG	7,593,000	-	14,363,319	-	362,700	-14,726,019	22,319,019
Airport	1,014,922	-	2,676	-	54,336	-57,012	1,071,934
Airport Capital Projects	2,424,600	-22,542	76,878	-54,336	-	-	2,501,478
Roads Special Service District	121,000	-	-	-	-	-	121,000
CC Community Foundation	43,600	-	-	-	16,189	-16,189	59,789
Total County Budget	120,014,872	-6,975,633	31,257,849	-13,557,065	13,557,065	-24,282,216	164,829,786

Ordinance No. 2025-08

Cache County, Utah

Funk-Richmond Gravel Pit Property Rezone

An ordinance amending the County Zoning Map by rezoning 286.91 from the Agricultural (A10) Zone to the Industrial (I) Zone and applying the Mineral Extraction and Excavation (ME) Overlay

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

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

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

Whereas, on February 6th, 2025, the Planning Commission held a public hearing, accepted all comments, and recommended denial of the proposed amendments to the County Council for final action; and

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

Whereas, on March 11th, 2025, the County Council held a public hearing, to consider any comments regarding the proposed rezone. The County Council accepted all comments; and and

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

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

1. Statutory Authority

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

2. Adoption of amended Zoning Map

The County Council hereby amends the County’s Zoning Map to reflect the rezone of the property affected by this ordinance and hereby adopts the amended Zoning Map with the

amendment identified as Exhibit B, of which a detailed digital or paper copy is available in the Development Services Department.

3. Conclusions

- A.** The subject properties are likely located in an area that has been identified as likely to contain areas of high resource potential of delta & shoreline deposits as identified on the County Sand and Gravel Resource Potential Map.

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

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

5. Exhibits

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

6. Effective date

This ordinance takes effect on _____, 2025. Following its passage but prior to the effective date, a copy of the ordinance shall be deposited with the County Clerk and a short summary of the ordinance shall be published in a newspaper of general circulation within the County as required by law.

7. Council Vote and Final Action

Date: ____ / ____ / ____	<u>Council Votes</u>			
<u>Council members</u>	In Favor	Against	Abstain	Absent
Kathryn Beus				
Dave Erickson				
Sandi Goodlander				
Nolan Gunnell				
Mark Hurd				
Barbara Tidwell				
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 2025-08, Funk-Richmond Gravel Pit Property Rezone

_____ Approve

_____ Disapprove (A Statement of Objection is attached)

David Zook, Executive
Cache County

Date

Ord 2025-08

An ordinance amending the County Zoning Map by rezoning 286.91 from the Agricultural (A10) Zone to the Industrial (I) Zone and applying the Mineral Extraction and Excavation (ME) Overlay

County Council action

Hold a public hearing on March 11th, 2025.

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

Planning Commission action

Denial (6-yea; 0-nay).

Public hearing held on February 6th, 2025

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

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

39 present and future use of land in the interest of promoting the public
40 health, safety, and general welfare of the residents of Cache County.”

41 c. The rezone is not consistent with the Cache County General Plan:

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

45 d. At this time, the applicant has not had a meeting with the Utah Department of
46 Transportation (UDOT) to discuss creating an access for this project.

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

49
50 **Staff Report review by Interim Director**

51 Angie Zetterquist

52
53 **Staff Report by County Planner**

54 Conner Smith

55
56 **General Description**

57 This ordinance amends the County Zoning Map by rezoning 286.91 acres from the Agricultural
58 (A10) Zone to the Industrial (I) Zone with the Mineral Extraction and Excavation (ME) Overlay.

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

61 Staff Report to Planning Commission – revised

Staff Report: Funk-Richmond Gravel Pit Property Rezone

6 February 2025

This staff report is an analysis of the application based on adopted county documents, standard county development practices, and available information. The report is to be used to review and consider the merits of the application. Additional information may be provided that supplements or amends this staff report.

Agent: E. Hal Christensen

Parcel ID#: 08-016-0034, 08-017-0004, -0008, -0011, -0012

Staff Recommendation: None

Type of Action: Legislative

Land Use Authority: Cache County Council

Location

Reviewed by Conner Smith

Project Address:

8300 N. Highway 91,
Near Richmond

Acres: 286.91

Current Zoning:

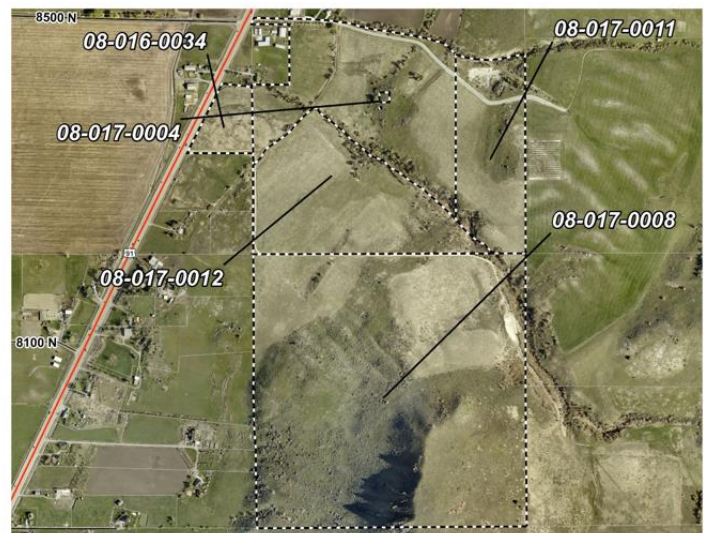
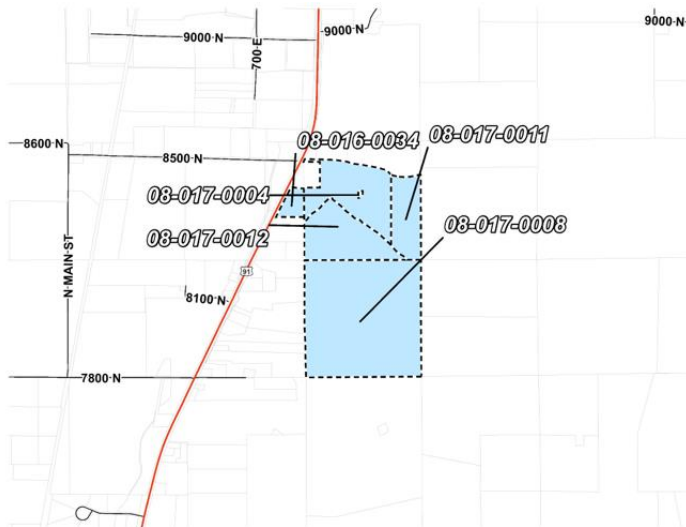
Agricultural (A10)

Proposed Zoning:

Industrial (I), Mineral
Extraction (ME)
Overlay

Surrounding Uses:

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



Findings of Fact

A. Request description

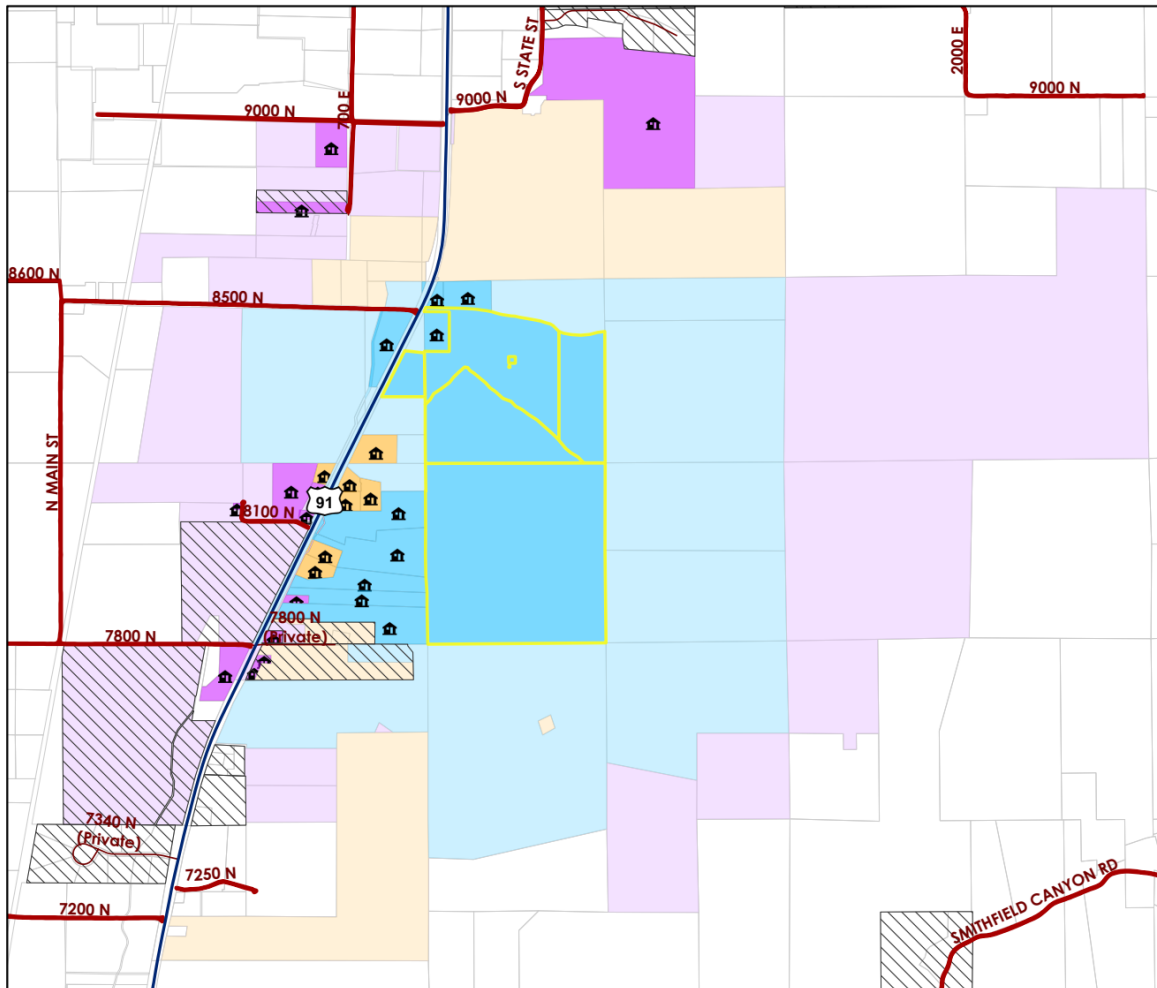
1. A request to rezone 286.91 acres from the Agricultural (A10) Zone to the Industrial (I) Zone with the Mineral Extraction and Excavation (ME) Overlay.
2. This rezone may allow the parcel to establish uses permitted in the Industrial (I) Zone and Mineral Extraction and Excavation (ME) Overlay. A rezone request is general in nature and is not tied to any proposed use. Any impacts related to permitted and conditional uses allowed within the Industrial (I) Zone and Mineral Extraction and Excavation (ME) Overlay will be

addressed as part of each respective approval process required prior to site development activities.

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

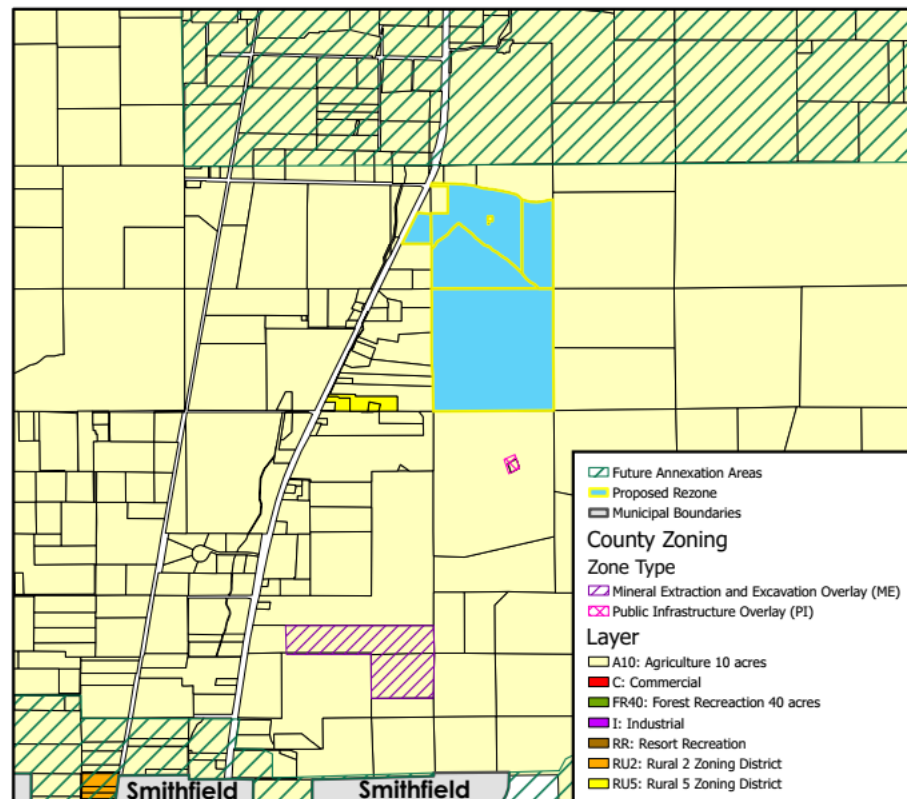
- a. Land Use Context:

- i. Parcel status: The properties match the configuration they had on August 8, 2006 and are legal.
- ii. Average Lot Size: (See Attachment A)



Average Parcel Size	
Adjacent Parcels	With a Home: 10.5 Acres (9 Parcels)
	Without a Home: 46.1 Acres (24 Parcels)
1/4 Mile Buffer	With a Home: 7.2 Acres (16 Parcels)
	Without a Home: 37.8 Acres (40 Parcels)
1/2 Mile Buffer	With a Home: 8.2 Acres (28 Parcels)
	Without a Home: 35.9 Acres (72 Parcels)

- i. **Schedule of Zoning Uses:** The Industrial (I) Zone and Mineral Extraction and Excavation (ME) Overlay allow for a variety of uses with the approval of a zoning clearance and/or conditional use permit. These uses include the following uses, that are not permitted in the current Agricultural (A10) Zone:
- Mineral Extraction and Excavation (ME) Overlay
 - i. Mineral Extraction
 - ii. Topsoil Extraction
 - Industrial (I) Zone:
 - i. Caretaker's Residence
 - ii. General Manufacturing
 - iii. Commercial Kennel/Animal Shelter
 - iv. Storage and Warehousing
 - v. Self Service Storage Facility
 - vi. Transport Services
 - vii. General Vehicle Repair
 - viii. Mobile Food Truck
 - ix. Sexually Oriented Business
 - x. Telecommunication Facility, Major
- ii. **Adjacent Uses:** The properties adjacent to the subject parcel to the north and east are primarily used for agricultural purposes, properties to the west are primarily residential, and properties to the south are a mix of residential and agricultural. The nearest parcel, in the county, in the Industrial (I) Zone is located 1.5 miles to the north-west while the nearest parcel with the Mineral Extraction and Excavation (ME) Overlay is located 0.85 miles to the south.
- iii. **Annexation Areas:** The subject properties are not located in any future annexation area.



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

4. As per §17.02.060, Establishment of Land Use Authority, the County Council is authorized to act as the Land Use Authority for this application.
5. The current County Land Use Ordinance does not specify appropriate locations for the Industrial (I) Zone but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030 [E] identifies the purpose of the Industrial (I) Zone and includes the following:
 - a. “To provide locations where manufacturing, processing, warehousing, and fabrication of goods and material can be carried on with minimum conflict or deleterious effect upon the surrounding properties. The purpose of this zone is also to promote the economic well being of the citizens and broaden the tax base.”
 - b. “This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.”
6. The current County Land Use Ordinance does not specify appropriate locations for the Mineral Extraction and Excavation (ME) Overlay but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030 [E] identifies the purpose of the Mineral Extraction and Excavation (ME) Overlay and includes the following:
 - a. “The purpose of this zone is to establish locations and to protect the commercial mineral extraction and excavation industry while protecting the environment and county citizens. This zone is to assure that the operations of such sites do not impact adjoining uses and are not encroached upon by surrounding noncompatible land uses within Cache County.”
 - b. “This zone and provisions thereof are deemed necessary in the public interest to affect practices which will, for the economical use of vital materials necessary for our economy, give due consideration to the present and future use of land in the interest of promoting the public health, safety, and general welfare of the residents of Cache County.”
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. Consideration of impacts related to uses allowed within the Industrial (I) Zone and Mineral Extraction and Excavation (ME) Overlay will be addressed as part of each respective approval process required prior to site development activities.

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

- 10. §12.02.010 adopts the Manual of Roadway Design and Construction Standards (Road Manual) for roadway improvement requirements.
- 11. §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.
- 12. Table §17.10.040 Site Development Standards – Minimum lot frontage required in the Industrial (I) Zone is 150’.
- 13. §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
- 14. §16.04.040 [A] Roads – All roads must be designed and constructed in accordance with Title 12 of the County Code.
- 15. §12.02.010 Roadway Standards – Requirements for roadway improvement are provided in the current Manual of Roadway Design and Construction Standards (Road Manual).
- 16. Roadway Functional Classification:
 - a. Principal Arterial: Principal Arterials in rural areas are typically designed to provide relatively high overall travel speeds with minimum interference to through movement.
- 17. A basic review of the access to the subject property identifies the following:
 - a. An analysis of the nearest road, US-91, is below.
- 18. US-91 – Utah Department of Transportation (UDOT) Road:
 - a. West of the subject parcel, US-91 is an UDOT road classified as a Principal Arterial.
 - b. The road services multiple dwellings and agricultural uses but is primarily the main connection between Smithfield and Richmond.
 - c. Is maintained by UDOT.
 - d. This section of US-91 is classified per UDOT as an Access Category 4, which has a minimum driveway spacing of 500 feet and a minimum street spacing of 660 feet.
 - e. All the parcels that are part of this rezone are contiguous. However, the only parcel that has direct access or frontage on a public road is Parcel 08-016-0034. The other parcels would need to be accessed through this parcel.

D. Service Provisions:

- 19. §16.04.080 [C] Fire Control – The County Fire District had no comments in regards to this application.

20. §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

21. Public notice was posted online to the Utah Public Notice Website on 24 January 2024.

22. Notices were posted in three public places on 24 January 2024.

23. Notices were mailed to all property owners within 300 feet on 24 January 2024.

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

Conclusion

The Funk-Richmond Gravel Pit Property rezone, a request to rezone 286.91 acres from the Agricultural (A10) Zone to the Industrial (I) Zone with the Mineral Extraction and Excavation (ME) Overlay has been reviewed in conformance with Title 17 of the Cache County Land Use Ordinance and the County Manual of Roadway Design and Construction Standards. Staff has not made a recommendation based on the findings of fact identified above and any others identified at the public hearing. Although Staff has not made a recommendation for approval or denial, they can help Planning Commission draft a recommendation to County Council.

Planning Commission Conclusion

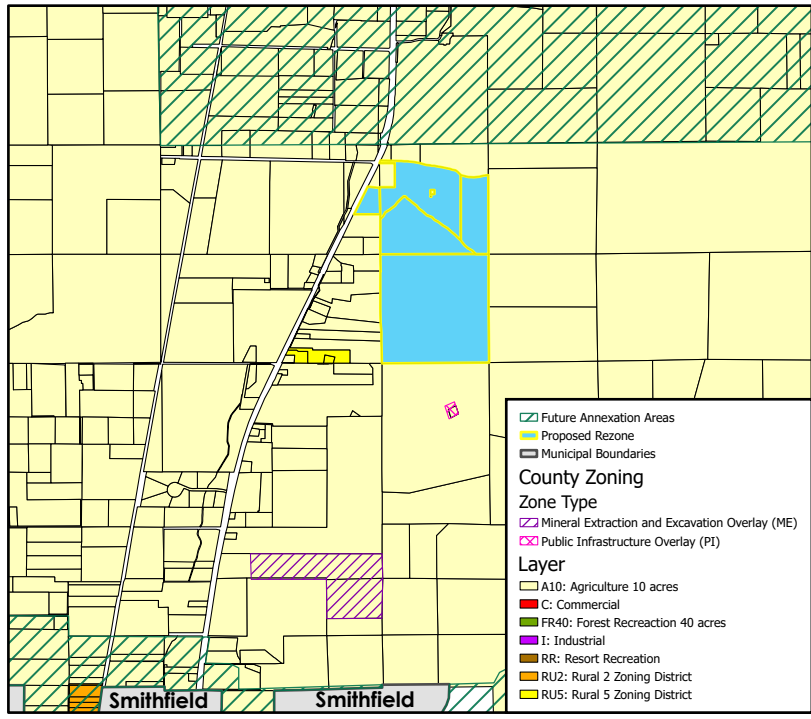
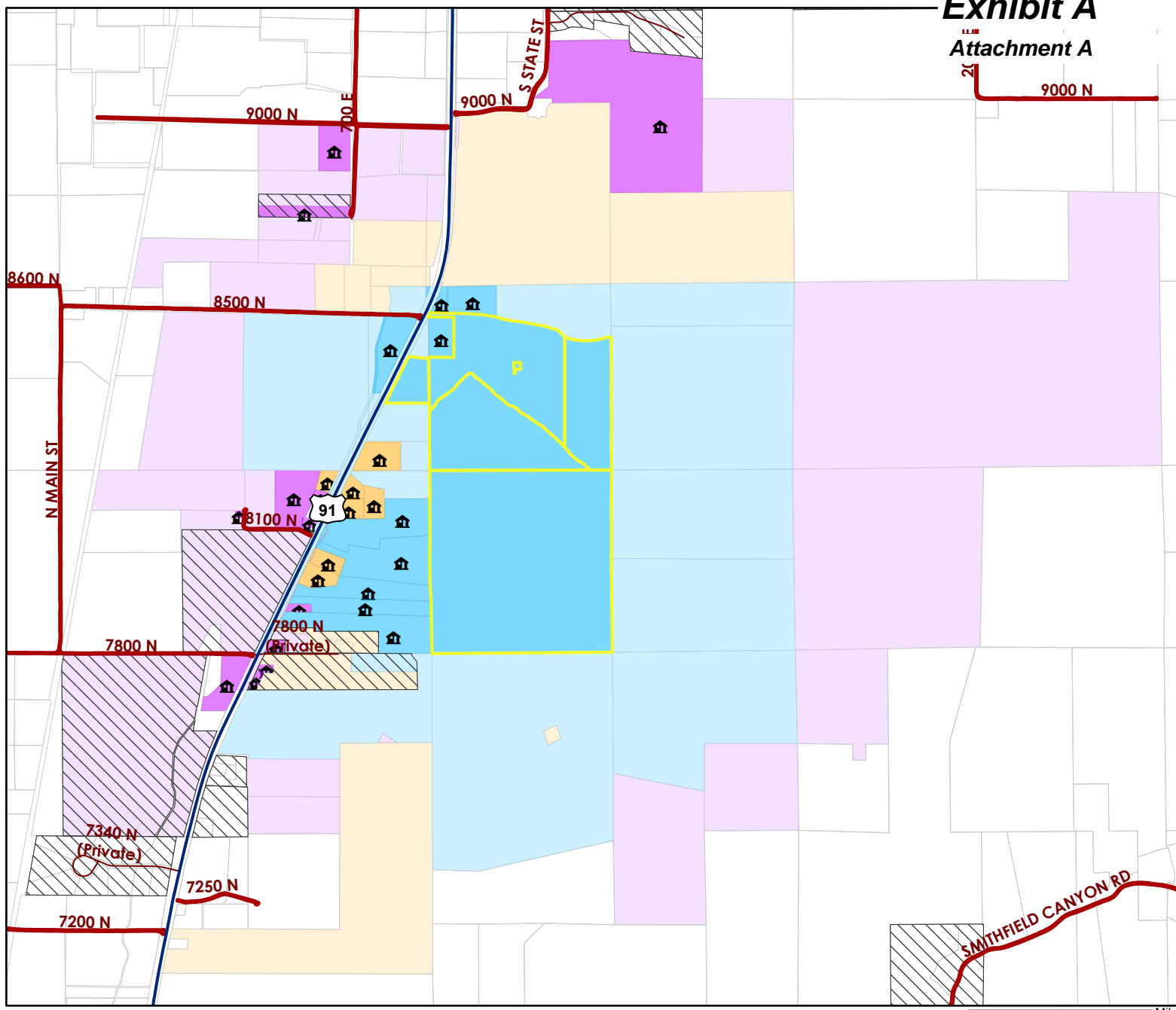
Based on the findings of fact noted herein, the Funk-Richmond Gravel Pit Property rezone is hereby recommended for denial to the County Council as follows:

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

- a. This parcel is located in the “Agriculture and Ranching” area which places an emphasis on agriculture related uses and discourages flex office industrial and heavy industrial uses.
- 4. At this time, the applicant has not had a meeting with the Utah Department of Transportation (UDOT) to discuss creating an access for this project.
- 5. It is likely that a mineral extraction operation, in this case a gravel pit, will impact Crow Mountain which can be seen as a significant natural heritage site.

