

CACHE COUNTY COUNCIL

March 11, 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 Mark Hurd.

MEMBERS EXCUSED: Councilmember Nolan Gunnell

STAFF PRESENT: Matt Funk, Brittany Kingston, Rod Hammer, Dianna Schaeffer, Nathan Argyle, Alma Burgess

OTHER ATTENDANCE: John Fully, Larry Copeland, Michelle Jensen, Blake Wright, Teresa Liechty, Reed Bryce Darley, Lacie Liechty, R. B. Evan Bankhead

Council Meeting

1. **Call to Order 5:00p.m. – [0:11](#)**
2. **Opening Remarks and Pledge of Allegiance – [0:23](#)** Keegan Garrity gave opening remarks and read a story on Women's History.
3. **Review and Approval of amended Agenda [3:34](#)** Vice Chair Kathryn Beus requested to change the Interlocal agreement discussion from 10a to 6b and strike 9f Resolution To Adopt County Fiscal Year 2026 Budget Calendar from the agenda.
Action: Motion made by Councilmember Vice Chair Kathryn Beus to approve the amended agenda; seconded by Councilmember Keegan Garrity.
Motion passes.
Aye: 6 David Erickson, Barbara Tidwell, Kathryn Beus, Sandi Goodlander, Keegan Garrity, Mark Hurd
Nay: 0
Absent: Nolan Gunnell
4. **Review and Approval of Minutes (February 25, 2025) [4:41](#)**
Action: Motion made by Councilmember Mark Hurd to approve the minutes with amendment to 10A to change the wording from an 'elected official' to an 'unelected official' ; seconded by Councilmember David Erickson.
Motion passes.
Aye: 6 David Erickson, Barbara Tidwell, Kathryn Beus, Sandi Goodlander, Keegan Garrity, Mark Hurd
Nay: 0
Absent: Nolan Gunnell
5. **Report of the County Executive [6:04](#)** Dirk Anderson proposed Jeff Ricks as an appointment to Cache Mosquito Abatement trustees. Councilmember David Erickson asked if he had been in this appointment before. Dirk answered this is a reappointment.
Action: Motion made by Councilmember David Erickson to approve the reappointment; seconded by Vice Chair Kathryn Beus.
Motion passes.
Aye: 6 David Erickson, Barbara Tidwell, Kathryn Beus, Sandi Goodlander, Keegan Garrity, Mark Hurd
Nay: 0
Absent: Nolan Gunnell
6. **Items of Special Interest**
 - A. RAPZ Tax Reallocation: River Heights Pavilion- Michelle Jensen, River Heights City Treasurer

[7:08](#) Michelle Jensen asked for the approved funds to be relocated to a different location. Vice Chair Kathryn Beus clarified which park this would be and if the funds would go towards the demolition. Michelle answered its demolished already. [9:15](#) Chair Goodlander asked what the original award was and if the project could be completed with that amount. Michelle answered \$120,000 and the funds would cover it. [9:33](#) Councilmember David Erickson confirmed this is the same project, just a different location. Michelle answered pretty much the exact same thing. Vice Chair Kathryn Beus asked if some of the funds will be reimbursed for what has been spent. Michelle said yes and explained the planned next steps. [10:22](#) Vice Chair Kathryn Beus asked Alma if this is an unusual request. [10:34](#) Alma said this is usually done as an extension. He added this is a rare request but wanted to put in front of Council for approval. [11:13](#) David Erickson asked for more details. Michelle said the old pavilion was a safety hazard and had to be taken down. She added the city replaced it and they would like the funds they had gotten approved for a different park to be used for this one.

Action: Motion made by Councilmember David Erickson to approve; seconded by Councilmember Keegan Garrity.

Motion passes.

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

Nay: 0

Absent: Nolan Gunnell

- B. Interlocal Agreement Discussion** [13:01](#) Chair Goodlander gave brief overview of background for the interlocal agreement and proposed a change in the agreement that as part of the elected officials on board of health, the person appointed for Cache County would always be the Chair. [16:23](#) Councilmember Keegan Garrity asked for a quick recap. Chair Goodlander responded the agreement said the council is the appointing authority. Councilmember Keegan Garrity asked how many members are on the board. Chair Goodlander answered one elected official and three at large from Cache County, nine total with Box Elder and Rich Counties. Further discussion. [18:01](#) Councilmember David Erickson said he was satisfied with the agreement already. Councilmember Keegan Garrity vocalized his support of the change. Vice Chair Kathryn Beus said she wanted to digest it more. [19:12](#) Attorney Taylor Sorenson said he would provide any other information. He added the agreements are legal and in accordance of code. [20:30](#) Jordan Mathis – Director of BRHD brought attention that the other counties would need to review any changes.

