



**CACHE COUNTY COUNCIL**

**Cache County Council Regular Meeting**

**Media Packet**

January 13, 2026

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## **Procedures and Code Regarding Election of Chairperson and Vice Chairperson**

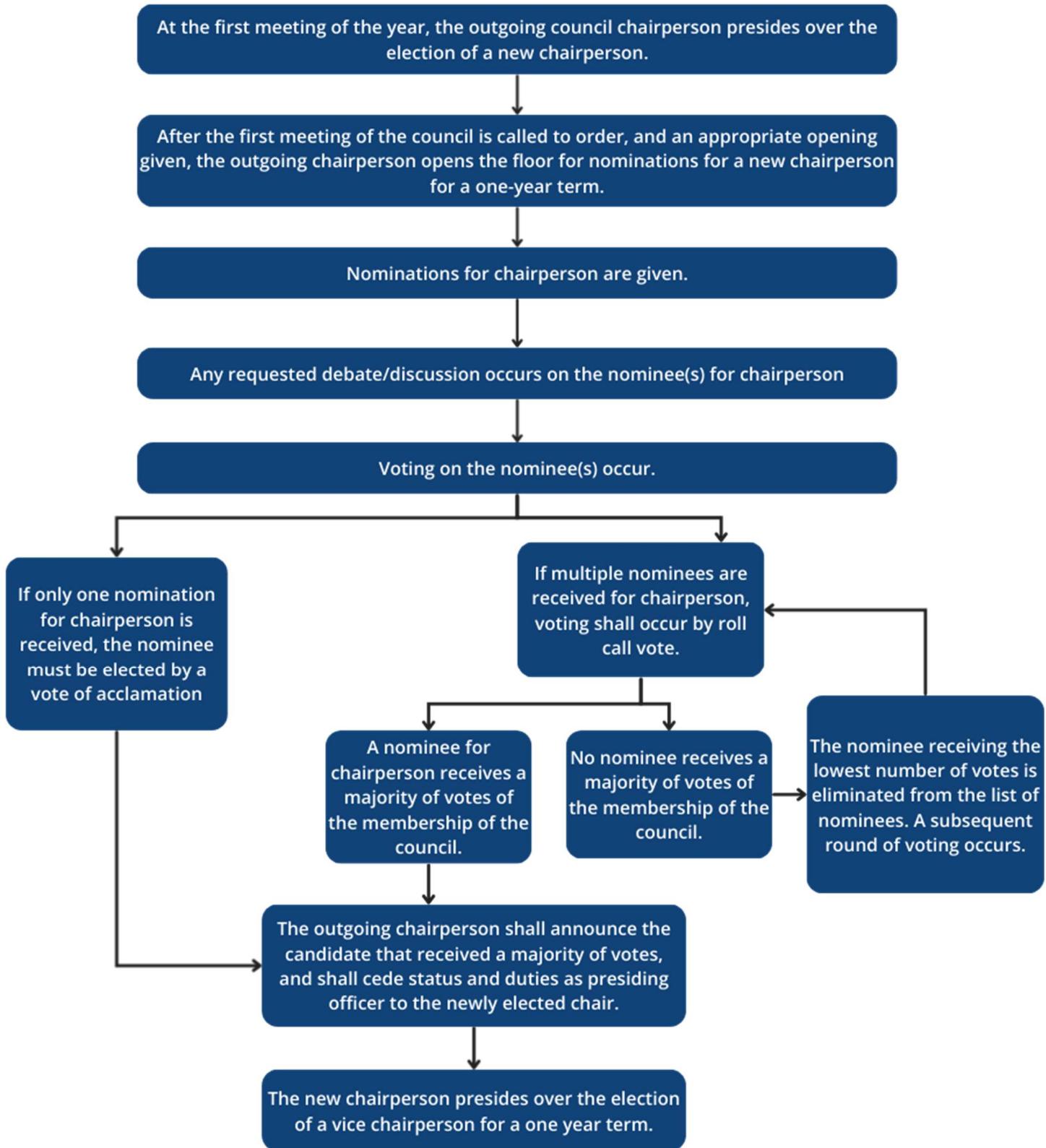
### **County Code Requirements:**

#### **2.12.050: ELECTION, TERM AND DUTIES OF COUNCIL CHAIRPERSON AND VICE CHAIRPERSON**

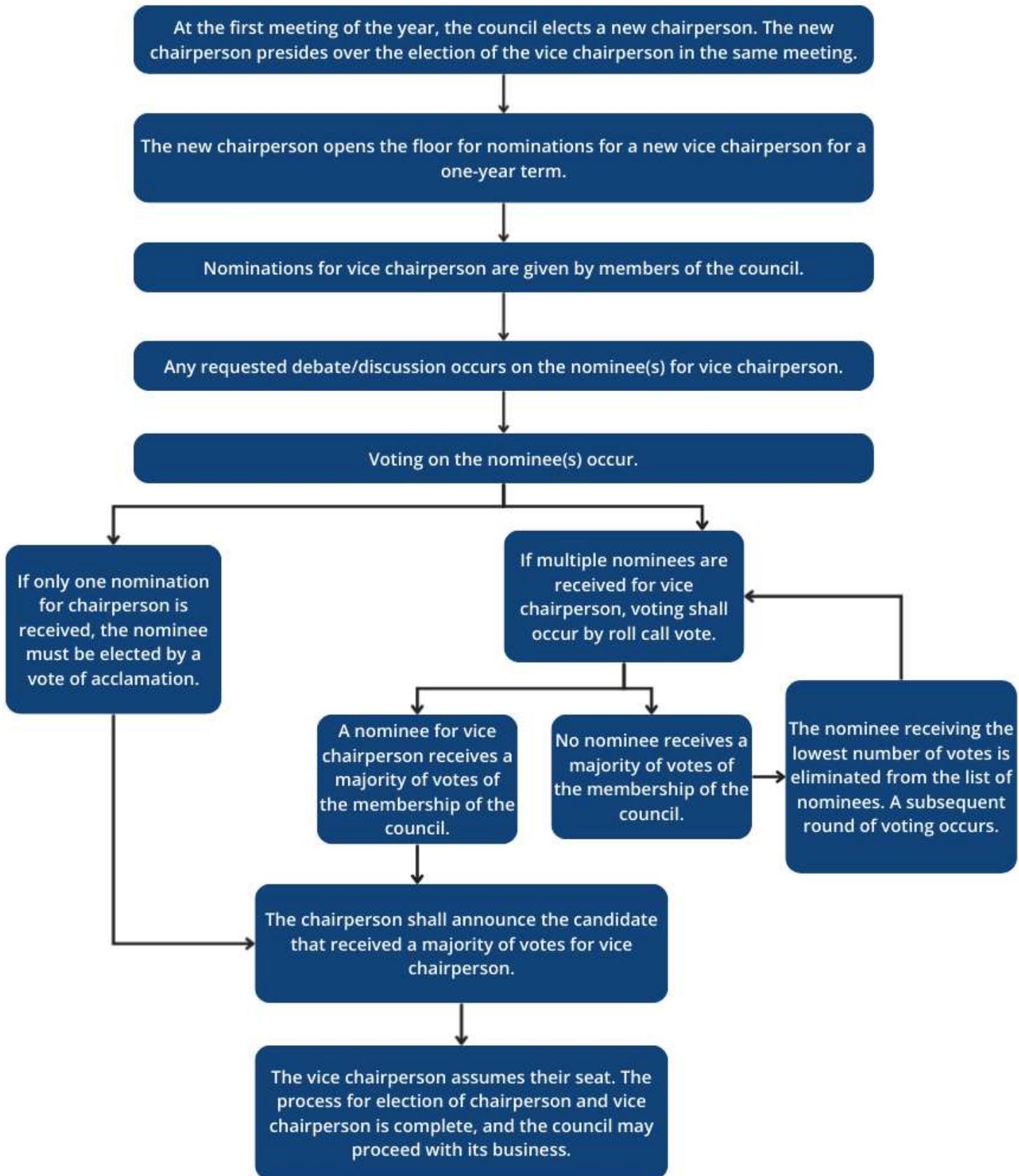
A. The chairperson and vice chairperson of the county council shall be elected by a majority of the full membership of the county council from among members of the council. Their term shall be one year.

1. At the first regular meeting of the county council the outgoing chairperson or chair pro tem shall open the floor for nomination for the position of council chairperson by members of the county council, with the consent of the nominated council member, and then close nominations once a reasonable amount of time for any nomination has been made available. Any discussion or debate on the nominated candidates may occur at the request of any member of the county council. Voting shall occur by roll call vote, unless a vote of acclamation be necessary to confirm a sole nominee for chair, and shall occur with subsequent rounds as needed with the exclusion of the previous round's lowest receiver of votes until a nominee receives a majority vote of the full membership of the county council. The outgoing chairperson or chair pro tem shall announce the candidate that received the majority of votes, and shall cede status and duties as presiding officer to the newly elected chair.
  - a. After the election of the chairperson, there shall be an election for vice chairperson immediately afterwards following the same process, with the chairperson presiding.

## Flowchart of Election Procedures for Chairperson



## Flowchart of Election Procedures for Vice-Chairperson



**CACHE COUNTY COUNCIL**

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



199 NORTH MAIN STREET  
LOGAN, UT 84321  
435-755-1840  
[www.cachecounty.gov](http://www.cachecounty.gov)

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**PUBLIC NOTICE** is hereby given that the County Council of Cache County, Utah will hold a **REGULAR COUNCIL MEETING** at **5:00 p.m.** in the Cache County Historic Courthouse Council Chambers, 199 North Main Street, Logan, Utah 84321, on **Tuesday, January 13, 2026**.

Council meetings are live streamed on the Cache County YouTube channel at:

<https://www.youtube.com/@cachecounty1996>

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## **CACHE COUNTY COUNCIL AGENDA**

### **REGULAR COUNCIL MEETING – 5:00 p.m.**

- 1. Call To Order**
- 2. Opening – Council Member Mark Hurd**
- 3. Election of Council Leadership**
  - a. Chairperson**
  - b. Vice Chairperson**
- 4. Review and Approval of Agenda**
- 5. Review and Approval of Minutes**
  - a. 12-17-2025 County Council Meeting Minutes**
- 6. Report of the County Executive**
  - a. Appointments**
  - b. Other Items**
- 7. Items of Special Interest**
  - a. Schedule Special County Council Meeting for January 20th @ 5:00 p.m. for:**
    - i. Appointment of Replacement Council Member per Utah Code § 20A-1-508(3)(c)(iv)**  
**- Andrew Erickson, Council Policy Analyst**
    - b. Behavioral Health Integration Plan**  
**- Jordan Mathis, Bear River Health Department Director**
- 8. Tax Relief**
  - a. Hardships**  
**- Dianna Schaeffer, Tax Administration Supervisor**

## **9. Public Hearings – 5:30 p.m.**

- a. **Schedule Public Hearing for January 27th @ 5:30 p.m. for:**
  - i. Cemetery Maintenance District Vacancies
  - ii. Ordinance 2026-01 – Dutson Rezone
  - iii. Ordinance 2026-02 – Amendment to Cache County Code to Update RU2/RU5 Zone Standards
  - iv. Ordinance 2026-03 – Amendment to Cache County Code to Allow for Canal Setback Exemption and Increasing Lot Coverage in the Commercial Zone

## 10. Other Business

## 11. Council Member Reports

## 12. Adjourn

- Next Scheduled Regular Council Meeting: January 27th @ 5:00 PM

Sandi Goodlander  
Sandi Goodlander, Council Chair

## CACHE COUNTY COUNCIL SPECIAL MEETING

**December 17, 2025 at 5:00 p.m. - Cache County Chamber at 199 North Main, Logan, Utah.**

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

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

**MEMBERS EXCUSED:**

**STAFF PRESENT:** Matt Funk, Alma Burgess, Chad Jensen

**OTHER ATTENDANCE:**

1. **Call to Order 5:00p.m. – [0:17](#)**
2. **Opening Remarks and Pledge of Allegiance – [0:28](#)** Councilmember Keegan Garrity opened with a poem and prayer then led council in Pledge of Allegiance.
3. **Review and Approval of Meeting Minutes (December 2, 2025 and December 9, 2025) [3:15](#)**

**Action:** Motion made by Councilmember Nolan Gunnell to approve meeting minutes from December 2, 2025 and December 9, 2025; seconded by Councilmember Keegan Garrity.

**Motion passes.**

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

**Nay:** 0

4. **Appointment by the Cache County Executive [3:51](#)**

**a. Appointment of Brian Abbott as the Interim Director of Development Services**

Executive Daines announced his appointment for Brian Abbott for Interim Director of Development Services. [5:18](#) Brian Abbott introduced himself to Council. [7:06](#) Councilmember Nolan Gunnell asked if Brian would be in attendance to Planning and Zoning meetings. Brian answered yes.

**Action:** Motion made by Councilmember David Erickson to appoint Brian Abbott as Interim Director of Development Services; seconded by Councilmember Mark Hurd.

**Motion passes.**

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

**Nay:** 0

5. **Reconsideration of the Line-Item Veto by the Cache County Executive of Budgetary Appropriations as per Cache County Code § 2.12.100.B [8:45](#)**

**a. Cache County Council Resolution 2025-43- A Resolution Adopting a County Budget for the Calendar Year 2026**

**i. From the Appropriations Approved to the Cache County Attorney's Budget:**

1. **Line-Item Veto Reduction of \$178,024.00 from the Appropriations Line 100-4145-110 [9:04](#)**

Councilmember Keegan Garrity asked what would happen if Council did not take action. Chair Sandi Goodlander answered an action of vote to uphold or override was needed. Policy Analyst Andrew Erickson clarified a 5-7 vote would overturn an Executive Veto.

