

## CACHE COUNTY COUNCIL

**April 22, 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 Keegan Garrity, Councilmember Nolan Gunnell, Councilmember Mark Hurd.

**MEMBERS EXCUSED:** Councilmember Barbara Tidwell

**STAFF PRESENT:**

**OTHER ATTENDANCE:**

### Council Meeting

1. **Call to Order 5:00p.m. – [0:10](#)** Chair Sandi Goodlander welcomed everyone.
2. **Opening Remarks and Pledge of Allegiance – [0:21](#)** Councilmember David Erickson opened with a prayer.
3. **Review and Approval of amended Agenda [2:00](#)**  
**Action:** Motion made by Councilmember Nolan Gunnell to approve the amended agenda; seconded by Vice Chair Kathryn Beus.  
**Motion passes.**  
**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd  
**Nay:** 0  
**Absent:** Barbara Tidwell
4. **Review and Approval of Minutes April 8, 2025 [2:12](#)**  
**Action:** Motion made by Councilmember Nolan Gunnell to approve the minutes; seconded by Councilmember David Erickson  
**Motion passes.**  
**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd  
**Nay:** 0  
**Absent:** Barbara Tidwell
5. **Report of the County Executive [2:41](#)**
  - A. **Appointment/Discussion**  
Executive Zook recommended Brady George as new fire chief to take Rod Hammer's place after his retirement in June 2025. Chair Goodlander asked if he was present at the meeting. Executive Zook answered Brady had prior commitments.  
**Action:** [6:46](#) Motion made by Councilmember Kathryn Beus to approve appointment of Brady George; seconded by Councilmember David Erickson.  
**Motion passes.**  
**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd  
**Nay:** 0  
**Absent:** Barbara Tidwell
  - B. **Other Items: [7:23](#)** Executive Zook thanked the four new members of the Fire Board and Vice Chair Kathryn Beus as Chair of Fire Board for their willingness to step into those roles. He added thanks to Congressman Moore and Ag leaders he met with earlier that day for listening to the needs of the County. He concluded with the annual RAPZ committee

meeting and reported they received 98 applications for grant funds which would be put before council for approval prior to distribution.

## 6. Items of Special Interest

- A. [11:06](#) Bear River Health Department Annual Report – Estee Hunt and Jordan Mathis, Bear River Health Department  
Jordan spoke to Council on the report of the Bear River Health Department outcomes along with their core values and strategy. [16:58](#) Estee described the remaining parts of their strategic plan and included 7 coalitions that were formed to prevent substance use. She spoke about the governing youth council and their involvement in the help of passing HB-128. Estee ended that as a district Cache is low in the state for income and 13.1% in poverty compared to other places in Utah. She explained the services provided over the past year and highlighted increases for specific areas. [23:22](#) Vice Chair Kathryn Beus asked if local vaccination rate is tracked for the general population. [23:55](#) Jordan answered yes that data is pulled from the Utah Immunization Database where providers can optionally report. 25:34 Councilmember Nolan Gunnell asked what happens to those who are unsuccessful with drug court. Jordan answered he believed those individuals would go back into the court system. [26:17](#) Chair Goodlander observed Councilmember Barbara Tidwell excused from the meeting.
- B. [26:26](#) Community Attitudes & Perceptions about Homelessness in Cache County – Jess Lucero et al., Utah State University  
[27:06](#) Macey Thompson introduced the group and their representation of the social work department at USU along with the presented the findings summary of the survey given to the County about homelessness. [30:06](#) Cole Larson and Macey presented the current data of homelessness in Cache Valley. [38:06](#) Councilmember Nolan Gunnell asked how many respondents they had and how broad the survey went. Macey answered 357 collectively and added the data presented was only for Cache County. [38:48](#) Councilmember Keegan Garrity asked for clarification of women being disproportionately represented. (Audience) answered 60% responses were women. [39:26](#) Executive Zook added he had heard feedback from the public because of the resources being given to the homeless if that will in fact increase the numbers. Macey answered this question is outside the scope of their study but gave her opinion as a student the problem lies in the community here. [40:59](#) Cole echoed the sentiment and said more research needs to be done. [41:45](#) Chair Goodlander gave positive reinforcement for the thought put into this project. [41:59](#) Councilmember Mark Hurd asked if those who supported the resource center were qualified that this would include raised taxes. Macey read the question verbatim and explained the data showed support. Chair Goodlander and Councilmember Keegan Garrity thanked Jess for her work in the community.

