



**CACHE COUNTY COUNCIL**

**Cache County Council Regular Meeting  
Media Packet**

May 12, 2026

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**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)

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**PUBLIC NOTICE** is hereby given that the County Council of Cache County, Utah will hold a **WORKSHOP MEETING** at **3:30 p.m.** and a **REGULAR COUNCIL MEETING** at **5:00 p.m.** in the Cache County Historic Courthouse Council Chambers, 199 North Main Street, Logan, Utah 84321, on **Tuesday, May 12, 2026.**

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

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## **CACHE COUNTY COUNCIL AGENDA**

**AMENDED**

### **COUNCIL WORKSHOP – 3:30 p.m.**

- 1. Call To Order**
- 2. Discussion of the Cache County Fire Protection District**
- 3. Call To Order**

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

- 1. Call To Order**
- 2. Review and Approval of Agenda**
- 3. Review and Approval of Minutes**
  - a. 04-21-2026 County Council Meeting Minutes
- 4. Opening and Honor Guard Presentation of the Colors**
  - a. Opening Prayer/Statement  
- [Councilmember Nolan Gunnell](#)
  - b. Presentation of the Colors and Pledge of Allegiance  
- [Cache County Sheriff's Office](#)
  - c. Proclamation 2026-02 –Declaring Law Enforcement Week and Peace Officers Memorial Day in Cache County  
- [Councilmember Sandi Goodlander](#)
  - d. Presentation of Awards/Recognitions  
- [Chad Jensen, Cache County Sheriff](#)

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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.

**5. Report of the County Executive**

- a. Appointments
- b. Other Items

**6. Items of Special Interest**

- a. Bear River Mental Health Audit Presentation  
- Rob Johnson, BRMH Finance Director
- b. ARPA Funds Report  
- Alma Burgess, Cache County Grant Administrator
- c. RAPZ and Restaurant Tax Program Recommendation  
- Alma Burgess, Cache County Grant Administrator

**7. Public Hearings – 5:30 p.m.**

- a. **Schedule Public Hearings for May 26, 2026 at 5:30 PM:**
  - i. Ordinance 2026-28 – Enacting County Board Per Diem Standards and Planning Commission Compensation
- b. **Hold Public Hearings at 5:30 PM:**
  - i. Ordinance 2026-20 – River Side 2 Rezone
  - 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 2026-20 – River Side 2 Rezone**  
- Brian Abbott, Cache County Development Services Director
- b. **Ordinance 2026-21 – Amending Chapter 17.14 on the Resort Recreation (RR) Zone**  
- Brian Abbott, Cache County Development Services Director
- c. **Ordinance 2026-23 – Enacting Chapter 3.88.030 of the County Code Regarding Levies**  
- Matt Funk, Cache County Auditor
- d. **Ordinance 2026-25 – Enacting Appointment and Advice and Consent Procedures**  
- Andrew Erickson, County Council Policy Analyst
- e. **Ordinance 2026-26 – Enacting a Prohibition on the Feeding of Wild Animals**  
- Andrew Erickson, County Council Policy Analyst
- f. **Ordinance 2026-27 – Amending the Cache County Personnel Policy and Procedures Manual Section IX.Q. Cell Phone Policy**  
- Amy Adams, Cache County OPM Director

- g. **Resolution 2026-14 – Providing Consent to the Nielsen-Ropelato Annexation and Allowing for the Creation of an Unincorporated Island Within the County**  
- Brian Abbott, Cache County Development Services Director

**9. Pending Items**

- a. **Resolution 2026-06 – Removal of Certain Class B Road Segments from Cache County's Class B Road System**

**10. Other Business**

- a. Richmond Black and White Days Parade May 16, 2026 @ 5:00 PM
- b. Nibley Heritage Days Parade June 20, 2026 @ 10:00 AM
- c. Hyrum Independence Day Parade July 4, 2026 @ 10:00 AM
- d. Hyde Park Hometown Days Parade July 18, 2026 @ 10:00 AM
- e. North Logan City Pioneer Day Parade July 24, 2026 @ 10:00 AM
- f. Logan City Pioneer Day Parade July 24, 2026 @ 10:00 AM

**11. Councilmember Reports**

**12. Adjourn**

- Next Scheduled Regular Council Meeting: May 26, 2026 @ 5:00 PM

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

## CACHE COUNTY COUNCIL

April 21, 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 Keegan Garrity, Councilmember Nolan Gunnell, Councilmember Mark Hurd.

**MEMBERS EXCUSED:**

**STAFF PRESENT:**

**OTHER ATTENDANCE:**

1. **Call to Order 5:00p.m. – [0:00:19](#)**
2. **Opening Remarks and Pledge of Allegiance – [0:00:22](#)** Vice Chair Kathryn Beus delivered the opening remarks, sharing about the historical essays published weekly on InPursuit.org regarding the nation's founding in celebration of America's 250th anniversary. She then led the council and attendees in the Pledge of Allegiance.
3. **Review and Approval of Agenda [0:03:11](#)**  
**Action:** Motion made by Councilmember Nolan Gunnell to approve agenda; seconded by Councilmember David Erickson.  
**Motion passes.**  
**Aye: 7** David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett  
**Nay: 0**
4. **Review and Approval of Minutes [0:03:28](#)** Councilmember JoAnn Bennett requested an amendment to the minutes to correct her 'nay' vote on denying Ordinance 2026-15 that was recorded as a 'yea' vote in the April 14 minutes.  
**Action:** Motion made by Councilmember David Erickson to approve minutes with the proposed amendment; seconded by Councilmember Nolan Gunnell.  
**Motion passes.**  
**Aye: 6** David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd, JoAnn Bennett  
**Nay: 0**  
**Abstain: 1** Keegan Garrity
5. **Report of the County Executive [0:04:12](#)** Executive George Daines noted ongoing efforts concerning the Senior Citizen Center and recreational centers to prepare them for a public vote. He provided updates on resolving road access issues between Providence and River Heights, as well as surveying work on Clarkston Road. Executive Daines reported on recent meetings with the mayors of Mendon and Providence and an upcoming meeting in Lewiston. He commended Chief Brady George for supplying excellent informational materials regarding the fire board. Executive Daines shared that meetings were held to determine whether the county should fund one, two, or three recreational centers, and he recommended a layered voting approach for three distinct centers. Chair Sandi Goodlander reported on a meeting with city municipal leaders about their cities' commitments to provide recreation to their residents, and also shared that the Senior Center had finished a study that provided recommendations for the size and cost of the new center and would present them to the council for approval ahead of its inclusion on the ballot. [0:12:24](#) Councilmember Keegan Garrity recommended allowing the public to vote on each individual recreation center rather than voter for all three at once. Executive George Daines shared that the Steering Committee will first make its recommendation to the council and then the council will discuss and make its own decision. Councilmember Mark Hurd requested that the Steering Committee meetings be added to the council's group calendar.
6. **Items of Special Interest [0:15:16](#)**

- a. **Fraud Risk Assessment** [0:15:29](#) Auditor Matt Funk presented the annual State of Utah Fraud Risk Assessment to the council and reported that Cache County scored the highest possible level for its internal controls. Chair Sandi Goodlander asked if the council needed to formally accept the assessment via a vote.

**Action:** Motion made by Vice Chair Kathryn Beus to accept the fraud risk assessment; seconded by Councilmember JoAnn Bennett.

**Motion passes.**

**Aye: 7** David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett  
**Nay: 0**

- b. **Amending the Cache County Office Holiday Schedule due to passage of H.B. 309 – Juneteenth Observance**

**Amendments** [0:16:53](#) OPM Director Amy Adams presented a proposed amendment to the Cache County Office holiday schedule. The proposal requested that the county officially observe the holiday on June 19th starting in 2026 to align with the state schedule and eliminate previous scheduling confusion for employees.

**Action:** Motion made by Vice Chair Kathryn Beus to accept the amendment to the Cache County Office Holiday Schedule; seconded by Councilmember David Erickson.

**Motion passes.**

**Aye: 7** David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett  
**Nay: 0**

- c. **Discussion of County Airport Governance** [0:19:43](#) Executive George Daines initiated a discussion regarding the governance of the County Airport, referencing a previous report that contained 30 operational recommendations. He outlined three primary objectives: consolidating ownership with Logan City, establishing an enterprise fund, and reconstituting the Airport Authority Board. He presented an operational budget demonstrating \$682,000 in revenues and corresponding expenses, noting that the enterprise fund was designed to be entirely self-sustaining. Executive Daines recommended that the new Airport Authority Board consist of members with significant business and aviation expertise, removing elected politicians from the board to avoid conflicts of interest, and limiting pilot representation to no more than 50%. [0:30:05](#) He outlined six constraints for the new authority, including mandatory annual reporting to the county sponsor and independent annual financial audits. Chair Sandi Goodlander noted that the removal of Logan City from the interlocal agreement at the airport is currently in progress. Executive George Daines shared that Logan City is supportive of these recommendations. Auditor Matt Funk shared that the airport receives many grants that are reflected in the capital fund. Councilmember Keegan Garrity voiced his support for the recommendations and also recommended defining the positions of the authority board before suggesting names for the board. Chair Sandi Goodlander shared that the previous contract with the airport was not approved by the county and the new one will need to be. She also noted that an ordinance will be required to delegate authority to the new airport authority board. [0:41:40](#) Executive George Daines noted that the council will be the ultimate authority over the airport but he hopes the authority board can operate autonomously and be trusted to handle all airport matters. He said an appointment to the board will be a commitment and the council should work to find people that are willing to commit to the time and effort that an appointment will require. Councilmember Keegan Garrity spoke about the future of the airport, noting the potential for state grants related to the 2030 Olympics. Executive George Daines agreed and spoke about the potential of expanding airplane hangars and collaborating with Utah State University. He requested that the council allow County Attorney Dane Murray to start to draft agreements, contracts, and ordinances to go along with the aforementioned recommendations to present for the council's approval. Attorney Dane Murray noted that the airport will be regulated by Utah Code and also need to follow the heavy federal regulations to receive federal grants. Councilmember Mark Hurd asked that the Ordinance and Policy Committee start to consider these recommendations in their upcoming meeting. Chair Sandi Goodlander asked about a recent board vote to impose impact fees on new hangars; Executive Daines confirmed the county is aware of the issue and is reviewing it. He reiterated that the airport must be self-sustaining and must

charge the fees that will allow it to support itself. [0:52:42](#) Executive George Daines asked if the council was in favor of proceeding with the recommendations. Councilmember Mark Hurd stated that those recommendations should be discussed in the Ordinance and Policy Committee.

**7. Public Hearings** [0:53:59](#)

**a. Schedule Public Hearings for May 12, 2026 at 5:30 PM:**

- i. Ordinance 2026-20 – River Side 2 Rezone
- 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

**Action:** Motion made by Vice Chair Kathryn Beus to set the public hearings for Ordinances 2026-20, 2026-21 and 2026-23 for May 12, 2026 at 5:30 PM; seconded by Councilmember Nolan Gunnell.

**Motion passes.**

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

**Nay:** 0

**8. Initial Proposals for Consideration of Action** [0:54:43](#)

**a. Ordinance 2026-22 – Granting an Electric Utility Franchise and General Utility Easement to Rocky Mountain**

**Power** Public Works Director Matt Phillips presented Ordinance 2026-22 to update the county's franchise agreement with Rocky Mountain Power. He explained that the current agreement expires later in the month and the new agreement is identical to the previous one and establishes a standard 10-year term. Chair Sandi Goodlander clarified that a franchise agreement is not exclusive and allows other utility companies to operate. Councilmember David Erickson clarified the official name of Rocky Mountain Power.

**Action:** Motion made by Councilmember Mark Hurd to waive rules and approve Ordinance 2026-22; seconded by Councilmember David Erickson.

**Motion passes.**

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

**Nay:** 0

**b. Ordinance 2026-24 – Amendments to County Council Procedure for Public Comment Input** [0:58:43](#)

Policy Analyst Andrew Erickson presented Ordinance 2026-24 which allows for a general public comment portion during regular council meetings where members of the public, subject to reasonable limitations decided by the chair, may speak on issues of county business that are not already scheduled for a public hearing. [1:01:57](#) Councilmember JoAnn Bennett moved to suspend rules and approve the ordinance on a six-month trial basis. Councilmember Keegan Garrity seconded and noted that this ordinance was recommended for denial by the Ordinance and Policy Committee. He recognized that public comments could stray off topic without a proper structure but said that hearing public comments is healthy and a good reminder to the council of their public service. Vice Chair Kathryn Beus shared her opinion that these public comments will not be effective as the council is prevented from responding by the Utah Open and Public Meetings Act and that the councilmembers are already accessible to public comment by publishing their emails and phone numbers on the county website. Councilmember Nolan Gunnell stated that he prefers the status quo as he primarily receives calls and input from residents in his district, allowing him to focus on the district he represents. Councilmember JoAnn Bennett shared her experiences as a citizen trying to contact the council and said that this public comment portion would have been helpful for her to raise the issues she thought were important for the council to consider.

**Action:** Motion made by Councilmember JoAnn Bennett to suspend rules and approve Ordinance 2026-24 for six months; seconded by Councilmember Keegan Garrity.

**Motion failed.**

**Aye:** 2 Keegan Garrity, JoAnn Bennett

**Nay:** 5 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd

- c. Resolution 2026-13 – Providing Approval for County Roadway Access for the Creekside Estates Development**  
[1:07:12](#) Chair Sandi Goodlander noted that county code prohibits granting access to a county road, but believes this instance to be an acceptable exception. Analyst Andrew Erickson explained that this resolution is only to grant access and does not change ownership of the road. He confirmed that this access is normally prohibited but the county road manual provides for this exception. Councilmember Nolan Gunnell questioned the ingress and egress points, confirming there is only one main entrance and an emergency egress routed through a church parking lot. Executive George Daines said this resolution is to help the developer from being caught in between a dispute between the county and River Heights City. Councilmember Nolan Gunnell questioned Attorney Dane Murray as to whether the county could approve a development with only one entrance. Attorney Dane Murray clarified that the development is in River Heights City and subject to their municipal code. Councilmember David Erickson stated that giving the road to River Heights City would solve the entire issue. [1:14:36](#) Public Works Director Matt Phillips praised the developer for their cooperation and shared that his department views this resolution as giving River Heights City access to a county road, noting that this development would involve several elements that the county does not often handle, such as roads that lead to schools and crosswalks. He clarified that the county is not involved in regulations involving fire access or lot size, as that falls to River Heights City to enforce, but that the county should consider the traffic being added to a road that is maintained by the county. Executive George Daines shared that there is some maintenance that must be done to the road before it is turned over to the cities but that level of maintenance will be decided on a city-by-city basis, recommending the council refrain from turning over the road until at least after chip-and-seal maintenance is performed on the road in the fall. [1:21:33](#) Councilmember Nolan Gunnell moved to approve Resolution 2026-13 with Vice Chair Kathryn Beus seconding the motion. Councilmember Mark Hurd asked whether the resolution should be amending to include a timeline for turning over ownership of the road and stated that he did not understand the reasons for continuing to maintain county ownership. Executive George Daines noted that the county must work with the cities to decide what condition the road should be in before it is received by the cities. Attorney Dane Murray noted that this is a political issue rather than a legal issue.

**Action:** Motion made by Nolan Gunnell to approve Resolution 2026-13; seconded by Vice Chair Kathryn Beus.

**Motion passes.**

**Aye:** 5 Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, JoAnn Bennett

**Nay:** 2 David Erickson, Mark Hurd

## 9. Pending Action

- a. Resolution 2026-06 – Removal of Certain Class B Road Segments from Cache County's Class B Road System**  
**No action taken.**

## 10. Other Business

- |  |  |
|--|--|
| <b>a. NIMS Training for Senior Officials</b> <a href="#">1:25:17</a> | <b>April 25, 2026 @ 8:00 AM</b><br>- Logan City Hall Conference Room |
| <b>b. 2026 UAC Legislative Conference</b> <a href="#">1:25:46</a>    | <b>April 28-30, 2026</b>   |
| c. Smithfield Health Days Parade <a href="#">1:26:02</a>             | 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   |

**11. Council Member Reports**

**Mark Hurd** – [1:28:56](#) Councilmember Mark Hurd reported that the Ordinance and Policy Committee is planning on meeting this Friday to discuss the airport recommendations.

**David Erickson** – [1:29:29](#) Councilmember David Erickson shared that he will be attending a conference at the State Capitol on Wednesday about the future of agriculture.

**Kathryn Beus** – [1:29:50](#) None.

**Nolan Gunnell** – [1:29:53](#) Councilmember Nolan Gunnell shared his concern about subdivision sizes and water rights and mentioned a 20-lot subdivision near his home where a person applied for a 15 acre feet water right for their lawn.

**Keegan Garrity** – [1:31:11](#) Councilmember Keegan Garrity reminded the council of Bike to Work Day on May 11-15.

**JoAnn Bennett** – [1:31:37](#) Councilmember JoAnn Bennett reported on the upcoming events by the Visitors Bureau and her recent visit to the Emergency Operations Center.

**Sandi Goodlander** – [1:32:25](#) Chair Sandi Goodlander reported on the Criminal Justice Coordinating Council meeting on Monday that was focused on decreasing recidivism rates and the Steering Committee’s meeting on the recreation and senior centers. She stated that it is likely that the November ballot includes questions about the new centers and bond language to fund them. She reported on a recent visit to the Logo Shop with Vice Chair Kathryn Beus to look into getting shirts for the upcoming parades.

