



CACHE COUNTY COUNCIL

**Cache County Council Regular Meeting**

**Media Packet**

**AMENDED**

April 21, 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](http://www.cachecounty.gov)

---

**PUBLIC NOTICE** is hereby given that the County Council of Cache County, Utah will hold a **REGULAR COUNCIL MEETING** at **5:00 p.m.** in the Cache County Historic Courthouse Council Chambers, 199 North Main Street, Logan, Utah 84321, on **Tuesday, April 21, 2026.**

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

---

## **CACHE COUNTY COUNCIL AGENDA**

**AMENDED**

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

- 1. Call To Order**
- 2. Opening** – Councilmember Kathryn Beus
- 3. Review and Approval of Agenda**
- 4. Review and Approval of Minutes**
  - a. 04-14-2026 County Council Meeting Minutes
- 5. Report of the County Executive**
  - a. Appointments
  - b. Other Items
- 6. Items of Special Interest**
  - a. Fraud Risk Assessment  
- Matt Funk, Cache County Auditor
  - b. Amending the Cache County Office Holiday Schedule due to passage of H.B. 309 – Juneteenth Observance Amendments  
- Amy Adams, Cache County OPM Director
  - c. Discussion of County Airport Governance  
- N. George Daines, Cache County Executive
- 7. Public Hearings – 5:30 p.m.**
  - a. **Schedule Public Hearings for May 12, 2026 at 5:30 PM:**
    - i. Ordinance 2026-20 – River Side 2 Rezone

---

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Janeen Allen at 435-755-1850 at least three working days prior to the meeting.

- ii. Ordinance 2026-21 – Amending Chapter 17.14 on the Resort Recreation (RR) Zone
- iii. Ordinance 2026-23 – Enacting Chapter 3.88.030 of the County Code Regarding Levies

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

- a. **Ordinance 2026-22 – Granting an Electric Utility Franchise and General Utility Easement to Rocky Mountain Power**  
- Matt Phillips, Public Works Director
- b. **Ordinance 2026-24 – Amendments to County Council Procedure for Public Comment Input**
- c. **Resolution 2026-13 – Providing Approval for County Roadway Access for the Creekside Estates Development**

**9. Other Business**

- a. **NIMS Training for Senior Officials** **April 25, 2026 @ 8:00 AM - 12:00 PM**  
- Logan City Hall Conference Room
- b. **2026 UAC Legislative Conference** **April 28-30, 2026**
- c. Smithfield Health Days Parade May 9, 2026 @ 10:00 AM
- d. Richmond Black and White Days Parade May 16, 2026 @ 5:00 PM
- e. Nibley Heritage Days Parade June 20, 2026 @ 10:00 AM
- f. Hyrum Independence Day Parade July 4, 2026 @ 10:00 AM
- g. Hyde Park Hometown Days Parade July 18, 2026 @ 10:00 AM
- h. North Logan City Pioneer Day July 24, 2026 @ 10:00 AM

**10. Councilmember Reports**

**11. Adjourn**

- Next Scheduled Regular Council Meeting: May 12, 2026 @ 5:00 PM

  
\_\_\_\_\_  
Sandi Goodlander, Council Chair

## CACHE COUNTY COUNCIL

April 14, 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 JoAnn Bennett, Councilmember Nolan Gunnell, Councilmember Mark Hurd.

**MEMBERS EXCUSED:** Councilmember Keegan Garrity.

**STAFF PRESENT:** Dianna Schaeffer, Nathan Argyle, Lisa Aedo.

**OTHER ATTENDANCE:** Corbin Allen.

1. **Call to Order 5:00p.m. – [0:00:10](#)**
2. **Opening Remarks and Pledge of Allegiance – [0:00:13](#)** Chair Sandi Goodlander offered an opening prayer, expressing gratitude for the community and seeking wisdom for the council's decisions. The council and attendees joined in the Pledge of Allegiance.
3. **Review and Approval of Agenda [0:01:56](#)**  
**Action:** Motion made by Councilmember Nolan Gunnell to approve agenda; seconded by Vice-Chair Kathryn Beus.  
**Motion passes.**  
**Aye: 6** David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd, JoAnn Bennett  
**Nay: 0**  
**Absent: 1** Keegan Garrity
4. **Review and Approval of Minutes [0:02:10](#)**  
**Action:** Motion made by Councilmember Mark Hurd to approve minutes; seconded by Councilmember JoAnn Bennett.  
**Motion passes.**  
**Aye: 6** David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd, JoAnn Bennett  
**Nay: 0**  
**Absent: 1** Keegan Garrity
5. **Report of the County Executive [0:02:26](#)** Executive George Daines distributed an organizational chart of the county government, detailing the legislative, executive, and judicial branches. He provided an update on the reorganization of airport governance, mentioning a withdrawal agreement with Logan City that was under review for amendments. [0:05:20](#) Chair Sandi Goodlander requested that Councilmembers be included in the collaborative process of crafting bylaws and agreements for the airport authority. Executive George Daines confirmed that Policy Analyst Andrew Erickson was already actively participating in those reorganization meetings. [0:06:03](#) Executive George Daines discussed the reorganization of the fire board, presenting charts to cities regarding funding for fire and EMS services based on taxable values. He clarified that the service districts were significantly larger than city boundaries, encompassing unincorporated county land. [0:12:18](#) County Attorney Dane Murray provided a report on litigation regarding Clarkston Road, noting that the county joined a request for a temporary restraining order to prevent landowners from placing obstructions on public roadways.
6. **Items of Special Interest**
  - a. **Cache County America250 Committee Update Report [0:13:14](#)** Karina Brown and Pam Budge presented on behalf of the Cache County America 250 Committee, highlighting celebrations for the nation's semiquincentennial. Karina Brown announced a "Dancing through the Decades" gala scheduled for June 13th at the Cache County Event Center. [0:17:00](#) Pam Budge discussed the committee's efforts to distribute rolled-up copies of the Declaration of Independence during all of the local parades and their active social media presence focusing on Revolutionary War

history via quotes, short bios of the signers of the Declaration of Independence, and "On this day in history"-style posts. Councilmember JoAnn Bennett confirmed that the Cache County Committee was working with the other local America 250 Committees. Councilmember David Erickson confirmed that the committee had a suitable budget for their planned events.

- b. **Upcoming Emergency Management Training Opportunities and Exercises** [0:23:12](#) Emergency Manager Will Lusk presented the "Cache County Council Emergency Operations Guide," designed to assist leaders during disasters. He invited the Council to participate in an earthquake scenario training on Thursday night, which would simulate a 5.7 magnitude quake on the East Cache fault line to test county-wide communications. He shared that Logan City would be hosting a training on the National Incident Management System on Saturday morning for elected officials.
- c. **Request for Authorization for Administrative Correction of 2023 Tax Increment Distribution Error** [0:33:50](#) Chair Sandi Goodlander elected to postpone Item 6C until after the public hearings.

7. **Board of Equalization** [0:33:50](#) Chair Sandi Goodlander elected to postpone Item 6C until after the public hearing portion.

## 8. Public Hearings

### a. Hold Public Hearings

- i. **Appointments to the Millville/Nibley and Cornish Cemetery Maintenance District Board Vacancies** [0:34:01](#) Policy Analyst Andrew Erickson introduced the public hearing for appointments to vacancies on the Millville, Nibley, and Cornish Cemetery Maintenance District Boards. [0:35:40](#) Byron Kim Ashcroft addressed the Council, expressing his desire to serve on the cemetery board after retiring from 38 years of service with Logan City.
- ii. **Ordinance 2026-14 – Dutson 2 Rezone** [0:37:07](#) Director Brian Abbott introduced the hearing for the Dutson 2 Rezone (Ordinance 2026-14), a request to rezone 15 acres near Newton from A10 to RU5. Newton Town does not support the rezone. The Planning Commission recommended the approval. [0:39:59](#) Paul Dutson spoke as the applicant, explaining that he and his brother intended to build two homes on the property while allowing a local farmer to continue using the remaining acreage. Councilmember JoAnn Bennett asked how long Dutson had owned the land and whether or not he planned to put the power below ground.

**Action:** Motion made by Councilmember David Erickson to close public hearing on Ordinance 2026-14; seconded by Vice-Chair Kathryn Beus.

**Motion passes.**

**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd, JoAnn Bennett

**Nay:** 0

**Absent:** 1 Keegan Garrity

- iii. **Ordinance 2026-15 – 40 Acre Industrial Rezone** [0:43:21](#) Director Brian Abbott summarized the hearing for the 40-acre Industrial Rezone from A10 to an industrial high zone near Amalga, noting that the Planning Commission had recommended denial. [0:45:07](#) Dakota Bodily argued for the rezone, stating the land was unsuitable for farming or residential and that industrial use was consistent with the neighboring Schreiber waste ponds.

**Action:** Motion made by Councilmember David Erickson to close public hearing on Ordinance 2026-15; seconded by Vice-Chair Kathryn Beus.

**Motion passes.**

**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd, JoAnn Bennett

**Nay:** 0

**Absent:** 1 Keegan Garrity

- iv. **Ordinance 2026-17 – Amendment to Cache County Code Titles 16 and 17 to Reflect Utah Code Recodification** [0:47:20](#) Director Brian Abbott presented Ordinance 2026-17, a housekeeping measure to update references in the county code to match renumbered state statutes regarding land use.

**Action:** Motion made by Vice-Chair Kathryn Beus to close public hearing on Ordinance 2026-17; seconded by Councilmember Mark Hurd.

**Motion passes.**

**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd, JoAnn Bennett

**Nay:** 0

**Absent:** 1 Keegan Garrity

- v. **Ordinance 2026-18 – Amending the Cache County Consolidated Fee Schedule to Amend Fee Assessments Related to 911 Services** [0:48:34](#) Policy Analyst Andrew Erickson introduced Ordinance 2026-18 regarding the consolidated fee schedule for 911 services, which involved a mandated \$0.10 increase to \$3.40 per an interlocal agreement with Logan City.

**Action:** Motion made by Councilmember David Erickson to close public hearing on Ordinance 2026-18; seconded by Councilmember Nolan Gunnell.

**Motion passes.**

**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd, JoAnn Bennett

**Nay:** 0

**Absent:** 1 Keegan Garrity

- vi. **Ordinance 2026-19 – Amending the Cache County Consolidated Fee Schedule to Amend Fee Assessments Related to County Fire and EMS Services** [0:51:40](#) Fire Chief Brady George presented Ordinance 2026-19, explaining that fire and EMS fees were being adjusted to better align with actual operating expenses, specifically targeting re-inspection fees.

**Action:** Motion made by Councilmember Nolan Gunnell to close public hearing on Ordinance 2026-19; seconded by Vice-Chair Kathryn Beus.

**Motion passes.**

**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd, JoAnn Bennett

**Nay:** 0

**Absent:** 1 Keegan Garrity

- vii. **Resolution 2026-10 – A Resolution Opening and Amending the Cache County 2026 Budget (Second Amendment)** [0:54:53](#) Auditor Matt Funk introduced Resolution 2026-10 to open the 2026 budget for its first quarterly amendment. [0:56:05](#) Sarah Brinton spoke to advocate for continued funding for the Cache County Library, saying that the county has sufficient funds to continue funding the library and that removing library resources has been shown to decrease public safety and increase crime. [1:01:03](#) Callie Ball and Jamie Gunderson spoke in support of continuing to fund the Cache County Library, speaking to their own personal experiences with libraries. [1:04:44](#) Julia Justice spoke to request that the Council maintain library funding until a concrete plan is established to avoid a service gap.

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

**Motion passes.**

**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd, JoAnn Bennett

**Nay:** 0

**Absent:** 1 Keegan Garrity

**6c. Request for Authorization for Administrative Correction of 2023 Tax Increment Distribution Error** [1:08:37](#) Tax

Administration Supervisor Dianna Schaeffer presented letters from several entities, such as the Cache Mosquito Abatement District and the State Board of Education, regarding the return or retention of the disputed funds. Chair Sandi Goodlander noted that the Cache County School District had expressed a willingness to forego approximately \$77,000 of the funds in question. [1:14:14](#) Councilmember David Erickson expressed his unwillingness to insert the county between the school districts and state school board on the issue of funds and moved to accept the request for authorization and leave the districts to sort it out themselves. Councilmember JoAnn Bennett agreed. Councilmember Nolan Gunnell asked if it was right that the various districts had elected to keep their monies. Executive George Daines reminded the council that the county was entitled to a specific share of the tax claw back and still needed to determine the path for that share. Councilmember Mark Hurd asked if there was a specific deadline that forced this decision. Treasurer Craig McAllister answered that the

council is already past the deadline to make a decision. Councilmember Mark Hurd suggested the simplest decision would be for the county to claw back their monies and leave the other districts to sort it out.