2. **Line-Item Veto Reduction of \$71,198.00 from the Appropriations Line 100-4145-130**

**Action:** Motion made by Councilmember Nolan Gunell to uphold veto's **Line-Item Veto Reduction of \$178,024.00 from the Appropriations Line 100-4145-110, Line-Item Veto Reduction of \$71,198.00 from the Appropriations Line 100-4145-130**; seconded by Councilmember David Erickson.

**Motion passes.**

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

**Nay:** 1 Barbara Tidwell

6. **Adjourn: 5:12 PM**

**Action:** Motion made by Chair Sandi Goodlander to adjourn; seconded by Councilmember Nolan Gunnell.

**Motion passes.**

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

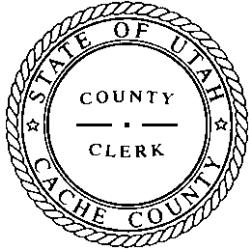
**Nay:** 0

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

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



**CACHE COUNTY COUNCIL**

KATHRYN A. BEUS  
DAVID L. ERICKSON  
KEEGAN GARRITY  
NOLAN P. GUNNELL  
MARK R. HURD  
SANDI GOODLANDER



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**PUBLIC NOTICE** is hereby given that the County Council of Cache County, Utah will hold a **SPECIAL COUNCIL MEETING** and **WORKSHOP** at **5:00 p.m.** in the Cache County Historic Courthouse Council Chambers, 199 North Main Street, Logan, Utah 84321, on **Tuesday, January 20, 2026** pursuant to Cache County Code § 2.12.210 for the purpose(s) outlined below.

Council meetings are live streamed on the Cache County YouTube channel at:

<https://www.youtube.com/@cachecounty1996>

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**CACHE COUNTY COUNCIL SPECIAL MEETING AGENDA****SPECIAL COUNCIL MEETING – 5:00 p.m.**

1. Call To Order
2. Opening – Council Member David Erickson
3. Appointment of Replacement per Utah Code § 20A-1-508(3)(c)(iv) of Cache County Council Member (Logan Seat #2)
4. Adjourn

ORDERED AND SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_ :

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Kathryn A. Beus, Council Member

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David L. Erickson, Council Member

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Keegan Garrity, Council Member

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Mark R. Hurd, Council Member

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Nolan P. Gunnell, Council Member

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Sandi Goodlander, Council Member

# *Bear River Region Behavioral Health Integration*

Options for Maximizing Resource Utilization & Health Outcomes



# County Substance Abuse & Mental Health Authority

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## Title 17-43-201(1)(a) Local Substance Abuse Authorities

- (i) In each county operating under a county executive-council form of government under Section 17-52a-203, the county legislative body is the local substance abuse authority.
- (iii) In each county other than a county described in Subsection (1)(a)(i) or (ii), the county legislative body is the local substance abuse authority.

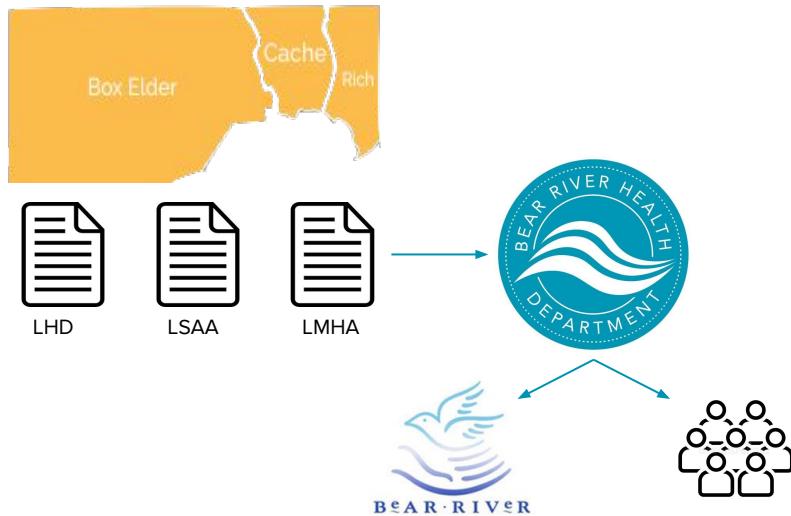
## Title 17-43-301(2)(a) Local Mental Health Authorities

- (i) In each county operating under a county executive-council form of government under Section 17-52a-203, the county legislative body is the local substance abuse authority.
- (iii) In each county other than a county described in Subsection (2)(a)(i) or (ii), the county legislative body is the local mental health authority.



*Bearnicorn*

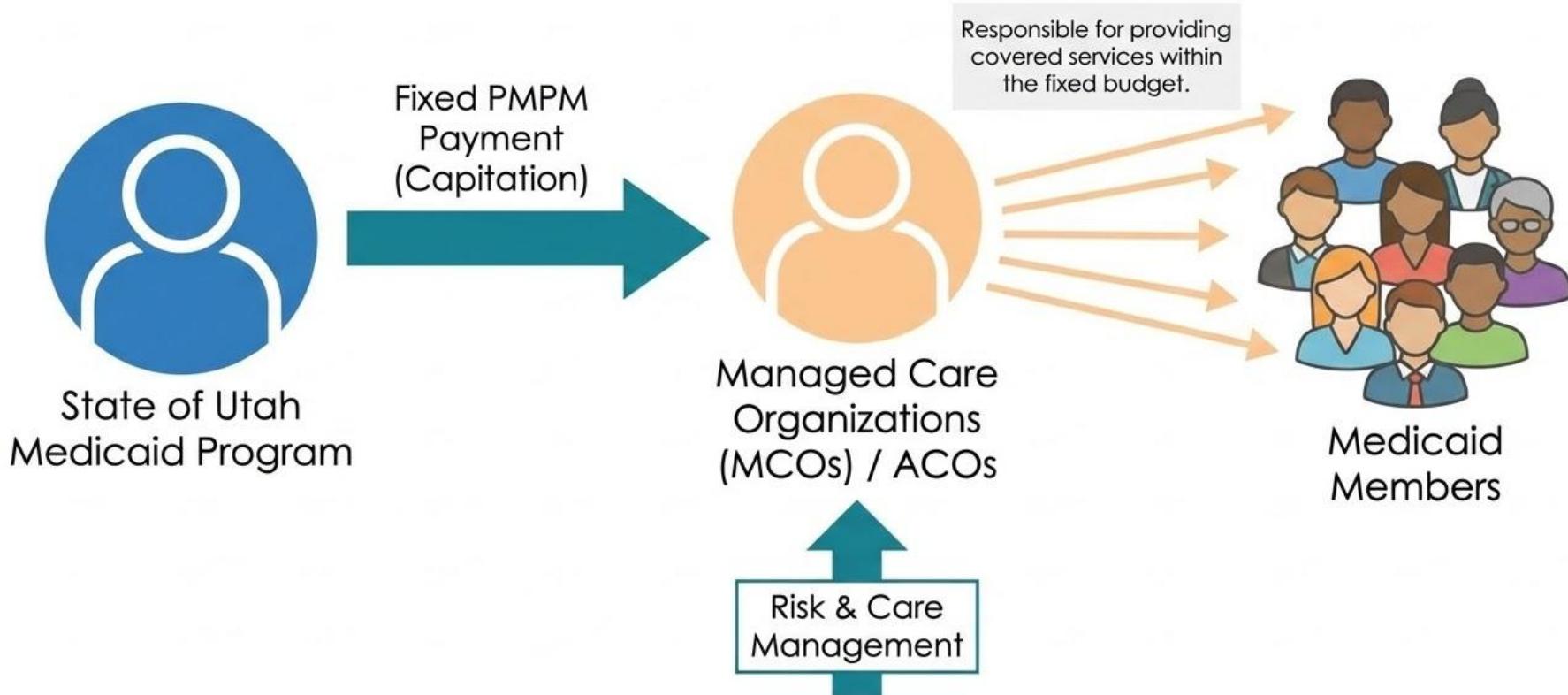
# United Health Department Health Model



## Code References:

- Utah Code § 26A-1-105.5 authorizes multiple counties to form a united local health department into a single entity that includes the local health department, the substance abuse authority, and the mental health authority.