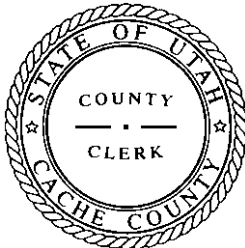
**Adjourn: 6:30 PM** [1:36:47](#)

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

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





**A PROCLAMATION DECLARING**  
**LAW ENFORCEMENT WEEK AND PEACE OFFICERS MEMORIAL DAY**  
**IN CACHE COUNTY**

**Whereas**, the Congress and President of the United States have designated May 15, 2026 as Peace Officers Memorial Day, and the week of May 10 through 16, 2026 as National Law Enforcement Week; and

**Whereas**, the members of the Cache County Sheriff's Office play an essential role in safeguarding the rights and freedoms of Cache County; and

**Whereas**, it is important that all citizens know and understand the duties, responsibilities, hazards, and sacrifices of their law enforcement agency, and that members of our law enforcement agency recognize their duty to serve the people by safeguarding life and property by protecting them against violence and disorder, and by protecting the innocent against deception and the weak against oppression; and

**Whereas**, the men and women of the Cache County Sheriff's Office unceasingly provide a vital public service;

**NOW, THEREFORE, BE IT RESOLVED** in recognition of all law enforcement officers and in particular the men and women in the Cache County Sheriff's Office, be it resolved that the County of Cache, State of Utah, hereby proclaims the week of May 10 through May 16, 2026 as:

**LAW ENFORCEMENT WEEK**

**AND** further call upon all citizens of Cache County to honor those law enforcement officers who, through courageous deeds, have made the ultimate sacrifice in service to their community or have become disabled in the performance of duty, and let us recognize and pay respect to the survivors of our fallen heroes.

**AND** Friday, May 15, 2026 as:

**PEACE OFFICERS MEMORIAL DAY**

**AND** further call upon all citizens of Cache County to honor those officers who have made the ultimate sacrifice or become disabled in the performance of duty, and pay respect to the survivors of our fallen heroes.

**APPROVED AND ADOPTED** this \_\_\_\_ day of May, 2026, **BY THE CACHE COUNTY COUNCIL.**

Signed:

\_\_\_\_\_  
**Sandi Goodlander**  
Cache County Council Chair

\_\_\_\_\_  
**N. George Daines**  
Cache County Executive

**CACHE COUNTY COUNCIL  
PROCLAMATION 2026-02**

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 CLERK:**

\_\_\_\_\_  
**Bryson Behm**  
 Cache County Clerk



**FINANCIAL STATEMENTS**  
**with**  
**INDEPENDENT AUDITOR'S REPORT**  
**For the Years Ended June 30, 2025 and 2024**

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# **INTRODUCTORY SECTION**



December 23, 2025

Office of the State Auditor  
Utah State Capitol Complex  
Senate Office Building, Suite E310  
P.O. Box 142310  
Salt Lake City, UT 84114

The financial statement report of Bear River Mental Health Services, Inc. (Center), a not-for-profit organization, for the fiscal years ended June 30, 2025 and 2024, is submitted herewith. Responsibility for both the accuracy of the data, and the completeness and fairness of the presentation, including all disclosures, rests with the Center. To the best of our knowledge and belief, the enclosed data is accurate in all material respects and is reported in a manner designed to present fairly the financial position and results of operations of the various funds of the Center. All disclosures necessary to enable the reader to gain an understanding of the Center's financial activities have been included.

The financial report is presented in three sections: introductory, financial, and supplemental. The introductory section includes this transmittal letter, organizational chart, and a list of principal officials. The financial section includes the auditor's report and the June 30, 2025 and 2024, financial statements. The supplemental section consists of a comparative detail statement of activities and the auditor's reports in accordance with government auditing standards.

The Center contracts with the State of Utah, which dictates that programs be considered for compliance with the requirements governing types of services. Management of the Center is responsible for establishing and maintaining an internal control structure designed to ensure the assets of the Center are protected from loss, theft or misuse; and to ensure that adequate accounting data is compiled to allow for the preparation of financial statements in conformity with accounting principles generally accepted in the United States of America.

The internal control structure is designed to provide reasonable, but not absolute, assurance that these objectives are met. The concept of reasonable assurance recognizes that: (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments by management.

As a recipient of federal, state and county financial assistance, the Center also is responsible for ensuring that an adequate internal control structure is in place to ensure compliance with applicable laws and regulations related to those programs. The internal control structure is subject to a periodic evaluation by management. As demonstrated by the statements and schedules included in the financial section of this report, the Center continues to meet its responsibility for sound financial management.

The preparation of the financial statements and supplemental information was made possible by the dedicated services of the Bear River staff, who assisted with the audit process. Additionally, the excellent work accomplished by the staff from the firm of Carver Florek & James, CPA's made this an extremely useful review and summary for management purposes.

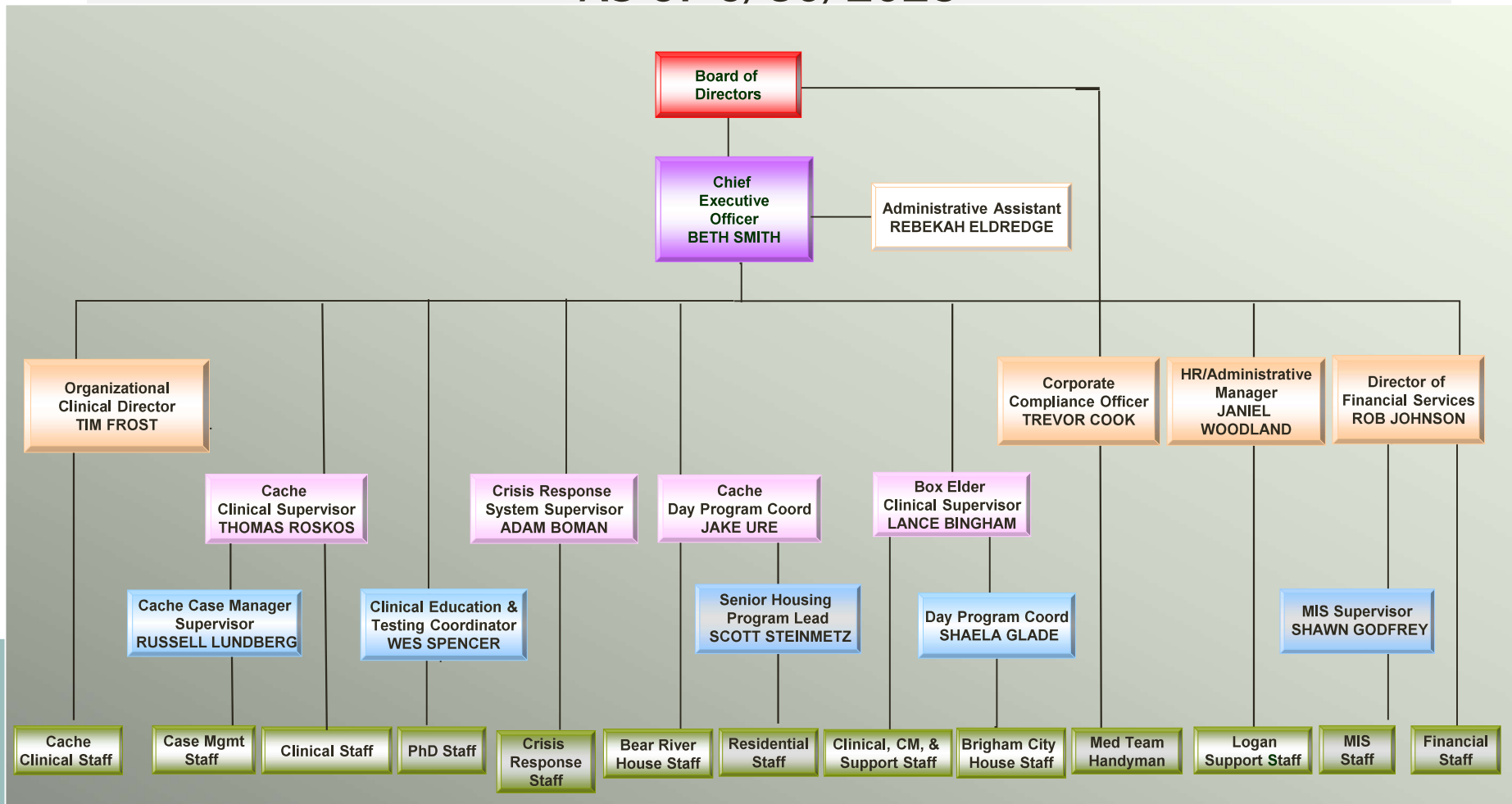
Due credit also should be given to the governing board of the Center for their interest and support in planning and conducting the operations in a responsible and progressive manner.

Respectfully,

*TREVOR L. COOK*

Trevor L. Cook  
President/CEO

# BEAR RIVER MENTAL HEALTH ORGANIZATIONAL CHART AS OF 6/30/2025



**EXECUTIVE COMMITTEE:**

President/CEO..... Beth A. Smith  
Director of Financial Services..... Robert B. Johnson  
Box Elder County Program Director..... Timothy Frost  
Corporate Compliance Officer..... Trevor L. Cook  
HR/Administrative Manager..... Janiel Woodland  
Clinical Supervisor..... Lance Bingham

**BOARD OF DIRECTORS:**

Chair..... Gail Godfrey  
Vice Chair..... Jeffrey Scott  
Member..... Steve Vincent  
Member..... Kirk Allen  
Member..... Kris Monson  
Member..... Steven L. Stowers  
Member..... Reed Ernstrom  
Member..... Jarred Glover

# **FINANCIAL SECTION**

## INDEPENDENT AUDITOR'S REPORT

To the Board of Directors  
Bear River Mental Health Services, Inc.  
Logan, Utah

### Opinion

We have audited the financial statements of Bear River Mental Health Services, Inc. (the Center) (a nonprofit organization), which comprise the statements of financial position as of June 30, 2025 and 2024, and the related statements of activities, functional expenses, and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Center as of June 30, 2025 and 2024, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

### Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Governmental Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Center and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Center's ability to continue as a going concern for one year after the date that the financial statements are issued.

## **Auditor’s Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor’s report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Center’s internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Center’s ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

## **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated December 23, 2025 on our consideration of the Center’s internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the Center’s internal control over financial reporting and compliance.

## Supplementary Information

Our audits were conducted for the purpose of forming an opinion on the basic financial statements as a whole. The supplementary information included in Schedule 1 is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information has not been subjected to the auditing procedures applied in the audits of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Carver Florek & James, CPAs

Layton, Utah  
December 23, 2025

**BEAR RIVER MENTAL HEALTH SERVICES, INC.**  
**STATEMENTS OF FINANCIAL POSITION**  
**As of June 30, 2025 and 2024**

	<b>2025</b>	<b>2024</b>
<b><u>ASSETS</u></b>		
Current assets:		
Cash and cash equivalents	\$ 17,385,575	\$ 11,847,937
Accounts receivable	2,661,056	4,511,998
Prepaid expenses	1,192,214	1,034,930
Total current assets	21,238,845	17,394,865
Property and equipment, net	2,259,248	2,495,649
Investments	20,000	20,000
Total assets	\$ 23,518,093	\$ 19,910,514
<b><u>LIABILITIES AND NET ASSETS</u></b>		
Liabilities:		
Current liabilities:		
Accounts payable	\$ 1,053,508	\$ 696,147
Accrued expenses	1,496,630	1,437,676
Unexpended county funds	31,898	63,168
Other current liabilities	23,953	33,458
Total current liabilities	2,605,989	2,230,449
Mortgage payable	309,935	309,935
Total liabilities	2,915,924	2,540,384
Net assets:		
Without donor restrictions:		
Operating appropriation	6,043,535	5,609,951
Net investment in fixed assets	1,949,313	2,185,714
Undesignated	12,609,321	9,574,465
Total net assets	20,602,169	17,370,130
Total liabilities and net assets	\$ 23,518,093	\$ 19,910,514

See accompanying notes and independent auditor's report

**BEAR RIVER MENTAL HEALTH SERVICES, INC.**  
**STATEMENTS OF ACTIVITIES**  
**For the Years Ended June 30, 2025 and 2024**

	<b>2025</b>	<b>2024</b>
<i>NET ASSETS WITHOUT DONOR RESTRICTIONS:</i>		
<b><u>SUPPORT AND REVENUES</u></b>		
Government support:		
Federal	\$ 539,944	\$ 416,259
State	4,592,410	4,438,009
County	599,025	546,701
Total governmental support	5,731,379	5,400,969
Revenues:		
Medicaid, net	14,303,820	11,222,900
Service fees	215,744	190,179
Investment income	734,748	675,189
Client living fees	59,426	59,723
Miscellaneous	64,609	435,456
Total revenues	15,378,347	12,583,447
Total support and revenues	21,109,726	17,984,416
<b><u>EXPENSES</u></b>		
Outpatient	11,425,934	10,604,736
Intensive services	5,145,503	4,667,612
Management and general	1,811,205	1,791,251
Total expenses	18,382,642	17,063,599
<b><u>NON-OPERATING REVENUES</u></b>		
Gain on sale of assets	504,955	14,000
Total non-operating revenues	504,955	14,000
Net increase (decrease) in net assets	3,232,039	934,817
Net assets - beginning of year	17,370,130	16,435,313
Net assets - end of year	\$ 20,602,169	\$ 17,370,130

See accompanying notes and independent auditor's report

**BEAR RIVER MENTAL HEALTH SERVICES, INC.**  
**STATEMENT OF FUNCTIONAL EXPENSES**  
**For the Year Ended June 30, 2025**

	<i>Program Services</i>		<b>Management and General</b>	<b>Company Total</b>
	<b>Outpatient</b>	<b>Intensive Services</b>		
Personnel	\$ 10,310,303	\$ 1,652,602	\$ 1,593,475	\$ 13,556,380
Travel/auto	89,276	53,852	9,336	152,464
Office maintenance	33,219	5,565	14,604	53,388
Occupancy	365,937	278,832	41,792	686,561
Professional	273,128	2,866,888	37,472	3,177,488
Staff support	87,720	21,606	65,081	174,407
Data processing	152,470	33,564	13,113	199,147
Program activities	22,070	145,251	-	167,321
Depreciation	90,844	87,343	10,004	188,191
Other	967	-	26,328	27,295
Total expenses	<u>\$ 11,425,934</u>	<u>\$ 5,145,503</u>	<u>\$ 1,811,205</u>	<u>\$ 18,382,642</u>
	62.16%	27.99%	9.85%	

See accompanying notes and independent auditor's report

**BEAR RIVER MENTAL HEALTH SERVICES, INC.**  
**STATEMENT OF FUNCTIONAL EXPENSES**  
**For the Year Ended June 30, 2024**

	<i>Program Services</i>			<b>Management and General</b>	<b>Company Total</b>
	<b>Outpatient</b>	<b>Intensive Services</b>			
Personnel	\$ 9,648,145	\$ 1,543,653	\$ 1,595,757	\$ 12,787,555	
Travel/auto	60,150	46,396	11,754	118,300	
Office maintenance	21,760	3,586	16,384	41,730	
Occupancy	290,049	206,355	34,644	531,048	
Professional	183,020	2,595,129	33,917	2,812,066	
Staff support	62,936	19,044	53,166	135,146	
Data processing	197,464	56,983	22,207	276,654	
Program activities	22,480	146,329	-	168,809	
Depreciation	118,132	50,137	10,330	178,599	
Other	600	-	13,092	13,692	
Total expenses	<u>\$ 10,604,736</u>	<u>\$ 4,667,612</u>	<u>\$ 1,791,251</u>	<u>\$ 17,063,599</u>	
	62.15%	27.35%	10.49%		

See accompanying notes and independent auditor's report

**BEAR RIVER MENTAL HEALTH SERVICES, INC.**  
**STATEMENTS OF CASH FLOWS**  
**For the Years Ended June 30, 2025 and 2024**

	<b>2025</b>	<b>2024</b>
<b><u>CASH FLOWS FROM OPERATING ACTIVITIES</u></b>		
Increase (decrease) in net assets without donor restrictions	\$ 3,232,039	\$ 934,817
Adjustments to reconcile increase (decrease) in net assets to net cash provided (used) by operating activities:		
Depreciation and amortization	188,191	178,599
Gain from sale of property and equipment	(504,955)	(14,000)
Changes in operating assets and liabilities:		
Accounts receivable	1,850,942	(1,134,302)
Prepaid expense, deposits, and other assets	(157,284)	(390,933)
Accounts payable	357,361	(39,258)
Accrued expenses and interest	18,179	14,965
Net cash provided (used) by operating activities	4,984,473	(450,112)
<b><u>CASH FLOWS FROM INVESTING ACTIVITIES</u></b>		
Purchase of property and equipment	(315,911)	(912,145)
Proceeds from sale of assets	869,076	14,000
Net cash provided (used) by investing activities	553,165	(898,145)
Net increase (decrease) in cash and cash equivalents	5,537,638	(1,348,257)
Cash and cash equivalents - beginning of year	11,847,937	13,196,194
Cash and cash equivalents - end of year	\$ 17,385,575	\$ 11,847,937

See accompanying notes and independent auditor's report

**BEAR RIVER MENTAL HEALTH SERVICES, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**For the Years Ended June 30, 2025 and 2024**

**1. NATURE OF ACTIVITIES AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

Nature of Activities

Bear River Mental Health Services, Inc. (Center) is a not-for-profit organization whose purpose is to provide mental health services to residents of Cache, Rich and Box Elder Counties in the state of Utah. The Center was incorporated as a not-for-profit organization on January 1, 1984. Prior to incorporation, mental health services were performed through a tri-county governmental association. The Center receives funding for its programs from various federal, state and local sources. In addition, the Center receives Medicaid reimbursement for eligible patients on a capitation basis. The Center has facilities in Logan, Brigham City and Tremonton, Utah, with satellite offices in Garden City and Randolph, Utah.