**Action:** Motion made by Councilmember David Erickson to approve the request and deliver all monies to the respective districts; seconded by Councilmember JoAnn Bennett.

**Motion fails.**

**Aye:** 3 David Erickson, Nolan Gunnell, JoAnn Bennett

**Nay:** 3 Sandi Goodlander, Kathryn Beus, Mark Hurd

**Absent:** 1 Keegan Garrity

[1:20:41](#) Vice-Chair Kathryn Beus said that the school district had already told the council how to manage the funds and the council only needed to determine how to manage the funds owed to the county. Treasurer Craig McAllister suggested giving the school district's monies to North Logan City. Executive George Daines said that funds should be given to every party that delivered a written request asking to retain funds. He reminded the council about \$22,777.92 that the county is entitled to. He shared the imbalance between credits and debits in the county's interactions with the cities, citing North Logan as an example of having given approximately \$400,000 annually to the county while receiving no measureable fire service from the county in return. Councilmember David Erickson moved to approve the request for authorization and distribute the funds except for the local levee of the Cache County School District which would be returned to North Logan.

**Action:** Motion made by Councilmember David Erickson to approve the request for authorization, distributing the monies to the proper recipients, with the exception of \$77,092.60 which will be withheld from Cache County School District and given to North Logan City; seconded by Councilmember Mark Hurd.

**Motion passes.**

**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd, JoAnn Bennett

**Nay:** 0

**Absent:** 1 Keegan Garrity

**Action:** Motion made by Vice-Chair Kathryn Beus to enter into the board of equalization; seconded by Councilmember Nolan Gunnell.

**Motion passes.**

**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd, JoAnn Bennett

**Nay:** 0

**Absent:** 1 Keegan Garrity

7. **Board of Equalization** [1:27:20](#) Tax Administration Supervisor Dianna Schaffer presented the last remaining exclusive use property tax exemptions for 2026. She recommended three medical organizations for exemption – Intermountain Healthcare, Sunshine Terrace Foundation, and Health West.

**Action:** Motion made by Councilmember David Erickson to approve the three medical property tax exemptions; seconded by Councilmember Nolan Gunnell.

**Motion passes.**

**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd, JoAnn Bennett

**Nay:** 0

**Absent:** 1 Keegan Garrity

[1:31:08](#) Tax Administration Supervisor Dianna Schaffer presented the Utah Festival Opera for a property tax exemption. Councilmember David Erickson spoke to the positive visit to the Utah Festival Opera facilities.

**Action:** Motion made by Vice-Chair Kathryn Beus to approve the property tax exemption; seconded by Councilmember David Erickson.

**Motion passes.**

**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd, JoAnn Bennett

**Nay: 0**

**Absent: 1** Keegan Garrity

**Action:** Motion made by Councilmember Nolan Gunnell to close the board of equalization; seconded by Vice-Chair Kathryn Beus.

**Motion passes.**

**Aye: 6** David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd, JoAnn Bennett

**Nay: 0**

**Absent: 1** Keegan Garrity

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

- a. **Ordinance 2026-14 – Dutson 2 Rezone** [1:33:45](#) Councilmember Dave Erickson asked why Newton Town was opposed to the rezone. Director Brian Abbott answered that the town felt that the roads were inadequate.

**Action:** Motion made by Councilmember David Erickson to waive rules and approve Ordinance 2026-14; seconded by Councilmember Nolan Gunnell.

**Motion passes.**

**Aye: 6** David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd, JoAnn Bennett

**Nay: 0**

**Absent: 1** Keegan Garrity

- b. **Ordinance 2026-15 – 40 Acre Industrial Rezone** [1:36:13](#) Vice-Chair Kathryn Beus inquired about an adjacent lot inside of Amalga City. Councilmember JoAnn Bennett asked about the intended use of the 40-acre lot. Director Brian Abbott answered that the intention is to have several storage sheds and offices, with potential for small spaces for businesses. Chair Sandi Goodlander said that she does not feel like the property is in the right location for an industrial zone. Councilmember David Erickson shared that he may feel differently if Amalga Town was willing to annex the property but the town is not ready to take control of the area.

**Action:** Motion made by Councilmember David Erickson to waive rules and deny Ordinance 2026-15; seconded by Councilmember Nolan Gunnell.

**Motion passes.**

**Aye: 6** David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd, JoAnn Bennett

**Nay: 0**

**Absent: 1** Keegan Garrity

- c. **Ordinance 2026-17 – Amendment to Cache County Code Titles 16 and 17 to Reflect Utah Code Recodification** [1:39:54](#)

**Action:** Motion made by Vice-Chair Kathryn Beus to waive rules and approve Ordinance 2026-17; seconded by Councilmember Nolan Gunnell.

**Motion passes.**

**Aye: 6** David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd, JoAnn Bennett

**Nay: 0**

**Absent: 1** Keegan Garrity

- d. **Ordinance 2026-18 – Amending the Cache County Consolidated Fee Schedule to Amend Fee Assessments Related to 911 Services** [1:40:37](#)

**Action:** Motion made by Councilmember Nolan Gunnell to waive rules and approve Ordinance 2026-18; seconded by Councilmember JoAnn Bennett.

**Motion passes.**

**Aye: 6** David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd, JoAnn Bennett

**Nay: 0**

**Absent: 1** Keegan Garrity

- e. **Ordinance 2026-19 – Amending the Cache County Consolidated Fee Schedule to Amend Fee Assessments Related to County Fire and EMS Services** [1:41:13](#)

**Action:** Motion made by Councilmember Nolan Gunnell to waive rules and approve Ordinance 2026-19; seconded by Vice-Chair Kathryn Beus.

**Motion passes.**

**Aye: 6** David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd, JoAnn Bennett

**Nay: 0**

**Absent: 1** Keegan Garrity

- f. **Resolution 2026-10 – A Resolution Opening and Amending the Cache County 2026 Budget (Second Amendment)** [1:41:42](#) Chair Sandi Goodlander expressed regret that those who spoke on Resolution 2026-10 during public comment about the Cache County Library had left because the budget included provisions for the library. She said that the council had received a proposal from the librarian to include an additional \$20,000 that would be sufficient for the library to continue operation through the end of the year and this increase had been recommended by the Appropriations Committee. Councilmember JoAnn Bennett expressed reservations regarding the amendments, citing the previous year's 18% property tax increase. Chair Sandi Goodlander and Councilmember Nolan Gunnell discussed a proposal from the Public Works department requesting an additional employee for custodial work that was rejected by the Appropriations Committee. [1:46:07](#) Councilmember David Erickson had questions about the fund balance and what the Sherriff's Department intended by 'backfilling' the budget. Auditor Matt Funk explained that the backfilling was the result of a \$19,350 outstanding balance owed to a vendor by the Sherriff's Department that needs to be paid. Councilmember David Erickson commended the work of the Auditor, County Council, and other county departments for working with in the budget and limiting over expenditures. [1:52:24](#) Chair Sandi Goodlander recommended, with the support of the council, that the fees from the Utah Association of Counties be paid in one bill out of the general fund or county council fund, rather than departmentalized. Chair Sandi Goodlander praised the Utah Association of Counties for not raising their dues in five years. Councilmember David Erickson asked about a request for additional funds to continue funding a feasibility study for the Senior Center. Auditor Matt Funk explained that the money is covered by a grant but needed to be appropriated and approved by the council. Councilmember David Erickson asked about the CCCOG request in the budget to use the interest they had earned for current projects and whether the council had any say in the use of those funds. Councilmember David Erickson asked about a county project for which the county did not receive a CCCOG award and confirmed that the monies budgeted for that project would be returned to the county. [1:56:21](#) Chair Sandi Goodlander and Councilmember JoAnn Bennett discussed how not all appropriations can be approved and their hopes to limit the amount of budget openings and amendments to avoid appropriating more funds. Councilmember David Erickson asked about Providence City's potential plans to fund the Cache County Library. Councilmember JoAnn Bennett questioned whether providing library services was a core constitutional mandate of county government or if it should be primarily a city-level responsibility. Chair Sandi Goodlander shared her desire for a county-wide library system. Councilmember JoAnn Bennett asked about a \$35,000 increase in the elections budget. Clerk Bryson Behm explained that increase was to license Agilis software for processing ballots.

**Action:** Motion made by Councilmember Nolan Gunnell to approve Resolution 2026-10; seconded by Councilmember David Erickson.

**Motion passes.**

**Aye: 6** David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd, JoAnn Bennett

**Nay: 0**

**Absent: 1** Keegan Garrity

- g. **Resolution 2026-12 – Making Appointments to the Millville/Nibley and Cornish Cemetery Maintenance District Board Vacancies** [2:02:08](#) Chair Sandi Goodlander recommended the council approve the only applicant that attended the public hearing.

**Action:** Motion made by Vice-Chair Kathryn Beus to approve Mr. Kim Ashcroft to the Millville/Nibley Cemetery Maintenance District; seconded by Councilmember JoAnn Bennett.

**Motion passes.**

**Aye: 6** David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd, JoAnn Bennett

**Nay: 0**

**Absent: 1** Keegan Garrity

## 10. Pending Action

- a. **Resolution 2026-06 – Removal of Certain Class B Road Segments from Cache County's Class B Road System** [2:03:00](#) Chair Sandi Goodlander proposed postponing action on Resolution 2026-06, citing ongoing legal and public relations issues. County Attorney Dane Murray shared that he believed the County Roads Manual allowed for this exception and that the decision is political rather than legal. Chair Sandi Goodlander questioned what maintenance should be done on the road before it is given to River Heights City. Policy Analyst Andrew Erickson shared that he, along with the county attorney, had drafted a resolution that could be presented at the next council meeting to allow the developer to use that road until a decision is reached about Resolution 2026-06. Councilmember David Erickson expressed his desire to turn the road over to the city and allow them to make their own decisions regarding it.

**No action taken.**

## 11. Other Business

- a. **Lapel Pin Design Discussion** [2:08:46](#) Chair Sandi Goodlander explained that she asked Andrew Erickson to design a lapel pin so that members of the council would have something to identify them at events. Andrew Erickson proposed two designs and told council it would cost \$144 for 20 pins. He also suggested it may be more cost effective to use the beaver logo employed by the Department of Public Works as the design is more refined. The council suggested a larger, more visible pin.
- b. **Earthquake Scenario Training for EOC Officials** [2:14:30](#) **April 16, 2026 @ 6:00 PM - 8:30 PM**  
- Cache County Sheriff's Complex
- c. **2026 County Council Portrait Photos** [2:15:38](#) **April 21, 2026 @ ~4:00 PM**  
- Location TBD
- d. **NIMS Training for Senior Officials** [2:16:18](#) **April 25, 2026 @ 8:00 AM - 12:00 PM**  
- Logan City Hall Conference Room
- e. **2026 UAC Legislative Conference** [2:17:06](#) **April 28-30, 2026**
- f. **Smithfield Health Days Parade** [2:17:21](#) **May 9, 2026 @ 10:00 AM**
- g. **Nibley Heritage Days Parade** **June 20, 2026 @ 10:00 AM**
- h. **Hyde Park Hometown Days Parade** **July 18, 2026 @ 10:00 AM**
- i. **North Logan City Pioneer Day** **July 24, 2026 @ 10:00 AM**

## 12. Council Member Reports

**JoAnn Bennett** – [2:18:29](#) Councilmember JoAnn Bennett raised concern about school districts not coinciding with voting districts and precincts. Clerk Bryson Behm explained that his office is looking into it but is unable to make changes until the next census. Councilmember JoAnn Bennett also reported that she attended the meeting of the Cache Valley Visitors Bureau Advisory Board.

**David Erickson** – [2:21:24](#) Councilmember David Erickson praised Director Brian Abbott for his expertise and professionalism and shared a recent visit he was able to have with the director.

**Mark Hurd** – [2:22:21](#) Councilmember Mark Hurd spoke about the upcoming Ordinance and Policy Review Committee meeting and also made a commitment to meet with the director of the ice arena to better understand the interlocal agreement with the arena.

**Sandi Goodlander** – [2:22:53](#) Chair Sandi Goodlander reported on a recent meeting she had with Vice-Chair Kathryn Beus and Executive George Daines where it was decided that they would meet weekly on Monday mornings.