# Medicaid Capitation in Utah



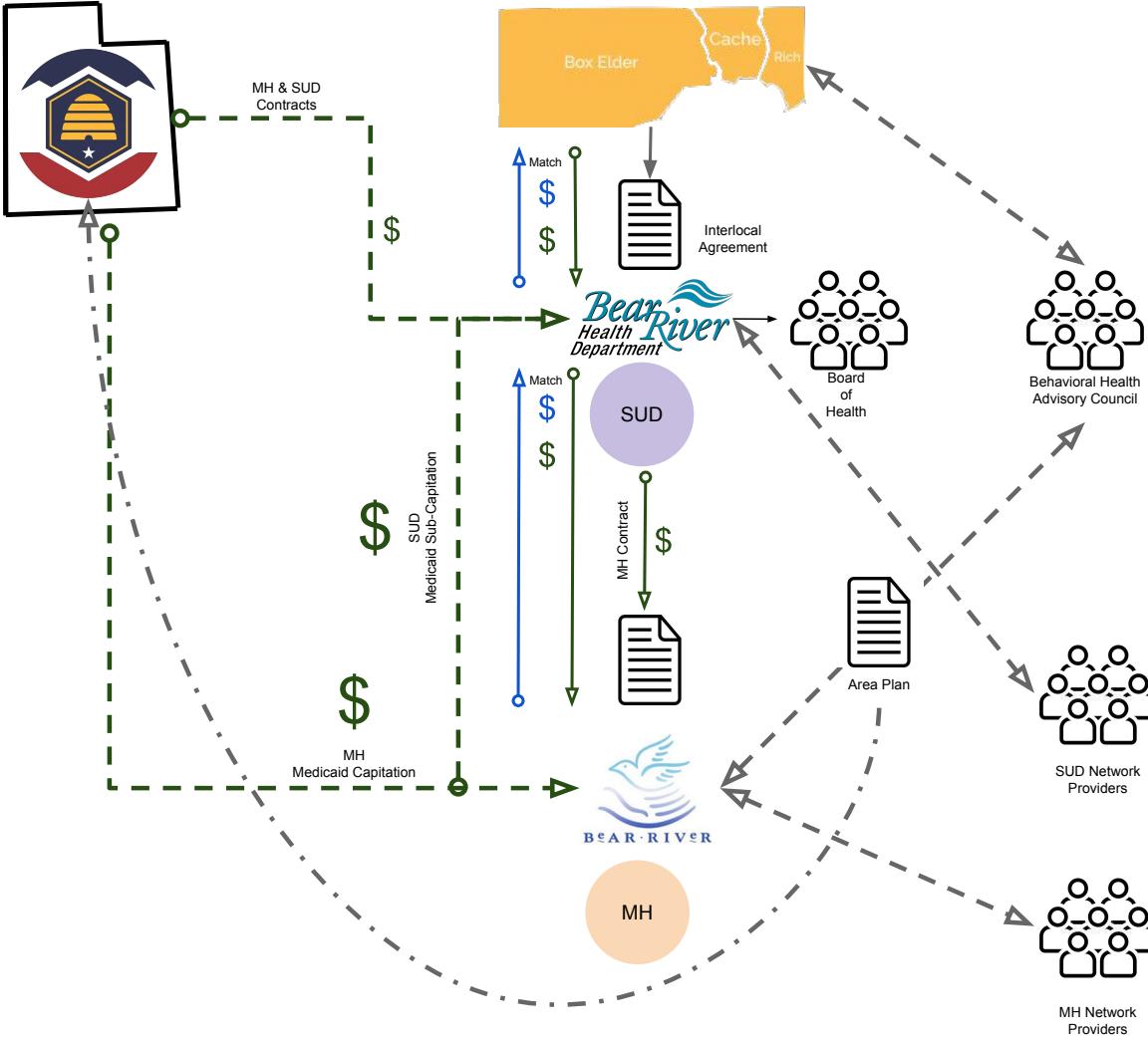


# *Integration Options*

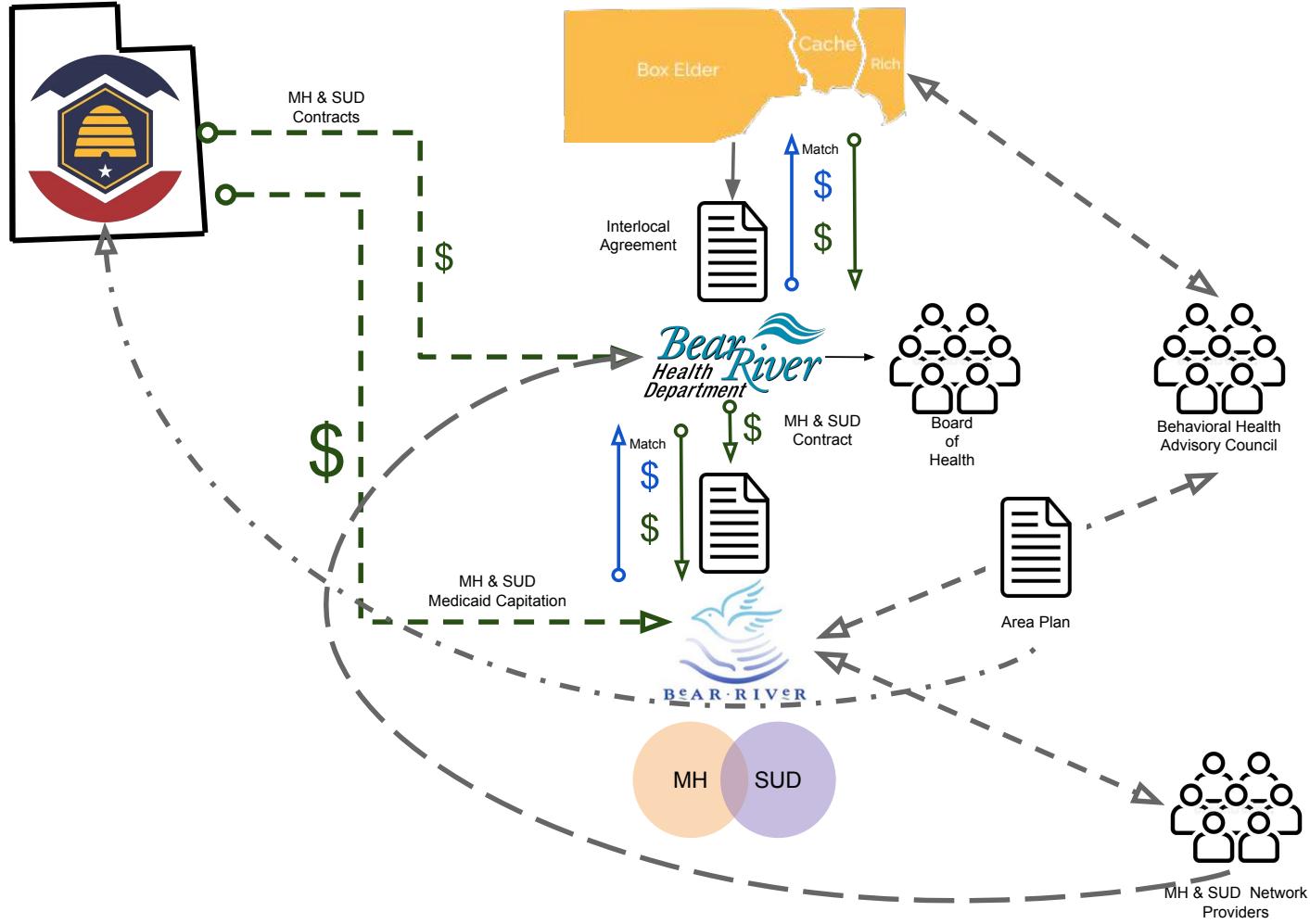
# Integration Goals

- ❑ Focus on improving individual and population health outcomes
- ❑ Maximize funding, staff, and other resources
- ❑ Reduce or eliminate duplication
- ❑ Integrate MH & SUD services in Bear River Region particularly for individuals with dual diagnosis
- ❑ Increased coordination with partners and case management

# Option #1 - Subcapitation

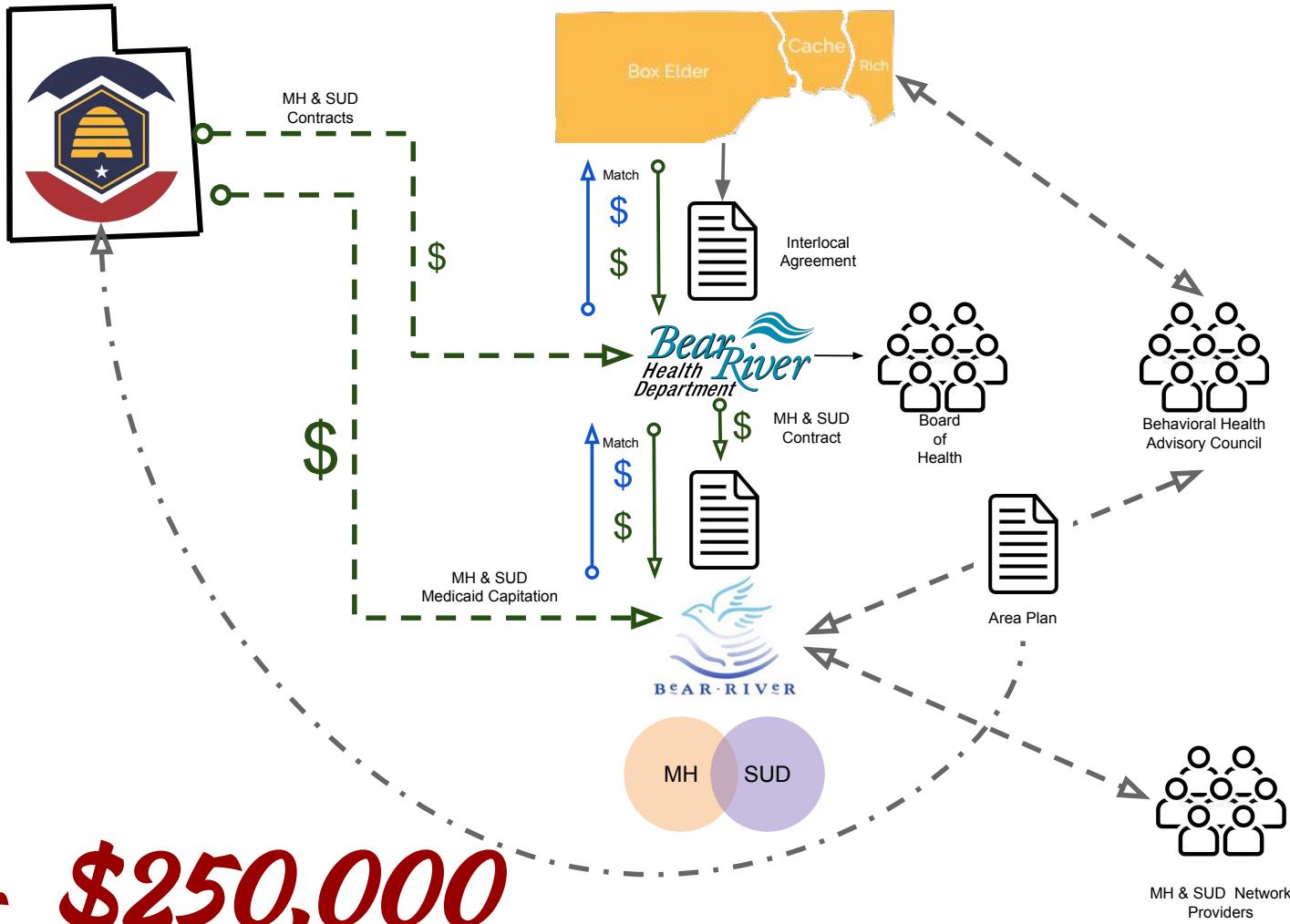


## Option #2 - Network Provider

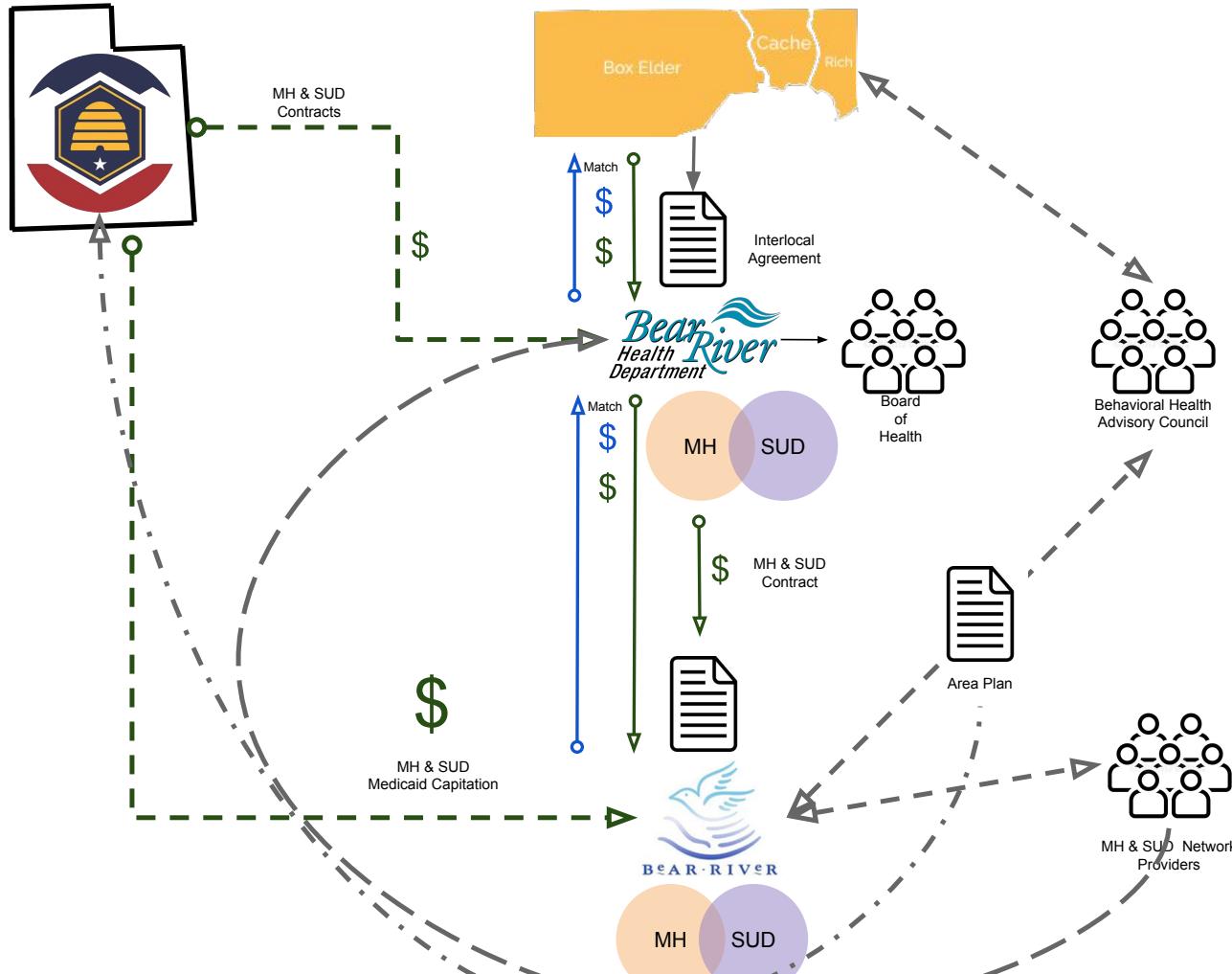


### Option #3 - Full Integration

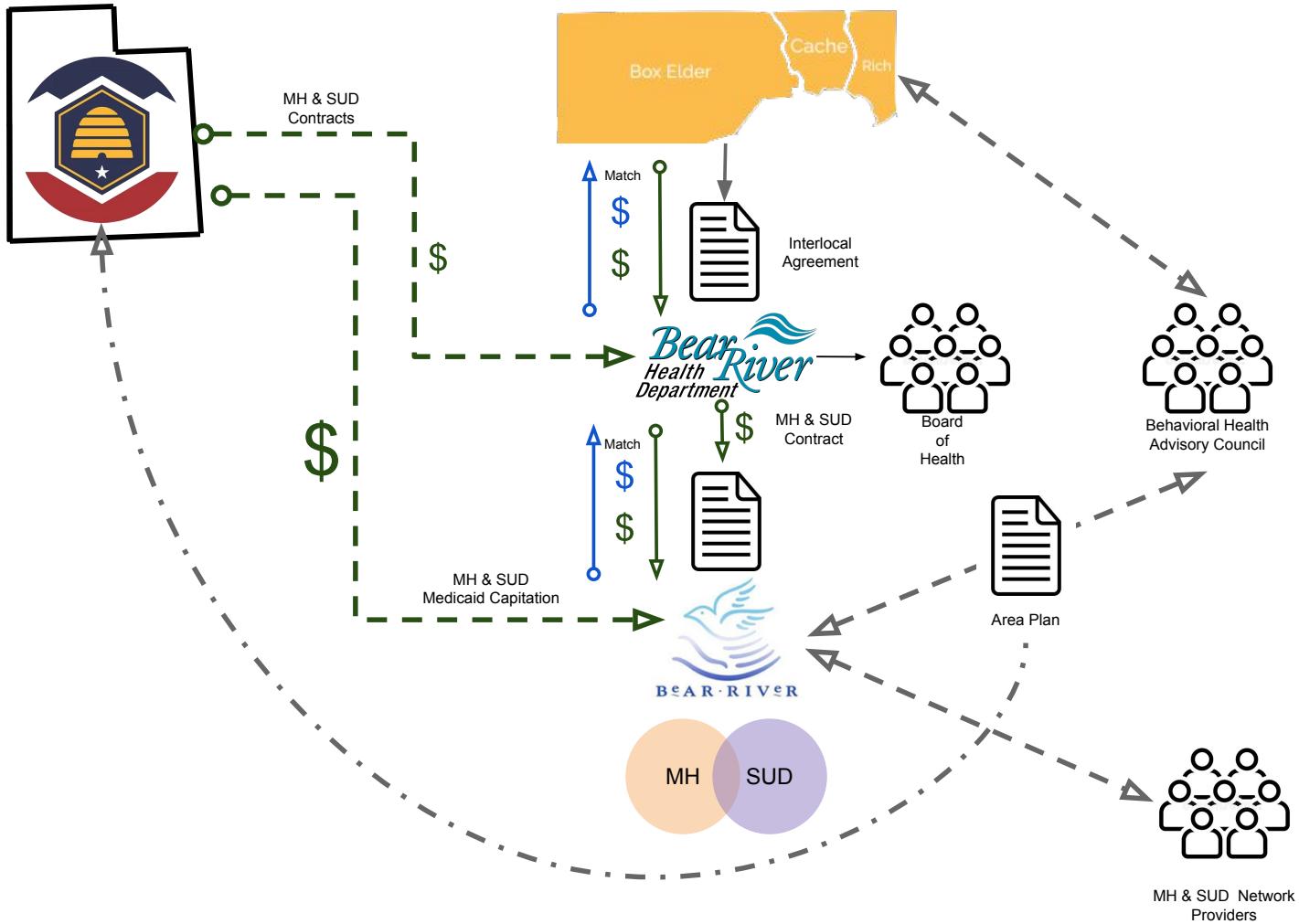
**- \$250,000**



## Option #4 - Hybrid Network



# Recommended Option - Full Integration



# Next Steps

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1. Collect Comments, Questions, and Concerns from County Elected Leaders
2. Take recommendation to County Legislative Bodies
3. Rewrite contract for behavioral health services
4. Rewrite the interlocal agreement
5. Get interlocal agreement approved

## **NOTICE OF VACANCY**

### **Avon, Cornish, Hyde Park, Millville/Nibley, Newton, Paradise, and Richmond Cemetery Maintenance Districts Boards of Trustees**

Cache County is seeking persons who wish to be considered for appointment to the following Cemetery Maintenance District Boards to fill upcoming vacancies on each board:

- **Avon Cemetery Maintenance District – Five (5) Upcoming Vacancies**
- **Cornish Cemetery Maintenance District – Three (3) Upcoming Vacancies**
- **Hyde Park Cemetery Maintenance District – Two (2) Upcoming Vacancies**
- **Millville/Nibley Cemetery Maintenance District – Five (5) Upcoming Vacancies**
- **Newton Cemetery Maintenance District – Three (3) Upcoming Vacancies**
- **Paradise Cemetery Maintenance District – Three (3) Upcoming Vacancies**
- **Richmond Cemetery Maintenance District – Five (5) Upcoming Vacancies**

Board members must live within the boundaries of the cemetery districts and be registered voters. The County Council will hear interested persons at a public hearing on Tuesday, January 27, 2026 at 5:30 p.m. and will subsequently review all applications received. The County Council will then deliberate and appoint representatives to each Cemetery Maintenance Board of Trustees by resolution at their regular meeting on January 27, 2026 or any duly noticed meeting of the County Council thereafter.

