

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

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, April 8, 2025.**

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

COUNCIL MEETING AGENDA

REVISED

COUNCIL MEETING – 5:00 p.m.

- 1. Call To Order**
- 2. Opening** – Council Member Mark Hurd
- 3. Review and Approval of Agenda**
- 4. Review and Approval of Minutes** (March 25, 2025 meeting)
- 5. Report of the County Executive**
 - a. Appointments:
 - b. Other Items:
- 6. Items of Special Interest**
 - a. Sexual Assault Awareness Month
– [Maddie Soto, CAPSA](#)
 - b. Letter to Support Broadband Equity Access and Deployment (BEAD) Grant
- 7. Public Hearings – 5:30 p.m. (estimated)**
 - a. **Ordinance 2025-11 – Tanner and Nicole Godfrey Rezone**
 - i. A request to rezone 10.49 acres located at 1695 W. 2200 S., College Ward, from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.
 - b. **Ordinance 2025-12 – Rezone CS Rezone**
 - i. A request to apply the Public Infrastructure (PI) Overlay onto 40.00 acres, located at ~5900 W. 3000 N., Mendon, that are in the Agricultural (A10) Zone.

In compliance with the Americans with Disabilities Act (ADA), 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.

8. Pending Items

- a. **Resolution 2025-12 – *Amending the Cache County Personnel Policy and Procedure Manual Section I.I***
– Amy Adams, OPM Director

9. Initial Proposals for Consideration of Action

- a. **Resolution 2025-13 – *Providing Round One Approval to the Northern Bonneville Shoreline Trail Phase 1a Trail Segment Open Space Application***
- b. **Ordinance 2025-11 – *Tanner and Nicole Godfrey Rezone***
 - i. A request to rezone 10.49 acres located at 1695 W. 2200 S., College Ward, from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.
- c. **Ordinance 2025-12 – *Rezone CS Rezone***
 - i. A request to apply the Public Infrastructure (PI) Overlay onto 40.00 acres, located at ~5900 W. 3000 N., Mendon, that are in the Agricultural (A10) Zone.

10. Other Business

- a. **UAC Board of Directors Meeting** April 30, 2025 – St. George
- b. **UAC Management Conference** April 30 – May 2, 2025 – St. George
- c. **Emergency Management Training** May 13, 2025 @ 3:30 p.m. – Sherriff's Complex

11. Council Member Reports

12. Adjourn

- Next Scheduled Council Meeting: Tuesday April 22, 2025 at 5:00 p.m.


Sandi Goodlander, Council Chair

CACHE COUNTY COUNCIL

March 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: Bryson Behm, Rod Hammer, Sara Owen, Andrew Crane, Wes Bingham, Amy Adams

OTHER ATTENDANCE: Wendi Hassan

Council Meeting

1. Call to Order 5:00p.m. – [0:17](#)

2. Opening Remarks and Pledge of Allegiance – [0:30](#) Councilmember Barbara Tidwell gave a thank you to the legislators for their efforts through a tough session. She gave opening prayer and led the audience in the pledge of allegiance.

3. Review and Approval of amended Agenda [2:38](#)

Action: Motion made by Councilmember David Erickson to approve the amended agenda; 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

4. Review and Approval of Minutes [2:54](#) (March 11, 2025 meeting)

Action: Motion made by Councilmember Barbara Tidwell to approve the minutes; seconded by Councilmember Mark Hurd

Motion passes.

Aye: 6 David Erickson, Barbara Tidwell, Kathryn Beus, Sandi Goodlander, Keegan Garrity, Mark Hurd

Nay: 0

Abstain: 1 Nolan Gunnell

5. Report of the County Executive

A. Appointment/Discussion [3:10](#)

Executive Zook reported the fire board appointed 4 mayors to the board; 2 from the North and 2 from the South. He thanked a local artist for the donation of a painting of the valley that been hung in the old Courthouse. He said the BRHD held interviews for the new Director of Behavioral Health and would move forward soon with that selection, and presented Rebecka Eccles to fill a recent vacancy for the Board of Health.

Action: Motion made by Councilmember David Erickson to approve appointment; 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

6. Items of Special Interest

A. Renewal of Designation of CacheARTS as the Local Arts Agency – Wendi Hassan, Executive Director of Cache Valley Center for the Arts [7:26](#) Wendi gave presentation that described how the CacheARTS value is seen across many different uses

and partnerships. Chair Goodlander told Wendi she did an amazing job. [13:49](#) Councilmember Keegan Garrity asked how long she had been in this designation. Wendi answered since 2010, and many years before under the Whittier Center.

Action: Motion made by Vice Chair Kathryn Beus to renew designation of CacheARTS; seconded by Councilmember Mark Hurd.

Motion passes.

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

Nay: 0

- B. VOCA/VAWA Grants – Sara Owen, Victim Coordinator of the Cache County Attorney’s Office, Andrew Crane, Deputy Attorney of the Cache County Attorney’s Office [15:09](#) Sara Owen explained the scope of work and services done by the victims services. [21:10](#) Vice Chair Kathryn Beus asked if there was anything in the trend to indicate funding from the state. Sara answered potentially on track for that. Vice Chair asked if that would be provided by state or federal. Sara responded VOCA is federal. [22:03](#) Attorney Taylor Sorenson added to his knowledge the clear trend are these types of grants are decreasing. Sara added it was a few years ago when the state of Utah implemented the state grant. Vice Chair Kathryn Beus thanked Sara and her staff for their work. [23:44](#) Andrew Crane gave description of grant applications. [26:21](#) Chair Goodlander asked if the grant for 2025-2027 year will be done in July. Andrew answered by June. [26:47](#) Councilmember Keegan Garrity asked what plan b is if the grant isn’t approved. Andrew answered he isn’t part of the finance department to speak on that. [27:07](#) Taylor responded it would be up the legislative body to decide and without the grants there would be significant service cuts to dedicated special victim’s prosecutors. He added improved tracking had been done and thanked Andrew and Sara for their work. Councilmember Keegan Garrity asked if the reporting requirements were looked at to determine if the grant was approved. Andrew answered it is a factor to be considered.

No motion

- C. Updated Fire District Map [28:56](#) County Clerk Bryson Behm gave Fire District update with map. Vice Chair Kathryn Beus asked if any towns had been incorporated since 1965. Bryson answered no. [30:50](#) Councilmember Nolan Gunnell asked if the Powder Mountain rezone will impact this or not. [31:10](#) Chief Hammer said negotiations were still ongoing.

Action: Motion made by Vice Chair Kathryn Beus to approve Fire District Board Map; seconded by Councilmember Nolan Gunnell.

Motion passes.

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

Nay: 0

7. Public Hearings [32:16](#)

- A. Set Public hearing for April; 8, 2025 – Ordinance 2025-11 Tanner and Nicole Godfrey Rezone – A request to rezone 10.49 acres located at 1695 W. 2200 S. College Ward, from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.

Set Public hearing for April 8, 2025 – Ordinance 2025-12 Rezone CS Rezone – A request to apply the Public Infrastructure (PI) Overlay onto 40,00 acres, located at ~5900 W. 3000 N. Mendon, that are in the Agricultural (A10) Zone.

Discussion:

Action: Motion made by Councilmember David Erickson to approve public hearings; 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

8. Pending Action

A. 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.

Discussion: [33:16](#) Angie Zetterquist explained application was up again after no motion last meeting and said there were no new updates. She reminded Council Planning commission voted denial. UDOT confirmed they have approval for 6-10 homes. [34:54](#) Councilmember Nolan Gunnell spoke in support of planning and zoning and denial of the rezone. Councilmember Keegan Garrity asked how many people spoke against and assumed a dozen. Chair Goodlander agreed that was close.

Action: Motion made by Councilmember Nolan Gunnell to deny Ordinance 2025-09; 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

B. Resolution 2025-07 – Opening the 2025 Budget- Proposed amending of the current (2025) budget

Discussion: [36:25](#) (Audience exited chambers) [37:10](#) Finance Director Wes Bingham explained the reasons to open the budget for requested new funds. He added preventative measures would be incorporated in the future.

Action: Motion made by Vice Chair Kathryn Beus to approve Ordinance/Resolution; 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

9. Initial Proposals for Consideration of Action

A. Ordinance 2025-07 – Designating the County Clerk as the Chief Administrative Officer for Privacy and Record Management Purposes

Discussion: [40:59](#) Andrew Erickson described the background of the Ordinance and change with GRAMA appeals. Chair Goodlander agreed with the designation. [42:53](#) Attorney Taylor Sorenson added most of these duties are what Bryson does already. Chair Goodlander clarified someone else could be designated by Bryson if necessary. Taylor answered yes.

Action: Motion made by Councilmember David Erickson to suspend rules and approve Ordinance; seconded by Councilmember Barbara Tidwell.

Motion passes.

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

B. Resolution 2025-09 Adopting the Cache County FY 2026 Budget Calendar

Discussion: [45:05](#) Wes presented the calendar to show the timeline, process to complete the budget, and submit. Chair Goodlander clarified Wes had met with department heads already. Wes answered yes. Councilmember Keegan Garrity said he liked everything done before Thanksgiving. [51:57](#) Vice Chair Kathryn Beus commented this was earlier than the past and asked if there was pushback from staff. Wes answered not really. [52:59](#) Executive Zook added it is early and important for Council to recognize this as preliminary. Kathryn followed up the 2025 budget was done with department heads presenting their requests but at the end of the year the amount was not the same which made it very difficult. She

explained the plan as she understood and didn't foresee as many unexpected changes this year. [56:02](#) Wes answered the aim is for department heads to do their best at reaching out for pricing. Vice Chair Kathryn Beus asked Amy Adams about insurance costs and market analysis plans. [58:15](#) Amy responded insurance bids might be considered next year, and she expected to receive the market compensation analysis in August. [59:28](#) Chair Goodlander said changes will happen and flexibility is needed. She thanked Wes for the separation of capital expenditures and personnel. [1:00:08](#) Vice Chair Kathryn Beus followed up that September 9 is when Council would expect a formal budget from the Executive. [1:00:37](#) Executive Zook agreed, but added it wouldn't be done yet. Chair Goodlander and Vice Chair discussed anticipation to have it finished. [1:01:03](#) Wes added he had worked with Dirk and also anticipated working closely with Executive Zook on the budget. [1:01:34](#) Councilmember Mark Hurd asked how long he had been in his role with the County. Wes answered since May 2024. Mark complimented the work he had done so far and with the addition of Matt Funk said things are going really well. [1:02:14](#) Councilmember Keegan Garrity asked how the Auditor plays into the budget next year. Wes answered a lot of that would come through the Audit Committee. [1:03:08](#) Matt said it's a team approach. [1:03:46](#) Councilmember David Erickson commented he has seen this type of calendar before and it can become worthless unless it is hardened. Councilmember Keegan Garrity asked who the enforcer of the calendar would be. [1:04:22](#) Wes answered June 15 the finance files for department heads will be locked. Keegan said the forecast seemed reasonable. [1:05:42](#) Chair Sandi Goodlander added the biggest enforcer is Council.

Action: [1:03:31](#) Motion made by Vice Chair Kathryn Beus to suspend rules and approve Resolution 2025-09; 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

C. Resolution 2025-10 Firefighter Work Period Amendment

Discussion: [1:06:28](#) Amy Adams explained after an audit from URS a change was made to the work period that needed the Personnel Procedures Manual wording updated.

Action: Motion made by Vice Chair Kathryn Beus to suspend rules and approve Resolution; 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

D. Resolution 2025-11 Compensation Plan COLA Amendments

Discussion: [1:08:03](#) Amy Adams read through the grammar and verbiage changes made to the Personnel Manual. Chair Goodlander asked if this went through O&P. Amy answered yes. [1:12:30](#) Councilmember Mark Hurd added it was recommended 3-0.

Action: Motion made by Councilmember Mark Hurd to suspend rules and approve Resolution; seconded by Councilmember Barbara Tidwell.

Motion passes.

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

Nay: 0

E. Resolution 2025-12 – Authorizing the Office of Personnel Management to Make Non-Substantive Changes to the County Personnel Policy & Procedures Manual

Discussion: [1:13:02](#) Amy Adams described the policy that surrounds the changes Personnel Management are permitted to make. [1:14:10](#) David Erickson suggested the County attorney review the changes to create a second check. Amy agreed. [1:15:10](#) Councilmember Mark Hurd clarified when a change is made notification would be given to those

affected. Amy answered yes. [1:15:32](#) Councilmember Keegan Garrity added for informative purposes. Vice Chair Kathryn Beus referred to Councilmember David Erickson for added language for attorney approval.

Action: No motion – continued to next meeting

Aye: 0

Nay: 0

10. Other Business

A. Discussion on Formation of a Study Committee as prescribed in UCA § 17-52a-3

[1:16:15](#) Chair Goodlander described Committee outline and opened for discussion of formal poll. [1:18:05](#) Vice Chair Kathryn Beus asked if there is a prescribed procedure for the committee. Chair Goodlander answered yes. She added a concern was if a 3 member council would be the result in the case of the voter response to the recommendations is no. She explained that would not be the case and instead council would ask voters to amend the organic act and if that failed it would remain as is. [1:18:47](#) Councilmember Keegan Garrity confirmed public hearings are required. Chair and Vice Chair answered yes in state code. Councilmember Keegan Garrity clarified the 4 types of government allowable under a County in this class and the voting process as he understood it. Chair Goodlander responded with the reasons why the change is being introduced. [1:20:35](#) Councilmember Barbara Tidwell clarified two member come from council. Chair Goodlander answered they can, or they can be appointed by council. Barbara followed up and asked if the other members need to come from COG. Chair Goodlander answered they can, or they can be appointed by COG. Barbara asked if someone outside our jurisdiction could be appointed on the committee. Chair Goodlander answered the two appointed from Council could be. [1:21:09](#) Councilmember Keegan Garrity clarified if Barbara implied someone who lives outside the county. Chair Goodlander answered that would be acceptable and kept unbiased. Councilmember Keegan Garrity asked if there is compensation for committee members. [1:21:51](#) Chair Goodlander answered code says compensation for travel is compensated and would need to be looked at. Councilmember Keegan Garrity said it may be applicable to someone who lives outside the county. Chair Goodlander said council could vote to cover the expenses but added she didn't see many. [1:22:27](#) Vice Chair Kathryn Beus said she was in favor knowing the 3 member council would not be the default. [1:23:20](#) Chair Goodlander said she tries to live by a mantra to 'always consider you may be wrong' and she felt the need to form the committee. [1:24:10](#) Councilmember David Erickson said he was in favor of the committee. [1:24:44](#) Barbara Tidwell voiced her favor of the committee. [1:24:47](#) Councilmember Keegan Garrity asked what type of formal outreach has been done already. He gave his reasons why he didn't feel like this was a good move. [1:26:18](#) Councilmember Barbara Tidwell said her view is if the committee isn't formed how will the Council know what the opinion is. Vice Chair Kathryn Beus agreed. Councilmember Keegan Garrity responded there should be alternative methods of hearing from the constituents than forming a committee. [1:26:39](#) Councilmember Mark Hurd said he had not heard of support for any change apart from discussions with Council. [1:27:33](#) Councilmember Nolan Gunnell voiced his agreement that new points could be found by a committee. He added he understood the view Keegan shared but added a committee could bring some outside perspective value to consider. [1:28:18](#) Chair Goodlander said it is the job of Council to educate and help by putting their opinion out there for other counties to also voice theirs too. [1:28:52](#) Councilmember Keegan Garrity said this does not fit a top ten issue and spoke against it. [1:29:17](#) Chair Goodlander summarized the formal poll with 5 Councilmember votes for and 2 against and moved forward with the majority for the study committee. [1:29:42](#) Executive Zook shared his opinion that the only people who should be giving input are those familiar with the form government. [1:35:26](#) Chair Goodlander gave agreement to what Executive Zook said and added his knowledge and education will be valuable to the committee. Executive Zook continued an elected advocate would be valuable to the county and added those who serve on the committee should not have an opinion already established. [1:36:59](#) Chair Goodlander agreed.

Action: No motion

Aye: 0

Nay: 0

B. UAC Board of Directors of Meeting April 30, 2025 – St. George

[1:37:20](#) Chair Goodlander said she would be there.

C. UAC Management Conference April 30-2025 – St. George

[1:37:26](#) Chair Goodlander asked who would attend. Council discussed.

[1:38:29](#) Chair Goodlander said she received a call from the Emergency Manager notifying her there is an obligation to what the duties of council would be in the event of emergency. Council discussed.

11. Councilmember Reports

David Erickson – [1:47:07](#) David said he would really like to serve on the committee for the extension and spoke highly of the request. He added thanks for the CacheARTS, and then clarified the vote on the fire district was not unanimous and his was a dissenting vote.

Sandi Goodlander – [1:49:20](#) Sandi reported she and Kathryn were on KVNU to communicate with the public and asked Council to pass along anything they would like to add. She reported the feasibility study for rec center was moving forward.

Keegan Garrity – [1:43:09](#) Keegan reported on bike to everywhere week. He added he attended his first meeting with the airport board.

Barbara Tidwell – [1:41:38](#) Barbara reported on her scheduled meeting with COG on May 5 and her excitement for the celebration of America's 250th birthday along with other local events.

Kathryn Beus – None

Nolan Gunnell – [1:44:23](#) Nolan suggested meeting with planning and zoning to map out water with the state engineer for consistency. [1:45:24](#) Chair Goodlander clarified a study was done about that but not completed, and if Nolan would take charge of arranging this meeting. Nolan agreed. He said JD Gunnell asked if a council member could be assigned to help with the extension department. Council joked about the family conflict, and agreed the idea was good.

Mark Hurd – [1:48:04](#) Mark reported a lot was done in the last O&P meeting. He said he was at Northern Utah Waster Conference earlier where Box Elder County presented their Master Water Plan and it reminded him Cache County needs one. He and Nolan agreed to combine their two requests into one.

Action: [1:51:07](#) Motion made by Vice Chair Kathryn Beus to excuse into executive session; seconded by Councilmember Nolan Gunnell.

Motion passes.

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

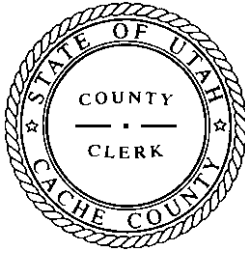
Nay: 0

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

Adjourn: 7:30 PM [1:51:28](#)

APPROVAL: Sandi Goodlander, Chair
Cache County Council

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





Hold a Public Hearing

Ordinance 2025-11 – Tanner and Nicole Godfrey Home 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: April 8th, 2025

Agenda Item Language: Hold a public hearing for Ordinance 2025-11 Tanner and Nicole Godfrey Home Rezone – A request to rezone 10.49 acres located at 1695 W. 2200 S., College Ward, from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.

Action: Planning Commission – Recommendation of Approval (5-yea; 0-nay; 1-abstain)

Background: A request to rezone 10.49 acres located at 1695 W. 2200 S., College Ward, from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.

Fiscal Impact: N/A

Public Hearing Required: Rezone requests require a public hearing before the County Planning Commission (PC). This hearing was held on March 6th, 2025, and their recommendation to approve the rezone was made on March 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 10.49 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone

Hold a public hearing on April 8th, 2025.
If approved, the rezone will take effect 15 days from the date of approval.

Approval (5-yea; 0-nay; 1-abstain).
Public hearing held on March 6th, 2025
Conclusion: Based on the findings of fact noted [in the staff report], the Tanner and Nicole Godfrey Home rezone is hereby recommended for approval to the County Council as follows:

1. The subject property is consistent with the purpose of the Rural 2 (RU2) Zone:
 - a. "To allow for residential development in a moderately dense pattern that can allow for rural subdivisions, and to allow for clustering plans larger than a single parcel. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities."
 - b. "To implement the policies of Cache countywide comprehensive plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipality standards."
 - c. "This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services."
2. This rezone is consistent with the Logan City 2022 Annexation Policy Plan:
 - a. The subject parcel falls within "Area C" of the Logan City 2022 Annexation Policy Plan. This area is targeted for future residential and commercial growth. Per the public comment provided by the Senior Planner for Logan City, Russ Holley, this parcel will be NR-4 or NR-6 and would likely have a density of 4-6 homes per acre.
3. This rezone is partially consistent with the Cache County General Plan:
 - a. The subject parcel falls within the "Urban Expansion Overlay". This overlay promotes unified municipal growth that matched the municipal land use plan. In this case, the subject property falls within the Logan City annexation area and the proposed rezone aligns with the Logan City future land use plan for this area.