**Action:** Motion made by Councilmember David Erickson to adjourn; seconded by Councilmember Nolan Gunnell.

**Motion passes.**

**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd, JoAnn Bennett

**Nay:** 0

**Absent:** 1 Keegan Garrity

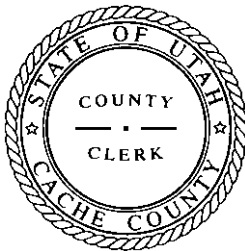
**Adjourn:** 7:30 PM [2:24:30](#)

---

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

---

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



# Fraud Risk Assessment

Continued

\*Total Points Earned: 395 /395 \*Risk Level: Very Low Low Moderate High Very High  
 > 355      316-355      276-315      200-275      < 200

	Yes	Pts
1. Does the entity have adequate basic separation of duties or mitigating controls as outlined in the attached Basic Separation of Duties Questionnaire?		200
2. Does the entity have governing body adopted written policies in the following areas:	✓	
a. Conflict of interest?	✓	5
b. Procurement?	✓	5
c. Ethical behavior?	✓	5
d. Reporting fraud and abuse?	✓	5
e. Travel?	✓	5
f. Credit/Purchasing cards (where applicable)?	✓	5
g. Personal use of entity assets?	✓	5
h. IT and computer security?	✓	5
i. Cash receipting and deposits?	✓	5
3. Does the entity have a licensed or certified (CPA, CGFM, CMA, CIA, CFE, CGAP, CPFO) expert as part of its management team?	✓	20
a. Do any members of the management team have at least a bachelor's degree in accounting?	✓	10
4. Are employees and elected officials required to annually commit in writing to abide by a statement of ethical behavior?	✓	20
5. Have all governing body members completed entity specific (District Board Member Training for local/special service districts & interlocal entities, Introductory Training for Municipal Officials for cities & towns, etc.) online training ( <a href="http://training.auditor.utah.gov">training.auditor.utah.gov</a> ) within four years of term appointment/election date?	✓	20
6. Regardless of license or formal education, does at least one member of the management team receive at least 40 hours of formal training related to accounting, budgeting, or other financial areas each year?	✓	20
7. Does the entity have or promote a fraud hotline?	✓	20
8. Does the entity have a formal internal audit function?	✓	20
9. Does the entity have a formal audit committee?	✓	20

\*Entity Name: Cache County

\*Completed for Fiscal Year Ending: 12-31-25 \*Completion Date: 4-8-2025

\*CAO Name: N. George Daines \*CFO Name: Matthew Funk

\*CAO Signature:  \*CFO Signature: 

\*Required



## OFFICE OF PERSONNEL MANAGEMENT

---

PROVIDING COMPREHENSIVE HR SUPPORT TO  
OUR VALUABLE TEAM MEMBERS

To: Cache County Council

From: Amy Adams, Director of Personnel Management

Date: April 17, 2026

Subject: Cache County Office Holiday Schedule amendment

A few years ago, the County Council officially designated Juneteenth as a county holiday. The council decided to align the observance of this holiday with the State of Utah's schedule, which typically designates holidays for Monday observance. This has led to some confusion among employees. Last June, we had some issues with payroll due to the bank following the federal observance standard for Juneteenth, which is observed on the actual date.

During the recent legislative session, *HB 309, Juneteenth Observance Amendment*, was passed to officially observe Juneteenth National Freedom Day on June 19<sup>th</sup>, beginning January 1, 2027. The new observation date aligns with how we observe other holidays that fall on weekends (Friday off if the holiday is on Saturday, Monday off if the holiday is on Sunday).

I recommend that the County Council amend the 2026 Holiday Schedule to reflect this change in the observation date and rename the holiday Juneteenth National Freedom Day, effective June 1, 2026.



## Set a Public Hearing

### Ordinance 2026-20 – River Side 2 Rezone

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

**Assisting Department:** Development Services

**Requested Council meeting date:** April 14<sup>th</sup>, 2026

**Agenda Item Language:** Set a public hearing, to be held on May 12<sup>th</sup>, for Ordinance 2026-20 River Side 2 Rezone – A request to rezone 15.47 acres, located at 600 W. 7800 S., Paradise, from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone.

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

**Background:** A request to rezone 15.47 acres, located at 600 W. 7800 S., Paradise, 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 April 2<sup>nd</sup>, 2026 and their recommendation to approve the rezone was made on April 2<sup>nd</sup>, 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, Director of Development Services

**Presentation Time:** 10 minutes.

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

**Legal Review:** N/A



42 4. Paradise Town is not opposed to the rezone.

43

44 **Staff Report review by Director**

45 Brian Abbott

46

47 **Staff Report by County Planner**

48 Conner Smith

49

50 **General Description**

51 This ordinance amends the County Zoning Map by rezoning 15.47 acres, located at 600 W. 7800  
52 S., Paradise, from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone.

53

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

55 Staff Report to Planning Commission – revised

**Staff Report: River Side 2 Rezone**

2 April 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:** Wayne Ruud  
**Staff Recommendation:** None  
**Type of Action:** Legislative  
**Land Use Authority:** Cache County Council

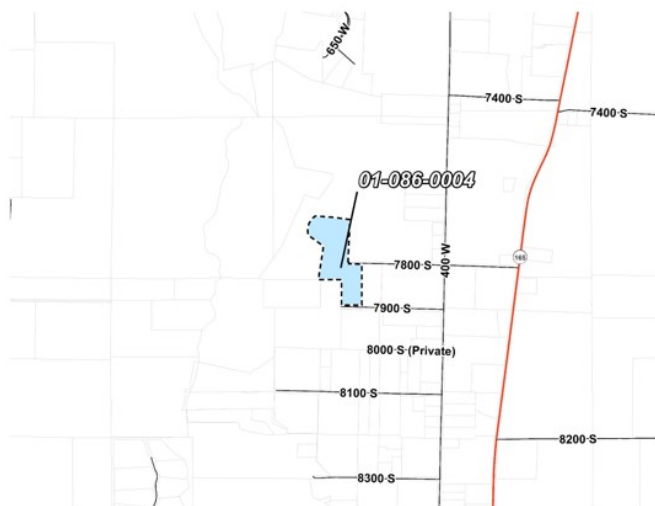
**Parcel ID#:** 01-086-0004

**Location**

*Reviewed by Conner Smith*

**Project Address:** 600 W. 7800 S., Paradise  
**Current Zoning:** Agricultural (A10)  
**Acres:** 15.47  
**Proposed Zoning:** Rural 5 (RU5)

**Surrounding Uses:**  
 North – Agricultural  
 South – Agricultural/Residential  
 East – Agricultural/Residential  
 West – Agricultural



**Findings of Fact**

**A. Request description**

1. A request to rezone a total of 15.47 acres from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone.
2. The maximum number of potential lots is three (3).
  - a. There is currently a house and a significant amount of non-developable lands present on the parcel. The house, in addition to the net developable acreage likely being below 15.00 acres, means that it is likely that only one extra lot could be created via the subdivision process.
    - i. See 6(a)(vii) for further information on sensitive lands.
3. This rezone may allow the parcel to establish uses permitted in the Rural 5 (RU5) Zone.

**4. History:**

**a.** In August of 2024, this parcel, in addition to Parcel 01-087-0002, went through the rezone application process to rezone 20.47 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone. That rezone request was recommended for denial by the Planning Commission at their August 1<sup>st</sup>, 2024 meeting and was denied by County Council at their August 27<sup>th</sup>, 2024 meeting.

**i.** Parcel 01-087-0002 is not included in this rezone request.

**5.** 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.

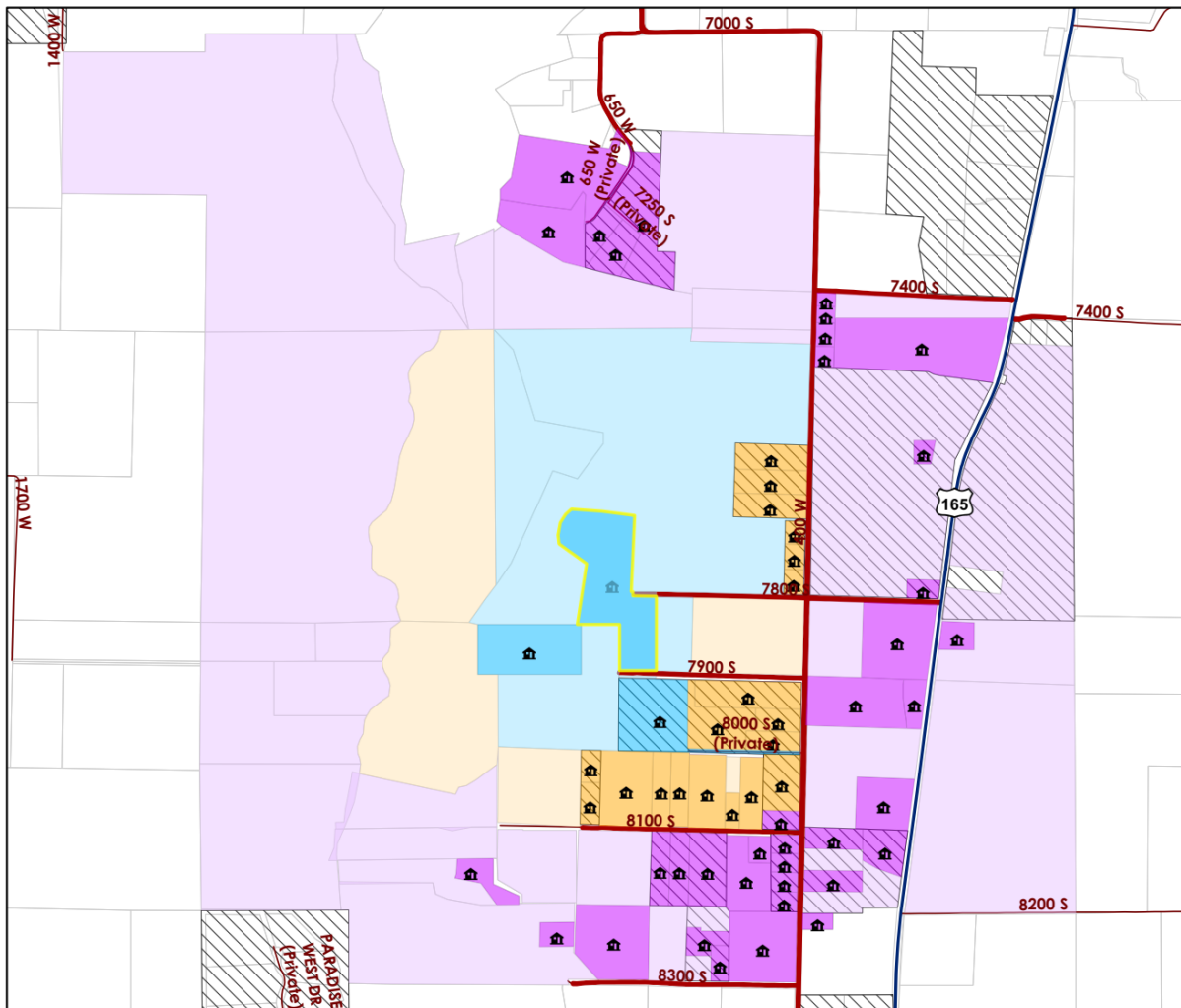
**6.** Staff has identified general information as pertains to the subject property to assist the Planning Commission and County Council in arriving at a decision. This information is reflected in the attached map (Attachment A) and in the following text:

**a. Land Use Context:**

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

**1.** A portion of the parcel was dedicated to the County as a public right-of-way in April of 2021.

**ii. Average Lot Size: (See Attachment A)**



Average Parcel Size	
Adjacent Parcels	With a Home: 12 Acres (3 Parcels)
	Without a Home: 27.8 Acres (6 Parcels)
¼ Mile Buffer	With a Home: 4.2 Acres (22 Parcels)
	Without a Home: 24.2 Acres (11 Parcels)
½ Mile Buffer	With a Home: 3.9 Acres (59 Parcels)
	Without a Home: 25.7 Acres (41 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 west are primarily agricultural while properties to the east and south are a mix of agricultural and residential.

v. The nearest parcel in the County that is in the Rural 5 (RU5) Zone is located 1.64 miles to the northwest of the subject property.

1. The Cache Valley View Estates Rezone, located 1.64 miles to the northwest, south of Hyrum near the reservoir, was a request to rezone 16.58 acres from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone and was approved by the County Council as Ordinance 2011-10.
2. This parcel was never subdivided.