Persons who wish to be considered for appointment should complete an online application located on the Cache County website at: [www.cache县.gov/bac](http://www.cache县.gov/bac) and click on the application button at the top of the page.

#### **THE DEADLINE FOR APPLICATIONS IS SUNDAY, JANUARY 25TH 2026 AT 5:00 P.M.**

Applicants should also attend the Cache County Council meeting on Tuesday, January 27, 2026 beginning at 5:00 p.m.

Andrew Erickson  
Cache County Council Policy Analyst  
199 North Main Street  
Logan, UT 84321  
(435) 755-1840  
[andrew.erickson@cache县.gov](mailto:andrew.erickson@cache县.gov)



## Set a Public Hearing

### Ordinance 2026-01 – Dutson Rezone

**Agenda request submitted by:** Brian Abbott, Interim Director of Development Services – Forwarded from the County Planning Commission

**Assisting Department:** Development Services

**Requested Council meeting date:** January 13<sup>th</sup>, 2026

**Agenda Item Language:** Set a public hearing, to be held on January 27<sup>th</sup>, for Ordinance 2026-01 Dutson Rezone – A request to rezone 15.12 acres, located at ~7850 N. 6400 W., Newton, from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.

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

**Background:** A request to rezone 15.12 acres, located at ~7850 N. 6400 W., Newton, 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 December 4<sup>th</sup>, 2025 and their recommendation to deny the rezone was made on December 4<sup>th</sup>, 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:** Brian Abbott, Interim Director of Development Services

**Presentation Time:** 10 minutes.

**County Staff Point of Contact:** Conner Smith, Assistant Planner

**Legal Review:** N/A

## Ord 2026-01

## Dutson Rezone

## **Amending the Cache County Zoning Map by rezoning 15.12 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone**

## County Council action

Set a public hearing on January 13<sup>th</sup>, 2026, to be held on January 27<sup>th</sup>, 2026.

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

## Planning Commission action

Denial (6-yea; 0-nay).

Public hearing held on December 4<sup>th</sup>, 2025.

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

1. This parcel does not meet the standards of the Rural 2 (RU2) Zone.
  - a. "To allow for residential development in a moderately dense pattern that can allow for rural subdivisions, and to allow for clustering plans larger than a single parcel. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities."
  - b. "To implement the policies of Cache countywide comprehensive plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipality standards."
  - c. "This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services."
2. The rezone is not consistent with the Cache County General Plan:
  - a. The "Agriculture and Ranching" area places an emphasis on agriculture related activities. The Rural 2 (RU2) Zone has fewer agricultural related use types than the Agricultural (A10) Zone.
  - b. The "Agriculture and Ranching" area places an emphasis on lower residential density. The Rural 2 (RU2) Zone is the highest density zone permissible in the County.
  - c. This parcel is not located in the Urban Expansion Overlay.
3. The nearest parcel in the Rural 2 (RU2) Zone is located 7.12 miles to the southeast of the subject property.
4. The surrounding properties are primarily agricultural with few residential properties. The potential maximum of seven lots would be a large increase in residential density potential for the area.

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41 **Staff Report review by Interim Director**

42 Brian Abbott

43

44 **Staff Report by County Planner**

45 Conner Smith

46

47 **General Description**

48 This ordinance amends the County Zoning Map by rezoning 15.12 acres from the Agricultural  
49 (A10) Zone to the Rural 2 (RU2) Zone.

50

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

52 Staff Report to Planning Commission – revised



## Staff Report: Dutson Rezone

4 December 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:** Paul Dutson

**Parcel ID#:** 13-008-0011, -0020

**Staff Recommendation:** None

**Type of Action:** Legislative

**Land Use Authority:** Cache County Council

### Location

*Reviewed by Conner Smith*

**Project Address:**

~7850 N. 6400 W.,  
Newton

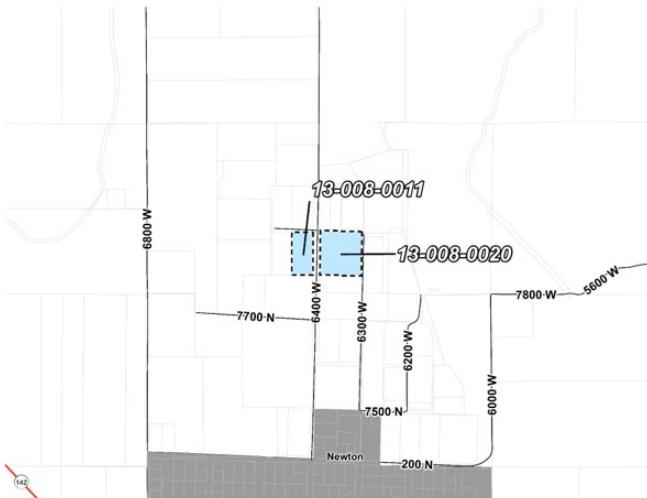
**Acres:** 15.12

**Current Zoning:**  
Agricultural (A10)

**Proposed Zoning:**  
Rural 2 (RU2)

**Surrounding Uses:**

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



### Findings of Fact

#### A. Request description

1. A request to rezone a total of 15.12 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.
  - a. Parcel 13-008-0011 is in the Agricultural (A10) Zone and is 5.00 acres.
  - b. Parcel 13-008-0020 is in the Agricultural (A10) Zone and is 10.12 acres.
2. The maximum number of potential lots is seven (7).
3. This rezone may allow the parcel to establish uses permitted in the Rural 2 (RU2) Zone.
4. 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.

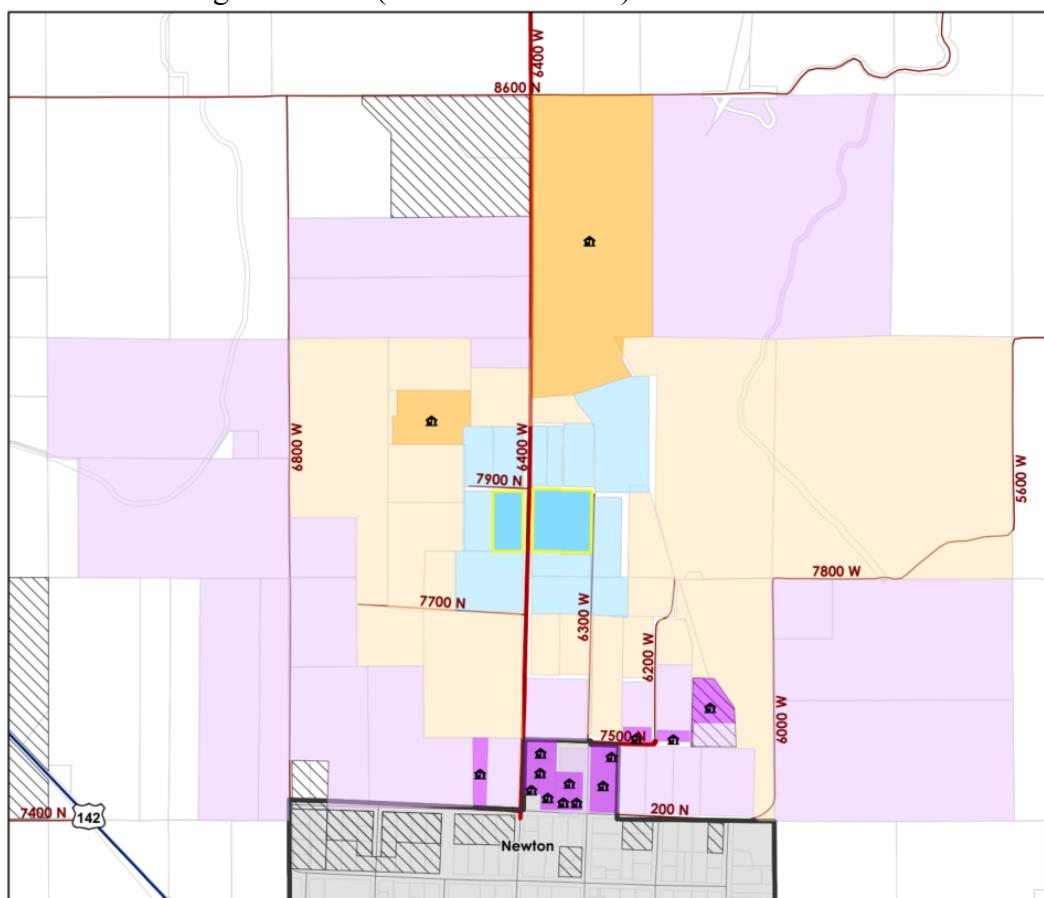
5. Staff has identified general information as pertains to the subject property to assist the Planning Commission and County Council in arriving at a decision. This information is reflected in the attached map (Attachment A) and in the following text:

a. Land Use Context:

i. Parcel status: The properties do not match the configuration they had on August 8<sup>th</sup>, 2006. However, they are still legal.

1. Until June of 2025, the total acreage fell under Parcel 13-008-0011. However, as 6400 W. went through the middle of the property and the legal description included two parcels, it was determined by the Recorder's Office that a non-contiguous split was warranted. This split resulted in 13-008-0011 being located on the west side of 6400 W. while 13-008-0020 is located on the east side. Therefore, the split did not constitute an unpermitted lot split and did not restrict the parcels.

ii. Average Lot Size: (See Attachment A)



Average Parcel Size	
<b>Adjacent Parcels</b>	Without a Home: 6.9 Acres (13 Parcels)
<b>1/4 Mile Buffer</b>	With a Home: 53.4 Acres (2 Parcels) Without a Home: 16.9 Acres (34 Parcels)
<b>1/2 Mile Buffer</b>	With a Home: 19.4 Acres (6 Parcels) Without a Home: 22.3 Acres (60 Parcels)

Inside of Newton Town, within the 1/2 Mile Buffer, 9 Parcels have homes (1.5 acres) while 1 Parcel (3 acres) does not.

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

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

iv. Adjacent Uses:

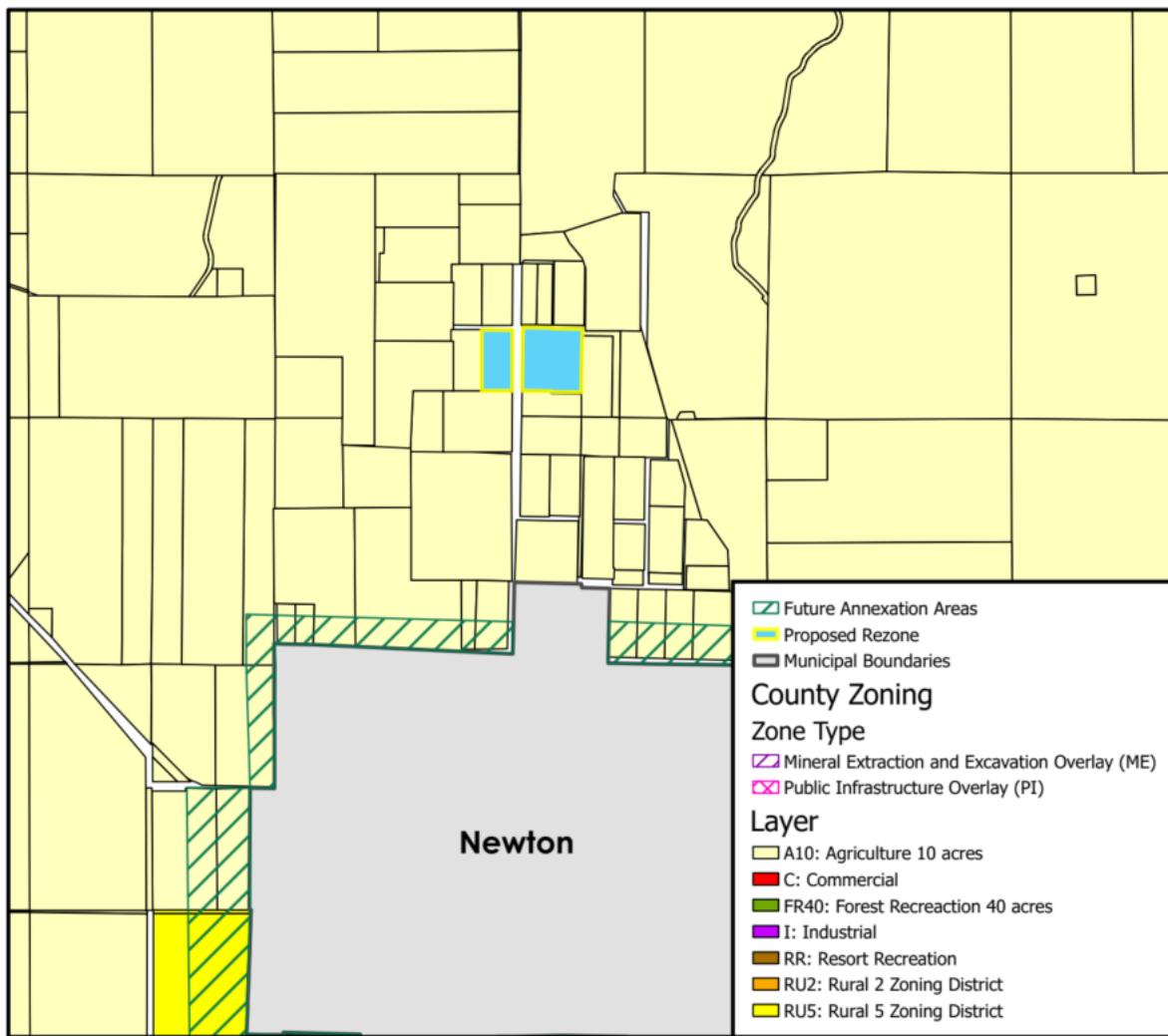
1. The properties to the north are a mix of residential and agricultural while properties to the east, south, and west are agricultural.

v. The nearest parcel in the County that is in the Rural 2 (RU2) Zone is located 7.12 miles to the southeast of the subject property.