[21:18](#)

Action: Motion made by Vice Chair Kathryn Beus to go into Board of Equalization; seconded by Councilmember David Erickson

Motion passes.

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

Nay: 0

Absent: Nolan Gunnell

7. Board of Equalization

- a. Exclusive Use (Religious, Educational, Charitable) Exemptions- Dianna Schaeffer, Cache County Tax Administration Supervisor**

[21:37](#) Dianna introduced the 42 tax relief applications. Chair Goodlander asked Dianna if they can be approved in batches. Dianna agreed.

Action: Motion made by David Erickson to approve the applications under education; seconded by Councilmember Mark Hurd

Motion passes.

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

Nay: 0

Absent: Nolan Gunnell

[23:12](#) Dianna described the religious applications and brought up one that had part of their church rented out. Chair Goodlander asked what the laws were around that. [23:41](#) Dianna answered the percentage of space they rent out is not exempted. Chair Goodlander asked why one is highlighted in red. Dianna answered a color code.

Action: [24:32](#) Motion made by Vice Chair Kathryn Beus to approve the applications under religion; seconded by Councilmember Mark Hurd

Motion passes.

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

Nay: 0

Absent: Nolan Gunnell

[24:55](#) Dianna described the charitable exemptions.

Action: [25:24](#) Motion made by David Erickson to approve the charitable applications; seconded by Keegan Garrity

Motion passes.

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

Nay: 0

Absent: Nolan Gunnell

Action: [26:03](#) Motion made by Mark Hurd to exit Board of Equalization; seconded by David Erickson

Motion passes.

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

Nay: 0

Absent: Nolan Gunnell

8. Public Hearings

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

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

[26:18](#) Development Services Interim Director Angie Zeterquist described application and said it was recommended for denial. Chair Goodlander opened for questions. [29:12](#) Citizen Larry Copeland said his property is fed by a well and the equipment will alter the water flow. [30:30](#) Citizen Gary Dent spoke against the rezone and said industrial does not fit the surrounding area.

b. Ordinance 2025-09 – Willets RU5 Rezone

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

[31:34](#) Angie described application and recommended for denial. [33:59](#) Property Owner Jed Willets presented what he had planned for the property. [38:32](#) Councilmember Keegan Garrity asked about an email from a neighbor that referenced an easement. Jed explained where the easement was and the history behind how it got there. He said this easement is separate from his. Chair Goodlander asked how many acres these lots would be. Jed answered 1-1.5 acres. [42:04](#) Citizen Reed Bryce Darley said the 10 acre zoning was made to keep the area rural. He said if an application doesn't meet the 10 acres it should be denied. If otherwise the zoning requirements need to be looked at. [44:28](#) Tyler Willet said Wellsville City needs to look at their requirements because theirs is 5 acres. He read a quote from Governor Cox regarding growth in communities and welcoming it. [46:16](#) Phil Bankhead represented Darley Springs and spoke strongly against the rezone. He said there is not enough water to keep capable of irrigating the 400 acres and the applicant is only trying to make money. He added the area is not annexed into Wellsville city and won't be for a very long time. [49:34](#) Lacie Leichty gave her comments against the rezone. She spoke to the danger of traffic and adding more with this rezone would increase risk. [54:36](#) Mariah Davis who is part of the Darley Trust emotionally spoke to the conservation of the land here. [55:36](#) Teresa Liechty read an objection letter from Mark Lyons that expressed his frustration in the length of time this has taken. [59:28](#) Kevin Bankhead voiced his concern with water and said the new rezone will take the water that doesn't belong to them. He added there is no reason to zone this R5 unless development

comes closer. [1:01:12](#) Jim Leichty said he spoke with Scott Wells with Wellsville City. He said the future plans for the property is 5 acres per building permit with 5 acres of open space per each permit and a through street would be required as well. [1:02:12](#) Owner Jed Willett spoke again in response to the objections and gave answers to the speculations providing council with a map from Wellsville City. [1:03:42](#) Citizen asked if UDOT knew about the 21 foot farmer access when he applied. Chair Goodlander said UDOT would have been informed of this.