Angie Zetterquist

Conner Smith

42 **General Description**

43 Amending the Cache County Zoning Map by rezoning 10.49 acres from the Agricultural (A10)
44 Zone to the Rural 2 (RU2) Zone.

45

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

47 Staff Report to Planning Commission – revised

Staff Report: Tanner and Nicole Godfrey Home Rezone

6 March 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: Tanner Godfrey

Parcel ID#: 03-009-0007

Staff Recommendation: None

Type of Action: Legislative

Land Use Authority: Cache County Council

Location

Reviewed by Conner Smith

Project Address:

1695 W. 2200 S.,
College Ward

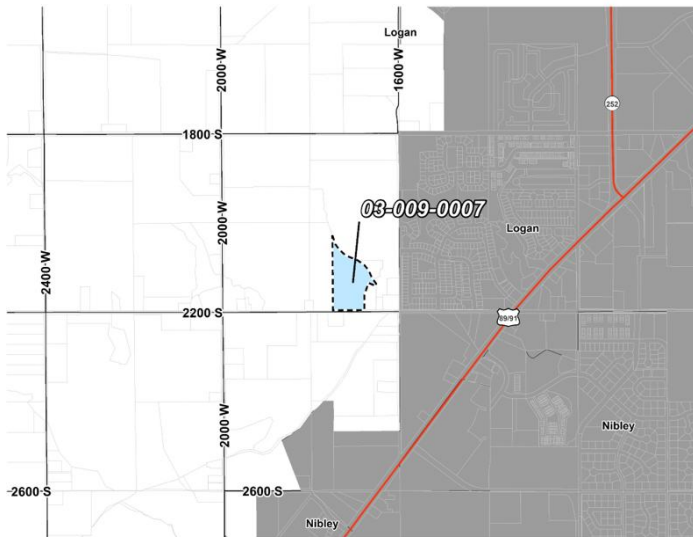
Acres: 10.49

Surrounding Uses:

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

Current Zoning:
 Agricultural (A10)

Proposed Zoning:
 Rural 2 (RU2)



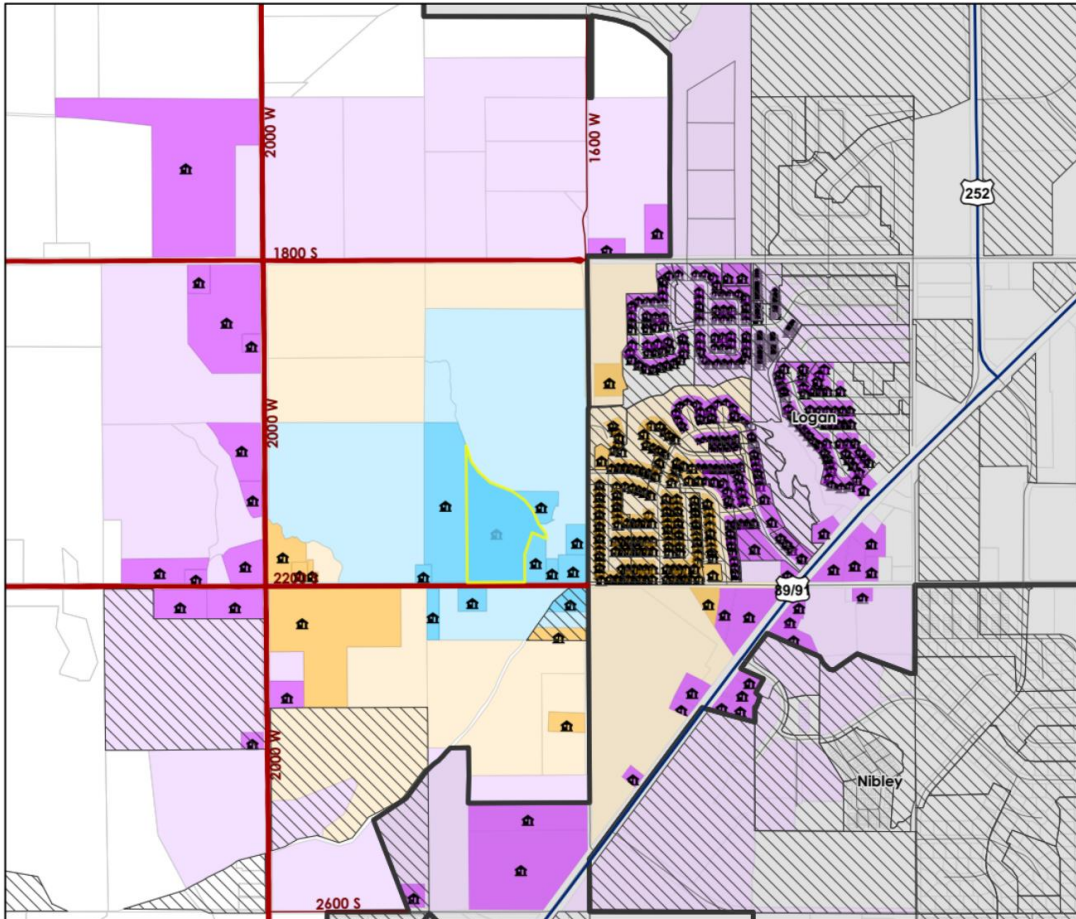
Findings of Fact

A. Request description

1. A request to rezone 10.49 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.
2. This rezone may allow the parcel to establish uses permitted in the Rural 2 (RU2) Zone. Approval of this zone will grant this parcel a maximum potential of five lots.
3. A rezone request is general in nature and is not tied to any proposed use. Any impacts related to permitted and conditional uses allowed within the Rural 2 (RU2) Zone will be addressed as part of each respective approval process required prior to site development activities.

Revised Pg. 7 and 8 - Planning Commission Recommendation

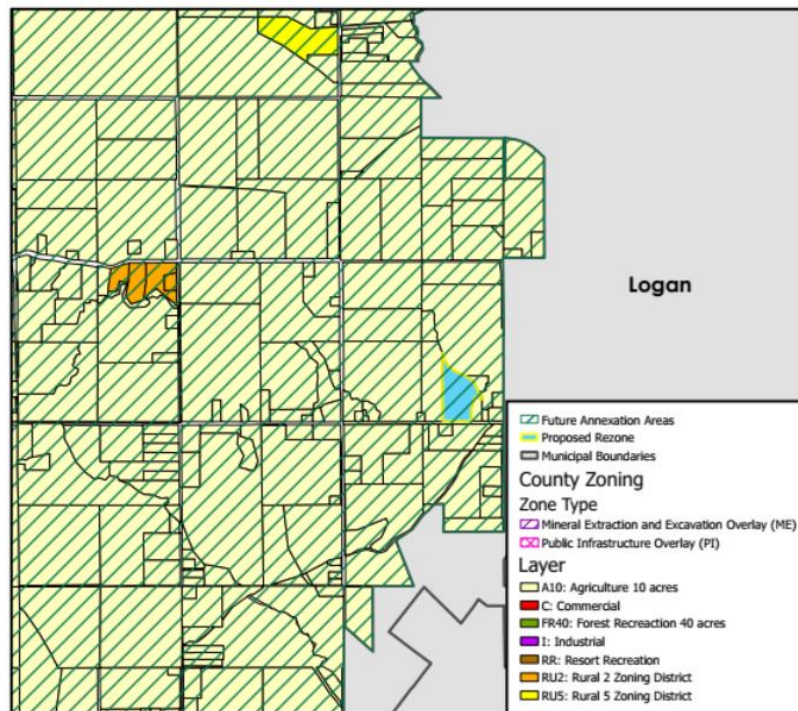
4. Staff has identified general information as pertains to the subject property to assist the Planning Commission and County Council in arriving at a decision. This information is reflected in the attached map (Attachment A) and in the following text.
 - a. Land Use Context:
 - i. Parcel status: The 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: 2.7 Acres (11 Parcels)
	Without a Home: 16.9 Acres (5 Parcels)
1/4 Mile Buffer	With a Home: 3 Acres (17 Parcels)
	With a Home in Logan: 0.1 Acres (152 Parcels)
	Without a Home: 12.3 Acres (16 Parcels)
1/2 Mile Buffer	Without a Home in Logan City: 2.5 Acres (24 Parcels)
	With a Home: 3.4 Acres (32 Parcels)
	With a Home in Logan City: 0.2 Acres (438 Parcels)
	Without a Home: 11.7 Acres (38 Parcels)
	Without a Home in Logan City: 2.6 Acres (82 Parcels)

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

- Single Family Dwelling
 - Foster Home
 - Accessory Apartment
 - Accessory/Agricultural Structures
 - Home Based Business
 - Seasonal Cabin
 - Residential Living Facilities
 - Home Based Kennel
 - Bed and Breakfast Inn
 - Public Uses
 - Religious Meeting House
 - Utility Facility, Distribution
 - Utility Facility, Service
 - Agricultural Production
 - Farm Stand
 - Boarding Facility
 - Site Grading
- ii.** Adjacent Uses: The properties to the south and west are primarily a mix of residential and agricultural, properties to the north are primarily agricultural, and properties to the east are primarily residential. The nearest parcel, in the county, that is in the Rural 2 (RU2) Zone, is located 0.85 mile to the west of the subject property. The Logan City municipal boundary is located 400 feet (0.05 miles) to the east of the subject property.
- The Daus Minor Subdivision rezone, located 0.85 miles to the west of the subject property, was a request to rezone 12.82 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone, and was approved by County Council on June 11th, 2013 as Ordinance 2013-10.
 - The Meadowbrook Subdivision Phase 5, located 400 feet (0.05 miles) to the east of the subject property inside of Logan City limits, is an existing subdivision with a density of one house per 0.20 acres.
- iii.** Annexation Areas: The subject property is located the Logan City future annexation area.



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

5. As per §17.02.060, Establishment of Land Use Authority, the County Council is authorized to act as the Land Use Authority for this application.
6. The current County Land Use Ordinance does not specify appropriate locations for the Rural 2 (RU2) Zone but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030 [E] identifies the purpose of the Rural 2 (RU2) Zone and includes the following:
 - a. “To allow for residential development in a moderately dense pattern that can allow for rural subdivisions, and to allow for clustering plans larger than a single parcel. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities.”
 - b. “To implement the policies of Cache countywide comprehensive plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipality standards.”
 - c. “This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.”
7. Chapter 4: Future Land Use Plan of the Cache County General Plan states:
 - a. “The use of land is one of the most important and fundamental values for landowners, residents, civic leaders, and elected officials. This determines, in large measure, the future of Cache County. The Future Land Use Map represents the County’s collective vision of our desired future. It conveys the patterns and priorities of economic development and community character, the locations of neighborhoods and industries, and the preservation of natural, agricultural, and rural landscapes.”
 - b. “The Future Land Use Plan is advisory and does not change the existing zoning of any property or the ability of landowners to continue existing legal uses consistent with the existing zoning or nonconforming uses. It serves as a starting point for conversations about regional initiatives and development proposals by illustrating how sometimes

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

Roadway Element	Existing Width (ft)	Future Width (ft)	Comments or Findings
Travel Lanes	22	22	OK
Right-of-Way	50	66	Substandard
Paved Shoulder	1	2	Substandard
Gravel Shoulder	2	4	Substandard
Clear Zone (4:1)	5-10	10	Substandard
Material	Paved	Paved	OK
Structural			Visually OK

Access Management – 3000 North

	Min. Spacing Standard (Feet)		
Classification	Public/Private Roads	Commercial	Residential/Farm Access
Minor Collector	350	200	200

D. Service Provisions:

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

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

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

22. Public notice was posted online to the Utah Public Notice Website on 21 February 2025.

23. Notices were posted in three public places on 21 February 2025.

24. Notices were mailed to all property owners within 300 feet on 21 February 2025.

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

Conclusion

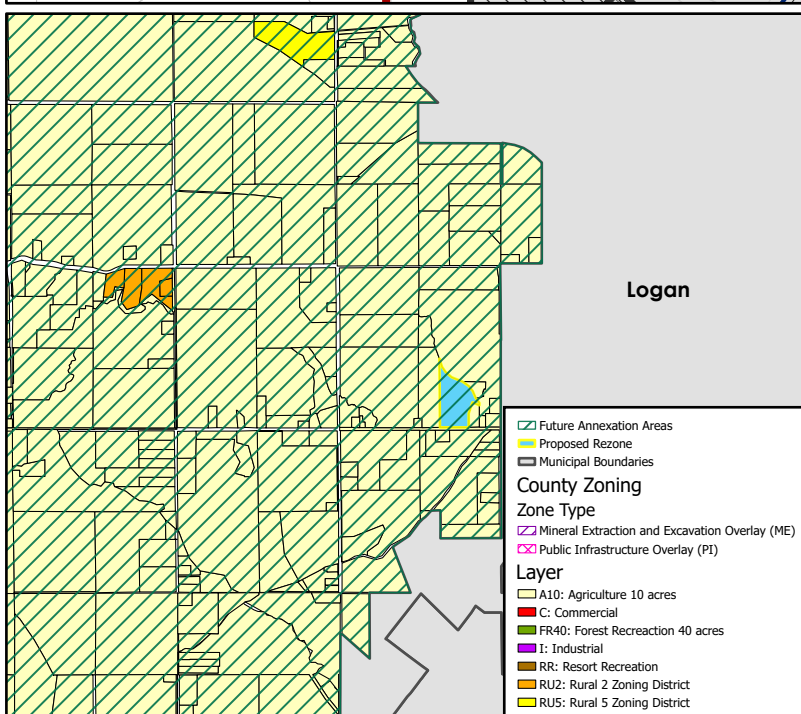
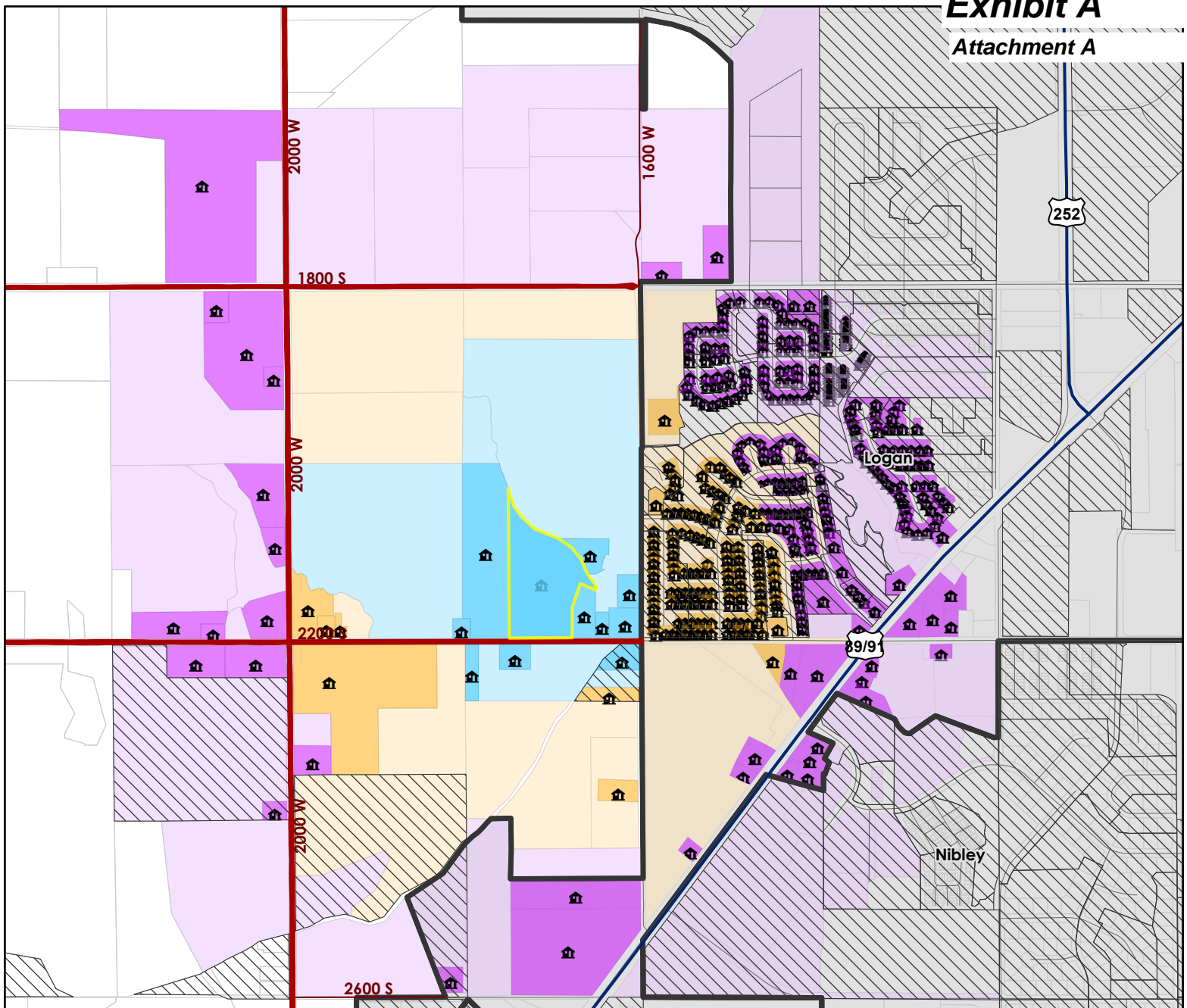
The Tanner and Nicole Godfrey Home rezone, a request to rezone 10.49 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone has been reviewed in conformance with Title 17 of the Cache County Land Use Ordinance and the County Manual of Roadway Design and Construction Standards. Staff has not made a recommendation based on the findings of fact identified above and any others identified at the public hearing. Although Staff has not made a recommendation for approval or denial, they can help Planning Commission draft a recommendation to County Council.

Planning Commission Conclusion

Based on the findings of fact noted herein, the Tanner and Nicole Godfrey Home rezone is hereby recommended for approval to the County Council as follows:

- 1.** The subject property is consistent with the purpose of the Rural 2 (RU2) Zone:
 - a.** “To allow for residential development in a moderately dense pattern that can allow for rural subdivisions, and to allow for clustering plans larger than a single parcel. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities.”
 - b.** “To implement the policies of Cache countywide comprehensive plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipality standards.”

- c. “This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.”
- 2. This rezone is consistent with the Logan City 2022 Annexation Policy Plan:
 - a. The subject parcel falls within “Area C” of the Logan City 2022 Annexation Policy Plan. This area is targeted for future residential and commercial growth. Per the public comment provided by the Senior Planner for Logan City, Russ Holley, this parcel will be NR-4 or NR-6 and would likely have a density of 4-6 homes per acre.
- 3. This rezone is partially consistent with the Cache County General Plan:
 - a. The subject parcel falls within the “Urban Expansion Overlay”. This overlay promotes unified municipal growth that matched the municipal land use plan. In this case, the subject property falls within the Logan City annexation area and the proposed rezone aligns with the Logan City future land use plan for this area.
- 4. A subdivision, located inside of Logan City limits, that has a density of one home per 0.20 acres is located 400 feet to the east of the subject parcel.