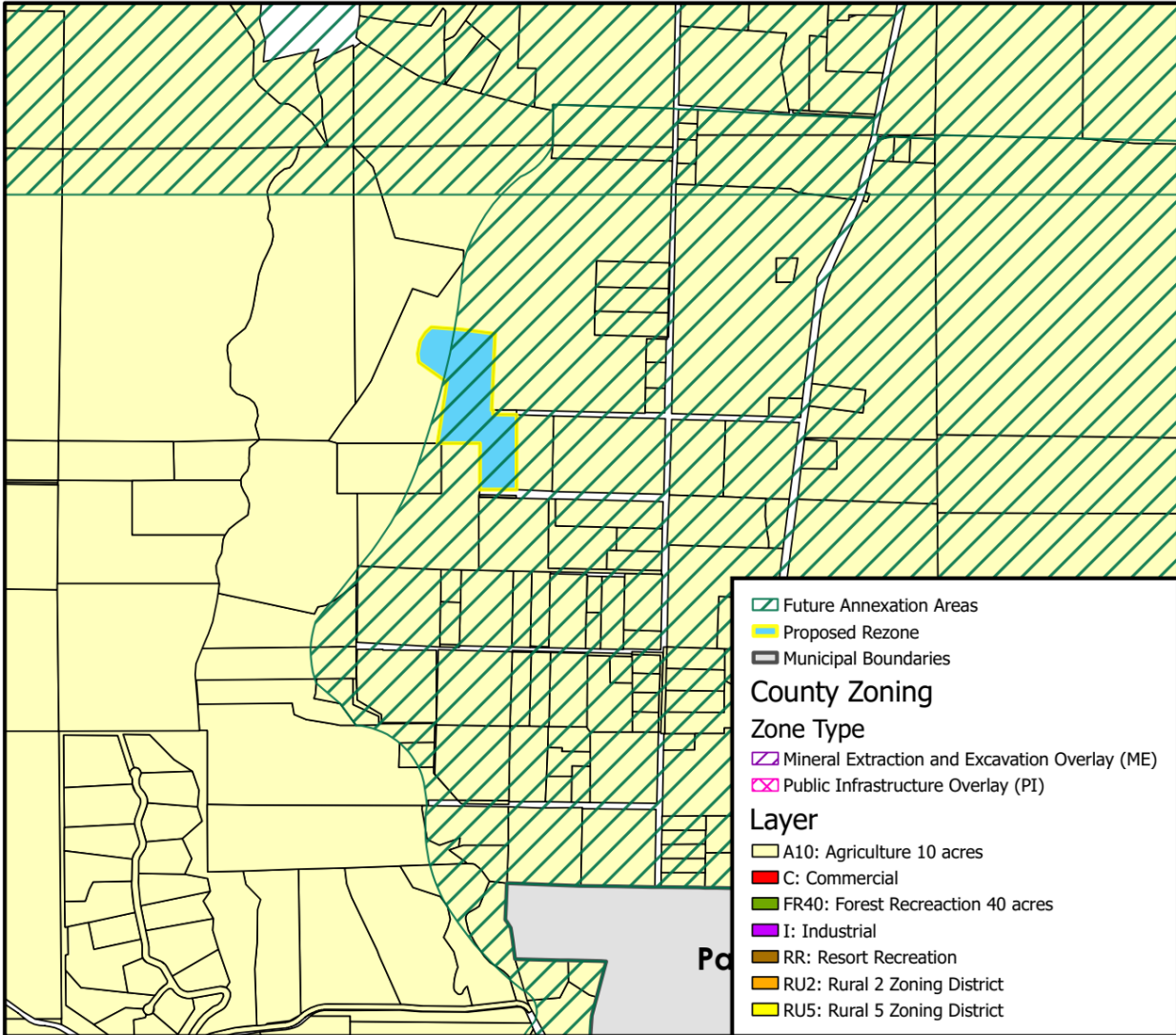
vi. Annexation Areas:

1. The subject property is located in the Paradise Town future annexation area.

vii. Sensitive Lands:

1. It appears that more than an acre of this parcel is in non-developable areas, primarily steep slopes with a minor amount of wetlands. As the

parcel is 15.47 acres, it would have a net developable acreage below 15.00 acres. As a result, the total amount of lots that could be created via the subdivision process is likely only two.



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

7. 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.
8. 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 development in a moderately dense pattern that can allow for rural subdivisions, and to allow for clustering plans larger than a single parcel. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities.”

- b. “To implement the policies of Cache countywide comprehensive plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipality standards.”
  - c. “This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.”
  - d. “For properties to submit a rezone request for the RU5 zone, the nearest property line of the parcel(s) under consideration must be within one half mile linear distance from the borders of a municipality. However, an applicant may submit a rezone request if parcels are not within the required distance only if the maximum number of lots that could be subdivided in the parcel(s) is 3 or less.”
9. 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.”
10. The future land use map (Attachment B) adopted as part of the Cache County General Plan identifies the area where the subject property is located as “Agriculture and Ranching.” *Cache County General Plan, Chapter 4, Page 26*. This section states:
- a. Location: Private agriculture landscapes in the Cache Valley outside of municipalities.
  - b. Example Areas: Most of the valley.
  - c. Purpose and Character: Agricultural and rangeland uses on private lands under conservation easements (no public access) are expected to continue in the Valley. Separation from dense residential developments is advantageous. The agricultural landscape provides separation between adjacent municipalities and protects suitable soils.
  - d. Preferred Land Uses: Agriculture, ranching, rural residential uses at densities of less than one unit per 10 acres, Conservation Easements (CEs) and conserved public lands, Agritourism.
  - e. Secondary Land Uses: Industrial and Commercial uses directly supportive of agriculture (Processing, Packaging, Distribution), clustered subdivision developments, outdoor recreation, farm worker housing.
  - f. Discouraged Uses: Residential developments at densities of greater than one unit per 10 acres if not in a clustered subdivision development, commercial office, commercial retail, flex office/industrial, heavy industrial.
11. The future land use map (Attachment B) adopted as part of the Cache County General Plan identifies the area where the subject property is located as “Urban Expansion Overlay.” *Cache County General Plan, Chapter 4, Page 29*

- a. Location: Adjacent to city/town limits within municipal annexation policy areas, where future development could be accommodated with urban-level services. As communities may provide additional information, these reference areas may be updated on the Future Land Use Map without an adopted amendment to reflect the probable expansion of services within a 10 to 20-year timeframe.
- b. Example Areas: Unincorporated enclaves between or within cities.
- c. Purpose and Character: To provide for unified municipal growth that aligns with the municipal land use plan in an approved annexation policy area with an approved County Intergovernmental Agreement. If developed, these areas would need to be annexed into the neighboring community which would facilitate service provision. The following criteria must be met for these areas:
  - i. Accommodate 20-year growth projections.
  - ii. Plan for urban-level densities, intensities
  - iii. Meet urban design standards
  - iv. Connect with water and sewer providers, and urban streets
  - v. Urban services provided by the County are minimized
- d. Preferred Land Uses: Annexations within these areas should strive to accomplish the densities, intensities, and street patterns contained in the municipal land use plan. New uses should be developed where urban-level infrastructure is available. Affordable housing options are also appropriate in this area.
- e. Secondary Land Uses: Civic (meeting spaces), and residential support uses (e.g. parks, medical, schools, fire and police stations).
- f. Discouraged Uses: Uses that are not consistent with the municipal general plan or existing county zoning.

12. This proposed rezone meets the requirements of §17.08.030(B)(4) as the subject property has a maximum potential of three lots.

- a. The parcel is located 0.68 miles to the north of Paradise Town. However, as the maximum number of potential lots is three, the applicant was able to apply for this rezone.

13. 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**

14. §12.02.010 adopts the Manual of Roadway Design and Construction Standards (Road Manual) for roadway improvement requirements.

15. §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.

16. Table §17.10.040 Site Development Standards – Minimum lot frontage required in the Rural 5 (RU5) Zone is 90’.

17. §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

18. §16.04.040 [A] Roads – All roads must be designed and constructed in accordance with Title 12 of the County Code.

19. §12.02.010 Roadway Standards – Requirements for roadway improvement are provided in the current Manual of Roadway Design and Construction Standards (Road Manual).

20. Roadway Functional Classification:

- a. Minor Local (L): Minor local roads serve almost exclusively to provide access to properties adjacent to the road. Minor local roads generally serve residential or other noncommercial land uses. Many minor local roads are cul-de-sacs or loop roads with no through continuity. The length of minor local roads is typically short. Because the sole function of local roads is to provide local access, such roads are used predominantly by drivers who are familiar with them.

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

- a. The property has access to 7800 S. and 7900 S.

22. 7800 South:

- a. To the north and east of the subject parcel, 7800 S. is a County road and is classified as a Minor Local.
- b. Provides access to agricultural and residential properties.
- c. Is maintained by the County year round and has a speed limit of 55 miles per hour.
- d. Has an existing width of 20 feet, a variable right-of-way, no paved shoulder, a 4-foot gravel shoulder, a 10-foot clear zone, and is paved.
- e. Is not considered substandard in any category.

Frontage Road – 7800 South			
<b>Functional Classification</b>	Minor Local	<b>Summer Maintenance</b>	Yes
<b>Speed Limit</b>	55 MPH	<b>Winter Maintenance</b>	Yes
<b>Dedicated ROW</b>	Varies	<b>Municipal Boundary</b>	No

Analysis of Roadway – 7800 South			
Roadway Element	Existing Width (ft.)	Required Width (ft.)	Comments or Findings
Travel Lanes	20	10	OK
Right-of-Way	Varies	66	OK
Paved Shoulder	0	0	OK
Gravel Shoulder	4	4	OK
Clear Zone (4:1)	10	10	OK
Material	Paved	Paved	OK
Structural			Visually OK <sup>1</sup>

<sup>1</sup>Site inspection performed in July of 2024.

Minimum Access Spacing Standard (Feet)			
Classification	Public/Private Roads	Commercial	Residential/Farm
Major Local	300	Not Permitted	10
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.			

23. 7900 South:

- a. To the south of the subject parcel, 7900 South is a County road and is classified as a Minor Local.
- b. Provides access to agricultural and residential properties.
- c. Is maintained by the County year round and has a speed limit of 55 miles per hour.
- d. Has an existing width of 20 feet, a variable right-of-way, no paved shoulder, no gravel shoulder, a ten-foot clear zone, and is gravel.
- e. Is considered substandard as to gravel shoulder and material.

Frontage Road – 7900 South			
<b>Functional Classification</b>	Minor Local	<b>Summer Maintenance</b>	Yes
<b>Speed Limit</b>	55 MPH	<b>Winter Maintenance</b>	Yes
<b>Dedicated ROW</b>	Varies	<b>Municipal Boundary</b>	No

Analysis of Roadway – 7900 South			
Roadway Element	Existing Width (ft.)	Required Width (ft.)	Comments or Findings
Travel Lanes	20	20	OK
Right-of-Way	Varies	66	OK
Paved Shoulder	0	0	OK
Gravel Shoulder	0	4	Substandard
Clear Zone (4:1)	10	10	OK
Material	Gravel	Paved	Substandard
Structural			Visually OK <sup>1</sup>

<sup>1</sup>Site inspection performed in July of 2024.

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

**D. Service Provisions:**

- 24. §16.04.080 [C] Fire Control – The County Fire District did not have any comments or concerns regarding this rezone. Any future development on the property must be reevaluated and may require improvements based on the location of the proposed access and development.
- 25. §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**

- 26. A public notice was posted online to the Utah Public Notice Website on 20 March 2026.
- 27. Notices were posted in three public places on 20 March 2026.
- 28. Notices were mailed to all property owners within 300 feet on 20 March 2026.
- 29. A meeting agenda was posted to the County website on 20 March 2026.
- 30. At the time of writing the staff report, one written public comment regarding this proposal has been received by the Development Services Office.
  - a. Paradise Town stated that they have no concerns regarding the rezone and that the five acre lots would conform with their annexation plan.

**Conclusion**

The River Side 2 rezone, a request to rezone 15.47 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.