Action: Motion made by Vice Chair Kathryn Beus to close public hearing; seconded by Mark Hurd

Motion passes.

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

Nay: 0

Absent: Nolan Gunnell

c. Ordinance 2025-10 – Gally Subdivision Rezone

A request to rezone 30.62 acres located at 3055 S. Highway 23 Wellsville, from, the agricultural (A10) Zone to the Rural 5 (RU5) Zone. [1:04:15](#) Angie described the application and said it had partial approval. Chair Goodlander asked if this is planned to be annexed into Mendon city. Angie answered yes. [1:08:20](#) Gary Wilson an agent for the developer spoke to the application and plans for the project and said they had fulfilled their requirements.

Action: Motion made by Mark Hurd to close public hearing; seconded by David Erickson

Motion passes.

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

Nay: 0

Absent: Nolan Gunnell

d. Resolution 2025-07- Opening the 2025 Budget

Proposed amending of the current (2025) budget. [1:10:10](#) Brittany Kingston described the additional request for funds, purchase orders, and ARPA funds back to the general fund.

Action: Motion made by Mark Hurd to close public hearing; seconded by Vice Chair Kathryn Beus

Motion passes.

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

Nay: 0

Absent: Nolan Gunnell

9. Initial Proposals for Consideration of Action

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

A request to rezone 286.91 acres located at approximately 8300 N. Highway 91 near Richmond, from the Agricultural (A10) Zone to the Industrial (I) Zone with the Mineral Extraction and Excavation (ME) Overlay. [1:13:40](#) Chair Goodlander opened for questions. [1:14:22](#) David Erickson said he knew the area very well. He said if water is disrupted there may be a lot of homes without, and added it's a huge wildlife area.

Action: Motion made by David Erickson to suspend rules and support the denial; seconded by Keegan Garrity

Motion passes.

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

Nay: 0

Absent: Nolan Gunnell

b. Ordinance 2025-09 – Willets RU5 Rezone

A request to rezone 18.71 acres located at approximately 4200 S. Highway 23 Wellsville from the Agricultural (A10) Zone to the Rural 5 ((RU5) Zone. [1:16:08](#) Chair Goodlander opened for questions. [1:16:22](#) Councilmember David Erickson asked if this is a flag lot. Angie answered there is no frontage road and one would be required. She said the issue is it would be a private road which is close to another private road. [1:18:34](#) Vice Chair Kathryn Beus asked what the distance between the two roads is. Angie answered the Wellsville rising is off the county road and showed with her hands

where the roads would be. [1:18:54](#) Chair Goodlander asked for clarification on the RU5 requirement. Angie answered what the density calculations allow. [1:20:01](#) Councilmember Keegan Garrity asked if there were instances that the application would be sent back to planning and zoning. Angie referred to attorney Taylor Sorenson. Keegan repeated his question to Taylor and asked if new information planning and zoning didn't have access to originally would be reviewed a second time. [1:21:00](#) Taylor said typically the decision is made off the information received and a new application or amendment would be needed to look at it again. [1:21:48](#) Councilmember David Erickson asked if it had ever been separated off the frontage as part of an ag remainder. Angie answered there have been boundary adjustments over the years and it may still be green belt as part of the subdivision but it is a legal parcel and not part of an ag remainder from the other parcels. [1:22:44](#) Chair Goodlander opened for motion. No motion. Chair Goodlander said this would wait until next meeting. [1:23:12](#) Councilmember Keegan Garrity thanked those who came to speak.

Action: No Motion

Motion Dies

Aye: 0

Nay: 0

Absent: Nolan Gunnell

c. Ordinance 2025-10 – Gally Subdivision Rezone

A request to rezone 30.62 acres located at 3055 S. Highway 23 Wellsville, from, the agricultural (A10) Zone to the Rural 5 (RU5) Zone. [1:23:29](#) Chair Goodlander opened for questions. [1:23:41](#) Vice Chair Kathryn Beus asked if there is now one access point on the highway with the recent purchase of the property. The Proponent answered yes. [1:24:25](#) Angie explained the major private road standard would be needed which this road meets.

Action: Motion made by Councilmember David Erickson to suspend rules and support the approval ; seconded by Vice Chair Kathryn Beus

Motion passes.