Legend

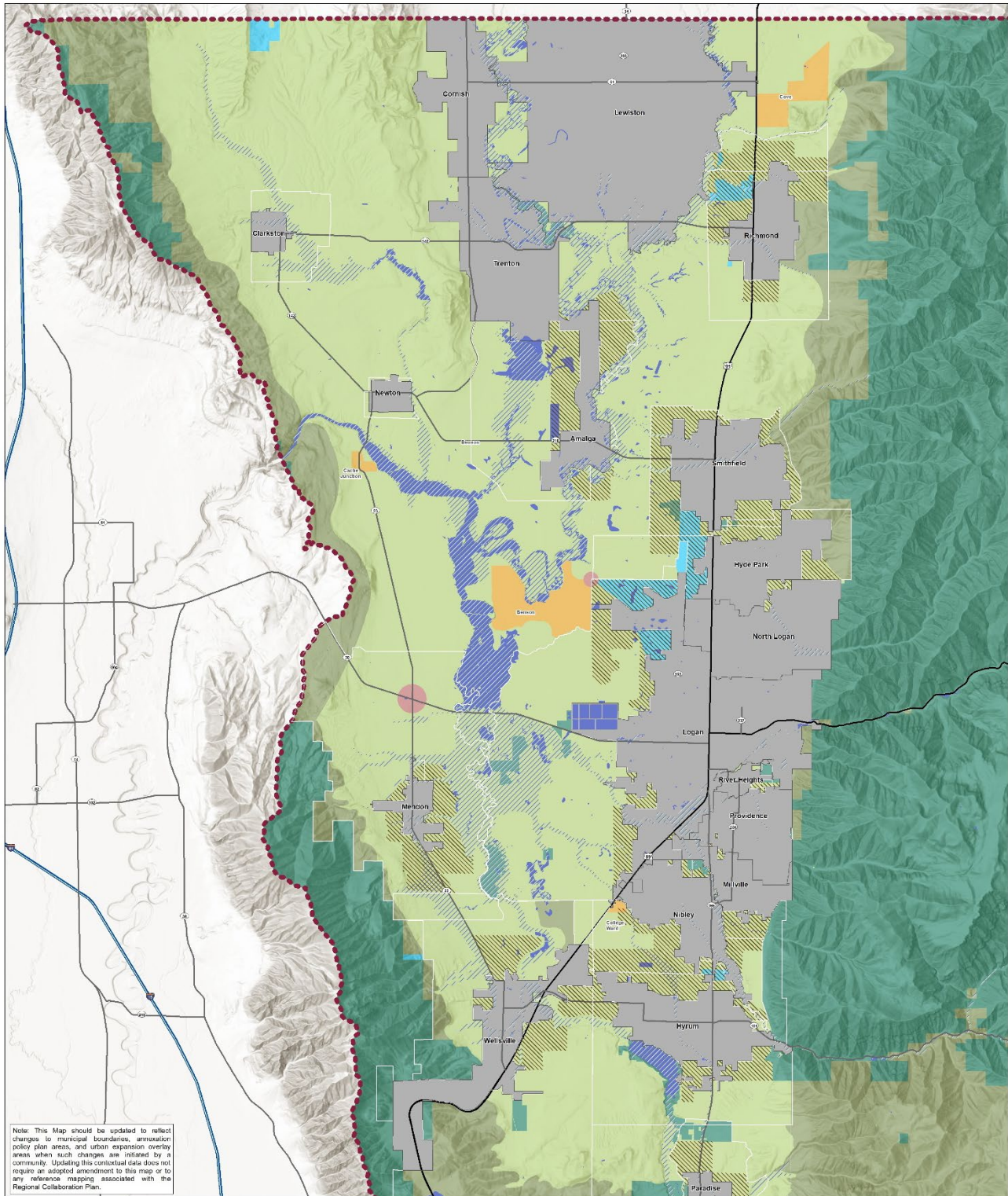
- Proposed Rezone
- Winter Maintenance
- Municipal Boundaries
- Subdivisions
- Parcels
- County Roads
- Highways

Average Parcel Size

Adjacent Parcels	With a Home: 2.7 Acres (11 Parcels)
	Without a Home: 16.9 Acres (5 Parcels)
1/4 Mile Buffer	With a Home: 3 Acres (17 Parcels)
	With a Home in Logan: 0.1 Acres (152 Parcels)
	Without a Home: 12.3 Acres (16 Parcels)
1/2 Mile Buffer	Without a Home in Logan City: 2.5 Acres (24 Parcels)
	With a Home: 3.4 Acres (32 Parcels)
	With a Home in Logan City: 0.2 Acres (438 Parcels)
	Without a Home: 11.7 Acres (38 Parcels)
	Without a Home in Logan City: 2.6 Acres (82 Parcels)



2/10/2025



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
Annexation Policy Plan Areas	Industrial and Mineral Extraction	

Cache County
Future Land Use Map

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

Date: February 28, 2023



Conner Smith <conner.smith@cachecounty.gov>

Notice - RU2 Rezone

Russ Holley <russ.holley@loganutah.gov>

Tue, Feb 25, 2025 at 11:22 AM

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

Conner,

Thanks for the notice. This property is both in the City's Current Version of the Future Land Use Plan and the 2022 Annexation Policy Plan. This area is not currently contiguous to Logan City and so it is hard to estimate when an annexation would occur but the current plans show that the likely zoning of the area would be single family detached between 4-6 homes per acre if annexed into the Logan City jurisdiction. Logan City utilities needed to adequately service this type of single family development currently existing west of the subject property near the intersection of 2200 S 1600 W. Thanks and if you have any further questions please let me know.

[Quoted text hidden]



Conner Smith <conner.smith@cachecounty.gov>

Tanner and Nicole Godfrey Home Rezone Staff Report

Tanner Godfrey <tanner.c.godfrey@gmail.com>

Mon, Mar 3, 2025 at 9:46 PM

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

Hey Conner,

Could you please post the following for Public Comment associated with our rezone request?

Thanks Conner!

The purpose of this rezone request is to allow for the future construction of an additional home and workshop on this parcel. Although RU5 zoning would be more appropriate for this type of project density, it is not allowed due the amount of acreage taken up by sensitive land (3.15 acres of wetlands and water bodies), leaving insufficient acreage. Even with the RU2 zoning, due to the remaining acreage (~6.45 acres) and existing home, only a maximum of 2 additional homes could be added under RU2 zoning. It is our intent to continue with agricultural use of this parcel.

[Quoted text hidden]



Hold a Public Hearing Ordinance 2025-12 – Rezone CS 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: April 8th, 2025

Agenda Item Language: Hold a public hearing for Ordinance 2025-12 Rezone CS Rezone – A request to apply the Public Infrastructure (PI) Overlay onto 40.00 acres, located at ~5900 W. 3000 N., Mendon, that are in the Agricultural (A10) Zone.

Action: Planning Commission – Recommendation of Denial (5-yea; 1-nay)

Background: A request to apply the Public Infrastructure (PI) Overlay onto 40.00 acres, located at ~5900 W. 3000 N., Mendon, that are in the Agricultural (A10) Zone.

Fiscal Impact: N/A

Public Hearing Required: Rezone requests require a public hearing before the County Planning Commission (PC). This hearing was held on March 6th, 2025, and their recommendation to deny the rezone was made on March 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 applying the Public Infrastructure (PI) Overlay to 40.00 acres in the Agricultural (A10) Zone

Hold a public hearing on April 8th, 2025.
If approved, the rezone will take effect 15 days from the date of approval.

Denial (5-yea; 1-nay).

Public hearing held on March 6th, 2025

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

1. The nearest area, in the county, that has the Public Infrastructure (PI) Overlay is located eight miles away.
2. The rezone is potentially not consistent with the Cache County General Plan:
 - a. This parcel falls within the “Agriculture and Ranching” zone which places an emphasis on agriculture and ranching related activities. A large scale public infrastructure project is potentially not consistent with that desired use.

Angie Zetterquist

Conner Smith

A request to apply the Public Infrastructure (PI) Overlay onto 40.00 acres, located at ~5900 W. 3000 N., Mendon, that are in the Agricultural (A10) Zone.

Staff Report to Planning Commission – revised

Staff Report: Rezone CS Rezone

6 March 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: Keaton Haviland

Parcel ID#: 12-008-0006

Staff Recommendation: None

Type of Action: Legislative

Land Use Authority: Cache County Council

Location

Reviewed by Conner Smith

Project Address:
 ~5900 W. 3000 N.,
 Mendon

Acres: 40.00

Current Zoning:
 Agricultural (A10)

Proposed Zoning:
 Public Infrastructure
 (PI) Overlay

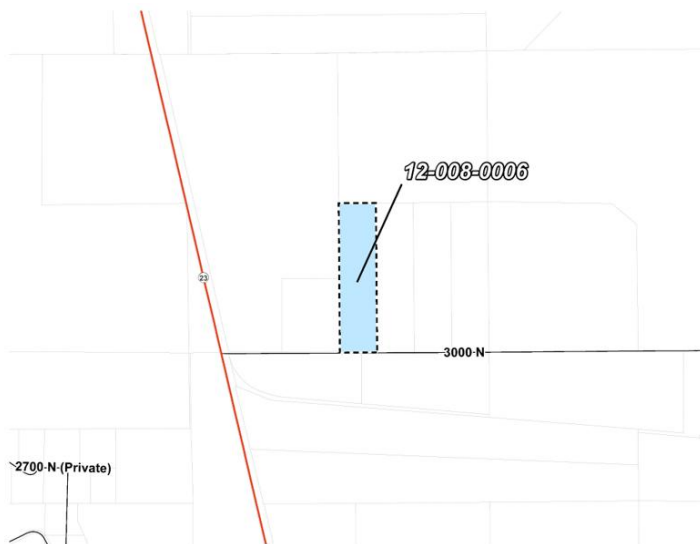
Surrounding Uses:

North – Agricultural

South – Agricultural

East – Agricultural

West – Recreational/Agricultural

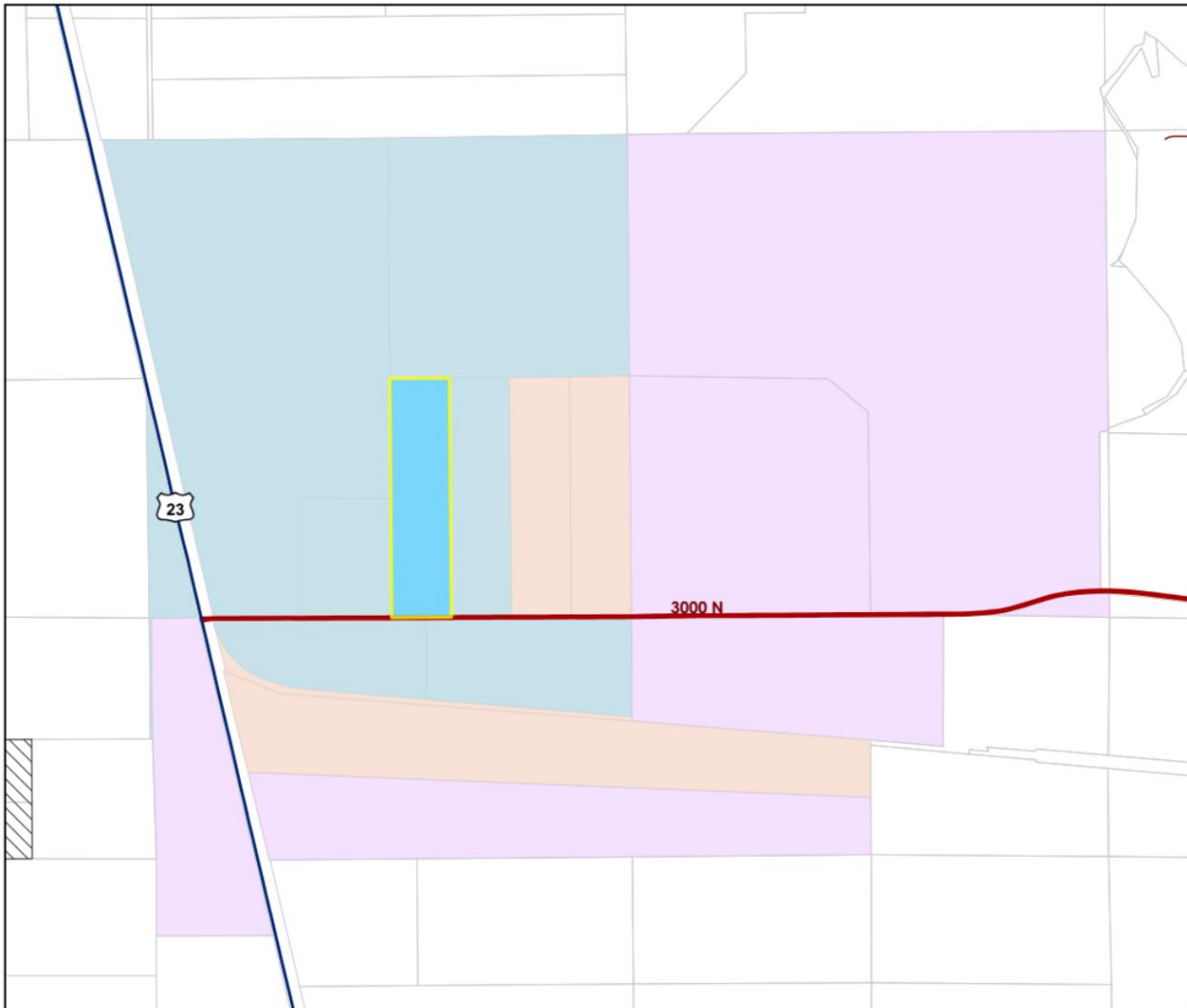


Findings of Fact

A. Request description

1. A request to apply the Public Infrastructure (PI) Overlay onto 40.00 acres in the Agricultural (A10) Zone.
2. This rezone may allow the parcel to establish uses permitted by the Public Infrastructure (PI) 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 Public Infrastructure (PI) Overlay will be addressed as part of each respective approval process required prior to site development activities.

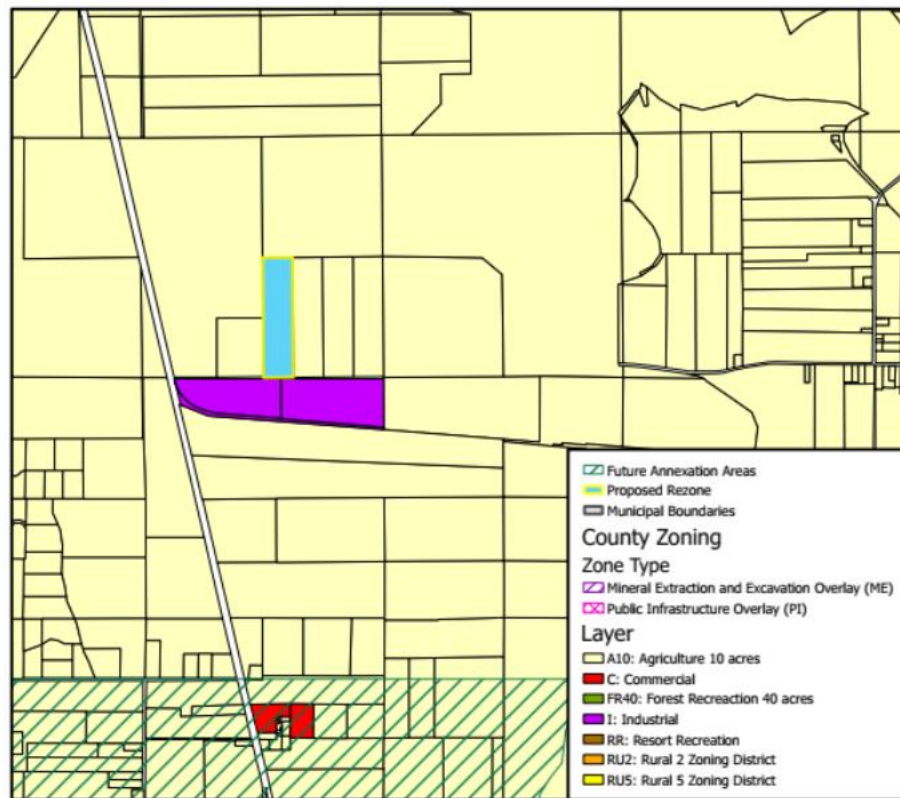
3. Staff has identified general information as pertains to the subject property to assist the Planning Commission and County Council in arriving at a decision. This information is reflected in the attached map (Attachment A) and in the following text.
- a. Land Use Context:
 - i. Parcel status: The properties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



Average Parcel Size	
Adjacent Parcels	Without a Home: 93.1 Acres (7 Parcels)
1/4 Mile Buffer	Without a Home: 78.3 Acres (11 Parcels)
1/2 Mile Buffer	Without a Home: 82.3 Acres (16 Parcels)

Revised Pg. 6 - Planning Commission Recommendation

- i. **Schedule of Zoning Uses:** The Public Infrastructure (PI) Overlay allows for a variety of uses with the approval of a zoning clearance and/or conditional use permit that are not permitted in the Agricultural (A10) Zone:
 - Utility Facility, Transmission
 - Telecommunication Facility, Major
 - Telecommunication Facility, Minor
 - Public Airport
 - Solid Waste Facilities
- ii. **Adjacent Uses:** The properties to north, east, and south of the subject parcel are primarily used for agricultural purposes while the property to the west is used for a mix of recreational and agricultural purposes. The nearest parcel, in the county, that has the Public Infrastructure (PI) Overlay is located 8 miles to the south-east of the subject parcel.
 - The Cache Junction Industrial Park rezone, located directly to the south of the subject property, was a request to rezone 96.35 acres from the Agricultural (A10) Zone to the Industrial (I) Zone, and was approved by County Council on November 27th, 2007 as Ordinance 2007-12. However, the property has never been developed.
- 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 Public Infrastructure (PI) Overlay but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030 [E] identifies the purpose of the Public Infrastructure (PI) Overlay and includes the following:
 - a. “To provide for the siting and operation of public infrastructure in an environmentally sound and economically competitive manner.”
 - b. “To inform current and potential residents of the county of the possible location of future public infrastructure locations.”
 - c. “to ensure that any public infrastructure be designed, constructed, and operated in a safe and efficient manner, and in compliance with all federal, state, and local laws and regulations for the protection of the general health, welfare, and safety of the citizens of the county.”
6. 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.”
7. 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.

8. Consideration of impacts related to uses allowed with the Public Infrastructure (PI) 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

9. §12.02.010 adopts the Manual of Roadway Design and Construction Standards (Road Manual) for roadway improvement requirements.
10. §16.02.010 Standards and Lot Size – All subdivisions must meet the minimum lot and development standards as outlined in each base zone of the Cache County Zoning Ordinance and within this title.
11. Table §17.10.040 Site Development Standards – Minimum lot frontage required in the Agricultural (A10) Zone is 90’.
12. §17.07.040 General Definitions – Lot/Parcel Frontage: that portion of a development site that abuts a public or private roadway. For the purposes of determining setback requirements on corner lots, all sides of a lot adjacent to a roadway shall be considered frontage
13. §16.04.040 [A] Roads – All roads must be designed and constructed in accordance with Title 12 of the County Code.
14. §12.02.010 Roadway Standards – Requirements for roadway improvement are provided in the current Manual of Roadway Design and Construction Standards (Road Manual).
15. Roadway Functional Classification:
 - a. Major Collector (MC): Major collector roads serve larger towns and other traffic generators of equivalent inter-county importance, such as schools, shipping points, and county parks, which are not directly served by minor arterial roads.
16. A basic review of the access to the subject property identifies the following:
 - a. Primary access to the subject property is along 3000 North (Black Rock Road)
17. 3000 North – County Road:
 - a. South of the subject parcel, 3000 North is a County road classified as a Major Collector.
 - b. The road provides access to agricultural fields and serves as a through access from Benson to SR-23.
 - c. Is maintained by the County year round and, because it does not have a posted speed limit, has a speed limit of 55MPH.
 - d. Has an existing width of 24 feet, a 66-foot right-of-way, 1-foot-wide paved shoulder, 2-foot-wide gravel shoulder, a clear zone of 24 feet, and is paved.
 - e. Is considered substandard as to right-of-way, paved shoulder, gravel shoulder, and clear zone.
 - f. Currently has a public/private road spacing of 350 feet and has a commercial, residential, and farm access spacing of 200 feet.