The Center provides comprehensive mental health services to clients including: psychosocial rehabilitation, residential services, inpatient services, individual therapy, group therapy, psychological testing, medication management, etc. These services are provided for individuals who are eligible for Utah State Medicaid, the portion of the population that meets the State of Utah's definition for seriously and persistently mentally ill adults or seriously emotionally disturbed children and adolescents, or those individuals in psychiatric crisis or in need of inpatient hospitalization.

Basis of Accounting

The financial statements of the Center have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America.

Basis of Presentation

The Center follows Financial Accounting Standards Board (FASB) Accounting Standards Codification 958, "Not-for-Profit Entities," as the basis of presentation of its financial statements. Therefore, the Center reports information regarding its financial position and activities according to two classes of net assets: net assets without donor restrictions and net assets with donor restrictions. However, the Center had no net assets with donor restrictions during the years ended June 30, 2025 and 2024.

*Net assets without donor restrictions* – Net assets for use in general operations and not subject to donor (or certain grantor) restrictions. The governing board may designate, from net assets without donor restrictions, net assets for any purpose.

Use of Estimates

The financial statements include estimates and assumptions made by management that affect the carrying amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported amounts of revenues and expenses. Actual results could differ from those estimates.

Property and Equipment

Acquisitions of property and equipment in excess of \$5,000 are capitalized. Property and equipment are carried at cost or, if donated, at the estimated fair value at the date of donation. Depreciation is computed on the straight-line method over the estimated useful lives of the assets (3 – 25 years).

**BEAR RIVER MENTAL HEALTH SERVICES, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**For the Years Ended June 30, 2025 and 2024**

**1. NATURE OF ACTIVITIES AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

Tenant Deposits

The Center collects refundable deposits for certain monthly living accommodations provided to eligible patients. This liability represents amounts received and held as of June 30, 2025 and 2024 and is reported as other current liabilities on the statement of financial position.

Accrued Leave Payable

Unused personal leave that is expected to be liquidated with expendable available resources and paid upon termination has been accrued.

Advertising Expenses

The Center expenses advertising costs as incurred. Advertising costs were \$5,757 and \$1,641 for the years ended June 30, 2025 and 2024, respectively.

Revenues with and without donor restrictions

Revenues earned from services provided under third-party reimbursement and private pay arrangements are recognized on a cash basis due to the uncertainty of the timing and amount of collection. As this treatment has an immaterial effect on the financial statements, and due to the uncertainty of collection which is not susceptible to reasonable estimation by management, the Center's treatment is deemed to conform with generally accepted accounting principles.

Contributions received are reported as increases in net assets without donor restrictions if the restrictions expire (that is, when a stipulated time restriction ends or purpose restriction is accomplished) in the reporting period in which the revenue is recognized. All other donor-restricted contributions are reported as increases in net assets with donor restrictions. When a restriction expires, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statement of activities as net assets released from restrictions.

Income Taxes

The Center is exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code. However, income from certain activities not directly related to the Center's tax-exempt purpose may be subject to taxation as unrelated business income. There was no known unrelated business income during the years ended June 30, 2025 and 2024.

Functional Allocation of Expenses

The costs of program and supporting service activities have been summarized on a functional basis in the statement of functional expenses. The statement of functional expenses presents the natural classification detail of expenses by function. Therefore, expenses require allocation on a reasonable basis that is consistently applied. Expenses are tracked using direct identification methodology of charging specific expenses as either program, management and general, or fundraising. The financial statements report certain categories of expense that are attributable to one or more program of supporting functions. Those expenses primarily include administrative, building, non-personnel, health savings account (HSA)HSA, liability insurance, data processing, and depreciation. Administrative building non-personnel and data processing expenses are allocated based upon management estimate. HSA and liability insurance expenses are allocated

**BEAR RIVER MENTAL HEALTH SERVICES, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**For the Years Ended June 30, 2025 and 2024**

**1. NATURE OF ACTIVITIES AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

to the program to which the applicable employees primarily work. Depreciation expense associated with shared admin/program buildings are allocated based upon management’s estimate of usage.

Cash and Cash Equivalents

Cash and cash equivalents includes all unrestricted monies in banks and highly liquid investments with maturity dates of less than three months. The carrying value of cash and cash equivalents approximates fair value because of the short maturities of those financial instruments.

Accounts Receivable

All of the Center’s accounts receivable is the result of normal business and trade. Accounts receivable is stated at the amount management expects to collect. All billings are based upon contracted terms. Management believes all receivables at June 30, 2025 and 2024 are fully collectible. As such, the Center has not established an allowance for doubtful accounts as of June 30, 2025 and 2024.

Subsequent Events

Management has evaluated subsequent events through December 23, 2025, the date on which the financial statements were available for issue.

**2. LIQUIDITY AND AVAILABILITY OF FINANCIAL ASSETS**

The following reflects the Center’s financial assets as of June 30, 2025 and 2024, reduced by amounts not available for general use because of contractual or donor-imposed restrictions within one year of June 30, 2025 and 2024:

	2025	2024
Financial assets:		
Cash and cash equivalents	\$ 17,385,575	\$ 11,847,937
Accounts Receivable	2,661,056	4,511,998
Financial assets, end of year	20,046,631	16,359,935
Less: assets unavailable for general expenditures within one year	-	-
Financial assets available to meet cash needs for general expenditures within one year	\$ 20,046,631	\$ 16,359,935

**BEAR RIVER MENTAL HEALTH SERVICES, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**For the Years Ended June 30, 2025 and 2024**

**3. CASH AND CASH EQUIVALENTS**

Custodial Credit Risk

Custodial credit risk for deposits is the risk that, in the event of a bank failure, the Center's deposits may not be recovered. The Center follows the Utah Money Management Act, which requires all deposits of the entity to be in a qualified depository, defined as any financial institution whose deposits are insured by an agency of the federal government and certified by the Commissioner of Financial Institutions as meeting the requirements of the Act and adhering to the rules of the Utah Money Management Council. As of June 30, 2025, approximately \$81,000 of the Center's bank accounts exceeded the FDIC limit of \$250,000. As of June 30, 2024, approximately \$13,000 of the Center's bank accounts exceeded the FDIC limit of \$250,000.

Credit Risk

Credit risk is the risk that the counterparty to an investment will not fulfill its obligations. The Center's policy for limiting the credit risk of investments is to comply with the Money Management Act.

The Center is authorized to invest in the Utah Public Treasurer's Investment Fund (PTIF), an external pooled investment fund managed by the Utah State Treasurer and subject to the Act and council requirements. The PTIF is not registered with the SEC as an investment company and deposits are not insured or otherwise guaranteed by the State of Utah.

The PTIF operates and reports to participants on an amortized costs basis. The income, gains and losses, net of administration fees, are allocated based upon the participants' average daily balances.

The Center had investments with the PTIF of \$17,157,009 and \$11,982,319 as of June 30, 2025 and 2024, respectively. The entire balance had a maturity of less than one year and is reported as cash and cash equivalents on the statements of financial position. The PTIF has not been rated.

Interest Rate Risk

Interest rate risk is the risk that changes in interest rates of debt investments will adversely affect the fair value of an investment. The Center manages its exposure to declines in fair value by investment; mainly in the PTIF and by adhering to the Money Management Act. The Act requires that the remaining term to maturity of investment may not exceed the period of availability of the fund to be invested.

**4. INVESTMENTS**

Mental Health Risk Retention Group

In 1984, the Center joined an association to provide liability insurance coverage. The association required that stock be purchased in a corporation by all mental health centers participating in the insurance plan. On January 12, 1988, 40 shares of class "C" common stock were issued to the Center in consideration of \$20,000 paid as a deposit. The market value of this investment is not available due to the nature of the corporation.

**BEAR RIVER MENTAL HEALTH SERVICES, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**For the Years Ended June 30, 2025 and 2024**

**5. PREPAID MEDICAID MATCH**

Medicaid requires that the state's portion of the Medicaid match be prepaid before Medicaid funds may be received by the Center. The match is estimated on a quarterly basis. Occasionally, the estimated match isn't sufficient to cover the actual match amount. The balances in the prepaid Medicaid match account as of June 30, 2025 and 2024 were \$1,084,658 and \$932,096, respectively.

**6. PROPERTY AND EQUIPMENT**

Property and equipment consisted of the following as of June 30, 2025 and 2024:

	2025	2024
Land	\$ 1,254,400	\$ 1,254,400
Buildings and improvements	5,122,438	5,635,762
Furniture and equipment	951,025	882,272
	7,327,863	7,772,434
Accumulated depreciation	(5,068,615)	(5,276,785)
	\$ 2,259,248	\$ 2,495,649

**7. RETIREMENT PLANS**

By means of its substantial contract with Cache, Box Elder and Rich Counties, eligible employees of the Center can participate in the Local Governmental Noncontributory Retirement System (Noncontributory System), a cost-sharing multiple-employer defined benefit pension plan administered by the Utah Retirement Systems (URS).

URS are comprised of two pension trust funds and several retirement savings plans. The legacy pension fund is referred to as "Tier 1" (Tier 1 Plan). The second pension fund entitled "Tier 2 Public Employees System Contributory Retirement System" (Tier 2 Plan) became effective July 1, 2011. All participating employees beginning on or after July 1, 2011 who had no previous service credit with any of the Utah Retirement Systems, are members of the Tier 2 Plan.

URS are established and governed by the respective sections of Title 49 of the Utah Code Annotated 1953, as amended. URS' defined benefit plans are amended statutorily by the State Legislature. The Utah State Retirement Office Act in Title 49 provides for the administration of URS under the direction of the URS Board, whose members are appointed by the Governor. URS are fiduciary funds defined as pension (and other employee benefit) trust funds. URS is a component unit of the State of Utah. Title 49 of the Utah Code grants the authority to establish and amend the benefit terms. URS issues a publicly available financial report that can be obtained by writing URS, 560 E. 200 S., Salt Lake City, Utah 84102 or visiting the website: [www.urs.org](http://www.urs.org).

**BEAR RIVER MENTAL HEALTH SERVICES, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**For the Years Ended June 30, 2025 and 2024**

**7. RETIREMENT PLANS (CONTINUED)**

The Center was required to contribute a percentage of covered salaries to the respective systems: 16.97 percent to the Tier 1 Plan, and 15.89 percent to the Tier 2 Plan. The contribution rates are actuarially determined rates and are approved by the Board as authorized by Utah Code Title 49.

The Center's contributions to the Tier 1 Plan for the years ended June 30, 2025, 2024 and 2023 were \$543,735, \$550,530 and \$527,302, respectively. The Center's contributions to the Tier 2 Plan for the years ended June 30, 2025, 2024 and 2023 were \$627,720, \$611,845 and \$581,526, respectively. The contributions were equal to the required contributions for each year.

The Center provides supplemental pension benefits for all of its fulltime employees through a defined contribution plan, Section 401(k). Benefits depend solely on amounts contributed to the plan plus investment earnings. Employees are eligible to participate in the plan from the date of employment. Employee contributions are optional within prescribed limits; The Board of Directors authorizes the Center to contribute 2 percent and 3.78 percent of the employees' retirement salary to the Tier 1 Plan and Tier 2 Plan, respectively. The Center's contributions are fully vested upon deposit into the plan. The Center made contributions totaling \$407,274, \$312,604 and \$281,789 for years ended June 30 2025, 2024 and 2023, respectively. Employees made \$160,535, \$202,728 and \$162,295 in optional contributions for the same periods.

The Center also offers its employees deferred compensation plans created in accordance with Internal Revenue Service Code. The plans, available to all employees eligible for benefits, permit them to defer a portion of their salary until future years. Employees are eligible to voluntarily participate from the date of employment and are vested immediately upon that date. Employee contributions to the Section 457 plan totaled \$51,233, \$48,709 and \$48,934 and the Roth IRA plan totaled \$56,799, \$45,252 and \$40,635 for the years ended June 30, 2025, 2024 and 2023, respectively. The Center did not make any contributions to either plan.

Pension Assets and Liabilities

The actuarially determined share of the URS unfunded pension liability and pre-funded assets ascribed to the Center at December 31, 2024 and 2023 is a net pension liability of \$1,290,104 and \$940,300, respectively, for the Tier 2 Plan, and a net pension liability of \$398,215 and \$282,287, respectively, for the Tier 1 Plan.

**8. MORTGAGE PAYABLE**

The Center purchased a building in Brigham City, Utah, to use in their mental health services. This purchase was made with loan proceeds available from the U.S. Department of Housing and Urban Development (HUD) through the State of Utah Housing Trust Fund at zero percent interest. Repayment of the loan is to be made when the project is sold, transferred to another entity or changes use. The amount due at June 30, 2025 and 2024, was \$309,935, which was for the purchase and renovation of the building.

**BEAR RIVER MENTAL HEALTH SERVICES, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**For the Years Ended June 30, 2025 and 2024**

**9. CAFETERIA PLAN**

The Center has set up a cafeteria plan to enable employees to have amounts excluded from their income under Section 125(a) and other applicable sections of the Internal Revenue Service Code of 1986, as amended. The plan is to provide contributions from the employees to cover benefits paid. The plan is administered by an independent agency with assets maintained in separate bank accounts.

**10. DESIGNATED NET ASSETS**

The Center's Board of Directors has appropriated an amount to be set aside for normal operations of the Center. The operating appropriation has been calculated at 120 days of expenditures for year end June 30, 2025. Net investment in fixed assets represents the net book value of capital assets held at year end, net of related debt.

**11. OPERATING LEASES**

Rent expense for years ended June 30, 2025 and 2024 was \$38,428 and \$2,443, respectively.

**12. CONCENTRATIONS OF RISK**

The Center received approximately 68% and 62% of its revenue from Medicaid and approximately 22% and 25% of its revenue from the State of Utah during the years ended June 30, 2025 and 2024, respectively. As of June 30, 2025 and 2024, approximately 35% and 29% of the Center's receivables were from Medicaid and approximately 50% and 55% of the Center's receivables were from the State of Utah, respectively. A change in the level or amount of support could significantly affect the operations of the Center.

# **SUPPLEMENTAL SECTION**

**BEAR RIVER MENTAL HEALTH SERVICES, INC.**  
**SCHEDULE 1: DETAILED STATEMENTS OF ACTIVITIES (Continued)**  
**For the Years Ended June 30, 2025 and 2024**

	<i>Memorandum Only</i> <b>2025</b>	<i>Memorandum Only</i> <b>2024</b>
<b>SUPPORT AND REVENUES</b>		
Government support:		
Federal:		
Block grant	\$ 306,184	\$ 109,556
Early intervention	-	150,859
Federal MCOT	85,230	2,000
Block grant set aside for children	-	24,000
US Supported Employment	59,519	105,000
Family resource facilitator	-	11,462
Child care provider	-	13,382
Mental health special projects	67,330	-
Mental health training	21,681	-
Total federal	539,944	416,259
State:		
State operating grant	1,462,089	2,353,903
State medicaid match	1,293,724	-
State children's grant	-	200,000
State Medicaid replacement	-	63,068
Justice assistance grant	72,092	130,315
Early intervention	193,890	118,101
Receiving center	466,087	530,091
State MCOT	1,049,770	983,000
Pre-admission screening/resident review	2,690	5,791
Justice reinvestment initiative	45,422	46,399
Community outplacement grant	6,646	7,341
Total state	4,592,410	4,438,009
County:		
County match	599,025	546,701
Total governmental support	5,731,379	5,400,969
Revenues:		
Medicaid, net:		
Medicaid disability determination	2,819	692
Medicaid capitation	18,035,887	13,913,252
Medicaid FFS	240,439	250,041
Medicaid/Medicare crossovers	9,431	9,864
ARPA HCBS Enhancement	245,614	573,634
Medicaid match contra revenue	(4,088,744)	(3,410,188)
Medicaid admin fee	(141,626)	(114,395)
Total medicaid, net	14,303,820	11,222,900

See accompanying notes and independent auditor's report

**BEAR RIVER MENTAL HEALTH SERVICES, INC.**  
**SCHEDULE 1: DETAILED STATEMENTS OF ACTIVITIES (Continued)**  
**For the Years Ended June 30, 2025 and 2024**

	<i>Memorandum Only</i> <b>2025</b>	<i>Memorandum Only</i> <b>2024</b>
Service fees:		
Personal payments	5,574	4,273
Insurance	42,939	29,173
Medicare	26,070	33,096
Mental health court	37,500	22,331
Schools	36,450	28,282
Consult fees	62,263	68,295
Rainbow club/New discovery	4,948	4,729
Total service fees	215,744	190,179
Investment income	734,748	675,189
Client living fees:		
24-hour supervised living fees	8,469	12,070
Semi-independent living fees	50,957	47,653
Total client living fees	59,426	59,723
Miscellaneous:		
Integration Grant	-	9,000
Miscellaneous	2,654	17,780
Donations	50,500	400,000
Day treatment lunch program	11,455	8,676
Total miscellaneous	64,609	435,456
Total revenues	15,378,347	12,583,447
Total support and revenues	21,109,726	17,984,416