1. The Birch Hollow Rezone, located 7.12 miles to the southeast of the subject property, was a request to rezone 10.00 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone and was approved by the County Council as Ordinance 2017-06.

vi. Annexation Areas:

1. The subject property is not located in any future annexation area.



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

6. As per §17.02.060, Establishment of Land Use Authority, the County Council is authorized to act as the Land Use Authority for this application.
7. The current County Land Use Ordinance does not specify appropriate locations for the Rural 2 (RU2) Zone but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030(A) identifies the purpose of the Rural 2 (RU2) Zone and includes the following:
  - a. “To allow for residential development in a moderately dense pattern that can allow for rural subdivisions, and to allow for clustering plans larger than a single parcel. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities.”
  - b. “To implement the policies of Cache countywide comprehensive plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipality standards.”
  - c. “This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.”

8. Chapter 4: Future Land Use Plan of the Cache County General Plan states:
  - a. "The use of land is one of the most important and fundamental values for landowners, residents, civic leaders, and elected officials. This determines, in large measure, the future of Cache County. The Future Land Use Map represents the County's collective vision of our desired future. It conveys the patterns and priorities of economic development and community character, the locations of neighborhoods and industries, and the preservation of natural, agricultural, and rural landscapes."
  - b. "The Future Land Use Plan is advisory and does not change the existing zoning of any property or the ability of landowners to continue existing legal uses consistent with the existing zoning or nonconforming uses. It serves as a starting point for conversations about regional initiatives and development proposals by illustrating how sometimes separate and uncoordinated activities can help or harm our desired future. The timing of future development will depend on a number of factors including choices made by individual landowners, aspirations of the community, and future availability of facilities and services."
9. The future land use map (Attachment B) adopted as part of the Cache County General Plan identifies the area where the subject property is located as "Agriculture and Ranching." *Cache County General Plan, Chapter 4, Page 26*. This section states:
  - a. Location: Private agriculture landscapes in the Cache Valley outside of municipalities.
  - b. Example Areas: Most of the valley.
  - c. Purpose and Character: Agricultural and rangeland uses on private lands under conservation easements (no public access) are expected to continue in the Valley. Separation from dense residential developments is advantageous. The agricultural landscape provides separation between adjacent municipalities and protects suitable soils.
  - d. Preferred Land Uses: Agriculture, ranching, rural residential uses at densities of less than one unit per 10 acres, Conservation Easements (CEs) and conserved public lands, Agritourism.
  - e. Secondary Land Uses: Industrial and Commercial uses directly supportive of agriculture (Processing, Packaging, Distribution), clustered subdivision developments, outdoor recreation, farm worker housing.
  - f. Discouraged Uses: Residential developments at densities of greater than one unit per 10 acres if not in a clustered subdivision development, commercial office, commercial retail, flex office/industrial, heavy industrial.
10. Consideration of impacts related to uses allowed within the Rural 2 (RU2) Zone will be addressed as part of each respective approval process required prior to site development activities.

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

11. §12.02.010 adopts the Manual of Roadway Design and Construction Standards (Road Manual) for roadway improvement requirements.
12. §16.02.010 Standards and Lot Size – All subdivisions must meet the minimum lot and development standards as outlined in each base zone of the Cache County Zoning Ordinance and within this title.
13. Table §17.10.040 Site Development Standards – Minimum lot frontage required in the Rural 2 (RU2) Zone is 90'.
14. §17.07.040 General Definitions – Lot/Parcel Frontage: that portion of a development site that abuts a public or private roadway. For the purposes of determining setback requirements on corner lots, all sides of a lot adjacent to a roadway shall be considered frontage

15. §16.04.040 [A] Roads – All roads must be designed and constructed in accordance with Title 12 of the County Code.

16. §12.02.010 Roadway Standards – Requirements for roadway improvement are provided in the current Manual of Roadway Design and Construction Standards (Road Manual).

17. Roadway Functional Classification:

- Major Local (ML): Major local roads serve a dual function of providing access to properties that abut the road as well as providing through or connection service between higher road classification facilities. Major local roads may have significant local continuity and may operate at relatively high speeds. Because of the possibility of 2.0 Roadway Design (2021) | Roadway Manual 10 through traffic, a meaningful segment of traffic on major local roads may include drivers who are unfamiliar with the roads. Traffic on major local roads is largely composed of passenger vehicles or other smaller vehicle types. Where a significant proportion of traffic is trucks or other heavy vehicles, additional design considerations will be required.
- Minor Local (L): Minor local roads serve almost exclusively to provide access to properties adjacent to the road. Minor local roads generally serve residential or other noncommercial land uses. Many minor local roads are cul-de-sacs or loop roads with no through continuity. The length of minor local roads is typically short. Because the sole function of local roads is to provide local access, such roads are used predominantly by drivers who are familiar with them.

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

- The property has access to 6400 West and 7900 North

19. 6400 West:

- Between the subject parcels, 6400 West is a County road and is classified as a Major Local.
- Provides access to agricultural and residential properties and provides through access to SR-142 and Newton Dam.
- Is maintained by the County year round and has a speed limit of 40 miles per hour.
- Has an existing width of 20 feet, a 66-foot right-of-way, no paved shoulder, a 0 to 1-foot gravel shoulder, a 10-foot clear zone, and is paved.
- Is considered substandard as to paved shoulder and gravel shoulder.

Frontage Road – 6400 West			
Functional Classification	Major Local	Summer Maintenance	Yes
Speed Limit	40 MPH	Winter Maintenance	Yes
Dedicated ROW	Yes	Municipal Boundary	No

Analysis of Roadway – 6400 West			
Roadway Element	Existing Width (ft.)	Required Width (ft.)	Comments or Findings
Travel Lanes	20	10	OK
Right-of-Way	66	66	OK
Paved Shoulder	0	2	Substandard
Gravel Shoulder	0-1	4	Substandard
Clear Zone (4:1)	10	10	OK
Material	Paved	Paved	OK
Structural			Visually OK

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



Figure 1 – 6400 West looking north along property frontage.

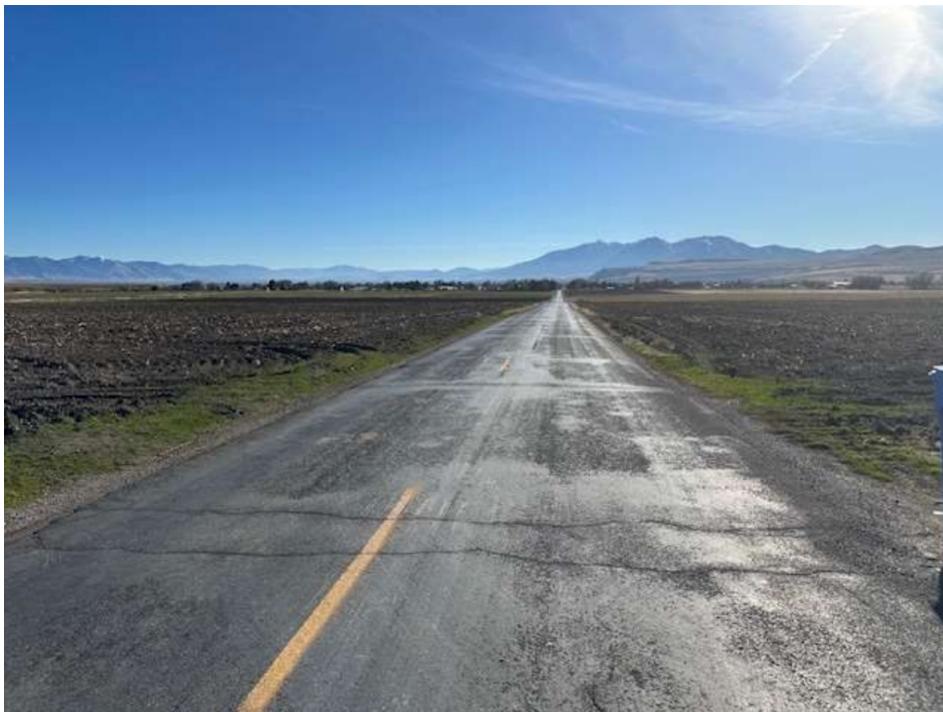


Figure 2 – 6400 West looking south along property frontage.

**20. 7900 North:**

- a. To the north of parcel 13-008-0011, 7900 North is a County road and is classified as a Minor Local.
- b. Provides access to agricultural properties and a single residential property.
- c. Is maintained by the County in the summer only and has a speed limit of 40 miles per hour.
- d. Has an existing width of 15 feet, a 50-foot right-of-way, no paved shoulder, no clear shoulder, no clear zone, and is gravel.
- e. Is considered substandard as to travel lanes, right-of-way, paved shoulder, gravel shoulder, clear zone, and material.

<b>Frontage Road – 7900 North</b>			
<b>Functional Classification</b>	Minor Local	<b>Summer Maintenance</b>	Yes
<b>Speed Limit</b>	40 MPH	<b>Winter Maintenance</b>	No
<b>Dedicated ROW</b>	Yes	<b>Municipal Boundary</b>	No

<b>Analysis of Roadway – 7900 West</b>			
<b>Roadway Element</b>	<b>Existing Width (ft.)</b>	<b>Required Width (ft.)</b>	<b>Comments or Findings</b>
Travel Lanes	15	10	Substandard
Right-of-Way	50	66	Substandard
Paved Shoulder	0	2	Substandard
Gravel Shoulder	0	4	Substandard
Clear Zone (4:1)	NA	10	Substandard
Material	Gravel	Paved	Substandard
Structural			Substandard

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



Figure 3 – 7900 North looking west along property frontage.

**D. Service Provisions:**

2. §16.04.080 [C] Fire Control – The County Fire District did not have any comments or concerns regarding this rezone. Any future development on the property must be reevaluated and may require improvements based on the location of the proposed access and development.
3. §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**

4. Public notice was posted online to the Utah Public Notice Website on 21 November 2025.
5. Notices were posted in three public places on 21 November 2025.
6. Notices were mailed to all property owners within 300 feet on 21 November 2025.
7. The meeting agenda was posted to the County website on 21 November 2025.
8. At this time, no written public comment regarding this proposal have been received by the Development Services Office.
  - a. Staff reached out to Newton Town but did not receive a written comment at the time of writing this staff report.