Roadway Element	Existing Width (ft)	Future Width (ft)	Comments or Findings
Travel Lanes	24	24	OK
Right-of-Way	66	80	Substandard
Paved Shoulder	1	4	Substandard
Gravel Shoulder	2	4	Substandard
Clear Zone (4:1)	24	24	Substandard
Material	Paved	Paved	OK
Structural			Visually OK

Access Management

Classification	Min. Spacing Standard (Feet)		
	Public/Private Roads	Commercial	Residential/Farm Access
Major Collector	300	200	200

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

D. Service Provisions:

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

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

20. Public notice was posted online to the Utah Public Notice Website on 21 February 2025.
21. Notices were posted in three public places on 21 February 2025.
22. Notices were mailed to all property owners within 300 feet on 21 February 2025.
23. At this time, no written public comment regarding this proposal has been received by the Development Services Office.

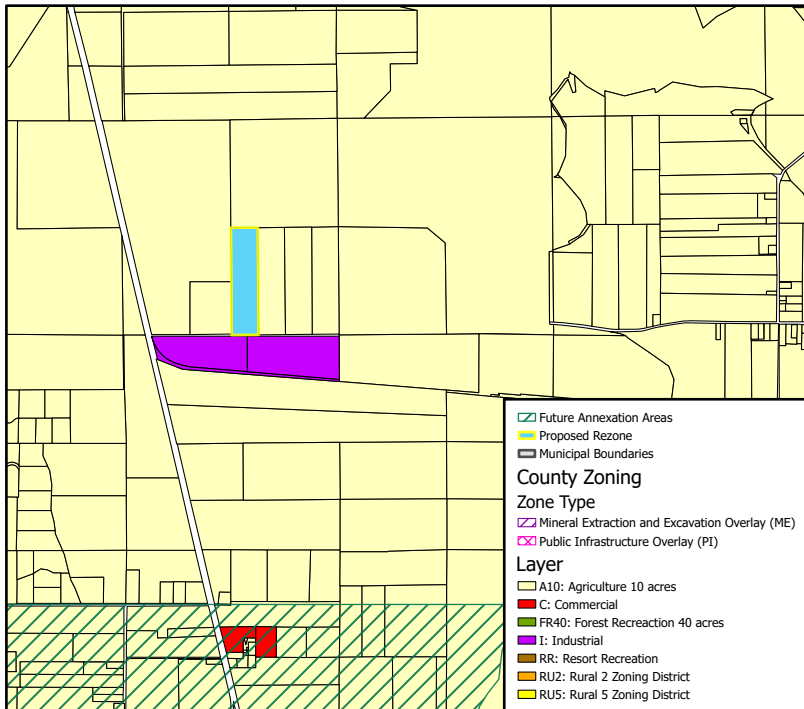
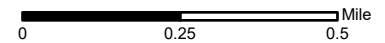
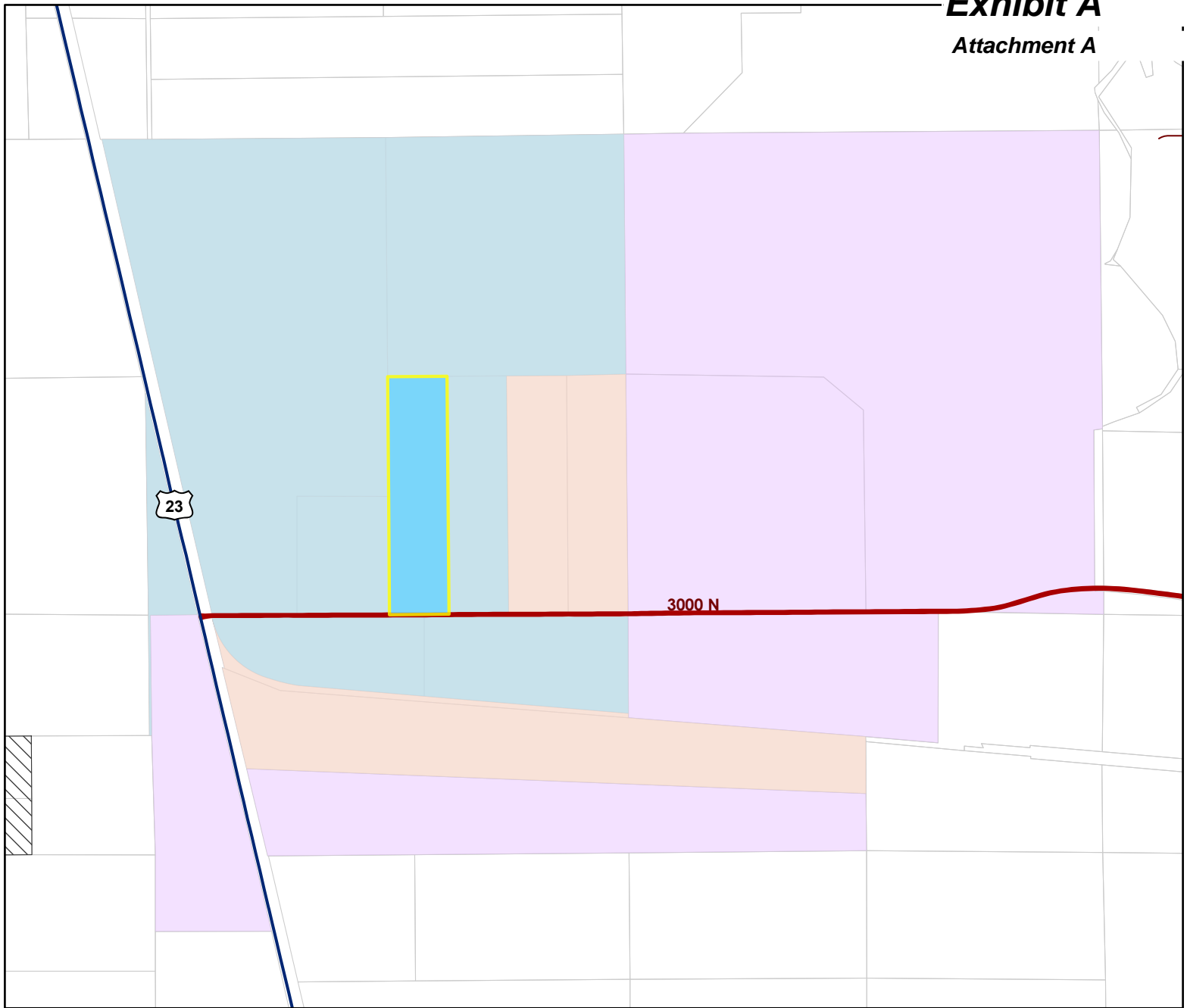
Conclusion

The Rezone CS rezone, a request to apply the Public Infrastructure (PI) Overlay onto 40.00 acres in the Agricultural (A10) Zone has been reviewed in conformance with Title 17 of the Cache County Land Use Ordinance and the County Manual of Roadway Design and Construction Standards. 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 Rezone CS rezone is hereby recommended for denial to the County Council as follows:

1. The nearest area, in the county, that has the Public Infrastructure (PI) Overlay is located eight miles away.
2. The rezone is potentially not consistent with the Cache County General Plan:
 - a. This parcel falls within the “Agriculture and Ranching” zone which places an emphasis on agriculture and ranching related activities. A large scale public infrastructure project is potentially not consistent with that desired use.



Legend

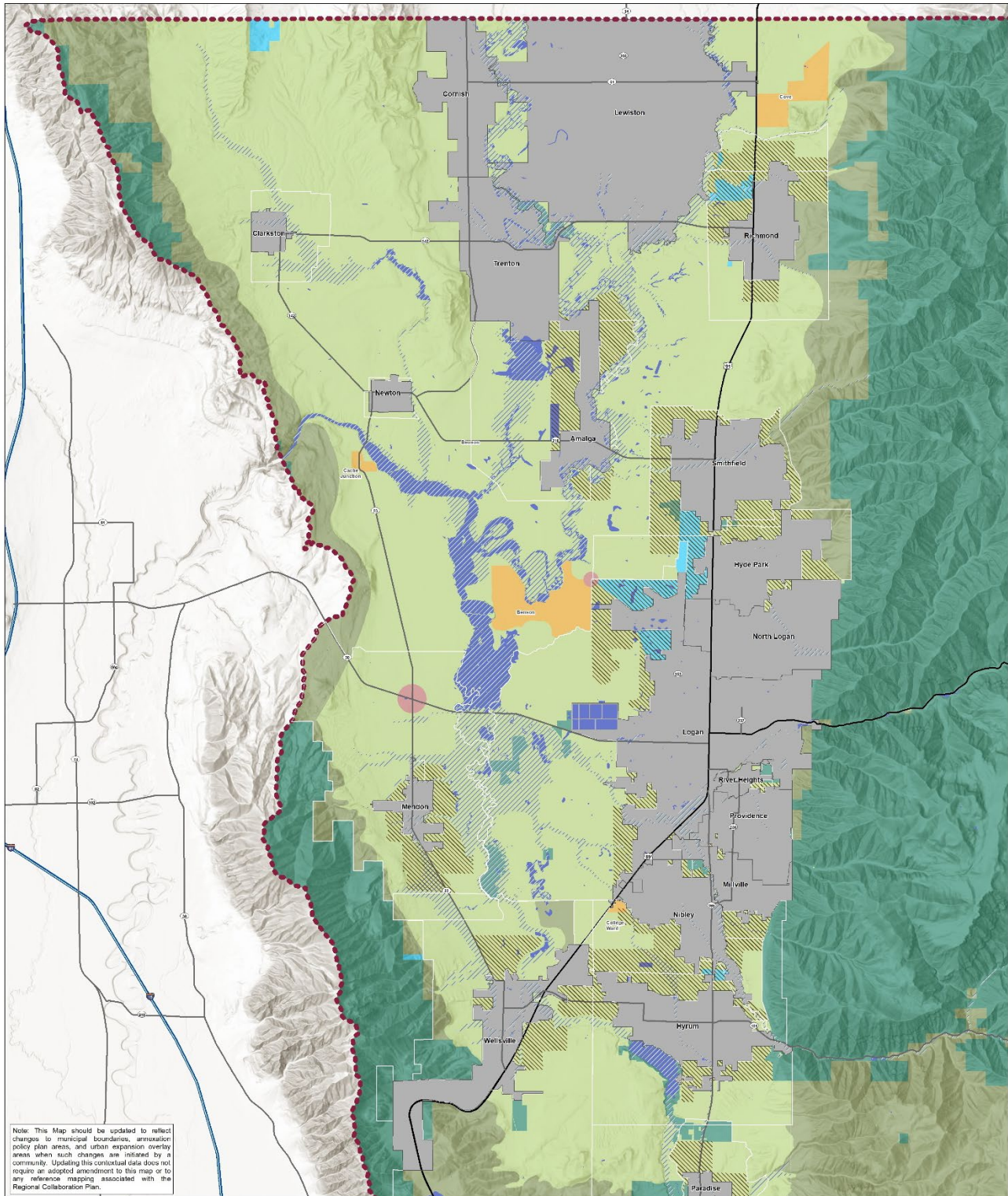
- Proposed Rezone
- Municipal Boundaries
- Subdivisions
- Parcels
- Winter Maintenance
- County Roads
- Highways

Average Parcel Size

Adjacent Parcels	Without a Home: 93.1 Acres (7 Parcels)
1/4 Mile Buffer	Without a Home: 78.3 Acres (11 Parcels)
1/2 Mile Buffer	Without a Home: 82.3 Acres (16 Parcels)



2/10/2025



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	<p>Cache County Future Land Use Map</p> <p>Disclaimer: This map is illustrative and for advisory purposes only. This is not a regulatory or zoning document, and locations are generalized to illustrate concepts.</p> <p>Date: February 28, 2023</p>
100 Year Floodplain	Retail Commercial	Mountain Rural and Conservation	
Municipalities	Rural Community	Forest and Natural Resource	
Annexation Policy Plan Areas	Industrial and Mineral Extraction		

0 0.5 1 2 3 4 Miles



CACHE COUNTY
ORDINANCE NO. 2025 - 12

**A RESOLUTION TO AMEND THE CACHE COUNTY PERSONNEL POLICY AND
PROCEDURE MANUAL SECTION I.I.**

- (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, this update is needed to allow the Director of Personnel Management to make necessary non-substantive changes to the Personnel Policy and Procedure Manual; and
- (C) WHEREAS, non-substantive changes to the manual without the approval of the County Council would not violate county code; and
- (D) WHEREAS, the Cache County Council Ordinance and Policy Review Committee approved this resolution by a vote of 3 to 0 at its March 14, 2025 meeting.

NOW THEREFORE, be it resolved by the County Council of Cache County, Utah, that the Cache County Personnel Policy & Procedure Manual be changed as follows:

SECTION 1

Cache County Policy and Procedure Manual Section I.I., is amended to read as follows with a redline copy attached as “EXHIBIT 1”:

I. Disclaimer and Right to Change or Discontinue:

As set forth above, the Cache County Personnel Policies and Procedures are general guidelines to provide and maintain a consistent system of equity and fairness in all personnel actions. Because from time to time the County may be required to change and/or discontinue certain policies and/or procedures with or without notice to employees, the County does not intend the policies and procedures to be contractual obligations of any kind. Furthermore, the Director of Personnel Management is authorized to make non-substantive changes to this policy, including corrections to grammar, formatting, spacing, and numbering, without having to present such minor changes to the County Council for approval. However, such changes shall only be effective and enforceable upon review and approval by the Cache County Attorney's Office, which shall ensure that the changes are limited to such non-substantive corrections. The Director of Personnel Management shall maintain a record of all approved changes, including the original text, revised text, and approval date.



CACHE COUNTY
ORDINANCE NO. 2025 - 12

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

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

CACHE COUNTY:

ATTEST:

By: _____
Sandi Goodlander, Chair

By: _____
Bryson Behm, County Clerk



CACHE COUNTY
ORDINANCE NO. 2025 - 12

EXHIBIT 1

REDLINE VERSION OF CHANGES TO SECTION I.I.

I. Disclaimer and Right to Change or Discontinue:

As set forth above, the Cache County Personnel Policies and Procedures are general guidelines to provide and maintain a consistent system of equity and fairness in all personnel actions. Because from time to time the County may be required to change and/or discontinue certain policies and/or procedures with or without notice to employees, the County does not intend the policies and procedures to be contractual obligations of any kind. Furthermore, the Director of Personnel Management is authorized to make non-substantive changes to this policy, including corrections to grammar, formatting, spacing, and numbering, without having to present such minor changes to the County Council for approval. However, such changes shall only be effective and enforceable upon review and approval by the Cache County Attorney's Office, which shall ensure that the changes are limited to such non-substantive corrections. The Director of Personnel Management shall maintain a record of all approved changes, including the original text, revised text, and approval date.



CACHE COUNTY
RESOLUTION NO. 2025 - 13

**A RESOLUTION PROVIDING ROUND ONE APPROVAL TO THE NORTHERN
BONNEVILLE SHORELINE TRAIL PHASE 1a TRAIL SEGMENT OPEN SPACE
APPLICATION**

- (A) WHEREAS, the 2022 Cache County voter-approved General Obligation Bond authorized a principal amount not to exceed twenty million dollars (\$20,000,000) to protect scenic vistas, preserve open lands near valley gateways, add trails and trail connectivity, and maintain agriculture, waterways, and wildlife habitat within Cache County; and
- (B) WHEREAS, Cache County Council adopted Ordinance 2023-06, creating code section 2.76, establishing the Cache Open Space Advisory Committee; and
- (C) WHEREAS, the Cache Open Space Advisory Committee has reviewed the trail application for the Northern Bonneville Shoreline Trail Segment Phase 1a, (which extends approximately from Hyde Park Canyon to Smithfield Dry Canyon, and follows a trail alignment that traverses the following parcels: 04-001-0001, 04-001-0002, 08-124-0007, 08-124-0002, and 08-124-0004, as shown in Exhibit A), scored that application according to the approved scoring criteria, and recommended that the County Council approve this trails application to move to the second application phase to be considered for funding of approximately \$26,000 of total project cost, for an easement or other legal instrument to provide legal access to a trail; and
- (D) WHEREAS, the Cache County Council has found that the application meets sufficient criteria established in the General Obligation Open Space Bond;

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

Section 1: The Cache County Council provides Round One approval to the Northern Bonneville Shoreline Trail Phase 1a, from Hyde Park Canyon to Smithfield Dry Canyon (approximately 2 miles in length), along an alignment that approximates the alignment shown within Exhibit A, and traversing parcels 04-001-0001, 04-001-0002, 08-124-0007, 08-124-0002, and 08-124-0004, allowing the applicant to proceed to the second review round, wherein it is anticipated that the application will be considered for \$26,000 of funding, or another appropriate amount, as determined by the County Council, based on a forthcoming appraisal, and other factors considered during the second round of review and consideration of this application.



CACHE COUNTY
RESOLUTION NO. 2025 - 13

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

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

CACHE COUNTY:

ATTEST:

By: _____
Sandi Goodlander, Chair

By: _____
Bryson Behm, County Clerk



CACHE COUNTY
RESOLUTION NO. 2025 - 13

EXHIBIT A

**Northern Bonneville Shoreline Trail Phase 1a Open Space
Application**

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Cache
County
1857

Cache Open Space Advisory Committee (COSAC) -
Trails Funding Application
Intended for municipalities requesting
bond funding from Cache County.

EXHIBIT A

Section A: Required Criteria

Municipality applying: CACHE COUNTY

Contact name and phone number: LANDIS WENGER

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

☐ Select one - The landowner(s) has or is willing to enter into good faith negotiations with the Municipality or County. Please attach landowner acknowledgement. Yes (see MOU's Attached)

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

☐ Select one - Are easements in this proposal perpetual? yes

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

Are you aware of any encumbrances or legal disputes or conflicts relating to the property or proposed project? If yes, please describe. ☐ Select one - _____

Section B: Property Information

Project Name: Northern BST PHASE 1A

Address or location: From Hyde Park Canyon to Smithfield Dry Canyon + South of Bogus Hollow

Municipality or nearest city: HYDE PARK CITY & SMITHFIELD CITY

Total linear feet of proposed trail: 10,560 (2 miles)

Trail width: 10 feet Easement width: 15-20 feet

Project description:

Extending the trail Hyde Park has built to connect all the way in to Smithfield. Eventually this trail will be part of the State Bonneville Shoreline Trail wrapping all around Cache County and following the Wasatch Front all the way down



Please attach a table with the following information:

Land owner	Address	Fee Simple or R-O-W Easement	Parcel Number	Acres or Square Feet Area	Linear Feet of trail	Easement or purchase price
1 Attached						
2						
3						
Total acquisition cost						Estimate from Sunrise Engineering \$0.00 \$26,000.00
Municipality contribution						Cost to be spent on trail: up to \$570,000.00 \$0.00
Bond funds requested						\$0.00 \$26,000.00

Section C: Additional Information

1. Please provide a map of the proposed trail(s) showing any existing trail connections.

Attached

2. Are the proposed properties currently on the County or City Trail Master Plan? Please Explain.

Yes, BST is on trail master plan

3. Are all of the properties for the proposed trail on this application (i.e., can the trail be completed)? If not, do the properties allow for meaningful contiguous use of the proposed trail? Please explain.

No, BST will be over 425 miles throughout the state. This will add 2 miles and connect an existing segment in Hyde Park to the road in Smithfield Dry Canyon.

4. Do the proposed trail properties contribute to the connection of previously unconnected communities by way of active transportation? Please describe.

Yes, This trail will provide residents of Smithfield to access recreation in Hyde Park Canyon through active transportation

5. How do the proposed trail properties contribute to the safety of active (non-motorized) transportation (alternative routes off of main roads, navigation of intersections, etc.)? Please explain.

This trail is off of roadways to keep users away from traffic

6. Please describe the surface type and intended users of the proposed trail.

Packed gravel surface for hikers/runners, Bikes, and horses

7. Is construction funding for the proposed trail currently budgeted or is it being considered or investigated? What is the source of these funds? Please describe any project partners who are funding contributors and the percent of contribution.