Exhibit A

Attachment A



Legend

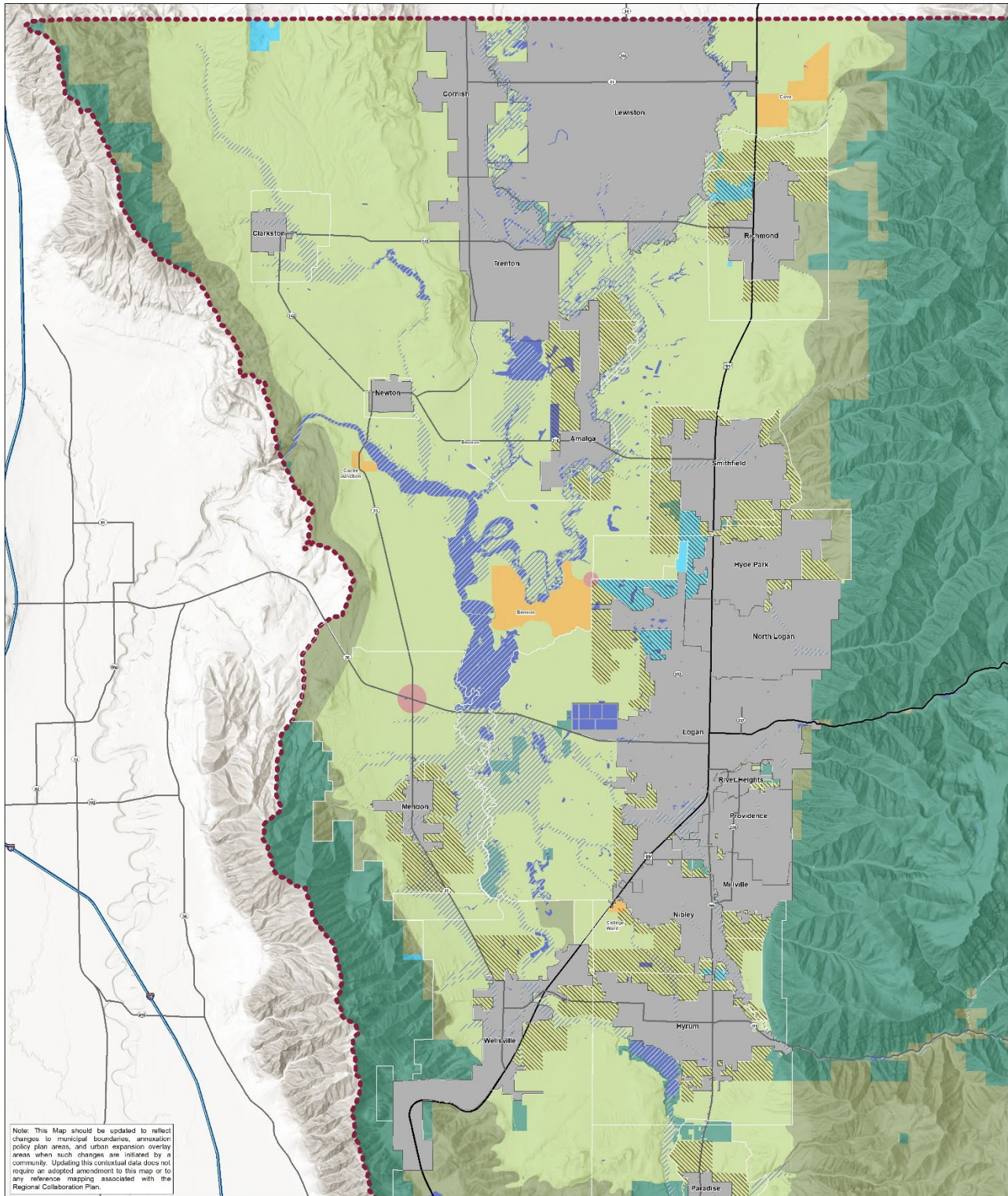
- Proposed Rezone
- Municipal Boundaries
- Subdivisions
- Parcels
- Winter Maintenance
- County Roads
- Highways

Average Parcel Size

Adjacent Parcels	With a Home: 10.5 Acres (9 Parcels)
	Without a Home: 46.1 Acres (24 Parcels)
1/4 Mile Buffer	With a Home: 7.2 Acres (16 Parcels)
	Without a Home: 37.8 Acres (40 Parcels)
1/2 Mile Buffer	With a Home: 8.2 Acres (28 Parcels)
	Without a Home: 35.9 Acres (72 Parcels)



1/14/2025



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

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

0 0.5 1 2 3 4 Miles

Cache County Future Land Use Map

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

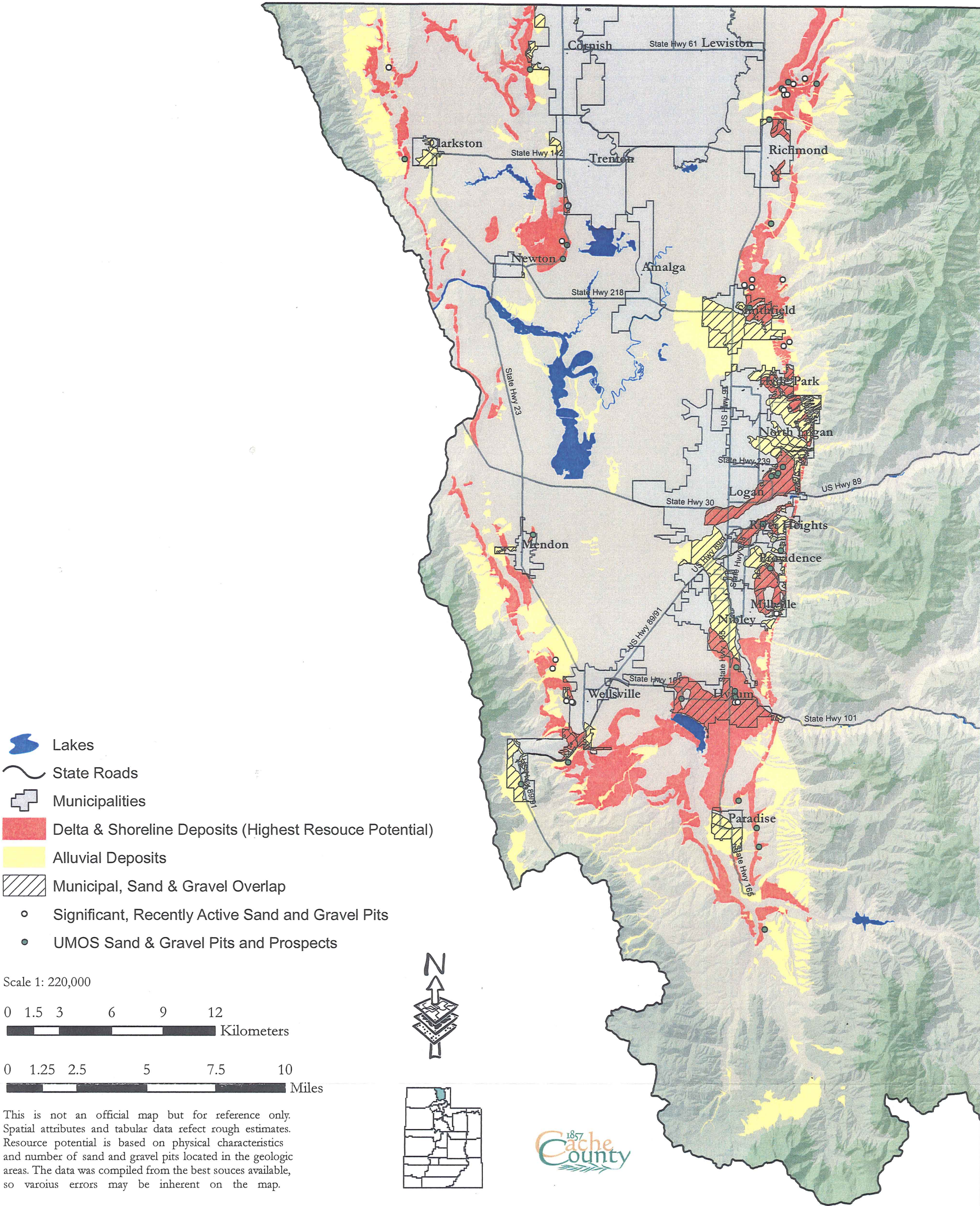
Date: February 28, 2023



Sand & Gravel Resource Potential

Exhibit A
Attachment C

Cache County, Utah



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



Conner Smith <conner.smith@cachecounty.gov>

Fwd: Funk Richmond-gravel pit property rezone

Cache County DevServices <devservices@cachecounty.gov>

Mon, Jan 27, 2025 at 3:15 PM

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

----- Forwarded message -----

From: **Jamie Ravsten** <jamieravsten@gmail.com>

Date: Mon, Jan 27, 2025 at 3:13 PM

Subject: Funk Richmond-gravel pit property rezone

To: devservices@cachecounty.gov <devservices@cachecounty.gov>

Cc: Christian Ravsten <chrisravsten@gmail.com>

To whom it may concern,

We have received the important notice regarding the request to rezone 286.91 acres for the Funk-Richmond, gravel pit property rezone.

We are not opposed to this rezoning at this time, however, we do have two easements on this property. The first one is access to our residence and the second one is a water easement for a spring that we have on this property.

We will plan on attending the meeting, but we would like assurance that the gravel pit will not affect our water or access to our property.

Thank you very much,
Christian Ravsten (435)770-7701
Jamie Ravsten (435)760-0577

Larry E. Copeland

8240 N 690 E

Smithfield, Utah 84335

February 3, 2025

Cache County Development Service Department

179 North Main, Suite 305

Logan, Utah 84321

Dear Planning Commission Members:

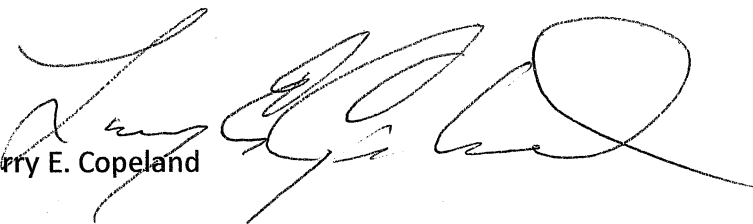
As a nearby property owner I am against rezoning because heavy equipment for a gravel pit would create noise, dust and more importantly vibrations. Earth moving equipment can cause disruption in underground water flows and disrupt spring output, in my well and the neighbor's springs that are located in the rezone area.

Although my greatest concerns are the contamination of my well and the neighbor's springs by the earth moving equipment from the fuel and oils leaked and accidental spills.

With new homes being built near us there will be even greater concerns about potable water.

This project was proposed several years ago and was rejected for the same, continuing concerns.

Sincerely,


Larry E. Copeland

ENC. Cache County Important Notice Letter

Edward & J'lene Mendenhall
que_yo_soy@outlook.com
8472 N Highway 91
Richmond, UT 84333

connorsmith@cachecounty.gov
Planning Comission Meeting
Project Name:
Funk-Richmond Gravel Pit Property
Rezone

February 3, 2025

Dear Mr. Smith,

In response to Planning Commission Meeting invitation which Edward and I received, we are presenting the following comments about the creation of a gravel hole on the north side of Crow Mountain.

We live below and slightly to the north of "the Crow". Our water source, and that of the Riehm family and Nannette King's property across Highway 91 is collected from a one acre parcel which Edward & I own. There are two collection cisterns on this property. This acre is surrounded by the Funk property.

We are concerned about the impact this gravel-hole project would have on our clear sweet water source. The impact could be the end of our "Century Farm" and the Mendenhall, King, and Riehm properties being viable places to live.

Even if miraculously our water was not destroyed, we would all be impacted by the noise, dust and other pollution from the equipment, and trucks which would be rumbling down a steep road close to our homes. Another worry is the impact which numerous gravel trucks and other equipment would have on the people who live and travel on Highway 91.

Living on Mendenhall Curve has made us terribly aware of the dangers of this road even as it is today.

We know this would be a life changing tragedy for us on the farm if the project should happen. We also feel it would be a terrible and costly mistake for North Cache Valley to have Crow Mountain and the surrounding land be approved for Mineral Extraction and Excavation Overlay (ME) rezoning.

Thank you for reading this lengthy correspondence.

Sincerely,

J'lene H. and Edward C. Mendenhall



Conner Smith <conner.smith@cachecounty.gov>

Fwd: Funk-Richmond Gravel Pit Property Rezone

Cache County DevServices <devservices@cachecounty.gov>

Wed, Feb 5, 2025 at 8:09 AM

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

----- Forwarded message -----

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

Date: Tue, Feb 4, 2025 at 2:23 PM

Subject: RE: Funk-Richmond Gravel Pit Property Rezone

To: devservices@cachecounty.gov <devservices@cachecounty.gov>

To the Cache County Planning Commission,

Our family lives at [8588 North Highway 91, Richmond UT 84333](#). We recently heard about the request to rezone the agricultural land south of us, and wanted to voice some concerns.

1. Impact to Our Water Source

Our water source is accessed via the land that Mr. Funk is trying to sell. A gravel pit operation on the land to the south of us could impact the flow of underground water enough that our source runs dry.

What happens if we turn on the tap and nothing comes out? Do we then have to begin a long court battle to fight for our water rights? If so, how do we get water in the mean time?

What happens if our water source becomes contaminated as a result of the industrial operations?

2. Air Pollution Concerns

We are concerned about the effects of increased dust in the air.

What happens if we develop chronic respiratory illnesses (asthma, etc)? How will the increased airborne particulates affect our garden or fruit trees?

3. Traffic Concerns

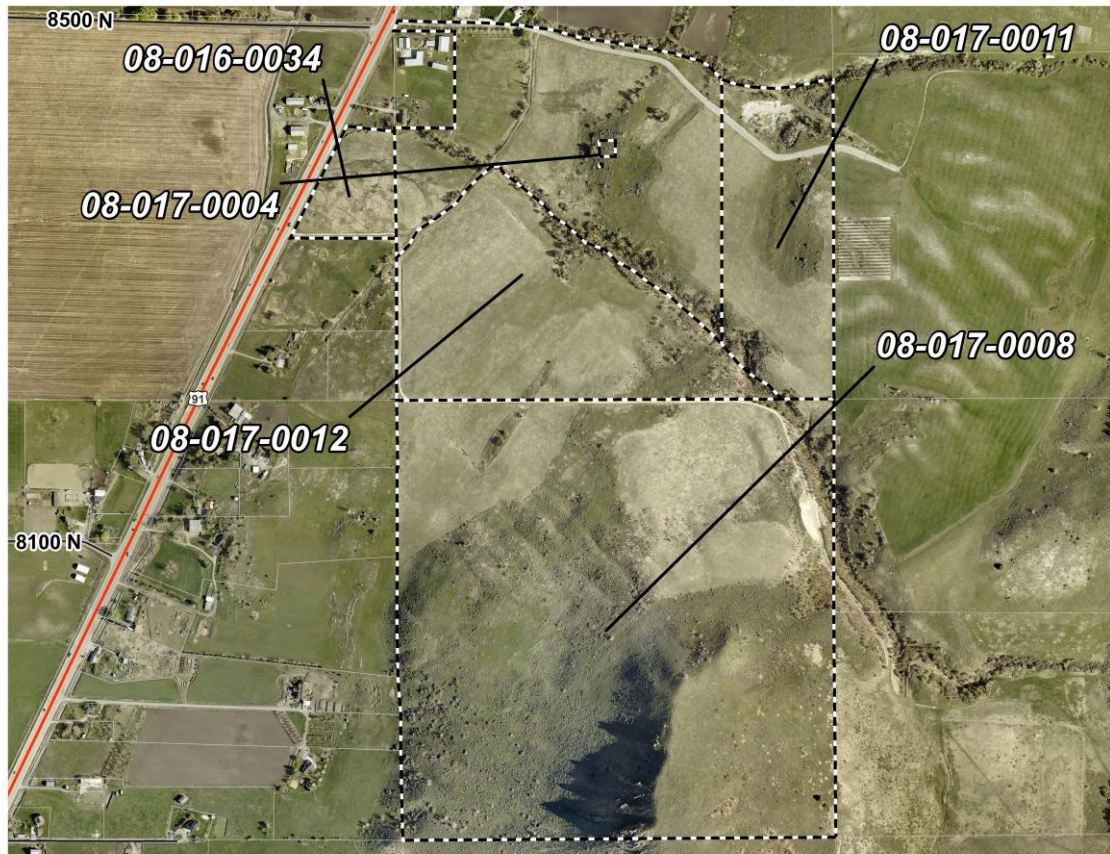
If this gravel pit goes into operation, there will be a lot more traffic entering and exiting on this section of the highway.

How many trucks are expected per day to be going in and out of the facility? Will they run 24/7 or will they only operate during business hours Monday through Friday? Will there be a traffic light put in to facilitate left turns across highway 91?

We look forward to attending the hearing on Thursday, and hope to get some answers to our questions.

Thank you for your time and consideration,

Andrew and Scout Riehm



The following legal description reflects the noted property above to be rezoned to the Industrial (I) Zone with the Mineral Extraction and Excavation (ME) Overlay:

08-016-0034

BEG N 1368.96 FT FROM THE E/4 COR SEC 10 T 13N R 1E W 447.91 FT TO THE E R/W LNE OF HGHWY 91 N 26°08'E 312 FT ELY 320 FT TO E LNE SEC AT A PT N 256 FT FROM PT OF BEG S 256 FT TO BEG SUBJ TO EASEMENTS & R/W,S ALSO: BEG IN E LN SD SEC 10 BEING N 971.96 FT FROM E/4 COR, W 649.52 FT TO A PT IN E R/W LNE HWY 91 N 26°08' E 443.61 FT ALG R/W LN E 447.91 FT S 397 FT TO BEG NET 7.40 AC LESS 0.25 AC FOR HWY 91 ENT 826861 NET 7.15 AC

08-017-0004

BEG 24 RDS S OF NW COR SEC 11 T 13N R 1E & TH S 3 RDS TH E 24 RDS TH S [35 RDS] TH W 24 RDS TH S 45 RDS M/L TO UPPER DITCH OF RICHMOND IRRIG DIST TH NE'LY ALG W BANK OF DITCH TO MAPLE HOLLOW TH UP SD HOLLOW SE'LY TO PT 40 RDS W OF E LN NW/4 SD SEC TH N 78 RDS TO LITTLE MAPLE HOLLOW TH DOWN SD HOLLOW (NW'LY) TO BEG EXCEPT A TRACT 12 FT X 20 FT TO MELROSE CARSON (0003) ALSO LESS SPRING 100' X 100' (0002) LESS PARCEL TO UDOT FOR HWY 91 ENT 825997 CONT 0.002 AC NET 40.83 AC M/L SUBJ TO 70 FT WIDE R/W ALG S LN OF LITTLE MAPLE HOLLOW ROAD (ENT 904747) SUBJ TO R/W ESMNT SEE ENTRY #1310665 THE DESCRIPTION USED IN ENTRY #1355265 APPEARS TO BE IN CONFLICT WITH THE BRACKETED INFORMATION SHOWN ABOVE

08-017-0008

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

08-017-0011

BEG AT SE COR NW/4 SEC 11 T 13N R 1E & TH W 19 RDS TO MAPLE HOLLOW TH NW'LY ALG SD HOLLOW TO PT 40 RDS W OF E LN OF SD 1/4 TH N TO LITTLE MAPLE HOLLOW TH ALG SD HOLLOW E'LY TO E LN OF SD NW/4 TH S TO BEG CONT 24.5 AC M/L SUBJ TO 70 FT WIDE R/W ALG S LN OF LITTLE MAPLE HOLLOW ROAD (ENT 904747) FORMERLY DESC AS FOLL: BEG 62 RDS S OF NE COR NW/4 SEC 11 T 13N R 1E & TH S 98 RDS TO SE COR SD 1/4 TH W 19 RDS TO MAPLE HOLLOW TH NW'LY ALG SD HOLLOW TO PT 40 RDS W OF E LN SD 1/4 TH N 78 RDS TO PT W OF BEG TH E 40 RDS TO BEG CONT 24.5 AC M/L

08-017-0012

BEG 107 RDS S OF NW COR SEC 11 T 13N R 1E & TH NE'LY ALG W BANK OF UPPER DITCH OF RICHMOND IRRIG DISTRICT TO MAPLE HOLLOW TH UP SD HOLLOW IN SE'LY DIRECTION TO PT 19 RDS W OF SE COR OF NW/4 OF SD SEC TH W 141 RDS TO SW COR SD 1/4 TH N 53 RDS TO BEG CONT 38.5 AC M/L SUBJ TO R/W ESMNT SEE ENTRY #1310665

Ordinance No. 2025-10

Cache County, Utah

Willets RU5 Rezone

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

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

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

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

Whereas, on February 6th, 2025, the Planning Commission held a public hearing, accepted all comments, and recommended denial of the proposed amendments to the County Council for final action; and

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

Whereas, on March 11th, 2025, the County Council held a public hearing, to consider any comments regarding the proposed rezone. The County Council accepted all comments; and

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

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

1. Statutory Authority

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

2. Adoption of amended Zoning Map

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

3. Conclusions

3. Conclusions

- A.** The subject property is reasonably consistent with the purpose of the Rural 5 (RU5) Zone:
 - i.** “To allow for residential estate development in a low density pattern that can allow for rural subdivisions and smaller scale agricultural uses. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities.”
 - ii.** “To implement the policies of Cache countywide comprehensive plan, including those regarding agricultural promotion, prime farmlands, improved roadways, density based residential standards, clustering, moderate income housing and municipality standards.”
 - iii.** “This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.”
- B.** The rezone is partially consistent with the Cache County General Plan:
 - i.** This parcel is located in the “Urban Expansion Overlay”.
 - ii.** The Cache County General Plan shows this parcel in the “Agriculture and Ranching” Zone. Should any potential subdivisions be clustered, densities of residential developments that are greater than one unit per ten acres are encouraged.
- C.** The rezone is consistent with the Wellsville City General Plan:
 - i.** The Wellsville City General Plan identifies this area as Farmland Residential Cluster – 5ac.
 - ii.** Residential – Farmland is defined within the Wellsville City General Plan as:
 - i.** “This area is identified on the Land Use Plan to remain, primarily, as an agriculture production area. This area has historically been the primary farming land of the community and the City should preserve the qualities of this area by minimizing the taking of this land for residential, commercial, or industrial uses. While residential uses are somewhat compatible with agricultural uses, residential development in this area should be minimized and large areas should be required to stay in agricultural use.”