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**Conclusion**

The Dutson rezone, a request to rezone 15.12 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**

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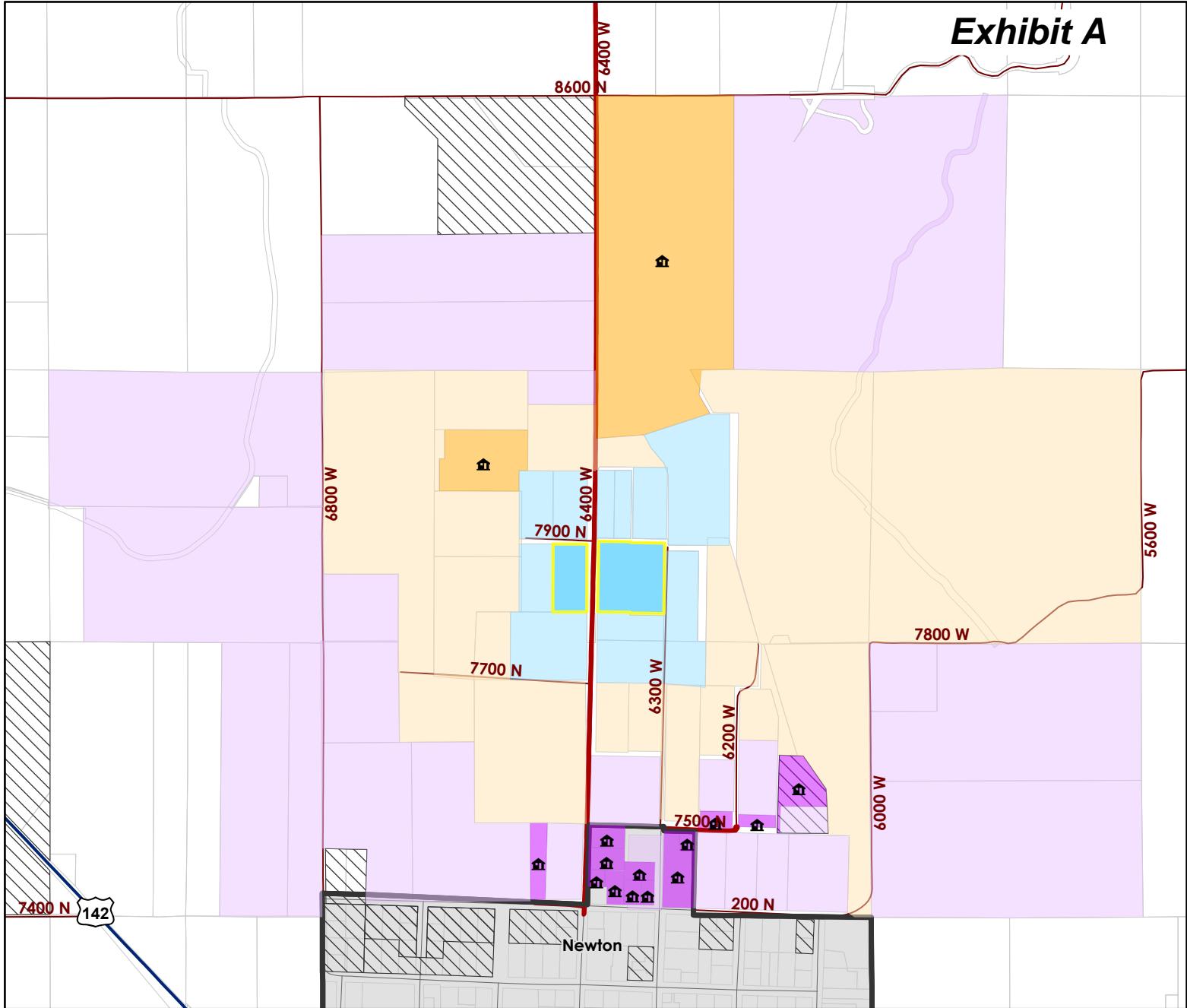
Based on the findings of fact noted herein, the Dutson rezone is hereby recommended for denial to the County Council as follows:

1. This parcel does not meet the standards of the Rural 2 (RU2) Zone.
  - a. "To allow for residential development in a moderately dense pattern that can allow for rural subdivisions, and to allow for clustering plans larger than a single parcel. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities."
  - b. "To implement the policies of Cache countywide comprehensive plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipality standards."
  - c. "This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services."
2. The rezone is not consistent with the Cache County General Plan:
  - a. The "Agriculture and Ranching" area places an emphasis on agriculture related activities. The Rural 2 (RU2) Zone has fewer agricultural related use types than the Agricultural (A10) Zone.
  - b. The "Agriculture and Ranching" area places an emphasis on lower residential density. The Rural 2 (RU2) Zone is the highest density zone permissible in the County.
  - c. This parcel is not located in the Urban Expansion Overlay.
3. The nearest parcel in the Rural 2 (RU2) Zone is located 7.12 miles to the southeast of the subject property.
4. The surrounding properties are primarily agricultural with few residential properties. The potential maximum of seven lots would be a large increase in residential density potential for the area.

# **ATTACHMENT**

## **A**

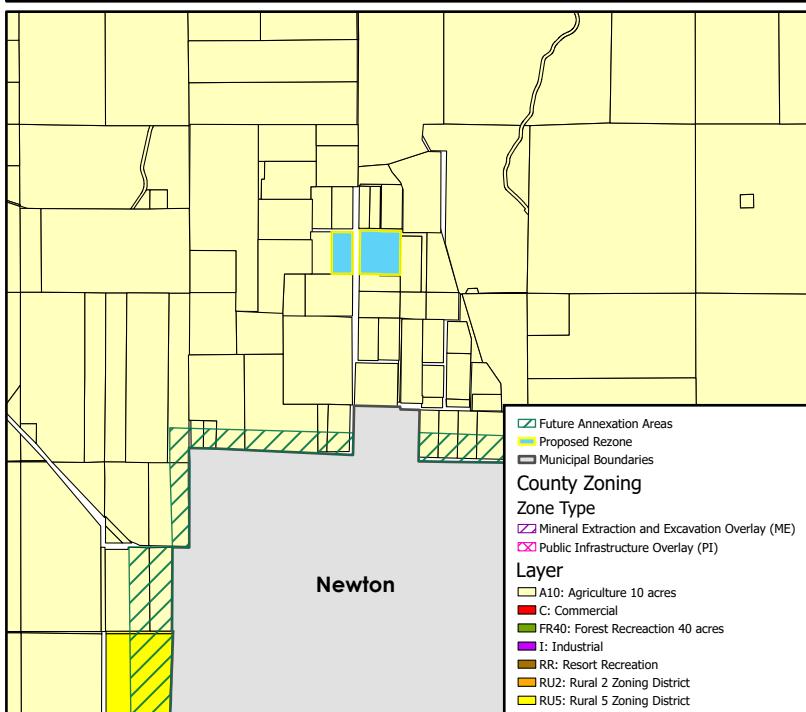
# Exhibit A



0 0.25 0.5 Mile

## Legend

<span style="background-color: cyan; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Proposed Rezone	<span style="color: red;">—</span>	Winter Maintenance
<span style="background-color: gray; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Municipal Boundaries	<span style="color: red;">—</span>	County Roads
<span style="background-color: gray; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Subdivisions	<span style="color: blue;">—</span>	Highways
<span style="border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Parcels		

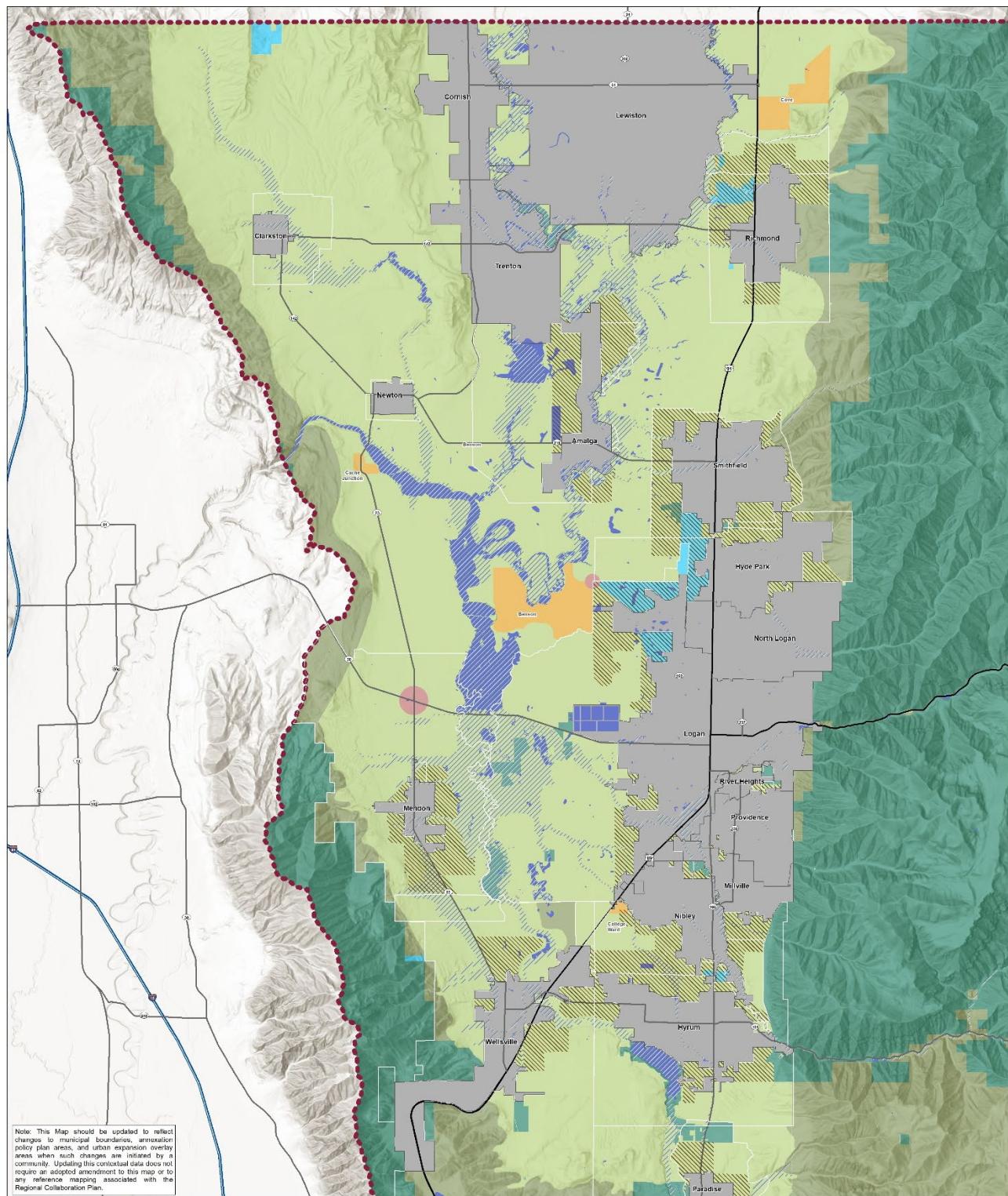


Average Parcel Size	
Adjacent Parcels	Without a Home: 6.9 Acres (13 Parcels)
1/4 Mile Buffer	With a Home: 53.4 Acres (2 Parcels) Without a Home: 16.9 Acres (34 Parcels)
1/2 Mile Buffer	With a Home: 19.4 Acres (6 Parcels) With a Home in Newton Town: 1.5 Acres (9 Parcels) Without a Home: 22.3 Acres (60 Parcels) Without a Home in Newton Town: 3 Acres (1 Parcel)



11/12/2025

# **ATTACHMENT B**



**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



# **Public Comments**



## Dutson Rezone

kelli myers <kellicmyers@hotmail.com>

Wed, Dec 3, 2025 at 10:02 PM

To: "devservices@cacheounty.gov" <devservices@cacheounty.gov>, "conner.smith@cacheounty.gov" <conner.smith@cacheounty.gov>

Hello. I would like to submit comment regarding the proposed Dutson Rezone.

Dear Planning Commission,

I am writing to respectfully request denial of the proposed Dutson Rezone, which seeks to rezone approximately 15.12 acres located near 7850 N 6400 W in Newton from Agricultural (A10) to Rural 2 (RU2).

My husband and I have a small cattle operation on a nearby parcel and have serious concerns regarding this proposed rezone. I accessed the staff report online and wholeheartedly agree with all of the concerns raised by staff in the "Option 1: Recommend Denial" section. Rather than restate all of the (many) ways in which this proposal violates the County General Plan, I will just add my concurrence to the staff's summary. The subject property and all surrounding land—north, south, east, and west—are agricultural. There is no RU2 zoning anywhere near this area. The nearest RU2 parcel is over seven miles away, meaning this would be an isolated pocket of the County's densest rural zone in the middle of active farmland. That's not good planning, and it sets a precedent that threatens agricultural stability countywide and directly increases the likelihood of land-use conflicts and complaints.

I would also reiterate that the road infrastructure is not adequate to support RU2 development. 7900 North is substandard in every category—travel lanes, right-of-way, shoulders, clear zone, and even the road material. 6400 West is a major local road, but it has substandard shoulders and is not the kind of street intended to support denser residential development. RU2 zoning requires "suitable public roads," this area simply does not meet that requirement.

As a lifelong Cache Valley resident, I have followed with interest the recent attempts to preserve agricultural land through various initiatives, such as the open space bond. I am heartened to see so many residents and officials making efforts to support growth in our valley while simultaneously protecting working agricultural landscapes. Rezoning 15 acres of agricultural land, in the middle of an agricultural zone, flies in the face of these efforts and opens the door to further rezoning by creating an island of RU2 designation.

Our planning is only as good as our implementation. Please abide by the guidelines and requirements outlined in the County General Plan and the zoning regulations, and deny this request for rezone.

Sincerely,

Kelli Myers



Cache County DevServices &lt;devservices@cacheounty.gov&gt;

**Fw: Request for rezone**

rosemary christiansen <rosechris8@yahoo.com>  
To: Cache County DevServices <devservices@cacheounty.org>

Wed, Dec 3, 2025 at 4:05 PM

Conner,

Members of Planning Commission

Thank you for your consideration. I realize you don't like hearing the same thing over and over, so I'll just say I really appreciate, and agree with, the first recommendation from staff, denying the request. I'll also send a copy of that recommendation, including a few notes.

Under 1. C. I would emphasize there are no utilities, and having the potential of seven new wells, could drastically change the ground moisture of the ag parcels.

I agree the rezone is not consistent with the Cache County general plan. Having this development completely surrounded by ag parcels would be at odds with the current surrounding uses. Any planning I've been involved with previous, was all about not creating a peninsula or island. This definitely would be an island. Going to the highest level of density allowed, would be out of place. The potential of seven new lots is out of line. I realize right now they are only requesting a total of 3. If that is so, why go to RU2. Seems kind of like "bait and switch". Also, once it is rezoned, a new owner could change their mind quickly.

Another major concern I have is, if this were approved, they are 11 additional properties north of the Newton Town boundary, to the Newton Cemetery. Setting that precedence would make it almost impossible to deny those other parcels from doing the same. That would end up being a complete addition to the town, which is not desired at all.