See accompanying notes and independent auditor's report

**BEAR RIVER MENTAL HEALTH SERVICES, INC.**  
**SCHEDULE 1: DETAILED STATEMENTS OF ACTIVITIES (Continued)**  
**For the Years Ended June 30, 2025 and 2024**

	<i>Memorandum Only</i>	<i>Memorandum Only</i>
	<b>2025</b>	<b>2024</b>
<b>EXPENSES</b>		
Salaries	9,059,893	8,542,446
Employee benefits	4,496,487	4,245,109
Total personnel	<u>13,556,380</u>	<u>12,787,555</u>
Travel - in state	62,244	52,589
Gas and oil	19,595	22,608
Maintenance	44,126	23,476
Insurance	26,499	19,629
Total travel/auto	<u>152,464</u>	<u>118,302</u>
Office supplies	36,857	27,540
Postage	4,488	5,210
Printing and publications	12,043	8,980
Total office maintenance	<u>53,388</u>	<u>41,730</u>
Rent	38,428	2,443
Utilities	149,889	166,181
Telephone	69,496	57,307
Insurance	38,465	43,464
Janitorial	102,442	97,868
Maintenance	287,841	163,786
Total occupancy	<u>686,561</u>	<u>531,049</u>
Contract services	312,260	219,127
Inpatient	2,865,228	2,592,939
Total professional services	<u>3,177,488</u>	<u>2,812,066</u>
Books and journals	-	50
Licenses and memberships	8,695	9,212
Education and training	65,546	34,517
Liability insurance	100,166	91,366
Total staff support	<u>174,407</u>	<u>135,145</u>

See accompanying notes and independent auditor's report

**BEAR RIVER MENTAL HEALTH SERVICES, INC.**  
**SCHEDULE 1: DETAILED STATEMENTS OF ACTIVITIES (Continued)**  
**For the Years Ended June 30, 2025 and 2024**

	<i>Memorandum Only</i> <b>2025</b>	<i>Memorandum Only</i> <b>2024</b>
	<u>          </u>	<u>          </u>
Data processing services	90,988	39,287
Data processing supplies/equipment	2,709	98,571
Data processing maintenance	105,450	138,796
Total data processing	<u>199,147</u>	<u>276,654</u>
Materials	7,963	5,935
Medical supplies	1,748	1,159
Patient activities	157,610	161,714
Total program activities	<u>167,321</u>	<u>168,808</u>
Advertising	5,757	1,641
Miscellaneous	7,629	3,750
Bank charges	6,096	1,030
Bad debt expense	5,635	6,000
Board of directors	2,178	1,270
Total other expenses	<u>27,295</u>	<u>13,691</u>
Fixed assets acquired	<u>315,911</u>	<u>912,145</u>
Total capital outlay	315,911	912,145
Total expenditures before adjustments	18,510,362	17,797,145
Capital expenditures	(315,911)	(912,145)
Depreciation	188,191	178,599
Total expenses	<u>18,382,642</u>	<u>17,063,599</u>
Non-operating revenue:		
Gain on sale of asset	<u>504,955</u>	<u>14,000</u>
Net increase (decrease) in net assets	<u>\$ 3,232,039</u>	<u>\$ 934,817</u>

See accompanying notes and independent auditor's report

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL  
OVER FINANCIAL REPORTING AND ON COMPLIANCE AND  
OTHER MATTERS BASED ON AN AUDIT OF  
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE  
WITH *GOVERNMENT AUDITING STANDARDS***

To the Board of Directors  
Bear River Mental Health Services, Inc.  
Logan, Utah

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of Bear River Mental Health Services, Inc. (the Center) (a nonprofit organization), which comprise the statement of financial position as of June 30, 2025, and the related statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated December 23, 2025.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Center's internal control over financial reporting (internal control) as a basis for designing procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Center's internal control. Accordingly, we do not express an opinion on the effectiveness of the Center's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

## **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the Center's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

## **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Carver Florek & James, CPAs*

Layton, Utah  
December 23, 2025

		Received from the US Treasury					\$24,918,634.00	
		As of: 5/4/2026	Awarded in Projects				\$24,918,634.00	
			Left to Award				\$0.00	
Project	Department	Awarded	Expenses	Remaining	To Be Spent by December 31, 2024	Contract #	Currently Obligated in a Contract	Completed
3-Year Contract for Grant Management Software	Finance	\$167,083.47	\$167,083.47	\$0.00		24-186	\$0.00	Completed
3-Year Contract for HRIS	Human Resources	\$166,293.39	\$166,293.39	\$0.00				Completed
Accounting Management Software	Finance	\$0.00	\$0.00	\$0.00				Not going to complete
Additional culvert projects	Public Works	\$0.00	\$0.00	\$0.00				Moved to Twenty Storm Sewer and Culverts Projects
Air scrubbers with ActivePure Technology	Fairgrounds	\$10,841.50	\$10,841.50	\$0.00				Completed
Air scrubbers with ActivePure Technology, Main Campus	Building & Grounds	\$19,565.74	\$19,565.74	\$0.00				Completed
Ambulance	Fire	\$371,950.00	\$371,950.00	\$0.00		24-57	\$0.00	Completed
Automated Door Locks	Building & Grounds	\$4,584.36	\$4,584.36	\$0.00		24-212	\$0.00	Completed
Bear River Association of Governments	Finance	\$75,000.00	\$22,000.48	\$52,999.52		23-320	\$52,999.52	
Bear River Health Department	Finance	\$135,000.00	\$69,803.66	\$65,196.34		23-303	\$65,196.34	
Bear River Mental Health	Finance	\$160,000.00	\$160,000.00	\$0.00		23-312	\$0.00	Completed
Behavioral Healthcare - Mental Health Therapy	Victim Advocates	\$224,943.17	\$224,943.17	\$0.00				Completed
Cache Refugee and Immigrant Connection	Finance	\$25,000.00	\$18,510.22	\$6,489.78		23-309	\$6,489.78	
CAPSA	Finance	\$90,500.00	\$90,500.00	\$0.00				Completed
Case Management Software	Attorney	\$150,000.00	\$150,000.00	\$0.00				Completed
Childcare	Victim Advocates	\$51,716.50	\$51,716.50	\$0.00				Completed
Community Violence Intervention	Victim Advocates	\$152,139.21	\$152,139.21	\$0.00				Completed
Contract Management Software	Finance	\$0.00	\$0.00	\$0.00				Not going to complete
Control System	Sheriff	\$193,800.00	\$193,800.00	\$0.00		24-52	\$0.00	Completed
County Site Networking	IT	\$825,500.00	\$825,500.00	\$0.00				Completed
County wide contract tracking software	Clerk	\$0.00	\$0.00	\$0.00				Not going to complete
Dan Gyllenskog Veterans Resource Center	Finance	\$160,000.00	\$149,796.81	\$10,203.19		23-322	\$10,203.19	
Daughters of Utah Pioneers	Finance	\$2,500.00	\$2,500.00	\$0.00				Completed
Deep Canyon BST Trailhead	Dev Svcs	\$550,000.00	\$525,849.77	\$24,150.23		24-80, 24-205	\$24,150.23	Completed
Digitizing Public Records	Recorder	\$85,644.22	\$85,644.22	\$0.00				Completed
Election Day Poll Pads	Clerk	\$28,015.00	\$28,015.00	\$0.00				Completed
Election Supplies	Clerk	\$52,000.00	\$52,000.00	\$0.00				Completed
Emergency Assistance	Victim Advocates	\$25,937.71	\$25,937.71	\$0.00				Completed
Emergency Clothing/Hotel	Victim Advocates	\$80,871.53	\$80,871.53	\$0.00				Completed
Equipment for Investigator	Attorney	\$74,500.00	\$74,500.00	\$0.00				Completed
Expand Meals on Wheels Program	Senior Center	\$40,000.00	\$40,000.00	\$0.00				Completed
First Responder Mental Health Program	Human Resources	\$223,145.15	\$223,145.15	\$0.00		24-185	\$0.00	Completed
Food Assistance	Victim Advocates	\$55,370.64	\$55,370.64	\$0.00				Completed
Gas Assistance	Victim Advocates	\$15,721.14	\$15,721.14	\$0.00				Completed
Grant Management Software	Finance	\$68,700.00	\$68,700.00	\$0.00				Completed
HVAC at the Ballot Center	Clerk	\$17,168.00	\$17,168.00	\$0.00		24-209	\$0.00	Completed
HVAC units	Sheriff	\$298,800.00	\$298,800.00	\$0.00				Completed
Improve social distancing by remodeling	Attorney	\$67,637.32	\$67,637.32	\$0.00				Completed
Installation of a Water Line	Public Works	\$518,000.00	\$518,000.00	\$0.00				Completed
Interns	Recorder's Office	\$44,536.45	\$44,536.45	\$0.00		Obligated with US Treasury	\$0.00	Completed
Lighting in Parking Lot	Building & Grounds	\$76,465.64	\$76,465.64	\$0.00		24-210, 24-206	\$0.00	Completed
Little Lambs Foundation for Kids	Finance	\$23,000.00	\$23,000.00	\$0.00				Completed
Loaves and Fishes Community Meal	Finance	\$20,000.00	\$20,000.00	\$0.00				Completed
Mail sorter/sealer/folder/inserter	Building & Grounds	\$11,593.50	\$11,593.50	\$0.00				Completed
Medicaid Matching funds - BRHD	Executive	\$0.00	\$0.00	\$0.00				Not going to complete
Medicaid Matching funds - BRMH	Executive	\$20,000.00	\$20,000.00	\$0.00				Completed
MySeniorCenter Software	Senior Center	\$18,000.00	\$15,500.00	\$2,500.00		24-204	\$2,500.00	
Online application submission and management: Cityworks	Dev Svcs	\$169,500.00	\$169,500.00	\$0.00		24-176	\$0.00	Completed
Online Permit System	Dev Svcs	\$100,000.00	\$100,000.00	\$0.00				Completed
Peer Support Training	Victim Advocates	\$145,612.18	\$145,612.18	\$0.00				Completed
Popup Bike Lane Initiative	Dev Svcs	\$9,995.25	\$9,995.25	\$0.00				Completed
Premium Pay	Human Resources	\$961,360.10	\$961,360.10	\$0.00				Completed

		Received from the US Treasury					\$24,918,634.00		
		As of: 5/4/2026	Awarded in Projects					\$24,918,634.00	
					Left to Award		\$0.00		
Project	Department	Awarded	Expenses	Remaining	To Be Spent by December 31, 2024	Contract #	Currently Obligated in a Contract	Completed	
Preserve and digitize additional records	Recorder	\$102,225.18	\$102,225.18	\$0.00		24-118	\$0.00	Completed	
Preserve and digitize records	Treasurer	\$10,000.00	\$10,000.00	\$0.00				Completed	
Protected VPN for Remote Work	IT	\$0.00	\$0.00	\$0.00				Not going to complete	
Public Defender Contracts	Public Defender	\$50,000.00	\$50,000.00	\$0.00				Completed	
<b>Public Defender Resources - Assessments</b>	<b>Public Defender</b>	<b>\$21,500.00</b>	<b>\$2,800.00</b>	<b>\$18,700.00</b>		24-208	\$18,700.00		
Public Defender Resources - Backlog	Public Defender	\$35,000.00	\$35,000.00	\$0.00				Completed	
Public Defender Resources - Emergency Assistance	Public Defender	\$2,882.63	\$2,882.63	\$0.00				Completed	
Public Defender Resources - Food/Clothing	Public Defender	\$528.43	\$528.43	\$0.00				Completed	
Public Defender Resources - Gas	Public Defender	\$0.00	\$0.00	\$0.00				Completed	
Public Defender Resources - Hotel	Public Defender	\$2,241.29	\$2,241.29	\$0.00				Completed	
Public Defender Resources - Mortgage/Rent	Public Defender	\$9,974.23	\$9,974.23	\$0.00				Completed	
Public Defender Resources - Utilities	Public Defender	\$2,177.15	\$2,177.15	\$0.00				Completed	
Public WIFI	Senior Center	\$19,479.71	\$19,479.71	\$0.00				Completed	
Refinish Concrete Floors in Event Center	Fairgrounds	\$99,500.00	\$99,500.00	\$0.00		24-171	\$0.00	Completed	
Rent / Mortgage Assistance	Victim Advocates	\$276,499.21	\$276,499.21	\$0.00			\$0.00	Completed	
Retro pay	Victim Advocates	\$12,601.14	\$12,601.14	\$0.00				Completed	
Security Cameras	Building & Grounds	\$27,706.23	\$27,706.23	\$0.00		24-211	\$0.00	Completed	
Security Film	Building & Grounds	\$0.00	\$0.00	\$0.00		24-206	\$0.00	Not going to complete	
Standard Allowance	Finance	\$10,000,000.00	\$10,000,000.00	\$0.00				Completed	
Storm Sewer Improvement	Building & Grounds	\$286,478.99	\$286,478.99	\$0.00				Completed	
Sunshine Terrace Foundation	Finance	\$160,000.00	\$160,000.00	\$0.00				Completed	
Switches on Mount Pisgah site	IT	\$3,005.85	\$3,005.85	\$0.00				Completed	
Training and Conference Facility	Public Works	\$84,999.40	\$84,999.40	\$0.00				Completed	
TV Translator Firewall	IT	\$1,580.00	\$1,580.00	\$0.00				Completed	
<b>Twenty Storm Sewer and Culvert Projects</b>	<b>Public Works</b>	<b>\$6,775,704.15</b>	<b>\$6,052,737.69</b>	<b>\$722,966.46</b>		24-203, 24-187, 24-201, 24-202, 24-200, 24-182	\$722,966.46		
Utilities/Phone	Victim Advocates	\$49,996.72	\$49,996.72	\$0.00				Completed	
Vehicle Barriers	Building & Grounds	\$10,000.00	\$10,000.00	\$0.00		24-206	\$0.00	Completed	
Virtual Meeting Owl	IT	\$6,008.52	\$6,008.52	\$0.00				Completed	
Web Based Scheduling and Venue Management Software	Fairgrounds	\$46,554.00	\$46,554.00	\$0.00		24-170	\$0.00	Completed	
William A Burnard Warming Center	Finance	\$34,000.00	\$34,000.00	\$0.00			OK	Completed	
Workstations for remote/hybrid work	Finance	\$0.00	\$0.00	\$0.00				Not going to complete	
<b># of Projects, does not include "Not going to complete"</b>								<b>Completed Projects</b>	
<b>75</b>		<b>\$24,918,634.00</b>	<b>\$24,015,428.48</b>	<b>\$903,205.52</b>			<b>\$0.00</b>	<b>\$903,205.52</b>	<b>68</b>
<b>Local Assistance and Tribal Consistency Fund - LATCF</b>		<b>Awarded</b>	<b>Expenses</b>	<b>Remaining</b>				<b>Projects Left to Complete</b>	
Received October 17 or 30, 2022		\$226,288.24	\$2,262.88	\$224,025.36	paid - 2022			<b>7</b>	
Received July 31, 2023		\$226,288.24	\$2,262.88	\$224,025.36	paid - 2023				
July 22, 2025 budget amendment to move to Public Works for Twenty Storm Sewer and Culverts			\$150,000.00						
		\$452,576.48	\$154,525.76	\$298,050.72					
<b>Budget amendment approved July 22, 2025 - Moved \$150,000 of LATCF to Public Works for Twenty Storm Sewer and Culverts</b>									



**RESTAURANT &  
RAPZ TAX PROGRAM  
2026 RECOMMENDED  
FUNDING**

BLUE - Can only come out of that category

GOLD - Can come out of Restaurant or RAPZ

No.	Entity	Title	Scores	Request	Restaurant	RAPZ	Award
1	Allen & Alice Stokes Nature Center	Stokes Nature Center: Expanding Access to Transformative Outdoor Based Learning	31	\$35,000		\$30,000	\$30,000
2	Amalga	Amalga - Playground Addition	33	\$15,000		\$12,500	\$12,500
3	American Festival Chorus and Orchestra	American Festival Chorus and Orchestra - General Operating Support	32	\$40,000		\$40,000	\$40,000
4	American West Heritage Center	American West Heritage Center - 2026 Operational Support	30	\$131,000		\$125,000	\$125,000
5	American West Heritage Center	American West Heritage Center - Programming Capital/Maintenance Request 2026	28	\$77,500		\$50,000	\$50,000
6	Bear River Heritage Area	Bear River Heritage Area: Utah Ukulele Festival	19	\$8,970	\$3,000		\$3,000
7	Bridger Folk Music Society	Bridger Folk Music Society - Concert Production	22	\$1,600		\$1,600	\$1,600
8	Cache Children's Choir	Cache Children's Choir - general operating support	25	\$20,000		\$12,000	\$12,000
9	Cache Community Bands	Cache Community Bands Concert Season 2026-27	26	\$6,000		\$6,000	\$6,000
10	Cache Community Connections	Cache Community Connections- Logan Tabernacle Interfaith Concerts and Events	33	\$5,850		\$5,850	\$5,850
11	Cache County	Cache County Buildings and Grounds - Admin Complex Power Improvements	29	\$10,000	\$10,000		\$10,000
12	Cache County	Cache County - Trail & Active Transportation Program Funding	26	\$185,346		\$185,346	\$185,346
13	Cache County	Cache County Cheese and Dairy Festival	31	\$16,000	\$14,000		\$14,000
14	Cache County Fair and Rodeo	Cache County Fair and Rodeo enhancement	32	\$75,000	\$75,000		\$75,000
15	Cache County Fairgrounds	Cache County Fairgrounds Water Main Replacement	33	\$366,157		\$366,157	\$366,157
16	Cache County Fairgrounds	Cache County Fairgrounds Indoor Arena Ventilation upgrades	25	\$118,001		\$118,000	\$118,000
17	Cache Pioneer Museum	Cache Daughters of Utah Pioneers Museum Operational Funding	29	\$9,000		\$9,000	\$9,000
18	Cache Trails Alliance	Cache Trails Alliance Operational Costs	19	\$30,000		\$0	\$0