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

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

5. Exhibits

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

6. Effective date

This ordinance takes effect on _____, 2025. Following its passage but prior to the effective date, a copy of the ordinance shall be deposited with the County Clerk and a short summary of the ordinance shall be published in a newspaper of general circulation within the County as required by law.

7. Council Vote and Final Action

Date: ____ / ____ / ____	<u>Council Votes</u>			
<u>Council members</u>	In Favor	Against	Abstain	Absent
Kathryn Beus				
Dave Erickson				
Sandi Goodlander				
Nolan Gunnell				
Mark Hurd				
Barbara Tidwell				
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 2025-09, Willets RU5 rezone

_____ Approve

_____ Disapprove (A Statement of Objection is attached)

David Zook, Executive
Cache County

Date

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County Council action

Planning Commission action

Staff Report review by Interim Director

Staff Report by County Planner

General Description

Additional review materials included as part of Exhibit A

Staff Report to Planning Commission – revised

Staff Report: Willets RU5 Rezone

6 February 2025

This staff report is an analysis of the application based on adopted county documents, standard county development practices, and available information. The report is to be used to review and consider the merits of the application. Additional information may be provided that supplements or amends this staff report.

Agent: Jed Willets

Parcel ID#: 11-069-0007

Staff Recommendation: None

Type of Action: Legislative

Land Use Authority: Cache County Council

Location

Reviewed by Conner Smith

Project Address:

4200 S. Highway 23
 Wellsville

Acres: 18.71

Current Zoning:

Agricultural (A10)

Proposed Zoning:

Rural 5 (RU5)

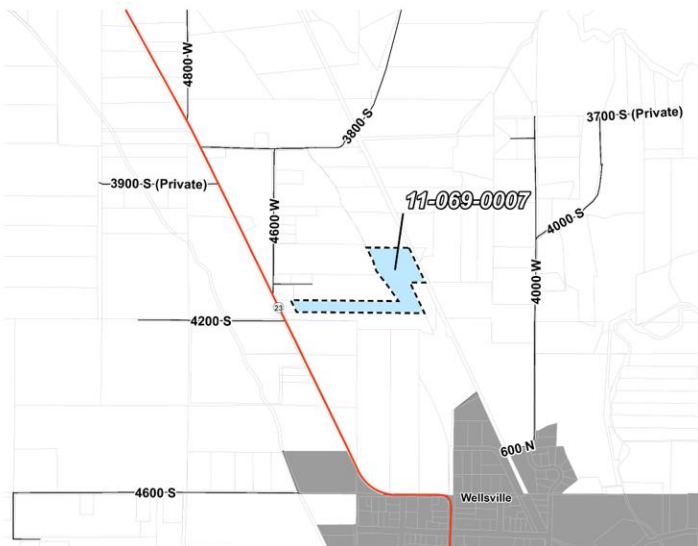
Surrounding Uses:

North – Agricultural/Residential

South – Agricultural

East – Agricultural

West – Agricultural/Residential

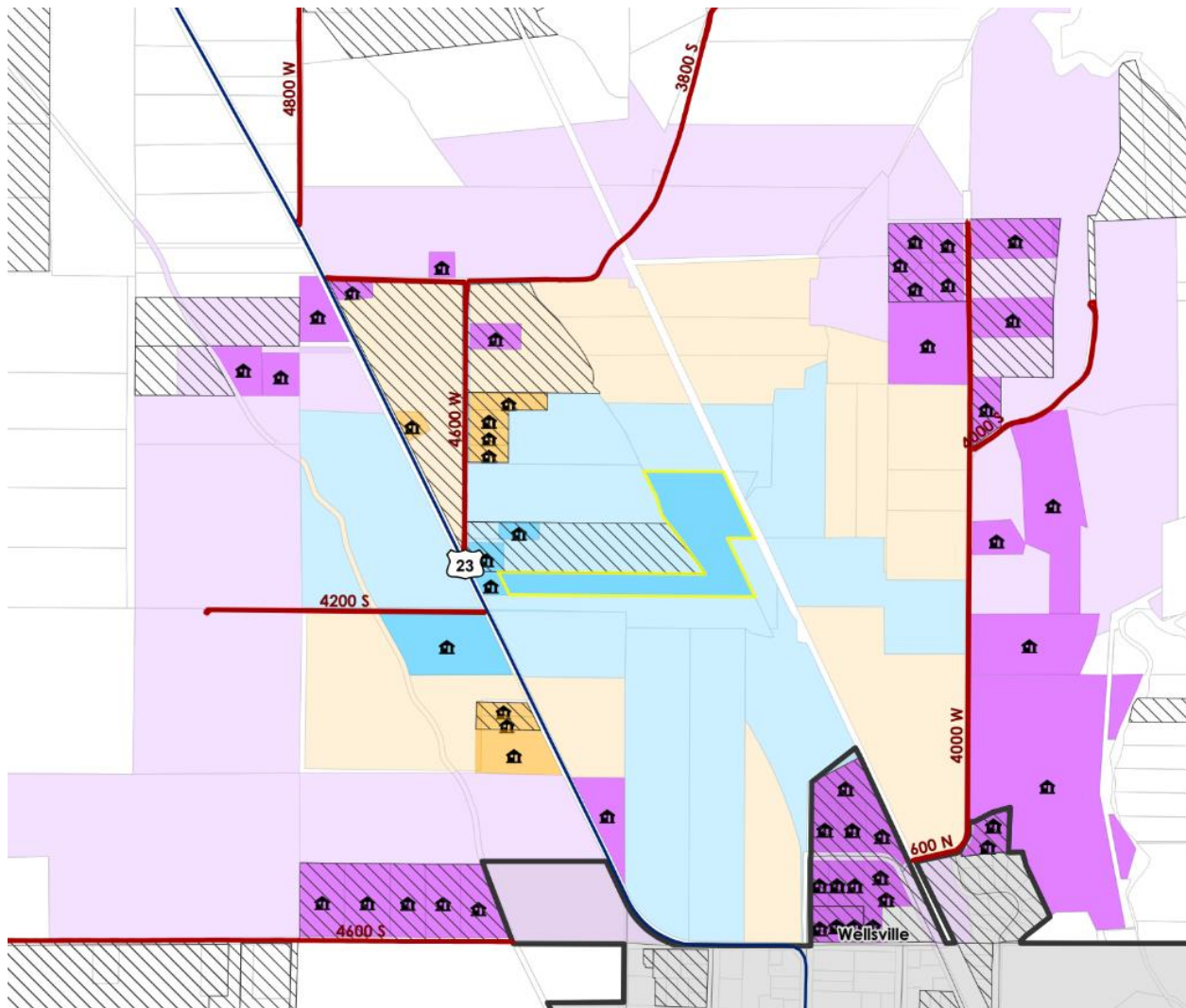


Findings of Fact

A. Request description

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

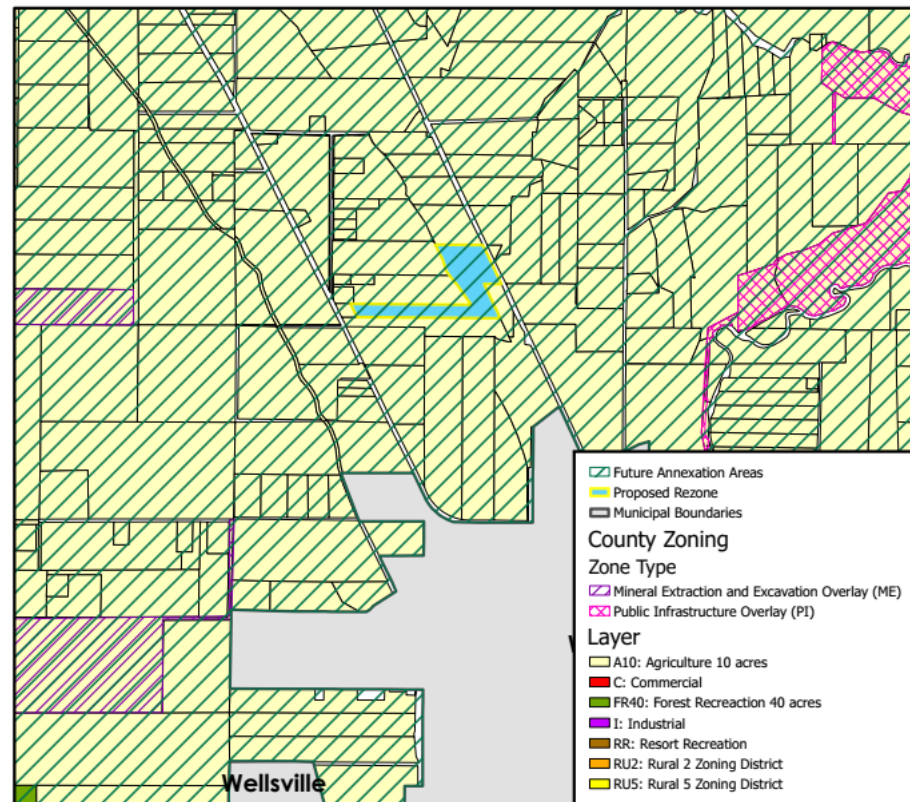
4. This rezone may allow the parcel to establish uses permitted in the Rural 5 (RU5) Zone. A rezone request is general in nature and is not tied to any proposed use. Any impacts related to permitted and conditional uses allowed within Rural 5 (RU5) Zone will be addressed as part of each respective approval process required prior to site development activities.
5. Staff has identified general information as pertains to the subject property to assist the Planning Commission and County Council in arriving at a decision. This information is reflected in the attached map (Attachment A) and in the following text.
 - a. Land Use Context:
 - i. Parcel status: The property does not match the configuration it had on August 8, 2006 as boundary line adjustments and the splitting of a non-contiguous portion of the parcel was done. However, the property is still legal.
 - ii. Average Lot Size: (See Attachment A)



Revised Pg. 7 - Planning Commission Recommendation

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

- i. Schedule of Zoning Uses: The Rural 5 (RU5) Zone is more restrictive than the Agricultural (A10) Zone. The following uses are ones that are permitted, with the use of a zoning clearance or CUP, in the Rural 5 (RU5) Zone:
 - Single Family Dwelling
 - Accessory Apartment
 - Accessory/Agricultural Structures
 - Home Based Business
 - Seasonal Cabin
 - Residential Living Facilities
 - Home Based Kennel
 - Bed and Breakfast Inn
 - Religious Meeting House
 - Utility Facility, Distribution
 - Farm Stand
 - Board Facility
 - Site Grading
- ii. Adjacent Uses: The properties adjacent to the subject parcel to the east and south are primarily used for agricultural purposes while the properties to the north and west are used for agricultural and residential purposes. The nearest parcel, in the county, in the Rural 5 (RU5) Zone is located a mile to the northwest of the subject parcel.
- iii. Annexation Areas: The subject property is located within the Wellsville City future annexation area.



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

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

6. As per §17.02.060, Establishment of Land Use Authority, the County Council is authorized to act as the Land Use Authority for this application.
7. The current County Land Use Ordinance does not specify appropriate locations for the Rural 5 (RU5) Zone but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030 [E] identifies the purpose of the Rural 5 (RU5) Zone and includes the following:
 - a. “To allow for residential development in a moderately dense pattern that can allow for rural subdivisions, and to allow for clustering plans larger than a single parcel. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities.”
 - b. “To implement the policies of Cache countywide comprehensive plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipality standards.”
 - c. “This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.”
8. Chapter 4: Future Land Use Plan of the Cache County General Plan states:
 - a. “The use of land is one of the most important and fundamental values for landowners, residents, civic leaders, and elected officials. This determines, in large measure, the future of Cache County. The Future Land Use Map represents the County’s collective vision of our desired future. It conveys the patterns and priorities of economic development and

- community character, the locations of neighborhoods and industries, and the preservation of natural, agricultural, and rural landscapes.”
- b.** “The Future Land Use Plan is advisory and does not change the existing zoning of any property or the ability of landowners to continue existing legal uses consistent with the existing zoning or nonconforming uses. It serves as a starting point for conversations about regional initiatives and development proposals by illustrating how sometimes separate and uncoordinated activities can help or harm our desired future. The timing of future development will depend on a number of factors including choices made by individual landowners, aspirations of the community, and future availability of facilities and services.”
 - 9.** The future land use map (Attachment B) adopted as part of the Cache County General Plan identifies the area where the subject property is located as “Agriculture and Ranching.” *Cache County General Plan, Chapter 4, Page 26.* This section states:
 - a.** Location: Private agriculture landscapes in the Cache Valley outside of municipalities.
 - b.** Example Areas: Most of the valley.
 - c.** Purpose and Character: Agricultural and rangeland uses on private lands under conservation easements (no public access) are expected to continue in the Valley. Separation from dense residential developments is advantageous. The agricultural landscape provides separation between adjacent municipalities and protects suitable soils.
 - d.** Preferred Land Uses: Agriculture, ranching, rural residential uses at densities of less than one unit per 10 acres, Conservation Easements (CEs) and conserved public lands, Agritourism.
 - e.** Secondary Land Uses: Industrial and Commercial uses directly supportive of agriculture (Processing, Packaging, Distribution), clustered subdivision developments, outdoor recreation, farm worker housing.
 - f.** Discouraged Uses: Residential developments at densities of greater than one unit per 10 acres if not in a clustered subdivision development, commercial office, commercial retail, flex office/industrial, heavy industrial.
 - 10.** The future land use map (Attachment B) adopted as part of the Cache County General Plan identifies the area where the subject property is located as “Urban Expansion Overlay.” *Cache County General Plan, Chapter 4, Page 29.* This section states:
 - a.** Location: Adjacent to city/town limits within municipal annexation policy areas, where future development could be accommodated with urban-level services. As communities may provide additional information, these reference areas may be updated on the Future Land Use Map without an adopted amendment to reflect the probable expansion of services within a 10 to 20 year timeframe.
 - b.** Example Areas: Unincorporated enclaves between or within cities.
 - c.** Purpose and Character: To provide for unified municipal growth that aligns with the municipal land use plan in an approved annexation policy area with an approved County Intergovernmental Agreement. If developed, these areas would need to be annexed into the neighboring community which would facilitate service provision. The following criteria must be met for these areas
 - i.** Accommodate 20-year growth projections
 - ii.** Plan for urban-level densities, intensities
 - iii.** Meet urban design standards
 - iv.** Connect with water and sewer providers, and urban streets
 - v.** Urban services provided by the County are minimized

- d. Preferred Land Uses: Annexations within these areas should strive to accomplish the densities, intensities, and street patterns contained where urban-level infrastructure is available. Affordable housing options are also appropriate in this area.
- e. Secondary Land Uses: Civic (meeting spaces), residential support uses (e.g. parks, medical, schools, fire and police stations).
- f. Discouraged Uses: Uses that are not consistent with the municipal general plan or existing county zoning.

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

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

12. §12.02.010 adopts the Manual of Roadway Design and Construction Standards (Road Manual) for roadway improvement requirements.

13. §16.02.010 Standards and Lot Size – All subdivisions must meet the minimum lot and development standards as outlined in each base zone of the Cache County Zoning Ordinance and within this title.

14. Table §17.10.040 Site Development Standards – Minimum lot frontage required in the Rural 5 (RU5) Zone is 90 feet.

15. §17.07.040 General Definitions – Lot/Parcel Frontage: that portion of a development site that abuts a public or private roadway. For the purposes of determining setback requirements on corner lots, all sides of a lot adjacent to a roadway shall be considered frontage

16. §16.04.040 [A] Roads – All roads must be designed and constructed in accordance with Title 12 of the County Code.

17. §12.02.010 Roadway Standards – Requirements for roadway improvement are provided in the current Manual of Roadway Design and Construction Standards (Road Manual).

18. The Road Manual specifies the following:

- a. §2.1 Roadway Functional Classification – Minor Arterial (A): Minor arterial roads link cities, larger towns, and other large traffic generators and are capable of facilitating travel over long distances. These routes have relatively high travel speeds and minimal interferences to the through movement of traffic.

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

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

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

- a. West of the subject parcel, SR-23 is an UDOT road classified as a Minor Arterial.
- b. The road services multiple dwellings and agricultural uses but is primarily the connection between Mendon and Wellsville with access to SR-30 and Highway 89/91.
- c. Is maintained by UDOT.
- d. This section of SR-23 is classified per UDOT as an Access Category 4, which has a minimum driveway spacing of 500 feet and a minimum street spacing of 660 feet.
- e. Frontage for buildable lots in the County requires a minimum of 90 feet on a public or private road. Based on an initial review of the existing County road grid and existing driveways along SR-23, it does not appear access that meets the requirements of the County Road Manual is possible in combination with UDOT requirements. It is possible that the property could be accessed by 4100 S., an existing private road to the North, but the road would have to be extended through another property owner's parcel.

D. Service Provisions:

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

22. §16.04.080 [F] Solid Waste Disposal – Applicant must work with Waste Management for solid waste disposal.

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

23. Public notice was posted online to the Utah Public Notice Website on 24 January 2024.

24. Notices were posted in three public places on 24 January 2024.

25. Notices were mailed to all property owners within 300 feet on 24 January 2024.

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

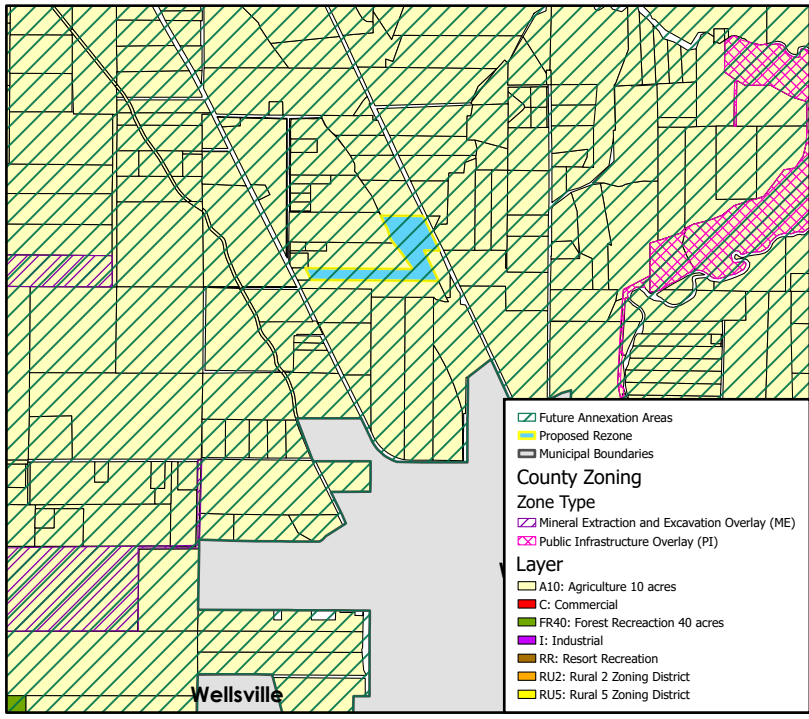
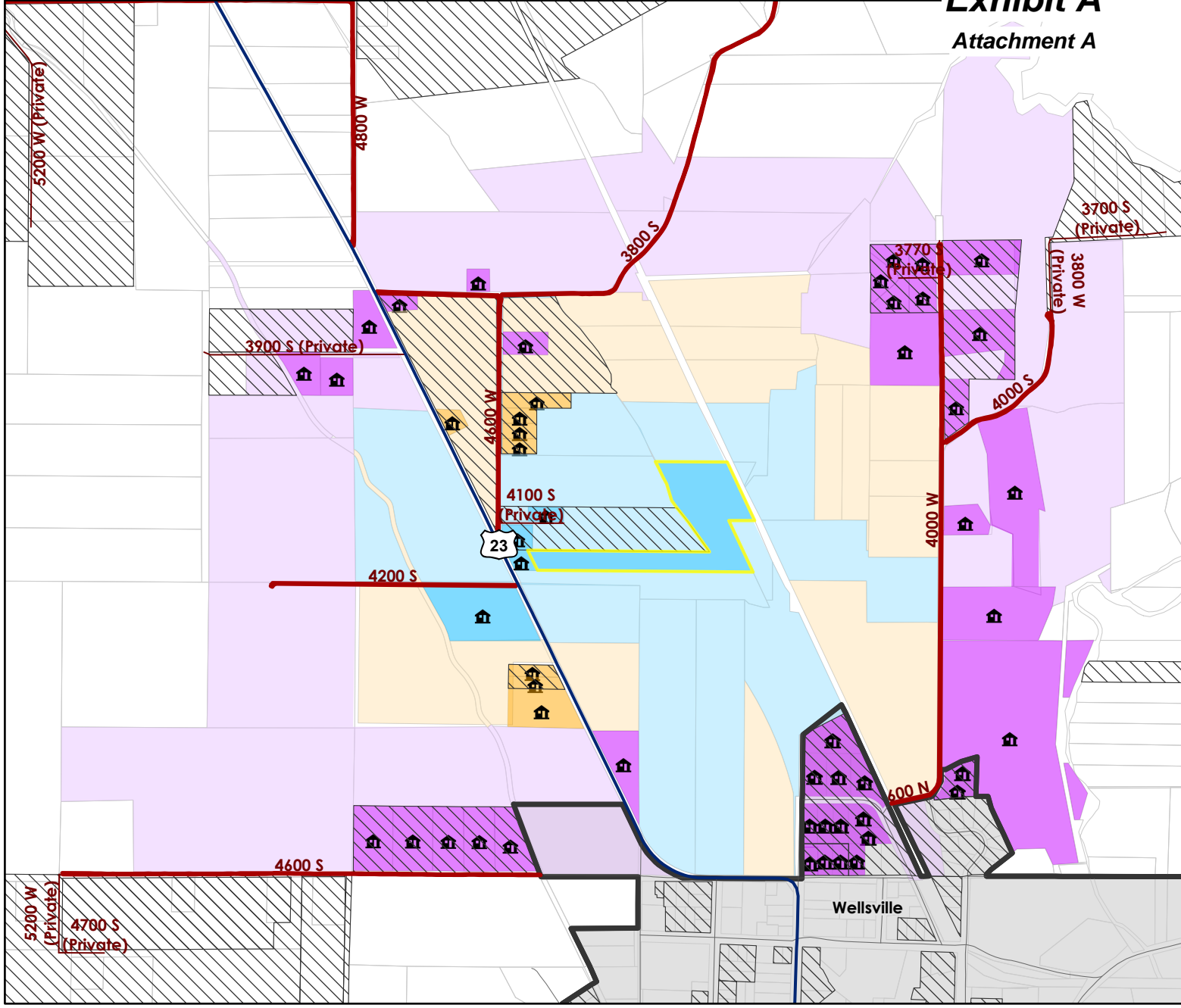
Conclusion

The Willets RU5 rezone, a request to rezone 18.71 acres from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone has been reviewed in conformance with Title 17 of the Cache County Land Use Ordinance and the County Manual of Roadway Design and Construction Standards. Staff has not made a recommendation based on the findings of fact indentified above and any others identified at the public hearing. Although Staff has not made a recommendation for approval or denial, they can help Planning Commission draft a recommendation to County Council.

