



CACHE COUNTY COUNCIL

Cache County Council Regular Meeting
Media Packet

February 10, 2026

CACHE COUNTY COUNCIL
SANDI GOODLANDER, *CHAIR*
KATHRYN A. BEUS, *VICE CHAIR*
JOANN BENNETT
DAVID L. ERICKSON
KEEGAN GARRITY
NOLAN P. GUNNELL
MARK R. HURD



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

PUBLIC NOTICE is hereby given that the County Council of Cache County, Utah will hold a **WORKSHOP MEETING** at **3:30 p.m.** and 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, February 10, 2026.**

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

CACHE COUNTY COUNCIL AGENDA

REGULAR COUNCIL MEETING – 5:00 p.m.

- 1. Call To Order**
- 2. Opening – Council Member Keegan Garrity**
- 3. Review and Approval of Agenda**
- 4. Review and Approval of Minutes**
 - a. 01-20-2026 County Council Meeting Minutes
 - b. 01-27-2026 County Council Meeting Minutes
- 5. Report of the County Executive**
 - a. Appointments
 - b. Other Items
- 6. Items of Special Interest**
 - a. **Appointment of an Acting County Attorney for Cache County per Utah Code § 20A-1-509.3**
 - b. **Centrally Assessed Property Presentation**
- Brett Robinson, Cache County Assessor
 - c. **Combining Greenbelt Funds with Open Space Fund and Allowing COSAC to Recommend Allocation**
- Keegan Garrity, Cache County Council Member
- 7. Tax Relief**
- Dianna Schaeffer, Cache County Tax Administrator

8. Public Hearings – 5:30 p.m.

- a. **Set Public Hearings for February 17th at 5:30 PM:**
 - i. Ambulance Service Request for Proposal (RFP) Acceptance
- b. **Reschedule Public Hearings for February 17th at 5:30 PM:**
 - i. Ordinance 2026-05 – Frontage and Access Ordinance Amendment
- c. **Hold Public Hearings:**
 - i. Ordinance 2026-04 – Mountain Manor Springs 2 Rezone
 - ii. Ordinance 2026-06 – Amendment to Cache County Code Regarding Subdivision and Subdivision Amendment Standards

9. Initial Proposals for Consideration of Action

- a. **Ordinance 2026-04 – Mountain Manor Springs 2 Rezone**
- Brian Abbott, Interim Director of Development Services
- b. **Ordinance 2026-06 – Amendment to Cache County Code Regarding Subdivision and Subdivision Amendment Standards**
- Brian Abbott, Interim Director of Development Services
- c. **Ordinance 2026-07 – Amendment to Cache County Code Regarding Development Services Director Accreditation Requirements**
- Amy Adams, Director of the Office of Personnel Management
- d. **Resolution 2026-05 – Appointments to the Cornish, Millville/Nibley, and Richmond Cemetery Maintenance Boards of Trustees**
- Andrew Erickson, Cache County Council Policy Analyst
- e. **Resolution 2026-06 – Removal of Certain Class B Road Segments from Cache County's Class B Road System**

10. Other Business

- a. **Council Member Committee and Liaison Assignments**
- b. **Online BOE Training Registration**
- c. NACO Conference February 21-24, 2026
- d. 2026 Legislative Conference April 28-30, 2026

11. Council Member Reports

12. Adjourn

- Next Scheduled Regular Council Meeting: February 17th @ 5:00 PM


Sandi Goodlander, Council Chair

CACHE COUNTY COUNCIL

January 20, 2026 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: Chair Goodlander, Councilmember David Erickson

STAFF PRESENT: Andrew Erickson

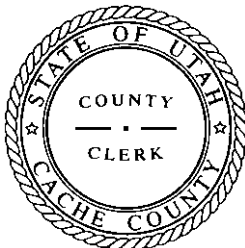
OTHER ATTENDANCE:

1. **Call to Order 5:00p.m.** – [0:13](#) Vice Chair Kathryn Beus opened special meeting.
2. **Opening Remarks and Pledge of Allegiance** – [0:48](#) Councilmember Nolan Gunnell opened with prayer and Pledge of Allegiance.
3. **Appointment of Replacement per Utah Code § 20A-1-508(3)(c)(iv) of Cache County Council Member** (Logan Seat #2) [2:03](#)
Vice Chair Kathryn Beus read nomination from Cache Republican Party as JoAnn Bennett to serve as interim councilmember.
Action: Motion made by Councilmember Nolan Gunnell to approve recommendation; seconded by Councilmember Keegan Garrity.
Motion passes.
Aye: 4 Kathryn Beus, Nolan Gunnell, Keegan Garrity, Mark Hurd
Nay: 0

Adjourn: 7:30 PM [3:42](#)

APPROVAL: Sandi Goodlander, Chair
Cache County Council

ATTEST: Bryson Behm, Clerk
Cache County Council



CACHE COUNTY COUNCIL

January 27, 2026 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: Vice-Chair Kathryn Beus, Councilmember David Erickson, Councilmember Joann Bennett, Councilmember Keegan Garrity, Councilmember Nolan Gunnell, Councilmember Mark Hurd

MEMBERS EXCUSED: Chair Sandi Goodlander

STAFF PRESENT: Sheriff Chad Jensen, Nathan Argyle, Andrew Erickson

OTHER ATTENDANCE: Corbin Allen, Cody Johnson, Brian Balls, Dale Buxton, Jeffrey Wallentine, Paul Dutson, Troy Cooper, Chris Chambers, Deborah V.

1. **Call to Order 5:00p.m. –** [:21](#)
2. **Opening Remarks and Pledge of Allegiance –** [:30](#) Opening given by Councilmember Nolan Gunnell
3. **Review and Approval of Agenda** [2:53](#)

Action: Motion made by Councilmember Nolan Gunnell to approve agenda; seconded by Councilmember David Erickson.
Motion passes.
Aye: 6 David Erickson, Kathryn Beus, Nolan Gunnell, Keegan Garrity, Mark Hurd, Joann Bennett
Nay: 0
Absent: 1 Sandi Goodlander
4. **Review and Approval of Minutes** [3:04](#)
 - a. 01-13-2026 County Council Meeting Minutes
Action: Motion made by Councilmember David Erickson to approve minutes; seconded by Councilmember Nolan Gunnell
Motion passes.
Aye: 6 David Erickson, Kathryn Beus, Nolan Gunnell, Keegan Garrity, Mark Hurd, Joann Bennett
Nay: 0
Absent: 1 Sandi Goodlander
5. **Report of the County Executive** [3:30](#)
 - a. **Appointments** – Executive Daines stated appointments would remain the same for now.
6. **Items of Special Interest** [4:34](#)
 - a. **Request for Municipal Development Access to County Roadways from Heritage Land Development LLC – 600 E River Heights** – Matt Phillips, Director Cache County Public Works
Matt provided overview of request and included details heard that River Heights had no interest in the road. Executive Daines said River Heights should take over the road since they would receive tax revenues. Councilmember Nolan Gunnell asked if anyone in River Heights gave reason for the stall. Council discussed.
Action: Motion made by Councilmember David Erickson to relinquish responsibilities for road to appropriate cities; seconded by Mark Hurd.
Motion passes.
Aye: 6 David Erickson, Kathryn Beus, Nolan Gunnell, Keegan Garrity, Mark Hurd, Joann Bennett
Nay: 0
Absent: 1 Sandi Goodlander
 - b. **Behavioral Health Integration Plan – Jordan Mathis, Bear River Health Department Director** [20:52](#) Jordan Mathis provided parameter figures of what the plan would entail. Vice Chair Kathryn Beus asked if the levy would be revisited. Jordan answered these dollars would not go to the Public Health integration and would make up the void

left from the exit of the contracts for supplemental health. Councilmember David Erickson asked if the responsibility is under the mental health authority or BRMH. Jordan answered this is under the responsibility of BRMH.

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

Motion passes.

Aye: 6 David Erickson, Kathryn Beus, Nolan Gunnell, Keegan Garrity, Mark Hurd, Joann Bennett

Nay: 0

Absent: 1 Sandi Goodlander

7. Public Hearings – 5:30 PM [25:36](#)

a. Schedule Public Hearings on February 10th @5:30 p.m. for:

- i. Ordinance 2026-04- Mountain Manor Springs 2 Rezone**
- ii. Ordinance 2026-05 – Amendment to Cache County Code Regarding Frontage and Access Regulations**
- iii. Ordinance 2026-06 – Amendment to Cache County Code Regarding Subdivision and Subdivision Amendment Standards**

Action: Motion made by Councilmember Nolan Gunnell to set Public Hearings; seconded by Councilmember David Erickson.

Motion passes.

Aye: 6 David Erickson, Kathryn Beus, Nolan Gunnell, Keegan Garrity, Mark Hurd, Joann Bennett

Nay: 0

Absent: 1 Sandi Goodlander

b. Hold Public Hearings @ 5:30 p.m. for: [26:12](#) Andrew spoke to Council and provided the details how the vacancies would be chosen.

i. Cemetery Maintenance District

- 1. Avon Cemetery Maintenance District – Five (5) Upcoming Vacancies [31:09](#)** Michelle Watkins as Avon Cemetery Treasurer voiced her willingness to continue her role. [32:20](#) Kiersten Knowles said she would like to continue serving as clerk of the Avon Cemetery. [33:01](#) Jim Atkinson expressed strong interest serving at the Avon cemetery and requested consideration.
- 2. Cornish Cemetery Maintenance District – Three (3) Upcoming Vacancies [33:59](#)** Dale Buxton said he would continue serving, and mentioned Kyle Pitcher was also willing.
- 3. Hyde Park Cemetery Maintenance District – Two (2) Upcoming Vacancies [35:01](#)** Bryan Balls voiced his interest in continuing to serve at the cemetery. [35:55](#) Cody Johnson also expressed his interest serving at the cemetery.
- 4. Millville/Nibley Cemetery Maintenance District – Two (2) Upcoming Vacancies [36:26](#)** Randy Peazer gave his willingness to serve and recommended Jim Jensen and Danny Ames to also be on the cemetery board. [37:32](#) Danny Ames expressed the importance of the cemetery to him and said he would like to stay on the board. [38:38](#) Jim Christensen voiced his willingness and desire for involvement in the cemetery. [39:22](#) Kim Ashcroft said he would like to be considered for the cemetery board and return the support he had received.
- 5. Newton Cemetery Maintenance District – Three (3) Upcoming Vacancies [40:42](#)** None
- 6. Paradise Cemetery Maintenance District – Three (3) Upcoming Vacancies [40:56](#)** None
- 7. Richmond Cemetery Maintenance District – Five (5) Upcoming Vacancies [41:03](#)** None

Action: Motion made by Councilmember David Erickson to close public hearings; seconded by Councilmember Nolan Gunnell.

Motion passes.

Aye: 6 David Erickson, Kathryn Beus, Nolan Gunnell, Keegan Garrity, Mark Hurd, Joann Bennett

Nay: 0

Absent: 1 Sandi Goodlander

- i. **Ordinance 2026-01 – Dutson Rezone** [41:59](#) Brian Abbott Interim Director of Development Services described proposed rezone with recommendation from Planning Commission for denial. Vice Chair Kathryn Beus asked what reasons. Brian answered Planning Commission wanted A10 to remain because it was too far from the city to approve. [44:39](#) Paul Dutson, the owner of the land explained the planned for 3 homes not 7 as incorrectly recorded on the application. Councilmember Joann Bennett recommended he reapply with the accurate numbers.
- ii. **Ordinance 2026-02 – Amendment to Cache County Code to Update RU2/RU5 Zone Standards** [47:40](#) Brian Abbott presented proposed ordinance to modify development standards. Vice Chair Kathryn Beus opened Public Hearing. No Comments.
- iii. **Ordinance 2026-03 – Amendment to Cache County Code to Allow for Canal Setback Exemption and Increasing Lot Coverage in the Commercial Zone.** [51:35](#) Brian presented Ordinance to change the coverage to 70% with recommendation from Planning Commission to approve based on lot jurisdictions and future commercial development. He added proposal for canal setback citing code did not cover an exemption if the canal company approved it. Councilmember Keegan Garrity asked how long after approval of building application the 70% coverage is enforced. Brian answered 70% is the maximum. Councilmember Mark Hurd added 30% is required open space. Vice Chair Kathryn Beus opened Public Hearing. [56:31](#) Chris Chambers who owns a storage unit business has coverage of 75% and asked how he would remain compliant. He suggested 80/20 similar to what cities normally have.

Action: Motion made by Councilmember Nolan Gunnell to close public hearing; seconded by Councilmember Mark Hurd.
Motion passes.

Aye: 6 David Erickson, Kathryn Beus, Nolan Gunnell, Keegan Garrity, Mark Hurd, Joann Bennett

Nay: 0

Absent: 1 Sandi Goodlander

8. Initial Proposals for Consideration of Action

A. Ordinance 2026-01 – Dutson Rezone – Brian Abbott Interim Director of Development Services

[59:56](#) Councilmember Keegan Garrity stated the reasons against the approval for this rezone and agreed with denial. Vice Chair Kathryn Beus echoed the advice to reapply with accurate details. Councilmember David Erickson added the RU2/RU5 standards being decided on during the meeting would also apply.

Action: Motion made by Councilmember Keegan Garrity to deny Ordinance 2026-01; seconded by Councilmember Nolan Gunnell.

Motion passes.

Naye: 6 David Erickson, Kathryn Beus, Nolan Gunnell, Keegan Garrity, Mark Hurd, Joann Bennett

Nay: 0

Absent: 1 Sandi Goodlander

B. Ordinance 2026-02 – Amendment to Cache County Code to Update RU2/RU5 Zone Standards

[1:01:51](#) Vice Chair Kathryn Beus opened for discussion. Councilmember David Erickson commented its headed in the right direction. Council discussed.

Action: Motion made by Councilmember Nolan Gunnell to suspend rules and pass Ordinance 2026-02; seconded by Councilmember David Erickson.

Motion passes.

Aye: 6 David Erickson, Kathryn Beus, Nolan Gunnell, Keegan Garrity, Mark Hurd, Joann Bennett

Nay: 0

Absent: 1 Sandi Goodlander

C. Ordinance 2026-03 – Amendment to Cache County Code to Allow for Canal Setback Exemption and Increasing Lot Coverage in the Commercial Zone

[1:11:54](#) Councilmember Nolan Gunnell summarized Chris had applied during a time when percentage requirements were changed. Councilmember Keegan Garrity echoed Chris Chambers' question why the difference between industrial and commercial. Discussion between Council and Brian. [1:15:53](#) Public Works Director Matt Phillips shared his opinions. Councilmember Nolan Gunnell asked if there was an option to grandfather the applicant in. Attorney _____ answered not likely and the application would need to go back to the drawing board. [1:20:31](#) Councilmember Keegan Garrity asked if would resolve the issue if the zone was changed to industrial. Council discussed.

Action: Motion made by Councilmember Nolan Gunnell to suspend rules and pass Ordinance 2026-03; seconded by Councilmember Joann Bennett.

Motion passes.

Aye: 4 David Erickson, Kathryn Beus, Nolan Gunnell, Joann Bennett

Nay: 2 Keegan Garrity, Mark Hurd

Absent: 1 Sandi Goodlander

D. Resolution 2026-01 – Appointments to the various Cache County Cemetery Maintenance Boards of Trustees [1:31:15](#)

Action: Motion made by Councilmember David Erickson to approve applicants for Cemetery Maintenance in Avon, Cornish, Hyde Park, Newton, and Paradise cities; seconded by Councilmember Keegan Garrity.

Motion passes.

Aye: 6 David Erickson, Kathryn Beus, Nolan Gunnell, Keegan Garrity, Mark Hurd, Joann Bennett

Nay: 0

Absent: 1 Sandi Goodlander

E. Resolution 2026-02 – Champion Land Co LLC Open Space Application [1:35:19](#) _____ presented application to council. Executive Daines asked what the market value of dry farm land is in Cache Valley and urged council to consider the difference in the protection vs market value. [1:46:53](#) Debbie Vanmore of Utah Agricultural Value gave positive remarks about the area and preserving it. Councilmember Joann Bennett asked about the option for other crops to grow and pointed out development was nowhere nearby. [1:53:51](#) Owner Christian Ravsten briefly explained property area.

Action: Motion made by Councilmember David Erickson to pass Resolution 2026-02; seconded by Councilmember Mark Hurd.

Motion passes.

Aye: 6 David Erickson, Kathryn Beus, Nolan Gunnell, Keegan Garrity, Mark Hurd, Joann Bennett

Nay: 0

Absent: 1 Sandi Goodlander

F. Resolution 2026-03 – Appointments to the Cache County Fire Protection District Board of Trustees [1:55:34](#) Policy Analyst Andrew Erickson provided overview of Resolution.

Action: Motion made by Councilmember David Ericson; seconded by Joann Bennett.

Motion passes.

Aye: 6 David Erickson, Kathryn Beus, Nolan Gunnell, Keegan Garrity, Mark Hurd, Joann Bennett

Nay: 0

Absent: 1 Sandi Goodlander

9. Other Business

- a. **Council Member Committee and Liaison Assignment Vacancies [1:58:30](#)** Council discussed this was to be determined.

10. Council Member Reports

David Erickson – [2:06:34](#) David recommended participating in the zoom calls with legislative committees. Executive Daines asked if property taxes were a hot topic. David answered yes. Executive Daines asked for a way to take into account

depreciation and growth. David said the argument was if there is a cap it would be met each year to avoid an inflationary rise. Executive Daines offered together with Curt Webb to meet with members of UAC and lobbyists.

Sandi Goodlander – Absent

Keegan Garrity – [2:01:08](#) Keegan reported on green belt amounts he researched and rules for LeRoy McAllister fund, and the Warming Center.

JoAnn Bennett – [2:00:49](#) Joann thanked everyone for the help since she had been on council.

Kathryn Beus – [2:05:16](#) Kathryn reported about attendance at Day on the Hill.

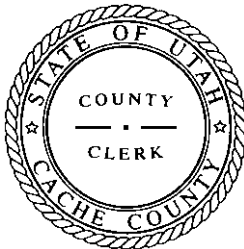
Nolan Gunnell – [2:03:08](#) Nolan reported on RU2/RU5 discussion and offered a meeting with Planning Commission.

Mark Hurd – [2:11:37](#) Mark reported on the library board meetings.

Adjourn: 7:30 PM [2:13:12](#)

APPROVAL: Kathryn Beus, Vice Chair
Cache County Council

ATTEST: Bryson Behm, Clerk
Cache County Council



Cache County

Centrally Assessed

2025



Central Assessment Overview



County Overview



Natural Resources



Utilities & Transportation



County Manager Overview



Contact Information



Central Assessment Overview



Central Assessment Overview

Locally Assessed Property

Valued by County Assessor



Residential



Business



Industrial

Centrally Assessed Property

Valued by Property Tax
Taxed by the County
(except railcar)



Mining



Oil & Gas



Utility &
Transportation



Central Assessment Overview

Which Industries are Centrally Assessed?



Metals
Non-Metals
Coal
Sand and Gravel
Uranium
Mining Claims



Oil and Gas Gathering
Oil and Gas Production



Electric Utilities
Natural Gas
Pipelines
Ground Access
Airline
~~Air Charter~~
~~Air Contract Service~~
Railroads
Railcar



Purpose of the assessment is to determine the fair market value of the unit.



Fair Market Value

“the amount at which property would change hands between a willing buyer and a willing seller, neither being under any compulsion to buy or sell and both having reasonable knowledge of the relevant facts. Fair market value reflects the value of the property at its highest and best use, subject to regulatory constraints.”



References – Administrative Rules

R884-24-7 “Rule 7” – Mining Property Valuation

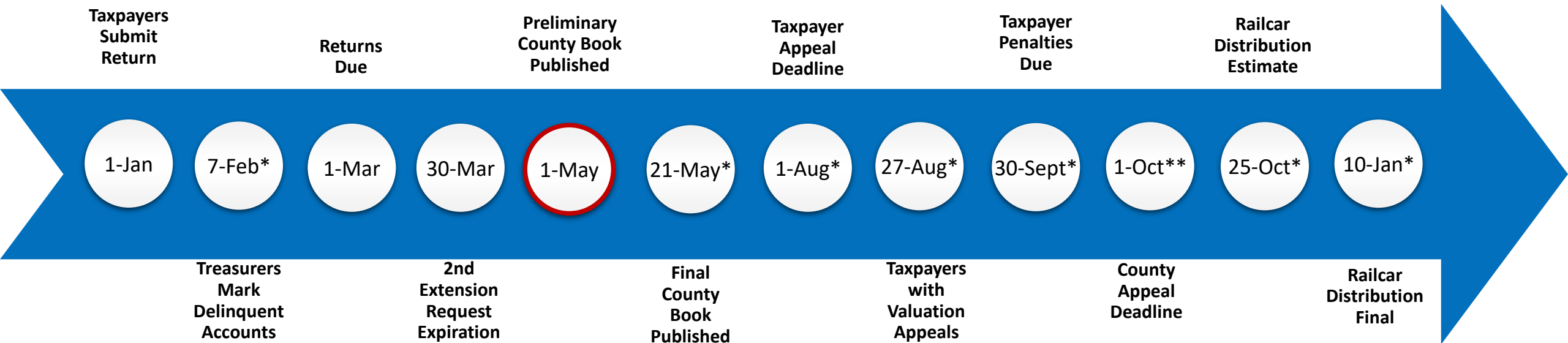
R884-24-10 “Rule 10” – Oil and Gas Valuation

R884-24-62 “Rule 62” – Unitary Property Valuation (Utilities and Transportation)