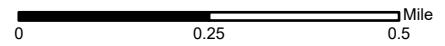
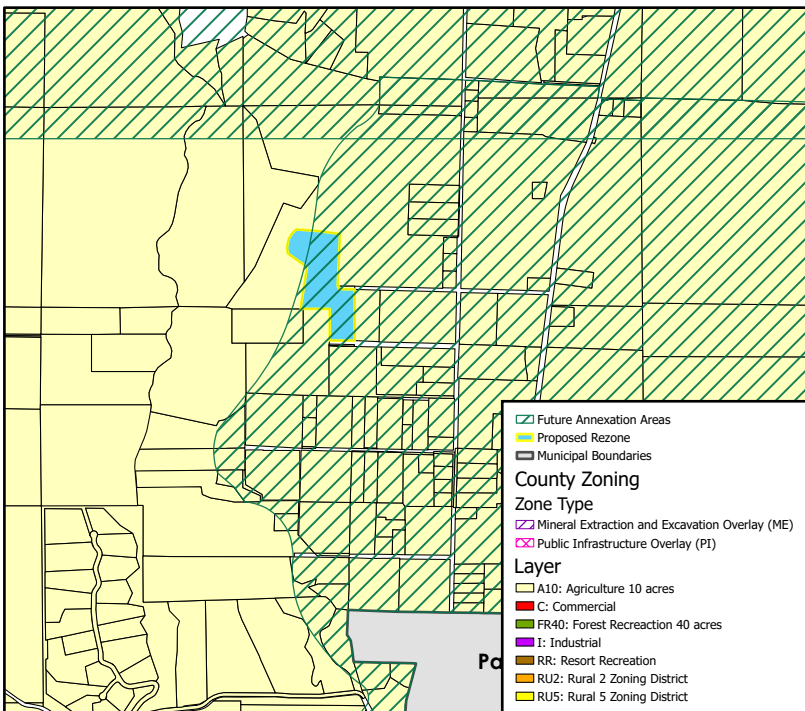
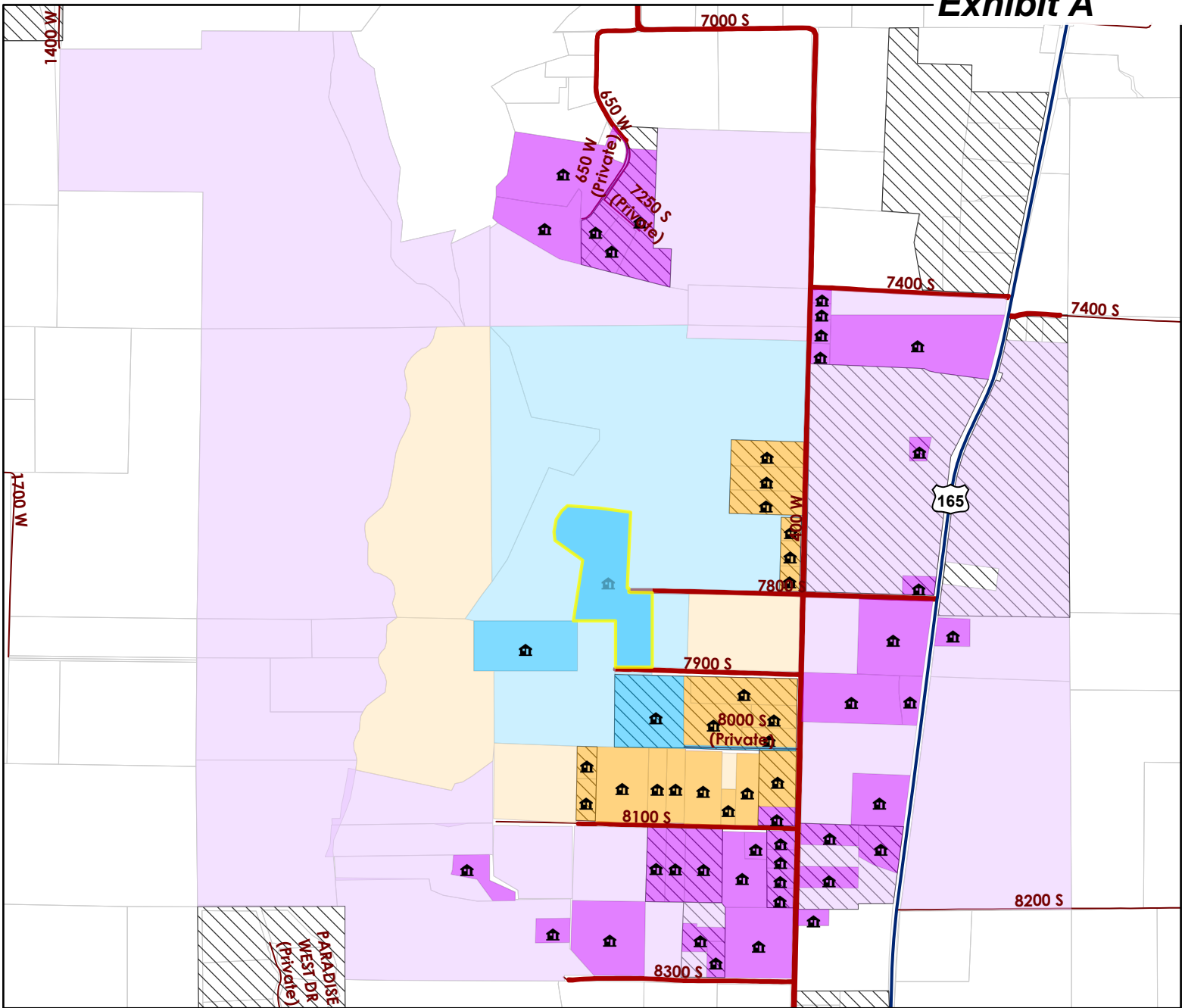
**Planning Commission Conclusion**

---

Based on the findings of fact noted herein, the River Side 2 rezone is hereby recommended for approval to the County Council as follows:

1. This parcel meets the standards of the Rural 5 (RU5) Zone.
  - a. “To allow for residential development in a moderately dense pattern that can allow for rural subdivisions, and to allow for clustering plans larger than a single parcel. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities.”
  - b. “To implement the policies of Cache countywide comprehensive plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipality standards.”
  - c. “This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.”
  - d. “For properties to submit a rezone request for the RU5 zone, the nearest property line of the parcel(s) under consideration must be within one half mile linear distance from the borders of a municipality. However an applicant may submit a rezone request if parcels are not within the required distance only if the maximum number of lots that could be subdivided in the parcel(s) is 3 or less.”
    - i. The subject property has a maximum of three potential lots.
2. The rezone is partially consistent with the Cache County General Plan:
  - a. A portion of the parcel is located in the Urban Expansion Overlay.
3. If the rezone was approved, the impact to the surrounding properties and local character would be negligible.
  - a. Should the property proceed through the subdivision process, a maximum of two new building lots could be created. Should these two new building lots be developed, the increase in residences in the area would be:
    - i. For adjacent parcels, 66%;
    - ii. For parcels within a quarter mile, 9%;
    - iii. For parcels within a half mile, 3.3%.
4. Paradise Town is not opposed to the rezone.

# **ATTACHMENT A**



## Legend

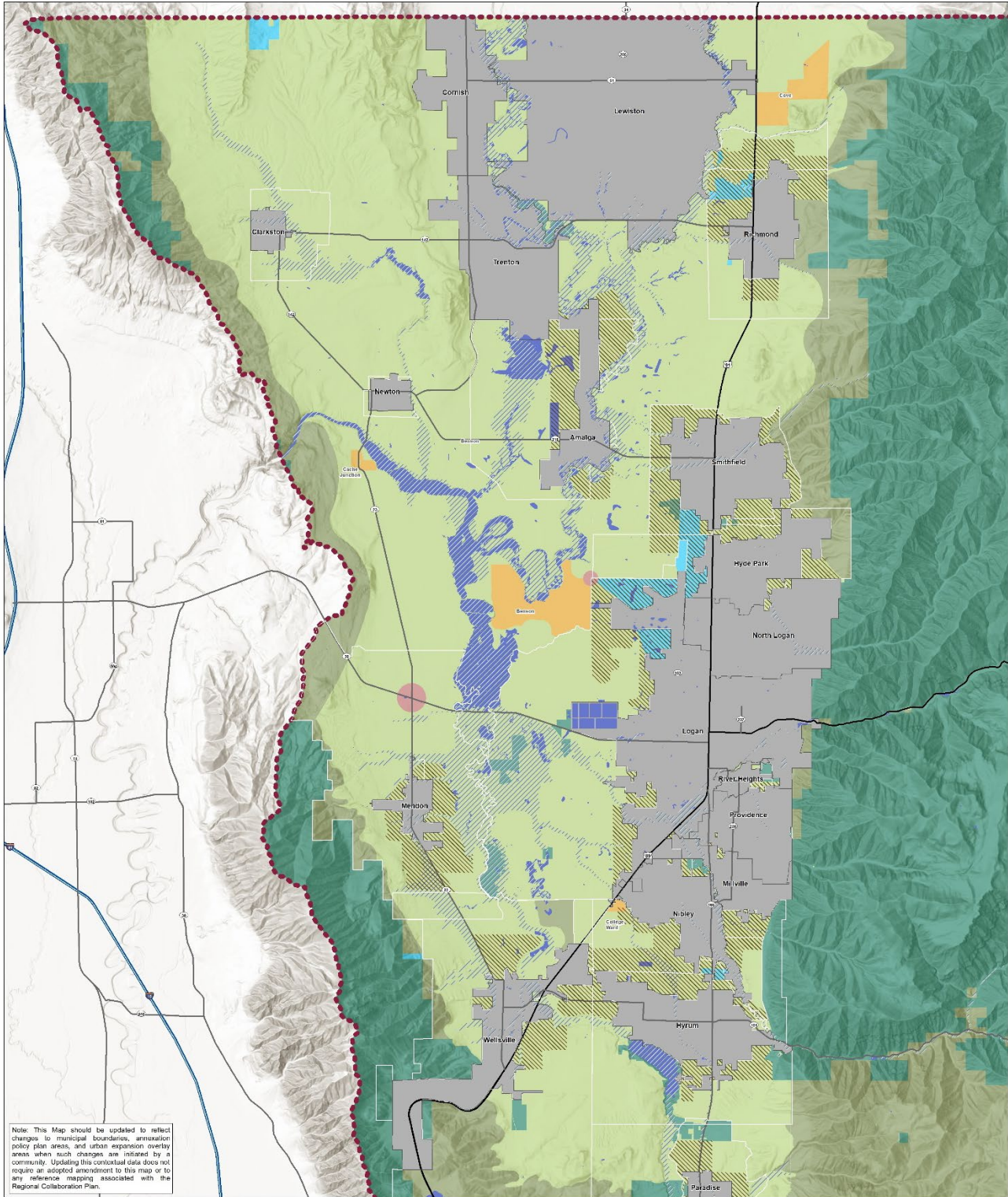
- Proposed Rezone
- Municipal Boundaries
- Subdivisions
- Parcels
- Winter Maintenance
- County Roads
- Highways

## Average Parcel Size

<b>Adjacent Parcels</b>	With a Home: 12 Acres (3 Parcels)
	Without a Home: 27.8 Acres (6 Parcels)
<b>1/4 Mile Buffer</b>	With a Home: 4.2 Acres (22 Parcels)
	Without a Home: 24.2 Acres (11 Parcels)
<b>1/2 Mile Buffer</b>	With a Home: 3.9 Acres (59 Parcels)
	Without a Home: 25.7 Acres (41 Parcels)



# **ATTACHMENT B**



Note: This Map should be updated to reflect changes to municipal boundaries, annexation policy plan areas, and urban expansion overlay areas when such changes are initiated by a community. Updating this cartographic data does not require an adopted amendment to this map or to any reference mapping associated with the Regional Collaboration Plan.

- Water Bodies
- 100 Year Floodplain
- Municipalities
- Annexation Policy Plan Areas
- Agriculture and Ranching
- Mountain Rural and Conservation
- Forest and Natural Resource
- Retail Commercial
- Rural Community
- Industrial and Mineral Extraction
- Urban Expansion Overlay

### Cache County Future Land Use Map

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

Date: February 28, 2023



# **PUBLIC COMMENTS**



Cache County  
Development Services Department  
179 N. Main Street #305  
Logan UT 84321

RE: Riverside 2 Rezone

To whom it may concern:

Paradise Town is not opposed to the proposed RU5 Riverside 2 Rezone located at approximately 616 W. 7800 S. This area falls within Paradise Town's annexation plan, and 5-acre parcels would conform to Paradise Town's annexation plan.

Paradise Town Annexation Policy plan and General plan reads: "It is intended that the town develop first, upon request for annexation, 2.5 acre lots in a one block radius north, west, and south. We will discourage development east, at this time, because with our present infrastructure, we cannot provide adequate water service. All additional land annexed beyond that one (1) block radius, would automatically be zoned in 5 acres lots (This statement indicates that the obvious minimum considered for annexation will be 5 acres)."

Thank you for your time and attention to this matter.