Planning Commission Conclusion

Based on the findings of fact noted herein, the Willets RU5 rezone is hereby recommended for denial to the County Council as follows:

1. It is unclear if the provided UDOT permit supports the construction of more than two homes.
2. The nearest area, in the County, that is in the Rural 5 (RU5) Zone is located one mile away.
3. The rezone is partially not consistent with the Cache County General Plan:
 - a. This parcel is located in the “Agriculture and Ranching” area which places an emphasis on agriculture related activities. The Rural 5 (RU5) Zone has fewer agricultural related use types than the Agricultural (A10) Zone.
4. The parcel currently has no road frontage.

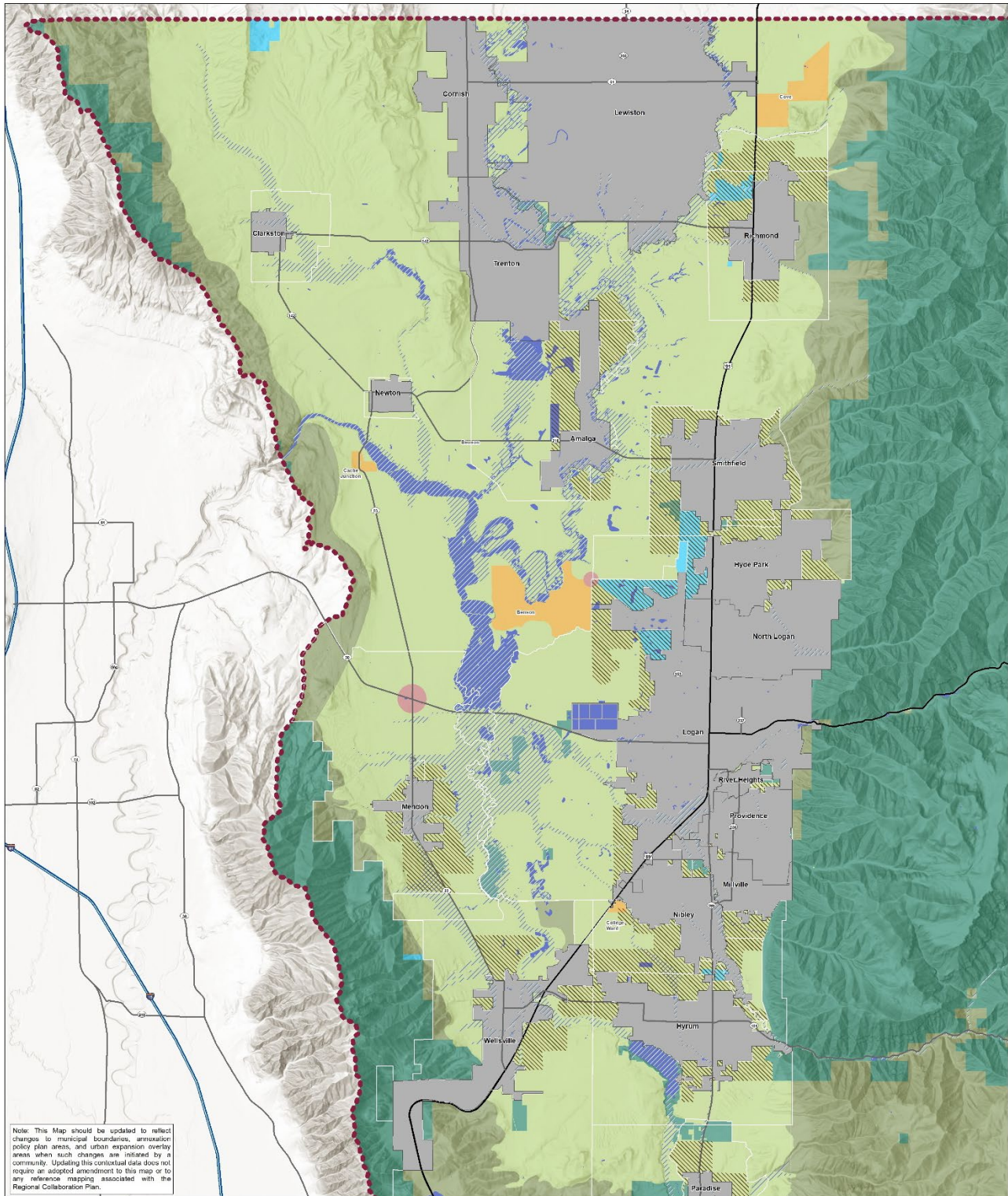


Legend

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

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





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

Cache County Future Land Use Map

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

Date: February 28, 2023

0 0.5 1 2 3 4 Miles



Dear [City Council/Committee Members],

I am writing to express my strong opposition to the proposed rezoning request for the Willets RU5 project. As a member of this community and someone who has had direct experience with the safety concerns along Highway 23, I urge you to carefully consider the potential consequences this project could have on the safety of the children who rely on the special needs bus service in the area.

The special needs buses serve children ranging in age from 3 to 19, and they stop multiple times a day—at 6:00 am, 8:00 am (twice), 11:00 am, 2:00 pm, and 3:00 pm—at stops located within 100 feet to the north and 300 feet to the south of the proposed rezoning. The speed limit on Highway 23 is currently 55 mph, and it already carries a significant amount of traffic. I have personally ridden the special needs bus for the past 11 years, and I have witnessed firsthand how dangerous it can be, with drivers frequently passing buses with their red lights on or coming dangerously close to hitting children. This is already a major concern, and adding more traffic to this area by approving the rezoning would only exacerbate the risks.

The increased traffic and the proximity of the proposed development to bus stops will create an unsafe environment for children getting on and off the bus. The concern for the safety of these children should be the primary consideration, as we have a duty to protect their well-being. Passing this rezoning would create a more hazardous situation on Highway 23, and the ripple effect of increased traffic could lead to more accidents and potential fatalities.

I am also concerned about who would be held liable in the event of an accident. Would it be Mr. Jed Willets, the developer, or the council members who approve this rezoning? We need to carefully consider the long-term impacts of this decision and prioritize the safety of our community's children above all else.

Mr. Willets was fully aware of the zoning restrictions when he purchased the property, and this is not the first attempt to rezone it. It is important to note that the northern subdivisions of this property, which consist of only three homes, do not connect directly to Highway 23 and experience less traffic. Expanding the development will only continue to increase traffic, which is already a pressing concern. I also would like to add, that this property doesn't have enough frontage to hold the traffic that will be traveling in and out of it. That poses as a concern as well.

I strongly urge you to reject the rezoning request to ensure the safety of our children, the integrity of our community, and the preservation of safe transportation for all. Please think about the well-being of the children who use this bus service every day. This should be our top priority.

Thank you for your attention to this critical matter.

Sincerely,

Lacie Liechty

Dear Planning Commission Board,

We have concerns about the Willets RU-5 rezone. We attended the previous meeting for this piece of property. Our concerns are still the same with most of them being a safety concern of more traffic in this area. The speed limit on Highway 23 at this point is 55 MPH, with most people realistically going 60-70 MPH. We live off 4600 W. and know that to exit this highway you must be going rather quickly. The exit for this purposed subdivision is an extreme safety concern with multiple cattle semi-trailers and farm equipment that pass this section of highway almost daily. Below are the main concerns we have.

1. With this rezone we have safety concerns about all new traffic that will be exiting/entering Highway 23, that already has a busy intersection just to the North (4600 W.) that has a subdivision and a blue barn Airbnb close to the highway that can congest that intersection and make it dangerous.
2. In the previous rezone attempt of this property, we stated that this piece of property is not for a subdivision. If Mr. Willets gets this rezone, he has the possibility to add three houses. If he obtains the ability to do three houses there with be nothing to stop the landowners to the South (Mr. and Mrs. Larsen) from rezoning to RU-5 and putting two homes on their property which would bring five homes coming onto the highway. The last rezone rejected a five-home proposal.
3. We are concerned that allowing that many homes will put more stress on the springs to the east that water 100's of acres of farmland due to each home having to drill new wells.
4. With Cache County putting an emphasis on open space we have concerns that if you allow parcels that are zoned A10 to be rezoned to either RU-5/RU-2 Cache County will have a problem of when to allow or not allow properties to be rezoned. People should know that when they purchase a piece of property if it zoned A10 then they need 10 acres for one home. Mr. Willets knew this property was A10 when he purchased it, we have no problem with one home the property.

Sincerely,

Derrick and Bessie Hendry



Conner Smith <conner.smith@cachecounty.gov>

Wellsville City - Willets RU5 Rezone

Scott Wells <swells@wellsvillecity.com>

Thu, Feb 6, 2025 at 10:38 AM

To: conner.smith@cachecounty.gov, Tom Bailey <tbailey@wellsvillecity.com>

Dear Cache County Planning Commission,

Thank you for the notification regarding the Willets RU5 Rezone request.

Wellsville has no issues because the RU5 is in line with the Wellsville Master Plan and we believe that at some time this parcel will be annexed into Wellsville City.

However, as they move forward we would ask that the developer be required to establish a roadway that is compatible with a grid system and that will allow a future road which will continue through this property and stub east from this development.

Additionally Wellsville City does not allow cul de sacs so we would request that no cul de sacs be allowed in this development or any other development that will potentially be annexed into Wellsville City in the future.

Another concern is the access off of Highway 23. Wellsville City feels this access should be designed and developed so it can accommodate the future growth that will be using the access; not only for this development, but for additional growth to the east. This will need to be part of the discussion with UDOT through the permitting process. Unless UDOT is involved, developers will most likely do the bare minimum. We need to make sure this is not the case for accesses off of Highway 23. These are all future roadways for potential growth going to the east.

Thanks,
Scott Wells
City Manager/Recorder
Wellsville City Corp.
75 East Main
PO Box 6
Wellsville City, Ut 84339
(435)245-3686

Sean Betts

49 E 3700 S
Nibley, UT 84321
480-689-2854

2/6/25

Development Services Department
179 North Main Street
Suite 305
Logan UT 84321

Subject: Easement Concern Regarding Rezoning

Dear Cache County Development Services Department,

I was unable to attend this evening's meeting as I had planned.

I have an issue with this project and am currently awaiting clarification from my attorney. I have an easement through the property in question, which is now being considered for rezoning. Previously, I had an agreement with the prior owner that the easement could be relocated only if we mutually agreed. The concession was specific to the previous owner it was not transferable and it did not run with the land.

However, Willets moved my easement and recorded it without my permission. The new location hinders my access, and this change was recorded without my consent.

If this property is rezoned without addressing this issue, it could potentially involve additional parties in litigation. I request that my easements be restored to their rightful location before any rezoning decisions are made.

Please confirm receipt of this letter and advise me on the appropriate steps to formally address this matter.

Sincerely,

Sean Betts

A handwritten signature in black ink, appearing to be 'SB' followed by a long, sweeping horizontal stroke.



The following legal description reflects the noted property above to be rezoned to the Rural 5 (RU5) Zone:

11-069-0007

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

Ordinance No. 2025-10
Cache County, Utah
Gally Subdivision Rezone

An ordinance amending the County Zoning Map by rezoning 30.62 acres from the
Agricultural (A10) Zone to the Rural 5 (RU5) Zone

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

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

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

Whereas, on February 6th, 2025, the Planning Commission held a public hearing, accepted all comments, and recommended 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 March 11th, 2025, the County Council held a public hearing, to consider any comments regarding the proposed rezone. The County Council accepted all comments; and

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

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

1. Statutory Authority

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

2. Adoption of amended Zoning Map

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

3. Conclusions

1. The subject property is reasonably consistent with the purpose of the Rural 5 (RU5) Zone:
 - a. "To allow for residential estate development in a low density pattern that can allow for rural subdivisions and smaller scale agricultural uses. 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 agricultural promotion, prime farmlands, 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 subject property is consistent with the Mendon City General Plan as it is potentially located in the A-1 or A-2 Zone.
 - a. A-1 Agricultural 2.5 acres:
 - i. "Agricultural – (A-1) lot sizes 2.5 acres up to 5 acres with more farm animals and production opportunities. Secondary water (irrigation) is available."
 - b. A-2 Agricultural from 5 acres up to 10 acres:
 - i. "Agricultural – (A-2) lot sizes of 5 acres up to 10 acres with more farm animals and production opportunities. Secondary water (irrigation) is available."
3. The nearest area, in the County, that is in the Rural 5 (RU5) Zone is located directly to the south.

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

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

5. Exhibits

A. Exhibit A: Rezone summary and information

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

6. Effective date

This ordinance takes effect on _____, 2025. Following its passage but prior to the effective date, a copy of the ordinance shall be deposited with the County Clerk and a short summary of the ordinance shall be published in a newspaper of general circulation within the County as required by law.

7. Council Vote and Final Action

Date: ____ / ____ / ____	<u>Council Votes</u>			
<u>Council members</u>	In Favor	Against	Abstain	Absent
Kathryn Beus				
Dave Erickson				
Sandi Goodlander				
Nolan Gunnell				
Mark Hurd				
Barbara Tidwell				
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 2025-10, Gally Subdivision rezone

_____ Approve

_____ Disapprove (A Statement of Objection is attached)

David Zook, Executive
Cache County

Date

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County Council action

Planning Commission action

1. The subject property is reasonably consistent with the purpose of the Rural 5 (RU5) Zone:
 - a. "To allow for residential estate development in a low density pattern that can allow for rural subdivisions and smaller scale agricultural uses. 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 agricultural promotion, prime farmlands, 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 subject property is consistent with the Mendon City General Plan as it is potentially located in the A-1 or A-2 Zone.
 - a. A-1 Agricultural 2.5 acres:
 - i. "Agricultural – (A-1) lot sizes 2.5 acres up to 5 acres with more farm animals and production opportunities. Secondary water (irrigation) is available."
 - b. A-2 Agricultural from 5 acres up to 10 acres:
 - i. "Agricultural – (A-2) lot sizes of 5 acres up to 10 acres with more farm animals and production opportunities. Secondary water (irrigation) is available."

- 38 3. The nearest area, in the County, that is in the Rural 5 (RU5) Zone is located directly to
39 the south.

40
41 **Staff Report review by Interim Director**

42 Angie Zetterquist

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44 **Staff Report by County Planner**

45 Conner Smith

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47 **General Description**

48 This ordinance amends the County Zoning Map by rezoning 30.62 acres from the Agricultural
49 (A10) Zone to the Rural 5 (RU5) Zone.

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

52 Staff Report to Planning Commission – revised

Staff Report: Gally Subdivision Rezone

6 February 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: Grey Wilson

Parcel ID#: 11-047-0002

Staff Recommendation: None

Type of Action: Legislative

Land Use Authority: Cache County Council

Location

Reviewed by Conner Smith

Project Address:

3055 S. Highway 23,
Wellsville

Acres: 30.62

Current Zoning:

Agricultural (A10)

Proposed Zoning:

Rural 5 (RU5)

Surrounding Uses:

North – Agricultural/Residential

South – Agricultural/Residential

East – Agricultural/Residential

West – Agricultural/Residential

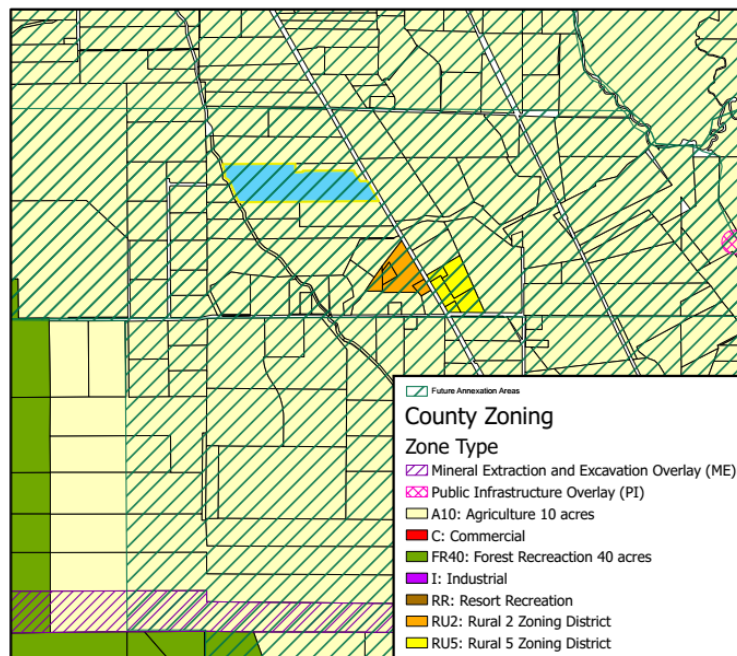


Findings of Fact

A. Request description

1. A request to rezone 30.62 acres from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone.
2. Should the rezone request be approved, the maximum number of potential lots will be six.
3. This rezone may allow the parcel to establish uses permitted in the Rural 5 (RU5) Zone. A rezone request is general in nature and is not tied to any proposed use. Any impacts related to permitted and conditional uses allowed within Rural 5 (RU5) Zone will be addressed as part of each respective approval process required prior to site development activities.

- i. Schedule of Zoning Uses: The Rural 5 (RU5) Zone is more restrictive than the Agricultural (A10) Zone. The following uses are ones that are permitted, with the use of a zoning clearance or CUP, in the Rural 5 (RU5) Zone:
- Single Family Dwelling
 - Accessory Apartment
 - Accessory/Agricultural Structures
 - Home Based Business
 - Seasonal Cabin
 - Residential Living Facilities
 - Home Based Kennel
 - Bed and Breakfast Inn
 - Religious Meeting House
 - Utility Facility, Distribution
 - Farm Stand
 - Board Facility
 - Site Grading
- ii. Adjacent Uses: The properties adjacent to the subject parcel to the east and south are primarily used for agricultural purposes while the properties to the north and west are used for agricultural and residential purposes. The nearest parcel, in the county, in the Rural 5 (RU5) Zone is located directly to the south of the subject parcel.
- The Marshall Maughan Trust A10 to RU5 rezone, located directly to the south of the subject parcel, was a request to rezone 14.00 acres from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone, and was approved by County Council on January 14th, 2025 as Ordinance 2024-24.
- iii. Annexation Areas: The subject property is located within the Mendon City future annexation area.



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

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

5. As per §17.02.060, Establishment of Land Use Authority, the County Council is authorized to act as the Land Use Authority for this application.
6. The current County Land Use Ordinance does not specify appropriate locations for the Rural 5 (RU5) Zone but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030 [E] identifies the purpose of the Rural 5 (RU5) Zone and includes the following:
 - a. “To allow for residential development in a moderately dense pattern that can allow for rural subdivisions, and to allow for clustering plans larger than a single parcel. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities.”
 - b. “To implement the policies of Cache countywide comprehensive plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipality standards.”
 - c. “This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.”
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. Consideration of impacts related to uses allowed within the Rural 5 (RU5) Zone will be addressed as part of each respective approval process required prior to site development activities.

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

- 10. §12.02.010 adopts the Manual of Roadway Design and Construction Standards (Road Manual) for roadway improvement requirements.
- 11. §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.
- 12. Table §17.10.040 Site Development Standards – Minimum lot frontage required in the Rural 5 (RU5) Zone is 90 feet.
- 13. §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
- 14. §16.04.040 [A] Roads – All roads must be designed and constructed in accordance with Title 12 of the County Code.
- 15. §12.02.010 Roadway Standards – Requirements for roadway improvement are provided in the current Manual of Roadway Design and Construction Standards (Road Manual).
- 16. The Road Manual specifies the following:
 - a. §2.1 Roadway Functional Classification – Minor Arterial (A): Minor arterial roads link cities, larger towns, and other large traffic generators and are capable of facilitating travel over long distances. These routes have relatively high travel speeds and minimal interferences to the through movement of traffic.
- 17. A basic review of the access to the subject property identifies the following:
 - a. An analysis of the nearest road, SR-23, is below.
- 18. SR-23 – Utah Department of Transportation (UDOT) Road:
 - a. East of the subject parcel, SR-23 is an UDOT road classified as a Minor Arterial.
 - b. The road provides access to multiple dwellings and agricultural uses, but is primarily the main connection between Mendon and Wellsville with access to SR-30 and Highway 89/91. Minor Arterials in rural areas are typically designed to provide relatively high overall travel speeds with minimum interference to through movement.
 - c. Is maintained by UDOT.
 - d. This section of SR-23 is classified per UDOT as an Access Category 4, which has a minimum driveway spacing of 500 feet and a minimum street spacing of 660 feet.
 - e. Access to any proposed development must be approved by UDOT.

D. Service Provisions:

- 19. §16.04.080 [C] Fire Control – The County Fire District had no comments in regards to this application.
- 20. §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

- 21. Public notice was posted online to the Utah Public Notice Website on 24 January 2024.
- 22. Notices were posted in three public places on 24 January 2024.
- 23. Notices were mailed to all property owners within 300 feet on 24 January 2024.