Utah Tax Code 59-2-201



Central Assessment Overview



* Dates will vary slightly from year to year

** County appeal deadline is 60 days from when taxpayer files their appeal



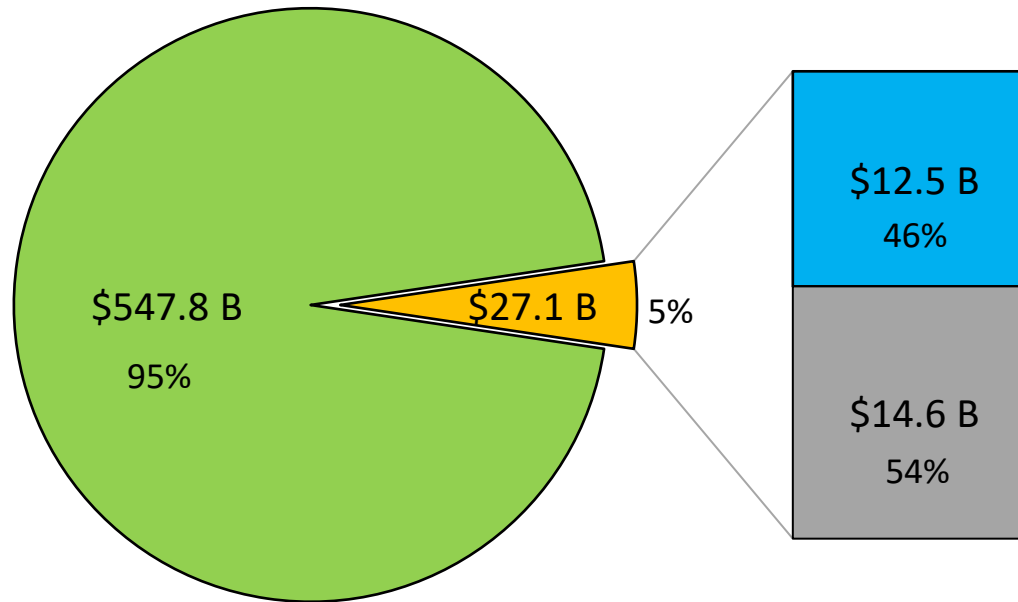
Cache County

Overview



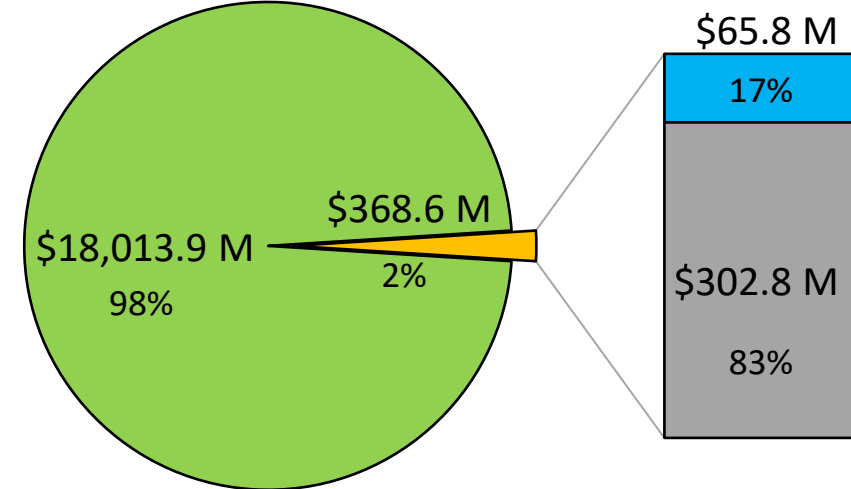
Locally vs Centrally Assessed

Statewide



Local Natural Resource Utility

County



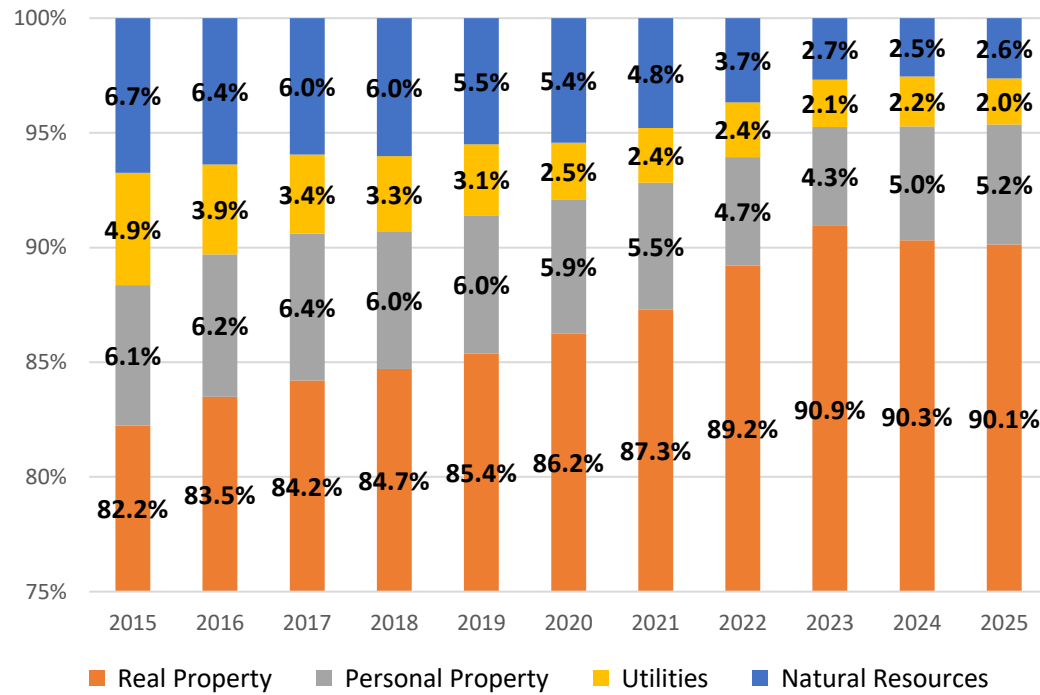
Local Natural Resource Utility



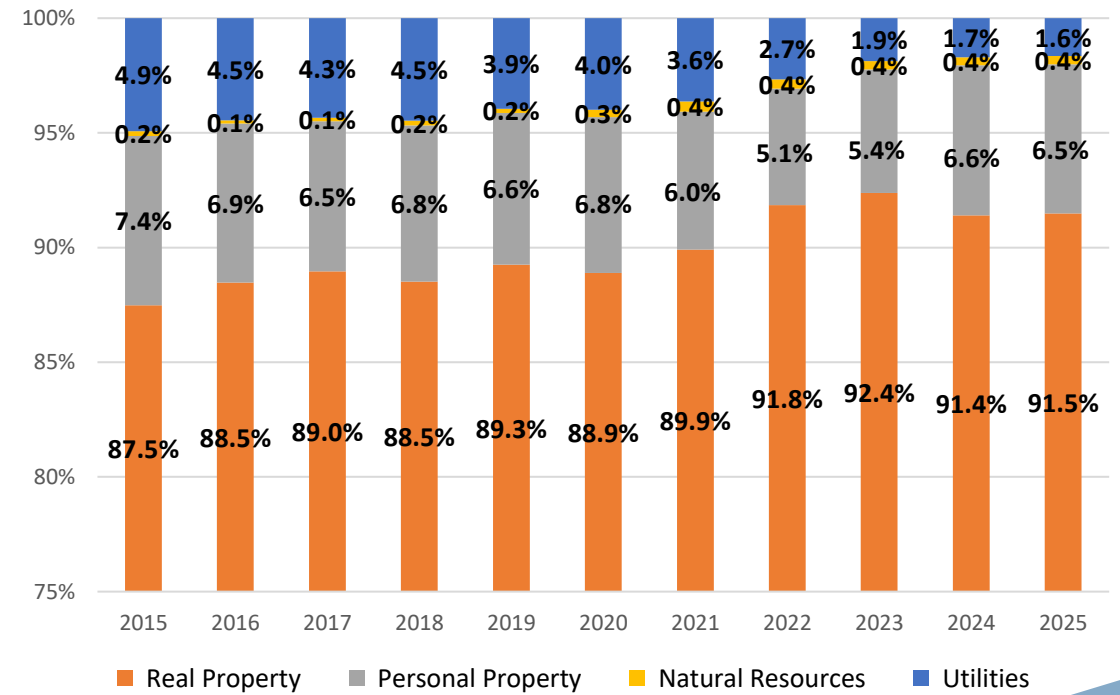
Cache County

Historical Locally vs Centrally Assessed

Statewide

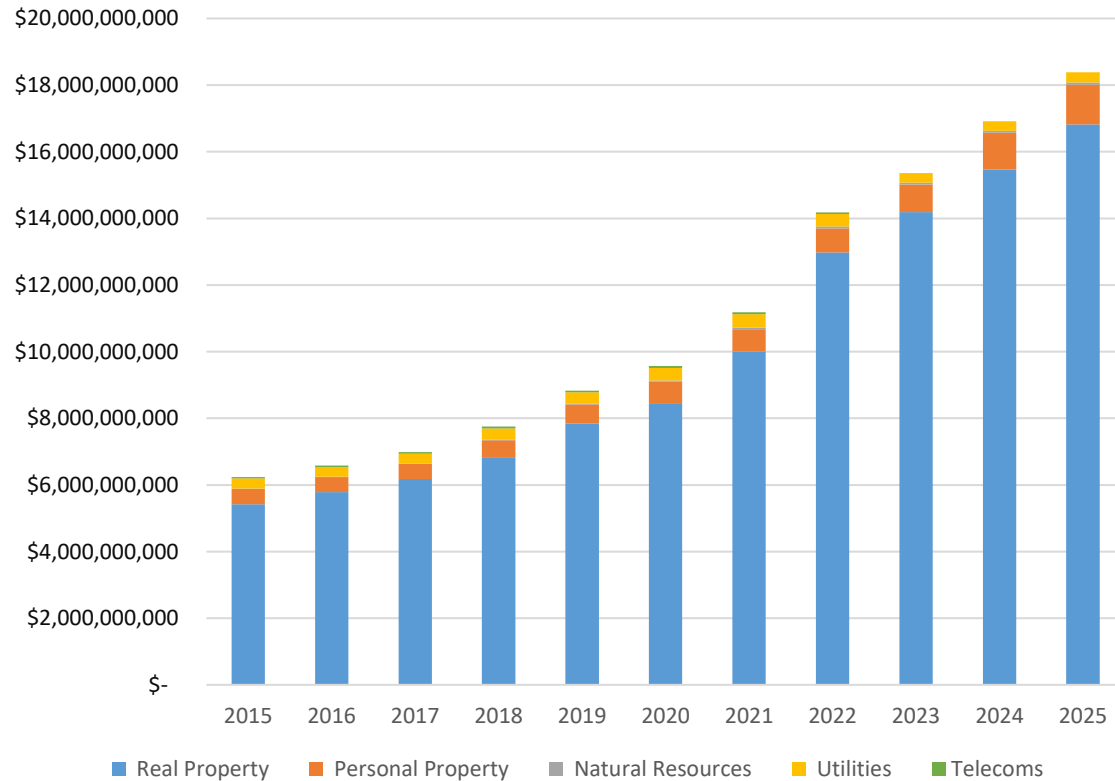


County





What's Causing The Shift?



Year	Real Property	Personal Property	Natural Resources	Utilities	Telecoms
2015	\$ 5,421,797,730	\$ 457,730,721	\$ 13,308,859	\$ 305,079,397	\$ 39,559,038.00
2016	\$ 5,782,575,195	\$ 453,306,244	\$ 8,725,018	\$ 291,132,642	\$ 41,574,456.00
2017	\$ 6,175,111,320	\$ 454,322,608	\$ 9,996,744	\$ 301,483,155	\$ 44,768,669.00
2018	\$ 6,815,632,820	\$ 524,705,488	\$ 15,409,585	\$ 344,295,764	\$ 52,490,295.00
2019	\$ 7,835,577,305	\$ 579,618,293	\$ 16,644,076	\$ 346,393,836	\$ 49,909,910.00
2020	\$ 8,458,226,135	\$ 646,705,680	\$ 29,322,023	\$ 380,508,394	\$ 56,949,272.00
2021	\$ 10,002,578,040	\$ 670,288,332	\$ 48,280,987	\$ 404,448,129	\$ 56,573,148.00
2022	\$ 12,979,750,705	\$ 717,101,933	\$ 58,754,163	\$ 375,992,076	\$ 44,455,439.00
2023	\$ 14,186,564,850	\$ 826,925,217	\$ 55,044,389	\$ 287,527,413	\$ -
2024	\$ 15,463,315,870	\$ 1,108,588,390	\$ 59,278,360	\$ 287,464,946	\$ -
2025	\$ 16,817,331,406	\$ 1,196,558,179	\$ 65,834,968	\$ 302,787,260	\$ -



Why is Centrally Assessed % shrinking?

Differences in CA and LA Property

**Local Markets vs
International Markets**

**Differences in
Valuation Methods**

**Supply and Demand
Differences**

Long Term Trends

**Real Property Values
Rapidly Increasing**

Legislation

Airlines
Telecoms
Intangibles

Litigation

Short Term

**Increase in
Interest Rates**

**Telecom Property
Moving to Local
Assessment**

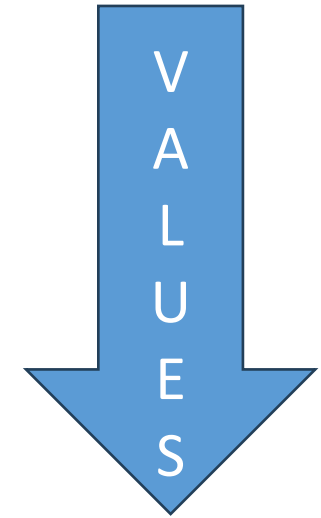
**Sales Ratio
Equalization
Rates Increased**



Changing Interest Rates

Centrally Assessed Decrease – Interest Rates

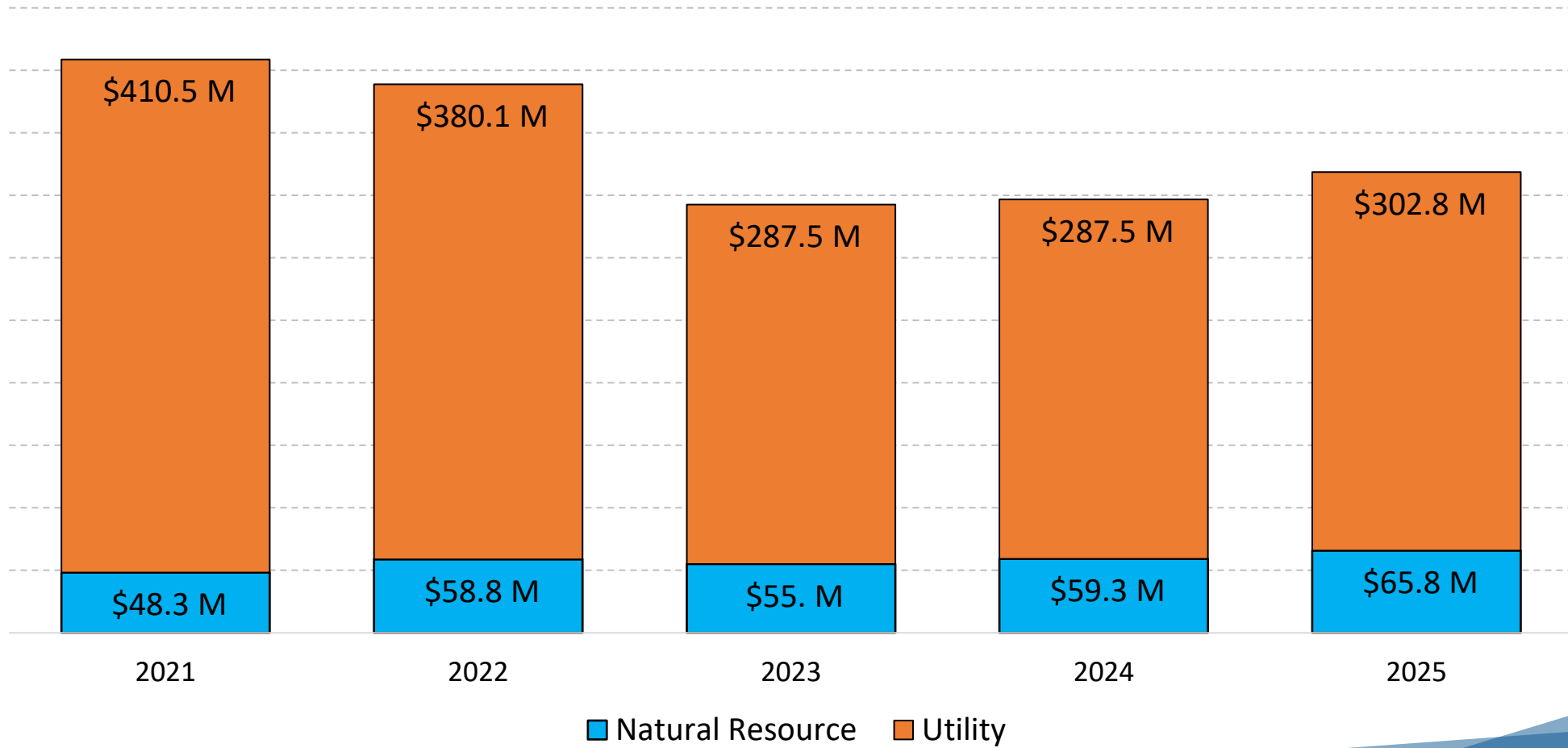
- Interest rates increased over 280 basis points since 2022.
- All else being equal, when interest rates rise, values decrease.
- The increase in interest rates and corresponding capitalization and discount rates, was the largest driver for the value decrease.



$$Value = \frac{Income}{Rate}$$



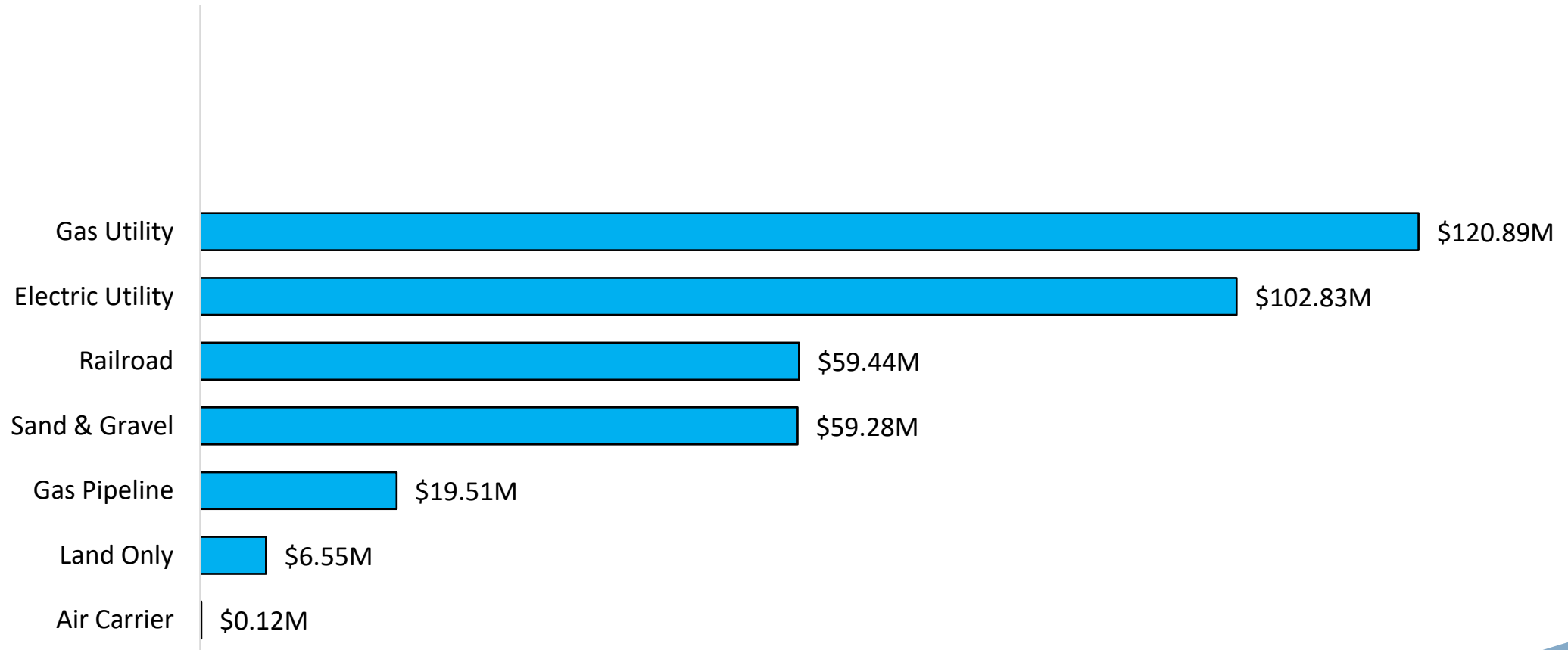
Utility & Natural Resource Historical Values





Cache County

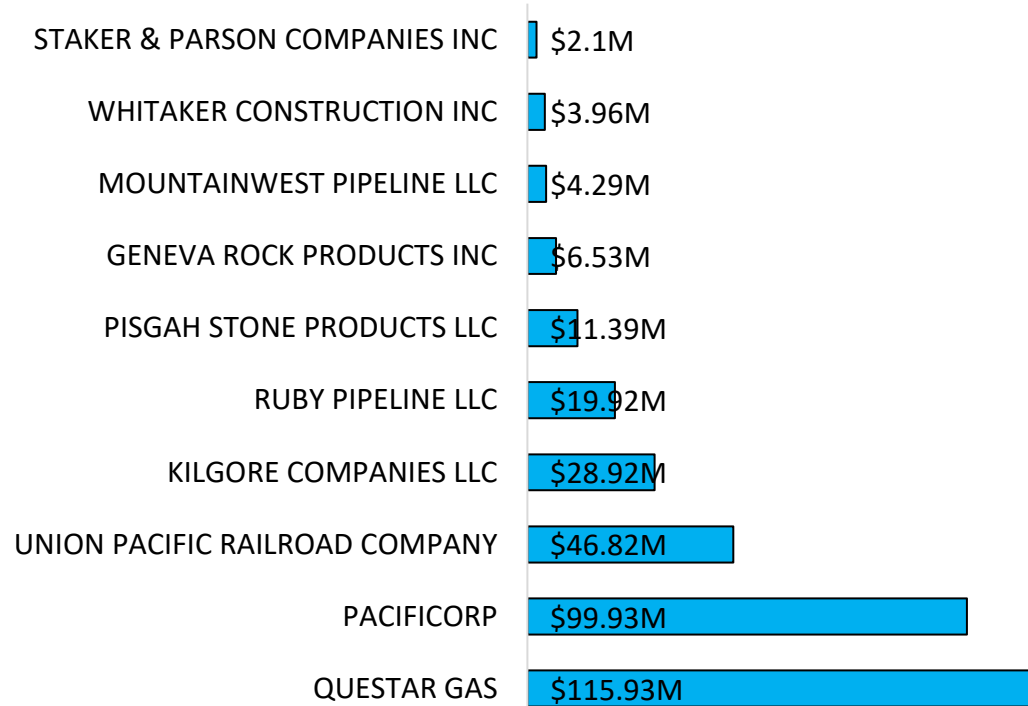
County Industry Values



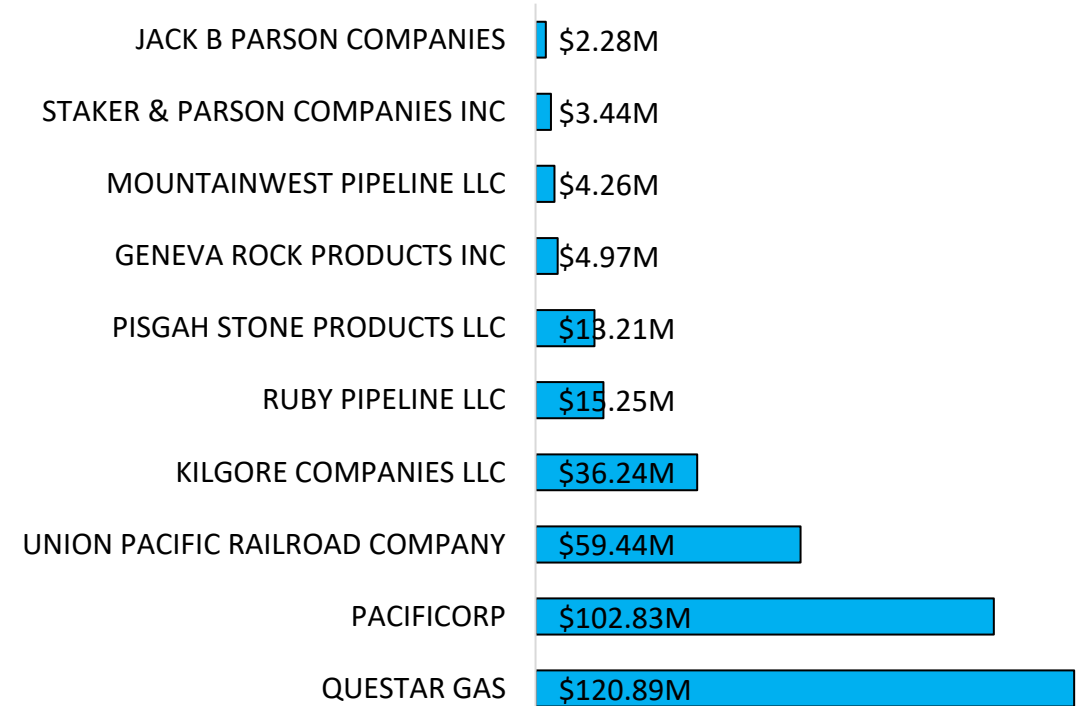


10 Largest Centrally Assessed Taxpayers

2024



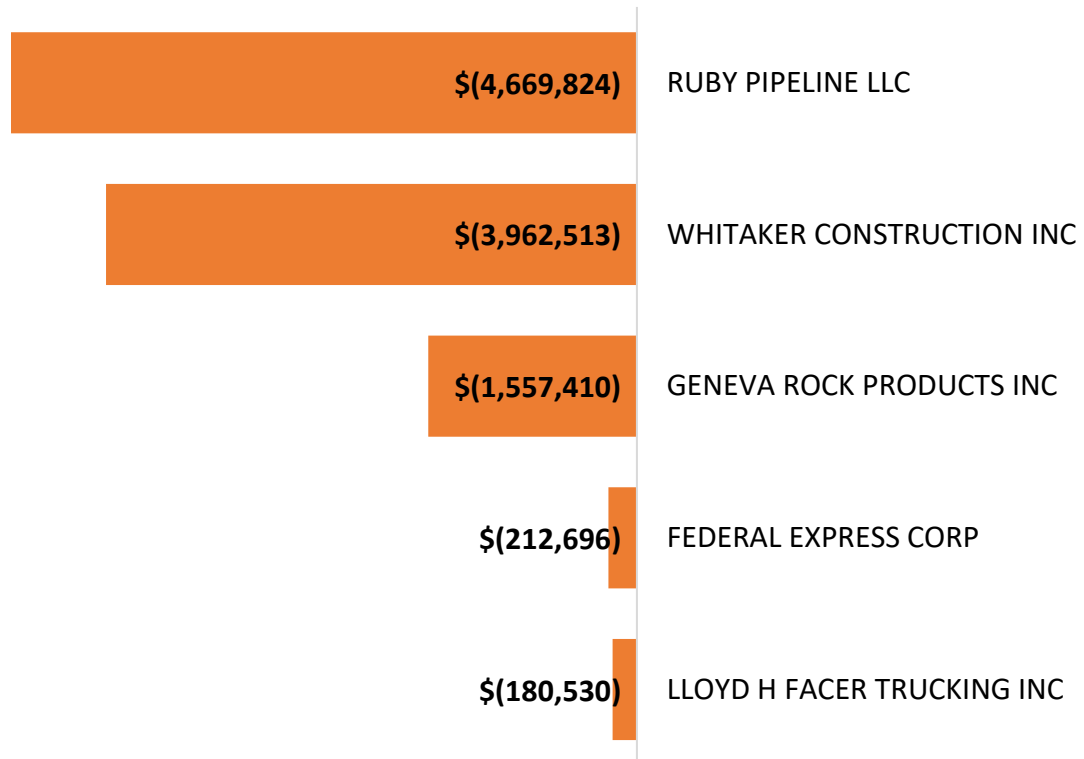
2025



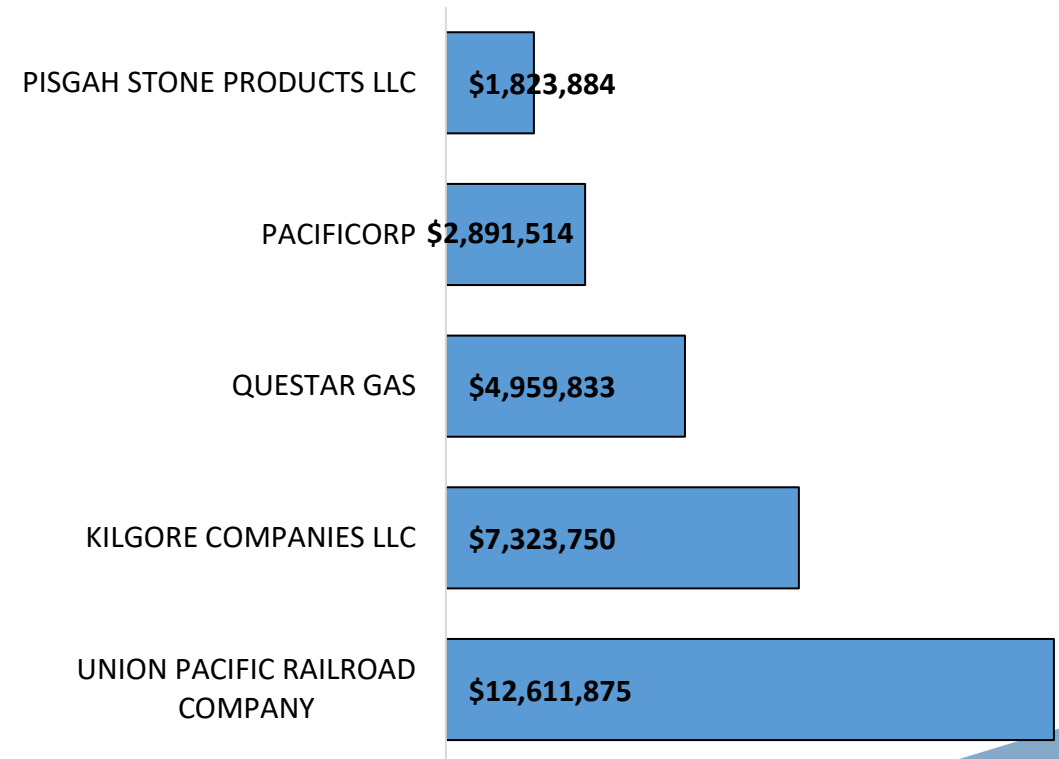


Largest Changes

Notable Decreases



Notable Increases





Central Assessment Overview

2025 Open Appeals – Natural Resources

Taxpayer	Status	Years	Original County Value	Potential Impact
None				



Central Assessment Overview

2025 Open Appeals – Utilities/Transportation

Taxpayer	Status	Years	Original County Value	Potential Impact
PacifiCorp	New – Status Conference	2025	\$102,826,431	\$36,549,564