Funding is secured from the Outdoor Recreation Initiative grant from the UTAH Department of Outdoor Recreation. Other project partners include Hyde Park, Smithfield, and North Lagon cities.

8. What is the expected time frame to complete the proposed trail?

Our hope is to construct the trail in 2025. Funding will expire after the 2026 season so we will need to build it by 2026 at the latest.

9. Who will hold the easement or title? Please explain.

Where trail will go through city limits ~~the~~ easement will be held by cities where trail goes through unincorporated areas the county will work with closest city to hold the easement and conduct maintenance

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

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

Water rights
Encumbrances
Letters of support
Relevant planning documents

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

LANDIS WENGER

COUNTY TRAILS & ACTIVE TRANSPORTATION COORDINATOR 1/29/2025

Project Representative and Title (Required)

Date

To complete and send this form:

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

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

	Landowner	Address	Fee Simple or ROW Easement	Parcel Number	Acres or Square Feet Area	Linear Feet of Trail	Easement or Purchase Price (Estimate)
1	TRIGGER ENTERPRISES LLC	868 POPLAR CIR		04-001-0001	80 acres	~400 feet	\$1,180
2	JOSEPH DEWAIN & BARBARA F BERGER FAMILY LIVING TRUST	2829 N 1200 E		08-124-0007	158.87 acres	~3,400 feet	\$10,040
3	HOLLOW RIDGE ESTATES LLC	3414 N 1800 E		08-124-0002	19.6 acres	~2,100 feet	\$6,205
4	SPORTSMEN FOR FISH & WILDLIFE INC	1262 W 1450 S STE 1		08-124-0004	22.5 acres	~1,900 feet	\$5,615
5	TRIGGER ENTERPRISES LLC	868 POPLAR CIR		04-001-0002	160 acres	~1,000 feet	\$2,960
Total Acquisition Cost (Estimate from Sunrise Engineering)							\$26,000
Municiple Contribution (Cost to be spent on trail construction: up to \$570,000)							
Bond Funds Requested							\$26,000

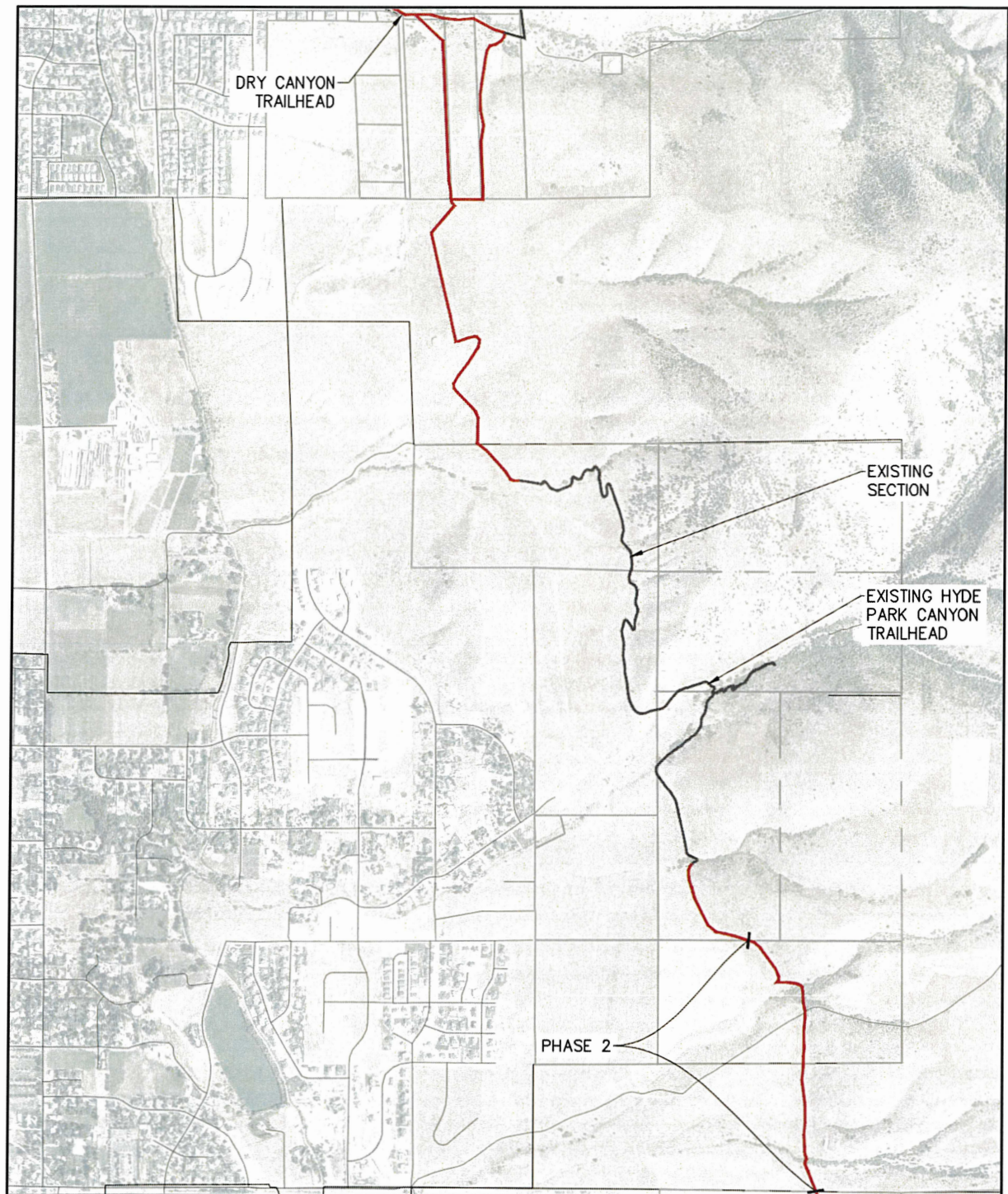
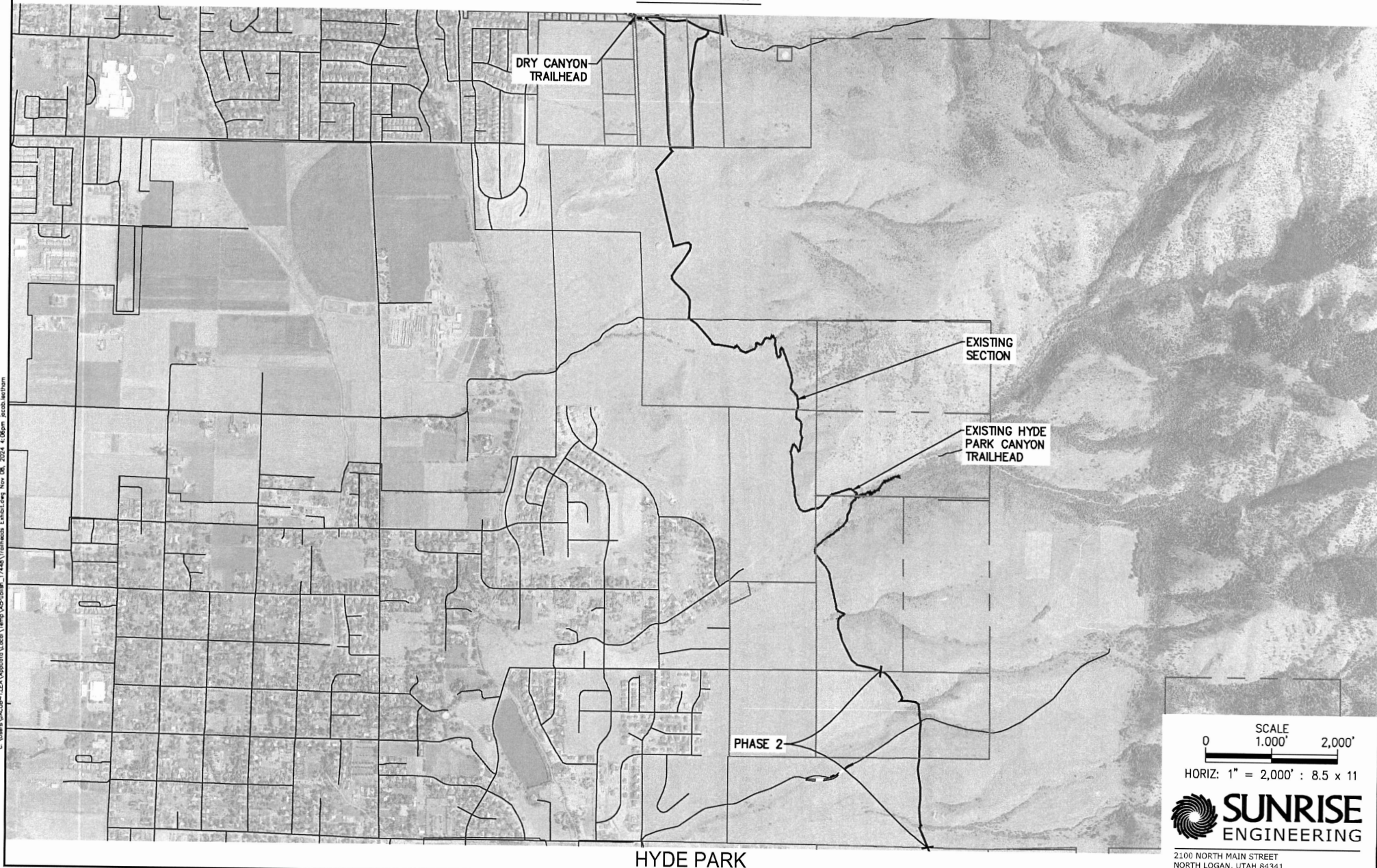


Figure 7 Phase 1A – Hyde Park City (2025)

CACHE COUNTY BONNEVILLE SHORELINE TRAIL - PHASE 1A

2024
AREA MAP

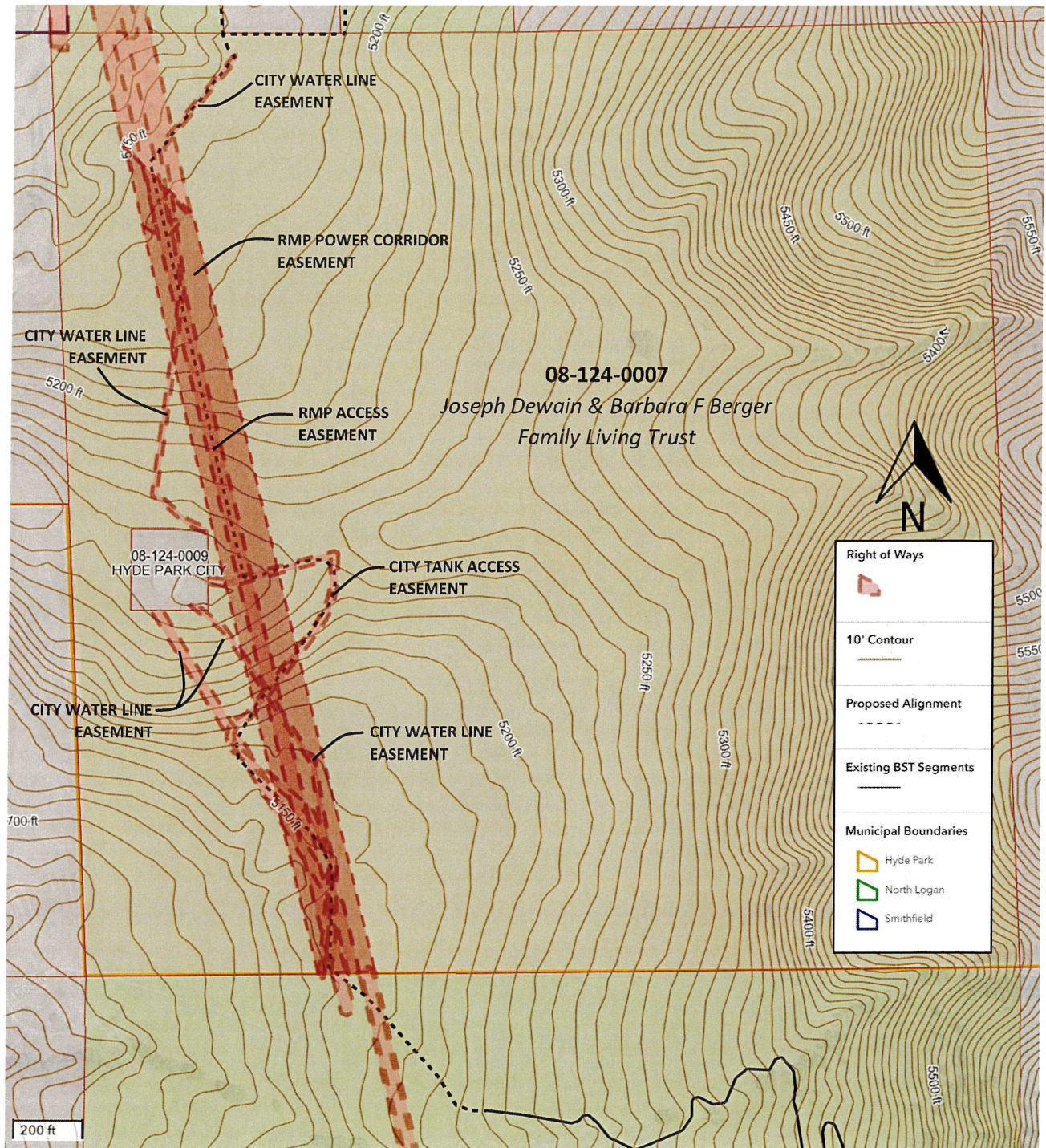


SCALE
1,000' 2,000'

HORIZ: 1" = 2,000' : 8.5 x 11



2100 NORTH MAIN STREET
NORTH LOGAN, UTAH 84341
TEL 435.563.3734



Memorandum of Understanding

Between:

Trigger Enterprises, LLC
Parcels: 04-001-0001 & 04-001-0002,
Located in Hyde Park, Utah

And:

Hyde Park City
113 E Center St, Hyde Park, Utah

I. PURPOSE

This Memorandum of Understanding (MOU) is between Trigger Enterprises, LLC (hereinafter referred to as the "Property Owner") and Hyde Park City (hereinafter referred to as the "City") to establish a cooperative relationship that supports the City's objective of establishing a Bonnaville Shoreline Trail easement on the Property Owner's land.

II. BACKGROUND

Hyde Park City is committed to enhancing recreational opportunities for residents and visitors by developing a network of trails throughout the City. As part of this initiative, the City is seeking to collaborate with property owners who support the continuation of the Bonnaville Shoreline Trail on their property.

III. DESCRIPTION OF COLLABORATIVE RELATIONSHIP

1. Easement Support:

The Property Owner supports the City in their objective to establish a trails easement on their property. In the future, this easement will be designated for the construction and maintenance of a 10-foot wide gravel trail. The easement will be used for public recreational purposes, including but not limited to walking, jogging, cycling, and other non-motorized activities.

2. Good Faith Cooperation:

Both parties agree to work in good faith to facilitate the future establishment of the trails easement, including participating in discussions, providing necessary information, and taking other actions necessary to further this objective.

3. Confidentiality:

This MOU does not create a legally binding agreement or obligation to establish the trails easement but instead serves as a mutual understanding of the intent and willingness of both parties to cooperate in the future. Sunrise Engineering, working on behalf of the City, may utilize this MOU as a letter of support for the project for the purposes of gathering project funding.

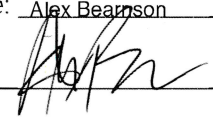
IV. SIGNATURES

The undersigned have executed this Memorandum of Understanding as of the date indicated below.

Trigger Enterprises, LLC
Property Owner

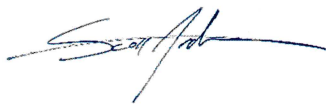
Date: 10/15/2024

Print Name: Alex Bearson

Signature: 

Scott Archibald, P.E.
Authorized Hyde Park City Representative,
Sunrise Engineering

10/15/2024



Memorandum of Understanding

Between:

Hansen Family Holding & Development, LLC
Parcel: 08-048-0001, Located in Smithfield, Utah

And:

Smithfield City
96 S Main, Smithfield, Utah

I. PURPOSE

This Memorandum of Understanding (MOU) is between Hansen Family Holding & Development, LLC (hereinafter referred to as the "Property Owner") and Smithfield City (hereinafter referred to as the "City") to establish a cooperative relationship that supports the City's objective of establishing a Bonnaville Shoreline Trail easement on the Property Owner's land.

II. BACKGROUND

Smithfield City is committed to enhancing recreational opportunities for residents and visitors by developing a network of trails throughout the City. As part of this initiative, the City is seeking to collaborate with property owners who support the continuation of the Bonnaville Shoreline Trail on their property.

III. DESCRIPTION OF COLLABORATIVE RELATIONSHIP

1. Easement Support:

The Property Owner supports the City in their objective to establish a trails easement on their property. Please see the attached exhibit for an approximate layout. In the future, this easement will be designated for the construction and maintenance of a 10-foot wide gravel trail. The easement will be used for public recreational purposes, including but not limited to walking, jogging, cycling, and other non-motorized activities.

2. Good Faith Cooperation:

Both parties agree to work in good faith to facilitate the future establishment of the trails easement, including participating in discussions, providing necessary information, and taking other actions necessary to further this objective.

3. Confidentiality:

This MOU does not create a legally binding agreement or obligation to establish the trails easement but instead serves as a mutual understanding of the intent and willingness of both parties to cooperate in the future. Sunrise Engineering, working on behalf of the City, may utilize this MOU as a letter of support for the project for the purposes of gathering project funding.

IV. SIGNATURES

The undersigned have executed this Memorandum of Understanding as of the date indicated below.

Hansen Family Holding & Development, LLC
Property Owner

Date:

11/2/24

Print Name:

Vincent Hansen

Signature:



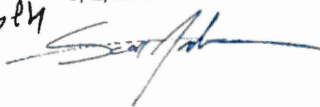
Scott Archibald, P.E.

Authorized Smithfield City

Representative,

Sunrise Engineering

10/2/2024





Cache Valley Office
2100 North Main Street, North Logan, Utah 84341 | TEL 435.563.3734

Memorandum of Understanding

Between:

Joseph Dewain & Barbara F Berger Family Living Trust
Parcel: 08-124-0007, Located in Cache County, Utah

And:

Cache County
Development Services
179 N Main St #305, Logan, UT 84321

I. PURPOSE

This Memorandum of Understanding (MOU) is between Joseph Dewain & Barbara F Berger Family Living Trust (hereinafter referred to as the "Property Owner") and Cache County (hereinafter referred to as the "County") to establish a cooperative relationship that supports the County's objective of establishing a Bonnaville Shoreline Trail easement on the Property Owner's land.

II. BACKGROUND

Cache County is committed to enhancing recreational opportunities for residents and visitors by developing a network of trails throughout the County. As part of this initiative, the County is seeking to collaborate with property owners who support the continuation of the Bonnaville Shoreline Trail on their property.

III. DESCRIPTION OF COLLABORATIVE RELATIONSHIP

1. Easement Support:

The Property Owner supports the County in their objective to establish a trails easement on their property. Please see the attached exhibit for an approximate layout. In the future, this easement will be designated for the construction and maintenance of a 10-foot wide gravel trail. The easement will be used for public recreational purposes, including but not limited to walking, jogging, cycling, and other non-motorized activities.

2. Good Faith Cooperation:

Both parties agree to work in good faith to facilitate the future establishment of the trails easement, including participating in discussions, providing necessary information, and taking other actions necessary to further this objective.

3. Confidentiality:

This MOU does not create a legally binding agreement or obligation to establish the trails easement but instead serves as a mutual understanding of the intent and willingness of both parties to cooperate in the future. Sunrise Engineering, working on behalf of the County, may utilize this MOU as a letter of support for the project for the purposes of gathering project funding.

IV. SIGNATURES

The undersigned have executed this Memorandum of Understanding as of the date indicated below.