**RESTAURANT &  
RAPZ TAX PROGRAM  
2026 RECOMMENDED  
FUNDING**

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No.	Entity	Title	Scores	Request	Restaurant	RAPZ	Award
19	Cache Trails Alliance	Cache Trails Alliance Ricks to Steel Connector Trail Match	22	\$57,560		\$50,000	\$50,000
20	Cache Valley Center for the Arts	Cache Valley Center for the Arts Out of Area	21	\$12,000	\$12,000		\$12,000
21	Cache Valley Center for the Arts	CacheARTS General Operating Support	31	\$100,000		\$100,000	\$100,000
22	Cache Valley Center for the Arts	Logan City-owned cultural arts facilities - operated by Cache Valley Center for the Arts	31	\$150,000	\$150,000		\$150,000
23	Cache Valley Chamber of Commerce	Cache Valley Chamber Summer Citizen 50th Anniversary	28	\$85,000	\$85,000		\$85,000
24	Cache Valley Civic Ballet	Cache Valley Civic Ballet School: Training, Scholarships, and Outreach Expenses	18	\$49,999		\$0	\$0
25	Cache Valley Civic Ballet	Cache Valley Civic Ballet: Community Performances Operating Expenses	26	\$49,999		\$25,000	\$25,000
26	Cache Valley Community Theater Alliance	Cache Valley Community Theater Alliance - Shared Audio Infrastructure for Youth and	24	\$60,613		\$60,613	\$60,613
27	Cache Valley Cowboy Rendezvous	Cache Valley Cowboy Rendezvous	32	\$20,000		\$18,000	\$18,000
28	Cache Valley Cruising Association	Cache Valley Cruising Association	32	\$48,500	\$45,000		\$45,000
29	Cache Valley Cup	Cache Valley Cup - Soccer Tournament 2026	25	\$10,000	\$5,000		\$5,000
30	Cache Valley Gardeners' Market	Cache Valley Gardeners' Market-Farm to Table Banquet Support	19	\$4,000	\$0		\$0
31	Cache Valley Gardeners' Market	Cache Valley Gardeners Market Promotion Program	27	\$8,000	\$4,000		\$4,000
32	Cache Valley Men's Chorus	Cache Valley Men's Chorus - Elevating Cache Valley and Singers	28	\$1,000		\$1,000	\$1,000
33	Cache Valley Symphonic Society	Cache Valley Symphonic Society - General Operating Support	18	\$59,900		\$15,000	\$15,000
34	Cache Youth Orchestras	Cache Youth Orchestras - General Operating Support	24	\$10,000		\$7,500	\$7,500
35	Cornish Town	Cornish Park Backstop and Parking Lights	28	\$25,000	\$12,000		\$12,000
36	Four Seasons Theatre Company	Four Seasons Theatre 2026 Season	28	\$120,000		\$75,000	\$75,000



**RESTAURANT &  
RAPZ TAX PROGRAM  
2026 RECOMMENDED  
FUNDING**

BLUE - Can only come out of that category

GOLD - Can come out of Restaurant or RAPZ

No.	Entity	Title	Scores	Request	Restaurant	RAPZ	Award
37	Friends of the North Logan City Library	Friends of the North Logan City Library courtyard project	21	\$125,000		\$100,000	\$100,000
38	Hspin Events	Hspin Events - 15th Annual Cache Gran Fondo	30	\$10,000	\$10,000		\$10,000
39	Hyrum City	Hyrum City - Hyrum City Children's Holiday Theatre Production – Inaugural Year	23	\$15,500		\$3,500	\$3,500
40	Hyrum City	Hyrum City - East Park Improvements	21	\$240,000	\$0		\$0
41	Hyrum City	Hyrum City - AJ Peterson Park Renewal	29	\$320,000	\$200,000		\$200,000
42	Jump the Moon Foundation	Jump the Moon - Library and School Outreach, Capital Improvements, and Expanded	26	\$35,000		\$20,000	\$20,000
43	Lewiston	Lewiston City Park Restrooms	32	\$60,000	\$60,000		\$60,000
44	Little Bloomsbury Foundation	Little Bloomsbury Foundation America 250 Heritage Tourism	16	\$49,980		\$0	\$0
45	Logan City Parks & Recreation	Logan City Parks & Recreation Kunzler Trail	30	\$450,000	\$450,000		\$450,000
46	Logan Community Foundation	Logan Community Foundation-2026-2027 School Year Academy and Summer Camp	24	\$60,000		\$45,000	\$45,000
47	Logan Community Foundation	Logan Community Foundation CTC 2026-2027	22	\$110,000		\$50,000	\$50,000
48	Logan Downtown Alliance	Logan Downtown Alliance - Top of Utah Marathon	27	\$20,000	\$15,000		\$15,000
49	Logan Downtown Alliance, Inc.	Logan Downtown Alliance - Free Community Events	21	\$15,000	\$7,500		\$7,500
50	Logan Events and Activities	Logan Events and Activities - Center Street Giant Pumpkin Festival	26	\$10,500	\$8,000		\$8,000
51	Logan Events and Activities	Logan Events and Activities - Center Street Art - Beat	16	\$10,000	\$0		\$0
52	Logan Events and Activities	Logan Events and Activities - Center Street Holiday Celebration	20	\$11,000	\$7,000		\$7,000
53	Logan Youth Shakespeare	Logan Youth Shakespeare 2026-2027 Rent Help	25	\$5,000		\$5,000	\$5,000
54	Logan-Cache Airport	Logan-Cache Airport Self-Serve Fuel Farm Project	18	\$296,375	\$0		\$0



**RESTAURANT &  
RAPZ TAX PROGRAM  
2026 RECOMMENDED  
FUNDING**

BLUE - Can only come out of that category

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No.	Entity	Title	Scores	Request	Restaurant	RAPZ	Award
55	Mendon City	Mendon City Square Playground, phase II	27	\$217,700	\$80,000		\$80,000
56	Mendon City	Mendon City Legacy Park, Phase 3	24	\$300,000	\$0		\$0
57	Millville	Millville South Park Playground Update	29	\$117,228	\$100,000		\$100,000
58	Millville	Millville Glenridge Park Basketball Court	26	\$34,000	\$30,000		\$30,000
59	Mountain West String Academy	Mountain West String Academy - General Operating Support	26	\$5,000		\$4,000	\$4,000
60	Music Theatre West	Music Theatre West Operation and Programming Season	28	\$100,000		\$75,000	\$75,000
61	Newton Town	Newton Clarke Park Improvements	28	\$94,625	\$32,500		\$32,500
62	Nibley City	Nibley City - Nibley Children's Theatre Presents: Stars and Stripes Forever: The Story of Old Glory	31	\$2,500		\$2,500	\$2,500
63	Nibley City	NIBLEY CITY RECREATIONAL EVENTS TRAILER 2026 RAPZ	29	\$7,000		\$7,000	\$7,000
64	Nibley Morgan Farm	Nibley Morgan Farm - Infrastructure for Youth, Equine-Assisted Services, and Community Events	28	\$24,999	\$24,999		\$24,999
65	Nora Eccles Harrison Museum of Art - Utah State University	Utah State University Nora Eccles Harrison Museum of Art - The Lure & Lore of the West Arts Festival	25	\$5,000	\$5,000		\$5,000
66	Nordic United	Nordic United - Promotion of Cache Country Outdoor Winter Recreation	29	\$6,000	\$6,000		\$6,000
67	North Logan City	North Logan - Elkrigde North Parking Lot Phase 2	29	\$85,000		\$85,000	\$85,000
68	Paradise Town Corp.	Paradise Town Baseball and Softball Fields	31	\$16,515	\$16,515		\$16,515
69	Providence City	Providence City - Zollinger Park Phase II Recreation Lighting Improvements	27	\$225,000	\$154,800		\$154,800
70	Richmond City	Richmond City - Pickle Ball Courts	29	\$123,000	\$105,000		\$105,000
71	River Heights	River Heights City Stewart Hill Park Pavilion	26	\$70,000	\$60,000		\$60,000
72	Smithfield City	SMITHFIELD CITY - YOUTH THEATRE PRESENTATION 2027	32	\$3,500		\$3,500	\$3,500



**RESTAURANT &  
RAPZ TAX PROGRAM  
2026 RECOMMENDED  
FUNDING**

BLUE - Can only come out of that category

GOLD - Can come out of Restaurant or RAPZ

No.	Entity	Title	Scores	Request	Restaurant	RAPZ	Award
73	Smithfield City	SMITHFIELD CITY - HISTORY MUSEUM PHASE IV	24	\$50,000		\$40,000	\$40,000
74	Smithfield Parks & Recreation	Smithfield - Birch Creek Golf Course Safety Netting Project	26	\$242,600	\$200,000		\$200,000
75	Soufill Music Foundation	Soufill Music Foundation - The Redeemer Tour 2027	18	\$5,000		\$0	\$0
76	Summerfest Arts Faire	Summerfest Arts Faire - Summerfest Arts Faire 2026	31	\$23,000		\$23,000	\$23,000
77	The Chamber Music Society	The Chamber Music Society of Logan - Enhancing Chamber Music in Cache Valley	26	\$6,000		\$4,000	\$4,000
78	Trenton	Trenton Town - Park Restroom	29	\$35,000		\$25,000	\$25,000
79	Unicorn Theatre	Unicorn Theatre/Theatre by Children, for Children: Empowering Youth Through Creative Drama	27	\$15,000		\$15,000	\$15,000
80	Utah Festival Opera and Musical Theatre	Utah Festival Opera and Musical Theatre - General Operating Support 26-27 Season	31	\$460,000		\$400,000	\$400,000
81	Utah State University	Utah State University's Lyric Repertory Company 2027 Season	28	\$25,000		\$20,000	\$20,000
82	Utah State University Office Of Events	Utah State University – Summer Citizens Program 2026	22	\$15,000	\$10,000		\$10,000
83	Utah Symphony/Utah Opera	Utah Symphony's Music Elevated Tour Concert in Wellsville	21	\$35,000		\$10,000	\$10,000
84	Valley Dance Ensemble	Valley Dance Ensemble Growth, Outreach, and Performances to Better Serve Community	23	\$25,000		\$5,000	\$5,000
85	Valor Soccer Club Incorporated	Valor Soccer Club Incorporated — UPSL Home Match Operations & Tourism Promotion	18	\$15,000	\$0		\$0
86	Wellsville City	Wellsville City - Trails	18	\$85,000	\$0		\$0
87	Wellsville City	Wellsville City Tennis Courts Replacement	25	\$110,000	\$100,000		\$100,000
88	Wellsville Foundation	Wellsville Foundation - 2026 Exterior Maintenance	24	\$17,675	\$17,675		\$17,675
89	Zootah Foundation, Inc.	Zootah Operating Funds	28	\$378,000		\$320,000	\$320,000
<b>RESTAURANT TAX TOTALS</b>				<b>\$6,844,692</b>	<b>\$2,114,989</b>	<b>\$2,576,066</b>	<b>\$4,691,055</b>



**RAPZ AND RESTAURANT PROGRAM  
2026 RECOMMENDED FUNDING**

No.	Entity	Title	Request	Award
1	Allen & Alice Stokes Nature Center	Stokes Nature Center: Expanding Access to Transformative Outdoor Based Learning	\$35,000	\$30,000
2	Amalga	Amalga - Playground Addition	\$15,000	\$12,500
3	American Festival Chorus and Orchestra	American Festival Chorus and Orchestra - General Operating Support	\$40,000	\$40,000
4	American West Heritage Center	American West Heritage Center - 2026 Operational Support	\$131,000	\$125,000
5	American West Heritage Center	American West Heritage Center - Programming Capital/Maintenance Request 2026	\$77,500	\$50,000
6	Bear River Heritage Area	Bear River Heritage Area: Utah Ukulele Festival	\$8,970	\$3,000
7	Bridger Folk Music Society	Bridger Folk Music Society - Concert Production	\$1,600	\$1,600
8	Cache Children's Choir	Cache Children's Choir - general operating support	\$20,000	\$12,000
9	Cache Community Bands	Cache Community Bands Concert Season 2026-27	\$6,000	\$6,000
10	Cache Community Connections	Cache Community Connections- Logan Tabernacle Interfaith Concerts and Events	\$5,850	\$5,850
11	Cache County	Cache County Buildings and Grounds - Admin Complex Power Improvements	\$10,000	\$10,000
12	Cache County	Cache County - Trail & Active Transportation Program Funding	\$185,346	\$185,346
13	Cache County	Cache County Cheese and Dairy Festival	\$16,000	\$14,000
14	Cache County Fair and Rodeo	Cache County Fair and Rodeo enhancement	\$75,000	\$75,000
15	Cache County Fairgrounds	Cache County Fairgrounds Water Main Replacement	\$366,157	\$366,157
16	Cache County Fairgrounds	Cache County Fairgrounds Indoor Arena Ventilation upgrades	\$118,001	\$118,000
17	Cache Pioneer Museum	Cache Daughters of Utah Pioneers Museum Operational Funding	\$9,000	\$9,000
18	Cache Trails Alliance	Cache Trails Alliance Operational Costs	\$30,000	\$0
19	Cache Trails Alliance	Cache Trails Alliance Ricks to Steel Connector Trail Match	\$57,560	\$50,000
20	Cache Valley Center for the Arts	Cache Valley Center for the Arts Out of Area	\$12,000	\$12,000



**RAPZ AND RESTAURANT PROGRAM  
2026 RECOMMENDED FUNDING**

21	Cache Valley Center for the Arts	CacheARTS General Operating Support	\$100,000	\$100,000
22	Cache Valley Center for the Arts	Logan City-owned cultural arts facilities - operated by Cache Valley Center for the Arts	\$150,000	\$150,000
23	Cache Valley Chamber of Commerce	Cache Valley Chamber Summer Citizen 50th Anniversary	\$85,000	\$85,000
24	Cache Valley Civic Ballet	Cache Valley Civic Ballet School: Training, Scholarships, and Outreach Expenses	\$49,999	\$0
25	Cache Valley Civic Ballet	Cache Valley Civic Ballet: Community Performances Operating Expenses	\$49,999	\$25,000
26	Cache Valley Community Theater Alliance	Cache Valley Community Theater Alliance - Shared Audio Infrastructure for Youth and Community Theater Companies	\$60,613	\$60,613
27	Cache Valley Cowboy Rendezvous	Cache Valley Cowboy Rendezvous	\$20,000	\$18,000
28	Cache Valley Cruising Association	Cache Valley Cruising Association	\$48,500	\$45,000
29	Cache Valley Cup	Cache Valley Cup - Soccer Tournament 2026	\$10,000	\$5,000
30	Cache Valley Gardeners' Market	Cache Valley Gardeners' Market-Farm to Table Banquet Support	\$4,000	\$0
31	Cache Valley Gardeners' Market	Cache Valley Gardeners Market Promotion Program	\$8,000	\$4,000
32	Cache Valley Men's Chorus	Cache Valley Men's Chorus - Elevating Cache Valley and Singers	\$1,000	\$1,000
33	Cache Valley Symphonic Society	Cache Valley Symphonic Society - General Operating Support	\$59,900	\$15,000
34	Cache Youth Orchestras	Cache Youth Orchestras - General Operating Support	\$10,000	\$7,500
35	Cornish Town	Cornish Park Backstop and Parking Lights	\$25,000	\$12,000
36	Four Seasons Theatre Company	Four Seasons Theatre 2026 Season	\$120,000	\$75,000
37	Friends of the North Logan City Library	Friends of the North Logan City Library courtyard project	\$125,000	\$100,000
38	Hspin Events	Hspin Events - 15th Annual Cache Gran Fondo	\$10,000	\$10,000
39	Hyrum City	Hyrum City - Hyrum City Children's Holiday Theatre Production – Inaugural Year	\$15,500	\$3,500
40	Hyrum City	Hyrum City - East Park Improvements	\$240,000	\$0