Natural Resources

Mining Group + Oil & Gas Group



Natural Resources

Market

Not enough
sales data

Cost

RCNLD (Rule 33)

Marshall & Swift

Used for Components

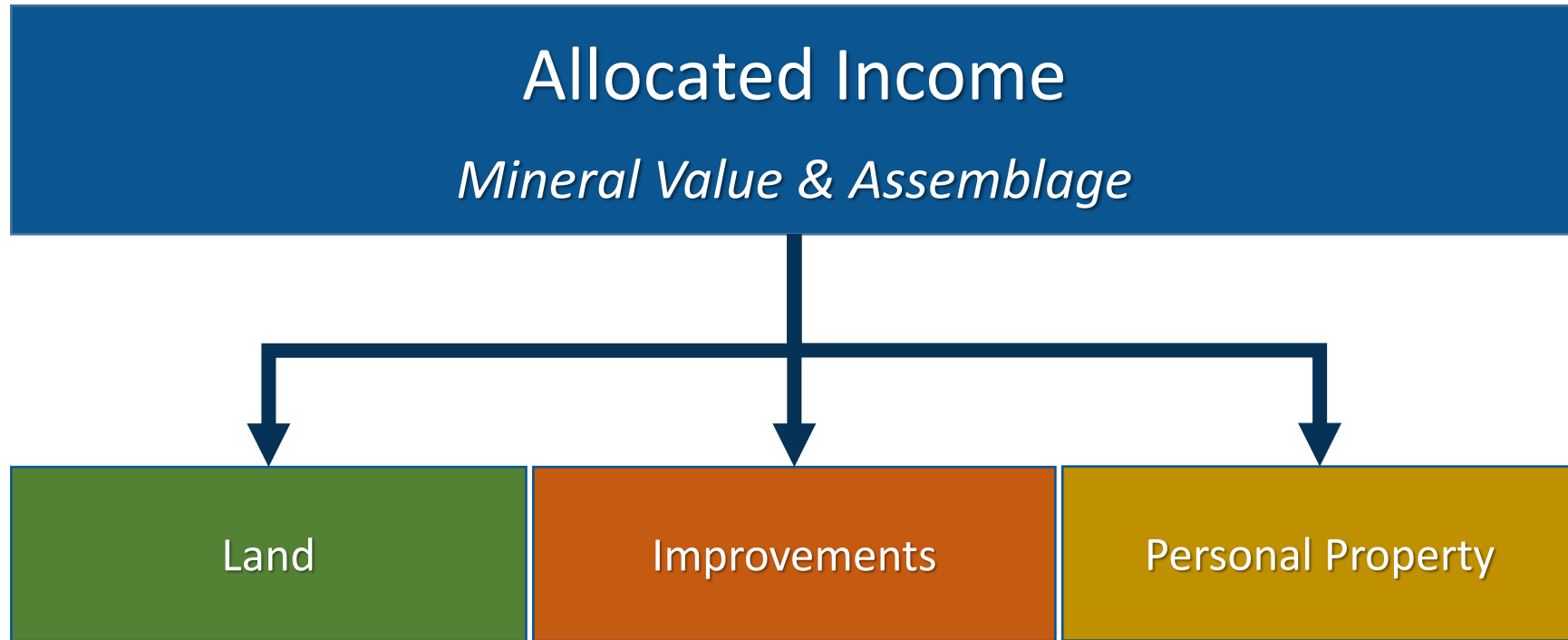
Income

CNR – Long Life Properties
DCF – Short Life Properties

R3 Program – Oil & Gas Prod.

Preferred Approach under
Administrative Rule

Values all assets together as
operating unit





Factors Influencing Value for Natural Resource Properties

Pricing

Production

Company Expenses

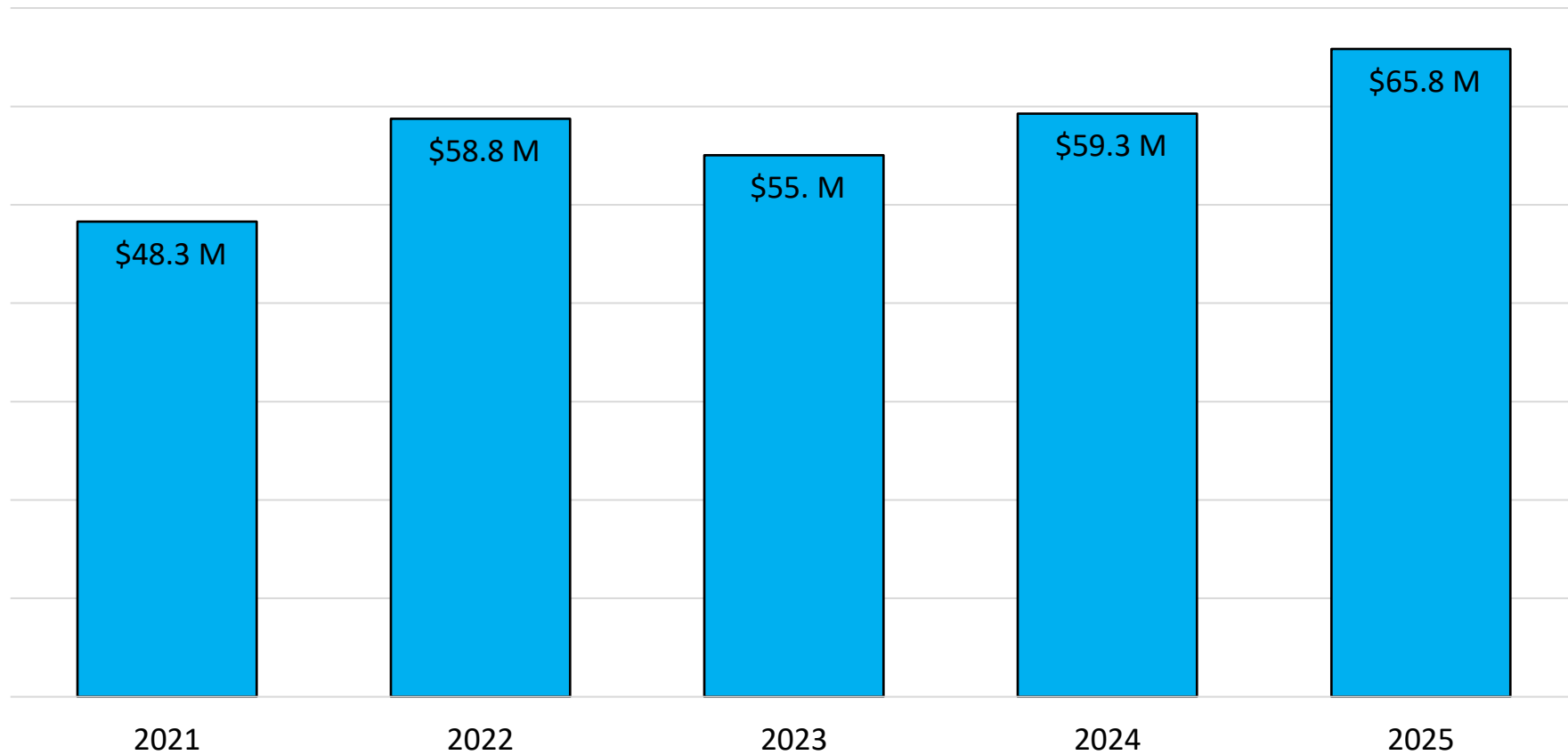
Cap Rates

Assets – Improvements, Personal Property



Natural Resources

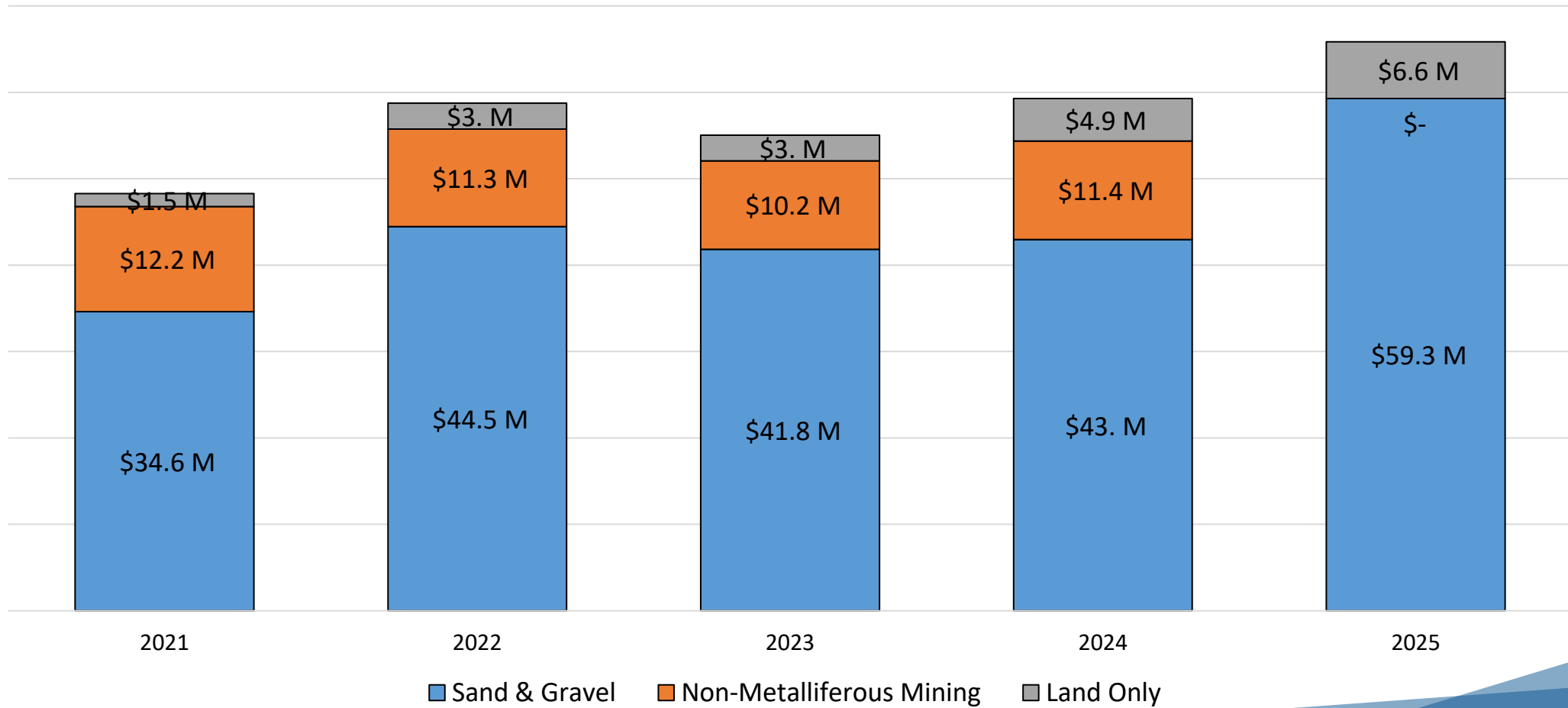
Total Historical Values





Natural Resources

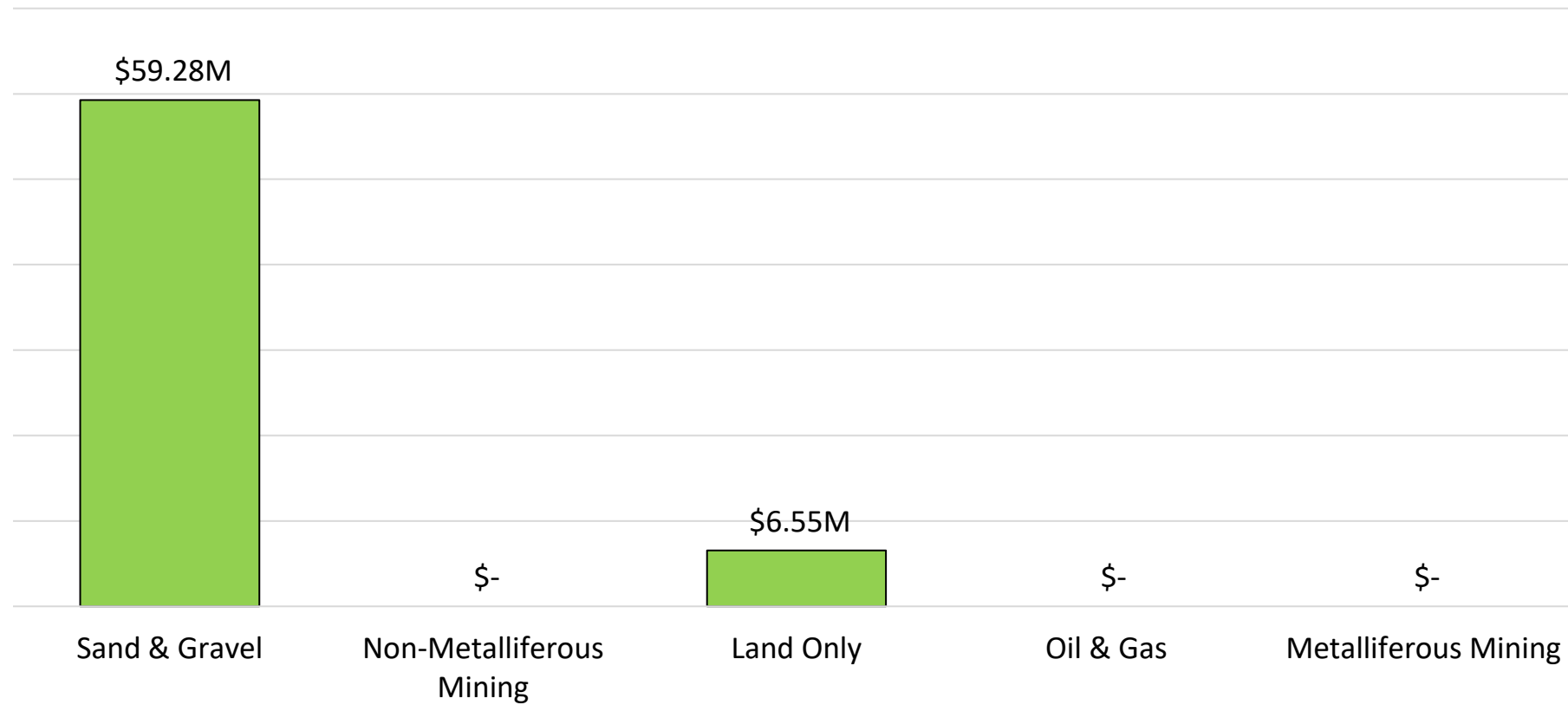
Industry Historical Values





Natural Resources

2025 Industry Values





Natural Resources - Mining

Who Values Which Personal Property?

Centrally Assessed

Equipment at an active mine

Processing Mill

Mine that hasn't operated
for several years*

Equipment used at a mine
and on a construction site*

Locally Assessed

Asphalt Batch Plant

Cement Plant

Registered and Leased
vehicles and equipment

Equipment on a new site
that hasn't begun operation



Natural Resources – Oil & Gas

Quick Overview

How is Personal Property assessed?

Same as Mining and Locally Assessed

What Personal Property is centrally assessed?

Most equipment on a well site with some exceptions

What Personal Property is locally assessed?

Drilling Rigs
Leased Equipment (propane tanks)

If you have any questions regarding a specific piece of equipment, please call or email.



Natural Resources - Mining

2026 Tax Exemption Rule

Exempt if total market value of all personal property in a county is \$30,100 or less.

County Responsibilities

As soon as Preliminary Report is received,
Check County Manager for exempt personal property

Check if exempt taxpayers have locally assessed personal property

If the total market value of both state and county assessed personal property exceeds \$30,100 then the county must notify the state by May 1 to un-exempt them.



Natural Resources - Mining

Reports

Import / Export

Accounts

Appeals

🔍

Preliminary Reports

County Book

Other Reports

Preliminary Reports

⋮

⏪

Page 1 of 2

⏩

44 Rows

Filter

Report Year	View	Export	Title	Category	Processed
2022					
	🔍	⬇️	Preliminary Assessment Value by County Key	PCA	02-May-2022
	🔍	⬇️	Preliminary Assessment Values by Industry	PCA	02-May-2022
	🔍	⬇️	Preliminary Assessment Values by Property	PCA	02-May-2022
	🔍		Preliminary Assessment Values by Tax Area	PCA	02-May-2022
	🔍		Preliminary Assessment Values by Taxpayer	PCA	02-May-2022
	🔍		Preliminary Assessment Values Comparison	PCA	02-May-2022
	🔍		Preliminary County Book-Natural Resources	PCA	02-May-2022
	🔍		Preliminary County Book-Utilities	PCA	02-May-2022
	🔍		Preliminary Land Valuation Summary	PCA	02-May-2022
	🔍		Preliminary Personal Property Exemption	PCA	02-May-2022
	🔍		Preliminary Taxpayer Changes	PCA	02-May-2022



Natural Resources





Natural Resources





Natural Resources





Natural Resources – Oil & Gas





Natural Resources – Oil & Gas





Natural Resources – Oil & Gas





Natural Resources – Oil & Gas





Utilities & Transportation



Unitary Valuation

Unit appraisal means valuing an integrated group of assets functioning as an economic unit as “one thing,” without reference to the independent value of the component parts.

The value is then **ALLOCATED** to the State of Utah and **APPORTIONED** to the individual counties.

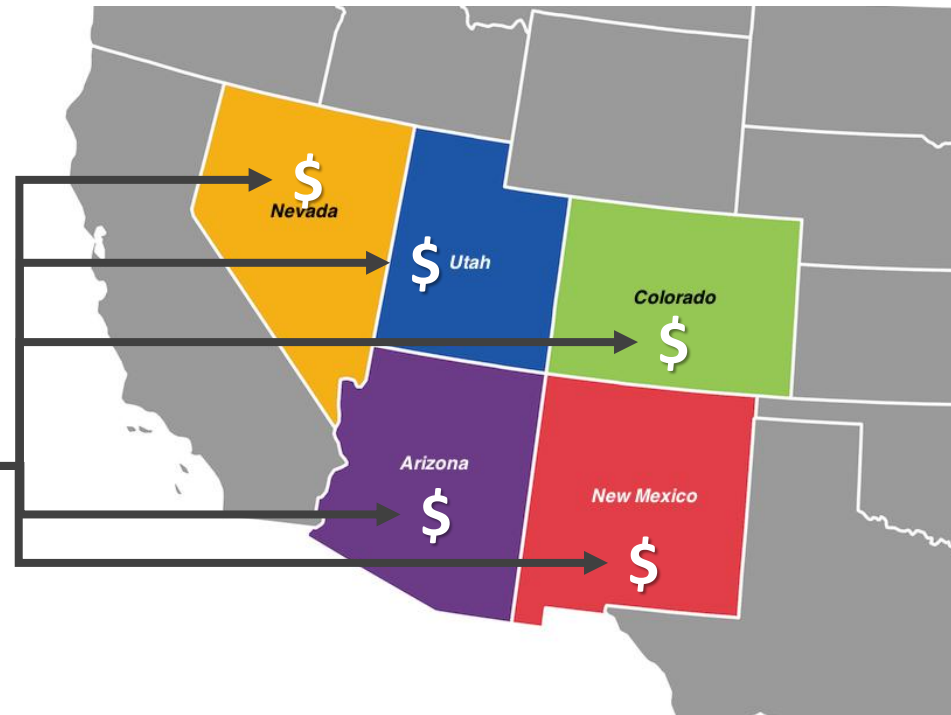




Utilities & Transportation

What is Allocation?

Taking the value of the unit and assigning a portion of that value to the State of Utah





Allocation Factors

Airlines

Revenue ton miles, ground hours, tonnage

Pipelines

Barrel miles, orig. & term. barrels, cost of lines of pipe

Electrical

Historical cost, MWH production, capacity

Railroads

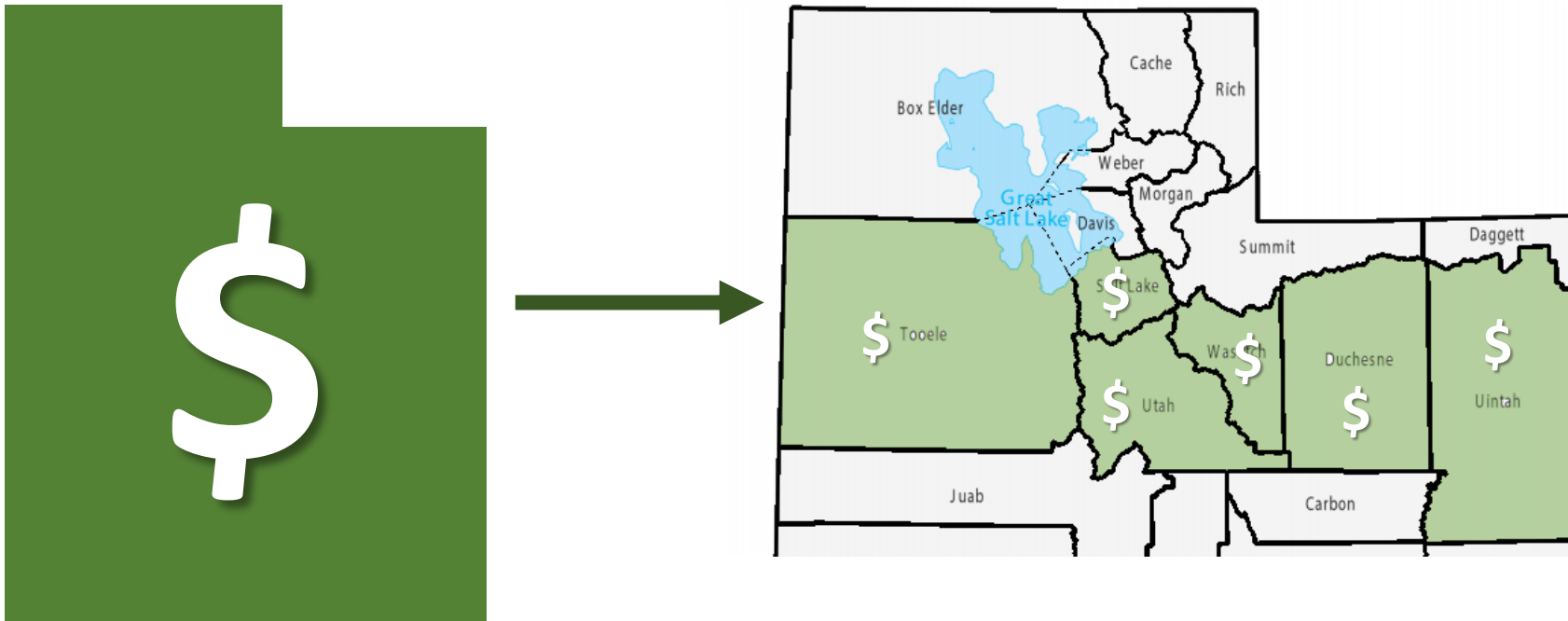
Historical cost, revenue, NOI



Utilities & Transportation

What is Apportionment?

Breaking out value from the Utah value to each of the local tax areas





Apportionment Factors

Apportionment is generally based on actual un-depreciated gross costs by tax area as reported to the Division annually.

Railroad and railcars are the exception. Those are apportioned based on track miles.

Apportionment does not depend on value.

This is one reason why similar properties that are centrally assessed and locally assessed can have different values.



Why the State Assesses Unitary Properties

Utah Supreme Court

“...fair market value reflects the benefit stream created by unitary operation of tangible property. If the legislature had desired to limit assessed value to the materials and installation costs of tangible assets, it could have done so. Since it did not do so, we conclude that the statutory and constitutional fair market value requirements recognize some element of value that is not attributable to either intangibles or simple cost and that this enhanced value is taxable.”