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

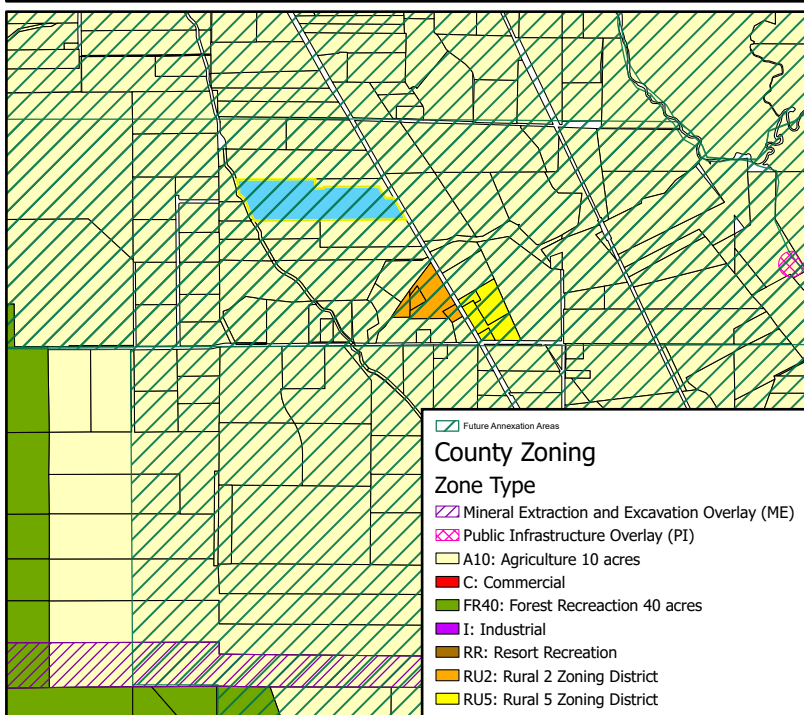
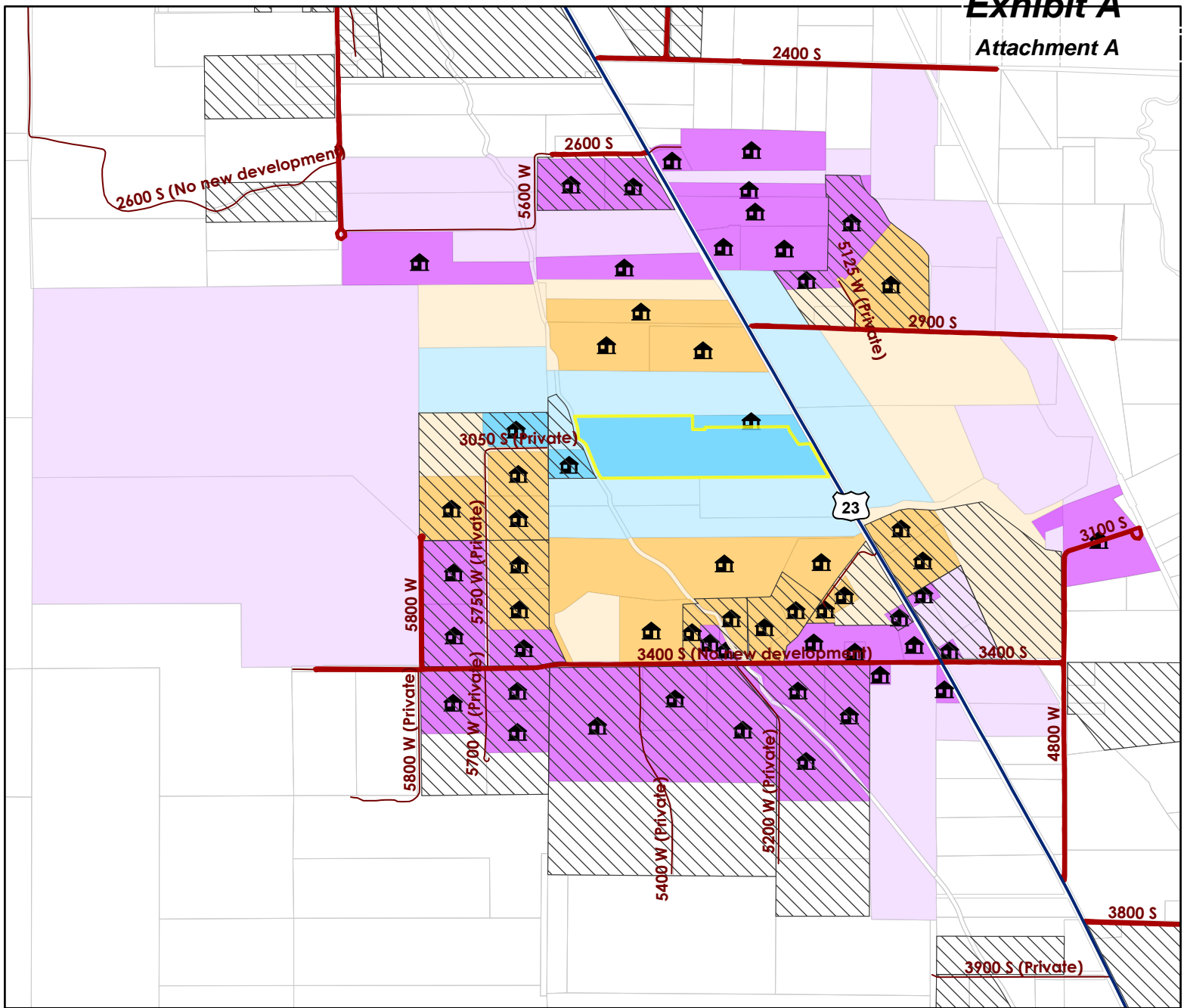
Conclusion

The Gally Subdivision rezone, a request to rezone 30.62 acres from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone has been reviewed in conformance with Title 17 of the Cache County Land Use Ordinance and the County Manual of Roadway Design and Construction Standards. Staff has not made a recommendation based on the findings of fact identified above and any others identified at the public hearing. Although Staff has not made a recommendation for approval or denial, they can help Planning Commission draft a recommendation to County Council.

Planning Commission Conclusion

Based on the findings of fact noted herein, the Gally Subdivision rezone is hereby recommended for approval to the County Council as follows:

1. The subject property is reasonably consistent with the purpose of the Rural 5 (RU5) Zone:
 - a. “To allow for residential estate development in a low density pattern that can allow for rural subdivisions and smaller scale agricultural uses. 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 agricultural promotion, prime farmlands, improved roadways, density based residential standards, clustering, moderate income housing and municipality standards.”
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 - i. “Agricultural – (A-1) lot sizes 2.5 acres up to 5 acres with more farm animals and production opportunities. Secondary water (irrigation) is available.”
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 - i. “Agricultural – (A-2) lot sizes of 5 acres up to 10 acres with more farm animals and production opportunities. Secondary water (irrigation) is available.”
3. The nearest area, in the County, that is in the Rural 5 (RU5) Zone is located directly to the south.



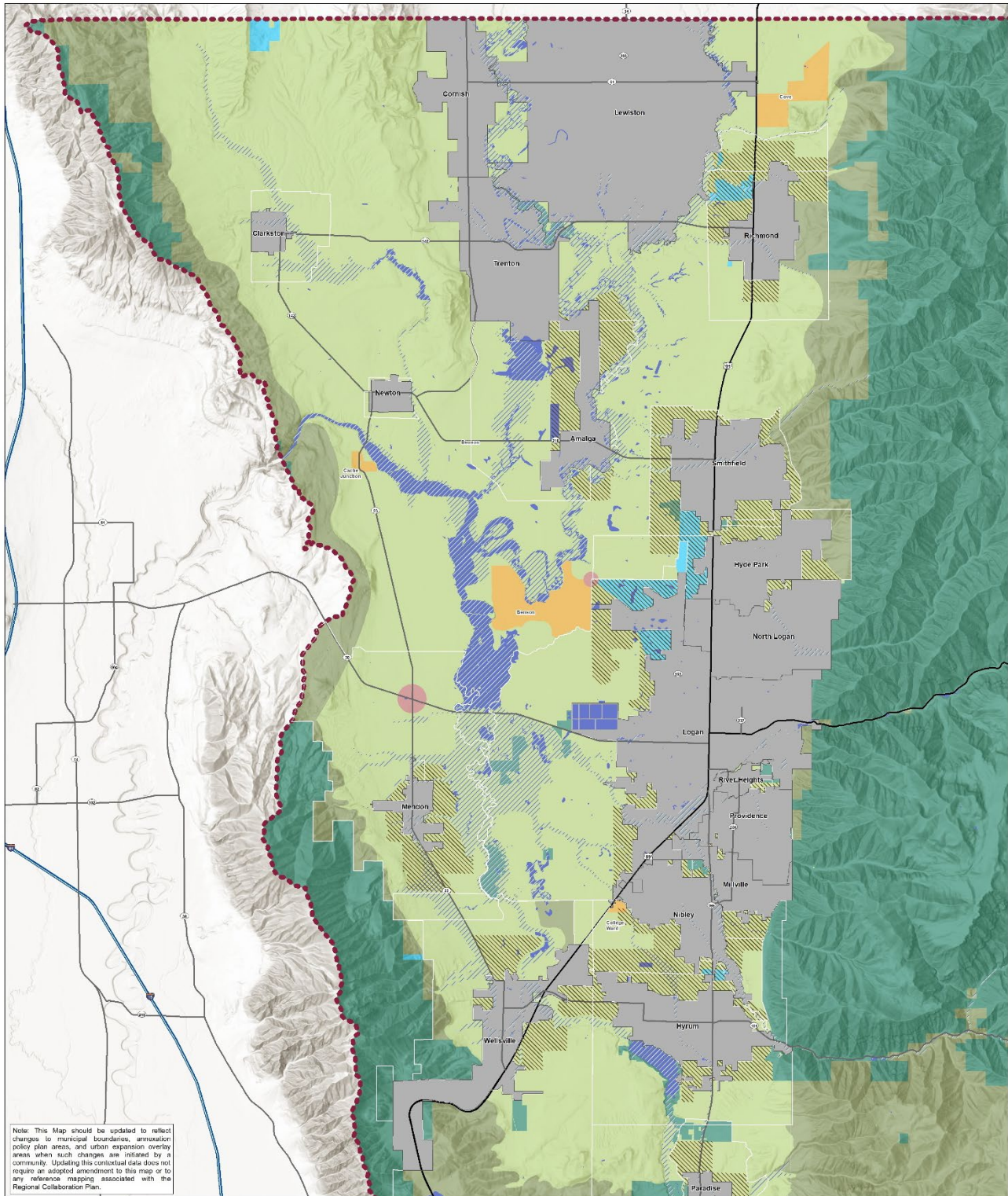
Legend

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

Average Parcel Size

Adjacent Parcels	With a Home: 4 Acres (3 Parcels)
	Without a Home: 11.6 Acres (14 Parcels)
1/4 Mile Buffer	With a Home: 8 Acres (23 Parcels)
	Without a Home: 10 Acres (31 Parcels)
1/2 Mile Buffer	With a Home: 8 Acres (58 Parcels)
	Without a Home: 13.1 Acres (69 Parcels)





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 | |

0 0.5 1 2 3 4 Miles

Cache County Future Land Use Map

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

Date: February 28, 2023





The following legal description reflects the noted property above to be rezoned to the Rural 5 (RU5) Zone:

11-047-0002

BEG AT NW COR SEC 21 T 11N R 1W & TH S0°46'37"E 2679.81 FT TH N89°07'04"E 267.91 FT TO E LN OF CANAL & TRUE POB TH N89°07'04"E 1225.33 FT TH S00°52'56"E 144.00 FT TH N89°07'04"E 127.00 FT TH N0°52'23"W 21.75 FT TH N89°07'04"E 860.31 FT TH S16°56'31"E 45.35 FT TH S35°20'49"E 169.27 FT TH N85°04'15"E 113.0 FT TO HWY TH S30°24'50"E 394.71 FT ALG HWY (RS 1991-0023) TH S89°07'04"W 2357.55 FT TO E LN OF CANAL TH N'LY ALG CANAL IN 8 COURSES (SEE DEED) TO TRUE POB CONT 30.62 AC M/B



CACHE COUNTY
RESOLUTION NO. 2025 - 07

A RESOLUTION MAKING AMENDMENTS TO THE 2025 BUDGET

- (A) WHEREAS, the County Council may pass all ordinances and rules and make all regulations, not repugnant to law, necessary for carrying into effect or discharging its powers and duties pursuant to Utah Code 17-53-223(1); and
- (B) WHEREAS, The Cache County Council, in a duly convened meeting, pursuant to Sections 17-36-12 through 17-36-26, Utah Code Annotated, 1953 as amended, finds that certain adjustments to the Cache County budget for 2025 are reasonable and necessary; and
- (C) WHEREAS, said budget has been reviewed by the County Executive with all affected department heads; and
- (D) WHEREAS, a duly called hearing has been held and all interested parties have been given an opportunity to be heard; and
- (E) WHEREAS, the County Council has given due consideration to matters discussed at the public hearing and to any revised estimates of revenues; and
- (F) WHEREAS, it is in the best interest of the County that the following adjustments to the Cache County budget be made.

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

SECTION 1.

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

SECTION 2.

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

SECTION 3.

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



CACHE COUNTY
RESOLUTION NO. 2025 - 07

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

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

CACHE COUNTY:

ATTEST:

By: _____
Sandi Goodlander, Council Chair

By: _____
Bryson Behm, County Clerk



CACHE COUNTY
RESOLUTION NO. 2025 - 07

EXHIBIT A

“Budget Amendment – 3.11.2025”

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2025 Budget Amendment Account Detail

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

Account	Title	Amount	Source or Department	Fund
Finance Wesley Bingham				
1.	Request additional funding to create additional office space and furnishings in finance.			
100-38-90000	APPROPRIATED FUND BALANCE	-23,300	Use of Fund Balance	General
100-4810-400	TRANSFER OUT - CAPITAL PROJECT	23,300	Transfers to Other Funds	General
400-38-10100	TRANSFER IN - GENERAL FUND	-23,300	Transfers from Other Funds	Capital Projects
400-4132-720	BUILDINGS	19,500	Administration Facilities	Capital Projects
400-4132-740	CAPITALIZED EQUIPMENT	3,800	Administration Facilities	Capital Projects
Recorder Tennille Johnson				
2.	Recorder - Reallocation of interns, additional electrical power to run outlets in vault			
100-4144-251	NON CAPITALIZED EQUIPMENT	1,500	Recorder	General
100-38-90000	APPROPRIATED FUND BALANCE	-1,500	Use of Fund Balance	General
Economic Development Executive				
3.	Received an Economic Development Grant from Economic Development Corp of Utah (EDC) for Professional Development not previously budgeted for.			
100-33-44300	STATE GRANT - RURAL COUNTY	-1,000	Intergovernmental	General
100-4193-490	SPECIAL GRANT PROJECTS	1,000	Economic Development	General
Sheriff: Criminal Chad Jensen				
4.	Sheriff - Inadvertently duplicated Sheriff's request to reduce overtime budget in Criminal Division, resulting in a -\$35,000 budget. Request to correct budget amount to \$195,000 for 2025.			
100-4210-115	OVERTIME	230,000	Sheriff: Criminal	General
100-38-90000	APPROPRIATED FUND BALANCE	-230,000	Use of Fund Balance	General
Sheriff: Administration Chad Jensen				
5.	Utah Department of Public Safety Grant Award for Lexipol Software License for 2025.			
100-33-43000	MISC STATE GRANTS	-19,200	Intergovernmental	General
100-4215-311	SOFTWARE PACKAGES	19,200	Sheriff: Administration	General
6.	Request funds to increase janitorial contract with Queen Bee Cleaning to add the entire 3rd floor to their cleaning services.			
100-38-90000	APPROPRIATED FUND BALANCE	-13,500	Use of Fund Balance	General
100-4215-310	PROFESSIONAL & TECHNICAL	13,500	Sheriff: Administration	General
Sheriff: Animal Impound Chad Jensen				
7.	Department Request - Sheriff: Request to move Seasonal Employee budget to Part Time Employee budget line, because they don't use seasonal employees and should have been all Part Time hours.			
100-4254-125	SEASONAL EMPLOYEES	-22,500	Animal Impound	General
100-4254-120	PART TIME EMPLOYEES	22,500	Animal Impound	General



**Cache
County**
— 1857 —

2025 Budget Amendment Account Detail

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

Fire					Rod Hammer
8.	Request to move PTE budget for Richmond Fire Station employees to Professional and Technical Fees, due to Smithfield City providing staff for Richmond station and will contract to pay Smithfield for the additional coverage.				
100-4265-120	PART TIME EMPLOYEES	-125,000	Fire	General	
100-4265-130	EMPLOYEE BENEFITS	-15,000	Fire	General	
100-4265-310	PROFESSIONAL & TECHNICAL	140,000	Fire	General	
Public Works					Matt Phillips
9.	Public Works - Road and Vegetation need Pager Pay for employees to comply with Federal Payroll Laws.				
100-4415-142	PAGER PAY	32,700	Roads	General	
100-4415-130	EMPLOYEE BENEFITS	2,500	Roads	General	
100-4450-142	PAGER PAY	6,200	Vegetation Management	General	
100-4450-130	EMPLOYEE BENEFITS	500	Vegetation Management	General	
100-38-90000	APPROPRIATED FUND BALANCE	-41,900	Use of Fund Balance	General	
10.	PW Engineering - 2024 CCCOG Grant Awarded to purchase righth-of-way for 800W. 93% CCCOG and 7% County Match				
268-4420-760	NEW ROAD CONSTRUCTION	-362,700	Road Projects	CCCOG	
268-4810-400	TRANSFER OUT - CAPITAL PROJECT	90,675	Transfers to Other Funds	CCCOG	
268-4810-420	TRANSFER OUT - MSF	272,025	Transfers to Other Funds	CCCOG	
400-38-10268	TRANSFER IN - CCCOG	-90,675	Transfers from Other Funds	Capital Projects	
400-38-10100	TRANSFER IN - GENERAL FUND	-6,825	Transfers from Other Funds	Capital Projects	
400-4415-751	INFRASTRUCTURE	97,500	Road Facilities	Capital Projects	
420-38-10200	TRANSFER IN - MUNICIPAL SERV	-20,475	Transfers from Other Funds	MS Capital Projects Fund	
420-38-10268	TRANSFER IN - CCCOG FUND	-272,025	Transfers from Other Funds	MS Capital Projects Fund	
420-4415-751	INFRASTRUCTURE	292,500	Road Facilities	MS Capital Projects Fund	
100-38-90000	APPROPRIATED FUND BALANCE	-6,825	Use of Fund Balance	General	
100-4810-400	TRANSFER OUT - CAPITAL PROJECT	6,825	Transfers to Other Funds	General	
200-38-92000	APPROP FUND BALANCE - MSF	-20,475	Use of Fund Balance	Municipal Services	
200-4810-400	TRANSFER OUT - CAPITAL PROJECT	20,475	Transfers to Other Funds	Municipal Services	
Senior Center					Giselle Madrid
11.	Senior Center: Utah Arts & Museums Arts Board Grant (Creative Aging Grant)				
100-33-41000	STATE GRANTS - SENIOR CENTER	-2,700	Intergovernmental	General	
100-4971-680	CENTER - ACTIVITIES EXPENSE	2,700	Senior Center	General	
12.	Senior Center: Request to use unspent 2024 Donation from The Broadbent Family Foundation to purchase (2) vehicles				
795-38-90000	APPROPRIATED FUND BALANCE	-10,000	Use of Fund Balance	CCCF	
795-4810-400	TRANSFER OUT - CAPITAL PROJECT	10,000	Transfers to Other Funds	CCCF	
400-38-10795	TRANSFER IN - CCCF	-10,000	Transfers from Other Funds	Capital Projects	
400-4971-740	CAPITALIZED EQUIPMENT	10,000	Senior Center Facilities	Capital Projects	



Cache
County
- 1857 -

2025 Budget Amendment Account Detail

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

Senior Center - Request to use unspent 2024 Charitable Donation D A Davidson Wealth Management to purchase (2) vehicles				
795-38-90000	APPROPRIATED FUND BALANCE	-5,189	Use of Fund Balance	CCCF
795-4810-400	TRANSFER OUT - CAPITAL PROJECT	5,189	Transfers to Other Funds	CCCF
400-38-10795	TRANSFER IN - CCCF	-5,189	Transfers from Other Funds	Capital Projects
400-4971-740	CAPITALIZED EQUIPMENT	5,189	Senior Center Facilities	Capital Projects
Senior Center - Request to use unspent 2024 Charitable Donation D A Davidson Wealth Management to purchase (2) vehicles				
100-38-90000	APPROPRIATED FUND BALANCE	-60,000	Use of Fund Balance	General
100-4810-400	TRANSFER OUT - CAPITAL PROJECT	60,000	Transfers to Other Funds	General
400-38-10100	TRANSFER IN - GENERAL FUND	-60,000	Transfers from Other Funds	Capital Projects
400-4971-740	CAPITALIZED EQUIPMENT	60,000	Senior Center Facilities	Capital Projects
13. Senior Center: Move Funds to Correct Account for Senior Center Van				
400-4970-740	CAPITALIZED EQUIPMENT	-80,000	Senior Center Facilities	Capital Projects
400-4971-740	CAPITALIZED EQUIPMENT	80,000	Senior Center Facilities	Capital Projects
14. Senior Center - CIB Grant - Feasibility Study for New Senior Center.				
100-33-41000	STATE GRANTS - SENIOR CENTER	-25,000	Intergovernmental	General
100-4971-310	PROFESSIONAL & TECHNICAL	25,000	Senior Center	General
Treasurer Craig McAllister				
15. Treasurer - Request to separate out Tax Notice Expenses and Tax Notice Postage to improve transparency in costs associated with Tax Notices.				
150-4143-240	OFFICE SUPPLIES	-47,800	Treasurer	Tax Administration
150-4143-241	TAX NOTICES EXPENSES	21,000	Treasurer	Tax Administration
150-4143-242	TAX NOTICE POSTAGE	27,000	Treasurer	Tax Administration
150-38-90000	APPROPRIATED FUND BALANCE	-200	Use of Fund Balance	Tax Administration
Restaurant Council				
16. Additional 2024 Restaurant Award: Music Theater West - Emergency Funding for Summer 2025				
260-4782-930	TOURISM PROMOTION	40,000	Tourism Promotion	Restaurant Tax
260-38-90000	APPROPRIATED FUND BALANCE	-40,000	Use of Fund Balance	Restaurant Tax
17. Additional 2024 Restaurant Award: Cache Theater Company - Emergency Funding for Summer 2025				
260-4782-930	TOURISM PROMOTION	40,000	Tourism Promotion	Restaurant Tax
260-38-90000	APPROPRIATED FUND BALANCE	-40,000	Use of Fund Balance	Restaurant Tax
Airport Bob Low				
18. Request to roll forward open grant projects to be completed in 2025 - FAA Masterplan Grant: FAA \$16,668, State \$862, County Match \$862				
477-33-15000	FED GRANT - SCASDP	-16,668	Intergovernmental	Airport Capital Projects
477-33-44402	STATE GRANT	-862	Intergovernmental	Airport Capital Projects
477-38-10277	TRANSFER IN - AIRPORT	-862	Transfers from Other Funds	Airport Capital Projects
477-4460-730	IMPROVEMENTS	18,392	Airport	Airport Capital Projects
277-4800-477	TRANSFER OUT - AIRPORT CAPITAL	862	Transfers to Other Funds	Airport
277-38-90000	APPROPRIATED FUND BALANCE	-862	Use of Fund Balance	Airport



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19. Request to roll forward open grant projects to be completed in 2025 - FAA Directional Signs Grant: FAA \$4,787, State \$225, County Match \$225

477-33-15000	FED GRANT - SCASDP	-4,787	Intergovernmental	Airport Capital Projects
477-33-44402	STATE GRANT	-225	Intergovernmental	Airport Capital Projects
477-38-10277	TRANSFER IN - AIRPORT	-225	Transfers from Other Funds	Airport Capital Projects
477-4460-730	IMPROVEMENTS	5,237	Airport	Airport Capital Projects
277-4800-477	TRANSFER OUT - AIRPORT CAPITAL	225	Transfers to Other Funds	Airport
277-38-90000	APPROPRIATED FUND BALANCE	-225	Use of Fund Balance	Airport

CJC

20. Donation received in December 2024 - It will be used for building maintenance

795-38-90000	APPROPRIATED FUND BALANCE	-1,000	Use of Fund Balance	CCCF
795-4810-290	TRANSFER OUT - CJC FUND	1,000	Transfers to Other Funds	CCCF
290-38-10795	TRANSFER IN - CCCF FUND	-1,000	Transfers from Other Funds	Children's Justice Center
290-4149-260	BUILDING & GROUNDS	1,000	Children's Services	Children's Justice Center

Open Space

David Zook

21. Open Space - Funds needed for land purchase of \$9M plus estimated closing costs. \$1M will be reimbursed by Wellsville and \$3M will be reimbursed by the State of Utah. Will need to transfer \$3M from the General Fund until the reimbursements come from Wellsville and the State of Utah.

480-38-90000	APPROPRIATED FUND BALANCE	-6,010,000	Use of Fund Balance	Open Spaces
480-4152-710	LAND ACQUISITION	9,010,000	Open Space	Open Spaces
480-33-43000	MISC LOCAL GRANT	-1,000,000	Intergovernmental	Open Spaces
480-33-44000	MISC STATE GRANT	-2,000,000	Intergovernmental	Open Spaces
480-38-10100	TRANSFER IN - GENERAL FUND	-3,000,000	Transfers from Other Funds	Open Spaces
480-4810-100	TRANSFER OUT - GENERAL FUND	3,000,000	Transfers to Other Funds	Open Spaces
100-4810-480	TRANSFER OUT - OPEN SPACE BOND	3,000,000	Transfers to Other Funds	General
100-38-10480	TRANSFER IN - OPEN SPACE FUND	-3,000,000	Transfers from Other Funds	General

ARPA Capital Projects Fund

22. Request to roll forward non-ARPA portion of Sheriff Control System project to Capital Projects fund to record total project in same account. Includes PO 29872 and PO 29850.