**RAPZ AND RESTAURANT PROGRAM  
2026 RECOMMENDED FUNDING**

41	Hyrum City	Hyrum City - AJ Peterson Park Renewal	\$320,000	\$200,000
42	Jump the Moon Foundation	Jump the Moon - Library and School Outreach, Capital Improvements, and Expanded Program Operating Expenses	\$35,000	\$20,000
43	Lewiston	Lewiston City Park Restrooms	\$60,000	\$60,000
44	Little Bloomsbury Foundation	Little Bloomsbury Foundation America 250 Heritage Tourism	\$49,980	\$0
45	Logan City Parks & Recreation	Logan City Parks & Recreation Kunzler Trail	\$450,000	\$450,000
46	Logan Community Foundation	Logan Community Foundation- 2026-2027 School Year Academy and Summer Camp	\$60,000	\$45,000
47	Logan Community Foundation	Logan Community Foundation CTC 2026-2027	\$110,000	\$50,000
48	Logan Downtown Alliance	Logan Downtown Alliance - Top of Utah Marathon	\$20,000	\$15,000
49	Logan Downtown Alliance, Inc.	Logan Downtown Alliance - Free Community Events	\$15,000	\$7,500
50	Logan Events and Activities	Logan Events and Activities - Center Street Giant Pumpkin Festival	\$10,500	\$8,000
51	Logan Events and Activities	Logan Events and Activities - Center Street Art - Beat	\$10,000	\$0
52	Logan Events and Activities	Logan Events and Activities - Center Street Holiday Celebration	\$11,000	\$7,000
53	Logan Youth Shakespeare	Logan Youth Shakespeare 2026-2027 Rent Help	\$5,000	\$5,000
54	Logan-Cache Airport	Logan-Cache Airport Self-Serve Fuel Farm Project	\$296,375	\$0
55	Mendon City	Mendon City Square Playground, phase II	\$217,700	\$80,000
56	Mendon City	Mendon City Legacy Park, Phase 3	\$300,000	\$0
57	Millville	Millville South Park Playground Update	\$117,228	\$100,000
58	Millville	Millville Glenridge Park Basketball Court	\$34,000	\$30,000
59	Mountain West String Academy	Mountain West String Academy - General Operating Support	\$5,000	\$4,000
60	Music Theatre West	Music Theatre West Operation and Programming Season	\$100,000	\$75,000



**RAPZ AND RESTAURANT PROGRAM  
2026 RECOMMENDED FUNDING**

61	Newton Town	Newton Clarke Park Improvements	\$94,625	\$32,500
62	Nibley City	Nibley City - Nibley Children's Theatre Presents: Stars and Stripes Forever: The Story of Old Glory	\$2,500	\$2,500
63	Nibley City	NIBLEY CITY RECREATIONAL EVENTS TRAILER 2026 RAPZ	\$7,000	\$7,000
64	Nibley Morgan Farm	Nibley Morgan Farm - Infrastructure for Youth, Equine-Assisted Services, and Community Events	\$24,999	\$24,999
65	Nora Eccles Harrison Museum of Art - Utah	Utah State University Nora Eccles Harrison Museum of Art - The Lure & Lore of the West Arts Festival	\$5,000	\$5,000
66	Nordic United	Nordic United - Promotion of Cache Country Outdoor Winter Recreation	\$6,000	\$6,000
67	North Logan City	North Logan - Elkridge North Parking Lot Phase 2	\$85,000	\$85,000
68	Paradise Town Corp.	Paradise Town Baseball and Softball Fields	\$16,515	\$16,515
69	Providence City	Providence City - Zollinger Park Phase II Recreation Lighting Improvements	\$225,000	\$154,800
70	Richmond City	Richmond City - Pickle Ball Courts	\$123,000	\$105,000
71	River Heights	River Heights City Stewart Hill Park Pavilion	\$70,000	\$60,000
72	Smithfield City	SMITHFIELD CITY - YOUTH THEATRE PRESENTATION 2027	\$3,500	\$3,500
73	Smithfield City	SMITHFIELD CITY - HISTORY MUSEUM PHASE IV	\$50,000	\$40,000
74	Smithfield Parks & Recreation	Smithfield - Birch Creek Golf Course Safety Netting Project	\$242,600	\$200,000
75	Soulfill Music Foundation	Soulfill Music Foundation - The Redeemer Tour 2027	\$5,000	\$0
76	Summerfest Arts Faire	Summerfest Arts Faire - Summerfest Arts Faire 2026	\$23,000	\$23,000
77	The Chamber Music Society	The Chamber Music Society of Logan - Enhancing Chamber Music in Cache Valley	\$6,000	\$4,000
78	Trenton	Trenton Town - Park Restroom	\$35,000	\$25,000
79	Unicorn Theatre	Unicorn Theatre/Theatre by Children, for Children: Empowering Youth Through Creative Drama Education	\$15,000	\$15,000
80	Utah Festival Opera and Musical Theatre	Utah Festival Opera and Musical Theatre - General Operating Support 26-27 Season	\$460,000	\$400,000



**RAPZ AND RESTAURANT PROGRAM  
2026 RECOMMENDED FUNDING**

81	Utah State University	Utah State University's Lyric Repertory Company 2027 Season	\$25,000	\$20,000
82	Utah State University Office Of Events	Utah State University – Summer Citizens Program 2026	\$15,000	\$10,000
83	Utah Symphony/Utah Opera	Utah Symphony's Music Elevated Tour Concert in Wellsville	\$35,000	\$10,000
84	Valley Dance Ensemble	Valley Dance Ensemble Growth, Outreach, and Performances to Better Serve Community	\$25,000	\$5,000
85	Valor Soccer Club Incorporated	Valor Soccer Club Incorporated — UPSL Home Match Operations & Tourism Promotion	\$15,000	\$0
86	Wellsville City	Wellsville City - Trails	\$85,000	\$0
87	Wellsville City	Wellsville City Tennis Courts Replacement	\$110,000	\$100,000
88	Wellsville Foundation	Wellsville Foundation - 2026 Exterior Maintenance	\$17,675	\$17,675
89	Zootah Foundation, Inc.	Zootah Operating Funds	\$378,000	\$320,000
<b>GRAND TOTALS</b>			<b>\$6,844,692</b>	<b>\$4,691,055</b>



**CACHE COUNTY  
ORDINANCE NO. 2026-28**

**AN ORDINANCE ENACTING AN APPOINTED BOARD COMPENSATION  
SCHEDULE AND SETTING AND INCREASING THE COMPENSATION OF THE  
CACHE COUNTY PLANNING COMMISSION**

- (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, Utah Code § 11-55-103 and §§ 63A-3-106—107 authorize the County to establish per diem and travel compensation for board and commission members; and
- (C) WHEREAS, Utah Administrative Rule FIACCT 05-07\_00 (revised 2024) sets the maximum allowable per diem at \$135.00 for meetings up to four hours and \$200.00 for meetings exceeding four hours; and
- (D) 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
- (E) WHEREAS, Cache County does not currently outline a per diem board member compensation schedule in Cache County Code, as is done for certain full time or part time county officers;
- (F) WHEREAS, to properly compensate those who serve on certain appointed boards of Cache County for their time served, it is advantageous to enact and adjust the per diem compensation; and
- (G) WHEREAS; the Cache County Council held a public hearing in accordance with Utah Code §17-16-14(2)(b) & (c), regarding the proposed enactment and adjustment per diem compensation(s); and
- (H) WHEREAS, the Cache County Council Ordinance and Policy Review Committee recommended this policy change for passage by a vote of 3-0; and
- (E) WHEREAS, the Cache County Council finds that this ordinance is in the best interest of Cache County and its citizens;

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



**SECTION 1:**

The title of Chapter 2.28 of Cache County Code is amended to read as follows (with a redline version attached as “Exhibit A”).

**CHAPTER 2.28 SALARIES AND COMPENSATION**

**SECTION 2:**

Cache County Code 2.28.040 is enacted to read as follows (with a redline version attached as “Exhibit B”).

**2.28.040: APPOINTED BOARD MEMBERS**

- A. Subject to the provisions of this section, the compensation for appointed members of the following internal Cache County boards, commissions, and committees, as defined and authorized in accordance with Utah Code §§ 63A-3-106 and 63A-3-107, effective July 1st, 2026 shall be as follows:

<b>Internal Board, Commission, or Committees</b>	<b>Compensation</b>	<b>Frequency</b>
<b>Appointed Members</b>		
Planning Commission	\$70	Per Meeting
All Other Bodies		

- B. Members of all internal Cache County boards, commissions, and committees created by legislative act of the county may receive reimbursement for necessary and reasonable travel expenses incurred for attendance at official meetings in accordance with Utah Code § 63A-3-107 and applicable county travel policies.
- C. In accordance with Utah State Code § 63A-3-106(4) as amended, a board member may not receive per diem or travel expenses under this section if the board member is already compensated by a governmental entity while performing the board member's service on the board. This includes, but is not limited to:
  - 1. County elected officials.
  - 2. County department heads.
  - 3. Full time and part time employees of Cache County.

**SECTION 3:**



This ordinance will take effect 15 days following its passage and approval by the County Council, subject to budgetary allocations and amendments to the Cache County 2026 Budget, and subsequently adopted budgets.



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**

Cache County Code

### **CHAPTER 2.28 SALARIES AND COMPENSATION**



## EXHIBIT B

### Cache County Code

#### 2.28.040: APPOINTED BOARD MEMBERS

- A. Subject to the provisions of this section, the compensation for appointed members of the following internal Cache County boards, commissions, and committees, as defined and authorized in accordance with Utah Code §§ 63A-3-106 and 63A-3-107, effective July 1st, 2026 shall be as follows:

<u>Internal Board, Commission, or Committees</u>	<u>Compensation</u>	<u>Frequency</u>
<u>Appointed Members</u>		
<u>Planning Commission</u>	<del>\$15</del> \$70	<u>Per Meeting</u>
<u>All Other Bodies</u>		

- B. Members of all internal Cache County boards, commissions, and committees created by legislative act of the county may receive reimbursement for necessary and reasonable travel expenses incurred for attendance at official meetings in accordance with Utah Code § 63A-3-107 and applicable county travel policies.
- C. In accordance with Utah State Code § 63A-3-106(4) as amended, a board member may not receive per diem or travel expenses under this section if the board member is already compensated by a governmental entity while performing the board member's service on the board. This includes, but is not limited to:
- County elected officials.
  - County department heads.
  - Full time and part time employees of Cache County.



## Hold 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:** May 12<sup>th</sup>, 2026

**Agenda Item Language:** Hold a public hearing 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

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

**Staff Recommendation:** None

**Type of Action:** Legislative

**Land Use Authority:** Cache County Council

### Location

*Reviewed by Conner Smith*

**Project Address:**

600 W. 7800 S.,  
Paradise

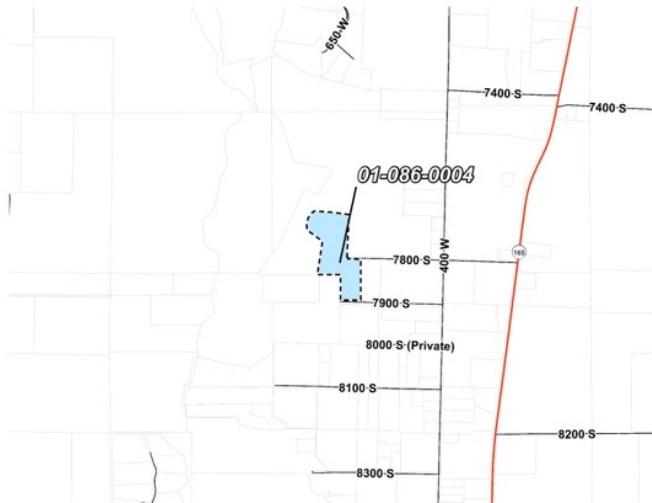
**Acres:** 15.47

**Surrounding Uses:**

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

**Current Zoning:**  
Agricultural (A10)

**Proposed Zoning:**  
Rural 5 (RU5)



### 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.

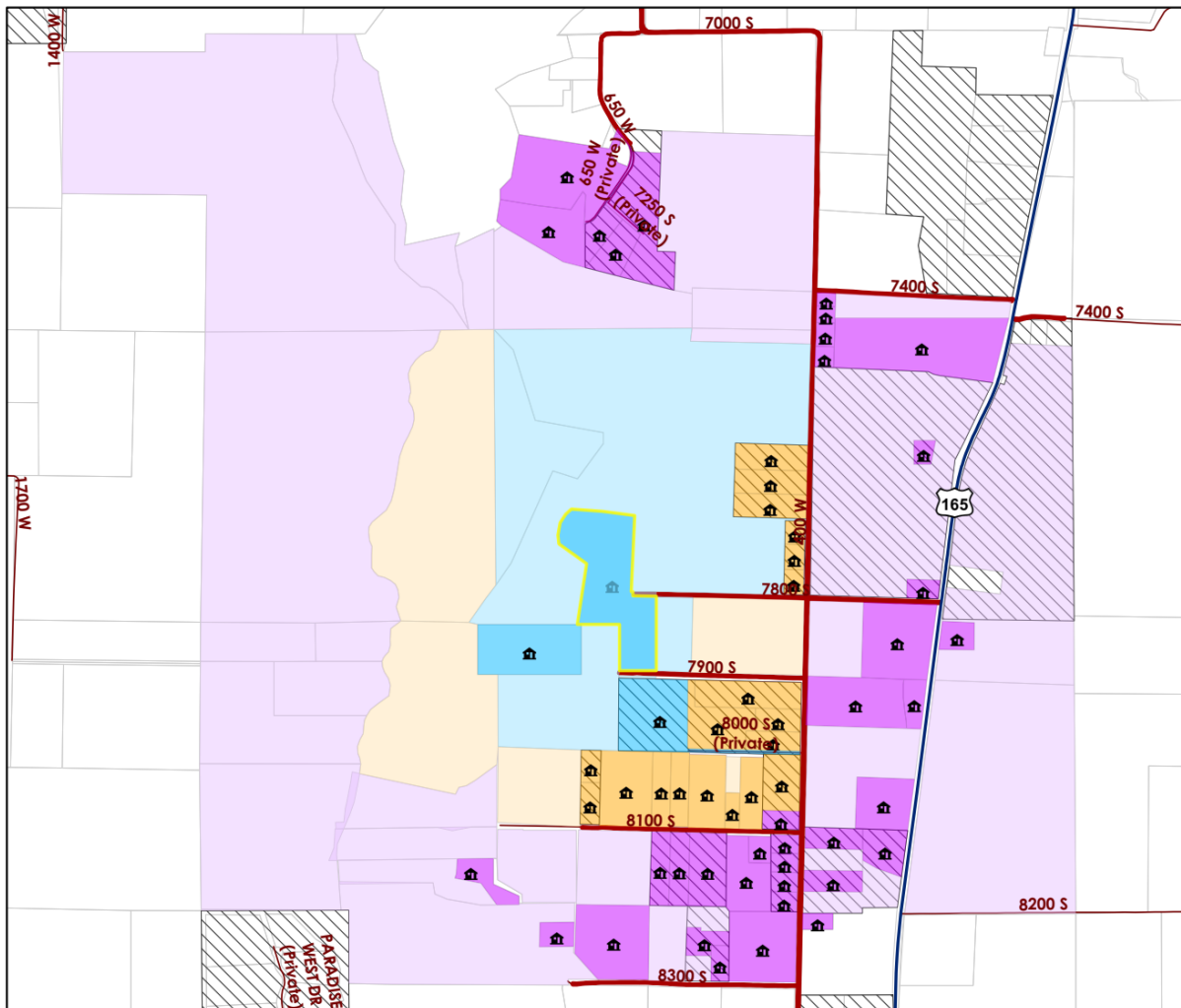
6. Staff has identified general information as pertains to the subject property to assist the Planning Commission and County Council in arriving at a decision. This information is reflected in the attached map (Attachment A) and in the following text:

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.

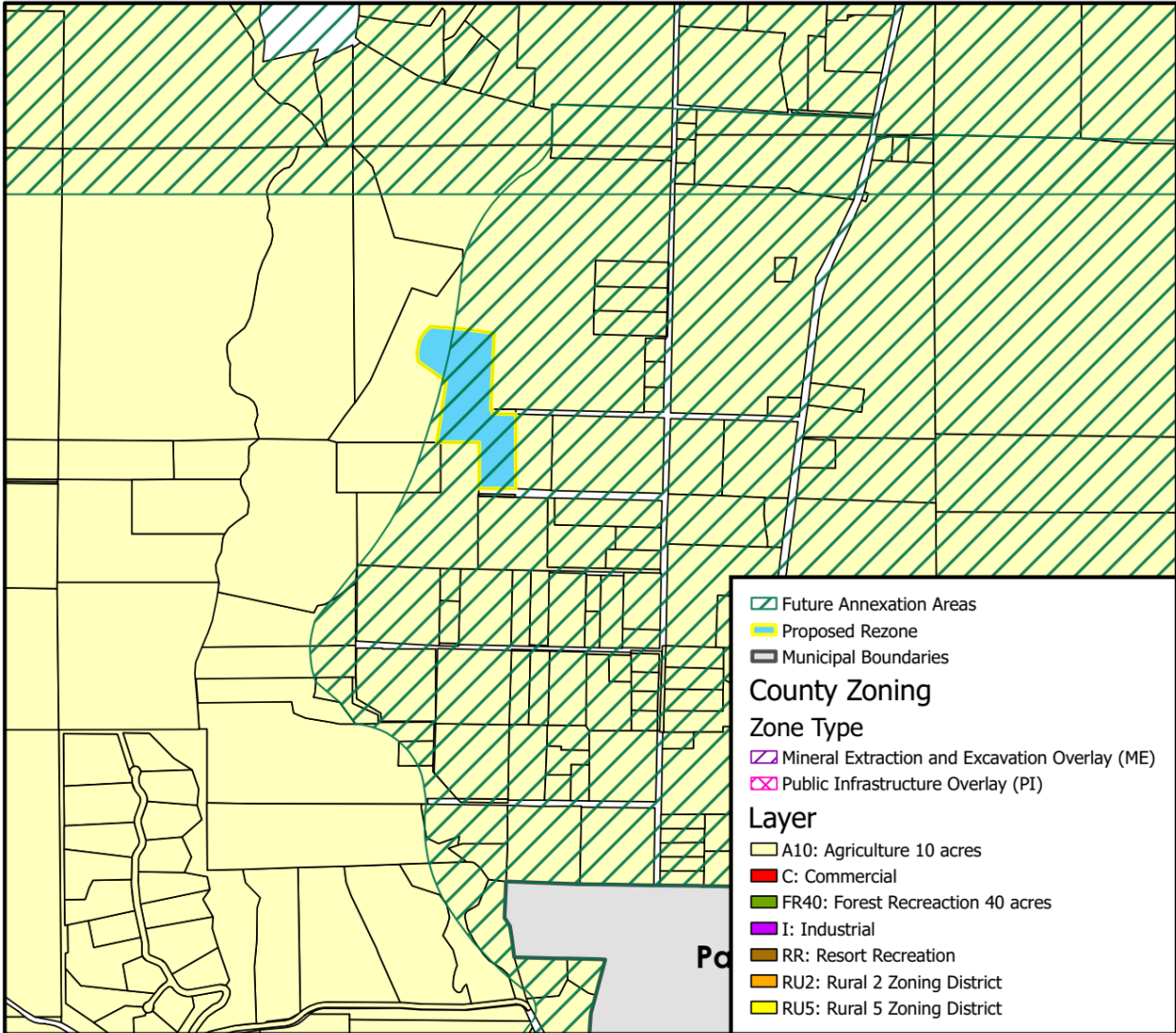
vi. Annexation Areas:

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.