Joseph Dewain & Barbara F Berger
Family Living Trust
Property Owner

Scott Archibald, P.E.
Authorized Cache County Representative,
Sunrise Engineering
10/1/2024

Date: 10-14-2024

Print Name: Gary D. Berger

Signature: Gary D. Berger

Sunrise Engineering: Consulting

Dry farm public access trail proposal above Hyde Park. Parcel: 08-124-0007

As we have stated there are some concerns and we do have some reservations about allowing the public onto the property.

1. Trespass off the trail
2. Liability off the trail
3. ATV and motorcycle activity
4. Seasonal closure associated with the deer hunting season
5. Livestock access needs to be restricted
6. Unleashed pets chasing wildlife
7. Ability to reconfigure/move the trail to facilitate future development of roads, infrastructure and building lots outside of the electrical corridor. Or
8. Accommodations for trail/public crossing roads that may cross that electrical corridor in the future
9. Support for future annexation into Hyde Park and Smithfield City

This can be discussed more in the future.

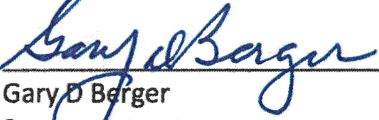
For now the MOU is signed to help with your application for the grant.



Date 10-14-2024

Randy F Berger

Future deeded owner



Date 10-14-2024

Gary D Berger

Successor trustee



Cache Valley Office
2100 North Main Street, North Logan, Utah 84341 | TEL 435.563.3734

Memorandum of Understanding

Between:

And:

Print Name: Sportsmen For Fish & Wildlife Cache County
Development Services
Parcel(s): 08-124-0004 08-124-0005 179 N Main St #305, Logan, UT 84321
Located in Cache County, Utah

I. PURPOSE

This Memorandum of Understanding (MOU) is between the above listed landowner (hereinafter referred to as the "Property Owner") and Cache County (hereinafter referred to as the "County") to establish a cooperative relationship that supports the County's objective of establishing a Bonnaville Shoreline Trail easement on the Property Owner's land.

II. BACKGROUND

Cache County is committed to enhancing recreational opportunities for residents and visitors by developing a network of trails throughout the County. As part of this initiative, the County is seeking to collaborate with property owners who support the continuation of the Bonnaville Shoreline Trail on their property.

III. DESCRIPTION OF COLLABORATIVE RELATIONSHIP

1. Easement Support:

The Property Owner supports the County in their objective to establish a trails easement on their property. Please see the attached exhibit for an approximate layout. In the future, this easement will be designated for the construction and maintenance of a 10-foot wide gravel trail. The easement will be used for public recreational purposes, including but not limited to walking, jogging, cycling, and other non-motorized activities.

2. Good Faith Cooperation:

Both parties agree to work in good faith to facilitate the future establishment of the trails easement, including participating in discussions, providing necessary information, and taking other actions necessary to further this objective.

3. Confidentiality:

This MOU does not create a legally binding agreement or obligation to establish the trails easement but instead serves as a mutual understanding of the intent and willingness of both parties to cooperate in the future. Sunrise Engineering, working on behalf of the County, may utilize this MOU as a letter of support for the project for the purposes of gathering project funding.

IV. SIGNATURES

The undersigned have executed this Memorandum of Understanding as of the date indicated below.

Property Owner

Scott Archibald, P.E.

Date: 11/05/2024

Authorized Cache County Representative,
Sunrise Engineering
10/15/2024

Signature: [Signature]

[Signature]



**LETTER OF SUPPORT: BONNEVILLE SHORELINE TRAIL THROUGH SPORTSMAN FOR
FISH AND WILDLIFE PROPERTY, SMITHFIELD, UT**

To Whom it May Concern,

Sportsmen for Fish and Wildlife own and manage 22 acres at the mouth of Smithfield Dry Canyon, utilized as elk wintering habitat and an informal shooting range and trailhead. We are committed to working with Smithfield City and the Trails Cache to permit an easement for the Bonneville Shoreline Trail on our property, provided the easement recognizes seasonal closures to promote winter habitat for deer and elk.

The Bonneville Shoreline Trail, aside from providing excellent health and recreation benefits to the community at large, will directly benefit our property by providing connections for outdoorsmen to connect to canyons to the north and south, as well as providing incentive for public/private partnerships to improve our property's parking, maintenance and beautiful trail network that will eventually connect to additional opportunities in Logan Canyon, Green Canyon, Birch Canyon, and beyond.

The attached map indicates our property's location in relation to the prioritized Bonneville Shoreline Trail as planned between Green Canyon and Birch Canyon. I hope that my neighbors along this bench will see the inherent value in committing to this trail, and welcome any questions that you may have for me on this project.

Sincerely,

Jason Lundahl

Logan Chapter Chairman, Sportsmen for Fish and Wildlife

435.994.1935

jason@lundahlbuilding.com

Page 1 of 1

Ordinance No. 2025-11

Cache County, Utah

Tanner and Nicole Godfrey Home Rezone

An ordinance amending the County Zoning Map by rezoning 10.49 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.

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

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

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

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

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

Whereas, on April 8th, 2025, the County Council held a public hearing, to consider any comments regarding the proposed rezone. The County Council accepted all comments; and

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

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

1. Statutory Authority

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

2. Adoption of amended Zoning Map

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

3. Conclusions

- A.** The subject property is consistent with the purpose of the Rural 2 (RU2) Zone:
 - i. “To allow for residential development in a moderately dense pattern that can allow for rural subdivisions, and to allow for clustering plans larger than a single parcel. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities.”
 - ii. “To implement the policies of Cache countywide comprehensive plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipality standards.”
 - iii. “This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.”
- B.** This rezone is consistent with the Logan City 2022 Annexation Policy Plan:
 - i. The subject parcel falls within “Area C” of the Logan City 2022 Annexation Policy Plan. This area is targeted for future residential and commercial growth. Per the public comment provided by the Senior Planner for Logan City, Russ Holley, this parcel will be NR-4 or NR-6 and would likely have a density of 4-6 homes per acre.
- C.** This rezone is partially consistent with the Cache County General Plan:
 - i. The subject parcel falls within the “Urban Expansion Overlay”. This overlay promotes unified municipal growth that matched the municipal land use plan. In this case, the subject property falls within the Logan City annexation area and the proposed rezone aligns with the Logan City future land use plan for this area.

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 2025-11, Tanner and Nicole Godfrey Home Rezone

_____ Approve

_____ Disapprove (A Statement of Objection is attached)

David Zook, Executive
Cache County

Date

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Amending the Cache County Zoning Map by rezoning 10.49 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone

Hold a public hearing on April 8th, 2025.
If approved, the rezone will take effect 15 days from the date of approval.

Approval (5-yea; 0-nay; 1-abstain).
Public hearing held on March 6th, 2025
Conclusion: Based on the findings of fact noted [in the staff report], the Tanner and Nicole Godfrey Home rezone is hereby recommended for approval to the County Council as follows:

- Staff Report review by Interim Director**
Angie Zetterquist

Conner Smith

42 **General Description**

43 Amending the Cache County Zoning Map by rezoning 10.49 acres from the Agricultural (A10)
44 Zone to the Rural 2 (RU2) Zone.

45

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

47 Staff Report to Planning Commission – revised

Staff Report: Tanner and Nicole Godfrey Home Rezone

6 March 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: Tanner Godfrey

Parcel ID#: 03-009-0007

Staff Recommendation: None

Type of Action: Legislative

Land Use Authority: Cache County Council

Location

Reviewed by Conner Smith

Project Address:

1695 W. 2200 S.,
College Ward

Acres: 10.49

Surrounding Uses:

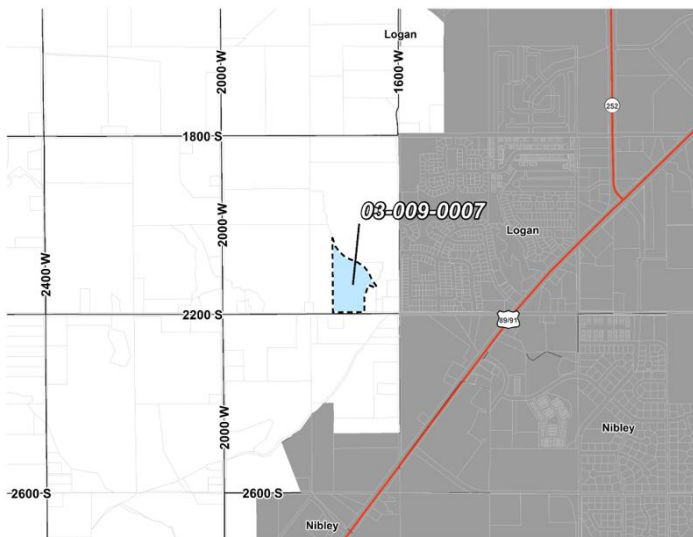
North – Agricultural
 South – Residential/Agricultural
 East – Residential/Logan City
 West – Residential/Agricultural

Current Zoning:

Agricultural (A10)

Proposed Zoning:

Rural 2 (RU2)



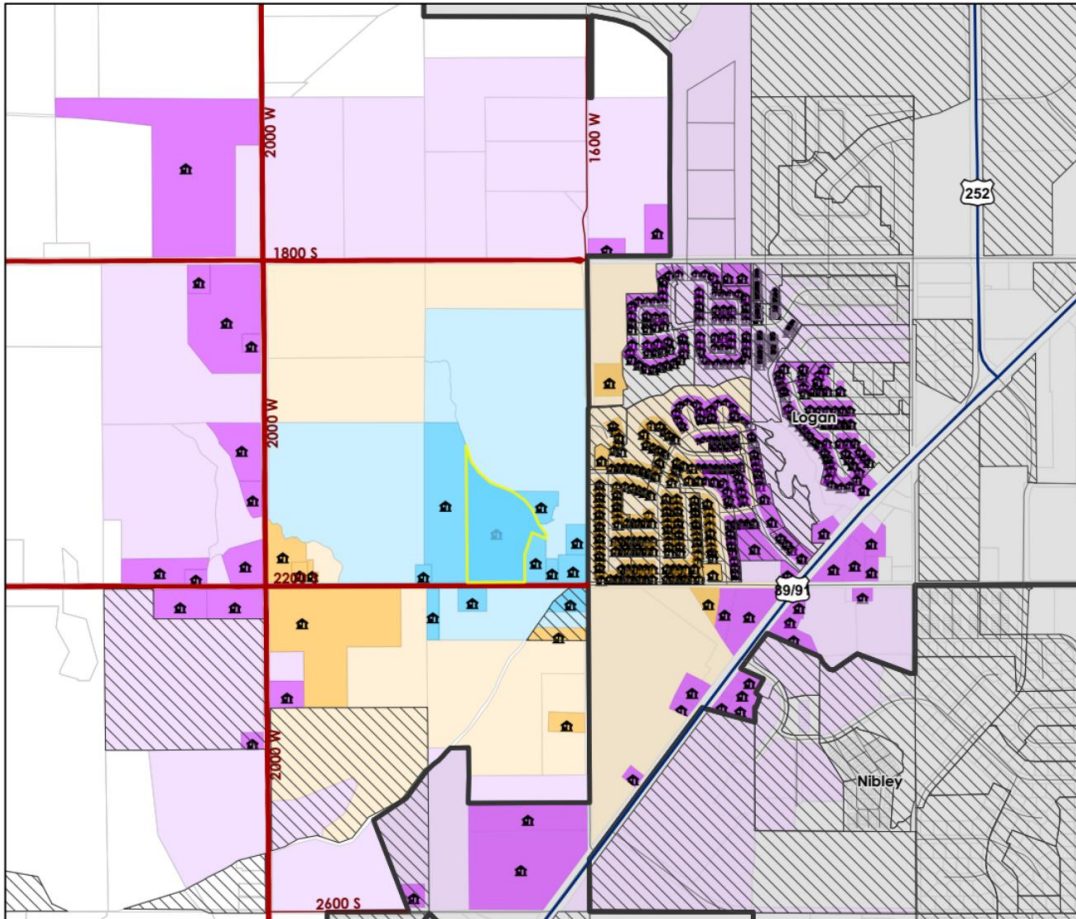
Findings of Fact

A. Request description

1. A request to rezone 10.49 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.
2. This rezone may allow the parcel to establish uses permitted in the Rural 2 (RU2) Zone. Approval of this zone will grant this parcel a maximum potential of five lots.
3. A rezone request is general in nature and is not tied to any proposed use. Any impacts related to permitted and conditional uses allowed within the Rural 2 (RU2) Zone will be addressed as part of each respective approval process required prior to site development activities.

Revised Pg. 7 and 8 - Planning Commission Recommendation

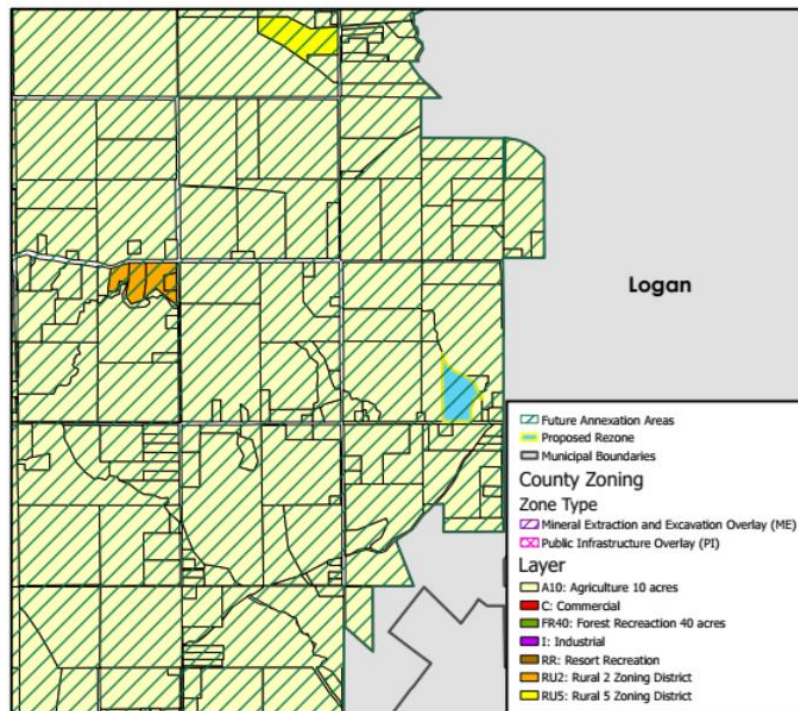
4. Staff has identified general information as pertains to the subject property to assist the Planning Commission and County Council in arriving at a decision. This information is reflected in the attached map (Attachment A) and in the following text.
 - a. Land Use Context:
 - i. Parcel status: The 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: 2.7 Acres (11 Parcels)
	Without a Home: 16.9 Acres (5 Parcels)
1/4 Mile Buffer	With a Home: 3 Acres (17 Parcels)
	With a Home in Logan: 0.1 Acres (152 Parcels)
	Without a Home: 12.3 Acres (16 Parcels)
1/2 Mile Buffer	Without a Home in Logan City: 2.5 Acres (24 Parcels)
	With a Home: 3.4 Acres (32 Parcels)
	With a Home in Logan City: 0.2 Acres (438 Parcels)
	Without a Home: 11.7 Acres (38 Parcels)
	Without a Home in Logan City: 2.6 Acres (82 Parcels)

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

- Single Family Dwelling
 - Foster Home
 - Accessory Apartment
 - Accessory/Agricultural Structures
 - Home Based Business
 - Seasonal Cabin
 - Residential Living Facilities
 - Home Based Kennel
 - Bed and Breakfast Inn
 - Public Uses
 - Religious Meeting House
 - Utility Facility, Distribution
 - Utility Facility, Service
 - Agricultural Production
 - Farm Stand
 - Boarding Facility
 - Site Grading
- ii.** Adjacent Uses: The properties to the south and west are primarily a mix of residential and agricultural, properties to the north are primarily agricultural, and properties to the east are primarily residential. The nearest parcel, in the county, that is in the Rural 2 (RU2) Zone, is located 0.85 mile to the west of the subject property. The Logan City municipal boundary is located 400 feet (0.05 miles) to the east of the subject property.
- The Daus Minor Subdivision rezone, located 0.85 miles to the west of the subject property, was a request to rezone 12.82 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone, and was approved by County Council on June 11th, 2013 as Ordinance 2013-10.
 - The Meadowbrook Subdivision Phase 5, located 400 feet (0.05 miles) to the east of the subject property inside of Logan City limits, is an existing subdivision with a density of one house per 0.20 acres.
- iii.** Annexation Areas: The subject property is located the Logan City future annexation area.



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

5. As per §17.02.060, Establishment of Land Use Authority, the County Council is authorized to act as the Land Use Authority for this application.
6. The current County Land Use Ordinance does not specify appropriate locations for the Rural 2 (RU2) Zone but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030 [E] identifies the purpose of the Rural 2 (RU2) Zone and includes the following:
 - a. “To allow for residential development in a moderately dense pattern that can allow for rural subdivisions, and to allow for clustering plans larger than a single parcel. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities.”
 - b. “To implement the policies of Cache countywide comprehensive plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipality standards.”
 - c. “This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.”
7. Chapter 4: Future Land Use Plan of the Cache County General Plan states:
 - a. “The use of land is one of the most important and fundamental values for landowners, residents, civic leaders, and elected officials. This determines, in large measure, the future of Cache County. The Future Land Use Map represents the County’s collective vision of our desired future. It conveys the patterns and priorities of economic development and community character, the locations of neighborhoods and industries, and the preservation of natural, agricultural, and rural landscapes.”
 - b. “The Future Land Use Plan is advisory and does not change the existing zoning of any property or the ability of landowners to continue existing legal uses consistent with the existing zoning or nonconforming uses. It serves as a starting point for conversations about regional initiatives and development proposals by illustrating how sometimes

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

Roadway Element	Existing Width (ft)	Future Width (ft)	Comments or Findings
Travel Lanes	22	22	OK
Right-of-Way	50	66	Substandard
Paved Shoulder	1	2	Substandard
Gravel Shoulder	2	4	Substandard
Clear Zone (4:1)	5-10	10	Substandard
Material	Paved	Paved	OK
Structural			Visually OK

Access Management – 3000 North

	Min. Spacing Standard (Feet)		
Classification	Public/Private Roads	Commercial	Residential/Farm Access
Minor Collector	350	200	200