## 7. Board of Equalization

### a. Exclusive Use Exemptions 9 Charitable, Educational, Religious)

**Action:** [44:10](#) Motion made by Vice Chair Kathryn Beus to enter Board of Equalization; seconded by Councilmember Nolan Gunnell.

**Motion passes.**

**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd

**Nay:** 0

**Absent:** Barbara Tidwell

[44:41](#) Dianna Schaeffer began to read through the applications for approval and denial. [46:00](#) Chair Goodlander asked if they could be voted on in whole. Dianna continued. [48:57](#) Chair Goodlander asked if Planned Parenthood was included in Councilmember David Erickson's motion. Councilmember David Erickson said no. [49:18](#)

**Action:** [48:36](#) Motion made by Councilmember David Erickson to approve Common Ground, Utah Festival Opera, Whittier Center and deny Eagles, and USA Project Valor; seconded by Councilmember Nolan Gunnell.

**Motion passes.**

**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd

**Nay:** 0

**Absent:** Barbara Tidwell

[49:21](#) Chair Goodlander asked if the recommendation from Dianna was to approve Planned Parenthood. Dianna answered they had received in the past. [50:07](#) Dianna asked how to proceed with a vote tie. Council discussed. Chair Goodlander referred to Policy Analyst Andrew Erickson for instruction. [51:03](#) Andrew informed Council the motion failed and someone would need to deny recommendation or the item would remain pending. [51:49](#) No motion.

**Action:** [49:34](#) Motion made by Vice Chair Kathryn Beus to approve Planned Parenthood; seconded by Councilmember Keegan Garrity.

**Motion fails. Pending.**

**Aye:** 3 Kathryn Beus, Sandi Goodlander, Keegan Garrity

**Nay:** 3 David Erickson, Nolan Gunnell, Mark Hurd

**Absent:** Barbara Tidwell

[51:57](#) Dianna explained the remaining applications for low income housing with recommendation for approval. [54:12](#) Vice Chair Kathryn Beus clarified if these had been approved in the past. Dianna answered Aspen and Spring Hollow were added the past two years, the rest had before.

**Action:** Motion made by Vice Chair Kathryn Beus to approve Aspen Court, Carlton Way, Providence Place, Spring Hollow; seconded by Councilmember Keegan Garrity.

**Motion passes.**

**Aye:** 6 Kathryn Beus, Sandi Goodlander, Keegan Garrity, David Erickson, Nolan Gunnell, Mark Hurd

**Nay:** 0

**Absent:** Barbara Tidwell

[55:17](#) Dianna listed the applications under Medical for tax relief all with recommendation for approval.

**Action:** [57:17](#) Motion made by Councilmember David Erickson to approve Common Nursing Services, HealthWest, IHC, Sunshine Terrace, and RMC; seconded by Councilmember Nolan Gunnell.

**Motion passes.**

**Aye:** 6 Kathryn Beus, Sandi Goodlander, Keegan Garrity, David Erickson, Nolan Gunnell, Mark Hurd

**Nay:** 0

**Absent:** Barbara Tidwell

[57:48](#) Dianna read the education application for Bear River Head start recommended for approval.

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

**Motion passes.**

**Aye:** 6 Kathryn Beus, Sandi Goodlander, Keegan Garrity, David Erickson, Nolan Gunnell, Mark Hurd

**Nay:** 0

**Absent:** Barbara Tidwell

[58:09](#) Dianna read the final application for religious and recommended for approval. [58:43](#) Vice Chair asked what happened next if Council denied a request. Dianna answered it can be appealed. [59:20](#) Councilmember Keegan Garrity asked if the decision could be tabled until later. Chair Goodlander echoed and asked if there was a deadline. Dianna answered May 1. [59:48](#) Councilmember Keegan Garrity said he understood if the obligation is met by the applicant it should be out of Council's hands. Vice Chair Kathryn Beus commented abortions can't be performed here, only birth control provided.