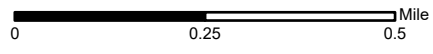
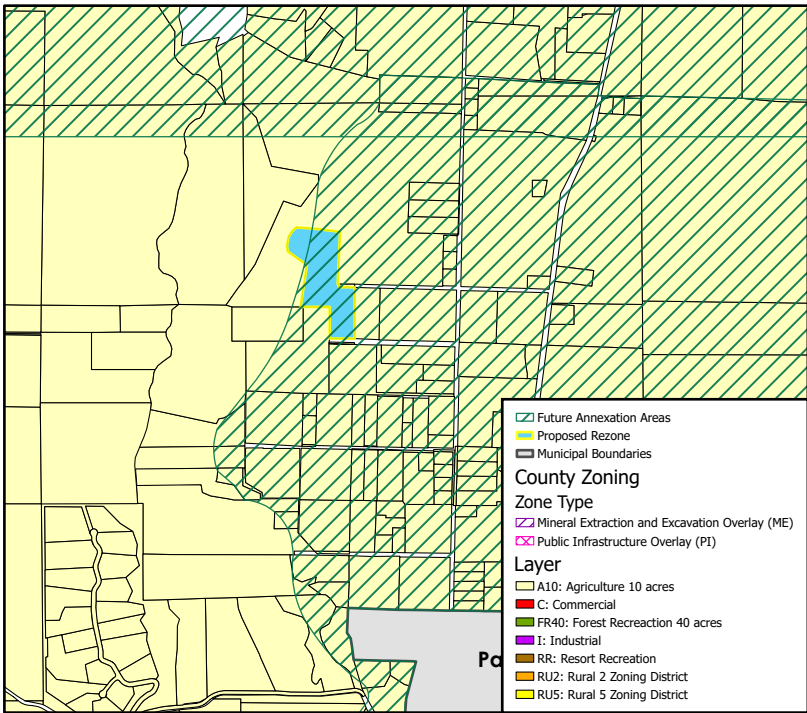
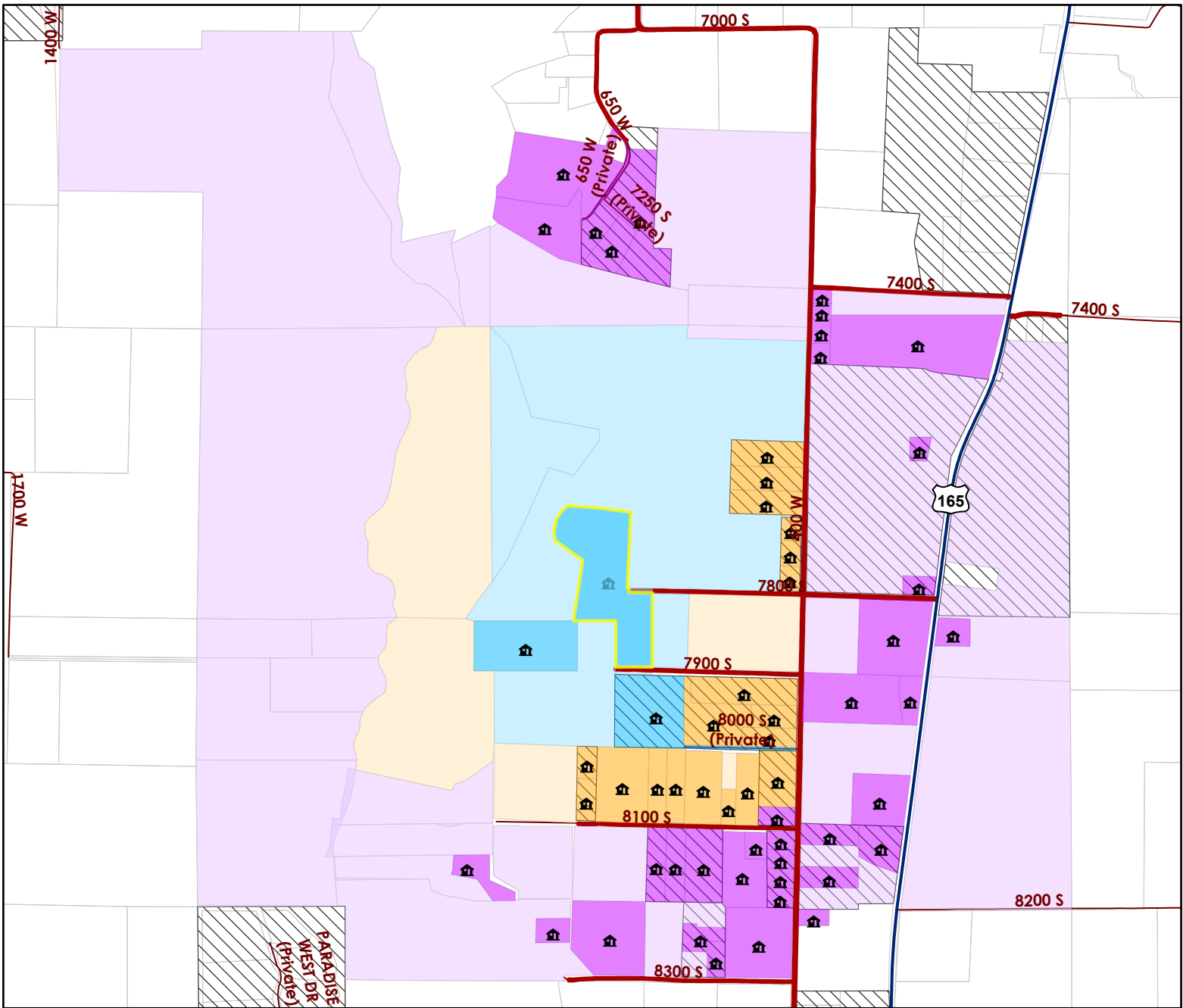
## **Planning Commission Conclusion**

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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

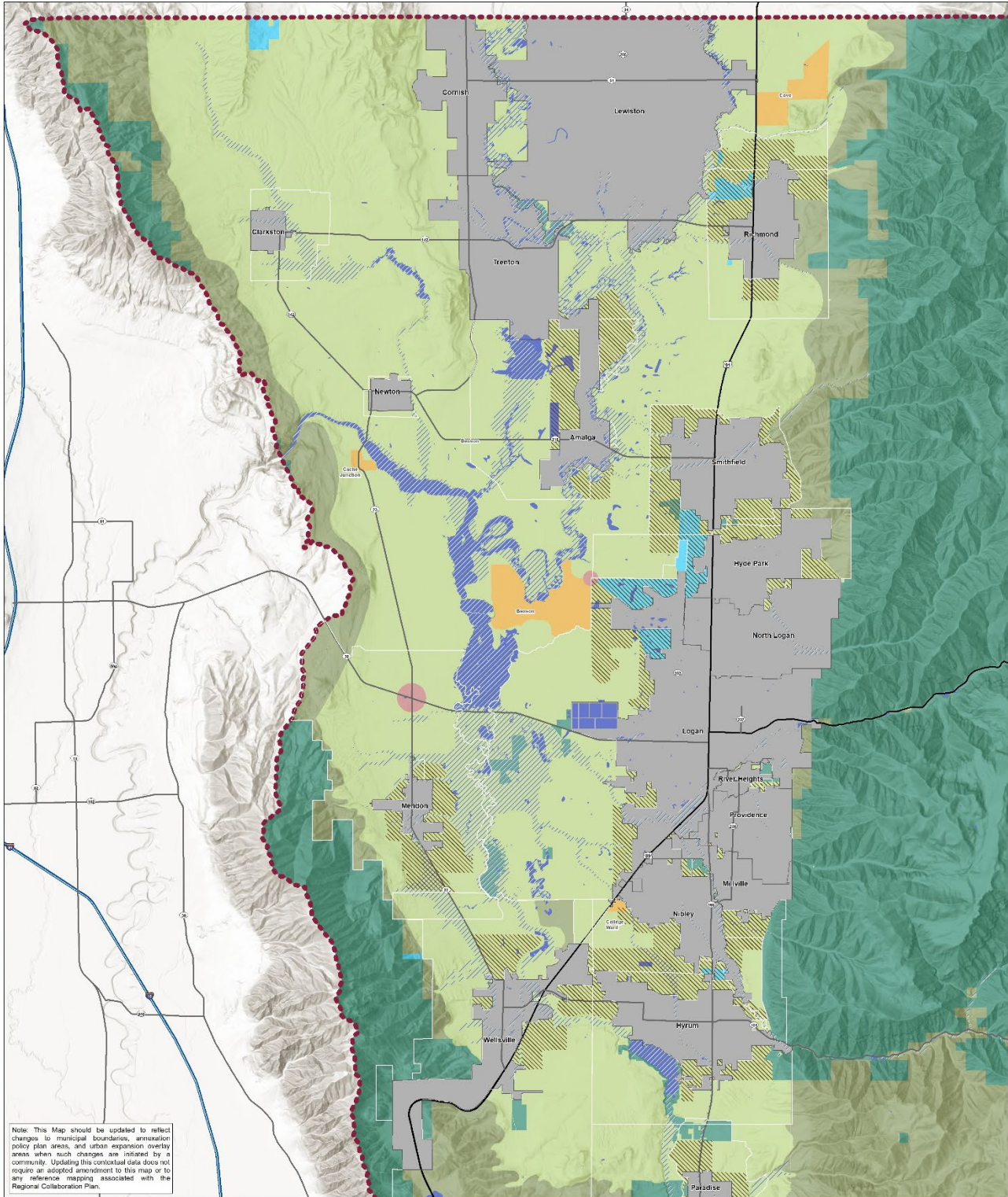
- Proposed Rezone
- Municipal Boundaries
- Subdivisions
- Parcels
- Winter Maintenance
- County Roads
- Highways

### 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
- Urban Expansion Overlay
- Retail Commercial
- Rural Community
- Industrial and Mineral Extraction
- Agriculture and Ranching
- Mountain Rural and Conservation
- Forest and Natural Resource

## 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



## Hold a Public Hearing

### Ordinance 2026-21 – Amending Chapter 17.14 Resort Recreation (RR) Zone

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

**Assisting Department:** Development Services

**Requested Council meeting date:** May 12, 2026

**Agenda Item Language:** Hold a public hearing for Ordinance 2026-21 Amending Chapter 17.14 Resort Recreation (RR) Zone of the Cache County Code

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

**Background:** The proposed amendment was triggered by the Powder Mountain Master Plan application when during the review and consideration of the Master Plan, it became apparent that the County Code was not in compliance with State Code, specifically the section regarding Development Agreements (§17.14.040). The proposed amendments will remove that section of Chapter 17.14 and replace it with Development Standards. Other minor clean-ups are included as well as adopting a new Appendix A – Approval Process.

**Fiscal Impact:** N/A

**Public Hearing Required:** Ordinance amendment requests require a public hearing before the County Planning Commission (PC). This hearing was held on April 2, 2026 and their recommendation to approve the ordinance amendment was made on April 2, 2026.

On April 21, 2026, the County Council set the public hearing for the May 12, 2026 County Council meeting.

**County Staff Presenter:** Angie Zetterquist, Planning Manager

**Presentation Time:** 10 minutes.

**Legal Review:** N/A

## Exhibit A

### **CHAPTER 17.14 RESORT RECREATION (RR) ZONE**

17.14.010: (RESERVED)

17.14.020: GENERAL REQUIREMENTS

17.14.030: MASTER PLAN APPLICATION REQUIREMENTS AND APPROVAL PROCESS

17.14.040: DEVELOPMENT STANDARDS

17.14.050: SUBDIVISION OF MASTER PLANNED LAND

17.14.060: DEVELOPMENT PLAN APPLICATION REQUIREMENTS AND APPROVAL PROCESS

17.14.070: OPEN SPACE

17.14.080: UNIT EQUIVALENT DENSITY

17.14.090: ADDITIONAL REQUIREMENTS

17.14.100: DEVELOPMENT IN PHASES AND TIME OF APPROVAL

17.14.110: FEES

17.14.120: APPENDIX A - APPROVAL PROCESS

17.14.130: APPENDIX B - ENVIRONMENTAL SUMMARY

17.14.140: APPENDIX C - FISCAL ANALYSIS

### **17.14.010: (RESERVED)**

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

### **17.14.020: GENERAL REQUIREMENTS**

- A. Property shall be rezoned through the County rezone process (section 17.02.030 of this title) prior to the Master Plan submittal.
- B. Development within the RR Zone shall adhere to the standards set forth in this land use ordinance and the Utah Condominium Ownership Act as set forth in Utah Code Annotated title 57, chapter 8, as amended.
- C. In order to support the intended recreational uses of the RR Zone and allow for open spaces and buffer zones within proposed developments, the minimum acreage within the zone is two thousand (2,000) acres.
- D. Properties adjacent to an RR Zone property and wishing to rezone to the RR Zone must either: 1) meet the RR Zone requirements independently; or 2) establish agreements between the property owners' association and submit for amendment of the Master Plan of the adjacent RR Zone property.
- E. The primary uses shall be resort and recreation oriented, and shall include, but not be limited to, ski and/or golf facilities and at least one residential/commercial core village. For clarification of this section, the following definition shall be used:
  1. A ski area as a minimum shall include not less than two (2) double chair lifts.
  2. A golf facility shall be as a minimum a certified regulation 18-hole golf course with not less than par seventy (70) as per the USGA.
- F. Culinary water, sewer, power, telecommunications, and other utility services shall be provided by central systems serving the entire Master Plan development area (e.g., service districts, private companies, public utilities, etc.).
- G. Construction, development, maintenance and snow removal on interior roads shall be the responsibility of the developer and, as appropriate, will become the responsibility of the property

## Exhibit A

owners' association, as defined in the development agreement.

- H. The County shall require such an arrangement of structures and open space within the RR Zone as necessary to assure that the purpose of this zone is achieved:
1. In no case shall total coverage of hard surface development, buildings and structures be greater than ten percent (10%) of the total project area.
  2. Perimeter fencing of homesites and development parcels will not be permitted.
  3. The County may require perimeter fencing of the property boundary, as necessary.
  4. Commercial areas should provide the density, building mass, scale and visual feeling of a pedestrian mountain resort community.
  5. A buffer zone of open space, setbacks or yards between the RR zone and adjacent land, with noncompatible uses, shall be required in accordance with applicable state or local laws.
  6. Subdivision boundaries within the RR zone shall conform to county lines.
  7. Unit clustering is encouraged, especially in commercial or "village" areas.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

### **17.14.030: MASTER PLAN APPLICATION REQUIREMENTS AND APPROVAL PROCESS**

(For a graphical description of the process outlined here, please see section 17.14.120, "Appendix A - Approval Process", of this chapter.)

The master plan shall be submitted as a conditional use for permit issuance in accordance with section 17.06.050 of this title.

- A. Submit Master Plan Application: The following information is required for master plan submissions under the RR zone within the county. The applicant may be required to provide other information required by the director of development services or planning commission as necessary to evaluate the proposed master plan.
1. A master plan application, provided by the director, completed and signed by the owner(s), or authorized agent of the owner(s), of the land parcel(s) represented in the master plan.
  2. A master plan, at a convenient scale of not more than one inch equals four hundred feet (1" = 400'), or at a scale as approved by the director. The master plan shall show the following:
    - a. Vicinity Map: Vicinity map showing location of property;
    - b. Statement Of Restrictions: A statement of all existing restrictions on the use of land, including easements, restrictions or covenants;
    - c. Features: Existing and proposed features (may be shown on separate, numbered pages).
      - (1) Existing conditions map, showing vegetation and existing site features;
      - (2) The approximate location of all existing structures and other significant physical and topographic features presently located on the property;

## Exhibit A

- (3) Contour lines based on USGS datum with intervals of not more than twenty feet (20'), which contour lines shall extend a minimum of one hundred feet (100') beyond the proposed development boundary;
- (4) Slope map, indicating slopes ranging between zero to seven percent (0-7%), seven to ten percent (7-10%), ten to fifteen percent (10-15%), fifteen to twenty percent (15-20%), twenty to twenty five percent (20-25%), and over twenty five percent (25%);
- (5) The approximate location of any registered historic sites;
- (6) The approximate location of potential wetlands;
- (7) FEMA floodplain delineation.