Beaver County v. Wiltel, Inc., *supra* at 611



Utilities & Transportation

Market

Rarely Used

Surrogate Stock and
Debt Method

Cost

HCLD

Accounting Books &
Records

Income

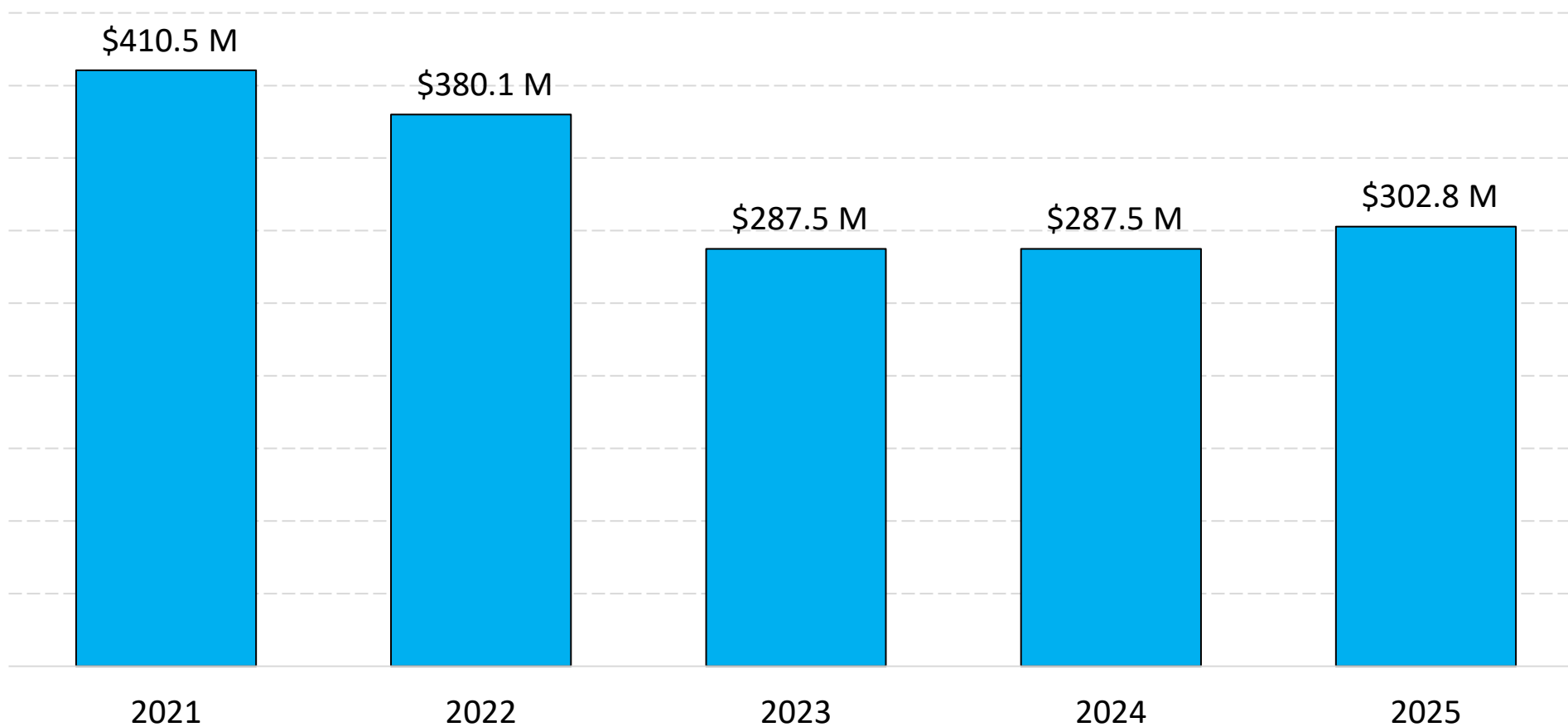
Yield Capitalization

Discounted Cash Flow



Utilities & Transportation

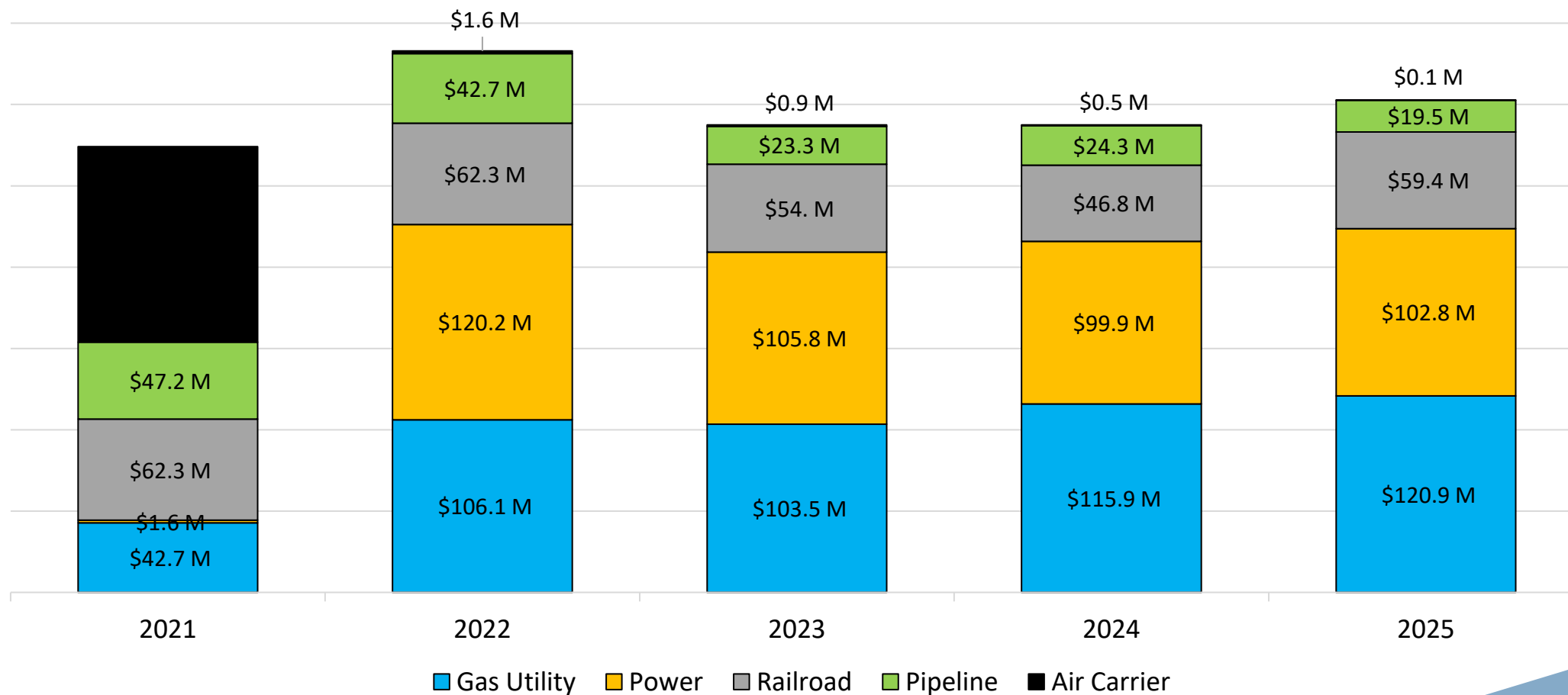
Total Historical Values





Utilities & Transportation

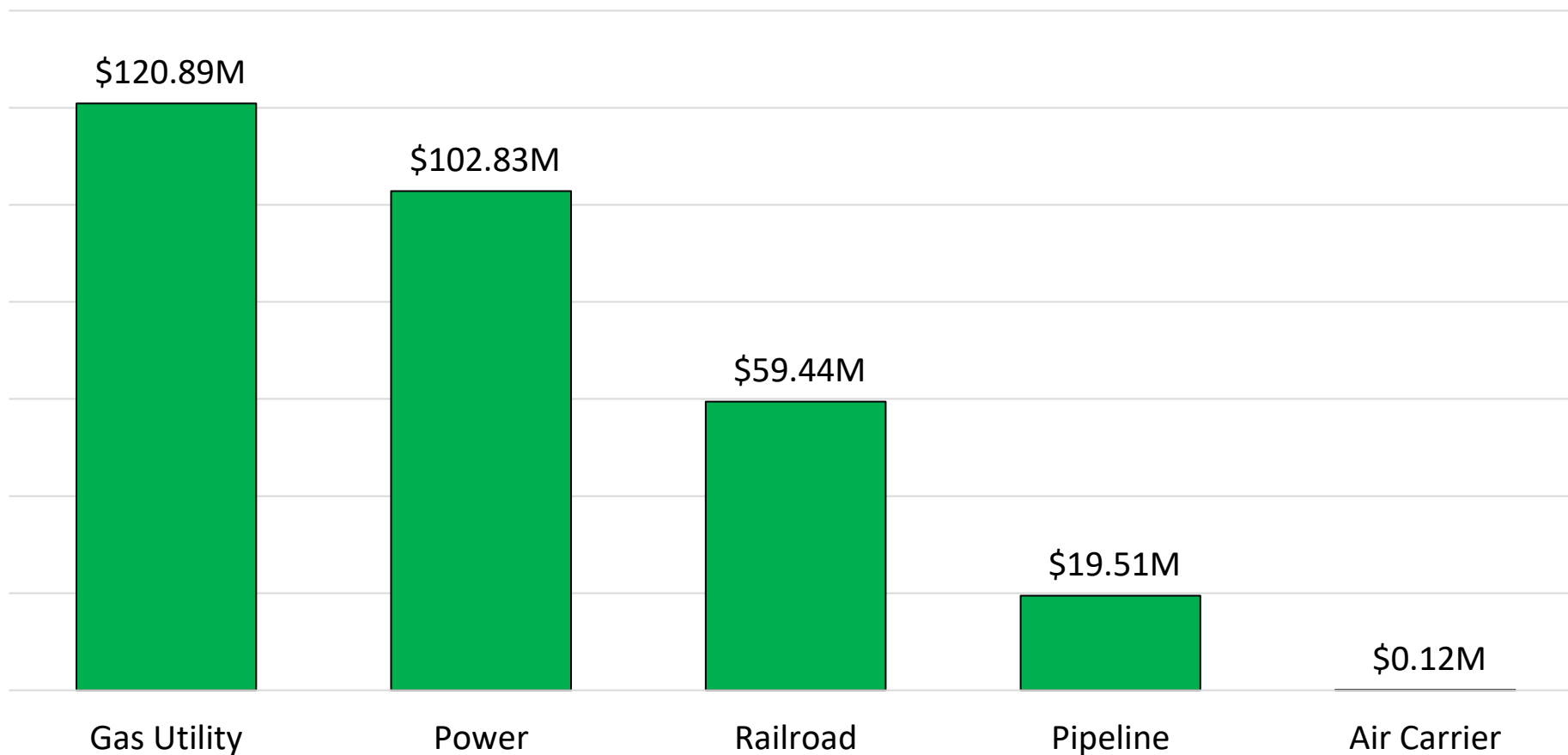
Industry Historical Values





Utilities & Transportation

2025 Industry Values





Significant Changes to Airline Assessments Starting 1/1/2025

SB 148

- Restricts central assessment of aircraft to aircraft that:
 - Operate under FCR Part 121 (scheduled air transportation),
and
 - Have a maximum takeoff weight > 35,000 lbs.
- All other aircraft will be subject to registration requirements

SB 243

- Restricts central assessment of airlines, air charter, and air contract service property to “mobile flight equipment”
- Non-mobile flight equipment to be locally assessed starting 1/1/2025



Significant Changes to Airline Assessments Starting 1/1/2025

Assessment of Operating Property of Airlines, Air Charter, Air Contract Services		
	1/1/2024	1/1/2025
Mobile Flight Equipment	Centrally Assessed	Centrally Assessed or UDOT Registration
Non-Mobile Flight Personal Property	Centrally Assessed	Locally Assessed
Real Property	Centrally Assessed	Locally Assessed



Significant Changes to Airline Assessments Starting 1/1/2025

Mobile Flight Equipment

- Airframes
- Aircraft engines (attached to plane and spares)
- Non-consumable Rotable Parts
- Leasehold Improvements to Aircraft



Non-Mobile Flight Personal Property

- Consumable Spare Parts
- Plant and Equipment owned by Air Carrier
- Non Licensed Vehicles
- Airport and office equipment



Real Property

- Terminal Property
- Buildings
- Private Land
- Hangars (exclusive use)





Frequently Asked Question

Why has PacifiCorp's value gone up/down in my county this year?

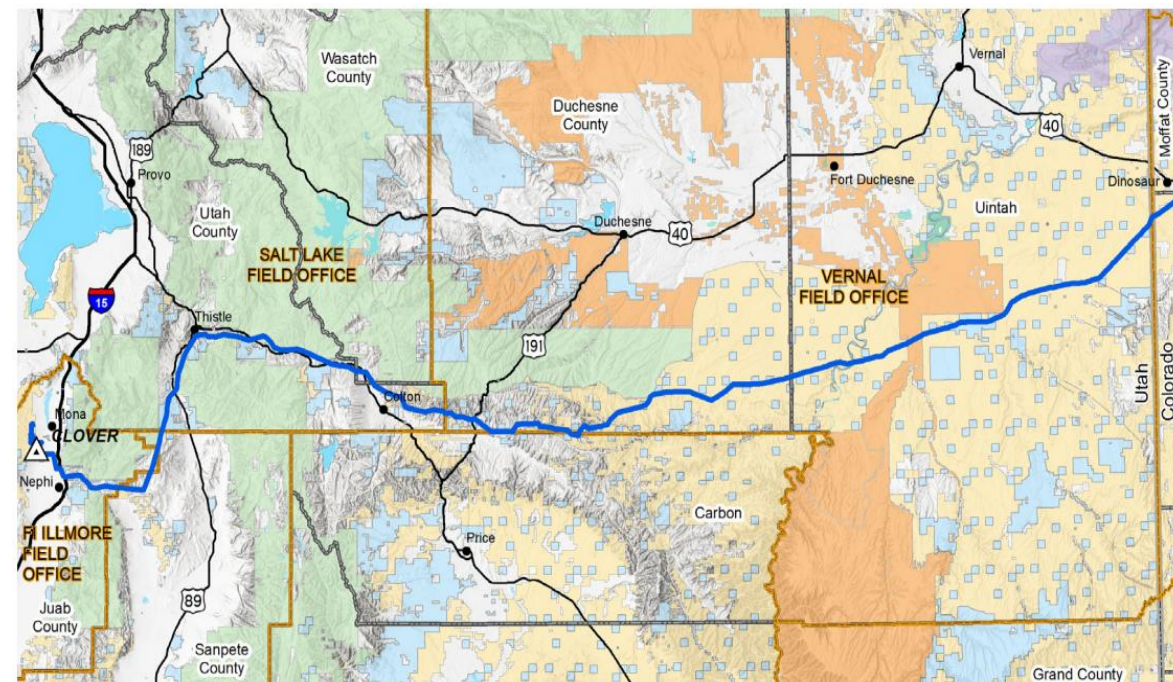
- PacifiCorp's value stayed relatively flat in 2024. Their system value rose 2.55% and their Utah value rose .33%.
- However, PacifiCorp added a lot of new property for their Gateway South Transmission Line.
- Because of the way apportionment works, these tax areas with the new transmission line are receiving a larger portion of "the pie".
- Since "the pie" did not grow significantly, the new value apportioned to this transmission line is taken from all other tax areas.



Frequently Asked Question

What is the Gateway South Transmission Line?

- 416-mile, 500 kilovolt overhead transmission line running from Medicine Bow, Wyoming to Mona, Utah.
- Expected to cost \$2.1 billion.
- Estimated to be completed by December 2024.
- It was 86% completed as of January 1, 2024.
- 34% in Wyoming, 22% in Colorado, and 44% in Utah.
- 30% in Uintah, 28% in Duchesne, 26% in Utah, 2% in Wasatch, 1% in Carbon, 4% in Sanpete, and 9% in Juab.





Frequently Asked Question

A company built a new 10 million dollar building in our county, but the value didn't increase by 10 million dollars.

Why?

- Although the company added 10 million dollars to your county, the overall value of the company could have decreased so the value in your county would be affected.
- If the company added 10 million dollars in your county but 100 million dollars of property outside of your county, the value would shift to other areas.
- The company could have retired other property (real or personal) in your area that would reduce the total value apportioned to your county.



Frequently Asked Question

How do I know if a piece of property is included in the state's unitary assessment?

- All personal and real property used as part of the operating unit being assessed should be included in the state's unitary assessment.
- Taxpayers are not required to report specific information for each piece of property to be included in the assessment.
- Questions regarding specific pieces of property generally need to be researched in conjunction with the taxpayer. Please contact the industry analyst for assistance.



Frequently Asked Question

The state valued a parcel at \$300 per acre but similar parcels nearby that are not state assessed are valued at \$500.

Why?

- The value that the Division comes to is a unitary value, not a summation value. Therefore, the company isn't valued by looking at the market value of the individual pieces of property or parcels.
- A parcel of land may be considered over assessed in one area and under assessed in another.
- The value is assigned to each piece of property on a contributory basis. (Gross Cost)



County Manager Overview



County Manager Overview

What is County Manager?

The County's portal to access all things Centrally Assessed

Reports

Preliminary Reports
County Book
Other Reports

Import/Export

County Keys
Deeds

Accounts

Current Account
Information

Appeals

Current Appeal
Information



County Manager Overview

How to Obtain Access to County Manager

Visit <https://propertytax.utah.gov/forms/>

In the drop down menu where the word “type” is shown, select “Centrally assessed County”

Form PT-301 is now selectable - Click on the PDF hyperlink

Fill out the form

Return the completed form to the property tax division, via email: propertytax@utah.gov



County Manager Overview



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TAP ONLINE SYSTEM

CONTACT

INDEX



UTAH PROPERTY TAXES

UTAH STATE TAX COMMISSION



WHAT ARE YOU LOOKING FOR TODAY?



Property Tax Bills and Payments

Questions about your property tax bill and payments are handled by your local county officials. [Please visit this page](#) to contact your county officials.



GENERAL INFORMATION



PROPERTY TAX RELIEF



CERTIFIED TAX RATES



PERSONAL PROPERTY



TAX INCREASE PROCESS



CENTRALLY ASSESSED



TRAINING & LICENSING






LOCALLY ASSESSED

Give Feedback



County Manager Overview

Property Tax Forms & Pubs



You can narrow the list of forms by choosing one or more types from this dropdown box.

Type ▾

Type

- Assessment Compliance
- Centrally Assessed Appeals
- Centrally Assessed County
- Centrally Assessed Natural Resources
- Centrally Assessed Railcar
- Centrally Assessed Registration
- Centrally Assessed Utility
- Certified Tax Rates
- Publications
- Standards of Practice

Search:

		PDF	XLS/DOC	Revised	Type
	sors	pdf		Jul 2020	Assessment Compliance
	Form	pdf		Apr 2016	Standards of Practice
		pdf		Jan 2020	Centrally Assessed Appeals
		pdf		Jan 2020	Centrally Assessed Appeals
	y	pdf		Jul 2020	Standards of Practice
	Fee Owner	pdf		Sep 1999	Standards of Practice
PT-12	Notice of Intent to Dismiss the Appeal	pdf		Mar 2019	Standards of Practice
PT-13	Record of Appearance and Minute Entry	pdf		Aug 2001	Standards of Practice
PT-14	Stipulation of Agreement for Real Property Valuation	pdf		Jan 2000	Standards of Practice
PT-15	Sample Decision Letter – Real Property	pdf			Standards of Practice



Property Tax Forms & Pubs



You can narrow the list of forms by choosing one or more types from this dropdown box.

Note: If you get an error stating "Please wait..." and the form doesn't download, you can right-click on the form, download to your computer, and open directly in Adobe Reader. Other PDF viewers might not work.

Type

[Remove filter for: Centrally Assessed County](#)

Show entries

Search:

Number	Name	PDF	XLS/DOC	Revised	Type
PT-301	GenTax County Logon Request	pdf		Apr 2021	Centrally Assessed County


Previous Next

Give Feedback

This website is provided for general guidance only. It does not contain all pertinent tax laws or rules.



County Manager Overview



Utah Tax and Accounting System

WARNING

This system may contain US Government information, which is restricted to authorized user ONLY. Unauthorized access, use, misuse or modification of this computer system or of the data contained herein or in transit to/from this system constitutes a violation of Title 18, United States Code, Section 1030, and may subject the individual to Criminal and Civil penalties pursuant to Title 26, United States Code, Sections 7213, 7213A (the Taxpayer Browsing Protection Act), and 7431. This system and equipment are subject to monitoring to ensure proper performance of applicable security features or procedures. Such monitoring may result in the acquisition, recording and analysis of all data being communicated, transmitted, processed or stored in this system by a user.

If monitoring reveals possible evidence of criminal activity, such evidence may be provided to Law Enforcement Personnel.

ANYONE USING THIS SYSTEM EXPRESSLY CONSENTS TO SUCH MONITORING

Logon ID

Required

Password

Logon

Version 12 Service Pack s12h ©1999-2022 Fast Enterprises. All rights reserved. Warning. This program is protected by copyright law and international treaties.



County Manager Overview

[Reports](#) | [Import / Export](#) | [Accounts](#) | [Appeals](#) |

Preliminary Reports

County Book

Other Reports

County Book

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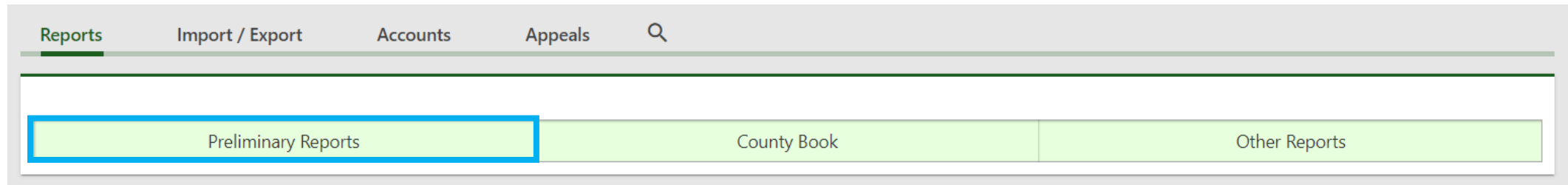
Filter

Report Year	View	Export	Title	Category	Processed
2022					
			Assessment Value by County Key	PCA	24-May-2022
			Assessment Values by Industry	PCA	24-May-2022
			Assessment Values by Property	PCA	24-May-2022
			Assessment Values by Tax Area	PCA	24-May-2022
			Assessment Values by Taxpayer	PCA	24-May-2022
			County Book-Natural Resources	PCA	24-May-2022
			County Book-Utilities	PCA	24-May-2022
			Land Valuation Summary	PCA	24-May-2022
			Leased Assets Report	PCA	24-May-2022
			Personal Property Exemption	PCA	24-May-2022
			Taxpayer Changes	PCA	24-May-2022
			Taxpayers with Penalties	PCA	24-May-2022
			Assessment Values Railcar	PRC	24-May-2022

13 Rows



County Manager Overview



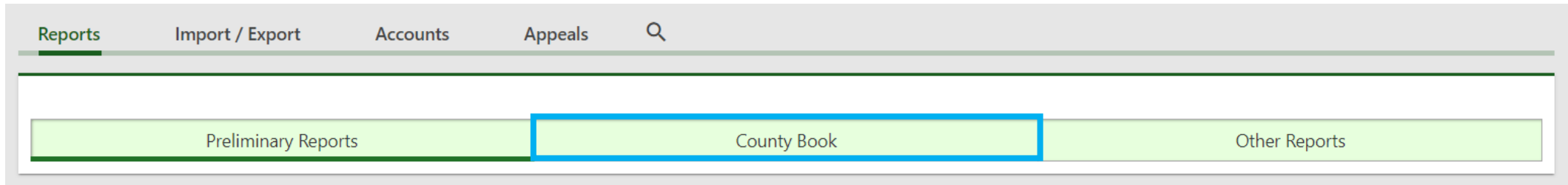
DEFAULT VIEW

Only used prior to May 22 when the County Book is published

Use to verify data and information prior to May 22



County Manager Overview



Main tab to use

Use after May 22 when the County Book is published

Contains the most up to date reports



County Manager Overview

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Import

County Keys
Loads county keys into Gentax allowing accounts to be linked with the county account numbers.

Deeds
Updates land information with the most recent deed information from ownership changes.

Export

County Keys
Exports county keys from Gentax allowing county key updates to be made and imported.