400-4215-740	CAPITALIZED EQUIPMENT	88,600	Administration Facilities	Capital Projects
400-38-10100	TRANSFER IN - GENERAL FUND	-88,600	Transfers from Other Funds	Capital Projects
100-4810-400	TRANSFER OUT - CAPITAL PROJECT	88,600	Transfers to Other Funds	General
100-38-90000	APPROPRIATED FUND BALANCE	-88,600	Use of Fund Balance	General

Unexpended 2024 PO's requesting to carry forward into 2025 Budget

Public Defender

Michael McGinnis

23. PO 30304 Staples - Office Furniture ordered in 2024, but not received until 2025.

100-4126-251	NON CAPITALIZED EQUIPMENT	3,800	Public Defender	General
100-38-90000	APPROPRIATED FUND BALANCE	-3,800	Use of Fund Balance	General

IT

Bartt Nelson

24. PO 30257 - Logan City Light and Power - Conduit and Fiber

100-4136-250	EQUIPMENT SUPPLIES & MAINT	7,000	IT	General
100-4136-251	NON CAPITALIZED EQUIPMENT	500	IT	General
100-38-90000	APPROPRIATED FUND BALANCE	-7,500	Use of Fund Balance	General



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Sheriff					Chad Jensen
25.	PO 29830 CVE Technologies Group - replace servers for Search and Rescue				
	100-4216-251	NON CAPITALIZED EQUIPMENT	4,500	Emergency Management	General
	100-38-90000	APPROPRIATED FUND BALANCE	-4,500	Use of Fund Balance	General
26.	PO 29910 Peterson Equipment Company - replacement pair of snow tracks for Search and Rescue FROM 2023.				
	400-4216-740	CAPITALIZED EQUIPMENT	28,000	Administration Facilities	Capital Projects
	400-36-51000	SALE OF CAPITAL ASSETS	-15,000	Miscellaneous Revenue	Capital Projects
	400-38-10100	TRANSFER IN - GENERAL FUND	-13,000	Transfers from Other Funds	Capital Projects
	100-4810-400	TRANSFER OUT - CAPITAL PROJECT	13,000	Transfers to Other Funds	General
	100-38-90000	APPROPRIATED FUND BALANCE	-13,000	Use of Fund Balance	General
27.	PO 30190 Evans Inc - Replace Commercial Dryer in Jail				
	400-4230-740	CAPITALIZED EQUIPMENT	9,700	Administration Facilities	Capital Projects
	400-38-10100	TRANSFER IN - GENERAL FUND	-9,700	Transfers from Other Funds	Capital Projects
	100-4810-400	TRANSFER OUT - CAPITAL PROJECT	9,700	Transfers to Other Funds	General
	100-38-90000	APPROPRIATED FUND BALANCE	-9,700	Use of Fund Balance	General
28.	PO 30223 CVE Technologies - Milestone XProtect Software License and Support - Sheriff IT				
	100-4236-311	SOFTWARE PACKAGES	22,400	Sheriff: Administration	General
	100-38-90000	APPROPRIATED FUND BALANCE	-22,400	Use of Fund Balance	General
29.	PO 30286 MWI Animal Health - Veterinary supplies: microscopes, portable handheld units, pulse oximetry, and small animal isoflurane vaporizer - Animal Impound				
	100-4254-251	NON CAPITALIZED EQUIPMENT	15,225	Animal Impound	General
	100-38-90000	APPROPRIATED FUND BALANCE	-15,225	Use of Fund Balance	General
Fire					Rod Hammer
30.	PO 30277 Zions Bank Public Finance - Fire District Feasibility Study				
	100-4265-310	PROFESSIONAL & TECHNICAL	22,000	Fire	General
	100-38-90000	APPROPRIATED FUND BALANCE	-22,000	Use of Fund Balance	General
31.	PO 30204 Siddons-Martin Emergency Group - Fire Engine				
	400-4265-740	CAPITALIZED EQUIPMENT	479,100	Fire	Capital Projects
	400-38-10100	TRANSFER IN - GENERAL FUND	-479,100	Transfers from Other Funds	Capital Projects
	100-4810-400	TRANSFER OUT - CAPITAL PROJECT	479,100	Transfers to Other Funds	General
	100-38-90000	APPROPRIATED FUND BALANCE	-479,100	Use of Fund Balance	General
32.	PO 30302 Vehicle Lighting Solution - Light Package for Chevy Traverse				
	400-4265-740	CAPITALIZED EQUIPMENT	6,300	Fire	Capital Projects
	400-38-10100	TRANSFER IN - GENERAL FUND	-6,300	Transfers from Other Funds	Capital Projects
	100-38-90000	APPROPRIATED FUND BALANCE	-6,300	Use of Fund Balance	General
	100-4810-400	TRANSFER OUT - CAPITAL PROJECT	6,300	Transfers to Other Funds	General
Roads					Matt Phillips
33.	PO 30120 Forsgren Associates - Bridge maintenance program support				
	100-4415-310	PROFESSIONAL & TECHNICAL	10,500	Roads	General
	100-38-90000	APPROPRIATED FUND BALANCE	-10,500	Use of Fund Balance	General



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34. PO 29968 Reading Truck Dump Bed, Force America Hydraulics, Plow					
400-4415-740	CAPITALIZED EQUIPMENT	206,677	Road Facilities	Capital Projects	
400-38-10100	TRANSFER IN - GENERAL FUND	-206,677	Transfers from Other Funds	Capital Projects	
100-4810-400	TRANSFER OUT - CAPITAL PROJECT	206,677	Transfers to Other Funds	General	
100-38-90000	APPROPRIATED FUND BALANCE	-206,677	Use of Fund Balance	General	
35. PO 30123 Semi Service Inc - Dump Bed, Spreader & Snow Equipment					
400-4415-740	CAPITALIZED EQUIPMENT	169,978	Road Facilities	Capital Projects	
400-38-10100	TRANSFER IN - GENERAL FUND	-169,978	Transfers from Other Funds	Capital Projects	
100-4810-400	TRANSFER OUT - CAPITAL PROJECT	169,978	Transfers to Other Funds	General	
100-38-90000	APPROPRIATED FUND BALANCE	-169,978	Use of Fund Balance	General	
Fairgrounds Bart Esplin					
36. PO 29636 2023 East Parking Arena Lighting Rollover Balance - RAPZ Funding \$7,238, County Match \$13,000					
400-4511-730	IMPROVEMENTS	20,238	Fairgrounds Facilities	Capital Projects	
400-38-10100	TRANSFER IN - GENERAL FUND	-20,238	Transfers from Other Funds	Capital Projects	
100-4810-400	TRANSFER OUT - CAPITAL PROJECT	20,238	Transfers to Other Funds	General	
100-38-90000	APPROPRIATED FUND BALANCE	-20,238	Use of Fund Balance	General	
37. PO 29635 2023 Replace Portable Bleachers Rollover Balance - RAPZ Funding \$16,430, County Match \$12,000					
400-4511-740	CAPITALIZED EQUIPMENT	28,430	Fairgrounds Facilities	Capital Projects	
400-38-10100	TRANSFER IN - GENERAL FUND	-28,430	Transfers from Other Funds	Capital Projects	
100-4810-400	TRANSFER OUT - CAPITAL PROJECT	28,430	Transfers to Other Funds	General	
100-38-90000	APPROPRIATED FUND BALANCE	-28,430	Use of Fund Balance	General	
38. 2024 Restaurant Award - Event Center Backup Generator - Awarded \$190,000, County Match \$60,000					
400-4511-740	CAPITALIZED EQUIPMENT	250,000	Fairgrounds Facilities	Capital Projects	
400-38-10260	TRANSFER IN - RESTAURANT TAX	-250,000	Transfers from Other Funds	Capital Projects	
260-4810-400	TRANSFER OUT - CAPITAL PROJECT	250,000	Transfers to Other Funds	Restaurant Tax	
260-38-90000	APPROPRIATED FUND BALANCE	-250,000	Use of Fund Balance	Restaurant Tax	
39. 2024 Restaurant Award - Function Room Accordion Doors - Awarded \$10,000, County Match \$5,000					
400-4511-730	IMPROVEMENTS	15,000	Fairgrounds Facilities	Capital Projects	
400-38-10260	TRANSFER IN - RESTAURANT TAX	-15,000	Transfers from Other Funds	Capital Projects	
260-4810-400	TRANSFER OUT - CAPITAL PROJECT	15,000	Transfers to Other Funds	Restaurant Tax	
260-38-90000	APPROPRIATED FUND BALANCE	-15,000	Use of Fund Balance	Restaurant Tax	
Fair & Rodeo Bart Esplin					
40. PO 30278 ACE Banner - Sponsor Signs					
100-4621-221	ADVERTISING	12,960	Rodeo	General	
100-38-90000	APPROPRIATED FUND BALANCE	-12,960	Use of Fund Balance	General	
Trails Management Angie Zetterquist					
41. PO 30109 - Deep Canyon Trailhead - 2022 Restaurant Award					
100-4780-480	TRAIL DEVELOPMENT	39,230	Trails Management	General	
100-38-90000	APPROPRIATED FUND BALANCE	-39,230	Use of Fund Balance	General	



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42.	PO 30110 - 800W Regional Trail Phase 2 - 2022 RAPZ Award				
	100-4780-480	TRAIL DEVELOPMENT	210,000	Trails Management	General
	100-38-90000	APPROPRIATED FUND BALANCE	-210,000	Use of Fund Balance	General
43.	PO 30112 - Deep Canyon Trailhead Traffic Impact Study - 2023 Restaurant Award				
	100-4780-480	TRAIL DEVELOPMENT	14,500	Trails Management	General
	100-38-90000	APPROPRIATED FUND BALANCE	-14,500	Use of Fund Balance	General
44.	PO 30114 - Logan City Parks & Rec - 1400 N Middle Canal Crossing - 2021 Restaurant Award				
	100-4780-480	TRAIL DEVELOPMENT	14,193	Trails Management	General
	100-38-90000	APPROPRIATED FUND BALANCE	-14,193	Use of Fund Balance	General
45.	PO 29643 - Smithfield Bonneville Shoreline Trail Feasibility Study - 2023 RAPZ Award				
	100-4780-480	TRAIL DEVELOPMENT	9,900	Trails Management	General
	100-38-90000	APPROPRIATED FUND BALANCE	-9,900	Use of Fund Balance	General
46.	2024 RAPZ & Restaurant Award - Hyrum/Wellsville/Mendon Canal Trail Feasibility Study				
	100-4780-480	TRAIL DEVELOPMENT	50,000	Trails Management	General
	100-38-90000	APPROPRIATED FUND BALANCE	-50,000	Use of Fund Balance	General
Assessor					Brett Robinson
47.	PO 29959 - Geo Land Solutions INC Develop and Automated Valuation Model				
	150-4146-311	SOFTWARE PACKAGES	10,000	Assessor	Tax Administration
	150-38-90000	APPROPRIATED FUND BALANCE	-10,000	Use of Fund Balance	Tax Administration
Engineering					Matt Phillips
48.	PO 29860 700 E Row Survey and Roadway design				
	200-4475-310	PROFESSIONAL & TECHNICAL	47,333	Engineering	Municipal Services
	200-38-92000	APPROP FUND BALANCE - MSF	-47,333	Use of Fund Balance	Municipal Services
49.	PO 30283 Staker Parson Companies - 11000 N Roadway Construction				
	420-4475-750	INFRASTRUCTURE	977,608	Engineering	MS Capital Projects Fund
	420-38-10200	TRANSFER IN - MUNICIPAL SERV	-977,608	Transfers from Other Funds	MS Capital Projects Fund
	200-4810-420	TRANSFER OUT - MSF CAPITAL	977,608	Transfers to Other Funds	Municipal Services
	200-38-92000	APPROP FUND BALANCE - MSF	-977,608	Use of Fund Balance	Municipal Services
50.	PO 30295 JUB Engineers - 11000 N Roadway Construction				
	200-4475-482	SPECIAL PROJECTS	83,458	Engineering	Municipal Services
	200-38-92000	APPROP FUND BALANCE - MSF	-83,458	Use of Fund Balance	Municipal Services
Visitor's Bureau					Julie Terrill
51.	PO 30274 Deseret News Rack Cards and Delivery				
	230-4780-241	POSTAGE	604	Cache Valley Visitor's Bureat	Visitor's Bureau
	230-4780-480	BROCHURES, MAPS & PRINTING	2,759	Cache Valley Visitor's Bureat	Visitor's Bureau
	230-38-90000	APPROPRIATED FUND BALANCE	-3,363	Use of Fund Balance	Visitor's Bureau



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52.	PO 29752 Stokes Nature Center Interpretive Signs				
230-4780-920	CONTRIBUTIONS TO OTHER UNITS	9,600	Cache Valley Visitor's Bureau	Visitor's Bureau	
230-38-90000	APPROPRIATED FUND BALANCE	-9,600	Use of Fund Balance	Visitor's Bureau	
Restaurant					Council
53.	Prior Years Restaurant Tax Awards to external entities of the County.				
260-4782-930	TOURISM PROMOTION	204,000	Tourism Promotion	Restaurant Tax	
260-4784-920	CULTURAL FACILITIES	200,000	Facility Awards	Restaurant Tax	
260-4784-925	RECREATION FACILITIES	1,349,600	Facility Awards	Restaurant Tax	
260-38-90000	APPROPRIATED FUND BALANCE	-1,753,600	Use of Fund Balance	Restaurant Tax	
RAPZ					Council
54.	Prior Years RAPZ Tax Awards to external entities of the County				
265-4786-925	RECREATION FACILITIES	1,732,437	Facility Awards	RAPZ Tax	
265-4786-926	RECREATION - POPULATION AWARDS	269,469	Facility Awards	RAPZ Tax	
265-4788-920	CULTURAL ORGANIZATIONS	188,588	Program Awards	RAPZ Tax	
265-38-90000	APPROPRIATED FUND BALANCE	-2,190,494	Use of Fund Balance	RAPZ Tax	
Road Projects					Council
55.	Prior Years CCCOG's Awards to external entities of the County				
268-4420-760	NEW ROAD CONSTRUCTION	14,726,019	Road Projects	CCCOG	
268-38-90000	APPROPRIATED FUND BALANCE	-14,726,019	Use of Fund Balance	CCCOG	
Airport					Bob Low
56.	PO 30297 ADB Safegate Americas LLC - PAPI Digital Aiming Device Kit				
277-4460-250	EQUIPMENT SUPPLIES & MAINT	2,676	Airport	Airport	
277-38-90000	APPROPRIATED FUND BALANCE	-2,676	Use of Fund Balance	Airport	
57.	PO 29826 Cache Valley Electric - 500 Amp Service & EV Charging Station - CVE Estimate increased after seeing what type of charging station was purchased with grant funds. We are looking for ways to fund the installation of the charging station.				
477-4460-740	CAPITALIZED EQUIPMENT	43,249	Airport	Airport Capital Projects	
477-38-10277	TRANSFER IN - AIRPORT	-43,249	Transfers from Other Funds	Airport Capital Projects	
277-4800-477	TRANSFER OUT - AIRPORT CAPITAL	43,249	Transfers to Other Funds	Airport	
277-38-90000	APPROPRIATED FUND BALANCE	-43,249	Use of Fund Balance	Airport	
58.	PO 30301 FOD Control Corporation - FOD Sweeper being built and will receive in 2025.				
477-4460-740	CAPITALIZED EQUIPMENT	10,000	Airport	Airport Capital Projects	
477-38-10277	TRANSFER IN - AIRPORT	-10,000	Transfers from Other Funds	Airport Capital Projects	
277-4800-477	TRANSFER OUT - AIRPORT CAPITAL	10,000	Transfers to Other Funds	Airport	
277-38-90000	APPROPRIATED FUND BALANCE	-10,000	Use of Fund Balance	Airport	
ARPA Grant Projects					
59.	Remove ARPA funding for Installation of a Waterline, because this project was completed in 2024.				
485-4415-730	IMPROVEMENTS	-38,600	Road Facilities	ARPA Capital Projects Fund	
485-38-90000	APPROPRIATED FUND BALANCE	38,600	Use of Fund Balance	ARPA Capital Projects Fund	



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60.	Remove ARPA funding for Senior Center Wi-Fi, because we were not able to secure a contract to complete this project beyond December 31, 2024 and funds were transferred to the ARPA Culvert Projects.				
	485-4971-740	CAPITALIZED EQUIPMENT	-10,600	Senior Center Facilities	ARPA Capital Projects Fund
	485-38-90000	APPROPRIATED FUND BALANCE	10,600	Use of Fund Balance	ARPA Capital Projects Fund
61.	Request to transfer ARPA Culvert Project to Capital Projects Fund, and request to roll forward non-ARPA funded portion of project to Capital Projects fund to record total project in same account. Includes PO 30188 and 30282				
	485-4415-750	INFRASTRUCTURE	-5,736,000	Road Facilities	ARPA Capital Projects Fund
	485-4810-400	TRANSFER OUT - CAPITAL PROJECTS FUND	4,830,500	Transfers to Other Funds	ARPA Capital Projects Fund
	485-38-90000	APPROPRIATED FUND BALANCE	905,500	Use of Fund Balance	ARPA Capital Projects Fund
	400-38-10485	TRANSFER IN - ARPA FUND	-4,830,500	Transfers from Other Funds	Capital Projects
	400-4415-750	INFRASTRUCTURE - ARPA	5,240,500	Road Facilities	Capital Projects
	400-38-90000	APPROPRIATED FUND BALANCE	-410,000	Use of Fund Balance	Capital Projects
62.	Reduce ARPA Deep Canyon project to reflect open amount to spend by December 31, 2026.				
	485-4780-730	IMPROVEMENTS	-44,800	Trails Management	ARPA Capital Projects Fund
	485-38-90000	APPROPRIATED FUND BALANCE	44,800	Use of Fund Balance	ARPA Capital Projects Fund
63.	Add ARPA Awards for 2025 for Non-Profit and Component Unit ARPA awards.				
	485-33-15700	FED GRANT - CORONAVIRUS RELIEF	-411,100	Intergovernmental	ARPA Capital Projects Fund
	485-4965-620	MISCELLANEOUS SERVICES	411,100	County Pandemic Relief	ARPA Capital Projects Fund
64.	Request to transfer Sheriff ARPA project from ARPA Fund to Capital Projects fund. Includes PO 29872 and PO 29850.				
	485-4215-740	CAPITALIZED EQUIPMENT	-110,400	Sheriff	ARPA Capital Projects Fund
	485-4810-400	TRANSFER OUT - CAPITAL PROJECTS FUND	110,400	Transfers to Other Funds	ARPA Capital Projects Fund
	400-38-10485	TRANSFER IN - ARPA FUND	-110,400	Transfers from Other Funds	Capital Projects
	400-4215-740	CAPITALIZED EQUIPMENT	110,400	Administration Facilities	Capital Projects
65.	ARPA Project for Trails Cityworks Software was originally budgeted in Municipal Services Fund, reverse entries so ARPA expenses are in ARPA fund.				
	100-4810-200	TRANSFER OUT - MUNICIPAL SERV	-65,000	Transfers to Other Funds	General
	100-33-15700	FED GRANT - CORONAVIRUS RELIEF	65,000	Intergovernmental	General
	200-4175-311	SOFTWARE PACKAGES	-65,000	Development Services Admi	Municipal Services
	200-38-10100	TRANSFER IN - GENERAL FUND	65,000	Transfers from Other Funds	Municipal Services
66.	Originally budgeted for a transfer for additional Building & Grounds security upgrades, but already transferred funds in 2024 budget, reverse transfer for 2025 because it is not needed.				
	100-38-90000	APPROPRIATED FUND BALANCE	127,291	Use of Fund Balance	General
	100-4810-485	TRANSFER OUT - ARPA FUND	-127,291	Transfers to Other Funds	General
	485-38-10100	TRANSFER IN - GENERAL FUND	127,291	Transfers from Other Funds	ARPA Capital Projects Fund
	485-38-90000	APPROPRIATED FUND BALANCE	-127,291	Use of Fund Balance	ARPA Capital Projects Fund
67.	ARPA fund was balanced using fund balance, but needed to budget for revenue recognition for 2025. Reduce use of fund balance and increase anticipated revenues to be earned in 2025.				
	485-38-90000	APPROPRIATED FUND BALANCE	6,149,391	Use of Fund Balance	ARPA Capital Projects Fund
	485-33-15700	FED GRANT - CORONAVIRUS RELIEF	-6,149,391	Intergovernmental	ARPA Capital Projects Fund



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68.	Reduce Fairgrounds ARPA Refinish Event Center Floor to reflect open amount to be spent before December 31, 2026, includes PO 30186				
	485-4511-730	IMPROVEMENTS	-50,000	Fairgrounds	ARPA Capital Projects Fund
	485-33-15700	FED GRANT - CORONAVIRUS RELIEF	50,000	Intergovernmental	ARPA Capital Projects Fund
69.	Add ARPA project for 2025: MySenior Center Software				
	485-4971-311	SOFTWARE PACKAGES	5,000	Senior Center Facilities	ARPA Capital Projects Fund
	485-33-15700	FED GRANT - CORONAVIRUS RELIEF	-5,000	Intergovernmental	ARPA Capital Projects Fund
70.	Add ARPA project for 2025: 3 Year Contract for Grant Management Software				
	485-4132-311	SOFTWARE PACKAGES	56,700	Finance	ARPA Capital Projects Fund
	485-33-15700	FED GRANT - CORONAVIRUS RELIEF	-56,700	Intergovernmental	ARPA Capital Projects Fund
71.	Add ARPA project for 2025: Preserve and digitize additional records, includes PO 29683 and 30173 to Kofile.				
	485-4144-310	PROFESSIONAL & TECHNICAL	29,000	Recorder	ARPA Capital Projects Fund
	485-33-15700	FED GRANT - CORONAVIRUS RELIEF	-29,000	Intergovernmental	ARPA Capital Projects Fund
72.	Add ARPA project for 2025: Public Defender Resources - Assessments				
	485-4126-310	PROFESSIONAL & TECHNICAL	20,000	Public Defender	ARPA Capital Projects Fund
	485-33-15700	FED GRANT - CORONAVIRUS RELIEF	-20,000	Intergovernmental	ARPA Capital Projects Fund
73.	Add ARPA project for 2025: Online Application submission and management: Cityworks, includes PO #29349				
	485-4175-311	SOFTWARE PACKAGES	114,500	Development Services Admi	ARPA Capital Projects Fund
	485-33-15700	FED GRANT - CORONAVIRUS RELIEF	-114,500	Intergovernmental	ARPA Capital Projects Fund
74.	Add ARPA project for 2025: First Responder Mental Health Program				
	485-4134-310	PROFESSIONAL & TECHNICAL	105,500	Human Resources	ARPA Capital Projects Fund
	485-33-15700	FED GRANT - CORONAVIRUS RELIEF	-105,500	Intergovernmental	ARPA Capital Projects Fund
75.	Add ARPA project for 2025: Web-based Scheduling and Venue Management Software, includes PO 30210				
	485-4511-311	SOFTWARE PACKAGES	31,800	Fairgrounds	ARPA Capital Projects Fund
	485-33-15700	FED GRANT - CORONAVIRUS RELIEF	-31,800	Intergovernmental	ARPA Capital Projects Fund
76.	Add ARPA project for 2025: HVAC at the Ballot Center, includes PO 30288				
	485-4170-740	CAPITALIZED EQUIPMENT	17,200	Elections	ARPA Capital Projects Fund
	485-33-15700	FED GRANT - CORONAVIRUS RELIEF	-17,200	Intergovernmental	ARPA Capital Projects Fund
Tax Administration Update					
77.	Allocation of new budget amounts attributable to the Tax Administration fund.				
	100-4136-999	TAX ADMIN - IT 30%	-2,300	IT	General
	100-38-90000	APPROPRIATED FUND BALANCE	2,300	Use of Fund Balance	General
	150-38-90000	APPROPRIATED FUND BALANCE	-2,300	Use of Fund Balance	Tax Administration
	150-4099-936	TAX ADMIN - IT 30%	2,300	Tax Administration Allocatio	Tax Administration

* Yellow highlighted numbers are signifying changes since appropriations.