D. Service Provisions:

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

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

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

22. Public notice was posted online to the Utah Public Notice Website on 21 February 2025.

23. Notices were posted in three public places on 21 February 2025.

24. Notices were mailed to all property owners within 300 feet on 21 February 2025.

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

Conclusion

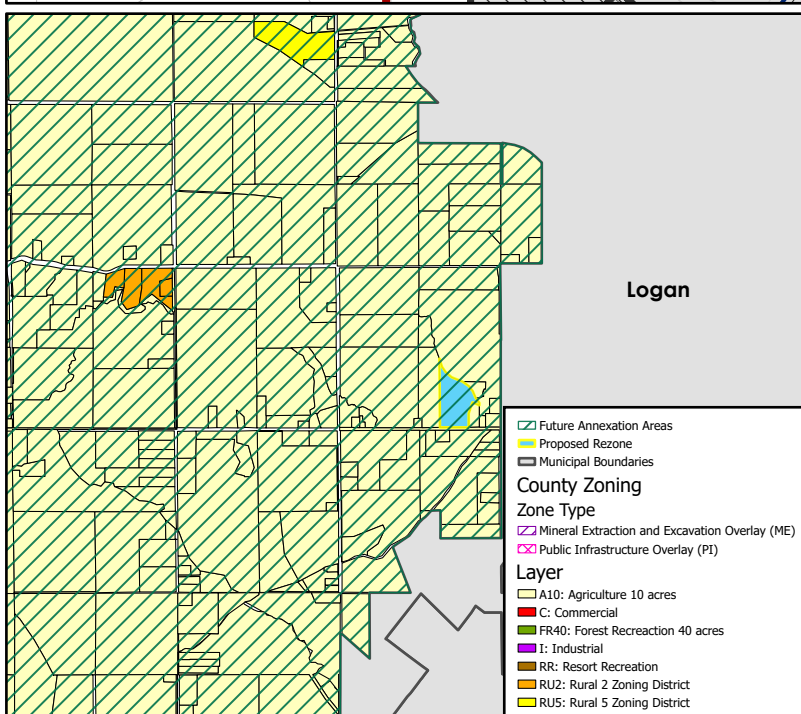
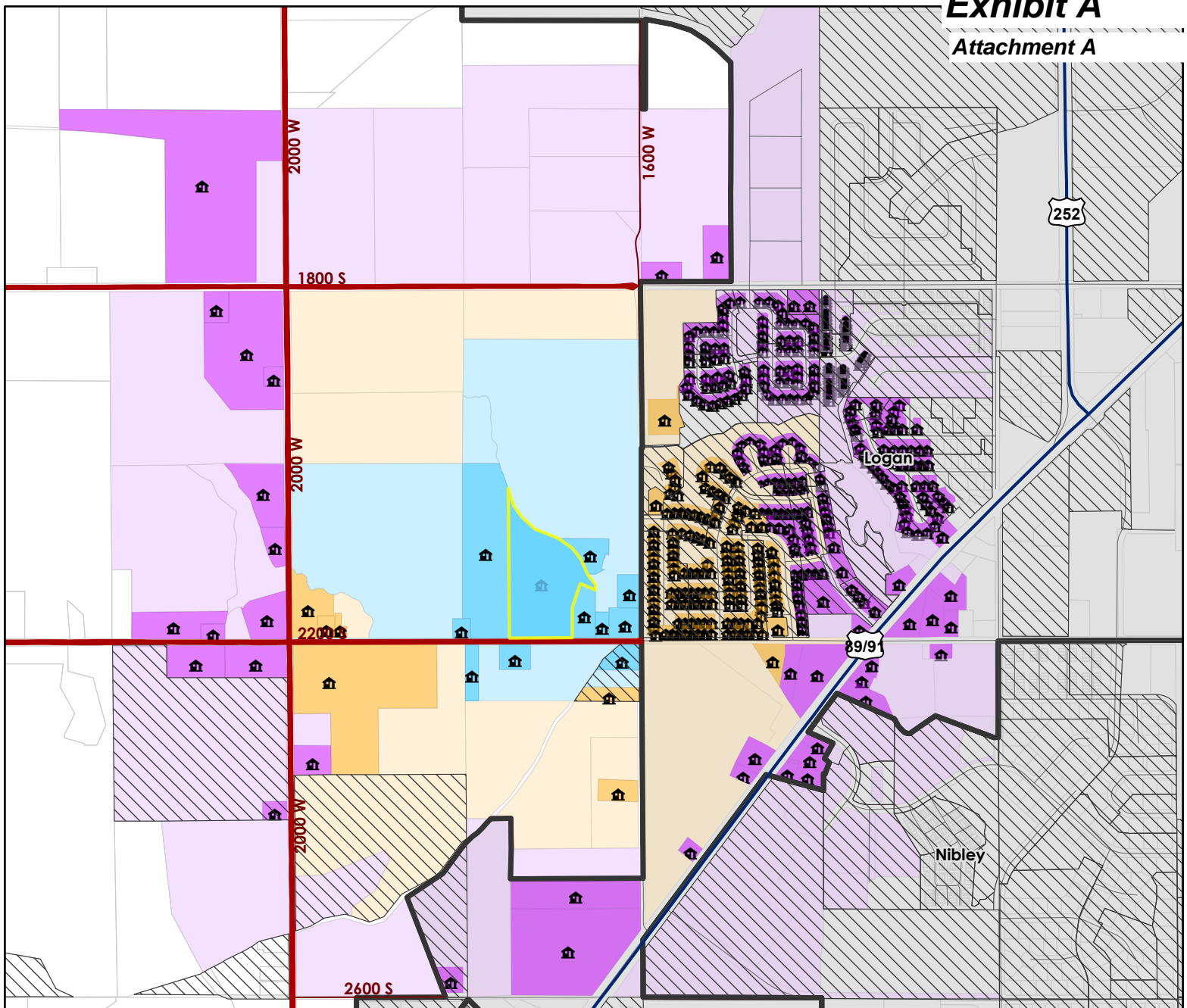
The Tanner and Nicole Godfrey Home rezone, a request to rezone 10.49 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone has been reviewed in conformance with Title 17 of the Cache County Land Use Ordinance and the County Manual of Roadway Design and Construction Standards. Staff has not made a recommendation based on the findings of fact identified above and any others identified at the public hearing. Although Staff has not made a recommendation for approval or denial, they can help Planning Commission draft a recommendation to County Council.

Planning Commission Conclusion

Based on the findings of fact noted herein, the Tanner and Nicole Godfrey Home rezone is hereby recommended for approval to the County Council as follows:

- 1.** The subject property is consistent with the purpose of the Rural 2 (RU2) Zone:
 - a.** “To allow for residential development in a moderately dense pattern that can allow for rural subdivisions, and to allow for clustering plans larger than a single parcel. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities.”
 - b.** “To implement the policies of Cache countywide comprehensive plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipality standards.”

- c. “This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.”
- 2. This rezone is consistent with the Logan City 2022 Annexation Policy Plan:
 - a. The subject parcel falls within “Area C” of the Logan City 2022 Annexation Policy Plan. This area is targeted for future residential and commercial growth. Per the public comment provided by the Senior Planner for Logan City, Russ Holley, this parcel will be NR-4 or NR-6 and would likely have a density of 4-6 homes per acre.
- 3. This rezone is partially consistent with the Cache County General Plan:
 - a. The subject parcel falls within the “Urban Expansion Overlay”. This overlay promotes unified municipal growth that matched the municipal land use plan. In this case, the subject property falls within the Logan City annexation area and the proposed rezone aligns with the Logan City future land use plan for this area.
- 4. A subdivision, located inside of Logan City limits, that has a density of one home per 0.20 acres is located 400 feet to the east of the subject parcel.



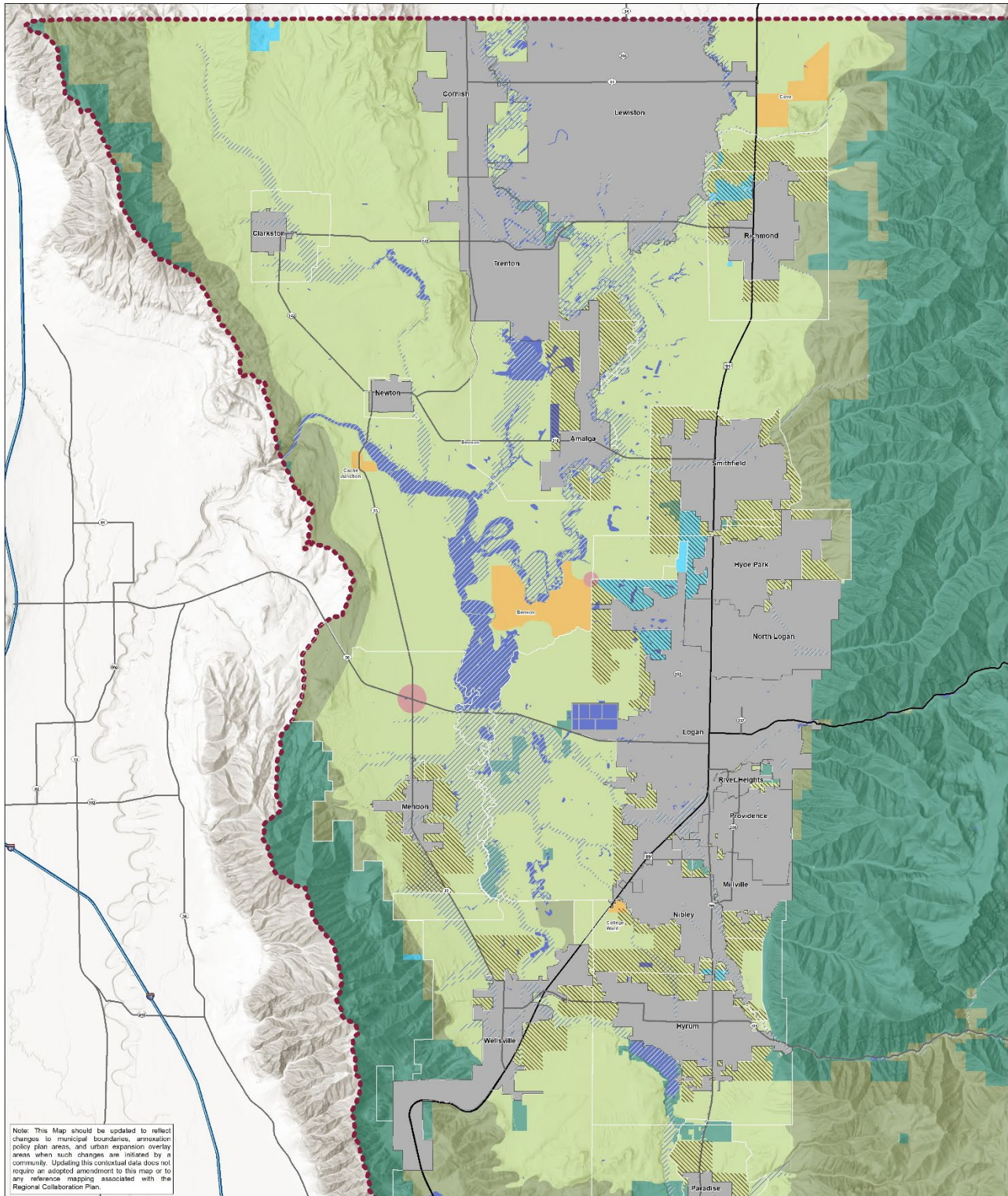
Legend

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

Average Parcel Size	
Adjacent Parcels	With a Home: 2.7 Acres (11 Parcels)
	Without a Home: 16.9 Acres (5 Parcels)
1/4 Mile Buffer	With a Home: 3 Acres (17 Parcels)
	With a Home in Logan: 0.1 Acres (152 Parcels)
	Without a Home: 12.3 Acres (16 Parcels)
1/2 Mile Buffer	Without a Home in Logan City: 2.5 Acres (24 Parcels)
	With a Home: 3.4 Acres (32 Parcels)
	With a Home in Logan City: 0.2 Acres (438 Parcels)
	Without a Home: 11.7 Acres (38 Parcels)
	Without a Home in Logan City: 2.6 Acres (82 Parcels)



2/10/2025



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	<p>Cache County Future Land Use Map</p> <p>Disclaimer: This map is illustrative and for advisory purposes only. This is not a regulatory or zoning document, and locations are generalized to illustrate concepts.</p> <p>Date: February 28, 2023</p>
100 Year Floodplain	Retail Commercial	Mountain Rural and Conservation	
Municipalities	Rural Community	Forest and Natural Resource	
Annexation Policy Plan Areas	Industrial and Mineral Extraction		

0 0.5 1 2 3 4 Miles



Conner Smith <conner.smith@cachecounty.gov>

Notice - RU2 Rezone

Russ Holley <russ.holley@loganutah.gov>

Tue, Feb 25, 2025 at 11:22 AM

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

Conner,

Thanks for the notice. This property is both in the City's Current Version of the Future Land Use Plan and the 2022 Annexation Policy Plan. This area is not currently contiguous to Logan City and so it is hard to estimate when an annexation would occur but the current plans show that the likely zoning of the area would be single family detached between 4-6 homes per acre if annexed into the Logan City jurisdiction. Logan City utilities needed to adequately service this type of single family development currently existing west of the subject property near the intersection of 2200 S 1600 W. Thanks and if you have any further questions please let me know.

[Quoted text hidden]



Conner Smith <conner.smith@cachecounty.gov>

Tanner and Nicole Godfrey Home Rezone Staff Report

Tanner Godfrey <tanner.c.godfrey@gmail.com>

Mon, Mar 3, 2025 at 9:46 PM

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

Hey Conner,

Could you please post the following for Public Comment associated with our rezone request?

Thanks Conner!

The purpose of this rezone request is to allow for the future construction of an additional home and workshop on this parcel. Although RU5 zoning would be more appropriate for this type of project density, it is not allowed due the amount of acreage taken up by sensitive land (3.15 acres of wetlands and water bodies), leaving insufficient acreage. Even with the RU2 zoning, due to the remaining acreage (~6.45 acres) and existing home, only a maximum of 2 additional homes could be added under RU2 zoning. It is our intent to continue with agricultural use of this parcel.

[Quoted text hidden]



03-009-0007

BEG 1.5 RDS N & 31 RDS & 6 FT W OF SE COR OF NE/4 SEC 18 T 11N R 1E N 224.5 FT N
20°07'E 189.4 FT NWLY 58
RDS TO A PT 73.6 RDS N OF A PT 28 RDS 10.5 FT W OF BEG S 73.6 RDS E 28 RDS 10.5 FT
TO BEG 10.49 AC

Ordinance No. 2025-12

Cache County, Utah

Rezone CS Rezone

An ordinance amending the County Zoning Map by applying the Public Infrastructure (PI) Overlay to 40.00 acres in the Agricultural (A10) Zone

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

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

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

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

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

Whereas, on April 8th, 2025, the County Council held a public hearing, to consider any comments regarding the proposed rezone. The County Council accepted all comments; and

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

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

1. Statutory Authority

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

2. Adoption of amended Zoning Map

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

3. Conclusions

- A.** The nearest area, in the county, that has the Public Infrastructure (PI) Overlay is located eight miles away
- B.** The rezone is potentially not consistent with the Cache County General Plan:
 - i.** This parcel falls within the “Agriculture and Ranching” zone which places an emphasis on agriculture and ranching related activities. A large scale public infrastructure project is potentially not consistent with that desired 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 2025-12, Rezone CS Rezone

_____ Approve

_____ Disapprove (A Statement of Objection is attached)

David Zook, Executive
Cache County

Date

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Amending the Cache County zoning Map by applying the Public Infrastructure (PI) Overlay to 40.00 acres in the Agricultural (A10) Zone

Hold a public hearing on April 8th, 2025.
If approved, the rezone will take effect 15 days from the date of approval.

Denial (5-yea; 1-nay).

Public hearing held on March 6th, 2025

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

1. The nearest area, in the county, that has the Public Infrastructure (PI) Overlay is located eight miles away.
2. The rezone is potentially not consistent with the Cache County General Plan:
 - a. This parcel falls within the “Agriculture and Ranching” zone which places an emphasis on agriculture and ranching related activities. A large scale public infrastructure project is potentially not consistent with that desired use.

Angie Zetterquist

Conner Smith

A request to apply the Public Infrastructure (PI) Overlay onto 40.00 acres, located at ~5900 W. 3000 N., Mendon, that are in the Agricultural (A10) Zone.

Staff Report to Planning Commission – revised

Staff Report: Rezone CS Rezone

6 March 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: Keaton Haviland

Parcel ID#: 12-008-0006

Staff Recommendation: None

Type of Action: Legislative

Land Use Authority: Cache County Council

Location

Reviewed by Conner Smith

Project Address:
 ~5900 W. 3000 N.,
 Mendon

Acres: 40.00

Current Zoning:
 Agricultural (A10)

Proposed Zoning:
 Public Infrastructure
 (PI) Overlay

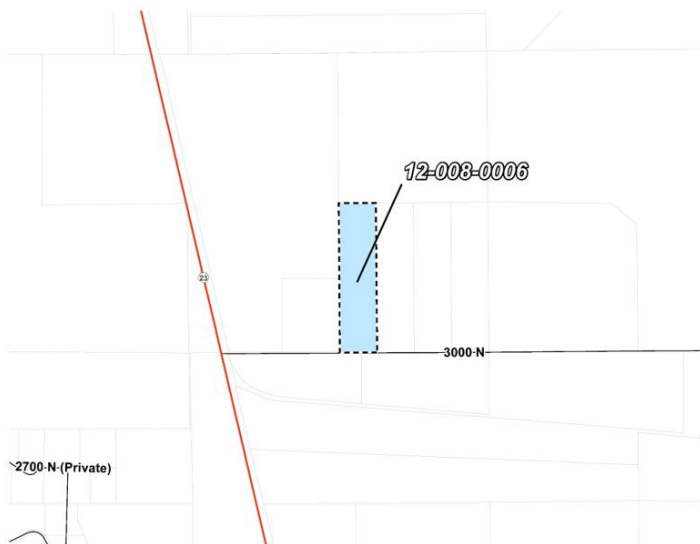
Surrounding Uses:

North – Agricultural

South – Agricultural

East – Agricultural

West – Recreational/Agricultural

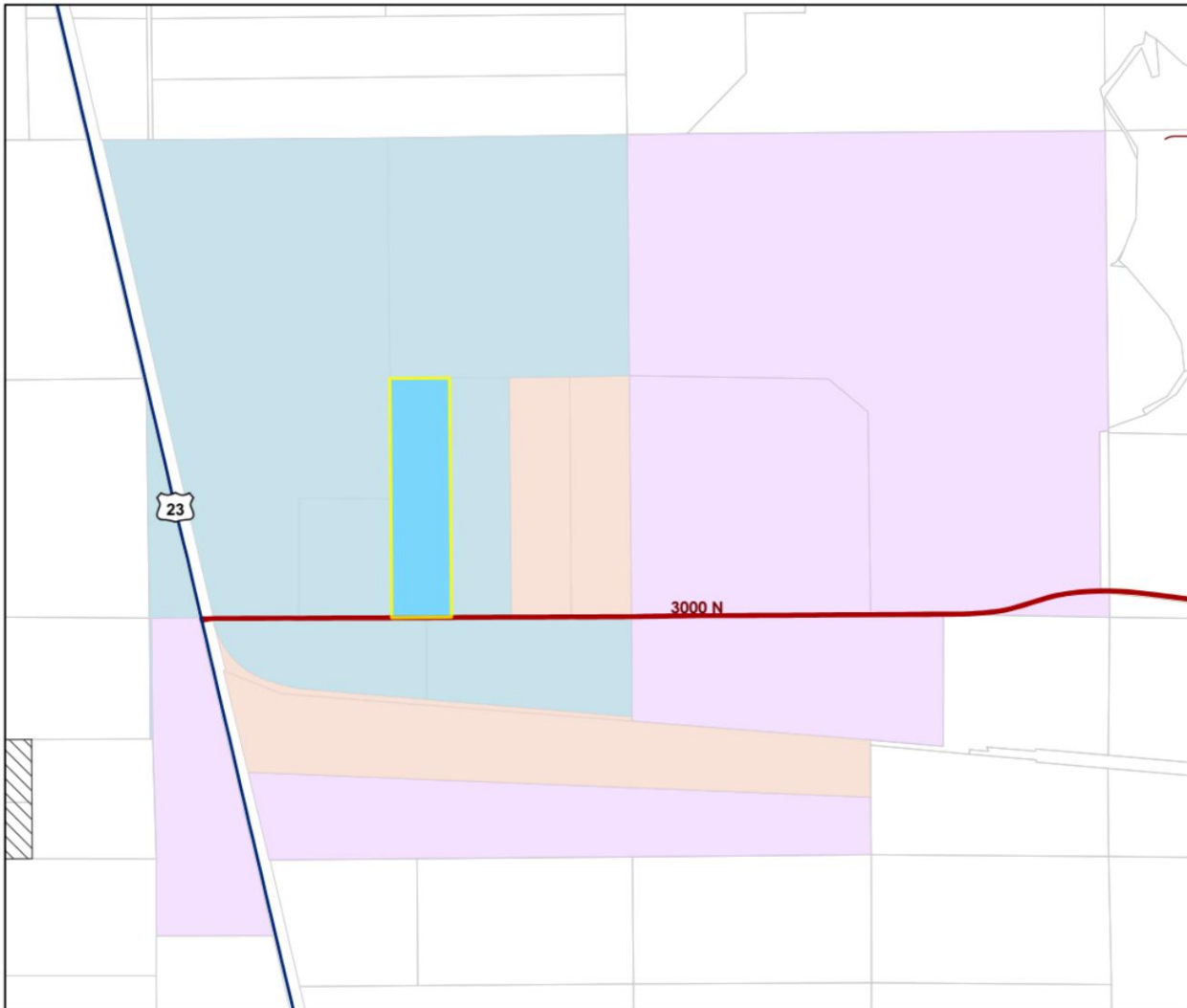


Findings of Fact

A. Request description

1. A request to apply the Public Infrastructure (PI) Overlay onto 40.00 acres in the Agricultural (A10) Zone.
2. This rezone may allow the parcel to establish uses permitted by the Public Infrastructure (PI) 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 Public Infrastructure (PI) Overlay will be addressed as part of each respective approval process required prior to site development activities.