Also in the analysis, they say 6400 west is substandard. There literally is no shoulder on the road. On the east side, just south of the proposed rezone, there are several areas where there is a 6" drop right at the edge of the asphalt. It is very dangerous for the Tuesday night bike riders that go throughout the county.

Years ago, when the county started looking to the future, they came up with a plan called, "Envision 2020". Looking to the year 2020. At that initial planning they stated that ag uses were just as valuable as any other uses. The current Cache County General Plan, also is looking to protect the ag uses in our valley. Hopefully we all can work together to ensure this happens.

Thanks for your consideration.

Clair Christiansen

**NEWTON TOWN CORPORATION**

Mayor  
Mike Benson

51 South Center  
P.O. Box 146  
Newton, UT 84327  
(435)563-9283

Council Members:  
Jake Christiansen  
Steven Jenkins  
Brett Petersen  
Jed Woodward

December 2, 2025

**Subject: Opposition to the Proposed Dutson Rezone (Approx. 7850 N. 6400 W., Newton)**

Dear Members of the Cache County Planning Commission,

As Mayor of the Town of Newton, I am writing to formally express our opposition to the proposed Dutson Rezone request to change approximately 15.12 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone. While we understand the applicant's interest in developing this property, the Town of Newton has several significant concerns regarding the potential impacts of this rezone.

**Roadway and Infrastructure Limitations**

The primary access road serving this area requires substantial upgrades and widening, particularly along its shoulders. Current conditions do not safely or adequately support increased traffic volumes that would result from additional residential development and driveway access. Without necessary improvements, the rezone would place undue strain on existing infrastructure and create safety concerns for residents. The 15.12 acres being requested rezoned is not one parcel it is two parcels divided by this road. This road has significant traffic in the summer with travel to and from Newton dam. An increased amount of driveway access allowed to this road could cause a hazard.

**Water Resource and Well Impact Concerns**

Of greatest concern is the continued approval of wells on the northwest side of the Bear River. This region already faces challenges with groundwater availability, and additional wells risk further depleting the local water table. Newton has struggled for years to secure reliable additional water sources, and allowing further well development in this area could have long-term negative impacts on both the town's ability to find additional water for growth within town and agriculture farmland surrounding this area. We strongly recommend that comprehensive hydrological studies be conducted before any further approvals are granted.

**Conclusion**

For these reasons, the Town of Newton respectfully requests that the Planning Commission deny the Dutson Rezone application until these critical issues, infrastructure adequacy, and water resource sustainability, are thoroughly addressed.

Thank you for your time and consideration of our position. We appreciate the opportunity to participate in this important planning process.

Sincerely,

  
Mike Benson  
Mayor, Town of Newton



## Set a Public Hearing

### Ordinance 2026-02 – RU2/RU5 Ordinance Amendment

**Agenda request submitted by:** Brian Abbott, Interim Director of Development Services – Forwarded from the County Planning Commission

**Assisting Department:** Development Services

**Requested Council meeting date:** January 13<sup>th</sup>, 2026

**Agenda Item Language:** Set a public hearing, to be held on January 27<sup>th</sup>, for Ordinance 2026-02 RU2/RU5 Ordinance Amendment – A request to amend §17.08.030: PURPOSE OF BASE ZONING DISTRICTS by adding restrictions on rezone applications for the Rural 2 (RU2) and Rural 5 (RU5) Zones.

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

**Background:** A request to amend §17.08.030: PURPOSE OF BASE ZONING DISTRICTS by adding restrictions on rezone applications for the Rural 2 (RU2) and Rural 5 (RU5) Zones.

**Fiscal Impact:** N/A

**Public Hearing Required:** Ordinance amendment requests require a public hearing before the County Planning Commission (PC). This hearing was held on December 4<sup>th</sup>, 2025 and their recommendation to approve the ordinance amendment was made on December 4<sup>th</sup>, 2025.

**County Staff Presenter:** Brian Abbott, Interim Director of Development Services

**Presentation Time:** 10 minutes.

**County Staff Point of Contact:** Conner Smith, Assistant Planner

**Legal Review:** N/A

Ord 2026-02

## **RU2/RU5 Ordinance Amendment**

## Amending the Cache County Code to Update RU2/RU5 Zone Standards

## County Council action

Set a public hearing on January 13<sup>th</sup>, 2026, to be held on January 27<sup>th</sup>, 2026.

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

## Planning Commission action

Approval (6-yea; 0-nay).

Public hearing held on December 4<sup>th</sup>, 2025.

## **Staff Report review by Interim Director**

Brian Abbott

## **Staff Report by County Planner**

Conner Smith

## General Description

This ordinance amends Cache County Code §17.08.030: PURPOSE OF BASE ZONING DISTRICTS by adding restrictions on rezone applications for the Rural 2 (RU2) and Rural 5 (RU5) Zones.

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

## 24 Memo to Planning Commission and ordinance amendment draft

**Memorandum*****4 December 2025***

**To:** Planning Commission  
**Subject:** Ordinance Amendment Request – Effecting §17.08.030

A request has been made by the County Council and the Planning Commission to amend a section of Title 17 – Zoning Regulations to amend Cache County Code §17.08.030: PURPOSE OF BASE ZONING DISTRICTS.

The proposed code text amendment is summarized as follows:

1. Creating a distance based rezone application restriction for the Rural 2 (RU2) and Rural 5 (RU5) Zones.
  - a. Applications for the Rural 2 (RU2) Zone must either be located within a quarter mile of a municipality or have a maximum potential of three total lots.
  - b. Applications for the Rural 5 (RU5) Zone must either be located within a half mile of a municipality or have a maximum potential of three total lots.

**Background**

At the Joint County Council and Planning Commission workshops held on October 30<sup>th</sup> and November 17<sup>th</sup>, 2025, the bodies discussed establishing a distance-based restriction on rezone applications relative to municipal boundaries. The intent of this discussion was to formally codify the de facto practice that currently guides the approval of rezones to the Rural 2 (RU2) and Rural 5 (RU5) Zones. In response, staff has prepared a memo that covers the findings of that research and a draft proposal for consideration.

**Next Steps**

The request for a code text amendment is a legislative action and the Planning Commission has options in how they wish to move forward on the applicant's request, including the following:

1. Review the code text amendment. Hold a public hearing. Make a recommendation to the County Council to approve or deny the request as written.
2. Review the code text amendment. Hold a public hearing. Include changes or revisions suggested by the Planning Commission to the proposed code text amendment as part of a recommendation to the County Council.
3. Review the code text amendment. Hold a public hearing. Continue the item for up to 90 days if it is determined that code text amendment should move forward but requires significant changes. The continuance would allow time for the applicant to work with County staff on addressing any concerns or issues raised by the Planning Commission and during the public hearing, to draft more comprehensive code text amendments for the proposed use type.

**Current Ordinance:****A. Rural 2 Zone (RU2):**

1. 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.
2. 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.
3. 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. Rural 5 Zone (RU5):**

1. To allow for residential estate development in a low density pattern that can allow for rural subdivisions and smaller scale agricultural uses. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities.
2. To implement the policies of Cache countywide comprehensive plan, including those regarding agricultural promotion, prime farmlands, improved roadways, density based residential standards, clustering, moderate income housing and municipality standards.
3. 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.

**Proposed Ordinance Change:****A. Rural 2 Zone (RU2):**

1. 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.
2. 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.
3. 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.
4. **For properties to submit a rezone request for the RU2 zone, the nearest property line of the parcel(s) under consideration must be within one quarter mile linear distance from the borders of a municipality. However, an applicant may submit a rezone request when parcels are not within the required distance only if the maximum number of lots that could be subdivided in the parcel(s) is 3 or less.**

**B. Rural 5 Zone (RU5):**

1. To allow for residential estate development in a low density pattern that can allow for rural subdivisions and smaller scale agricultural uses. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities.
2. To implement the policies of Cache countywide comprehensive plan, including those regarding agricultural promotion, prime farmlands, improved roadways, density based residential standards, clustering, moderate income housing and municipality standards.
3. 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.
4. **For properties to submit a rezone request for the RU5 zone, the nearest property line of the parcel(s) under consideration must be within one half mile linear distance from the borders of a municipality. However an applicant may submit a rezone request if parcels are not within the required distance only if the maximum number of lots that could be subdivided in the parcel(s) is 3 or less.**



## Set a Public Hearing

### Ordinance 2026-03 – Combined 17.10 Ordinance Amendment

**Agenda request submitted by:** Brian Abbott, Interim Director of Development Services – Forwarded from the County Planning Commission

**Assisting Department:** Development Services

**Requested Council meeting date:** January 13<sup>th</sup>, 2026

**Agenda Item Language:** Set a public hearing, to be held on January 27<sup>th</sup>, for Ordinance 2026-03 Combined 17.10 Ordinance Amendment – A request to amend §17.10.040: SITE DEVELOPMENT STANDARDS by increasing the allowable lot coverage in the Commercial (C) Zone and creating a canal setback distance exemption.

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

**Background:** A request to amend §17.10.040: SITE DEVELOPMENT STANDARDS by increasing the allowable lot coverage in the Commercial (C) Zone and creating a canal setback distance exemption.

**Fiscal Impact:** N/A

**Public Hearing Required:** Ordinance amendment requests require a public hearing before the County Planning Commission (PC). This hearing was held on December 4<sup>th</sup>, 2025 and their recommendation to approve the ordinance amendment was made on December 4<sup>th</sup>, 2025.

**County Staff Presenter:** Brian Abbott, Interim Director of Development Services

**Presentation Time:** 10 minutes.

**County Staff Point of Contact:** Conner Smith, Assistant Planner

**Legal Review:** N/A

## Ord 2026-03

## Combined 17.10 Ordinance Amendment

## **Amending the Cache County Code to Allow for Canal Setback Exemption and Increasing Lot Coverage in the Commercial Zone**

## County Council action

Set a public hearing on January 13<sup>th</sup>, 2026, to be held on January 27<sup>th</sup>, 2026.

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

## Planning Commission action

Approval (6-yea; 0-nay).

Public hearing held on December 4<sup>th</sup>, 2025.

## **Staff Report review by Interim Director**

Brian Abbott

## **Staff Report by County Planner**

Conner Smith

## General Description

This ordinance amends Cache County Code §17.10.040: SITE DEVELOPMENT STANDARDS by increasing the allowable lot coverage in the Commercial (C) Zone and creating a canal setback distance exemption.

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

## Memo to Planning Commission and ordinance amendment draft

**Memorandum****4 December 2025****To:** Planning Commission**Subject:** Ordinance Amendment Request – Effecting §17.10.040

A request has been made by the Planning Commission to amend a section of Title 17 – Zoning Regulations to amend Cache County Code §17.10.040: SITE DEVELOPMENT STANDARDS.

The proposed code text amendment is summarized as follows:

1. Increasing the total lot coverage in the Commercial (C) Zone from 50% to 70%.
2. Add an exemption allowing for the placement of structures inside of the 16.5' canal setback.

**Background**

Following discussions held during the October and November Planning Commission meetings, the Planning Commission directed the Development Services staff to prepare a draft code amendment that increases the total lot coverage in the Commercial (C) Zone and creates an exemption allowing for the placement of structures inside of the 16.5' canal setback.

**Next Steps**

The request for a code text amendment is a legislative action and the Planning Commission has options in how they wish to move forward on the applicant's request, including the following:

1. Review the code text amendment as submitted by the applicant. Hold a public hearing. Make a recommendation to the County Council to approve or deny the request as written.
2. Review the code text amendment as submitted by the applicant. Hold a public hearing. Include changes or revisions suggested by the Planning Commission to the proposed code text amendment as part of a recommendation to the County Council.
3. Review the code text amendment as submitted by the applicant. Hold a public hearing. Continue the item for up to 90 days if it is determined that code text amendment should move forward but requires significant changes. The continuance would allow time for the applicant to work with County staff on addressing any concerns or issues raised by the Planning Commission and during the public hearing, to draft more comprehensive code text amendments for the proposed use type.

**Current Ordinance:****17.10.040: SITE DEVELOPMENT STANDARDS**

Table 17.10.040 of this section lists the site development standards that apply within all zoning districts. These are "base" standards, not entitlements. Other regulations of the land use ordinance, the subdivision ordinance, other applicable County ordinances and policies, requirements imposed as conditions of permitting or requirements from other local, State, and Federal agencies may impose other development standards.

**TABLE 17.10.040****SITE DEVELOPMENT STANDARDS**Use Type: **Primary Accessory Both**

	Base Zoning Districts					
	RU2	RU5	A10	FR40	C	I
<b>Use setback distances:</b>						
<b>Front yard</b>	30'	30'	30'	50'	30'	30'
<b>Multi-street frontage</b>	30'	30'	30'	50'	30'	30'
<b>Side yard</b>	12' <u>5'</u>	12' <u>5'</u>	12' <u>5'</u>	20' <u>5'</u>	30' <sup>1</sup>	30' <sup>1</sup>
<b>Rear yard</b>	30' <u>5''</u>	30' <u>5'</u>	30' <u>5'</u>	30' <u>5'</u>	30' <sup>1</sup>	30' <sup>1</sup>
<b>Structure on same lot</b>	10'	10'	10'	10'	10'	10'
<b>From the top of a recognized irrigation canal bank to any structure</b>	16.5'	16.5'	16.5'	16.5'	16.5'	16.5'
<b>Other standards:</b>						
<b>Maximum structure height<sup>2</sup></b>	35'	35'	35'	35'	40' <u>35'</u>	40' <u>35'</u>
<b>Minimum lot size</b>	½ acre	½ acre	½ acre	1 acre	½ acre	1 acre
<b>Maximum density<sup>3</sup></b>	1U/2A	1U/5A	1U/10A	1U/40A	2U/A	n/a
<b>Maximum lot coverage</b>	60%	60%	60%	25%	50%	80%
<b>Minimum lot frontage</b>	90'	90'	90'	150'	150'	150'

Notes:

<sup>1</sup> Setback may be reduced to 15 feet with a conditional use permit if the adjoining parcel is zoned commercial or industrial.<sup>2</sup> Maximum height for agricultural structures is 45 feet. Also see definition of "building height, maximum", at section 17.07.040, "General Definitions", of this title.<sup>3</sup> The Land Use Authority shall have the authority to determine the total number of acres eligible for residential density (developable acreage).