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

Nay: 0

Absent: Nolan Gunnell

d. Resolution 2025-07- Opening the 2025 Budget

Proposed amending of the current (2025) budget. [1:25:48](#) Chair Goodlander asked Brittany to go over the section slowly. [1:26:53](#) Brittany started to explain the PO rollovers. [1:27:04](#) Chair Goodlander commented to the audience please exit for any outside discussions. [1:27:30](#) Brittany continued there were questions on rapz projects that had exceeded the two years to spend the money and some of that money ended up being returned to rapz and restaurant funds. She added the others were moved to additional requests as amendments. Discussion between Chair Goodlander and Brittany about finances and budget plans. [1:35:24](#) Councilmember Keegan Garrity asked what the color codes meant. Brittany answered blue separates the amendment and yellow separates from appropriations. [1:35:57](#) Chair Goodlander suggested this be continued. [1:36:28](#) Vice Chair Kathryn Beus asked if the net change from the 2025 budget is \$377,000. Discussion between Council and Brittany. [1:37:09](#) Brittany continued the Sheriffs budget was mistakenly put to a negative amount that needed to be remedied. Vice Chair Kathryn Beus asked how much the fund balance of 2024 was. Chair Sandi Goodlander said that is a tricky question. Brittany answered her preliminary numbers from her transfers is around 21 or 22 million. Vice Chair Kathryn Beus clarified 1.5 million wasn't spent because they will roll over into 2025. Brittany and Chair Goodlander said yes. Chair Goodlander thanked Brittany and finance for their work. [1:39:46](#) Councilmember Keegan Garrity asked if there were any urgent components that could be passed along. Chair Goodlander began to ask if a portion could be passed. Brittany explained the new requests. Chair Goodlander said to wait on this. [1:41:14](#) Mark Hurd asked if overtime is ok for the Sheriff to wait. Brittany answered two weeks should be fine.

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

Consideration of providing consent to Nibley City to approve the Neilsen, Albretsen, and Ropelato Annexation -

Parcels 03-049-0010, 03-049-0011, and 03-049-0013. [1:41:45](#) Angie explained the application as originally approved by

Nibley City that needed to be reviewed since it would leave an unincorporated island. [1:44:36](#) Vice Chair Kathryn Beus asked what happens if it is protested. Angie answered it would maybe go to the boundary commission. [1:44:47](#)

Discussion among council and Angie.

Action: Motion made by Vice Chair Kathryn Beus to suspend rules and approve Resolution 2025-07; seconded by Councilmember David Erickson

Motion passes.

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

Nay: 0

Absent: Nolan Gunnell

10. Other Business

A. Legislative Session Summary and Review [1:54:04](#) Vice Chair Kathryn Beus opened to discuss the outcomes of some bills passed by Legislature. [1:54:56](#) County Clerk Bryson Behm explained the changes to the voting procedures in 2029. [1:56:33](#) Vice Chair Kathryn Beus asked if there would be additional funding needed. Bryson answered in the future there may be a postcard to be sent to voters asking to opt in by mail. Chair and Vice Chair thanked Bryson. [1:57:00](#) Vice Chair Kathryn Beus said HB162 for sales tax limited to use for transportation failed in committee. She asked how HB236 went. [1:57:50](#) Chair Goodlander said it failed. [1:57:56](#) Andrew added it sat in rules committee and died. [1:58:02](#) Vice Chair Kathryn Beus asked Andrew to talk about the room transient tax. Andrew said UAC was taking a lot of that effort. He explained it amends how the transient room tax can be administered and will give more money to the County for accommodation services. Kathryn clarified before it was limited to tourism. Andrew answered yes. [1:58:54](#) Chair Goodlander explained how the funds are allocated and set aside. [1:59:29](#) Vice Chair Kathryn Beus asked how the Beehive Development Agency Sb337 ended. Andrew answered it was kicked out of regular session to be discussed later. [1:59:58](#) Chair Goodlander explained it is a state agency that can govern projects and would get all tax increment funding. She added there are already several agencies throughout the state with that authority. [2:00:52](#) Mark Hurd said in addition they didn't have to get local jurisdiction. Chair Goodlander and Vice Chair Kathryn Beus discussed other details and said it would be back next year. [2:01:31](#) Vice Chair Kathryn Beus said the next was a property tax amendment that passed which affects the elderly population. [2:02:02](#) Andrew answered the circuit breaker program would end with those in the program grandfathered in. Chair Goodlander said there was a plan to lobby the governor's office to veto that bill. Vice Chair added it is a type of reverse mortgage and not the role of the county. [2:03:56](#) Councilmember Keegan Garrity asked if all legislators voted in favor. [2:04:29](#) Vice Chair Kathryn Beus asked Taylor if he had any updates to share. [2:04:47](#) Taylor said there are a lot of bills targeting prosecutors and different protections for defense attorneys. He said more details for tracking time on cases is new. [2:05:29](#) Councilmember Mark Hurd HB542 carried some water for SB337 and asked where that ended. Chair and Vice Chair both answered they were unsure. [2:05:49](#) Andrew? Answered it passed at last minute. [2:06:14](#) David Erickson asked attorney Taylor Sorenson if a bill he couldn't recall the name for that was requiring turnaround time on gathering information for a case and computers to be returned had any updates. Taylor answered this is for when machines are scanned for child sex abuse cases and he would check on it. [2:07:12](#) David Erickson said he hoped it failed since there is no way to afford the amount of people in 72 hours to cover all that information.