County Manager Overview

Reports Import / Export Accounts Appeals 🔍						
Mailing Addresses						
< Page 1 of 3 > 107 Rows <input type="text" value="Filter"/>						
Invalid	Contacts	Delinquent	Account ID	Account Name	Industry	Mailing Address
			12514239-003-PCA		Land Only	
			11147621-005-PCA		Land Only	
			11925223-003-PCA		Land Only	
			10226201-003-PCA		Land Only	
			10854272-005-PCA		Land Only	
			14065268-002-PCA		Land Only	
			11926052-005-PCA		Land Only	
			12119556-004-PCA		Land Only	
			14065303-002-PCA		Land Only	
			10872273-003-PCA		Land Only	
			10869129-003-PCA		Land Only	
			12759788-003-PCA		Land Only	
					Land Only	



County Manager Overview

Reports Import / Export Accounts Appeals 🔍												
Appeals												
Year	Appeal File Date	Appeal Number	Account ID	Name	Industry	Status	Appeal	Type	Original	Requested	In Dispute	Result
2022	19-May-2022	22-1067	12592066-003-PCA		Telecommunications	Closed	TP	Valuation Appeal				523,287,960.00
2022	09-May-2022	22-1024	12142429-012-PCA		Electric Utility	Closed	TP	Valuation Appeal				6,754,890,529.00
2022	28-Jul-2022	22-1351	11969381-012-PCA		Electric Utility	Status Conference	TP	Valuation Appeal				Pending
2022	17-Nov-2022	22-1847	10000944-002-PRC		PRC	Closed	TP	Valuation Appeal				2,626,362.00
2022	01-Aug-2022	22-1357	11971419-007-PCA		Gas Pipeline	Status Conference	TP	Valuation Appeal				Pending
2021	20-Jul-2021	21-1393	11969381-012-PCA		Electric Utility	Status Conference	TP	Valuation Appeal				Pending
2021	22-Jun-2021	21-1165	12592066-003-PCA		Telecommunications	Complete	TP	Valuation Appeal				612,963,110.00
2021	20-May-2021	21-837	12142429-012-PCA		Electric Utility	Status Conference	TP	Valuation Appeal				Pending
2021	27-Jul-2021	21-1354	12520688-006-PCA		Telecommunications	Complete	TP	Valuation Appeal				415,278,049.00
2021	02-Aug-2021	21-1402	12763312-007-PCA		Liquid Pipeline	Complete	TP	Valuation Appeal				302,784,000.00
2021	30-Jul-2021	21-1379	12055125-006-PCA		Railroad	Complete	TP	Valuation Appeal				1,979,000,000.00
2021	27-Jul-2021	21-1389	12593635-005-PCA		Electric Generation	Status Conference	TP	Valuation Appeal				Pending
2020	27-May-2020		12541240-014-PCA		Gas Utility	Closed	TP	Audit				1,739,818,190.00
2020	21-Jul-2020	20-1411	14110424-002-PCA		Telecommunications	Closed	TP	Valuation Appeal				235,639,310.00
2020	18-May-2020	20-1050	12142429-012-PCA		Electric Utility	Formal Hearing	TP	Valuation Appeal				Pending



Natural Resources - Mining

Curtis Williams – Manager	385-499-0539	curtiswilliams@utah.gov
Davis Opheikens	385-377-4998	dopheikens@utah.gov
Carbon, Emery, Garfield, Grand, Piute, Sanpete, Sevier, San Juan, Wayne		
Chris Jessee	385-499-0548	cjessee@utah.gov
Beaver, Iron, Juab, Kane, Millard, Utah, Washington		
Kaleb Zohner	385-285-5019	kzohner@utah.gov
Box Elder, Cache, Davis, Morgan, Rich, Weber		
Tim Downey	385-499-0552	tdowney@utah.gov
Daggett, Duchesne, Salt Lake, Summit, Tooele, Uintah, Wasatch		
Cindy Clark – Research Analyst	801-297-3614	cmclark@utah.gov

Analysts are assigned to specific counties.

Please contact your assigned analyst or the manager.



Natural Resources – Oil & Gas

JJ Alder– Manager

801-573-0131

jwalder@utah.gov

Joe Thomas

385-285-5020

josephthomas@utah.gov

Steve Sorweid

385-499-0546

ssorweid@utah.gov

Rachael McIntire

385-499-0550

rmcintire@utah.gov



Utilities & Transportation

Devin Hales – Manager	385-377-4638	dhales@utah.gov
Kevin Miles – Sr. Analyst, Pipelines	385-499-0563	kevinmiles@utah.gov
Joseph Kasal – Power	385-499-0560	jkasal@utah.gov
Cody Kemp – Railroads/Railcar	385-499-0561	ckemp@utah.gov
Jared Evans– Airlines	385-377-2309	jaredevans@utah.gov

Unlike Natural Resources the Utility section is not broken up by a specific analyst over a specific county. Please contact the individual over the specific industry or contact the manager.



Thank You

Set a Public Hearing**Ordinance 2026-04 – Mountain Manor Springs 2 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 27th, 2026

Agenda Item Language: Set a public hearing, to be held on February 10th, for Ordinance 2026-04 Mountain Manor Springs 2 Rezone – A request to rezone 98.68 acres, located at ~500 N. 7200 W., Petersboro, from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone.

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

Background: A request to rezone 98.68 acres, located at ~500 N. 7200 W., Petersboro, from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone.

Fiscal Impact: N/A

Public Hearing Required: Rezone requests require a public hearing before the County Planning Commission (PC). This hearing was held on January 8th, 2026 and their recommendation to deny the rezone was made on January 8th, 2026.

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, Associate Planner

Legal Review: N/A

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Amending the Cache County Zoning Map by rezoning 98.68 acres from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone

Set a public hearing on January 27th, 2026 to be held on February 10th, 2026.
If approved, the rezone will take effect 15 days from the date of approval.

Denial (6-yea; 0-nay).

Public hearing held on January 8th, 2026.

Conclusion: Based on the findings of fact noted [in the staff report], the Mountain Manor Springs 2 rezone is hereby recommended for denial to the County Council as follows:

1. The location of the subject properties to be rezoned are partially incompatible with the purpose of the Rural 5 (RU5) Zone:
 - a. To implement the policies of Cache countywide comprehensive plan, including those regarding agricultural promotion, prime farmlands, improved roadways, density based residential standards, moderate income housing and municipality standards.
 - b. This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.
2. The nearest parcel in the County that is in the Rural 5 (RU5) Zone is located 1.55 miles away.
 - a. Mendon City limits are located 1.65 miles to the east of the subject parcels.
3. The proposed rezone is not consistent with the Cache County General Plan:
 - a. The subject parcels fall under the "Agriculture and Ranching" and "Mountain Rural and Conservation" Zones:
 - i. Agriculture and Ranching:
 1. This zone places an emphasis on agricultural related activities and a lower density of housing. Additionally, the Rural 2 (RU2) Zone has fewer agricultural related use types than the Agricultural (A10) Zone.
 - a. "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."
 - b. "Secondary Land Uses: Industrial and Commercial uses directly supportive of agriculture (processing, packaging, distribution), clustered subdivision developments, outdoor recreation, farm worker housing."

- 41 c. "Discouraged Uses: Residential developments at densities of
42 greater than one unit per 10 acres if not in a clustered
43 subdivision development, commercial office, commercial
44 retail, flex office/industrial, heavy industrial."

45 ii. Mountain Rural and Conservation:

- 46 1. This zone places an emphasis on natural resource extraction and
47 recreational activities and a very low density of permanent/seasonal
48 housing. Additionally, the Rural 2 (RU2) Zone has fewer natural
49 resource extraction/recreational related use types than the
50 Agricultural (A10) Zone.

- 51 a. "Preferred Land Uses: Forestry, agriculture, conservation
52 easements (CEs) and conserved public lands, watershed
53 protection, hazard mitigation (i.e. floodplain management,
54 steep slopes, and high wildfire hazard), outdoor recreation
55 and tourism."

- 56 b. "Secondary Land Uses: Seasonal residential housing at one
57 unit per 40 acres, clustered subdivision developments,
58 resorts, recreation business, and public institutions."

- 59 c. "Discouraged Uses: Residential development at a density
60 greater than one unit per 40 acres, industrial, commercial
61 office, commercial retail, heavy industrial."

62 iii. The subject parcels are not located in the Urban Expansion Overlay.

- 63 4. Parcels 12-052-0011 and 12-052-0026 are currently restricted due to an unapproved
64 subdivision that resulted in the creation of Parcel 12-052-0026. To resolve this issue, Parcel
65 12-052-0011 would need to be in

66 5.

- 67 6. cluded with this rezone and the subsequent subdivision to resolve the restricted status for
68 both parcels. However, Parcel 12-052-0011 was not included with this rezone application.
69

70 **Staff Report review by Interim Director**

71 Brian Abbott
72

73 **Staff Report by County Planner**

74 Conner Smith
75

76 **General Description**

77 This ordinance amends the County Zoning Map by rezoning 98.68 acres from the Agricultural
78 (A10) Zone to the Rural 5 (RU5) Zone.
79

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

81 Staff Report to Planning Commission – revised

Staff Report: Mountain Manor Springs 2 Rezone

8 January 2026

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: Rhy Lund

Parcel ID#: 12-052-0017, -0026

Staff Recommendation: None

Type of Action: Legislative

Land Use Authority: Cache County Council

Location

Reviewed by Conner Smith

Project Address:

~500 N. 7200 W.,
Petersboro,

Current Zoning:
Agricultural (A10)

Acres: 98.68

Proposed Zoning:
Rural 5 (RU5)

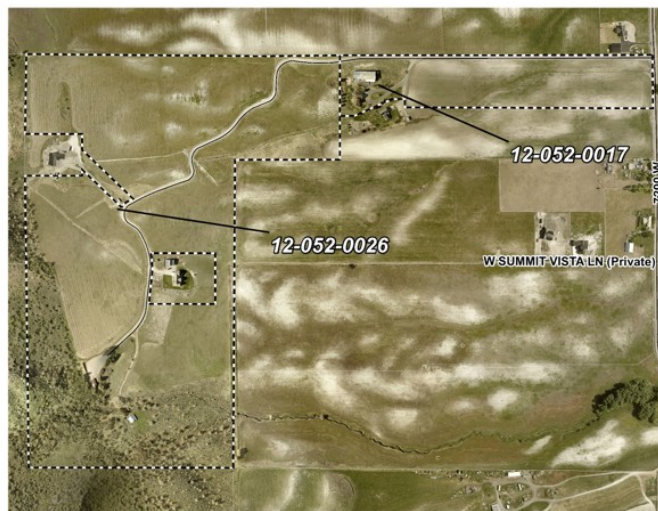
Surrounding Uses:

North – Residential/Agricultural

South – Agricultural

East – Residential/Agricultural

West – Agricultural



Findings of Fact

A. Request description

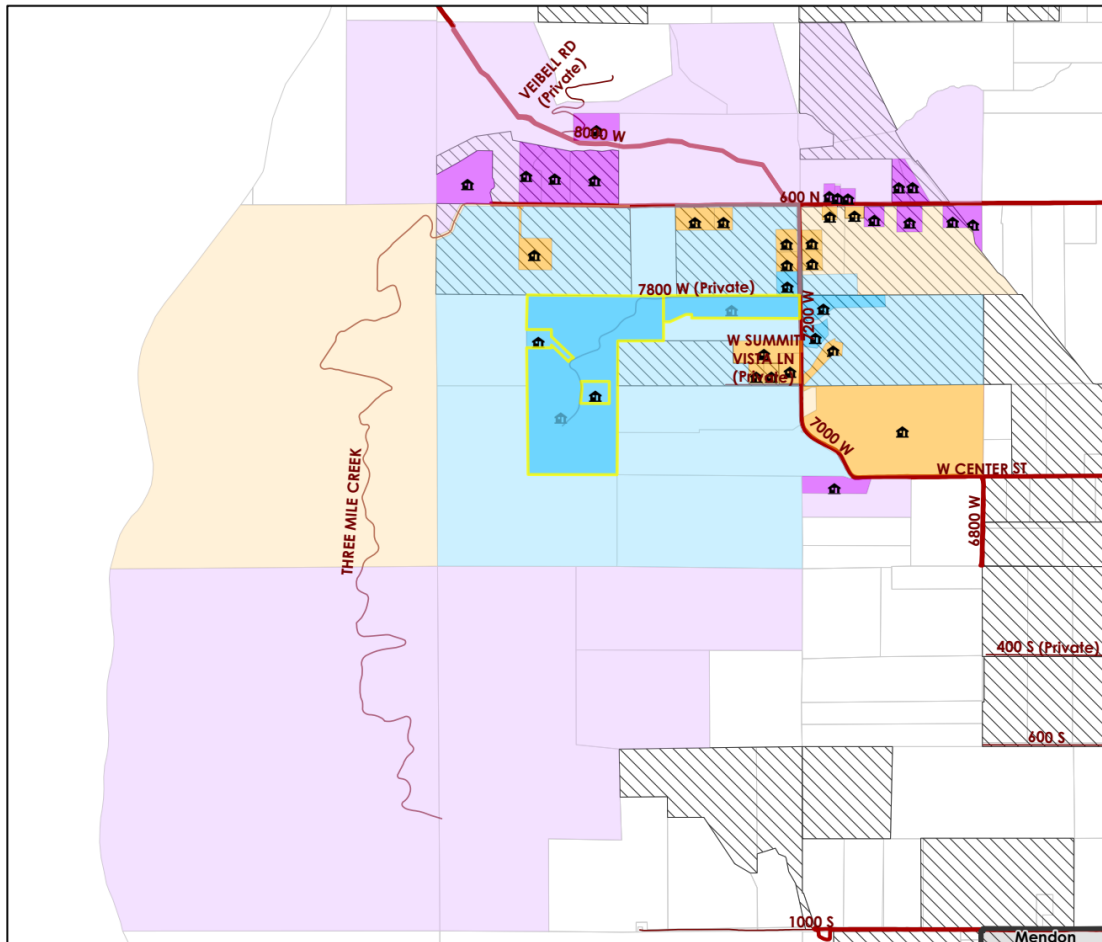
1. A request to rezone a total of 98.68 acres from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone.
 - a. Parcel 12-052-0017 is in the Agricultural (A10) Zone and is 14.68 acres.
 - b. Parcel 12-052-0026 is in the Agricultural (A10) Zone and is 84.00 acres.
2. This rezone may allow the parcel to establish uses permitted in the Rural 5 (RU5) Zone.
3. A rezone request is general in nature and is not tied to any proposed use. Any impacts related to permitted and conditional uses allowed within the Rural 5 (RU5) Zone will be addressed as part of each respective approval process required prior to site development activities.

4. Staff has identified general information as pertains to the subject properties 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 8th, 2006.
 1. Parcel 12-052-0017 did a boundary line adjustment in 2024/2025 and is a legal parcel.
 2. Parcel 12-052-0026 was the result of an improper adjustment in 2018 and is not a legal parcel. To resolve the issue of parcel legality, Parcels 12-052-0011 and 12-052-0016 would need to be included in any future subdivisions.

ii. Average Lot Size: (See Attachment A)



Average Parcel Size	
Adjacent Parcels	With a Home: 16.6 Acres (7 Parcels)
	Without a Home: 44.6 Acres (13 Parcels)
¼ Mile Buffer	With a Home: 10.2 Acres (22 Parcels)
	Without a Home: 64.3 Acres (18 Parcels)
½ Mile Buffer	With a Home: 7.9 Acres (37 Parcels)
	Without a Home: 51.6 Acres (35 Parcels)

- iii.** Schedule of Zoning Uses: The Rural 5 (RU5) 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:

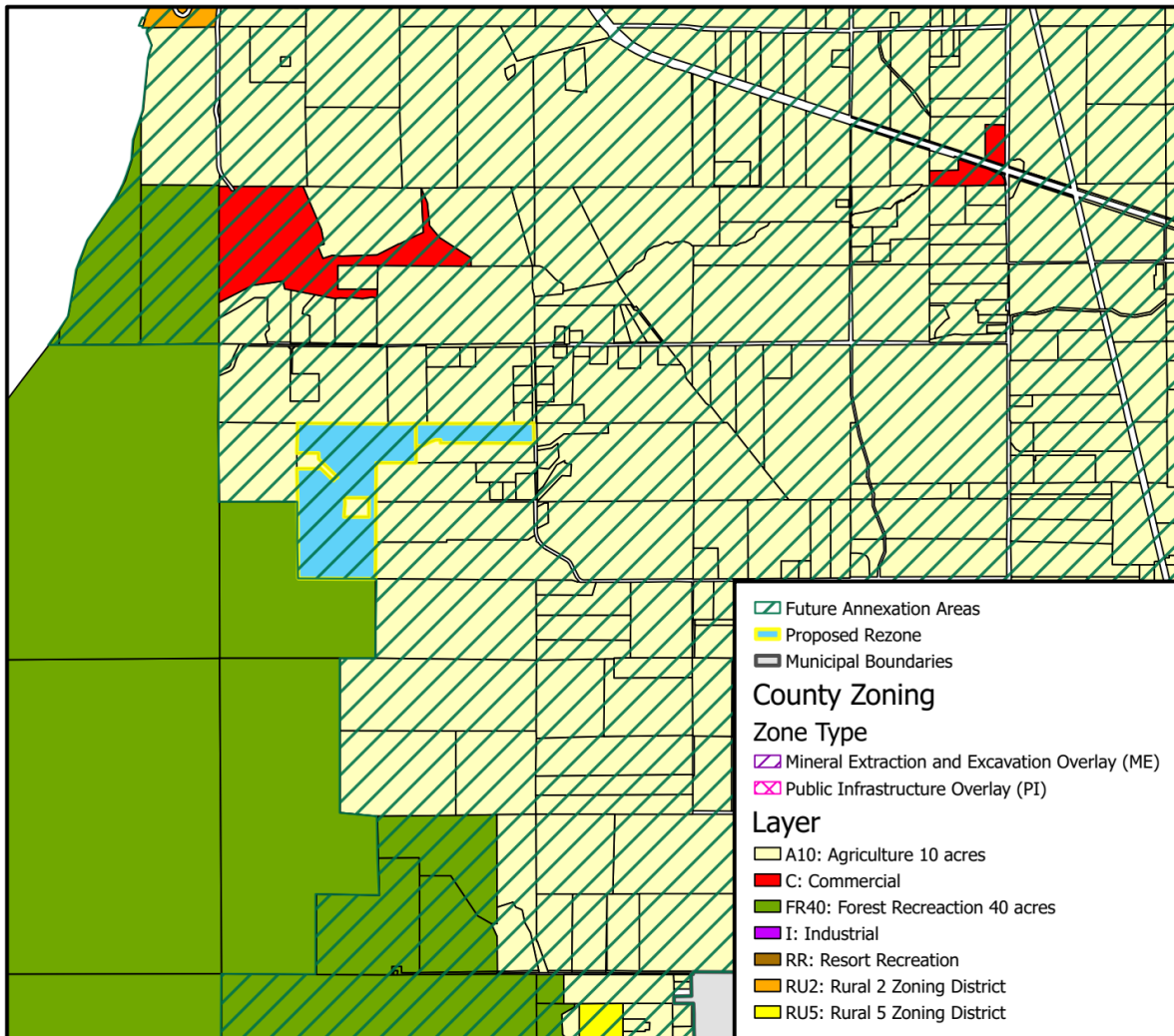
1. The properties to the north and east are a mix of residential and agricultural while the properties to the south and west are primarily agricultural and forest recreation.

- v.** The nearest parcel in the County that is in the Rural 5 (RU5) Zone is located 1.55 miles to the southeast of the subject properties.

1. The Martin Bench Rezone, located 1.55 miles to the southwest of the subject properties, was a request to rezone 34.06 acres from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone and was approved by the County Council as Ordinance 2022-24.

- vi.** Annexation Areas:

1. The subject properties are located in the Mendon City future annexation area.

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

5. As per §17.02.060, Establishment of Land Use Authority, the County Council is authorized to act as the Land Use Authority for this application.
6. The current County Land Use Ordinance does not specify appropriate locations for the Rural 5 (RU5) Zone but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030(A) identifies the purpose of the Rural 5 (RU5) Zone and includes the following:
 - a. “To allow for residential estate development in a low density pattern that can allow for rural subdivisions and smaller scale agricultural uses. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities.”
 - b. “To implement the policies of Cache countywide comprehensive plan, including those regarding agricultural promotion, prime farmlands, improved roadways, density based residential standards, clustering, moderate income housing and municipality standards.”
 - c. “This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.”

7. Chapter 4: Future Land Use Plan of the Cache County General Plan states:
 - a. “The use of land is one of the most important and fundamental values for landowners, residents, civic leaders, and elected officials. This determines, in large measure, the future of Cache County. The Future Land Use Map represents the County’s collective vision of our desired future. It conveys the patterns and priorities of economic development and community character, the locations of neighborhoods and industries, and the preservation of natural, agricultural, and rural landscapes.”
 - b. “The Future Land Use Plan is advisory and does not change the existing zoning of any property or the ability of landowners to continue existing legal uses consistent with the existing zoning or nonconforming uses. It serves as a starting point for conversations about regional initiatives and development proposals by illustrating how sometimes separate and uncoordinated activities can help or harm our desired future. The timing of future development will depend on a number of factors including choices made by individual landowners, aspirations of the community, and future availability of facilities and services.”
8. The future land use map (Attachment B) adopted as part of the Cache County General Plan identifies the area where the subject properties are located as “Agriculture and Ranching.” *Cache County General Plan, Chapter 4, Page 26*. This section states:
 - a. Location: Private agriculture landscapes in the Cache Valley outside of municipalities.
 - b. Example Areas: Most of the valley.
 - c. Purpose and Character: Agricultural and rangeland uses on private lands under conservation easements (no public access) are expected to continue in the Valley. Separation from dense residential developments is advantageous. The agricultural landscape provides separation between adjacent municipalities and protects suitable soils.
 - d. Preferred Land Uses: Agriculture, ranching, rural residential uses at densities of less than one unit per 10 acres, Conservation Easements (CEs) and conserved public lands, Agritourism.
 - e. Secondary Land Uses: Industrial and Commercial uses directly supportive of agriculture (Processing, Packaging, Distribution), clustered subdivision developments, outdoor recreation, farm worker housing.
 - f. Discouraged Uses: Residential developments at densities of greater than one unit per 10 acres if not in a clustered subdivision development, commercial office, commercial retail, flex office/industrial, heavy industrial.
9. The future land use map (Attachment B) adopted as part of the Cache County General Plan identifies the area where the subject properties are located as “Mountain Rural and Conservation.” *Cache County General Plan, Chapter 4, Page 25*. This section states:
 - a. Location: The majority of privately-owned mountain and foothill areas.
 - b. Example Areas: FR-40 zone that is not public land
 - c. Purpose and Character: Forestry, recreation, and multiple resource uses on private lands. Forestry and recreation land uses are expected to continue. Maintaining the environmental quality of steep slopes, canyons, and forests with minimal residential development conserves watershed resources and improves resiliency from wildfire, geological, and flood hazards.
 - d. Preferred Land Uses: Forestry, agriculture, conservation easements (CEs) and conserved public lands, watershed protection, hazard mitigation (i.e. floodplain management, steep slopes, and high wildfire hazard), outdoor recreation and tourism.

- e. Secondary Land Uses: Seasonal residential housing at one unit per 40 acres, clustered subdivision developments, resorts, recreation business, and public institutions.
 - f. Discouraged Uses: Residential development at a density greater than one unit per 40 acres, industrial, commercial office, commercial retail, heavy industrial.
10. Consideration of impacts related to uses allowed within the Rural 5 (RU5) Zone will be addressed as part of each respective approval process required prior to site development activities.

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

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 5 (RU5) 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:
- a. 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.
 - b. Minor Private (P): Minor private roads are private roads with an expected ADT of 0- 50.
18. A basic review of the access to the subject properties identifies the following:
- a. The properties have access to 7200 West and Lund Lane.
19. 7200 West:
- a. East of the subject parcels, 7200 West is a County road and is classified as a Major Local.
 - b. Provides access to residential and agricultural properties.
 - c. Is maintained by the County year round and has a speed limit of 30 miles per hour.
 - d. Has an existing width of 20 feet, a variable right-of-way, a 1-foot paved shoulder, a 2-foot gravel shoulder, a 5 to 10-foot clear zone, and is paved.
 - e. Is considered substandard as to right-of-way, paved shoulder, gravel shoulder, and clear zone.

Frontage Road – 7200 West			
Functional Classification	Major Local	Summer Maintenance	Yes
Speed Limit	30 MPH	Winter Maintenance	Yes
Dedicated ROW	No	Municipal Boundary	No

Analysis of Roadway – 7200 West			
Roadway Element	Existing Width (ft.)	Required Width (ft.)	Comments or Findings
Travel Lanes	10	10	OK
Right-of-Way	Varies	66	Substandard
Paved Shoulder	1	2	Substandard
Gravel Shoulder	2	4	Substandard
Clear Zone (4:1)	5-10	10	Substandard
Material	Paved	Paved	OK
Structural			Visually OK

Minimum Access Spacing Standard (Feet)			
Classification	Public/Private Roads	Commercial	Residential/Farm
Major Local	300	150	10
<ol style="list-style-type: none"> 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. 2. Min. Spacing from Private or Public Road Intersection shall be 80 feet. 			



Figure 1 – 7200 West

20. Lund Lane:

- a. Serving as the primary access, Lund Lane is a private road and is classified as a Minor Private.
- b. Provides access to residential and agricultural properties.
 - i. Currently provides access to five residential properties.
- c. Is one mile one, has a width of 20 feet, and the surface is a mixture of gravel and asphalt tailings.
- d. It meets the County Code requirements for a Minor Private road.
 - i. Any additional residential development along the private road will require it to be improved and meet the standards of a Major Private road.



Figure 2 – Lund Lane

D. Service Provisions:

- 21. §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 properties must be reevaluated and may require improvements based on the location of the proposed access and development.
- 22. §16.04.080 [F] Solid Waste Disposal – Applicant must work with Waste Management for solid waste disposal.

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

- 23. Public notice was posted online to the Utah Public Notice Website on 30 December 2025.
- 24. Notices were posted in three public places on 26 December 2025.
- 25. Notices were mailed to all property owners within 300 feet on 26 December 2025.
- 26. The meeting agenda was posted to the County website on 30 December 2025.

27. At the time of writing the staff report, one written public comment regarding this proposal has been received by the Development Services Office.
- a. Staff reached out to Mendon City and they stated that they have no concerns regarding the rezone.

Staff Conclusion

The Mountain Manor Springs 2 rezone, a request to rezone 98.68 acres from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone has been reviewed in conformance with Title 17 of the Cache County Land Use Ordinance and the County Manual of Roadway Design and Construction Standards. Staff has not made a recommendation based on the findings of fact identified above and any others identified at the public hearing. Although Staff has not made a recommendation for approval or denial, they can help Planning Commission draft a recommendation to County Council.