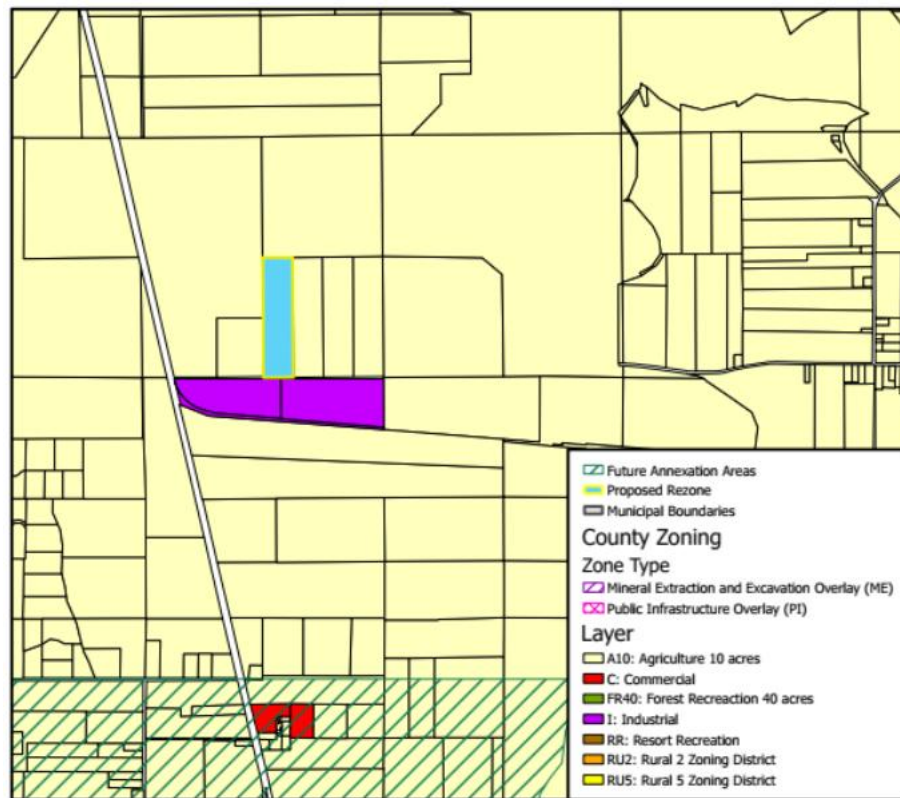
3. Staff has identified general information as pertains to the subject property to assist the Planning Commission and County Council in arriving at a decision. This information is reflected in the attached map (Attachment A) and in the following text.
- a. Land Use Context:
 - i. Parcel status: The properties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



Average Parcel Size	
Adjacent Parcels	Without a Home: 93.1 Acres (7 Parcels)
1/4 Mile Buffer	Without a Home: 78.3 Acres (11 Parcels)
1/2 Mile Buffer	Without a Home: 82.3 Acres (16 Parcels)

Revised Pg. 6 - Planning Commission Recommendation

- i. **Schedule of Zoning Uses:** The Public Infrastructure (PI) Overlay allows for a variety of uses with the approval of a zoning clearance and/or conditional use permit that are not permitted in the Agricultural (A10) Zone:
 - Utility Facility, Transmission
 - Telecommunication Facility, Major
 - Telecommunication Facility, Minor
 - Public Airport
 - Solid Waste Facilities
- ii. **Adjacent Uses:** The properties to north, east, and south of the subject parcel are primarily used for agricultural purposes while the property to the west is used for a mix of recreational and agricultural purposes. The nearest parcel, in the county, that has the Public Infrastructure (PI) Overlay is located 8 miles to the south-east of the subject parcel.
 - The Cache Junction Industrial Park rezone, located directly to the south of the subject property, was a request to rezone 96.35 acres from the Agricultural (A10) Zone to the Industrial (I) Zone, and was approved by County Council on November 27th, 2007 as Ordinance 2007-12. However, the property has never been developed.
- 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 Public Infrastructure (PI) Overlay but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030 [E] identifies the purpose of the Public Infrastructure (PI) Overlay and includes the following:
 - a. “To provide for the siting and operation of public infrastructure in an environmentally sound and economically competitive manner.”
 - b. “To inform current and potential residents of the county of the possible location of future public infrastructure locations.”
 - c. “to ensure that any public infrastructure be designed, constructed, and operated in a safe and efficient manner, and in compliance with all federal, state, and local laws and regulations for the protection of the general health, welfare, and safety of the citizens of the county.”
6. 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.”
7. 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.
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 - 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.

8. Consideration of impacts related to uses allowed with the Public Infrastructure (PI) 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

9. §12.02.010 adopts the Manual of Roadway Design and Construction Standards (Road Manual) for roadway improvement requirements.
10. §16.02.010 Standards and Lot Size – All subdivisions must meet the minimum lot and development standards as outlined in each base zone of the Cache County Zoning Ordinance and within this title.
11. Table §17.10.040 Site Development Standards – Minimum lot frontage required in the Agricultural (A10) Zone is 90’.
12. §17.07.040 General Definitions – Lot/Parcel Frontage: that portion of a development site that abuts a public or private roadway. For the purposes of determining setback requirements on corner lots, all sides of a lot adjacent to a roadway shall be considered frontage
13. §16.04.040 [A] Roads – All roads must be designed and constructed in accordance with Title 12 of the County Code.
14. §12.02.010 Roadway Standards – Requirements for roadway improvement are provided in the current Manual of Roadway Design and Construction Standards (Road Manual).
15. Roadway Functional Classification:
 - a. Major Collector (MC): Major collector roads serve larger towns and other traffic generators of equivalent inter-county importance, such as schools, shipping points, and county parks, which are not directly served by minor arterial roads.
16. A basic review of the access to the subject property identifies the following:
 - a. Primary access to the subject property is along 3000 North (Black Rock Road)
17. 3000 North – County Road:
 - a. South of the subject parcel, 3000 North is a County road classified as a Major Collector.
 - b. The road provides access to agricultural fields and serves as a through access from Benson to SR-23.
 - c. Is maintained by the County year round and, because it does not have a posted speed limit, has a speed limit of 55MPH.
 - d. Has an existing width of 24 feet, a 66-foot right-of-way, 1-foot-wide paved shoulder, 2-foot-wide gravel shoulder, a clear zone of 24 feet, and is paved.
 - e. Is considered substandard as to right-of-way, paved shoulder, gravel shoulder, and clear zone.
 - f. Currently has a public/private road spacing of 350 feet and has a commercial, residential, and farm access spacing of 200 feet.

Roadway Element	Existing Width (ft)	Future Width (ft)	Comments or Findings
Travel Lanes	24	24	OK
Right-of-Way	66	80	Substandard
Paved Shoulder	1	4	Substandard
Gravel Shoulder	2	4	Substandard
Clear Zone (4:1)	24	24	Substandard
Material	Paved	Paved	OK
Structural			Visually OK

Access Management

Classification	Min. Spacing Standard (Feet)		
	Public/Private Roads	Commercial	Residential/Farm Access
Major Collector	300	200	200

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

D. Service Provisions:

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

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

20. Public notice was posted online to the Utah Public Notice Website on 21 February 2025.
21. Notices were posted in three public places on 21 February 2025.
22. Notices were mailed to all property owners within 300 feet on 21 February 2025.
23. At this time, no written public comment regarding this proposal has been received by the Development Services Office.

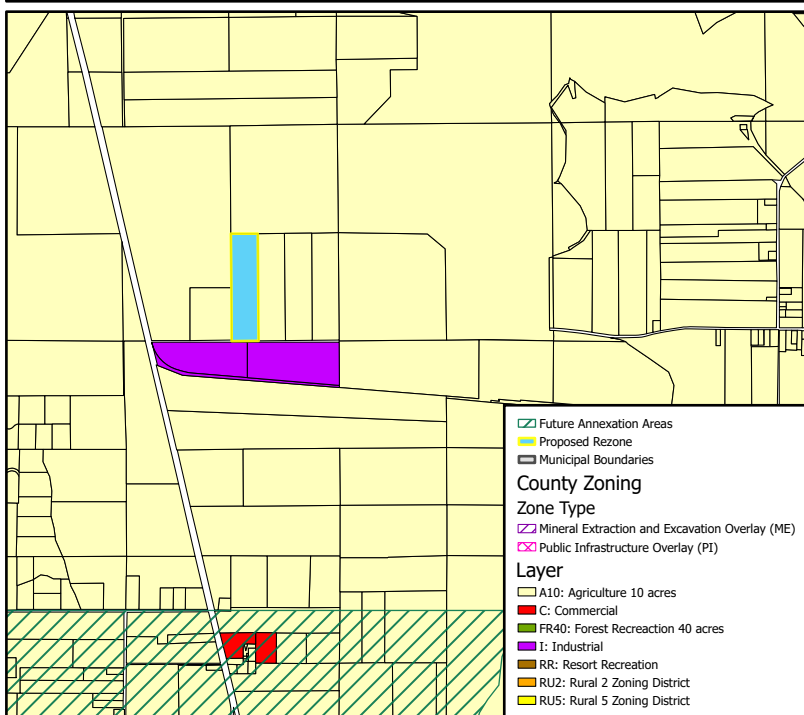
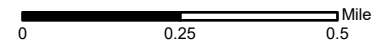
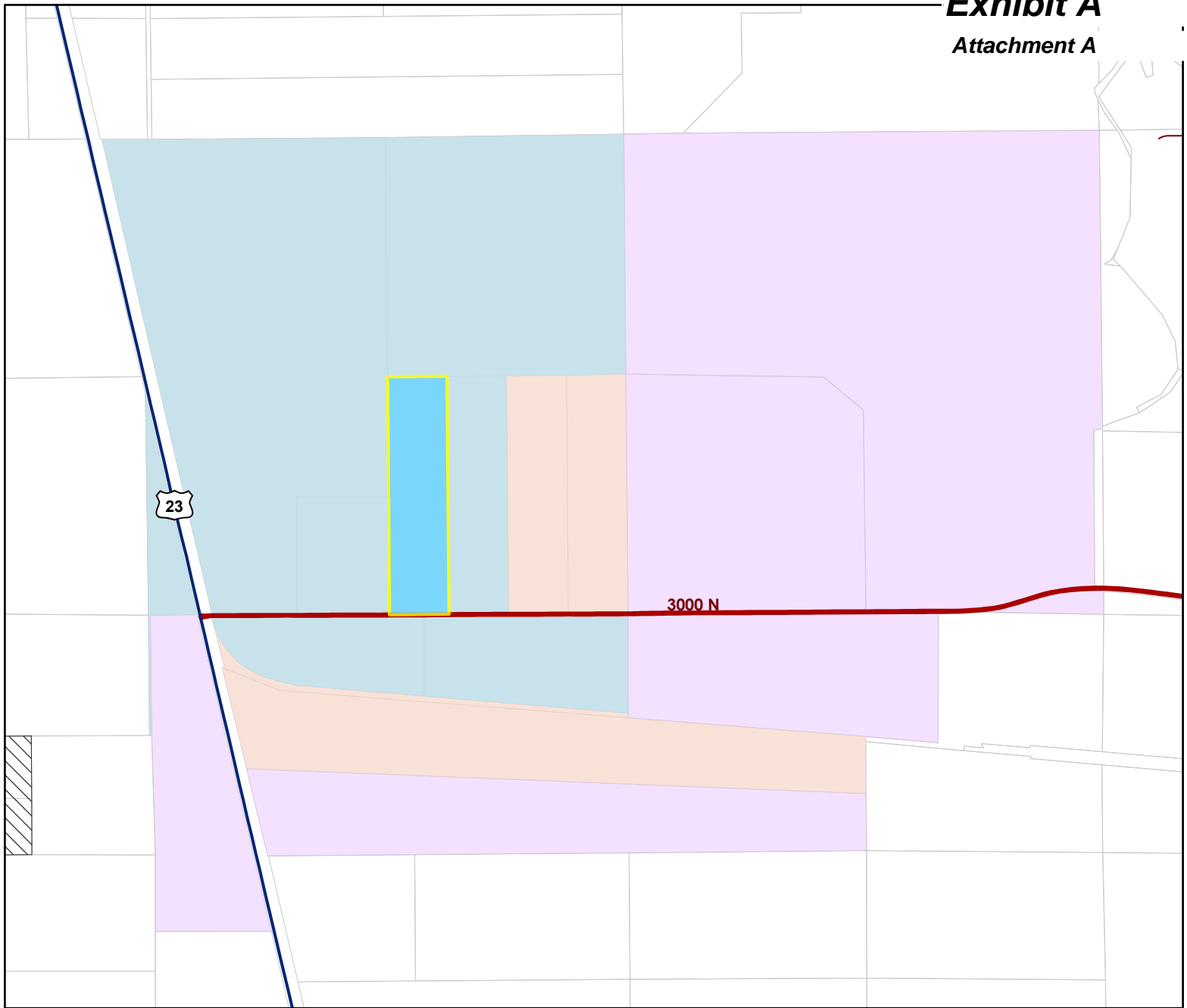
Conclusion

The Rezone CS rezone, a request to apply the Public Infrastructure (PI) Overlay onto 40.00 acres in the Agricultural (A10) Zone has been reviewed in conformance with Title 17 of the Cache County Land Use Ordinance and the County Manual of Roadway Design and Construction Standards. 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 Rezone CS rezone is hereby recommended for denial to the County Council as follows:

1. The nearest area, in the county, that has the Public Infrastructure (PI) Overlay is located eight miles away.
2. The rezone is potentially not consistent with the Cache County General Plan:
 - a. This parcel falls within the “Agriculture and Ranching” zone which places an emphasis on agriculture and ranching related activities. A large scale public infrastructure project is potentially not consistent with that desired use.



Legend

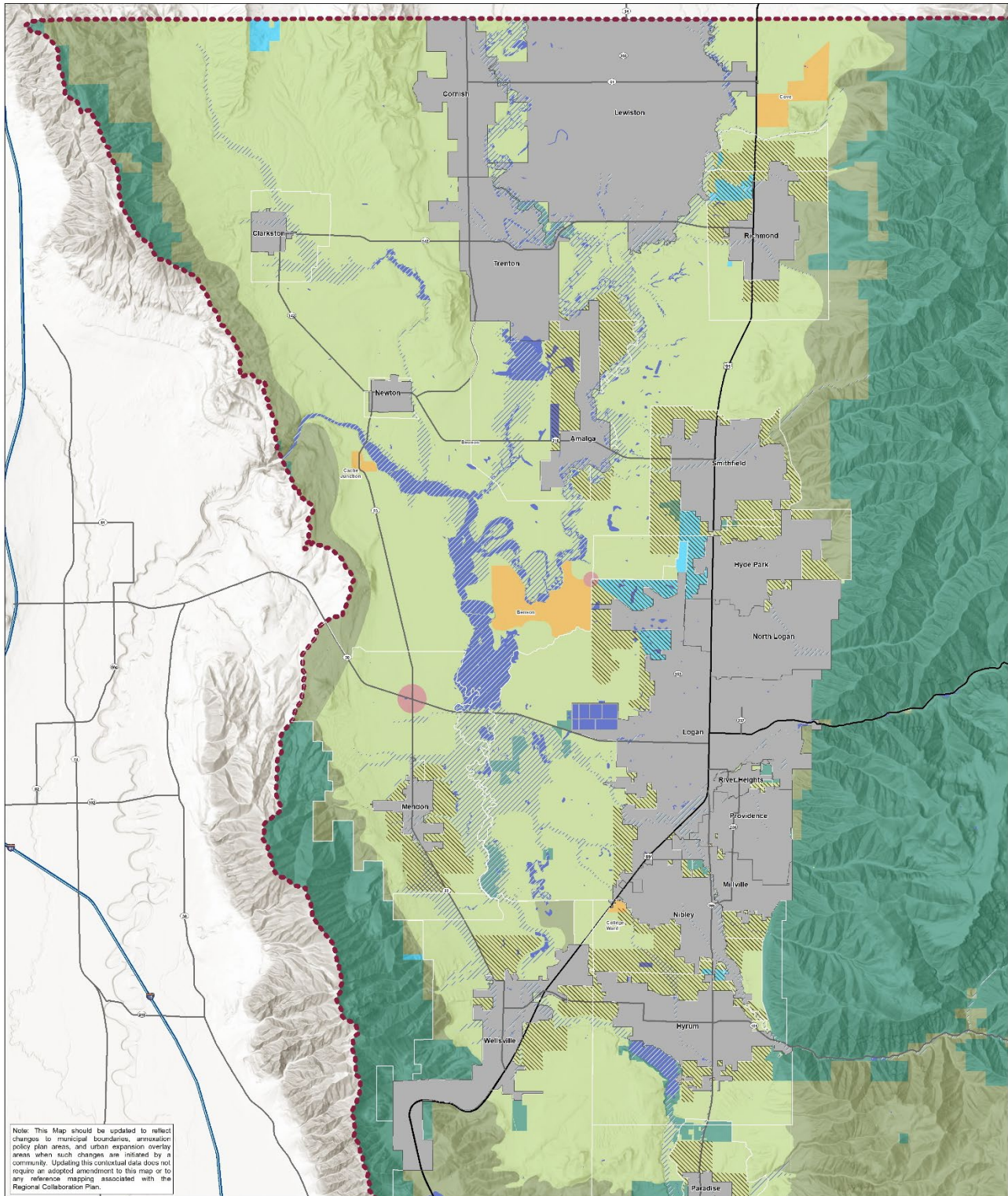
- Proposed Rezone
- Municipal Boundaries
- Subdivisions
- Parcels
- Winter Maintenance
- County Roads
- Highways

Average Parcel Size	
Adjacent Parcels	Without a Home: 93.1 Acres (7 Parcels)
1/4 Mile Buffer	Without a Home: 78.3 Acres (11 Parcels)
1/2 Mile Buffer	Without a Home: 82.3 Acres (16 Parcels)

- Future Annexation Areas
- Proposed Rezone
- Municipal Boundaries
- County Zoning**
- Zone Type**
- Mineral Extraction and Excavation Overlay (ME)
- Public Infrastructure Overlay (PI)
- Layer**
- A10: Agriculture 10 acres
- C: Commercial
- FR40: Forest Recreation 40 acres
- I: Industrial
- RR: Resort Recreation
- RU2: Rural 2 Zoning District
- RU5: Rural 5 Zoning District



2/10/2025



Water Bodies	Urban Expansion Overlay	Agriculture and Ranching	<h2 style="margin: 0;">Cache County Future Land Use Map</h2> <p style="font-size: small; margin-top: 10px;">Disclaimer: This map is illustrative and for advisory purposes only. This is not a regulatory or zoning document, and locations are generalized to illustrate concepts.</p> <p style="font-size: x-small; margin-top: 5px;">Date: February 28, 2023</p>
100 Year Floodplain	Retail Commercial	Mountain Rural and Conservation	
Municipalities	Rural Community	Forest and Natural Resource	
Annexation Policy Plan Areas	Industrial and Mineral Extraction		

0 0.5 1 2 3 4 Miles



12-008-0006

BEG 120 RDS W OF NE COR OF SE/4 SEC 8 T 12N R 1W W 40 RDS S 160 RDS E 40 RDS N
160 RDS TO BEG 40 AC