Budget Amendment by Department

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Fund	Budget	Amendment	New Budget
General			
REVENUES			
Taxes			
Property Taxes	21,326,836	-	21,326,836
Sales Taxes	19,787,072	-	19,787,072
	41,113,908	-	41,113,908
Other Revenues			
Intergovernmental	5,896,100	-17,100	5,879,000
Charges for Services	11,558,628	-	11,558,628
Licenses and Permits	60,000	-	60,000
Fines and Forfeitures	157,000	-	157,000
Interest and Investment Income	2,400,000	-	2,400,000
Rental Income	5,400	-	5,400
Public Contributions	192,500	-	192,500
Miscellaneous Revenue	443,700	-	443,700
	20,713,328	-17,100	20,696,228
Other Financing Sources			
Lease Proceeds	-	-	-
Sale of Assets	69,000	-	69,000
Transfers from Other Funds	670,000	3,000,000	3,670,000
	739,000	3,000,000	3,739,000
Use of Fund Balance			
Additional Requests for 2025	-	377,025	377,025
Related to Unexpended PO's	-	1,370,131	1,370,131
Related to ARPA Projects	-	-38,691	-38,691
Related to Tax Admin Allocation	-	-2,300	-2,300
Use of Fund Balance for 2025	1,588,839	-	1,588,839
	1,588,839	1,706,165	3,295,004
Total Revenues	64,155,075	4,689,065	68,844,140



Budget Amendment by Department

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

Fund	Budget	Amendment	New Budget
EXPENDITURES			
General Government			
Council	378,874	-	378,874
Executive	541,706	-	541,706
Finance	994,431	-	994,431
Human Resources	837,718	-	837,718
GIS	205,502	-	205,502
IT	1,343,931	5,200	1,349,131
Clerk	419,463	-	419,463
Auditor	63,282	-	63,282
Elections	885,760	-	885,760
Recorder	937,301	1,500	938,801
Attorney	3,592,814	-	3,592,814
Public Defender	1,719,054	3,800	1,722,854
Victim Advocate	777,995	-	777,995
Buildings and Grounds	390,556	-	390,556
Economic Development	307,000	1,000	308,000
USU Extension Services	-	-	-
Mental Health Services	707,000	-	707,000
Miscellaneous and General	297,400	-	297,400
County Pandemic Relief	-	-	-
Contributions to Other Units	619,600	-	619,600
	15,019,387	11,500	15,030,887
Public Safety			
Sheriff	586,597	-	586,597
Sheriff: Administration	3,325,116	55,100	3,380,216
Sheriff: Criminal	3,733,550	230,000	3,963,550
Sheriff: Patrol	4,798,147	-	4,798,147
Sheriff: Support Services	3,201,630	-	3,201,630
Sheriff: Corrections	11,582,751	-	11,582,751
Emergency Management	298,143	4,500	302,643
Animal Control	488,420	-	488,420
Animal Impound	574,056	15,225	589,281
Ambulance	-	-	-
Fire	3,624,520	22,000	3,646,520
	32,212,930	326,825	32,539,755
Public Works			
Public Works Admin	181,367	-	181,367
Roads	5,788,013	45,700	5,833,713
Vegetation Management	916,281	6,700	922,981
Engineering	210,452	-	210,452
	7,096,113	52,400	7,148,513
Culture and Recreation			



Budget Amendment by Department

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

Fund	Budget	Amendment	New Budget
Fairgrounds	1,414,064	-	1,414,064
Library Services	231,832	-	231,832
Fair	284,078	-	284,078
Rodeo	418,250	12,960	431,210
State Fair	-	-	-
Trails Management	298,902	337,823	636,725
	2,647,126	350,783	2,997,909
Health and Welfare			
Nutrition	881,511	-	881,511
Senior Center	470,383	27,700	498,083
Access	341,455	-	341,455
	1,693,349	27,700	1,721,049
Other Financing Uses			
Compensation Reserve	-	-	-
Transfers to Other Funds	5,486,170	3,919,857	9,406,027
Addition to Fund Balance	-	-	-
	5,486,170	3,919,857	9,406,027
Total Expenditures	64,155,075	4,689,065	68,844,140



Budget Amendment by Department

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

Fund	Budget	Amendment	New Budget
Municipal Services			
REVENUES			
Taxes			
Sales Taxes	6,807,000	-	6,807,000
	6,807,000	-	6,807,000
Other Revenues			
Intergovernmental	28,000	-	28,000
Charges for Services	156,000	-	156,000
Licenses and Permits	1,537,000	-	1,537,000
Interest and Investment Income	-	-	-
Public Contributions	-	-	-
Miscellaneous Revenue	110,000	-	110,000
	1,831,000	-	1,831,000
Other Financing Sources			
Sale of Assets	-	-	-
Transfers from Other Funds	65,000	-65,000	-
	65,000	-65,000	-
Use of Fund Balance			
Additional Requests for 2025	-	20,475	20,475
Related to Unexpended PO's	-	1,108,399	1,108,399
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	1,000,298	-	1,000,298
	1,000,298	1,063,874	2,129,172
Total Revenues	9,703,298	1,063,874	10,767,172



Budget Amendment by Department

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

Fund	Budget	Amendment	New Budget
EXPENDITURES			
General Government			
Garbage Collections	-	-	-
Development Services Administration	490,302	-65,000	425,302
Zoning Administration	486,902	-	486,902
Building Inspection	809,549	-	809,549
Sanitation and Waste Collection	-	-	-
Miscellaneous Expense	1,500	-	1,500
	1,788,253	-65,000	1,723,253
Public Safety			
Sheriff: Animal Control	12,000	-	12,000
Fire-EMS	400,200	-	400,200
	412,200	-	412,200
Public Works			
Public Works Admin	547,075	-	547,075
Roads	-	-	-
Vegetation Management	-	-	-
Engineering	582,520	130,791	713,311
Contributions to Other Governments	5,000,000	-	5,000,000
	6,129,595	130,791	6,260,386
Culture and Recreation			
Trails Management	-	-	-
Eccles Ice Center Support	22,000	-	22,000
	22,000	-	22,000
Other Financing Uses			
Compensation Reserve	-	-	-
Transfers to Other Funds	1,351,250	998,083	2,349,333
Addition to Fund Balance	-	-	-
	1,351,250	998,083	2,349,333
Total Expenditures	9,703,298	1,063,874	10,767,172



Budget Amendment by Department

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

Fund	Budget	Amendment	New Budget
Health			
REVENUES			
Taxes			
Property Taxes	1,222,343	-	1,222,343
	1,222,343	-	1,222,343
Other Revenues			
Charges for Services	330,000	-	330,000
	330,000	-	330,000
Other Financing Sources			
Transfers from Other Funds	-	-	-
	-	-	-
Use of Fund Balance			
Additional Requests for 2025	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	118,934	-	118,934
	118,934	-	118,934
Total Revenues	1,671,277	-	1,671,277
EXPENDITURES			
General Government			
Contributions to Other Units	20,000	-	20,000
	20,000	-	20,000
Health and Welfare			
Bear River Health Department	1,346,277	-	1,346,277
Air Pollution Control	305,000	-	305,000
	1,651,277	-	1,651,277
Other Financing Uses			
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	-	-	-
Total Expenditures	1,671,277	-	1,671,277



Budget Amendment by Department

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

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



Budget Amendment by Department

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

Fund	Budget	Amendment	New Budget
Children's Justice Center			
REVENUES			
Other Revenues			
Intergovernmental	237,800	-	237,800
Public Contributions	-	-	-
Miscellaneous Revenue	-	-	-
	237,800	-	237,800
Other Financing Sources			
Transfers from Other Funds	177,979	1,000	178,979
	177,979	1,000	178,979
Use of Fund Balance			
Additional Requests for 2025	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	-	-	-
	-	-	-
Total Revenues	415,779	1,000	416,779
EXPENDITURES			
Public Safety			
Children's Services	415,779	1,000	416,779
	415,779	1,000	416,779
Other Financing Uses			
Transfers to Other Funds	-	-	-
Compensation Reserve	-	-	-
Addition to Fund Balance	-	-	-
	-	-	-
Total Expenditures	415,779	1,000	416,779



Budget Amendment by Department

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

Fund	Budget	Amendment	New Budget
Visitor's Bureau			
REVENUES			
Taxes			
Sales Taxes	1,361,000	-	1,361,000
	1,361,000	-	1,361,000
Other Revenues			
Intergovernmental	-	-	-
Charges for Services	42,000	-	42,000
Public Contributions	-	-	-
Miscellaneous Revenue	-	-	-
	42,000	-	42,000
Other Financing Sources			
Transfers from Other Funds	-	-	-
	-	-	-
Use of Fund Balance			
Additional Requests for 2025	-	-	-
Related to Unexpended PO's	-	12,963	12,963
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	78,329	-	78,329
	78,329	12,963	91,292
Total Revenues	1,481,329	12,963	1,494,292
EXPENDITURES			
Culture and Recreation			
Cache Valley Visitor's Bureau	1,171,004	12,963	1,183,967
	1,171,004	12,963	1,183,967
Other Financing Uses			
Transfers to Other Funds	268,300	-	268,300
Compensation Reserve	-	-	-
Addition to Fund Balance	42,025	-	42,025
	310,325	-	310,325
Total Expenditures	1,481,329	12,963	1,494,292



Budget Amendment by Department

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

Fund	Budget	Amendment	New Budget
Tax Administration			
REVENUES			
Taxes			
Property Taxes	4,094,571	-	4,094,571
	4,094,571	-	4,094,571
Other Revenues			
Charges for Services	603,300	-	603,300
Miscellaneous Revenue	40,000	-	40,000
	643,300	-	643,300
Other Financing Sources			
Transfers from Other Funds	-	-	-
	-	-	-
Use of Fund Balance			
Additional Requests for 2025	-	200	200
Related to Unexpended PO's	-	10,000	10,000
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	2,300	2,300
Use of Fund Balance for 2025	1,335,580	-	1,335,580
	1,335,580	12,500	1,348,080
Total Revenues	6,073,451	12,500	6,085,951
EXPENDITURES			
General Government			
Tax Administration Allocations	2,233,800	2,300	2,236,100
IT	524,502	-	524,502
Assessor	2,423,458	10,000	2,433,458
Treasurer	520,691	200	520,891
Miscellaneous Expense	86,000	-	86,000
Contributions to Other Units	250,000	-	250,000
	6,038,451	12,500	6,050,951
Other Financing Uses			
Compensation Reserve	-	-	-
Transfers to Other Funds	35,000	-	35,000
Addition to Fund Balance	-	-	-
	35,000	-	35,000
Total Expenditures	6,073,451	12,500	6,085,951



Budget Amendment by Department

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

Fund	Budget	Amendment	New Budget
Capital Projects			
REVENUES			
Other Revenues			
Miscellaneous Revenue	18,000	15,000	33,000
	18,000	15,000	33,000
Other Financing Sources			
Bond Proceeds	-	-	-
Transfers from Other Funds	3,365,350	6,423,912	9,789,262
	3,365,350	6,423,912	9,789,262
Use of Fund Balance			
Additional Requests for 2025	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	410,000	410,000
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	-18,000	-	-18,000
	-18,000	410,000	392,000
Total Revenues	3,365,350	6,848,912	10,214,262
EXPENDITURES			
Streets and Public Improvements			
Administration Facilities	666,000	260,000	926,000
Road Facilities	1,253,750	5,714,655	6,968,405
Vegetation Management	63,000	-	63,000
Engineering	708,100	-	708,100
	2,690,850	5,974,655	8,665,505
Public Safety			
Fire	327,000	485,400	812,400
	327,000	485,400	812,400
Health and Welfare			
Senior Center Facilities	105,000	75,189	180,189
Other Facilities	-	-	-
	105,000	75,189	180,189
Culture and Recreation			
Fairgrounds Facilities	242,500	313,668	556,168
	242,500	313,668	556,168
Other Financing Uses			
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	-	-	-
Total Expenditures	3,365,350	6,848,912	10,214,262



Budget Amendment by Department

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

Fund	Budget	Amendment	New Budget
MS Capital Projects Fund			
REVENUES			
Other Revenues			
Intergovernmental	25,000	-	25,000
Miscellaneous Revenue	-	-	-
	25,000	-	25,000
Other Financing Sources			
Bond Proceeds	-	-	-
Transfers from Other Funds	1,351,250	1,270,108	2,621,358
	1,351,250	1,270,108	2,621,358
Use of Fund Balance			
Additional Requests for 2025	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	-	-	-
	-	-	-
Total Revenues	1,376,250	1,270,108	2,646,358
EXPENDITURES			
Streets and Public Improvements			
Administration Facilities	-	-	-
Road Facilities	1,176,250	292,500	1,468,750
Building Inspection	150,000	-	150,000
Engineering	50,000	977,608	1,027,608
	1,376,250	1,270,108	2,646,358
Health and Welfare			
Senior Center Facilities	-	-	-
Other Facilities	-	-	-
	-	-	-
Culture and Recreation			
Fairgrounds Facilities	-	-	-
	-	-	-
Other Financing Uses			
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	-	-	-
Total Expenditures	1,376,250	1,270,108	2,646,358



Budget Amendment by Department

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

Fund	Budget	Amendment	New Budget
Open Spaces			
REVENUES			
Taxes			
Property Taxes	-	-	-
	-	-	-
Other Revenues			
Intergovernmental	-	3,000,000	3,000,000
Miscellaneous Revenue	-	-	-
	-	3,000,000	3,000,000
Other Financing Sources			
Bond Proceeds	-	-	-
Transfers from Other Funds	-	3,000,000	3,000,000
	-	3,000,000	3,000,000
Use of Fund Balance			
Additional Requests for 2025	-	6,010,000	6,010,000
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	-	-	-
	-	9,010,000	9,010,000
Total Revenues	-	12,010,000	12,010,000
EXPENDITURES			
General Government			
Open Space	-	9,010,000	9,010,000
	-	9,010,000	9,010,000
Other Financing Uses			
Transfers to Other Funds	-	3,000,000	3,000,000
Addition to Fund Balance	-	-	-
	-	3,000,000	3,000,000
Total Expenditures	-	12,010,000	12,010,000



Budget Amendment by Department

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

Fund	Budget	Amendment	New Budget
ARPA Capital Projects Fund			
REVENUES			
Other Revenues			
Intergovernmental	-	6,890,191	6,890,191
Miscellaneous Revenue	-	-	-
	-	6,890,191	6,890,191
Other Financing Sources			
Bond Proceeds	-	-	-
Transfers from Other Funds	127,291	-127,291	-
	127,291	-127,291	-
Use of Fund Balance			
Additional Requests for 2025	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-7,021,600	-7,021,600
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	7,021,600	-	7,021,600
	7,021,600	-7,021,600	-
Total Revenues	7,148,891	-258,700	6,890,191



Budget Amendment by Department

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

Fund	Budget	Amendment	New Budget
EXPENDITURES			
General Government			
Public Defender	-	20,000	20,000
Finance	-	56,700	56,700
Human Resources	-	105,500	105,500
IT	-	-	-
Treasurer	-	-	-
Recorder	-	29,000	29,000
Attorney	-	-	-
Victim Advocate	-	-	-
Building & Grounds	127,291	-	127,291
Elections	-	17,200	17,200
County Pandemic Relief	-	411,100	411,100
	127,291	639,500	766,791
Streets and Public Improvements			
Administration Facilities	-	-	-
Road Facilities	5,774,600	-5,774,600	-
Public Works Admin	-	-	-
	5,774,600	-5,774,600	-
Public Safety			
Fire	385,000	-	385,000
Sheriff	110,400	-110,400	-
	495,400	-110,400	385,000
Health and Welfare			
Senior Center Facilities	10,600	-5,600	5,000
Other Facilities	-	-	-
	10,600	-5,600	5,000
Culture and Recreation			
Fairgrounds	100,000	-18,200	81,800
Development Services Admin	-	114,500	114,500
Trails Management	521,000	-44,800	476,200
	621,000	51,500	672,500
Other Financing Uses			
Transfers to Other Funds	120,000	4,940,900	5,060,900
Addition to Fund Balance	-	-	-
	120,000	4,940,900	5,060,900
Total Expenditures	7,148,891	-258,700	6,890,191



Budget Amendment by Department

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

Fund	Budget	Amendment	New Budget
Debt Service			
REVENUES			
Other Revenues			
Miscellaneous Revenue	50,000	-	50,000
	50,000	-	50,000
Other Financing Sources			
Transfers from Other Funds	2,474,450	-	2,474,450
	2,474,450	-	2,474,450
Use of Fund Balance			
Additional Requests for 2025	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	-	-	-
	-	-	-
Total Revenues	2,524,450	-	2,524,450
EXPENDITURES			
Debt Payments			
Bonds	1,504,850	-	1,504,850
Sheriff Vehicle Lease	940,100	-	940,100
Fire Vehicle Lease	79,500	-	79,500
Road Equipment Lease	-	-	-
IT Equipment Lease	-	-	-
	2,524,450	-	2,524,450
Other Financing Uses			
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	-	-	-
Total Expenditures	2,524,450	-	2,524,450



Budget Amendment by Department

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

Fund	Budget	Amendment	New Budget
CDRA			
REVENUES			
Taxes			
Property Taxes	35,000	-	35,000
	35,000	-	35,000
Other Revenues			
Intergovernmental	265,100	-	265,100
	265,100	-	265,100
Other Financing Sources			
Transfers from Other Funds	-	-	-
	-	-	-
Use of Fund Balance			
Additional Requests for 2025	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	-	-	-
	-	-	-
Total Revenues	300,100	-	300,100
EXPENDITURES			
General Government			
Cache County Redevelopment Agency	287,600	-	287,600
	287,600	-	287,600
Other Financing Uses			
Transfers to Other Funds	12,500	-	12,500
Addition to Fund Balance	-	-	-
	12,500	-	12,500
Total Expenditures	300,100	-	300,100



Budget Amendment by Department

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

Fund	Budget	Amendment	New Budget
Restaurant Tax			
REVENUES			
Taxes			
Sales Taxes	2,553,000	-	2,553,000
	2,553,000	-	2,553,000
Other Financing Sources			
Transfers from Other Funds	-	-	-
	-	-	-
Use of Fund Balance			
Additional Requests for 2025	-	80,000	80,000
Related to Unexpended PO's	-	2,018,600	2,018,600
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	40,500	-	40,500
	40,500	2,098,600	2,139,100
Total Revenues	2,593,500	2,098,600	4,692,100
EXPENDITURES			
Culture and Recreation			
Tourism Promotion	382,900	284,000	666,900
Facility Awards	2,170,100	1,549,600	3,719,700
	2,553,000	1,833,600	4,386,600
Other Financing Uses			
Transfers to Other Funds	40,500	265,000	305,500
Addition to Fund Balance	-	-	-
	40,500	265,000	305,500
Total Expenditures	2,593,500	2,098,600	4,692,100



Budget Amendment by Department

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

Fund	Budget	Amendment	New Budget
RAPZ Tax			
REVENUES			
Taxes			
Sales Taxes	3,005,000	-	3,005,000
	3,005,000	-	3,005,000
Other Financing Sources			
Transfers from Other Funds	-	-	-
	-	-	-
Use of Fund Balance			
Additional Requests for 2025	-	-	-
Related to Unexpended PO's	-	2,190,494	2,190,494
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	252,000	-	252,000
	252,000	2,190,494	2,442,494
Total Revenues	3,257,000	2,190,494	5,447,494
EXPENDITURES			
Culture and Recreation			
Program Awards	1,389,900	188,588	1,578,488
Facility Awards	1,570,000	2,001,906	3,571,906
	2,959,900	2,190,494	5,150,394
Other Financing Uses			
Transfers to Other Funds	297,100	-	297,100
Addition to Fund Balance	-	-	-
	297,100	-	297,100
Total Expenditures	3,257,000	2,190,494	5,447,494



Budget Amendment by Department

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

Fund	Budget	Amendment	New Budget
CCCOG			
REVENUES			
Taxes			
Sales Taxes	7,593,000	-	7,593,000
	7,593,000	-	7,593,000
Other Financing Sources			
Transfers from Other Funds	-	-	-
	-	-	-
Use of Fund Balance			
Additional Requests for 2025	-	-	-
Related to Unexpended PO's	-	14,726,019	14,726,019
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	-	-	-
	-	14,726,019	14,726,019
Total Revenues	7,593,000	14,726,019	22,319,019
EXPENDITURES			
Streets and Public Improvements			
Road Projects	6,613,500	14,363,319	20,976,819
	6,613,500	14,363,319	20,976,819
Other Financing Uses			
Transfers to Other Funds	1,970,500	362,700	2,333,200
Addition to Fund Balance	-	-	-
	1,970,500	362,700	2,333,200
Total Expenditures	8,584,000	14,726,019	23,310,019



Budget Amendment by Department

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

Fund	Budget	Amendment	New Budget
Airport			
REVENUES			
Other Revenues			
Intergovernmental	200,000	-	200,000
Interest and Investment Income	30,000	-	30,000
Miscellaneous Revenue	155,900	-	155,900
	385,900	-	385,900
Other Financing Sources			
Transfers from Other Funds	-	-	-
	-	-	-
Use of Fund Balance			
Additional Requests for 2025	-	1,087	1,087
Related to Unexpended PO's	-	55,925	55,925
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	629,022	-	629,022
	629,022	57,012	686,034
Total Revenues	1,014,922	57,012	1,071,934
EXPENDITURES			
General Government			
Airport	655,522	2,676	658,198
	655,522	2,676	658,198
Other Financing Uses			
Compensation Reserve	-	-	-
Transfers to Other Funds	359,400	54,336	413,736
Addition to Fund Balance	-	-	-
	359,400	54,336	413,736
Total Expenditures	1,014,922	57,012	1,071,934



Budget Amendment by Department

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

Fund	Budget	Amendment	New Budget
Airport Capital Projects			
REVENUES			
Other Revenues			
Intergovernmental	2,065,200	22,542	2,087,742
Interest and Investment Income	-	-	-
Miscellaneous Revenue	-	-	-
	2,065,200	22,542	2,087,742
Other Financing Sources			
Transfers from Other Funds	359,400	54,336	413,736
	359,400	54,336	413,736
Use of Fund Balance			
Additional Requests for 2025	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	-	-	-
	-	-	-
Total Revenues	2,424,600	76,878	2,501,478
EXPENDITURES			
General Government			
Airport	2,424,600	76,878	2,501,478
	2,424,600	76,878	2,501,478
Other Financing Uses			
Compensation Reserve	-	-	-
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	-	-	-
Total Expenditures	2,424,600	76,878	2,501,478