Sincerely,

Alyssa Petersen  
Clerk-Paradise Town



**CACHE COUNTY  
ORDINANCE NO. 2026 - 23**

**AN ORDINANCE ENACTING CHAPTER 3.88.030 OF THE COUNTY CODE  
REGARDING LEVIES**

- (A) WHEREAS, the County Council may pass all ordinances and rules and make all regulations, not repugnant to law, necessary for carrying into effect or discharging its powers and duties pursuant to Utah Code § 17-64-501; and
- (B) WHEREAS, Cache County has an interest in ensuring fair taxation throughout the County; and
- (C) WHEREAS, the County has used general fund dollars to fund the Cache County Fire District; and
- (D) WHEREAS, Logan City is not and has not ever been a member of the Cache County Fire District but has been taxed for Fire District Services; and
- (E) WHEREAS, Cache County is the appointing authority, and thus the taxing authority, for the Cache County Fire District; and
- (F) WHEREAS, Cache County desires now to levy a special revenue fund as provided for under Utah Code § 17-63-801 for a Fire Suppression Services Fund; and
- (G) WHEREAS, this levy would apply to all Fire and Emergency Medical Services throughout the County in accordance with the Cache County Fire District geographical boundaries which excludes Logan City; and
- (H) WHEREAS, the County currently budgets \$3,909,370 for fire suppression services within the General Fund, and intends to reduce that General Fund allocation by a corresponding amount, which amount shall hereafter be budgeted and accounted for in the Fire Suppression Services Special Revenue Fund; and
- (I) WHEREAS, the Cache County Council finds that this ordinance is in the best interest of Cache County and its citizens; and

NOW, THEREFORE, be it ordained by the County Council of Cache County, Utah, that:

**SECTION 1:**

Section 3.88.030 of the Cache County Code is amended to read as follows (with a redline version attached as “Exhibit A”):



**Chapter 3.88.030 FIRE DISTRICT SERVICES FUND**

In accordance with Utah Code § 17-63-801 (as amended) there is established a separate levy for the purpose of funding Fire and Emergency Medical Services throughout the County within the borders of the Cache County Fire District. This levy shall not be a part of the general levy.

**SECTION 2:**

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



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



**ACTION OF THE COUNTY EXECUTIVE:**

Approved

Disapproved (written statement of objection attached)

By: \_\_\_\_\_

N. George Daines, County Executive

\_\_\_\_\_ Date



## **EXHIBIT A**

The redline version of chapter 3.88.030 is provided below to show the proposed change:

### **Chapter 3.88.030 FIRE DISTRICT SERVICES FUND**

In accordance with Utah Code § 17-63-801 (as amended) there is established a separate levy for the purpose of funding Fire and Emergency Medical Services throughout the County within the borders of the Cache County Fire District. This levy shall not be a part of the general levy.



**CACHE COUNTY  
ORDINANCE NO. 2026-22**

**AN ORDINANCE GRANTING AN ELECTRIC UTILITY FRANCHISE  
AND GENERAL UTILITY EASEMENT TO ROCKY MOUNTAIN POWER**

- (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
- (A) WHEREAS, Rocky Mountain Power, is a regulated public utility that provides electric power and energy to the citizens of Cache County (the "County") and other surrounding areas; and
- (B) WHEREAS, providing electrical power and energy requires the installation, operation and maintenance of power poles and other related facilities to be located within the public ways of the County; and
- (C) WHEREAS, the County, pursuant to the provisions of Utah Code Ann. § 17-50-306 has the authority to regulate power line facilities within public ways and to grant to Rocky Mountain Power a general utility easement for the use thereof; and
- (D) WHEREAS, the County desires to enter an agreement with Rocky Mountain Power to set forth the terms and conditions by which Rocky Mountain Power shall use the public ways of the County;
- (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. Grant of Franchise and General Utility Easement.** The County hereby grants to Rocky Mountain Power the right, privilege and authority to construct, maintain, operate, upgrade, and relocate its electrical distribution and transmission lines and related appurtenances, including underground conduits and structures, poles, towers, wires, guy anchors, vaults, transformers, transmission lines, and communication lines (collectively referred to herein as "Electric Facilities") in, under, along, over and across the present and future streets, alleys, and rights-of-way, not including County parks, buildings or other spaces not associated with County-owned rights-of-way (collectively referred to herein as "Public Ways") within the County, for the purpose of supplying and transmitting electric power and energy to the inhabitants of the County and persons and corporations beyond the limits thereof.



**SECTION 2. Term.** The term of this Franchise and General Utility Easement is for Ten (10) years commencing on the date of acceptance by the Company as set forth in Section 3 below.

**SECTION 3. Acceptance by Company.** Within sixty (60) days after the passage of this ordinance by the County, Rocky Mountain Power shall file an unqualified written acceptance thereof, with the County Recorder otherwise the ordinance and the rights granted herein shall be null and void.

**SECTION 4. Non-Exclusive Franchise.** The right to use and occupy the Public Ways of the County shall be nonexclusive and the County reserves the right to use the Public Ways for itself or any other entity that provides service to County residences; provided, however, that such use shall not unreasonably interfere with Rocky Mountain Power's Electric Facilities or Rocky Mountain Power's rights as granted herein.

**SECTION 5. County Regulatory Authority.** In addition to the provision herein contained, the County reserves the right to adopt such additional ordinances and regulations as may be deemed necessary in the exercise of its police power for the protection of the health, safety and welfare of its citizens and their properties or exercise any other rights, powers, or duties required or authorized, under the Constitution of the State of Utah, the laws of Utah or County Ordinance.

**SECTION 6. Indemnification.** The County shall in no way be liable or responsible for any loss or damage to property or any injury to, or death, of any person that may occur in the construction, operation or maintenance by Rocky Mountain Power of its Electric Facilities. Rocky Mountain Power shall indemnify, defend and hold the County harmless from and against claims, demands, liens and all liability or damage of whatsoever kind on account of Rocky Mountain Power's use of the Public Ways within the County, and shall pay the costs of defense plus reasonable attorneys' fees for any claim, demand or lien brought thereunder. The County shall: (a) give prompt written notice to Rocky Mountain Power of any claim, demand or lien with respect to which the County seeks indemnification hereunder; and (b) permit Rocky Mountain Power to assume the defense of such claim, demand, or lien. If such defense is not assumed by Rocky Mountain Power, Rocky Mountain Power shall not be subject to liability for any settlement made without its consent. Notwithstanding any provision hereof to the contrary, Rocky Mountain Power shall not be obligated to indemnify, defend or hold the County harmless to the extent any claim, demand or lien arises out of or in connection with any negligent or willful act or failure to act of the County or any of its officers or employees.

**SECTION 7. Annexation.**

**7.1 Extension of County Limits.** Upon the annexation of any territory to the County, the rights granted herein shall extend to the annexed territory to the extent the County has such authority. All Electrical Facilities owned, maintained, or operated by Rocky Mountain Power located within any public ways of the annexed territory shall thereafter be subject to all of the terms hereof.

**7.2 Notice of Annexation.** When any territory is approved for annexation to the County, the County shall, not later than ten (10) working days after passage of an ordinance



approving the proposed annexation, provide by certified mail to Rocky Mountain Power: (a) each site address to be annexed as recorded on county assessment and tax rolls; (b) a legal description of the proposed boundary change; and (c) a copy of the County's ordinance approving the proposed annexation. The notice shall be mailed to:

Rocky Mountain Power Customer Contact Center  
Attn: Annexations  
P.O. Box 400  
Portland, Oregon 97207-0400

With a copy to:

Rocky Mountain Power  
Attn: Office of the General Counsel  
1407 West North Temple, Room 320  
Salt Lake County, UT 84116

**SECTION 8. Plan, Design, Construction and Installation of Company Facilities.**

**8.1** All Electrical Facilities installed or used under authority of this Franchise shall be used, constructed and maintained in accordance with applicable federal, state and county laws, codes and regulations.

**8.2** Except in the case of an emergency, Rocky Mountain Power shall, prior to commencing new construction or major reconstruction work in the Public Ways, apply for any permit from the County as may be required by the County's ordinances, which permit shall not be unreasonably withheld, conditioned, or delayed. Rocky Mountain Power will abide by all applicable ordinances and all reasonable rules, regulations and requirements of the County, and the County may inspect the manner of such work and require remedies as may be reasonably necessary to assure compliance. Notwithstanding the foregoing, Rocky Mountain Power shall not be obligated to obtain a permit to perform emergency repairs.

**8.3** All Electric Facilities shall be located so as to cause minimum interference with the Public Ways of the County and shall be constructed, installed, maintained, cleared of vegetation, renovated or replaced in accordance with applicable rules, ordinances and regulations of the County.

**8.4** If, during the course of work on its Electrical Facilities, Rocky Mountain Power causes damage to or alters the Public Way or public property, Rocky Mountain Power shall (at its own cost and expense and in a manner reasonably approved by the County) replace and restore it in as good a condition as existed before the work commenced.

**8.5** In addition to the installation of underground electric distribution lines as provided by applicable state law and regulations, Rocky Mountain Power shall, upon payment of all charges provided in its tariffs or their equivalent, place newly constructed electric distribution lines underground as may be required by County ordinance.

**8.6** The County shall have the right without cost to use all poles and suitable overhead structures owned by Rocky Mountain Power within Public Ways for County wires used in connection with its fire alarms, police signal systems, or other public safety communication lines used for governmental purposes; provided, however, any such uses shall be for activities owned, operated or used by the County for a public purpose and shall not include the provision of CATV, internet, or similar services to the public. Provided further, that Rocky Mountain Power shall assume no liability nor shall it incur, directly or indirectly, any additional expense in connection therewith, and the use of said poles and structures by the County shall be in such a manner as to prevent safety hazards or interferences with Rocky Mountain Power's use of same. Nothing herein shall be construed to require Rocky Mountain Power to increase pole size, or alter the manner in which Rocky Mountain Power attaches its equipment to poles, or alter the manner in which it operates and maintains its Electric Facilities. County attachments shall be installed and maintained in accordance with the reasonable requirements of Rocky Mountain Power and the current edition of the National Electrical Safety Code pertaining to such construction. Further, County attachments shall be attached or installed only after written approval by Rocky Mountain Power in conjunction with Rocky Mountain Power's standard pole attachment application process. Rocky Mountain Power shall have the right to inspect, at the County's expense, such attachments to ensure compliance with this Section 8.6 and to require the County to remedy any defective attachments.

**8.7** Rocky Mountain Power shall have the right to excavate the Public Rights of Ways subject to reasonable conditions and requirements of the County. Before installing new underground conduits or replacing existing underground conduits, Rocky Mountain Power shall first notify the County of such work by written notice and shall allow the County, at its own expense, (to include a pro rata share of the trenching costs), to share the trench of Rocky Mountain Power to lay its own conduit therein, provided that such action by the County will not unreasonably interfere with Rocky Mountain Power's Electrical Facilities or delay project completion.

**8.8** Before commencing any street improvements or other work within a Public Way that may affect Rocky Mountain Power's Electric Facilities, the County shall give written notice to Rocky Mountain Power.

## **SECTION 9. Relocations of Electric Facilities.**

**9.1** The County reserves the right to require Rocky Mountain Power to relocate its Electric Facilities within the Public Ways in the interest of public convenience, necessity, health, safety or welfare at no cost to the County. Within a reasonable period of time after written notice, Rocky Mountain Power shall promptly commence the relocation of its Electrical Facilities. Before requiring a relocation of Electric Facilities, the County shall, with the assistance and consent of Rocky Mountain Power, identify a reasonable alignment for the relocated Electric Facilities within the Public Ways of the County.

The County shall assign or otherwise transfer to Company all right it may have to recover the cost for the relocation work and shall support the efforts of Rocky Mountain Power to obtain reimbursement.

**9.2** Rocky Mountain Power shall not be obligated to pay the cost of any relocation that is required or made a condition of a private development. If the removal or relocation of facilities is caused directly or otherwise by an identifiable development of property in the area, or is made for the convenience of a customer, Rocky Mountain Power may charge the expense of removal or relocation to the developer or customer. For example, Rocky Mountain Power shall not be required to pay relocation costs in connection with a road widening or realignment where the road project is made a condition of or caused by a private development.