**Action:** [58:23](#) Motion made by Vice Chair Kathryn Beus to approve Logan Church of Christ, Mount Logan Baptist, Prince of Peace Lutheran; seconded by Councilmember Mark Hurd

**Motion passes.**

**Aye:** 6 Kathryn Beus, Sandi Goodlander, Keegan Garrity, David Erickson, Nolan Gunnell, Mark Hurd

**Nay:** 0

**Absent:** Barbara Tidwell

**Action:** [1:00:09](#) Motion made by Councilmember Nolan Gunnell to move out of Board of Equalization; seconded by Councilmember David Erickson

**Motion passes.**

**Aye:** 6 Kathryn Beus, Sandi Goodlander, Keegan Garrity, David Erickson, Nolan Gunnell, Mark Hurd

**Nay:** 0

**Absent:** Barbara Tidwell

## 8. Public Hearings

### A. Set Public hearing for May 13, 2025:

#### Resolution 2025-15 – Francis Agriculture Protection Area

A Request to establish a new Agriculture Protection area consisting of 64.12 acres in the Agricultural (A10) Zone.

#### Ordinance 2025-16 – Yonk Homestead Rezone

A Request to rezone a portion, approximately 80.0 acres, of a parcel which is located at 8000 W. 600 N. Petersboro, from the Forest Recreation (FR40) Zone to the Agricultural (A10 Zone).

#### Ordinance 2025-17 – Powder Mountain Development Agreement – Ski Lift

A request by the applicant to enter into a development Agreement with Cache County to construct a new ski lift at the Powder Mountain Resort prior to submitting and getting approval of a Master Plan as required by the Resort Recreation (RR) Zone.

#### Ordinance 2025-18 – Powder Mountain Development Agreement – Maintenance Shop

A request by the applicant to enter into a Development Agreement with Cache County to construct a new maintenance building at the Powder Mountain Resort prior to submitting and getting approval of a Master Plan as required by the Resort Recreation (RR) Zone.

#### Ordinance 2025-19 Powder Mountain Development – Trail System and Art Park

A request by the applicant to enter into a development Agreement with Cache County to construct a hiking and biking trail system and associated art park at the Powder Mountain Resort prior to submitting and getting approval of a Master Plan as required in the Resort Recreation (RR) Zone.

**Action:** [1:00:33](#) Motion made by Vice Chair Kathryn Beus to approve public hearing; seconded by Councilmember David Erickson.

**Motion passes.**

**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd

**Nay:** 0

**Absent:** Barbara Tidwell

## 9. Pending Action

### A. Resolution 2025-12 – Amending the Cache County Personnel Policy and Procedure Manual Section I.I

**Discussion:** [1:01:19](#) Andrew Erickson asked attorney Taylor Sorenson if he had any comments. [1:01:51](#) Taylor answered no. Andrew explained the Resolution authorizes non-substantive changes to the manual. Attorney Taylor clarified what those changes could be.

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

**Motion passes.**

**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd

**Nay:** 0

**Absent:** Barbara Tidwell

**B. *Resolution 2025-13 Providing Round One Approval to the Northern Bonneville Shoreline Trail Phase 1a Trail Segment Open Space Application***

**Discussion:** [1:03:42](#) Brandon began with a question to Council if more information was needed from what he had told them in a previous council meeting. [1:04:29](#) Councilmember Mark Hurd said he was able to check with Landis about his concerns of right of ways in the cities that this would not have an impact.

**Action:** Motion made by Councilmember Mark Hurd to approve Resolution; seconded by Councilmember Keegan Garrity.

**Motion passes.**

**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd

**Nay:** 0

**Absent:** Barbara Tidwell

**10. Initial Proposals for Consideration of Action**

**A. *Local Authority Consent for a Single Event Permit- Prodigy Brewing Application***

**Discussion:** [1:06:58](#) Andrew read the application for Prodigy.

**Action:** Motion made by Councilmember Keegan Garrity to suspend rules and approve single use permit; seconded by Vice Chair Kathryn Beus

**Motion passes.**

**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd

**Nay:** 0

**Absent:** Barbara Tidwell

**B. *Resolution 2025-14- Providing consent to Smithfield City to approve the Lawyer Family Properties LLC Annexation***

**Discussion:** [1:09:46](#) Angie Zetterquist explained the application with recommendation for approval. [1:12:53](#) Councilmember Nolan Gunnell asked what approving this annexation with an unincorporated peninsula how that will rule later down the road. Keegan Garrity echoed the question. Vice Chair Kathryn Beus said she understood it as a case by case basis to ensure there is resolve. [1:13:42](#) Taylor added Council can use their best judgement.