<sup>4</sup> Maximum height for agricultural processing facilities, specific to the production of food, in Industrial (I) Zoning Districts to be 150 feet. Structures may be greater in height from the established setback lines with an increase of 1.5 feet of setback for every ten feet (10') of additional building height. This standard shall apply to reduced setbacks with a CUP. Example: an agricultural processing facility that is 100 ft tall will need to be setback 39 ft from the front property line.

<sup>5</sup> The side or rear setback for Industrial (I) or Commercial (C) is 0ft when adjacent to an active railway.

<sup>6</sup> Above ground conveyance of manufactured products or goods (through piping or other means) is allowed between adjoining parcels zoned as commercial or industrial at a maximum height of 25 feet; cross-access agreements are required between parcels.

(Ord. 2018-09, 8-14-2018, eff. 8-28-2018)

History

Amended by Ord. 2023-26 on 8/10/2023

## **Proposed Ordinance Change:**

### **17.10.040: SITE DEVELOPMENT STANDARDS**

Table 17.10.040 of this section lists the site development standards that apply within all zoning districts. These are "base" standards, not entitlements. Other regulations of the land use ordinance, the subdivision ordinance, other applicable County ordinances and policies, requirements imposed as conditions of permitting or requirements from other local, State, and Federal agencies may impose other development standards.

**TABLE 17.10.040**

#### **SITE DEVELOPMENT STANDARDS**

Use Type: **Primary Accessory Both**

	Base Zoning Districts					
	RU2	RU5	A10	FR40	C	I
<b>Use setback distances:</b>						
<b>Front yard</b>	30'	30'	30'	50'	30'	30'
<b>Multi-street frontage</b>	30'	30'	30'	50'	30'	30'
<b>Side yard</b>	12'	<u>5'</u>	12'	<u>5'</u>	12'	<u>5'</u>
<b>Rear yard</b>	30'	<u>5''</u>	30'	<u>5'</u>	30'	<u>5'</u>
<b>Structure on same lot</b>	10'	10'	10'	10'	10'	10'
<b>From the top of a recognized irrigation canal bank to any structure</b>	16.5 <sup>7</sup>	16.5 <sup>7</sup>	16.5 <sup>7</sup>	16.5 <sup>7</sup>	16.5 <sup>7</sup>	16.5 <sup>7</sup>
<b>Other standards:</b>						
<b>Maximum structure height<sup>2</sup></b>	35'	35'	35'	35'	40'	<u>35'</u>
<b>Minimum lot size</b>	½ acre	½ acre	½ acre	1 acre	½ acre	1 acre
<b>Maximum density<sup>3</sup></b>	1U/2A	1U/5A	1U/10A	1U/40A	2U/A	n/a
<b>Maximum lot coverage</b>	60%	60%	60%	25%	70%	80%
<b>Minimum lot frontage</b>	90'	90'	90'	150'	150'	150'

Notes:

<sup>1</sup> Setback may be reduced to 15 feet with a conditional use permit if the adjoining parcel is zoned commercial or industrial.

<sup>2</sup> Maximum height for agricultural structures is 45 feet. Also see definition of "building height, maximum", at section 17.07.040, "General Definitions", of this title.

<sup>3</sup> The Land Use Authority shall have the authority to determine the total number of acres eligible for residential density (developable acreage).

<sup>4</sup> Maximum height for agricultural processing facilities, specific to the production of food, in Industrial (I) Zoning Districts to be 150 feet. Structures may be greater in height from the established setback lines with an increase of 1.5 feet of setback for every ten feet (10') of additional building height. This standard shall apply to reduced setbacks with a CUP. Example: an agricultural processing facility that is 100 ft tall will need to be setback 39 ft from the front property line.

<sup>5</sup> The side or rear setback for Industrial (I) or Commercial (C) is 0ft when adjacent to an active railway.

<sup>6</sup> Above ground conveyance of manufactured products or goods (through piping or other means) is allowed between adjoining parcels zoned as commercial or industrial at a maximum height of 25 feet; cross-access agreements are required between parcels.

<sup>7</sup> An exemption to the setback may be allowed if the board, or other entity, governing the recognized irrigation canal agrees to the reduced setback and provides a written approval. This written approval must then be turned in by the applicant to the Development Services Department at the time of zoning clearance application.

(Ord. 2018-09, 8-14-2018, eff. 8-28-2018)

History

Amended by Ord. 2023-26 on 8/10/2023

**COUNCIL MEMBER COMMITTEE ASSIGNMENTS****Department Liaison****Needs Assignment**

BRAG Human Services Board	Sheriff
Compensation Committee	Personnel Mgmt
Ordinance & Policy	

**Mark Hurd**

Audit Committee	Public Relations	Clerk
Economic Development	North Park Interlocal	IT
Fairground Advisory Board	Ordinance and Policy	Public Defender
Library		
IT Advisory		

**David Erickson**

BRAG Governing Board	Ordinance & Policy	Attorney
County Boundary Commission	Water Consortium	Solid Waste
Fair & Rodeo Executive Board	Vegetation Management	Treasurer
Fairgrounds Advisory Board	Roads	
Fire District Board	RAPZ Tax	

**Sandi Goodlander**

BRAG Governing Board	UAC Governing Board	Executive
Appropriations	CJCC	Auditor
Audit Committee	CCCOG/CMPO	Senior Center
Fairgrounds Advisory Board		
Public Relations		

**Keegan Garrity**

Audit Committee	Airport Authority	Assessor
Cache Community Foundation	Public Relations	Visitors Bureau
Economic Development	Trails Committee	
COSAC		
Visitors Bureau		

**Nolan Gunnell**

Appropriations	Roads	Development Services
Waste Consortium	Water Consortium	Planning & Zoning
Waste Consortium Exec Committee		Public Works
Planning & Zoning		
Hardware Ranch		

**Kathryn Beus**

Appropriations	RAPZ	Recorder
Compensation Committee		Finance
Fire District Board		Childrens Justice
Hardware Ranch		Victims Advocate
Roads		

## 2026 Open and Public Meetings Act (OPMA) Training Requirements

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### OPMA Training General Information

State Auditor Training Page: [training.auditor.utah.gov/courses/](https://training.auditor.utah.gov/courses/)

OPMA Training Link: [training.auditor.utah.gov/courses/open-and-public-meetings-act-training-2026](https://training.auditor.utah.gov/courses/open-and-public-meetings-act-training-2026)

- **Who must complete it:** All public governing body members
- **Time frame for completion:** Yearly
- **Who provides it:** Anyone the presiding officer deems appropriate
- **Who tracks it:** Presiding officer, in conjunction with records officer
- **Who enforces it:** Office of the Attorney General and County Attorney
- **Statute:** [Utah Code 52-4-104](#)

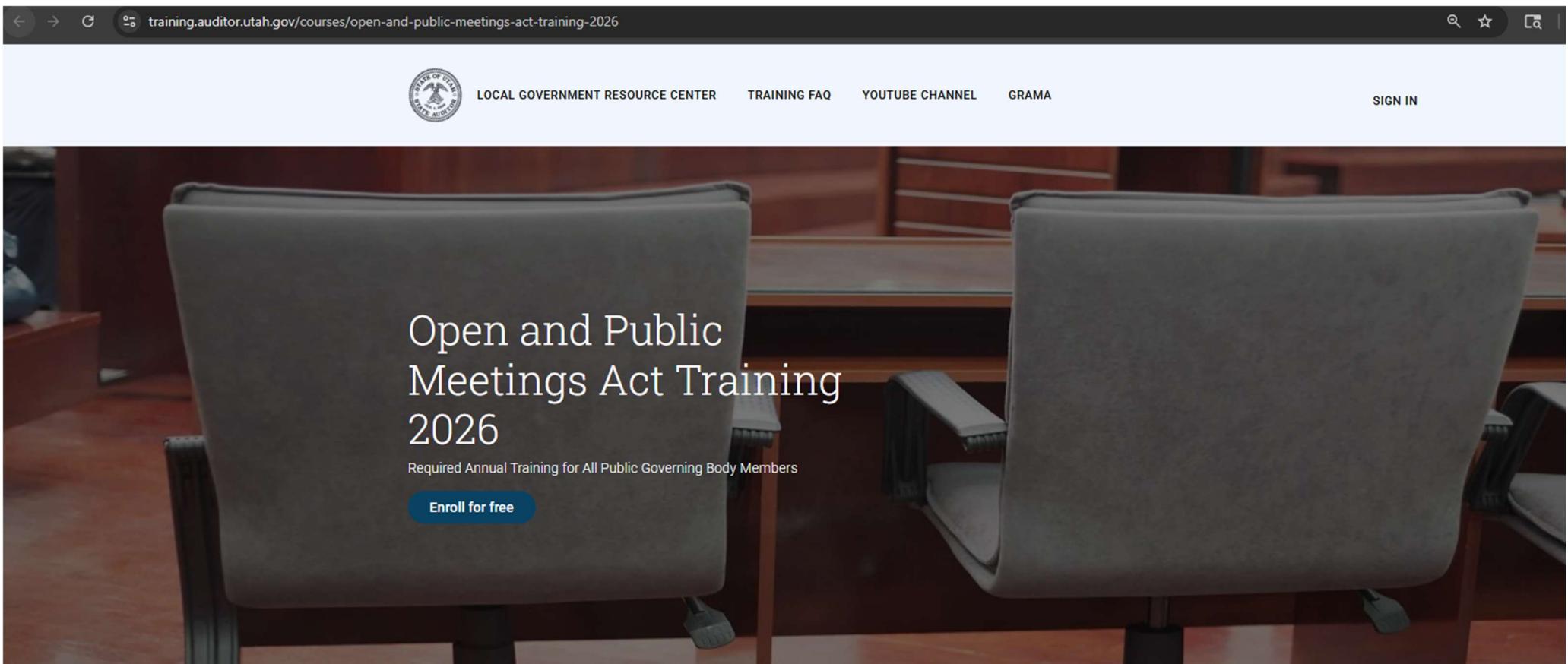
## 2026 Open and Public Meetings Act (OPMA) Training Requirements

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### Steps to Access and Complete OPMA Training

- **Step #1:** Go to [training.auditor.utah.gov](https://training.auditor.utah.gov)
- **Step #2:** Click “Sign-In” in the upper right hand corner. Sign in if returning, click “Create a new account” if you need to. Once signed in, you will be redirected to a page showing all your completed courses.
- **Step #3:** Click on “View more courses”. Once redirected to the list of available courses, click on “Open and Public Meetings Act Training 2026”. You will again be redirected to a new page.
- **Step #4:** On the new page, click the blue button labeled “Enroll for free”.
- **Step #5:** Complete the course, and at the end, save/screenshot your certificate of completion and send it to the Council Chair and the County Clerk. Also consider printing it for your own records.

## 2026 Open and Public Meetings Act (OPMA) Training Requirements



The screenshot shows a web browser window with the URL [training.auditor.utah.gov/courses/open-and-public-meetings-act-training-2026](https://training.auditor.utah.gov/courses/open-and-public-meetings-act-training-2026). The page features a header with the Utah State Auditor's seal, navigation links for 'LOCAL GOVERNMENT RESOURCE CENTER', 'TRAINING FAQ', 'YOUTUBE CHANNEL', 'GRAMA', and 'SIGN IN'. The main content area has a background image of a courtroom with wooden benches and grey upholstered chairs. Overlaid text reads 'Open and Public Meetings Act Training 2026' and 'Required Annual Training for All Public Governing Body Members'. A blue button labeled 'Enroll for free' is visible. The overall theme is professional and legal.

### Course Description

- **Who must complete it:** All public governing body members
- **Time frame for completion:** Yearly
- **Who provides it:** Anyone the presiding officer deems appropriate
- **Who tracks it:** Presiding officer, in conjunction with records officer
- **Who enforces it:** Office of the Attorney General and County Attorney
- **Statute:** [Utah Code 52-4-104](#)

# 2026 Open and Public Meetings Act (OPMA) Training Requirements



LOCAL GOVERNMENT RESOURCE CENTER

TRAINING FAQ

YOUTUBE CHANNEL

GRAMA

SIGN IN

## Course curriculum

### 1 Introduction

Welcome

Disclaimer

### 2 Video and Evaluation

Introduction to the Open and Public Meetings Act

UCA 63G-30-102: Class A and Class B notice requirements

OPMA Evaluation

### 3 Feedback

Feedback Survey

**Please join us to celebrate county advocacy on January 21, 2026 at the NEW Conference Center at the Utah State Capitol.**

Our agenda for the day will be as follows:

**8:00 AM** Breakfast is served

**8:30 AM** Presentations/Speakers

**10:00 AM** Excused to attend committee meetings, meet with legislators, mingle

**Approximately 11:00 AM** FLOOR TIME - You can watch the Senate and House do their work by going to the 4th floor galleries.

*\*Do you need a new headshot? UAC Staff will be set up to take a complimentary headshot you can use for your own marketing material.*

Please make an effort to THANK the legislators, cabinet members, executive elected officials, and legislative and executive staff that you interact with throughout the day. We are more successful at the Capitol as counties when we work as good members of a team.