**SECTION 10. Subdivision Plat Notification.** Before the County approves any new subdivision and before recordation of the plat, the County shall obtain Rocky Mountain Power’s approval of Electrical Facilities, including underground facilities to be installed by the developer, and associated rights of way depicted on the plat. A copy of the plat shall be mailed for approval to Rocky Mountain Power:

Rocky Mountain Power  
Attn: Estimating Department  
Local Address 780 N. Main Smithfield, Utah 84335

**Section 11. Vegetation Management.** Rocky Mountain Power or its contractor may prune all trees and vegetation which overhang the Public Ways, whether such trees or vegetation originate within or outside the Public Ways, to prevent the branches, limbs or other part of such trees or vegetation from interfering with Rocky Mountain Power’s Distribution or Transmission Electrical Facilities. Such work shall comply with the American National Standard for Tree Care Operation (ANSI A300) and be conducted under the direction of an arborist certified with the International Society of Arboriculture. Rocky Mountain Power may also cut down and remove any tree located in the Public Ways which poses a risk to public safety or service reliability. A growth inhibitor treatment may be used for trees and vegetation species that are fast-growing. Trees planted in the Public Ways under or near existing Rocky Mountain Power’s Distribution or Transmission Electrical Facilities should not interfere with such Electrical Facilities at the tree’s full maturity height. For guidance on tree species selection, see Rocky Mountain Power’s planting guidelines [www.Rockymountainpower.net/trees](http://www.Rockymountainpower.net/trees).

**SECTION 12. Renewal.** At least 120 days prior to the expiration of this Franchise, Rocky Mountain Power and the County either shall agree to extend the term of this Franchise for a mutually acceptable period of time or the parties shall use best faith efforts to renegotiate a replacement Franchise. Rocky Mountain Power shall have the continued right to use the Public Ways of the County as set forth herein in the event an extension or replacement Franchise is not entered into upon expiration of this Franchise.

**SECTION 13. No Waiver.** Neither the County nor Rocky Mountain Power shall be excused from complying with any of the terms and conditions of this Franchise by any failure of the other, or any of its officers, employees, or agents, upon any one or more occasions to insist upon or to seek compliance with any such terms and conditions.

**SECTION 14. Transfer of Franchise.** Rocky Mountain Power shall not transfer or assign any rights under this Franchise to another entity, except transfers and assignments by operation of law,



or to affiliates, parents or subsidiaries of Rocky Mountain Power which assume all of Rocky Mountain Power's obligations hereunder, unless the County shall first give its approval in writing, which approval shall not be unreasonably withheld, conditioned or delayed; provided, however, Rocky Mountain Power may assign, mortgage, pledge, hypothecate or otherwise transfer without consent its interest in this Franchise to any financing entity, or agent on behalf of any financing entity to whom Rocky Mountain Power (1) has obligations for borrowed money or in respect of guaranties thereof, (ii) has obligations evidenced by bonds, debentures, notes or similar instruments, or (iii) has obligations under or with respect to letters of credit, bankers acceptances and similar facilities or in respect of guaranties thereof.

**SECTION 15. Amendment.** At any time during the term of this Franchise, the County through its County Council, or Rocky Mountain Power may propose amendments to this Franchise by giving thirty (30) days written notice to the other party of the proposed amendment(s) desired, and both parties thereafter, through their designated representatives, will, within a reasonable time, negotiate in good faith in an effort to agree upon mutually satisfactory amendment(s). No amendment or amendments to this Franchise shall be effective until mutually agreed upon by the County and Rocky Mountain Power and formally adopted as an ordinance amendment, which is accepted in writing by Rocky Mountain Power.

**SECTION 16. Notices.** Unless otherwise specified herein, all notices from Rocky Mountain Power to the County pursuant to or concerning this Franchise shall be delivered to the County Recorder's Office. Unless otherwise specified herein, all notices from the County to Rocky Mountain Power pursuant to or concerning this Franchise shall be delivered to the Regional Business Management Director, Rocky Mountain Power, 852 East 1400 North, Shelley, Idaho, 83274, and such other office as Rocky Mountain Power may advise the City of by written notice.

**SECTION 17. Severability.** If any section, sentence, paragraph, term or provision hereof is for any reason determined to be illegal, invalid, or superseded by other lawful authority including any state or federal regulatory authority having jurisdiction thereof or unconstitutional, illegal or invalid by any court of common jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such determination shall have no effect on the validity of any other section, sentence, paragraph, term or provision hereof, all of which will remain in full force and effect for the term of the Franchise or any renewal or renewals thereof.

**SECTION 18. Waiver of Jury Trial.** To the fullest extent permitted by law, each of the parties hereto waives any right it may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this agreement. Each party further waives any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

**SECTION 19. EFFECT**

This ordinance will take effect upon passage and signature of the County Council and written acceptance by Rocky Mountain Power in accordance with SECTION 3.



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



**ACTION OF THE COUNTY EXECUTIVE:**

Approved  
 Disapproved (written statement of objection attached)

By: \_\_\_\_\_ Date \_\_\_\_\_  
N. George Daines, County Executive



**CACHE COUNTY  
ORDINANCE NO. 2026 - 24**

**AN ORDINANCE AMENDING THE CACHE COUNTY COUNCIL RULES OF  
PROCEDURE FOR PUBLIC COMMENT INPUT**

- (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. §§ 17-64-303(2) state that the county legislative body shall "make or adopt rules of order and procedure to govern a public meeting of the legislative body" subject to the provisions of the Utah Open and Public Meetings Act; and
- (C) WHEREAS, Section 3.12 of the Cache County Optional Plan (i.e. The Organic Act) provides that the Cache County Council shall "Adopt by ordinance rules of procedure [...] governing the time, place, conduct and order of business of its meetings and hearings..."; and
- (D) WHEREAS, Chapter 2.12 of the Cache County Code is the current location of the rules of order and procedure that govern the public meetings of the Cache County Council; and
- (E) WHEREAS, the aforementioned rules of order and procedure provide for rules regarding public hearings on certain matters, but lack a general public comment section that is common with some local legislative bodies; and
- (F) WHEREAS, the Cache County Council believes that correcting this procedural deficiency in general meetings of the County Council would boost opportunity for input by members of the public that is germane to county operations; and
- (G) WHEREAS, the Cache County Council believes that the passage of this ordinance would be in the best interest of the county and its people;

NOW, THEREFORE, be it ordained by the County Council of Cache County, Utah, that:

**SECTION 1:**

Section 2.12.200 of the Cache County Code is amended to read as follows (with a redline version of the amendments attached as "Exhibit A"):

**2.12.200: REGULAR MEETINGS**

- A. Monthly: Regular meetings shall be held not less than twice per month as established by ordinance.



## ORDINANCE NO. 2026 – 24

- B. Notice: Public notice of each meeting shall be given in accordance with state law.
- C. Place And Date: The regular meetings of the County Council of Cache County, Utah, will be held in the Cache County council chambers in the Historic County Courthouse at 199 Main, Logan, Utah, on the second and fourth Tuesday of each and every month, except that during December the regular meetings of the county council will be on the first and second Tuesday of the month.
- D. Time: Regular meetings shall commence at five o'clock (5:00) P.M., or as soon thereafter as reasonably possible.
- E. Exception: If the day for which a regular meeting of the county council is scheduled falls upon a legal holiday or if the county council determines that there is good cause to reschedule any regular meeting, any regular meeting may be held at such other time and place as may be determined by the county council; provided, however, that lawful notice thereof is given.
- F. General Public Comment: The purpose public comment portions in regular meetings is to allow for any interested member of the public to give input to the County Council regarding any matter such that the comments are addressed to the County Council and are germane to the operation, business, or interests of the County or of the County Council, such that the matter is not already scheduled for a dedicated public hearing, or is listed as being scheduled for a dedicated public hearing.
  - 1. At the beginning the public comment portion, the Chairperson shall publicly state the rules of conduct for such public comment portions, including any reasonable time limits, the necessity of submitting materials in writing with sufficient copies for all council members and the clerk, and such other reasonable rules as may be reasonably necessary for the proper and expeditious conduct of the public comment portion of the meeting.
- G. Unless determined otherwise by a majority of council members present at the meeting, the order of business for a regular meeting shall be as follows:
  - 1. Call to order;
  - 2. Opening Remarks;
  - 3. Review and approval of agenda;
  - 4. Review and approval of minutes;
  - 5. General public comment portion;
  - 6. Report of county executive;
  - 7. Items of special interest;



**ORDINANCE NO. 2026 – 24**

8. Public hearings, appeals and board of equalization matters;
9. Pending action;
10. Initial proposals for consideration of action;
11. Other business;
12. Council member reports;
13. Adjournment.

**SECTION 2:**

This ordinance shall take effect fifteen (15) days after passage.



**ORDINANCE NO. 2026 – 24**

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:**

**ATTEST:**

By: \_\_\_\_\_  
Sandi Goodlander, Chair

By: \_\_\_\_\_  
Bryson Behm, County Clerk



**ORDINANCE NO. 2026 – 24**

**ACTION OF THE COUNTY EXECUTIVE:**

Approved  
 Disapproved (written statement of objection attached)

By: \_\_\_\_\_  
N. George Daines, County Executive                      Date



## ORDINANCE NO. 2026 – 24

### EXHIBIT A

#### CACHE COUNTY CODE

#### **2.12.200: REGULAR MEETINGS**

- H. Monthly: Regular meetings shall be held not less than twice per month as established by ordinance.
- I. Notice: Public notice of each meeting shall be given in accordance with state law.
- J. Place And Date: The regular meetings of the eCounty eCouncil of Cache County, Utah, will be held in the Cache County council chambers in the Historic County Courthouse at 199 Main, Logan, Utah, on the second and fourth Tuesday of each and every month, except that during December the regular meetings of the county council will be on the first and second Tuesday of the month.
- K. Time: Regular meetings shall commence at five o'clock (5:00) P.M., or as soon thereafter as reasonably possible.
- L. Exception: If the day for which a regular meeting of the county council is scheduled falls upon a legal holiday or if the county council determines that there is good cause to reschedule any regular meeting, any regular meeting may be held at such other time and place as may be determined by the county council; provided, however, that lawful notice thereof is given.
- M. General Public Comment: The purpose public comment portions in regular meetings is to allow for any interested member of the public to give input to the County Council regarding any matter such that the comments are addressed to the County Council and are germane to the operation, business, or interests of the County or of the County Council, such that the matter is not already scheduled for a dedicated public hearing, or is listed as being scheduled for a dedicated public hearing.
  - 1. At the beginning the public comment portion, the Chairperson shall publicly state the rules of conduct for such public comment portions, including any reasonable time limits, the necessity of submitting materials in writing with sufficient copies for all council members and the clerk, and such other reasonable rules as may be reasonably necessary for the proper and expeditious conduct of the public comment portion of the meeting.
- N. Unless determined otherwise by a majority of council members present at the meeting, the order of business for a regular meeting shall be as follows:
  - 1. Call to order;



## ORDINANCE NO. 2026 – 24

2. Opening Remarks;
3. Review and approval of agenda;
4. Review and approval of minutes;
5. General public comment portion;
6. Report of county executive;
7. Items of special interest;
8. Public hearings, appeals and board of equalization matters;
9. Pending action;
10. Initial proposals for consideration of action;
11. Other business;
12. Council member reports;
13. Adjournment.



**CACHE COUNTY  
RESOLUTION NO. 2026 – 13**

**A RESOLUTION PROVIDING APPROVAL FOR COUNTY ROADWAY ACCESS FOR  
THE CREEKSIDE ESTATES DEVELOPMENT**

- (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, 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"; and
- (C) WHEREAS, Section 5.6B of the Cache County Manual of Roadway Design & Construction Standards provides that "[n]o municipal development shall be permitted to access a County roadway without the express written approval from the Cache County Council," and further states, "[i]t is the policy of Cache County that no service shall be provided to municipal developments from County roadways unless extreme circumstances provide no alternative and annexation or acceptance of ownership of the roadway by the municipality is not possible"; and
- (D) WHEREAS, the Creekside Estates residential development project in River Heights, Utah, by Heritage Property Solutions LLC (also known as "Heritage Land Development"), was approved by the City of River Heights with one primary access and one emergency access, both located on 600 East; and
- (E) WHEREAS, 600 East is currently designated as a Class B County Road under the jurisdiction of Cache County, and the County therefore has the responsibility and authority to provide roadway access approval for the Creekside Estates development; and
- (F) WHEREAS, this roadway access approval is necessary for the initiation of construction as well as the ongoing, permanent access requirements for the development and any future residents thereof;

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

**SECTION 1:**

The Cache County Council hereby finds that, pursuant to Section 5.6B of the Cache County Manual of Roadway Design & Construction Standards, extreme circumstances exist such that no feasible alternative access is available for the Creekside Estates development and that annexation or acceptance of ownership of the roadway by the municipality is not possible at this time. The



**CACHE COUNTY  
RESOLUTION NO. 2026 – 13**

Council further finds that the River Heights City Council has previously approved the rezone of the subject property from Agricultural to R-1-8 (Residential) under Ordinance 2-2025 at the request of the Creekside Estates developer.