B. (Originally 10C) Discussion on Formation of a Study Committee as a prescribed in UCA § 17-52a-3 [1:46:48](#) Chair Goodlander opened for discussion. [1:47:35](#) Vice Chair Kathryn Beus asked legislature still held that if the committee fails it would go back to a 3 member commission. Chair Goodlander answered she had spoken with Senator Wilson regarding that concern. [1:48:20](#) Councilmember Keegan Garrity said the majority of constituents he had spoken with have not requested a change in government or an urge driving it. [1:48:59](#) Vice Chair Kathryn Beus answered the urgency is to align with the election cycle. Chair Goodlander added the change would not be in effect until the end of 2029. Councilmember Keegan Garrity commented this form of government was voted on in 1984 and effect 1986. [1:49:43](#) Barbara Tidwell said she wondered what the cost would be to the County. Chair Goodlander answered she was unsure there would be a cost as it was discussed as volunteer. Barbara followed up if with costs vs if anything would be done

once the reports are received. [1:50:38](#) Chair Goodlander said it would be taken to the voters and would be discussed. She asked David Erickson for comment [1:51:10](#) No comment from David Erickson. [1:51:15](#) Councilmember Mark Hurd shared concerns with Barbara. He added he hasn't heard any word of requested change. Chair Goodlander summarized the decision needs to be made or let the issue rest. [1:52:37](#) Attorney Taylor Sorenson read the description. Councilmember Keegan Garrity commented the citizenry can also make this happen and it would be interesting to see if there is organic interest. Chair Goodlander added any study committee would have public input.

11. Councilmember Reports

David Erickson – None

Sandi Goodlander – [2:15:27](#) Chair Goodlander reported she had been to several meeting recently and urged council to continue being involved. She added her fascination with the aircraft. She closed with asking council to be aware of what could be in the future. [2:17:11](#) Shawn? From the audience said the airport authority would be the agency to go through.

Keegan Garrity – [2:10:20](#) Keegan said he was also at the airport and the electric airplane would be an air taxi. He added at the open space board meeting there was interest in a campaign to bring awareness for residents who live in corridors money is available and they could apply. He said a question arose if someone wanted to fund it then would the council have to appropriate it. Chair Goodlander answered there had been discussion before on discomfort of tax dollars being spent on targeted homeowners. She agreed with a PSA and said it would defer to Taylor if that would be ok.

Barbara Tidwell – [2:12:13](#) Barbara said she subbed at planning and zoning and said they do not get paid enough. She told council it was quite adversarial aimed at planning and zoning and eye opening for her. She appreciated their openness to her being there and her opinions. She reported meeting with Amy Adams and said there is no plan to replace the fleet coordinator and ended with safety precautions.

Kathryn Beus – None

Nolan Gunnell – Absent

Mark Hurd – [2:07:33](#) Mark reported he chose to attend the training Bartt provided on audio/video capabilities in the chambers room and appreciated what is available. He added there was an event at the airport with a presentation of an electric airplane that was to support preparation strategies for the Olympics in 2034. He ended with the current snow pack is 107%.

Action: Motion made by Vice Chair Kathryn Beus close meeting; seconded by Councilmember Mark Hurd

Motion passes.

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

Nay: 0

Absent: Nolan Gunnell

Adjourn: 7:30 PM [2:17:46](#)



APPROVAL: Sandi Goodlander, Chair
Cache County Council



ATTEST: Bryson Behm, Clerk
Cache County Council