Planning Commission Conclusion

Based on the findings of fact noted herein, the Mountain Manor Springs 2 rezone is hereby recommended for denial to the County Council as follows:

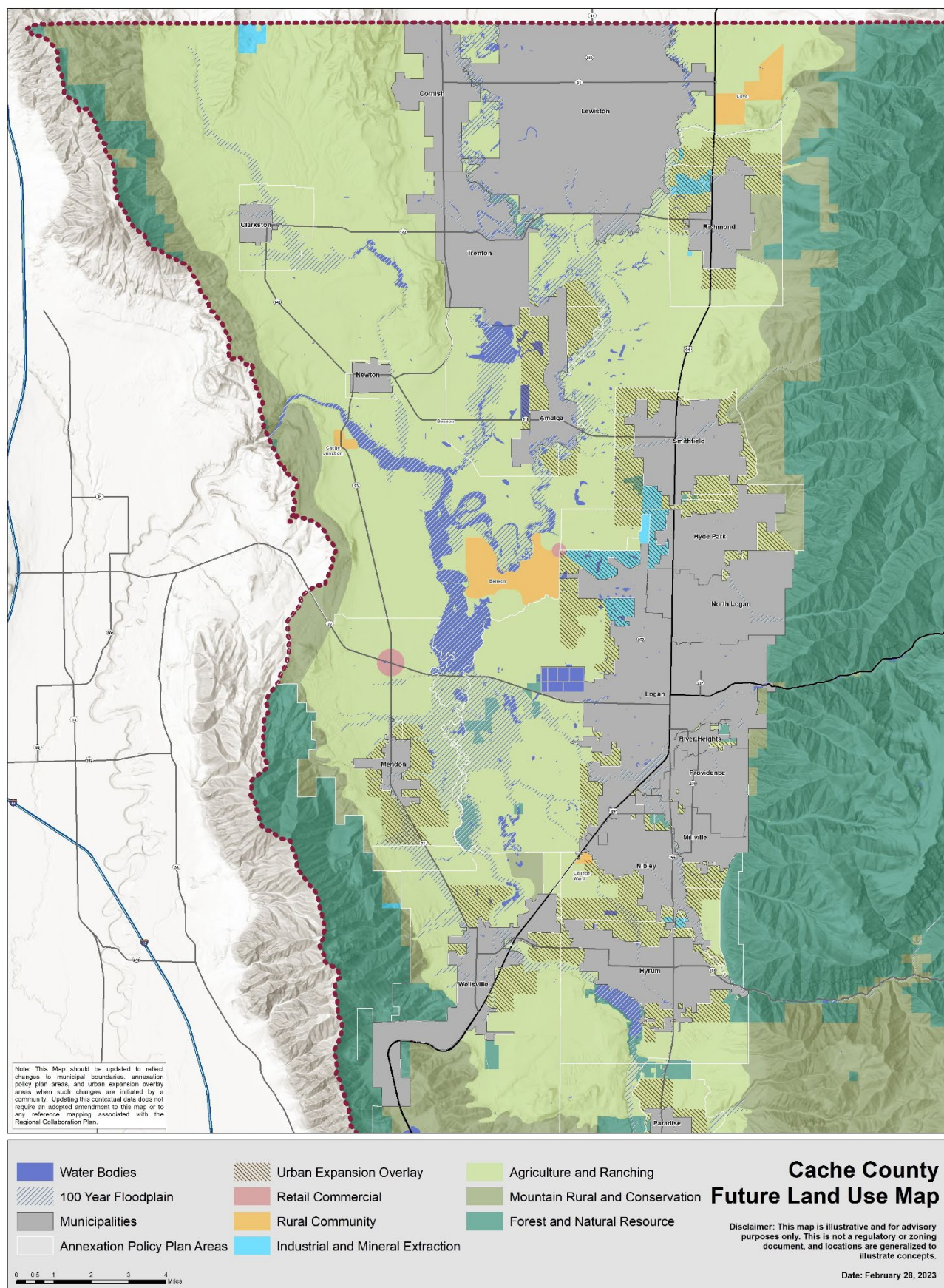
1. The location of the subject properties to be rezoned are partially incompatible with the purpose of the Rural 5 (RU5) Zone:
 - a. To implement the policies of Cache countywide comprehensive plan, including those regarding agricultural promotion, prime farmlands, improved roadways, density based residential standards, moderate income housing and municipality standards.
 - b. This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.
2. The nearest parcel in the County that is in the Rural 5 (RU5) Zone is located 1.55 miles away.
 - a. Mendon City limits are located 1.65 miles to the east of the subject parcels.
3. The proposed rezone is not consistent with the Cache County General Plan:
 - a. The subject parcels fall under the “Agriculture and Ranching” and “Mountain Rural and Conservation” Zones:
 - i. Agriculture and Ranching:
 1. This zone places an emphasis on agricultural related activities and a lower density of housing. Additionally, the Rural 2 (RU2) Zone has fewer agricultural related use types than the Agricultural (A10) Zone.
 - a. “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.”
 - b. “Secondary Land Uses: Industrial and Commercial uses directly supportive of agriculture (processing, packaging, distribution), clustered subdivision developments, outdoor recreation, farm worker housing.”
 - c. “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.”
 - ii. Mountain Rural and Conservation:
 1. This zone places an emphasis on natural resource extraction and recreational activities and a very low density of permanent/seasonal

housing. Additionally, the Rural 2 (RU2) Zone has fewer natural resource extraction/recreational related use types than the Agricultural (A10) Zone.

- a. “Preferred Land Uses: Forestry, agriculture, conservation easements (CEs) and conserved public lands, watershed protection, hazard mitigation (i.e. floodplain management, steep slopes, and high wildfire hazard), outdoor recreation and tourism.”
 - b. “Secondary Land Uses: Seasonal residential housing at one unit per 40 acres, clustered subdivision developments, resorts, recreation business, and public institutions.”
 - c. “Discouraged Uses: Residential development at a density greater than one unit per 40 acres, industrial, commercial office, commercial retail, heavy industrial.”
- iii. The subject parcels are not located in the Urban Expansion Overlay.
4. Parcels 12-052-0011 and 12-052-0026 are currently restricted due to an unapproved subdivision that resulted in the creation of Parcel 12-052-0026. To resolve this issue, Parcel 12-052-0011 would need to be included with this rezone and the subsequent subdivision to resolve the restricted status for both parcels. However, Parcel 12-052-0011 was not included with this rezone application.

ATTACHMENT A

ATTACHMENT B





Set a Public Hearing

Ordinance 2026-06 – Subdivision Standards 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 27th, 2026

Agenda Item Language: Set a public hearing, to be held on February 10th, for Ordinance 2026-06 Subdivision Standards Ordinance Amendment – A request to amend Cache County Code Title 16 by changing requirements for subdivision standards and restrictions.

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

Background: A request to amend Cache County Code Title 16 by changing requirements for subdivision standards.

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 January 8th, 2026 and their recommendation to approve the ordinance amendment was made on January 8th, 2026.

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

Presentation Time: 10 minutes.

County Staff Point of Contact: Conner Smith, Associate Planner

Legal Review: N/A

Ord 2026-06

Subdivision Standards Ordinance Amendment

Amending the Cache County Code to Update Subdivision Standards

County Council action

Set a public hearing on January 27th, to be held on February 10th, 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 January 8th, 2026.

Staff Report review by Interim Director

Brian Abbott

Staff Report by County Planner

Conner Smith

General Description

This ordinance amends Cache County Code Title 16 by changing requirements for subdivision development standards and restrictions.

Additional review materials included as part of Exhibit A

Memo to Planning Commission and ordinance amendment draft

EXHIBIT A

The redline version of chapter 16.04.080 is provided below to show the proposed change:

Chapter 16.04.080 SUITABILITY REQUIREMENTS FOR SUBDIVISIONS

The following information is required as part of a subdivision review to establish the availability of basic services required to provide for the public health, safety, and welfare.

A. Water Requirements:

1. Domestic water rights are required for all subdivided lot(s) with the exception of subsection A1a of this section. The land use authority may also require culinary water systems on any subdivision. The required water rights shall be as approved by the State Division of Water Quality and in conformance with Utah Administrative Code R309-510.
 - a. Subdivisions may be approved with a single dry lot. Any dry lot approved shall be labeled clearly on the plat as "Dry Lot - Restricted for development until an approved domestic water right is provided." In addition to the plat notation, a certificate shall be recorded on each new dry lot created stating that the lot has been approved, but that domestic water shall be required prior to the issuance of a zoning clearance. The plat notation may be removed by the Director of Development Services upon evidence that an approved water right has been assigned to the lot.
2. If a water source being utilized for a lot is not located within that lot, appropriate easements and rights-of-way shall be provided and recorded with the plat, or at such time that development occurs.
3. The land use authority may require that secondary (irrigation) water rights for a subdivided lot(s) be established as a condition of any subdivision approval. The amount of water required shall be in conformance with Utah Administrative Code R309-510.
4. Any secondary water presented to fulfill the requirements of this title shall indicate the source of the water, proof of water rights, and the equivalent amount of acre feet.
5. Prior to Final Subdivision Plat approval, the applicant shall provide proof of actual water on the subdivided lot(s) sufficient to support the use on the lot(s). If a well has been drilled to provide the necessary water, the applicant shall provide evidence showing that the well has been tested and that water is available in a sufficient quantity and quality that meets the standards and requirements of the Bear River Health Department, the Utah Department of Environmental Quality, and the Office of the State Water Engineer, as applicable.
6. For subdivisions with over 7 proposed lots, such subdivisions must be within a local municipality's annexation plan. Additionally, the proposed subdivision must connect with a municipal water supply from a municipality within the County to meet the water requirements for the subdivision.

B. Sewage Requirements:

1. Subdivision applications, proposing individual on-site wastewater disposal systems, shall include feasibility reports meeting the requirements of the Bear River Health Department or Utah Department of Environmental Quality, as applicable, for each lot proposed. All applicants for a subdivision where on site wastewater systems are proposed shall provide a septic tank permit or septic tank feasibility letter from the applicable authority for the entire subdivision and/or each lot proposed. The minimum lot size, as determined in each base zoning district, may be increased as required to ensure that each lot will be able to provide adequate on-site sewer treatment.
2. If a subdivision requires that off-site facilities be provided, appropriate easements and rights-of-way shall be required. Additionally, any engineering, site studies, or other requirements by the health department shall be conditions of approval for the proposed subdivision.
3. Alternative sewage treatment may be required in conformance with section 17.10.050A4b.
4. For subdivisions with over 7 proposed lots, such subdivisions must be within a local municipality's annexation plan. Additionally, the proposed subdivision must connect with a municipal sewage system from a municipality within the County in order to meet the sewage requirements of the subdivision.

C. Fire Control: A review provided by the Cache County Fire District identifying any items related to providing the proposed subdivision with adequate fire protection and suppression services including but not limited to:

1. Ability to meet the requirements of the International Fire Code;
2. Suitable equipment access based on the needs of the proposed use including but not limited to sufficient roadway improvements (minimum width, structural stability, turn-around capabilities, year round maintenance, and other legal requirements);
3. Access to suitable water supply for fire protection (water tenders, hydrants, storage tanks, or as otherwise required).
4. Subdivisions over 3 lots are not allowed if they are within 1/4 mile of a wildland urban interface area.

H. Subdivisions with over 7 lots must be within a local municipality's annexation plan and the supporting infrastructure of the subdivision (roads, curb and gutter, sewer, water, sidewalk, etc.) must comply with the local municipality's requirements.

Ordinance No. 2026-04
Cache County, Utah
Mountain Manor Springs 2 Rezone

An ordinance amending the County Zoning Map by rezoning 98.68 acres from the
Agricultural (A10) Zone to the Rural 5 (RU5) Zone.

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

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

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

Whereas, on January 8th the Planning Commission held a public hearing, accepted all comments, and recommended the denial of the proposed rezone (6-0) to the County council for final action; and

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

Whereas, on February 10th, 2026, the County Council held a public hearing, to consider any comments regarding the proposed rezone. The County Council accepted all comments; and

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

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

1. Statutory Authority

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

2. Adoption of amended Zoning Map

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

3. Conclusions

- A. The location of the subject properties to be rezoned are partially incompatible with the purpose of the Rural 5 (RU5) Zone:
 - a. To implement the policies of Cache countywide comprehensive plan, including those regarding agricultural promotion, prime farmlands, improved roadways, density based residential standards, moderate income housing and municipality standards.
 - b. This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.
- B. The nearest parcel in the County that is in the Rural 5 (RU5) Zone is located 1.55 miles away.
 - a. Mendon City limits are located 1.65 miles to the east of the subject parcels.
- C. The proposed rezone is not consistent with the Cache County General Plan:
 - a. The subject parcels fall under the “Agriculture and Ranching” and “Mountain Rural and Conservation” Zones:
 - i. Agriculture and Ranching:
 - 1. This zone places an emphasis on agricultural related activities and a lower density of housing. Additionally, the Rural 2 (RU2) Zone has fewer agricultural related use types than the Agricultural (A10) Zone.
 - a. “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.”
 - b. “Secondary Land Uses: Industrial and Commercial uses directly supportive of agriculture (processing, packaging, distribution), clustered subdivision developments, outdoor recreation, farm worker housing.”
 - c. “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.”
 - ii. Mountain Rural and Conservation:
 - 1. This zone places an emphasis on natural resource extraction and recreational activities and a very low density of permanent/seasonal housing. Additionally, the Rural 2 (RU2) Zone has fewer natural resource extraction/recreational related use types than the Agricultural (A10) Zone.
 - a. “Preferred Land Uses: Forestry, agriculture, conservation easements (CEs) and conserved public lands, watershed protection, hazard mitigation (i.e. floodplain management, steep slopes, and high wildfire hazard), outdoor recreation and tourism.”
 - b. “Secondary Land Uses: Seasonal residential housing at one unit per 40 acres, clustered subdivision

developments, resorts, recreation business, and public institutions.”

- c. “Discouraged Uses: Residential development at a density greater than one unit per 40 acres, industrial, commercial office, commercial retail, heavy industrial.”

iii. The subject parcels are not located in the Urban Expansion Overlay.

- D. Parcels 12-052-0011 and 12-052-0026 are currently restricted due to an unapproved subdivision that resulted in the creation of Parcel 12-052-0026. To resolve this issue, Parcel 12-052-0011 would need to be included with this rezone and the subsequent subdivision to resolve the restricted status for both parcels. However, Parcel 12-052-0011 was not included with this rezone application.

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

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

B. Exhibits

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

C. Effective date

This ordinance takes effect on _____, 2026. Following its passage but prior to the effective date, a copy of the ordinance shall be deposited with the County Clerk.

D. Council Vote and Final Action

Date: ____ / ____ / ____	<u>Council Votes</u>			
<u>Council members</u>	In Favor	Against	Abstain	Absent
Kathryn Beus				
Dave Erickson				
Sandi Goodlander				
Nolan Gunnell				
Mark Hurd				
JoAnn Bennett				
Keegan Garrity				
Total:				
Final action:	_____ Adopt _____ Reject			

Cache County Council:

Attest:

Sandi Goodlander, Chair

Bryson Behm, County Clerk

Action of the County Executive

Regarding Ordinance 2026-04, Mountain Manor Springs 2 Rezone

_____ Approve

_____ Disapprove (A Statement of Objection is attached)

N. George Daines, Executive
Cache County

Date

Staff Report: Mountain Manor Springs 2 Rezone

8 January 2026

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: Rhy Lund

Parcel ID#: 12-052-0017, -0026

Staff Recommendation: None

Type of Action: Legislative

Land Use Authority: Cache County Council

Location

Reviewed by Conner Smith

Project Address:

~500 N. 7200 W.,
Petersboro,

Current Zoning:
Agricultural (A10)

Acres: 98.68

Proposed Zoning:
Rural 5 (RU5)

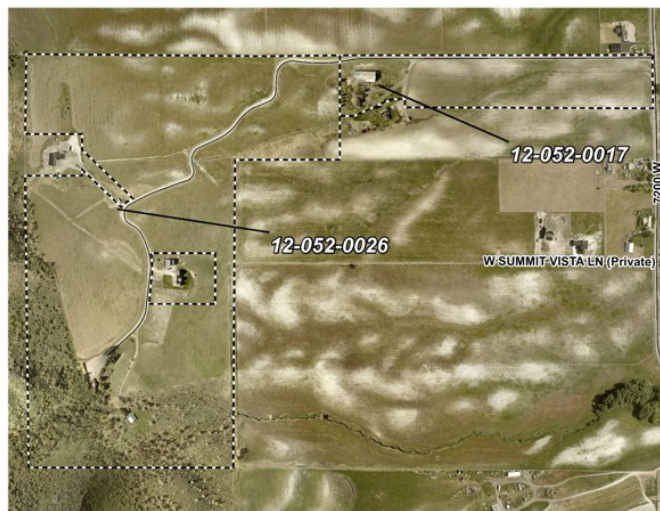
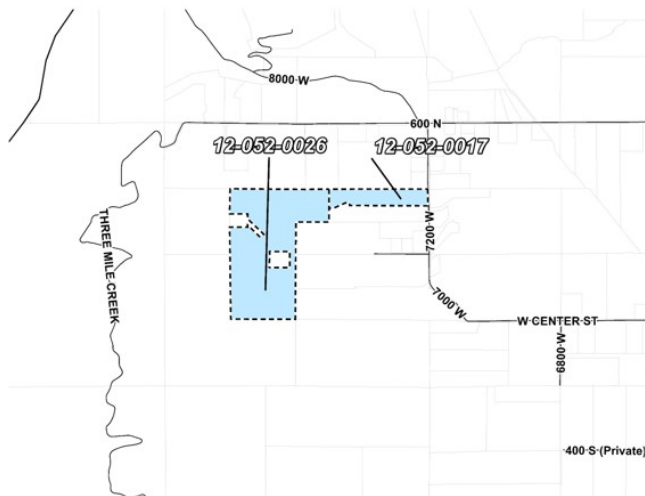
Surrounding Uses:

North – Residential/Agricultural

South – Agricultural

East – Residential/Agricultural

West – Agricultural



Findings of Fact

A. Request description

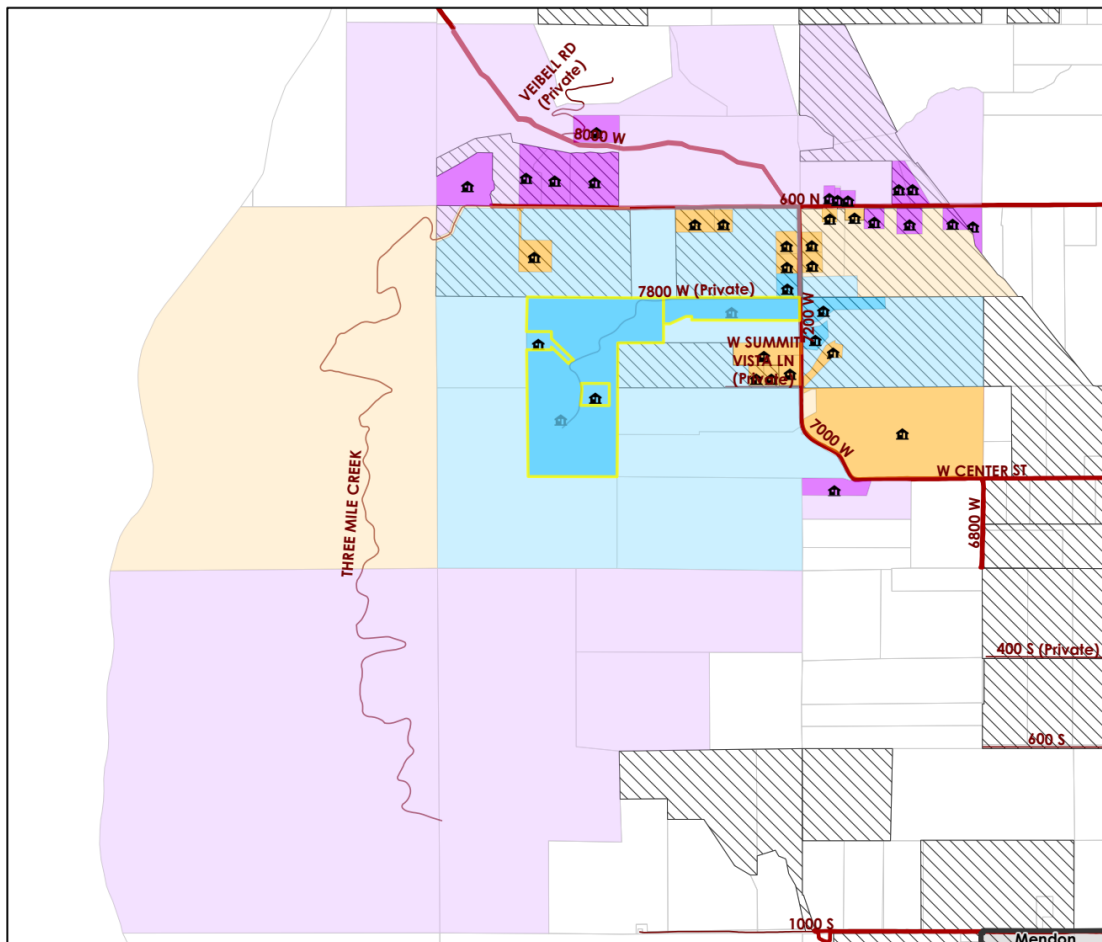
1. A request to rezone a total of 98.68 acres from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone.
 - a. Parcel 12-052-0017 is in the Agricultural (A10) Zone and is 14.68 acres.
 - b. Parcel 12-052-0026 is in the Agricultural (A10) Zone and is 84.00 acres.
2. This rezone may allow the parcel to establish uses permitted in the Rural 5 (RU5) Zone.
3. A rezone request is general in nature and is not tied to any proposed use. Any impacts related to permitted and conditional uses allowed within the Rural 5 (RU5) Zone will be addressed as part of each respective approval process required prior to site development activities.

4. Staff has identified general information as pertains to the subject properties 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 8th, 2006.
 1. Parcel 12-052-0017 did a boundary line adjustment in 2024/2025 and is a legal parcel.
 2. Parcel 12-052-0026 was the result of an improper adjustment in 2018 and is not a legal parcel. To resolve the issue of parcel legality, Parcels 12-052-0011 and 12-052-0016 would need to be included in any future subdivisions.

ii. Average Lot Size: (See Attachment A)



Average Parcel Size	
Adjacent Parcels	With a Home: 16.6 Acres (7 Parcels)
	Without a Home: 44.6 Acres (13 Parcels)
¼ Mile Buffer	With a Home: 10.2 Acres (22 Parcels)
	Without a Home: 64.3 Acres (18 Parcels)
½ Mile Buffer	With a Home: 7.9 Acres (37 Parcels)
	Without a Home: 51.6 Acres (35 Parcels)

- iii.** Schedule of Zoning Uses: The Rural 5 (RU5) 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:

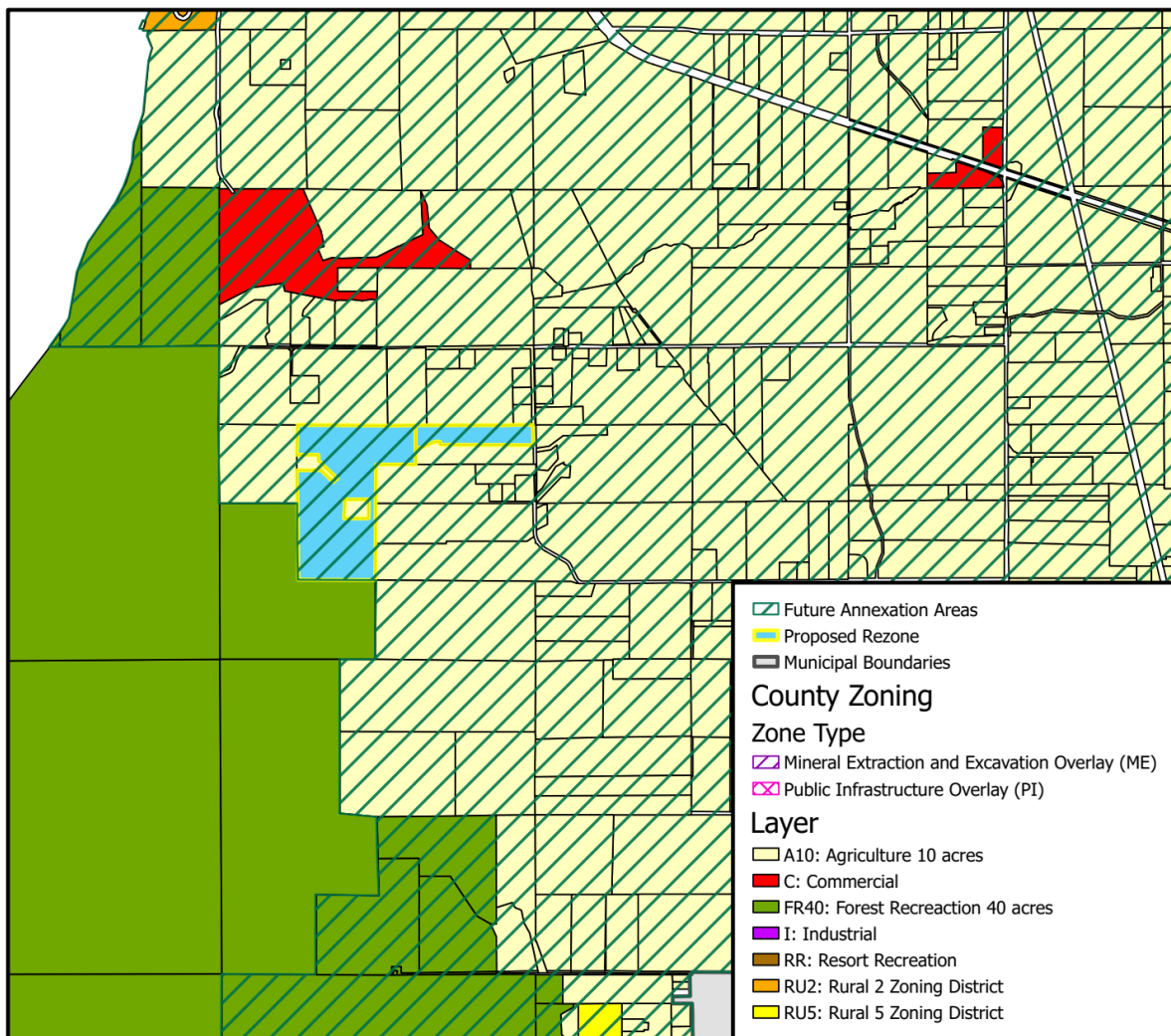
1. The properties to the north and east are a mix of residential and agricultural while the properties to the south and west are primarily agricultural and forest recreation.