**SECTION 2:**

Road access is hereby approved per Section 5.6B of the Cache County Manual of Roadway Design & Construction Standards for the Creekside Estates residential development project (as detailed in the attached “Exhibit A”) in River Heights, UT by Heritage Property Solutions LLC (also known as “Heritage Land Development”) on the road of 600 E in River Heights, UT., subject to completion and approval of all necessary engineering details and required improvements within the County right-of-way, and coordination with River Heights City to ensure compliance with applicable city standards, as determined by the Cache County Executive or their authorized designee.

**SECTION 3:**

The approval granted in this Resolution is strictly limited to the roadway access specifically described herein. The passage of this Resolution shall not be construed as to:

1. Create any contractual relationship or vested rights beyond the specific access point approved;
2. Waive or modify any other requirements of the Cache County Code or the Cache County Manual of Roadway Design & Construction Standards;
3. Obligate the County to provide any additional services or infrastructure to the development now or in the future; or
4. Create any third-party beneficiary rights for any person or entity not a party to this specific approval, including but not limited to any future owners, successors, or assigns of subdivided parcels, individual residential lots, or association(s) within the Creekside Estates development as detailed in this Resolution.

**SECTION 4:**

This Resolution shall be effective immediately upon passage.



**CACHE COUNTY  
RESOLUTION NO. 2026 – 13**

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:**

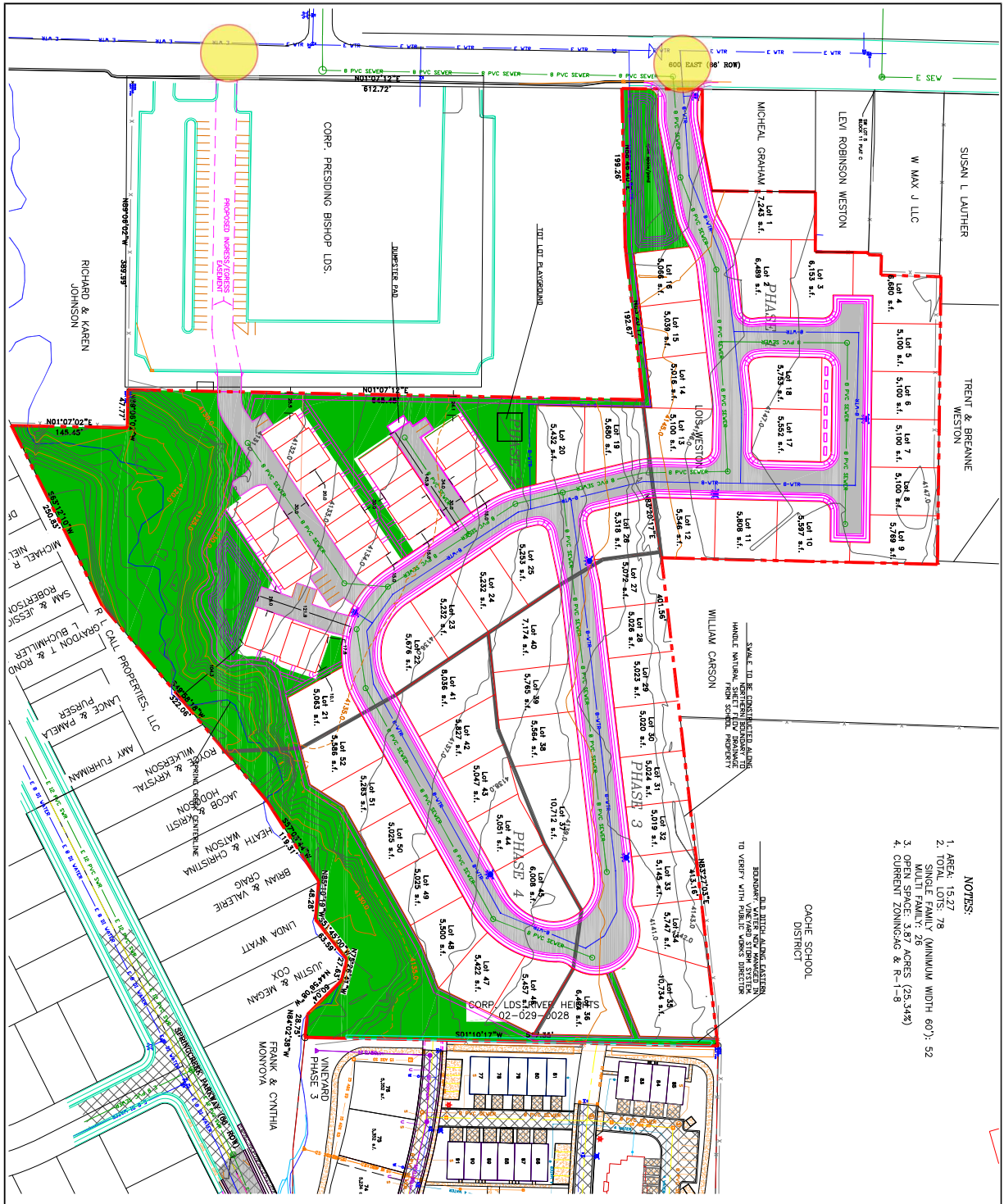
By: \_\_\_\_\_  
Bryson Behm, County Clerk



**CACHE COUNTY  
RESOLUTION NO. 2026 – 13**

**EXHIBIT A**

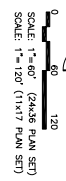
[The remainder of this page is intentionally left blank]



- NOTES:
1. AREA: 15.27
  2. TOTAL LOTS: 78
  3. SINGLE FAMILY: 26 (MINIMUM WIDTH 60'); 52
  4. OPEN SPACE: 3.57 ACRES (23.34%)
  5. CURRENT ZONING: S-C & R-1-B

CACHE SCHOOL DISTRICT

ON NATION ALIQUOT EASTERN  
 HANDED NATURAL SHIELD FOR ABANDONED  
 TO VERIFY WITH LOCAL PUBLIC WORKS DEPARTMENT



**CREEKSIDE ESTATES  
 SUBDIVISION  
 CONCEPT**

PART OF THE SOUTHWEST QUARTER OF SECTION 2  
 AND SOUTHEAST QUARTER OF SECTION 3  
 TOWNSHIP 11 NORTH, RANGE 1 EAST  
 SALT LAKE BASELINE AND MERIDIAN  
 RIVER HEIGHTS, UTAH

DATE: 10/20/2022  
 DRAWING NO. 1

PROJECT TITLE: **CREEKSIDE ESTATES  
 SUBDIVISION**  
 PART OF THE SOUTHWEST QUARTER OF SECTION 2  
 AND SOUTHEAST QUARTER OF SECTION 3  
 TOWNSHIP 11 NORTH, RANGE 1 EAST  
 SALT LAKE BASELINE AND MERIDIAN  
 RIVER HEIGHTS, UTAH

DRAWING TITLE: **CONCEPT**

No.	REVISIONS/SUBMISSIONS	DATE

REVIEWED: \_\_\_\_\_ DRAWN: \_\_\_\_\_  
 DATE FILE: \_\_\_\_\_ PROJECT NO.: \_\_\_\_\_

OWNER:  
 RIDGEMOUNT PARK, LLC  
 50 EAST 2500 N SUITE 101  
 NORTH LOGAN, UTAH 84341  
 (435)752-1480

**AE ALLIANCE CONSULTING ENGINEERS**

150 EAST 200 NORTH SUITE P  
 LOGAN, UTAH 84321  
 (435)752-5121  
 allianceclogan@yahoo.com

600 E Access Points for Creekside Estates



**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, which was historically described as: *From Route 165 east to Millville; then northerly through Providence and River Heights to US-Route 91 in Logan, a distance of 4.7 plus or minus miles*; and
- (F) WHEREAS, current County road inventories and GIS records confirm the County's Class B designation for CR-238 now terminates at *S Country Road* (no longer US-Route 91) in Logan comprising a distance of approximately 4.2 plus or minus miles; and
- (G) 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:



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

1. The roadway segments described as from Route 165 east to Millville; then northerly through Providence and River Heights to S Country Road in Logan, a distance of 4.2 plus or minus miles, and as further delineated in "Exhibit A" (attached).

This deletion exclusively applies to the segments in corporate limits of the corridor formerly known as SR-238 (currently CR-238) located within the corporate limits of Nibley, Millville, Providence, and River Heights.

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 the portions of CR-238 located in corporate limits.
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

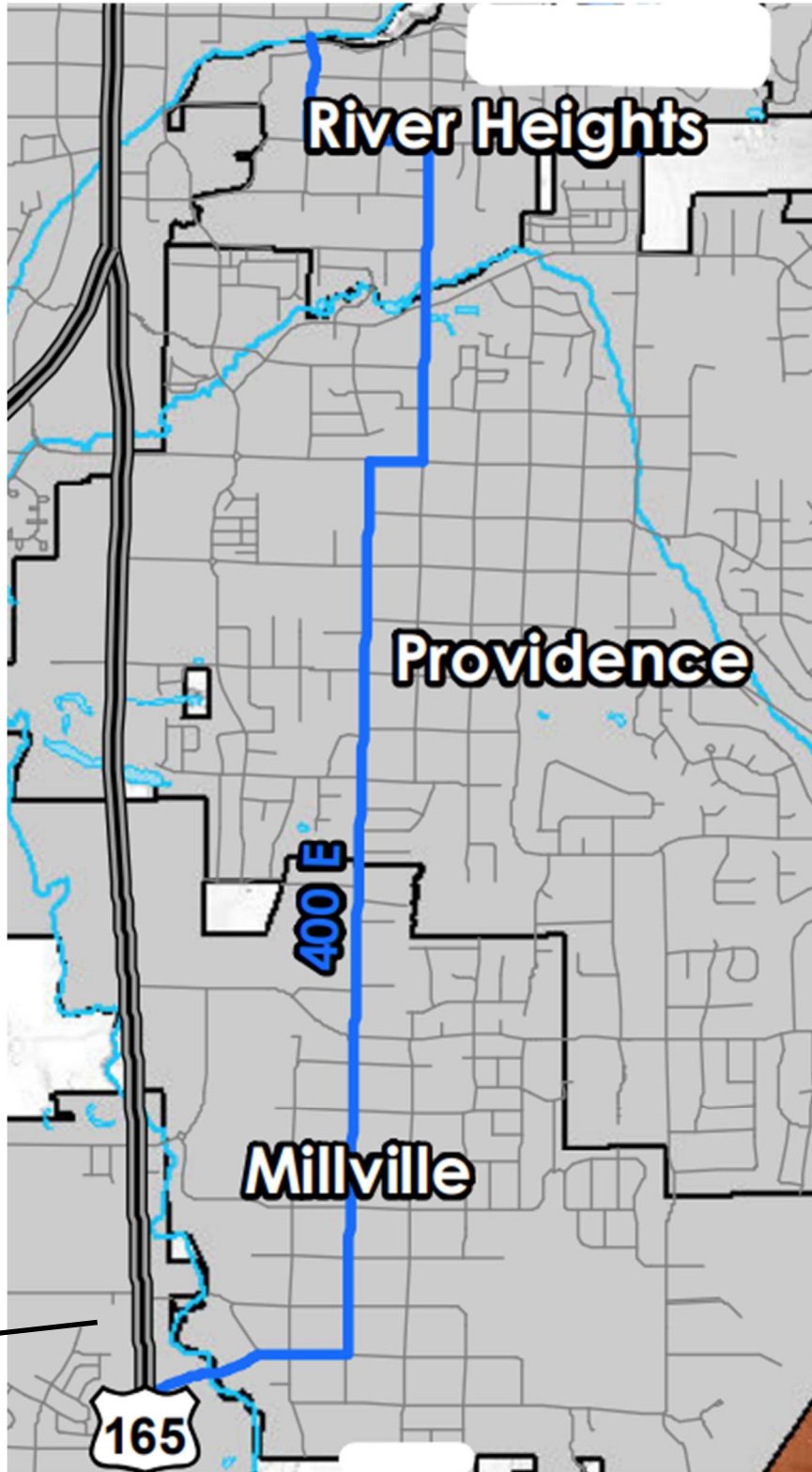
**ATTEST:**

By: \_\_\_\_\_  
Bryson Behm, County Clerk



CACHE COUNTY  
RESOLUTION NO. 2026 – 06

EXHIBIT A



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

**Nibley**