Budget Amendment by Department

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

Fund	Budget	Amendment	New Budget
Roads Special Service District			
REVENUES			
Other Revenues			
Intergovernmental	120,000	-	120,000
Interest and Investment Income	1,000	-	1,000
	121,000	-	121,000
Other Financing Sources			
Transfers from Other Funds	-	-	-
	-	-	-
Use of Fund Balance			
Additional Requests for 2025	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	-	-	-
	-	-	-
Total Revenues	121,000	-	121,000
EXPENDITURES			
Other Financing Uses			
Transfers to Other Funds	121,000	-	121,000
Addition to Fund Balance	-	-	-
	121,000	-	121,000
Total Expenditures	121,000	-	121,000



Budget Amendment by Department

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

Fund	Budget	Amendment	New Budget
CC Community Foundation			
REVENUES			
Other Revenues			
Interest and Investment Income	500	-	500
Public Contributions	42,500	-	42,500
	43,000	-	43,000
Other Financing Sources			
Transfers from Other Funds	-	-	-
	-	-	-
Use of Fund Balance			
Additional Requests for 2025	-	16,189	16,189
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2025	600	-0	600
	600	16,189	16,789
Total Revenues	43,600	16,189	59,789
EXPENDITURES			
General Government			
Miscellaneous Expense	1,100	-	1,100
	1,100	-	1,100
Other Financing Uses			
Transfers to Other Funds	42,500	16,189	58,689
Addition to Fund Balance	-	-	-
	42,500	16,189	58,689
Total Expenditures	43,600	16,189	59,789



Budget Amendment by Fund

Hearing Date: 03.11.2025; Vote Date: 03.25.2025

Fund	Current Budget	Amendment					New Budget
		Revenues	Expenditures	Transfers In	Transfers Out	Fund Balance	
General	64,155,075	17,100	769,208	-3,000,000	3,919,857	-1,706,165	68,844,140
Municipal Services	9,703,298	-65,000	65,791	65,000	998,083	-1,063,874	10,767,172
Health	1,671,277	-	-	-	-	-	1,671,277
Mental Health	4,752,000	-	-	-	-	-	4,752,000
Children's Justice Center	415,779	-	1,000	-1,000	-	-	416,779
Visitor's Bureau	1,481,329	-	12,963	-	-	-12,963	1,494,292
Tax Administration	6,073,451	-	12,500	-	-	-12,500	6,085,951
Capital Projects	3,365,350	-15,000	6,848,912	-6,423,912	-	-410,000	10,214,262
MS Capital Projects Fund	1,376,250	-	1,270,108	-1,270,108	-	-	2,646,358
Open Spaces	-	-	9,010,000	-3,000,000	3,000,000	-9,010,000	12,010,000
ARPA Capital Projects Fund	7,148,891	-6,890,191	-5,199,600	127,291	4,940,900	7,021,600	6,890,191
Debt Service	2,524,450	-	-	-	-	-	2,524,450
CDRA	300,100	-	-	-	-	-	300,100
Restaurant Tax	2,593,500	-	1,833,600	-	265,000	-2,098,600	4,692,100
RAPZ Tax	3,257,000	-	2,190,494	-	-	-2,190,494	5,447,494
CCCOG	7,593,000	-	14,363,319	-	362,700	-14,726,019	22,319,019
Airport	1,014,922	-	2,676	-	54,336	-57,012	1,071,934
Airport Capital Projects	2,424,600	-22,542	76,878	-54,336	-	-	2,501,478
Roads Special Service District	121,000	-	-	-	-	-	121,000
CC Community Foundation	43,600	-	-	-	16,189	-16,189	59,789
Total County Budget	120,014,872	-6,975,633	31,257,849	-13,557,065	13,557,065	-24,282,216	164,829,786



CACHE COUNTY
RESOLUTION NO. 2025 - 08

**A RESOLUTION PROVIDING CONSENT TO ALLOW NIBLEY CITY TO ANNEX A
PORTION OF UNINCORPORATED COUNTY LAND, THEREBY CREATING AN
UNINCORPORATED ISLAND WITHIN THE COUNTY**

- (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, Utah Code 10-2-402(1)(b) provides that unincorporated area may not be annexed to a municipality if it will leave or create an unincorporated island or unincorporated peninsula; unless the county and municipality have otherwise agreed;
- (C) WHEREAS, Nibley City has accepted the Nielsen, Albretsen, Ropelato Annexation petition on October 24, 2024;
- (D) WHEREAS, the annexation plat has been revised to include an unincorporated gap in the right-of-way between the proposed annexation area and the existing Nibley City limits along 1500 West, creating an unincorporated island; and
- (E) WHEREAS, the County Engineer and County Surveyor have reviewed the revised annexation plat and have no additional comments or redlines;

NOW, THEREFORE, BE IT RESOLVED that the Cache County Council hereby approves and agrees to the creation of an unincorporated island as part of the Nielsen, Albretsen, Ropelato Annexation, detailed in the attached document labeled as Exhibit A, per the provisions of Utah Code 10-2-402(1)(b).

NOW, BE IT FURTHER RESOLVED that upon approval, a signed copy of this resolution shall be provided by the County Clerk or County Council staff to each of the following officers of Nibley City:

1. Mayor Larry Jacobsen;
2. Recorder Cheryl Bodily;
3. City Manager Justin Maughan, and
4. City Planner Levi Roberts.

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

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

CACHE COUNTY:

ATTEST:

By: _____
Sandi Goodlander, Council Chair

By: _____
Bryson Behm, County Clerk

EXHIBIT A

“Nibley Annexation Report”

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Discussion and Consideration**Providing consent to Nibley City to approve the Nielsen, Albretsen, and Ropelato Annexation**

Agenda request submitted by: Angie Zetterquist, Interim Director of Development Services

Assisting Department: Development Services

Requested Council meeting date: March 11, 2025

Agenda Item Language: Discussion and consideration of providing consent to Nibley City to approve the Nielsen, Albretsen, and Ropelato Annexation - Parcels 03-049-0010, 03-049-0011, and 03-049-0013.

Background: A request to annex 52.29 acres from unincorporated County into the Nibley City municipal boundary. The proposed annexation area is located south of Nibley between 1500 West and 1200 West. If approved, the annexation will create an unincorporated peninsula. Per State Code, annexations cannot leave or create an unincorporated island or peninsula unless the County and municipality have otherwise agreed (10-2-402 Annexation – Limitations)

Possible Actions:

- A. Agree- Agree to allow the annexation to create an unincorporated peninsula area.
- B. Disagree- Disagree with the annexation and the resultant unincorporated peninsula area and formally protest the annexation.

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

Presentation Time: 10 minutes.

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

Legal Review: County Surveyor has found the revised annexation plat meets the requirements of a final local entity plat.



Staff Report

March 11, 2025

Property Information:

Parcels: 03-049-0010, 03-049-0011, and 03-049-0013

Acres: 52.29

Location: South of Nibley between 1500 W and 1200 W.

Request: Provide consent to allow Nibley City to annex a portion of unincorporated County into their municipal boundaries that will create an unincorporated peninsula

Nibley City accepted the Nielsen, Albretsen, Ropelato Annexation Petition on October 24, 2024, that would incorporate an additional 52.29 acres into the City. This petition would create an unincorporated and incorporated peninsula. State law requires the City and County to agree prior to the final approval of an annexation that would create an unincorporated peninsula.

This item was previously presented to the County Council on November 12, 2024, but there were concerns that the proposed annexation would leave a gap in the Nibley City limits along 1500 West. This would create an unimproved, substandard road within the County that would be used to access the proposed development. Also the annexation doesn't include the full right-of-way width on 1500 West.

The proposed annexation plat has been revised to include the full right-of-way along 1500 West. The County Engineer and County Surveyor has reviewed the revised annexation plat and have no additional comments or redlines.

10-2-402 Annexation -- Limitations.

(b) Except as provided in Subsection (1)(c), an unincorporated area may not be annexed to a municipality unless:

(i) the unincorporated area is a contiguous area;

(ii) the unincorporated area is contiguous to the municipality;

(iii) annexation will not leave or create an unincorporated island or unincorporated peninsula;

(A) except as provided in Subsection 10-2-418(3);

(B) except where an unincorporated island or peninsula existed before the



annexation, if the annexation will reduce the size of the unincorporated island or peninsula: or

(C) unless the county and municipality have otherwise agreed;

Findings

Applicable Ordinance

- a. Annexation of unincorporated property into a municipality is governed by State Code section 10-2, part 4 Annexation.
- b. If approved, the 52.29 acre area proposed for annexation will result in an unincorporated peninsula area.
- c. Utah Code sections 10-2-402(1)(b) and 10-4-402(1)(b)(iii)(C) require that unincorporated islands and peninsulas are not permitted unless agreed to by the county.
- d. No formal action has been taken by the county to prohibit or agree to allow an unincorporated peninsula at this location.

B. Impacts to County Facilities

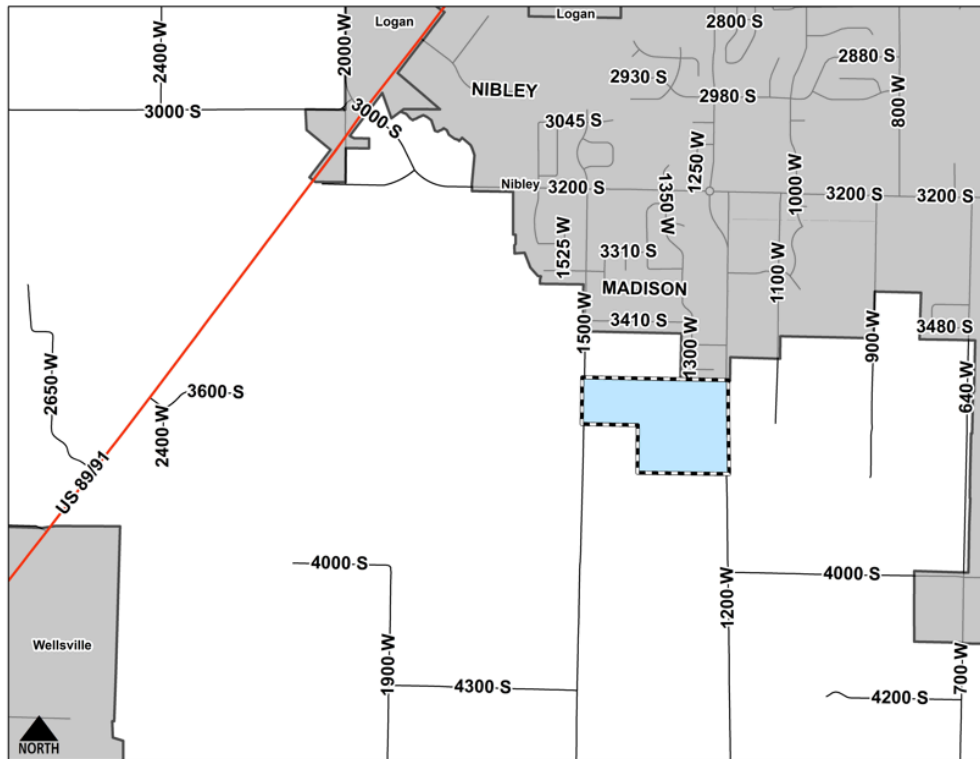
- a. The proposed annexation as revised will include the full width of the right-of-way on 1500 West releasing the County of any responsibility for that right-of-way.

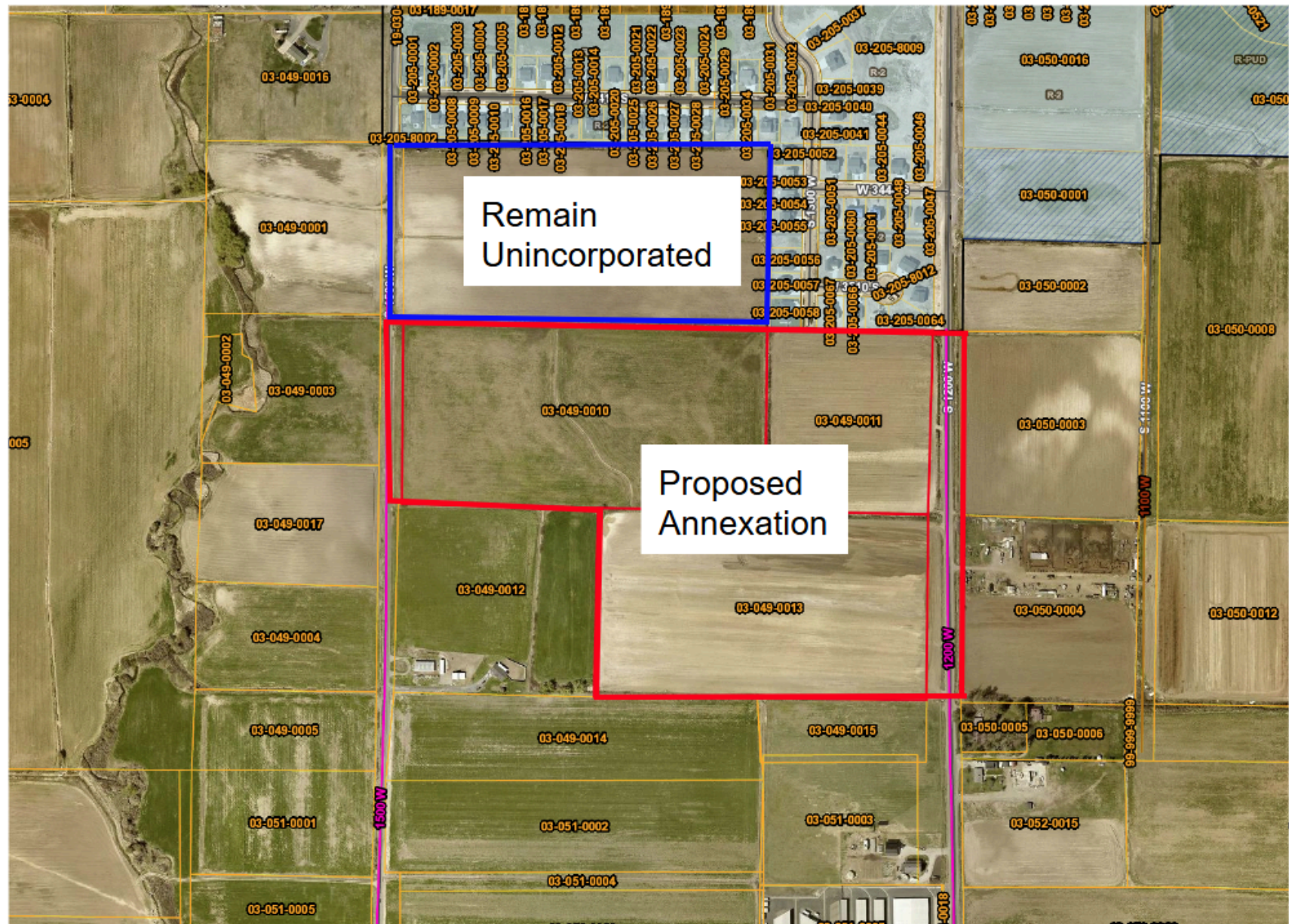
C. Other Comments

- a. The County Surveyor has reviewed the revised Annexation Plat and found that the plat meets the requirements of a final local entity plat. No additional changes to the revised annexation plat (attached) are required.

Possible Actions

- A. Agree- Agree to allow the annexation to create an unincorporated peninsula area.
- B. Disagree- Disagree with the annexation and the resultant unincorporated peninsula area and formally protest the annexation.





TO THE
NIBLEY CITY

PART OF LOT 4, 5, 14 AND 15, BLOCK 15 AND
ADJOINING STREETS, MILLVILLE WEST FIELD SURVEY
LOCATED IN
PART OF THE NORTH HALF OF SECTION 29
TOWNSHIP 11 NORTH, RANGE 1 EAST
SALT LAKE BASELINE AND MERIDIAN

LEGEND

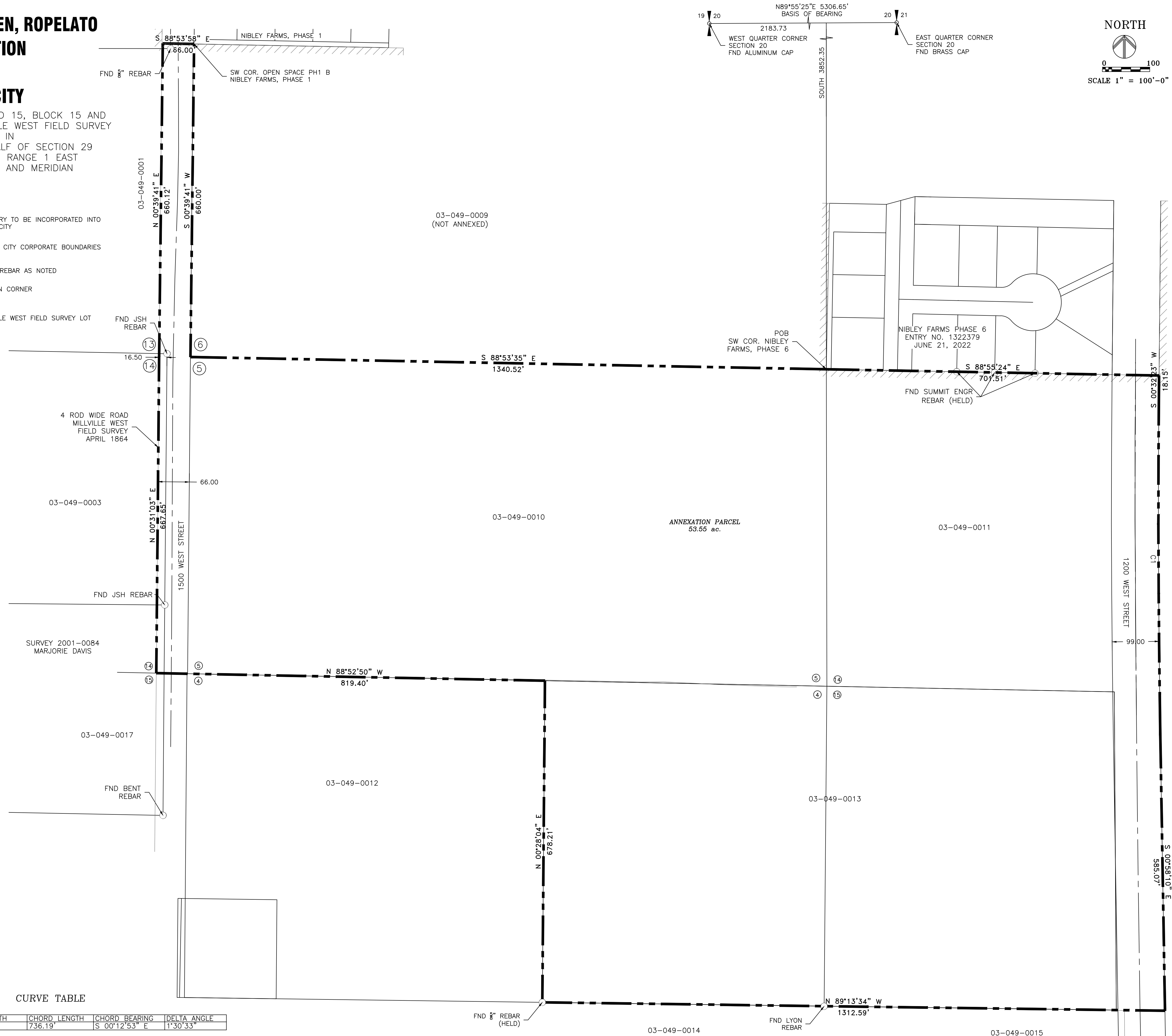
**BOUNDARY TO BE INCORPORATED INTO
NIBLEY CITY**

EXISTING CITY CORPORATE BOUNDARIES

FOUND REBAR AS NOTED

SECTION CORNER

MILLVILLE WEST FIELD SURVEY LOT



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	27950.50'	736.21'	736.19'	S 00°12'53" E	1°30'33"

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, THE NIBLEY CITY COUNCIL, HAVE RECEIVED A PETITION SIGNED BY A MAJORITY OF THE OWNERS OF THE TRACT SHOWN HEREON REQUESTING THAT SAID TRACT BE ANNEXED TO NIBLEY CITY, AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH ALL IN ACCORDANCE WITH THE UTAH CODE SECTION 10-2-403, AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID CITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____.

RECORDED

APPROVED: _____
MAYOR

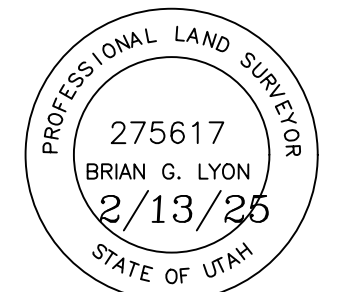
DEPUTY COUNTY SURVEYOR APPROVAL

This plat has been reviewed by the county surveyor's office and is hereby approved as a final local entity plat, pursuant to Utah Code Annotated 17-23-20.

Date _____ Deputy County Surveyor _____

SURVEYOR'S CERTIFICATE

I, BRIAN G. LYON, HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO NIBLEY CITY, CACHE COUNTY, UTAH.



BOUNDARY CERTIFICATE

Part of Lot 4, 5, 14 and 15, Block 15 and adjoining streets,
Millville West Field Survey located in the North Half of Section
29, Township 11 North, Range 1 East of the Salt Lake Baseline
and Meridian described as follows:

Commencing at the West Quarter Corner of Section 20 Township 1 East of the Salt Lake Baseline and Meridian monumented with an Aluminum Cap (East Quarter Corner of said Section 20 monumented with a Brass Cap bears N 89°55'25" E 5306.65 feet) thence N 89°55'25" E 2183.73 feet along the Quarter Section line; thence South 3852.35 feet to the Southwest Corner of Nibley Farms, Phase 6 recorded in the Cache County Recorder's Office under Entry No. 1322379 on June 21, 2022 and the POINT OF BEGINNING and running

N 88°55'24" E 701.51 feet along the south line of said Nibley Farms, Phase 6 and its projection thereof to the east right of way line of 1200 East Street;
thence along said east right of way line the next three courses;
thence S 00°32'23" N W 18.15 feet;
thence 736.21 feet along a curve to the left, with a central angle of 01°30'33", a radius of 27950.50 feet, and a chord that bears S 00°12'53" E 736.19 feet;
thence S 00°58'10" E 585.07 feet;
thence N 89°13'34" W 1312.59 feet along the south line of Parcel 03-049-0013 to a 5/8" rebar ;
thence N 00°28'04" E 678.21 feet along the west line of Parcel 03-049-0013 to the south line of Lot 5, Block 15, Millville West Field Survey;
thence N 88°52'50" W 819.40 feet along the south line of Lot 5, Block 15, Millville West Field Survey and its projection thereof;
thence N 00°31'03" E 667.65 feet (North 660 feet, By Record);
thence N 00°39'41" E 660.12 feet (North 660 feet, By Record);
thence S 88°53'48" E 66.00 feet to the Southwest Corner of Open Space PH1 B, Nibley Farms, Phase 1 recorded in the Cache County Recorder's Office under Entry No. 1247073 on May 20, 2000;
thence S 00°39'41" W 660.00 feet;
thence S 88°53'35" E 1340.52 feet to the point of beginning, containing 53.55 acres, more or less.

NIELSEN, ALBRETSSEN, ROPELATO ANNEXATION

TO THE
NIBLEY CITY

PART OF LOT 4, 5, 14 AND 15, BLOCK 15 AND
ADJOINING STREETS, MILLVILLE WEST FIELD SURVEY
LOCATED IN
PART OF THE NORTH HALF OF SECTION 29
TOWNSHIP 11 NORTH, RANGE 1 EAST
SALT LAKE BASELINE AND MERIDIAN

AE

ALLIANCE CONSULTING
ENGINEERS

150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435) 755-5121

DATE	FEB-2025
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