**Action:** [1:12:45](#) Motion made by Councilmember David Erickson to suspend rules and approve Annexation; seconded by Councilmember Mark Hurd

**Motion fails.**

**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd

**Nay:** 0

**Absent:** Barbara Tidwell

**C. *Resolution 2025-16 – County Administrative Code Contract Process and Management Policy***

**Discussion:** [1:14:55](#) Andrew read the summary of policy. Taylor added this has been in the works to ensure compliance. [1:18:00](#) Councilmember Nolan Gunnell clarified Resolution 1.2.3 and asked if the official had anything to do with the county council budget or if that was solely with the clerk. Taylor answered department and office head shall certify funds are available. [1:19:42](#) Councilmember Keegan Garrity asked how many contracts are seen in an average year. County Clerk Bryson Behm answered over a hundred. Keegan asked if that can be delegated from the Executive to the Department Heads. [1:20:26](#) Executive Zook said he has delegated in the past. Councilmember Mark Hurd added at O&P the bulk of the discussion was it had to be documented the Executive has authorized the individual to review and sign

contracts. Attorney Taylor Sorenson added the intent was to allow for flexibility while control and accountability were still enforced. Andrew said he researched and found the Salt Lake County Mayor delegated her signature authorization in specific instances. Councilmember Mark Hurd said this was recommended for approval. [1:22:30](#) Councilmember David Erickson said this didn't happen overnight, and commented it was well written.

**Action:** [1:22:43](#) Motion made by Councilmember Mark Hurd to suspend rules and approve Resolution; seconded by Councilmember Nolan Gunnell.

**Motion passes.**

**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd

**Nay:** 0

**Absent:** Barbara Tidwell

**D. Ordinance 2025-14 – An Ordinance Creating and Defining the Cache County Surveying Department and Establishing the Position of Director of Surveying.**

**a. Note: Forwarded to County Council with recommendation of discussion.**

- i. **1) Version from O&P as Recommended for discussion**
- ii. **2) Version from staff with suggested modifications**

**Discussion:** [1:23:15](#) Andrew provided a quick summary of the Ordinance and two versions to discuss. [1:26:03](#) David Erickson asked if O&P had seen the changes. Andrew answered not yet. He continued to explain the proposal for an in house surveyor with the recommendation of an eventual approval of a surveying department. [1:29:41](#) Councilmember David Erickson commented there was another option O&P had sent that they do not create a department and instead hire a surveyor. Andrew answered it was an option to hire a surveyor engineer under the public works department, however as a department head council would have a say in the appointment made to that department. [1:30:51](#) Councilmember Mark Hurd asked if the differences in the versions is the redline detail. Andrew responded with the differences. [1:33:04](#) Councilmember Nolan Gunnell asked what a single person department would look like. Chair Goodlander deferred to Attorney Taylor Sorenson. [1:33:27](#) Taylor said it's up the councils discretion. Nolan asked if that costs more for salary. Discussion between council that a department of one can be held to the same scope as a department with several. [1:35:57](#) Councilmember Keegan Garrity asked what cost comparison had been done. Vice Chair Kathryn Beus answered the County needed someone here. Keegan followed with the question how the inefficiencies were showing. County Clerk Bryson Behm answered mainly annexations because they get bottlenecked waiting. [1:37:50](#) Keegan asked what percentage of departments were utilizing the surveyor services. Bryson answered his department would be minimal for annexations or infrastructure financing districts compared to the recorder's office or development services. [1:38:28](#) Councilmember David Erickson said this process would need a team vs one person. Andrew stated to Keegan it is in his right as part of Council to ask Andrew what usage percentage of services are across departments. Keegan asked if the Recorder could speak. [1:40:16](#) County Recorder Tennille Johnson said it would be helpful to have someone she could consult with about legal descriptions to make the best decisions for the property owner. Keegan asked what the process is now. Tennille answered Jeff (last name?) helped. [1:41:53](#) County Engineer and Public Works Director Matt Philips told council he had been asking for a surveyor the past two years. He said the need is for office work with review of annexations and review subdivision plats. He added development services and public works are the departments who use this the most and the county needs someone with a PLS license. [1:45:01](#) Councilmember Keegan Garrity asked where Matt preferred this position be seated. Matt answered the least expensive and quickest would be under Public Works in the engineering staff. Chair Goodlander clarified on top of the office work someone would need to be contracted for field work. Matt answered yes. [1:49:17](#) Keegan asked what reasons Matt felt why this decision has been met with opposition. Matt answered the County has been financially conservative. [1:50:50](#) Councilmember Nolan Gunnell asked Council what ramifications can happen with hiring a surveyor underneath another department and to make the decision for a department later. Councilmember Mark Hurd said there are a lot of factors to consider. [1:51:46](#) Discussion held among council and staff about organic act. [1:55:28](#) Jeff Nielsen Deputy County Surveyor gave his opinion of support for the need of a surveyor. [2:00:57](#) Executive Zook asked what this type of position would be paid. Jeff answered \$150,000. [2:03:26](#) Mark summarized the three options. Councilmember Nolan Gunnell said he was not in favor of a department head proposal. [2:04:27](#) Councilmember David Erickson said he believed everyone could work together and be available for services to be done. Councilmember Keegan Garrity asked if there would be a conflict of interest to cross departments. Council discussed. Executive Zook stated the bottom line question fell to whether they created a department or passed a budget amendment. Councilmember Keegan Garrity