- v.** The nearest parcel in the County that is in the Rural 5 (RU5) Zone is located 1.55 miles to the southeast of the subject properties.

1. The Martin Bench Rezone, located 1.55 miles to the southwest of the subject properties, was a request to rezone 34.06 acres from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone and was approved by the County Council as Ordinance 2022-24.

- vi.** Annexation Areas:

1. The subject properties are located in the Mendon City future annexation area.

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

5. As per §17.02.060, Establishment of Land Use Authority, the County Council is authorized to act as the Land Use Authority for this application.
6. The current County Land Use Ordinance does not specify appropriate locations for the Rural 5 (RU5) Zone but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030(A) identifies the purpose of the Rural 5 (RU5) Zone and includes the following:
 - a. “To allow for residential estate development in a low density pattern that can allow for rural subdivisions and smaller scale agricultural uses. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities.”
 - b. “To implement the policies of Cache countywide comprehensive plan, including those regarding agricultural promotion, prime farmlands, improved roadways, density based residential standards, clustering, moderate income housing and municipality standards.”
 - c. “This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.”

7. Chapter 4: Future Land Use Plan of the Cache County General Plan states:
 - a. “The use of land is one of the most important and fundamental values for landowners, residents, civic leaders, and elected officials. This determines, in large measure, the future of Cache County. The Future Land Use Map represents the County’s collective vision of our desired future. It conveys the patterns and priorities of economic development and community character, the locations of neighborhoods and industries, and the preservation of natural, agricultural, and rural landscapes.”
 - b. “The Future Land Use Plan is advisory and does not change the existing zoning of any property or the ability of landowners to continue existing legal uses consistent with the existing zoning or nonconforming uses. It serves as a starting point for conversations about regional initiatives and development proposals by illustrating how sometimes separate and uncoordinated activities can help or harm our desired future. The timing of future development will depend on a number of factors including choices made by individual landowners, aspirations of the community, and future availability of facilities and services.”
8. The future land use map (Attachment B) adopted as part of the Cache County General Plan identifies the area where the subject properties are located as “Agriculture and Ranching.” *Cache County General Plan, Chapter 4, Page 26*. This section states:
 - a. Location: Private agriculture landscapes in the Cache Valley outside of municipalities.
 - b. Example Areas: Most of the valley.
 - c. Purpose and Character: Agricultural and rangeland uses on private lands under conservation easements (no public access) are expected to continue in the Valley. Separation from dense residential developments is advantageous. The agricultural landscape provides separation between adjacent municipalities and protects suitable soils.
 - d. Preferred Land Uses: Agriculture, ranching, rural residential uses at densities of less than one unit per 10 acres, Conservation Easements (CEs) and conserved public lands, Agritourism.
 - e. Secondary Land Uses: Industrial and Commercial uses directly supportive of agriculture (Processing, Packaging, Distribution), clustered subdivision developments, outdoor recreation, farm worker housing.
 - f. Discouraged Uses: Residential developments at densities of greater than one unit per 10 acres if not in a clustered subdivision development, commercial office, commercial retail, flex office/industrial, heavy industrial.
9. The future land use map (Attachment B) adopted as part of the Cache County General Plan identifies the area where the subject properties are located as “Mountain Rural and Conservation.” *Cache County General Plan, Chapter 4, Page 25*. This section states:
 - a. Location: The majority of privately-owned mountain and foothill areas.
 - b. Example Areas: FR-40 zone that is not public land
 - c. Purpose and Character: Forestry, recreation, and multiple resource uses on private lands. Forestry and recreation land uses are expected to continue. Maintaining the environmental quality of steep slopes, canyons, and forests with minimal residential development conserves watershed resources and improves resiliency from wildfire, geological, and flood hazards.
 - d. Preferred Land Uses: Forestry, agriculture, conservation easements (CEs) and conserved public lands, watershed protection, hazard mitigation (i.e. floodplain management, steep slopes, and high wildfire hazard), outdoor recreation and tourism.

- e. Secondary Land Uses: Seasonal residential housing at one unit per 40 acres, clustered subdivision developments, resorts, recreation business, and public institutions.
 - f. Discouraged Uses: Residential development at a density greater than one unit per 40 acres, industrial, commercial office, commercial retail, heavy industrial.
10. Consideration of impacts related to uses allowed within the Rural 5 (RU5) Zone will be addressed as part of each respective approval process required prior to site development activities.

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

- 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 5 (RU5) 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:
 - a. 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.
 - b. Minor Private (P): Minor private roads are private roads with an expected ADT of 0- 50.
- 18. A basic review of the access to the subject properties identifies the following:
 - a. The properties have access to 7200 West and Lund Lane.
- 19. 7200 West:
 - a. East of the subject parcels, 7200 West is a County road and is classified as a Major Local.
 - b. Provides access to residential and agricultural properties.
 - c. Is maintained by the County year round and has a speed limit of 30 miles per hour.
 - d. Has an existing width of 20 feet, a variable right-of-way, a 1-foot paved shoulder, a 2-foot gravel shoulder, a 5 to 10-foot clear zone, and is paved.
 - e. Is considered substandard as to right-of-way, paved shoulder, gravel shoulder, and clear zone.

Frontage Road – 7200 West			
Functional Classification	Major Local	Summer Maintenance	Yes
Speed Limit	30 MPH	Winter Maintenance	Yes
Dedicated ROW	No	Municipal Boundary	No

Analysis of Roadway – 7200 West			
Roadway Element	Existing Width (ft.)	Required Width (ft.)	Comments or Findings
Travel Lanes	10	10	OK
Right-of-Way	Varies	66	Substandard
Paved Shoulder	1	2	Substandard
Gravel Shoulder	2	4	Substandard
Clear Zone (4:1)	5-10	10	Substandard
Material	Paved	Paved	OK
Structural			Visually OK

Minimum Access Spacing Standard (Feet)			
Classification	Public/Private Roads	Commercial	Residential/Farm
Major Local	300	150	10
<ol style="list-style-type: none"> 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. 2. Min. Spacing from Private or Public Road Intersection shall be 80 feet. 			



Figure 1 – 7200 West

20. Lund Lane:

- a. Serving as the primary access, Lund Lane is a private road and is classified as a Minor Private.
- b. Provides access to residential and agricultural properties.
 - i. Currently provides access to five residential properties.
- c. Is one mile one, has a width of 20 feet, and the surface is a mixture of gravel and asphalt tailings.
- d. It meets the County Code requirements for a Minor Private road.
 - i. Any additional residential development along the private road will require it to be improved and meet the standards of a Major Private road.



Figure 2 – Lund Lane

D. Service Provisions:

- 21. §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 properties must be reevaluated and may require improvements based on the location of the proposed access and development.
- 22. §16.04.080 [F] Solid Waste Disposal – Applicant must work with Waste Management for solid waste disposal.

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

- 23. Public notice was posted online to the Utah Public Notice Website on 30 December 2025.
- 24. Notices were posted in three public places on 26 December 2025.
- 25. Notices were mailed to all property owners within 300 feet on 26 December 2025.
- 26. The meeting agenda was posted to the County website on 30 December 2025.

27. At the time of writing the staff report, one written public comment regarding this proposal has been received by the Development Services Office.
- a. Staff reached out to Mendon City and they stated that they have no concerns regarding the rezone.

Staff Conclusion

The Mountain Manor Springs 2 rezone, a request to rezone 98.68 acres from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone has been reviewed in conformance with Title 17 of the Cache County Land Use Ordinance and the County Manual of Roadway Design and Construction Standards. Staff has not made a recommendation based on the findings of fact identified above and any others identified at the public hearing. Although Staff has not made a recommendation for approval or denial, they can help Planning Commission draft a recommendation to County Council.

Planning Commission Conclusion

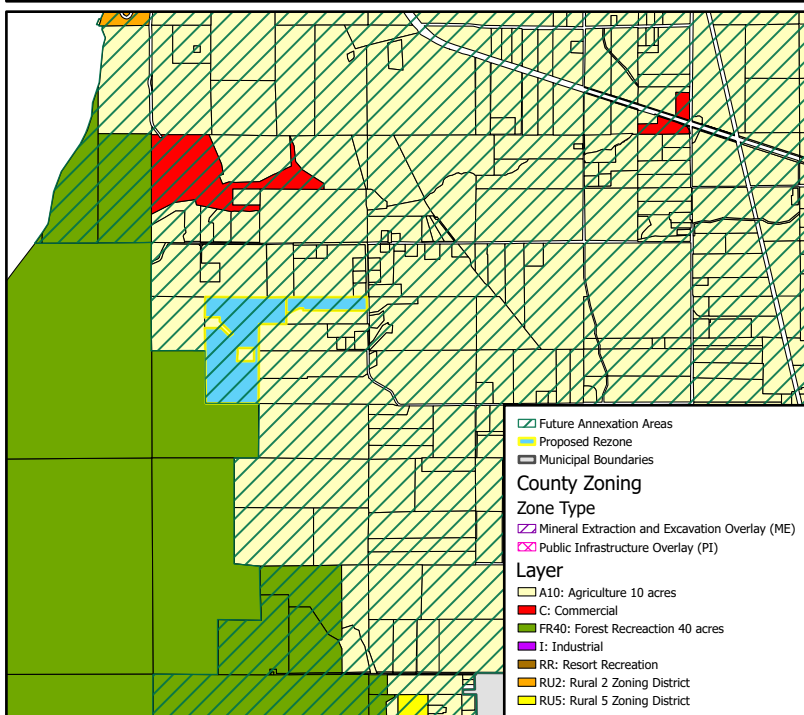
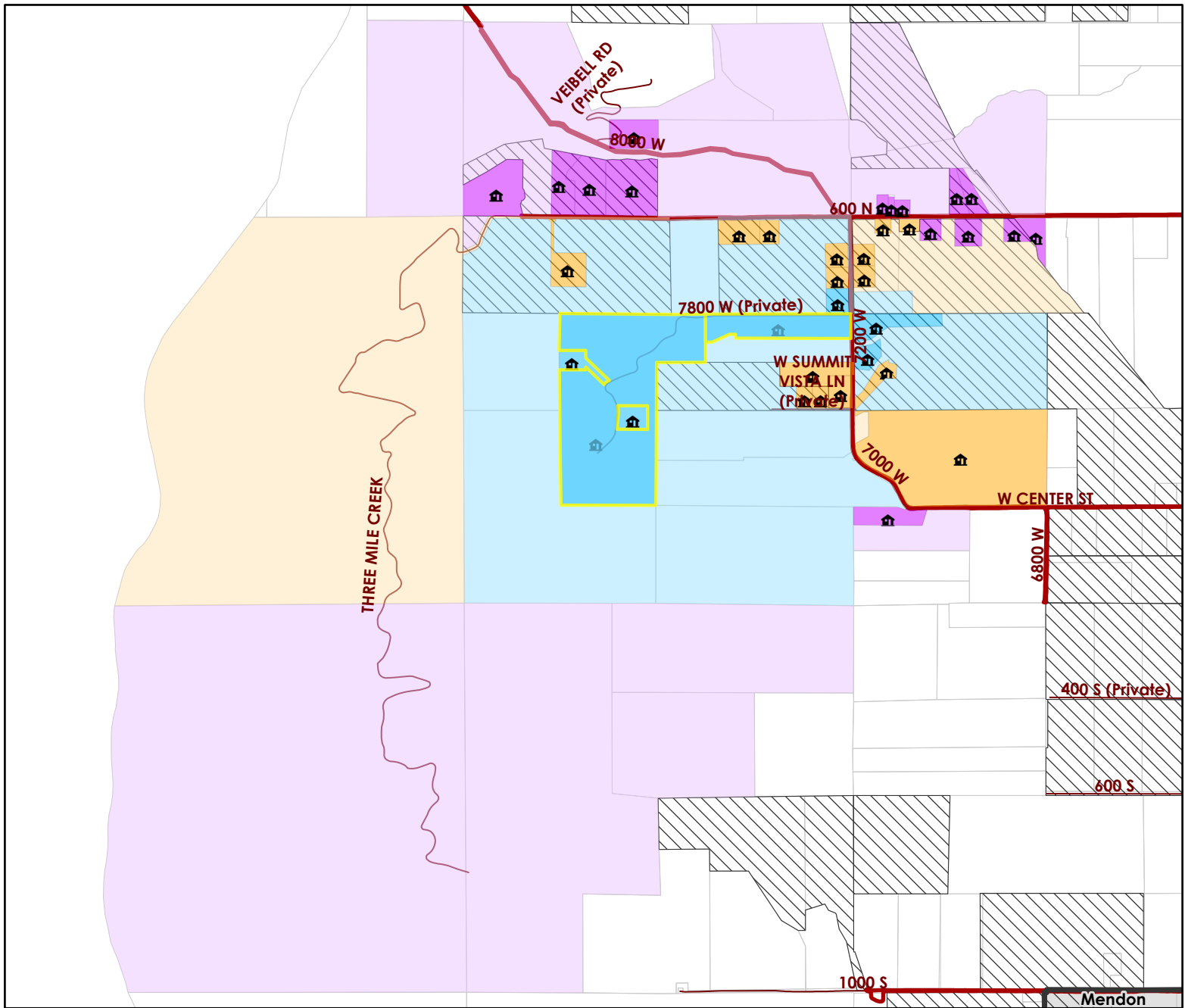
Based on the findings of fact noted herein, the Mountain Manor Springs 2 rezone is hereby recommended for denial to the County Council as follows:

1. The location of the subject properties to be rezoned are partially incompatible with the purpose of the Rural 5 (RU5) Zone:
 - a. To implement the policies of Cache countywide comprehensive plan, including those regarding agricultural promotion, prime farmlands, improved roadways, density based residential standards, moderate income housing and municipality standards.
 - b. This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.
2. The nearest parcel in the County that is in the Rural 5 (RU5) Zone is located 1.55 miles away.
 - a. Mendon City limits are located 1.65 miles to the east of the subject parcels.
3. The proposed rezone is not consistent with the Cache County General Plan:
 - a. The subject parcels fall under the “Agriculture and Ranching” and “Mountain Rural and Conservation” Zones:
 - i. Agriculture and Ranching:
 1. This zone places an emphasis on agricultural related activities and a lower density of housing. Additionally, the Rural 2 (RU2) Zone has fewer agricultural related use types than the Agricultural (A10) Zone.
 - a. “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.”
 - b. “Secondary Land Uses: Industrial and Commercial uses directly supportive of agriculture (processing, packaging, distribution), clustered subdivision developments, outdoor recreation, farm worker housing.”
 - c. “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.”
 - ii. Mountain Rural and Conservation:
 1. This zone places an emphasis on natural resource extraction and recreational activities and a very low density of permanent/seasonal

housing. Additionally, the Rural 2 (RU2) Zone has fewer natural resource extraction/recreational related use types than the Agricultural (A10) Zone.

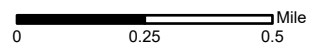
- a. “Preferred Land Uses: Forestry, agriculture, conservation easements (CEs) and conserved public lands, watershed protection, hazard mitigation (i.e. floodplain management, steep slopes, and high wildfire hazard), outdoor recreation and tourism.”
 - b. “Secondary Land Uses: Seasonal residential housing at one unit per 40 acres, clustered subdivision developments, resorts, recreation business, and public institutions.”
 - c. “Discouraged Uses: Residential development at a density greater than one unit per 40 acres, industrial, commercial office, commercial retail, heavy industrial.”
- iii. The subject parcels are not located in the Urban Expansion Overlay.
4. Parcels 12-052-0011 and 12-052-0026 are currently restricted due to an unapproved subdivision that resulted in the creation of Parcel 12-052-0026. To resolve this issue, Parcel 12-052-0011 would need to be included with this rezone and the subsequent subdivision to resolve the restricted status for both parcels. However, Parcel 12-052-0011 was not included with this rezone application.

ATTACHMENT A



Legend

	Proposed Rezone		Winter Maintenance
	Municipal Boundaries		County Roads
	Subdivisions		Highways
	Parcels		



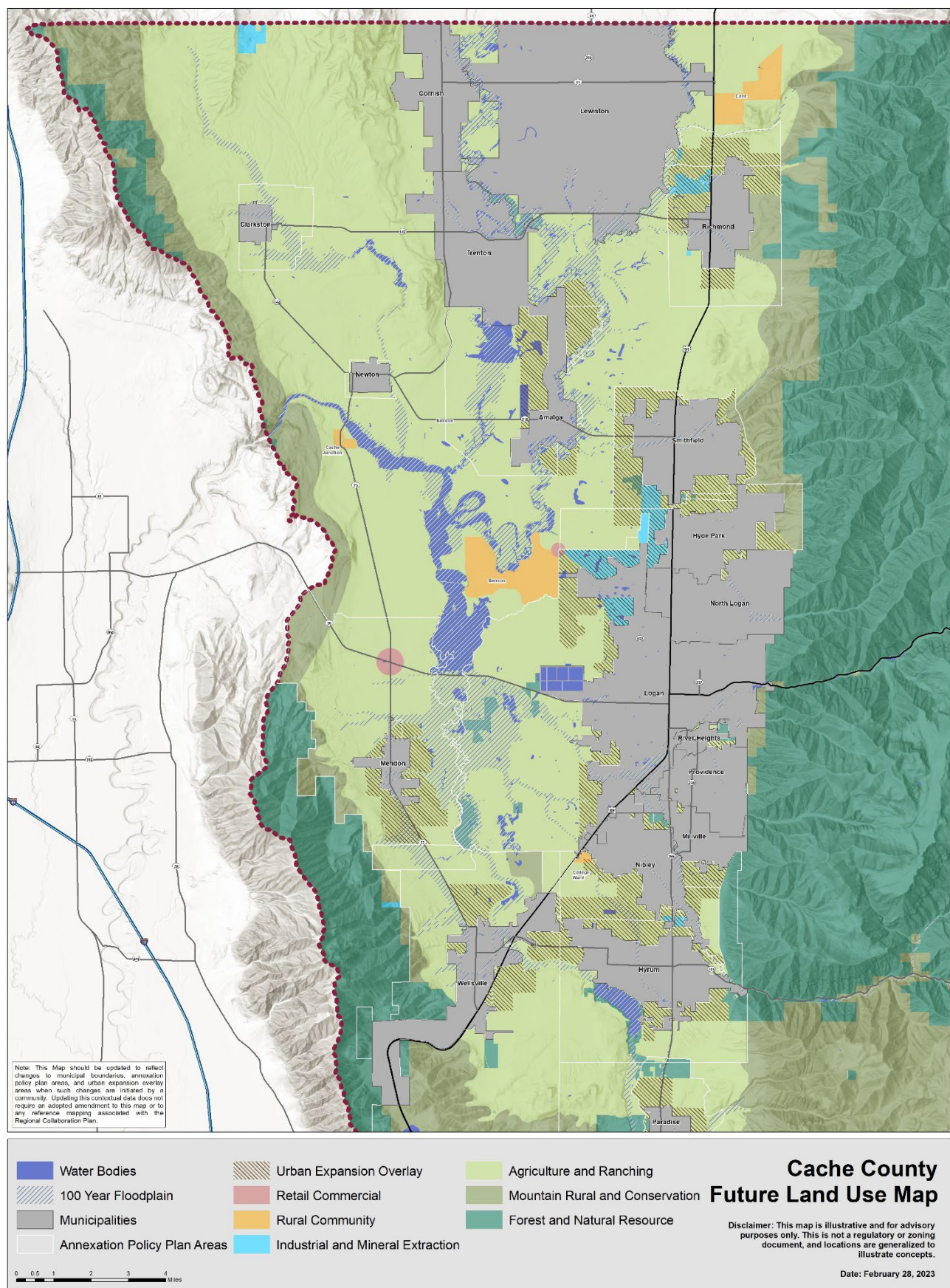
Average Parcel Size

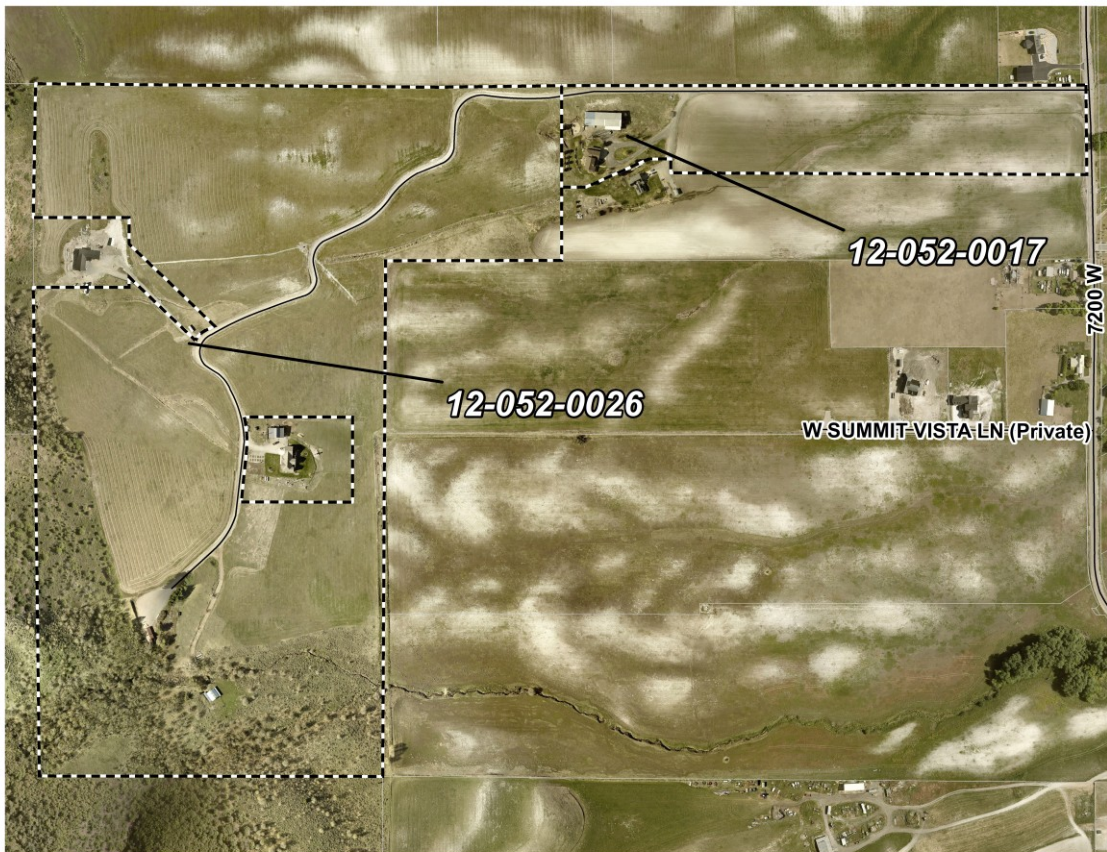
Adjacent Parcels	With a Home: 16.6 Acres (7 Parcels)
	Without a Home: 44.6 Acres (13 Parcels)
1/4 Mile Buffer	With a Home: 10.2 Acres (22 Parcels)
	Without a Home: 64.3 Acres (18 Parcels)
1/2 Mile Buffer	With a Home: 7.9 Acres (37 Parcels)
	Without a Home: 51.6 Acres (35 Parcels)



9/10/2025

ATTACHMENT B



**12-052-0017**

BEG AT SE COR OF NE/4 SEC 36 T 12N R 2W & TH N 992.13 FT TH W 46.05 FT TO TRUE
 POB TH S 89°52'16" W
 1987.8 FT TH N 2°46'54" W 327.13 FT TH N 89°52'07" E 1993.76 FT TO W LN OF CO ROAD
 TH S 1°45'28" E 326.87 FT
 ALG ROAD TO TRUE POB SUBJ TO 50 FT R/W BEG 120 RDS E & 660 FT (659 FT MEAS) &
 40 RDS E & 40 RDS N
 OF SW COR SD NE/4 & TH W 1370 FT TH S 330 FT TH E 50 FT TH N 280 FT TH E 1320 FT
 TH N 50 FT TO BEG
 CONT 14.94 AC M/B

12-052-0026

ART OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 2 WEST, SALT LAKE BASE AND
 MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID
 SECTION AND RUNNING THENCE SOUTH 80 RODS; THENCE WEST 80 RODS; THENCE
 NORTH 160 RODS; THENCE EAST 120 RODS; THENCE SOUTH 40 RODS; THENCE
 WEST 40 RODS; THENCE SOUTH 40 RODS MORE OR LESS TO THE POINT OF
 BEGINNING.