commented the next question is where to find the budget for this position. [2:07:33](#) Vice Chair Kathryn Beus stated to Council the department of one would still be under the order from Council. Council and Executive Zook discussed. [2:10:59](#) Councilmember Mark Hurd agreed with Vice Chair Kathryn Beus neutrality is best accomplished through a department head structure. Executive Zook said any issues should come to him. [2:13:04](#) Finance Director Wes Bingham suggested a slow step into a full department and to contract out instead of hiring staff that may not be needed after work slowed. Councilmember Mark Hurd agreed. Chair Goodlander summarized this item would continue. [2:15:13](#) Councilmember David Erickson asked if this Ordinance would come back as a one department head, or a budget hearing for amendment. Councilmember Mark Hurd asked who would call for a budget opening. Council discussed process of hiring a new surveyor. Councilmember David Erickson confirmed agenda for O&P had this item on it.

**Action:** None

**E. Ordinance 2025-15 – An Ordinance Amending the Cache County Contract Code Under Cache County Code 3.16.070.**

**Discussion:** [2:18:07](#) Andrew Erickson described the Ordinance changes. [2:19:44](#) Attorney Taylor Sorenson elaborated this placed provisions for long term projects that may have costs that exceed the contract. Chair Goodlander asked if that would affect the relationship with vendors. Taylor answered legislative clauses are pretty common. Councilmember David Erickson voiced his favor.

**Action:** Motion made by Councilmember David Erickson to suspend rules and approve Ordinance 2025-15; seconded by Councilmember Nolan Gunnell.

**Motion passes.**

**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd

**Nay:** 0

**Absent:** Barbara Tidwell

**11. Other Business**

**A. Exercising Advice and Consent on Nominations – Government Conduct Review Committee**

[2:24:03](#) Chair Goodlander proposed Councilmember Barbara Tidwell serve along with another Council member as backup to start the formation of the committee.

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

[2:25:39](#)

**C. UAC Management Conference** April 30-May 2, 2025 – St. George

[2:25:42](#)

**D. Health Days Parade** May 10, 2025 @ ~9:30 a.m. – Smithfield

[2:25:45](#)

**E. Emergency Management Training** May 13, 2025 @ 3:30 p.m. – Sheriff's Complex

[2:26:32](#)

**12. Councilmember Reports**

**David Erickson – [2:29:54](#)** David reported some minor turbulence with RAPZ and Fire Board but would be worked out.

**Sandi Goodlander – [2:31:45](#)** Sandi reported on her attendance to the audit committee, emergency training, BRAG conference, BRHD needs assessment, and meeting with Blake Moore.

**Keegan Garrity – [2:28:21](#)** Keegan reported he attended audit committee and airport authority meeting. He jokingly urged Council to ride their bikes to Council meeting to bike to work week.

**Barbara Tidwell –** Absent

**Kathryn Beus – [2:29:35](#)** Kathryn reported she met with RAPZ committee and Fire Board.

**Nolan Gunnell –** None

**Mark Hurd – [2:30:12](#)** Mark reported he attended the audit committee, and gave notice of a contract to come for the library.

**Action:** Motion made by Councilmember Nolan Gunnell to close Council Meeting; seconded by Vice Chair Kathryn Beus.

**Motion passes.**

**Aye: 6** David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd

**Nay: 0**

**Adjourn: 7:30 PM** [2:32:36](#)

Cache County Council:

Sandi Goodlander

Sandi Goodlander, Chair  
Cache County Council

Attest:

Bryson J Behm

Bryson Behm, Clerk  
Cache County