LESS AND EXCEPTING THEREFROM. THE FOLLOWING DESCRIBED PROPERTY:

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST
 QUARTER OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 2 WEST, SALT LAKE BASE
 AND MERIDIAN. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST
 QUARTER OF SECTION 36, AND THE EAST LINE OF A 33 FOOT WIDE PRIVATE LANE,
 SAID POINT BEING NORTH 89°55'26" WEST 3,228.29 FEET FROM THE EAST QUARTER
 CORNER OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 2 WEST, SALT LAKE BASE
 AND MERIDIAN (BASIS OF BEARING BEING NORTH 01°03'00" WEST BETWEEN THE
 EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 36); RUNNING
 THENCE: NORTHERLY 63.86 FEET ALONG A 415.00 FOOT RADIUS CURVE CONCAVE

TO THE WEST, WITH A DELTA ANGLE OF 08°48'58" AND A CHORD LENGTH OF 63.79 FEET WITH A CHORD BEARING OF NORTH 08°18'13" WEST ALONG SAID 33 FOOT WIDE PRIVATE LANE; THENCE SOUTH 89°55'27" EAST 409.30 FEET; THENCE SOUTH 00°04'33" WEST 321.19 FEET; THENCE NORTH 89°55'27" WEST 420.15 FEET TO THE EAST LINE OF A 33 FOOT WIDE PRIVATE LANE, THENCE ALONG SAID PRIVATE LANE THE FOLLOWING TWO COURSES: NORTH 05°52'17" EAST 188.39 FEET, NORTHERLY 70.74 FEET ALONG A 415.00 FOOT RADIUS CURVE CONCAVE TO THE WEST, WITH A DELTA ANGLE OF 09°46'01" AND A CHORD LENGTH OF 70.66 FEET WITH A CHORD BEARING OF NORTH 00°59'16" EAST, TO THE POINT OF BEGINNING. (12-052-0011) LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY: A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, SAID POINT BEING NORTH 89°55'26"

WEST 4,033.80 FEET AND NORTH 00°01'00" WEST 551.37 FEET FROM THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING NORTH 01°03'00" WEST BETWEEN THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 36); RUNNING THENCE: NORTH 00°01'00" WEST 263.98 FEET ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89°59'00" EAST 361.51 FEET; THENCE SOUTH 00°01'00" EAST 100.15 FEET: THENCE SOUTH 46°14'57" EAST 447.75 FEET, TO THE WEST LINE OF A 33 FOOT WIDE PRIVATE LANE, THENCE ALONG SAID PRIVATE LANE THE FOLLOWING TWO COURSES: SOUTH 64°31'59" WEST 37.00 FEET, SOUTHWESTERLY 56.50 FEET ALONG AN 83.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST, WITH A DELTA ANGLE OF 39°00'16" AND A CHORD LENGTH OF 55.42 FEET WITH A CHORD BEARING OF SOUTH 45°01'51" WEST; THENCE NORTH 46°14'57" WEST 347.17 FEET: THENCE SOUTH 00°01'00" EAST 39.20 FEET: THENCE SOUTH 89°59'00" WEST 361.50 FEET, TO THE POINT OF BEGINNING. (12-052-0016) NET 84.00 AC (CCRO)

Ordinance No. 2026-06
Cache County, Utah
Subdivision Ordinance Amendment

An ordinance amending Title 16 by amending requirements, standards, and restrictions.

Whereas, the “County Land Use Development and Management Act,” Utah Code Ann. §17-79-101 et seq., as amended (the “Act”), provides that each county may enact a land use ordinance establishing regulations for land use and development; and

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

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

Whereas, on January 8th, 2026 the Planning Commission held a public hearing, accepted all comments, and on January 8th, 2026, recommended the approval of the proposed amendments to the County council for final action; and

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

Whereas, on February 10th, 2026, the County Council held a public hearing, to consider any comments regarding the proposed rezone. The County Council accepted all comments; and

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

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

Chapter 16.04.080 SUITABILITY REQUIREMENTS FOR SUBDIVISIONS

The following information is required as part of a subdivision review to establish the availability of basic services required to provide for the public health, safety, and welfare.

A. Water Requirements:

1. Domestic water rights are required for all subdivided lot(s) with the exception of subsection A1a of this section. The land use authority may also require culinary water systems on any subdivision. The required water rights shall be as approved

by the State Division of Water Quality and in conformance with Utah Administrative Code R309-510.

- a. Subdivisions may be approved with a single dry lot. Any dry lot approved shall be labeled clearly on the plat as "Dry Lot - Restricted for development until an approved domestic water right is provided." In addition to the plat notation, a certificate shall be recorded on each new dry lot created stating that the lot has been approved, but that domestic water shall be required prior to the issuance of a zoning clearance. The plat notation may be removed by the Director of Development Services upon evidence that an approved water right has been assigned to the lot.
2. If a water source being utilized for a lot is not located within that lot, appropriate easements and rights-of-way shall be provided and recorded with the plat, or at such time that development occurs.
3. The land use authority may require that secondary (irrigation) water rights for a subdivided lot(s) be established as a condition of any subdivision approval. The amount of water required shall be in conformance with Utah Administrative Code R309-510.
4. Any secondary water presented to fulfill the requirements of this title shall indicate the source of the water, proof of water rights, and the equivalent amount of acre feet.
5. Prior to Final Subdivision Plat approval, the applicant shall provide proof of actual water on the subdivided lot(s) sufficient to support the use on the lot(s). If a well has been drilled to provide the necessary water, the applicant shall provide evidence showing that the well has been tested and that water is available in a sufficient quantity and quality that meets the standards and requirements of the Bear River Health Department, the Utah Department of Environmental Quality, and the Office of the State Water Engineer, as applicable.
6. For subdivisions with over 7 proposed lots, such subdivisions must be within a local municipality's annexation plan. Additionally, the proposed subdivision must connect with a municipal water supply from a municipality within the County or create a public water system to meet the water requirements for the subdivision.

B. Sewage Requirements:

1. Subdivision applications, proposing individual on-site wastewater disposal systems, shall include feasibility reports meeting the requirements of the Bear River Health Department or Utah Department of Environmental Quality, as applicable, for each lot proposed. All applicants for a subdivision where on site wastewater systems are proposed shall provide a septic tank permit or septic tank feasibility letter from the applicable authority for the entire subdivision and/or each lot proposed. The minimum lot size, as determined in each base zoning district, may be increased as required to ensure that each lot will be able to provide adequate on-site sewer treatment.
2. If a subdivision requires that off-site facilities be provided, appropriate easements and rights-of-way shall be required. Additionally, any engineering, site studies, or other requirements by the health department shall be conditions of approval for the proposed subdivision.
3. Alternative sewage treatment may be required in conformance with section

17.10.050(A)(4)(b).

4. For subdivisions with over 7 proposed lots, such subdivisions must be within a local municipality's annexation plan. Additionally, the proposed subdivision must connect with a municipal sewage system from a municipality within the County or, if a public water system is chosen for eight lots or more, septic systems will be allowed based on the requirements of the Bear River Health Department in order to meet the sewage requirements of the subdivision.

C. Fire Control: A review provided by the Cache County Fire District identifying any items related to providing the proposed subdivision with adequate fire protection and suppression services including but not limited to:

1. Ability to meet the requirements of the International Fire Code;
2. Suitable equipment access based on the needs of the proposed use including but not limited to sufficient roadway improvements (minimum width, structural stability, turn-around capabilities, year round maintenance, and other legal requirements);
3. Access to suitable water supply for fire protection (water tenders, hydrants, storage tanks, or as otherwise required).
4. Subdivisions over 7 lots are not allowed if they are within 1/4 mile of a wildland urban interface area.

H. Subdivisions with over 7 lots must be within a local municipality's annexation plan and the supporting infrastructure of the subdivision (roads, curb and gutter, sewer, water, sidewalk, etc.) must comply with the local municipality's requirements.

1. Effective date

This ordinance takes effect on _____, 2026. Following its passage but prior to the effective date, a copy of the ordinance shall be deposited with the County Clerk.

2. Council Vote and Final Action

Date: ____ / ____ / ____	<u>Council Votes</u>			
<u>Council members</u>	In Favor	Against	Abstain	Absent
Kathryn Beus				
Dave Erickson				
Sandi Goodlander				
Nolan Gunnell				
Mark Hurd				
Keegan Garrity				
JoAnn Bennett				
Total:				

Final action:	<input type="checkbox"/> Adopt <input type="checkbox"/> Reject
----------------------	--

Cache County Council:

Attest:

Sandi Goodlander, Chair

Bryson Behm, County Clerk

Action of the County Executive

Regarding Ordinance 2026-06, Subdivision Ordinance Amendment

_____ Approve

_____ Disapprove (A Statement of Objection is attached)

N. George Daines, Executive

Date



**CACHE COUNTY
ORDINANCE NO. 2026 - 07**

**AN ORDINANCE AMENDING THE ACCREDITATION REQUIREMENTS FOR THE
CACHE COUNTY DEVELOPMENT SERVICES DEPARTMENT DIRECTOR**

- (A) WHEREAS, Utah Code Ann. §§ 17-64-4 and 17-64-5 grant the Cache County Council the authority to "exercise all legislative powers, have all legislative duties, and perform all legislative functions of the county," and further authorize the Council to "pass ordinances," "pass resolutions," and adopt policies that conform with state and federal law;
- (B) WHEREAS, Cache County Code § 2.12.120 gives the Cache County Council the authority to "enact ordinances and adopt resolutions necessary and appropriate to establish official policy";
- (C) WHEREAS, the Cache County Director of Development Services is charged by Cache County Code § 2.40.30 with, among other things, the duties to "Plan, direct, oversee, and manage the operations of the department, including the development of a department vision and department policies and the management of department employees";
- (D) WHEREAS, the Cache County Code § 2.40.020 explicitly provides for the establishment of a division of Countywide Planning under the purview of the Director of Development Services;
- (E) WHEREAS, no other county in the state of Utah explicitly requires their Director of Development Services, or equivalent position, to be accredited by the American Institute of Certified Planners (AICP);
- (F) WHEREAS, the explicit requirement in County Code for the Director of Development Services to be accredited by the American Institute of Certified Planners (AICP) has been an evident impediment in attracting and employing a Director in Development Services;
- (G) WHEREAS, the elimination of the explicit requirement in County would not eliminate the requirement for certain positions within the Countywide Planning divisions;
- (E) WHEREAS, the Cache County Council finds that this ordinance is in the best interest of Cache County and its citizens;

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

SECTION 1:

Cache County Code § 2.40.030 is amended to read as follows (with a redline version of the amendments to said code attached as "Exhibit A"):



ORDINANCE NO. 2026 – 07

2.40.030: DIRECTOR

- A. The County Executive shall appoint, with the advice and consent of the County Council, a Development Services Department Director to administer the following primary functions:
1. Plan, direct, oversee, and manage the operations of the department, including the development of a department vision and department policies and the management of department employees;
 2. Develop an annual department budget, monitor fiscal controls, and assure conformity with the budget and fiscal controls;
 3. Serve as the Land Use Authority for land use activities as directed by the County Council;
 4. Collaborate on regional issues and provide potential solutions to improve efficiency and effectiveness of county processes;
 5. Develop, organize, and facilitate on-going comprehensive planning processes and procedures for current and long-range needs, including participation in the development and maintenance of a county general plan and related documents;
 6. Provide technical insight and recommendations related to planning and development policies, goals, and objectives;
 7. Oversee training of personnel to ensure a competent and capable staff;
 8. Establish an office that works with county residents and others within the constraints of the County Code to provide superior customer service; and
 9. Perform other duties as assigned by the County Executive or County Council.

SECTION 2:

This ordinance will take effect fifteen (15) days following its passage and approval by the County Council.



ORDINANCE NO. 2026 – 07

PASSED AND APPROVED BY THE COUNTY COUNCIL OF CACHE COUNTY, UTAH
THIS ____ DAY OF _____ 2026.

Council Member	In Favor	Against	Abstained	Absent
JoAnn Bennett				
Kathryn Beus				
David Erickson				
Keegan Garrity				
Sandi Goodlander				
Nolan Gunnell				
Mark Hurd				
Total				
FINAL ACTION: ____ ADOPT ____ REJECT				

CACHE COUNTY:

By: _____
Sandi Goodlander, Chair

ATTEST:

By: _____
Bryson Behm, County Clerk



ORDINANCE NO. 2026 – 07

ACTION OF THE COUNTY EXECUTIVE:

____ Approved
____ Disapproved (written statement of objection attached)

By: _____
N. George Daines, County Executive Date _____



ORDINANCE NO. 2026 – 07

EXHIBIT A

2.40.030: DIRECTOR

- A. The County Executive shall appoint, with the advice and consent of the County Council, a Development Services Department Director to administer the following primary functions:
1. Plan, direct, oversee, and manage the operations of the department, including the development of a department vision and department policies and the management of department employees;
 2. Develop an annual department budget, monitor fiscal controls, and assure conformity with the budget and fiscal controls;
 3. Serve as the Land Use Authority for land use activities as directed by the County Council;
 4. Collaborate on regional issues and provide potential solutions to improve efficiency and effectiveness of county processes;
 5. Develop, organize, and facilitate on-going comprehensive planning processes and procedures for current and long-range needs, including participation in the development and maintenance of a county general plan and related documents;
 6. Provide technical insight and recommendations related to planning and development policies, goals, and objectives;
 7. Oversee training of personnel to ensure a competent and capable staff;
 8. Establish an office that works with county residents and others within the constraints of the County Code to provide superior customer service; and
 9. Perform other duties as assigned by the County Executive or County Council.

~~B. The Development Services Department Director must be accredited by the American Institute of Certified Planners (AICP).~~



**CACHE COUNTY
RESOLUTION NO. 2026 – 05**

**A RESOLUTION MAKING APPOINTMENTS TO THE
CORNISH, MILLVILLE/NIBLEY, AND RICHMOND CEMETERY DISTRICT
BOARDS OF TRUSTEES**

- (A) WHEREAS, Utah Code Ann. §§ 17-64-4 and 17-64-5 grant the Cache County Council the authority to "exercise all legislative powers, have all legislative duties, and perform all legislative functions of the county," and further authorize the Council to "pass ordinances," "pass resolutions," and adopt policies that conform with state and federal law; and
- (B) WHEREAS, Utah Code Ann. § 17B-2a-106(1) provides for each Cemetery Maintenance District that "each member of its board of trustees shall be appointed and each vacancy on the board of trustees shall be filled by a person appointed by the legislative body of the county in which the district is located" and the County Council is the legislative body of Cache County; and
- (C) WHEREAS, each of the Cemetery Maintenance District Boards of Trustees in Cache County had at least one vacancy effective December 31, 2025;
- (D) WHEREAS, on January 25, 2026, the County Council received applications for appointment to the Boards of Trustees for the Cornish, Millville/Nibley, and Richmond Cemetery Maintenance District Boards of Trustees following a public notice of vacancy duly circulated for at least 30 days;
- (E) WHEREAS, the County Council duly published notice of and held a public hearing on January 27, 2026, to allow interested persons to be heard regarding appointments to the Boards of Trustees for the aforementioned Cemetery Maintenance Districts;
- (F) WHEREAS, Utah Code 17B-1-304(b) *et. seq.* requires that "The appointing authority shall... adopt a resolution appointing a person to the special district board."

NOW THEREFORE, be it resolved by the County Council of Cache County, Utah, as follows:

SECTION 1:

The Cache County Council hereby appoints, and re-appoints where applicable, the persons in "Exhibit A" below to their respective Cemetery Maintenance District Boards of Trustees of detailed therein. Said appointments shall be effective as of the day of passage and the term of each appointment shall expire as delineated therein.



**CACHE COUNTY
RESOLUTION NO. 2026 – 05**

Section 2:

The Cache County Council hereby requests that the Cache County Clerk, or their authorized deputy, administer the oath of office to those appointed to their respective Cemetery Maintenance District Board of Trustee.

PASSED AND APPROVED BY THE COUNTY COUNCIL OF CACHE COUNTY, UTAH
THIS ____ DAY OF _____ 2026.

Council Member	In Favor	Against	Abstained	Absent
JoAnn Bennett				
Kathryn Beus				
David Erickson				
Keegan Garrity				
Sandi Goodlander				
Nolan Gunnell				
Mark Hurd				
Total				
FINAL ACTION: ____ ADOPT ____ REJECT				

CACHE COUNTY:

By: _____
Sandi Goodlander, Chair

ATTEST:

By: _____
Bryson Behm, County Clerk



CACHE COUNTY
RESOLUTION NO. 2026 – 05

EXHIBIT A

Cornish Cemetery Maintenance District Board of Trustees			
Seat	Name of Appointee	Appointment Length	Term of Appointment Ends
C		Four (4) or Two (2) years*	December 31, 2027 or December 31, 2029*

Millville/Nibley Cemetery Maintenance District Board of Trustees			
Seat	Name of Appointee	Appointment Length	Term of Appointment Ends
A		Four (4) years	December 31, 2029
B		Four (4) years	December 31, 2029
C		Remainder of Vacated 4-Year Term	December 31, 2027

Richmond Cemetery Maintenance District Board of Trustees			
Seat	Name of Appointee	Appointment Length	Term of Appointment Ends
A		Four (4) or Two (2) years*	December 31, 2027 or December 31, 2029*
B		Four (4) or Two (2) years*	December 31, 2027 or December 31, 2029*
C		Four (4) or Two (2) years*	December 31, 2027 or December 31, 2029*
D		Four (4) or Two (2) years*	December 31, 2027 or December 31, 2029*
E		Four (4) or Two (2) years*	December 31, 2027 or December 31, 2029*

- *Where applicable, appointees will be instructed on the processes determining staggered terms as set forth by Utah Code in their letter of appointment.



**CACHE COUNTY
RESOLUTION NO. 2026 – 06**

**A RESOLUTION DELETING CERTAIN CLASS B ROAD SEGMENTS FROM CACHE
COUNTY'S CLASS B ROAD SYSTEM**

- (A) WHEREAS, Utah Code Ann. §§ 17-64-4 and 17-64-5 grant the Cache County Council the authority to "exercise all legislative powers, have all legislative duties, and perform all legislative functions of the county," and further authorize the Council to "pass ordinances," "pass resolutions," and adopt policies that conform with state and federal law;
- (B) WHEREAS, pursuant to Utah Code § 72-3-103(1)(b), a public road located within a municipality is classified as a County Class B road *only* if it has been specifically designated as such by the County; and
- (C) WHEREAS, pursuant to Utah Code § 72-3-104(1)(a), any public road located within the corporate limits of a municipality that is not designated as a County Class B road is defined by default as a City Class C street; and
- (D) WHEREAS, Utah Code § 72-3-107 requires the County Executive to maintain current plats and specific descriptions of all County roads; and
- (E) WHEREAS, the Cache County Council has identified a remnant section of former State Route 238 (SR-238), currently labeled on County records as CR-238, and legally described as: *From Route 165 east to Millville; then northerly through Providence and River Heights to US-Route 91 in Logan, a distance of 4.687 plus or minus miles*; and
- (F) WHEREAS, Cache County desires to update its Class B Road System to accurately reflect roads that serve a county-wide purpose;

NOW THEREFORE, be it resolved by the County Council of Cache County, Utah, as follows:

SECTION 1:

The Official Cache County Class B Road System Plat is hereby amended to delete and remove from the County's Class B inventory:

1. The roadway segments described as from Route 165 east to Millville; then northerly through Providence and River Heights to US-Route 91 in Logan, a distance of 4.687 plus or minus miles, and as further delineated in "Exhibit A" (attached).

This deletion encompasses the entire segment of the corridor formerly known as SR-238 (currently CR-238) located within the corporate limits of Nibley, Millville, Providence, and River Heights.



CACHE COUNTY
RESOLUTION NO. 2026 – 06

SECTION 2:

The Council acknowledges that, effective upon this de-designation, the subject roadway segments—being located within municipal boundaries and no longer designated as Class B roads—revert to the jurisdiction and maintenance responsibility of the respective municipalities (Nibley, Millville, Providence, and River Heights) as Class C City Streets pursuant to the default classification established in Utah Code § 72-3-104.

SECTION 3:

This action is a jurisdictional reclassification only. This action is NOT a vacation, abandonment, or closure of the public right-of-way under Utah Code § 72-3-108 or § 72-5-105. The roadway remains a public thoroughfare; only the underlying jurisdiction and maintenance responsibility are modified by this Resolution.

SECTION 4:

The Cache County Public Works Department and the Cache County Development Services Division are directed to:

1. Update the County's internal records and system maps to reflect the removal of the Class B designation for CR-238.
2. Provide certified copies of this Resolution and the amended map to the Mayors of Nibley, Millville, Providence, and River Heights.
3. Submit the updated mileage data to the Utah Department of Transportation (UDOT) Program Development Division through the "*UDOT Submittal Form for Update of Class B or Class C Mileage Data*" to finalize the adjustment of B & C Road Fund allocations .

SECTION 5:

This Resolution shall take effect upon adoption.



CACHE COUNTY
RESOLUTION NO. 2026 – 06

PASSED AND APPROVED BY THE COUNTY COUNCIL OF CACHE COUNTY, UTAH
THIS ____ DAY OF _____, 2026.

Council Member	In Favor	Against	Abstained	Absent
JoAnn Bennett				
Kathryn Beus				
David Erickson				
Keegan Garrity				
Sandi Goodlander				
Nolan Gunnell				
Mark Hurd				
Total				
FINAL ACTION: ____ ADOPT ____ REJECT				

CACHE COUNTY:

By: _____
Sandi Goodlander, Council Chair

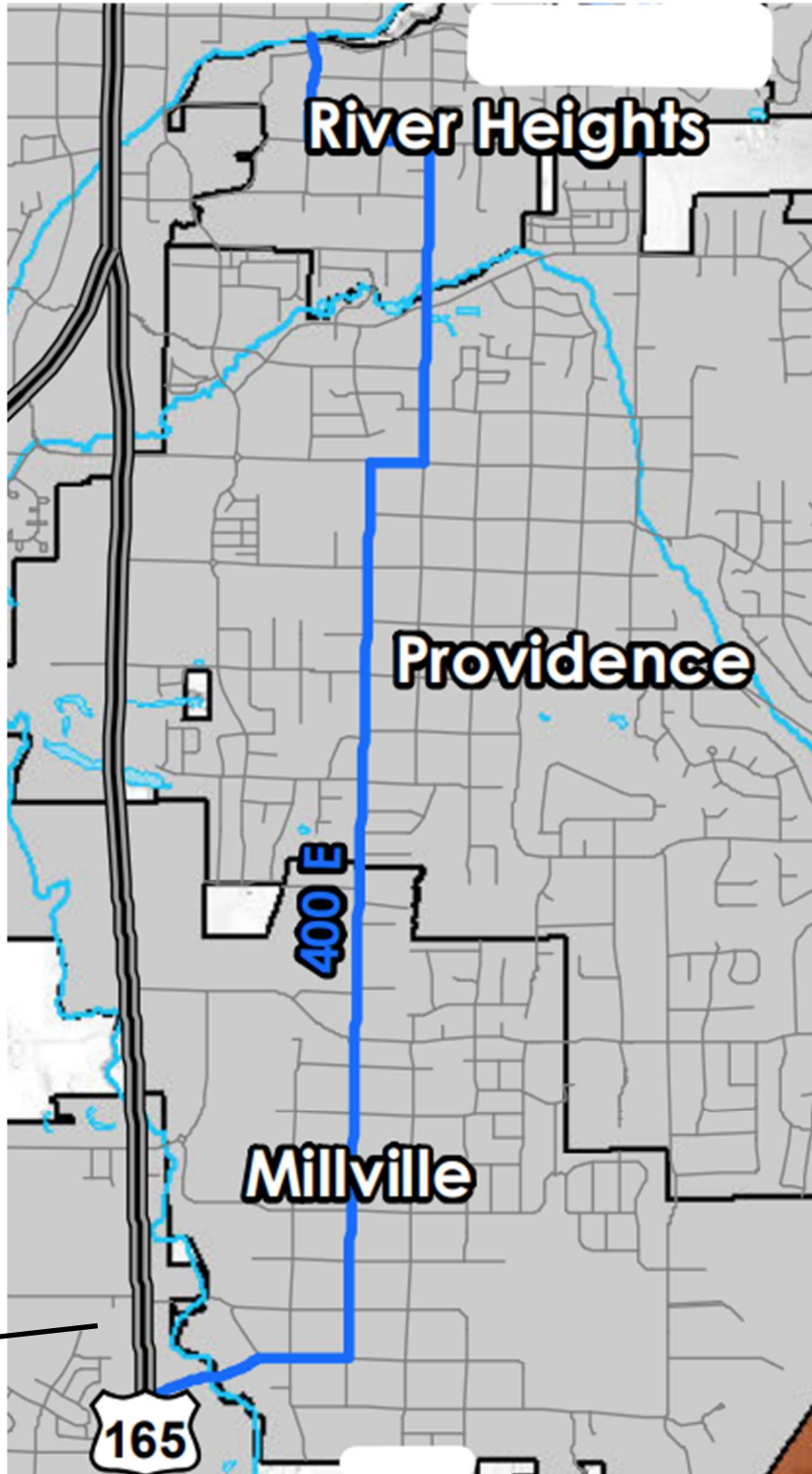
ATTEST:

By: _____
Bryson Behm, County Clerk



CACHE COUNTY
RESOLUTION NO. 2026 – 06

EXHIBIT A



The portion of
Class B Road to be
deleted upon
passage of this
Resolution is
marked/delineated
in **Blue**

Nibley

COUNCIL MEMBER COMMITTEE ASSIGNMENTS			Department Liaison
JoAnn Bennett	BRAG Human Services Board Compensation Committee Visitor's Bureau Board	Cache Community Foundation	Visitor's Bureau Recorder Senior Center
Mark Hurd	Audit Committee Economic Development Fairground Advisory Board Library IT Advisory	Public Relations North Park Interlocal Ordinance and Policy Government Conduct	Clerk IT Public Defender
David Erickson	BRAG Governing Board County Boundary Commission Fair & Rodeo Executive Board Fairgrounds Advisory Board Fire District Board	Waste Consortium Exec. Committee RAPZ Tax Vegetation Management Roads Ordinance & Policy	Attorney Solid Waste Treasurer
Sandi Goodlander	BRAG Governing Board Appropriations Audit Committee Fairgrounds Advisory Board Public Relations	UAC Governing Board CJCC CCCOG/CMPO	Executive Auditor Sheriff
Keegan Garrity	Audit Committee Ordinance & Policy Economic Development COSAC Visitors Bureau	Airport Authority Public Relations Trails Committee	Assessor Personnel Mgmt.
Nolan Gunnell	Appropriations Waste Consortium Roads Hardware Ranch Planning Commission		Development Services Planning & Zoning Public Works
Kathryn Beus	Appropriations Compensation Committee Fire District Board Hardware Ranch	RAPZ Roads	Auditor Children's Justice Victims Advocate
* Note that all assignments, both for committees and department liaisons, are not yet finalized.			