### d. Concepts: General development concepts:

- (1) Site plan of the proposed uses showing general building locations, and requested densities;
- (2) Designations of proposed ownership of areas shown on site plan as being private, part of a condominium, common area or dedicated open space;
- (3) Proposed locations of site improvements such as plazas, tennis courts, ski runs, golf courses, pools, and similar improvements;
- (4) Proposed road locations and other circulation features;
- (5) Proposed intersections with existing roads;
- (6) Preliminary architectural and landscaping theme drawings;
- (7) Proposed phasing schedule, if any.

### e. Services:

- (1) All utilities available (if any) and proposed easements for new utility services or relocated utility services;
- (2) Additional proposed features such as systems of drainage, sewage and water supply;

3. As applicable, a brief written statement from each of the following affected entities indicating the availability of current services, as well as the conditions and the impact of the development on such services:

County road superintendent;

Division of environmental quality (DEQ);

EMT response/protection service provider(s);

Fire department;

Health department;

School district(s);

## Exhibit A

Sewer service district(s);

Sheriff;

State water engineer;

Stormwater management and control agency;

UDOT;

Waste removal and disposal service provider(s); and

Water service district(s).

4. A title report for the property under the master plan provided by a title company within thirty (30) days of the date of master plan application;
5. A tax clearance from the county treasurer indicating that all taxes, interest and penalties owing for the property have been paid;
6. An environmental summary (see section 17.14.130, "Appendix B - Environmental Summary", of this chapter);
7. A financial analysis (see section 17.14.140, "Appendix C - Fiscal Analysis", of this chapter);

8. The name and address of the property owner(s) and all adjoining property owners as disclosed by the most recent plat map.

B. Approval Of Master Plan: After the applicant has submitted the master plan information as described above, the planning commission will approve, approve with conditions or deny the master plan application.

1. After receiving the applicant's submittal, the director will review the master plan application and determine if the required information provided is complete. The director will make a recommendation on the proposed plan to the planning commission and schedule the master plan for review on the planning commission's next available agenda.

If the director feels the applicant's submittal is incomplete, the applicant has forty five (45) days to submit the additional information requested to the director to continue the master plan approval process.

2. The planning commission will review the master plan and will approve, approve with conditions or deny the master plan.
  - a. Approval by the planning commission grants an equivalent unit density, use and general configuration and allows the applicant to proceed with the process for signature of the development agreement by the county council and by submitting the development plan application.
  - b. Approval with conditions by the planning commission grants an equivalent unit density, use and general configuration and allows the applicant to meet the conditions of the commission and proceed with the process for signature of the development agreement by the county council and by submitting the development plan application.
  - c. Denial of the master plan by the planning commission means the applicant cannot

## **Exhibit A**

proceed with the process for signature of the development agreement by the county council nor by submitting the development plan application and must either: 1) resubmit a revised master plan and begin the process with the planning commission again; 2) appeal the decision to the board of adjustments; or 3) elect to not pursue a master plan any further.

3. The developer may request changes to an approved master plan. Minor changes to the master plan, as determined by the director, may be authorized by the director if required by engineering or other circumstances not foreseen at the time the master plan was approved. The director may also request review by the planning commission to determine if a proposed change requires a master plan amendment. The planning commission shall review all proposed master plan amendments, using the approval of master plan procedure as described in this section, to determine approval of the amendment to the master plan if the intent of the RR zone is maintained and the county does not receive added significant negative impacts.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

### **17.14.040: DEVELOPMENT STANDARDS**

- A. Development standards shall be specific to each approved Master Plan in the Resort Recreation (RR) Zone.
- B. As a condition of approval of a Master Plan, the proponent of the resort recreation use must submit proposed development standards as an ordinance amendment. The development standards must be adopted by the Land Use Authority into Chapter 17.14 as an appendix, prior to submitting applications for subdivisions, development plan applications, zoning clearances, building permits, and the like.
- C. Within the boundary of an approved Master Plan, parcel legality is not applicable. However, the creation of new lots/parcels must follow the county subdivision regulations in title 16 of this code. Density is based solely on the Unit Equivalent Density as approved in the Master Plan and subsequently applied to subdivisions and/or development plan applications. It is the responsibility of the applicant/developer to track the density units and provide that information to the County as part of each application submittal.
- D. Development standards adopted for an approved Master Plan do not supersede any local, state or federal laws and/or regulations nor any state-adopted codes, including, but not limited to the International Fire Code, Uniform Building Code, and the like.

### **17.14.050: SUBDIVISION OF MASTER PLANNED LAND**

(For a graphical description of the process outlined herein, see section 17.14.120, "Appendix A - Approval Process", of this chapter.)

An approved master plan may be subdivided or resubdivided at any time. The subdivision approvals process will follow the county subdivision regulations in title 16 of this code.

Subdivision can take place either prior to or concurrent with a development plan application.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

### **17.14.060: DEVELOPMENT PLAN APPLICATION REQUIREMENTS AND APPROVAL PROCESS**

## Exhibit A

(For a graphical description of the process outlined herein, see section 17.14.120, "Appendix A - Approval Process", of this chapter.) F15

- A. Submit Development Plan Application: The following information is required for development plan submissions under the RR zone within the county. The applicant may be required to provide other information required by the director of development services or planning commission as necessary to evaluate the proposed development plan. The development plan application may be submitted for individual phases, individual parcels or for the entire master plan.
1. A development plan application, provided by the director, completed and signed by the owner(s), or authorized agent of the owner(s), of the land parcel(s) represented in the development plan.
  2. A development plan, at a convenient scale of not more than one inch equals one hundred feet (1" = 100'), or at a scale as approved by the director.
  3. The development plan shall show the following:
    - a. All mapped information shall be prepared in a neat and legible manner in ink. All map data shall be prepared at an engineer's scale not more than one inch equals one hundred feet (1" = 100'). The exterior tract dimensions and boundaries must be based on actual ground survey made by a registered engineer or registered land surveyor. The sheets prepared shall be numbered in sequence if more than one sheet is used and shall be of such size as is acceptable for filing in the office of the county recorder.
    - b. Contour lines based on USGS datum with intervals of not more than five feet (5') for parcels with a general slope of greater than thirty percent (30%), or intervals of not more than two feet (2') for parcels with a general slope of less than or equal to thirty percent (30%), which contour lines shall extend a minimum of one hundred feet (100') beyond the proposed development boundary.
    - c. If a drainage channel borders the proposed development, the additional distance necessary to show the far side of the drainage facility can be shown on an accompanying engineering drawing.
    - d. A vicinity map showing the proposed development and its location within the project.
    - e. Existing property description:
      - (1) Location of property by government lot, section, township and range and/or by metes and bounds description, with map indicating graphic scale, north arrow, acres and date.
      - (2) The location and dimensions of exterior boundary lines of the property to be expressed to the nearest hundredth of a foot and all other boundary lines to be expressed in feet.
      - (3) The location of property with respect to surrounding property and streets, the names of adjoining subdivisions or parcels, the land uses of the adjoining areas, and the names of adjoining streets.
      - (4) The location, width and names of existing rights of way.
      - (5) The location, width or dimensions, and purpose of existing easements.
      - (6) The location of existing water bodies, streams and other pertinent features such as swamps, drainage ditches, parks, cemeteries, buildings, railroad

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rights of way and bridges.

- (7) The location and width of all proposed streets, street centerlines and easements, alleys, trails and other public ways, easement and proposed street rights of way, and building setback lines.
- (8) The location, dimensions and areas of all proposed or existing lots.
- (9) The location and dimensions of all property proposed to be set aside for park or playground use, or other public or private reservation, with designation of the purpose thereof, and conditions, if any, for the dedication or reservation.
- (10) All utility facilities existing and proposed throughout the development shall be shown on the development plan or on accompanying engineering plans.
- (11) Location of known geologic hazards, watercourses, rock outcroppings and existing wooded areas or trees eight inches (8") or more in diameter, measured four feet (4') above ground level.
- (12) Location and direction of flow of all watercourses on the property under consideration and abutting properties.
- (13) Location, sizes, elevations and slopes of existing sewers, water mains, culverts and other underground structures within the property under consideration and immediately adjacent thereto; existing permanent building and utility poles on or immediately adjacent to the site; and utility rights of way.

### f. Property survey control:

- (1) Two (2) primary control points, approved by the county surveyor and "ties" to such control points. Primary control points must be public land survey corners or officially recognized corners with corner perpetuation and filing number shown.
  - (2) Location, description and size of monuments that are set or found (all monuments found, existing or accepted and used in the survey shall be marked with the license number of the surveyor).
  - (3) Location of street survey monuments.
  - (4) Ties to all controlling corners.
  - (5) Sufficient data acceptable to the county surveyor's office to determine readily the location, bearing and length of all lines and to reproduce such lines upon the ground.
- g. If the applicant plans a phased development of the area contained in the development plan, the respective areas of development shall be shown on the development plan as to the area and priority of development.
- h. Grading plan, noting the maximum street gradient, street sections, and all cuts and fills, which may be on an accompanying engineering drawing.
- i. Indication of land uses within the property.
- j. Proposed street names, and, if pertinent, the lot layout and numbering of all lots and blocks. All lots in each block shall be consecutively numbered. Outlots shall be

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lettered in alphabetical order. Include dimensions of each lot.

- k. A plan designating limits of disturbance or building pads and utility corridors and connections for each parcel and for improvements, such as utilities and roads.
- l. The name of the proposed development shall be shown.
- m. All maps shall indicate the name of the person or firm responsible for the drawing and the date drawn in order to facilitate further reference to the information.

### 4. Ownership:

- a. The name and address of the owner or owners, the name and address of the developer if other than the owner, the name of the land surveyors, the name of the author of the property report, and the citation of last instrument conveying title to each parcel of property involved in the proposed development.
- b. Citation of any existing legal rights of way or easements affecting the property.
- c. Existing covenants on the property, if any.

5. A copy of the project's architectural and design guidelines, if not part of the adopted development standards for the master plan.

6. A copy of the project's draft CC&Rs.

7. A copy of the declaration and bylaws of the development pursuant to the Utah condominium ownership act.

8. Any special agreements, conveyances, easements, restrictions or conditions, which will govern the use, maintenance and continued protection of the development and any of its common areas, open space and facilities.

9. Names of adjoining property owners from the latest assessment rolls within three hundred feet (300') of any perimeter boundary of the property under consideration.

10. If the development plan application includes a subdivision of property, application for subdivision shall be made under the applicable requirements and process of [title 16, subdivision regulations](#), of the county ~~code subdivision ordinance~~, either prior to or concurrent with the development plan application.

B. Approval Of Development Plan: After the applicant has submitted the development plan information as described above, the planning commission will approve, approve with conditions or deny the development plan application.

- 1. After receiving the applicant's submittal, the director will review the development plan application and determine if the required information provided is complete. The director will make a recommendation on the proposed plan to the planning commission and schedule the development plan for review on the planning commission's next available agenda.

If the director feels the applicant's submittal is incomplete, the applicant has forty five (45) days to submit the additional information requested to the director to continue the development plan approval process.

- 2. The planning commission will review the development plan and will approve, approve with conditions or deny the development plan.
  - a. Approval by the planning commission allows the applicant to proceed by developing the project, with vertical development requiring a zoning clearance prior to issuing

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a building permit.

- b. Approval with conditions by the planning commission allows the applicant to meet the conditions of the commission and proceed by developing the project, with vertical development requiring a zoning clearance prior to issuing a building permit.
- c. Denial of the development plan application by the planning commission means the applicant cannot proceed by developing the project and must either: 1) resubmit a revised development plan application and begin the process with the planning commission again; 2) appeal the decision to the board of adjustments; or 3) elect to not pursue a development plan application any further.

- 3. The applicant must begin development within two (2) years from the time of receiving an approved development plan, unless otherwise designated by the county council in the development agreement.

C. Changes To Approved Plans: Minor changes in the location, site plan or character of buildings and structures may be authorized by the director if required by engineering or other circumstances not foreseen at the time the development plan was approved. No change authorized by the director under this section may increase the size of any building or structure more than ten percent (10%), nor change the location of any building or structure more than ten feet (10') in any direction. The planning commission must approve all other changes to the development plan application using the approval of development plan application procedure.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

### **17.14.070: OPEN SPACE**

A. Functional and aesthetic open space (including buffer zones) are essential parts of the RR zone.

B. Participants in the approval processes shall identify what is to be considered as open space by using the following parameters as a guide:

- 1. Waterways, water bodies, manmade water features, wetlands, steep slopes, and other areas to remain undeveloped shall count toward the open space requirement.
- 2. Active, nonhard surface recreation areas, such as golf, skiing, hiking and biking trails shall count toward the open space requirement.
- 3. Common park areas with passive (landscaping, lawn areas, picnic and bench areas) and active areas (soccer fields, baseball diamonds, tennis courts, fishing ponds, playgrounds, and park gazebos) are encouraged and shall count toward the open space requirement, provided they are used for scenic, landscaping or recreation purposes and they are located on land which is accessible and available to all occupants of dwelling units for whose use the common park area is intended.
- 4. Buffer zones along the property boundaries shall count toward the open space requirement.
- 5. Portion of lots outside of designated building pads shall count toward the open space requirement if the area is preserved as natural forest, grasslands or pastureland.
- 6. Parking lots, parking area landscaping buffers, paved roads, service roads, private yards, buildings or structures, required setbacks for buildings or structures, and all subdivided parcels less than one acre shall not count toward the open space requirement.

C. Preservation, maintenance and ownership of open space within the development shall be

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accomplished by one or more of the following :

1. Designation of land to meet setback or other buffer zone requirements between the RR zone and adjacent properties; or
  2. Designation of land as a park, parkway system or pasture for the use of resort property owners and resort guests using the resort's recreational facilities; or
  3. Complying with the provisions of the condominium ownership act, Utah Code Annotated title 57, chapter 8, as amended, which provides for the payment of common expenses for the upkeep of the common area and facilities; or
  4. The developer may retain ownership and responsibility for maintenance of the designated open space, and shall commit to such responsibility through written agreement with all parties who subsequently acquire ownership of property within the RR zone; or
  5. The property owners' association may retain ownership and responsibility for maintenance of the designated open space, and shall commit to such responsibility through written agreement with all parties who subsequently acquire ownership of property within the RR zone.
- D. Changes in the project's dedication of open space will be handled through the master plan amendment process.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

### **17.14.080: UNIT EQUIVALENT DENSITY**

- A. Density of development is a factor of both number and the size of the structures built within a master planned development. Unit equivalents are used to better convey overall impacts of a project.
- B. As a physical limitation, total unit volume is a better determinant than number of units. Basing development density under the RR zone on a program of unit equivalents provides the county with clear expectations of the overall scope of development, yet enables the development flexibility to respond to changing market forces and demand.
- C. The unit equivalent structure outlined on the following page establishes the method for density determination within the RR zone:

DENSITY DATA CHART

	Use	Configuration	Unit Equivalent
Hotel commercial or multi-family residential	Hotel room	A room not to exceed 500 sq. ft., which includes bathroom areas, but not corridors outside of the room or foyers.	0.25
	Hotel suite/1 bedroom apartment	A suite or 1 bedroom apartment not to exceed 650 sq. ft., which includes bathroom and kitchenette areas, but not corridors outside of the room or foyers.	0.33

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	Hotel or multi-family - A	An apartment with attached rooms not to exceed 1,000 sq. ft., which includes bathroom and kitchen areas, but not corridors outside of the room or foyers.	0.50
	Hotel or multi-family - B	An apartment with attached rooms not to exceed 1,500 sq. ft., which includes bathroom and kitchen areas, but not corridors outside of the room or foyers.	0.75
	Hotel or multi-family - C	An apartment with attached rooms not to exceed 2,000 sq. ft., which includes bathroom and kitchen areas, but not corridors outside of the room or foyers.	1.00
	Hotel or multi-family - D	An apartment with attached rooms not to exceed 2,500 sq. ft., which includes bathroom and kitchen areas, but not corridors outside of the room or foyers.	1.25
Single-family	Small single family lot	Separate, attached, or unattached homes with any number of rooms (e.g., patio homes, townhomes or condominiums), whose total area inside ranges from 2,500 sq. ft. to 5,000 sq. ft. (Permits 0 lot line units, shared wall units, and lockouts.)	1.00
	Single-family lot	1 single-family lot. (Permits 1 detached or attached accessory dwelling in addition to main house.)	1.00

Mixed use	Corporate retreat	A corporate retreat with residential uses and up to 10,000 sq. ft. of commercial uses with meeting and support space.	4.00
Commercial uses	Golf course facility	Clubhouse, bathrooms, maintenance, garage, food stand, and all accessory buildings (per 1,000 sq. ft.).	1.00
	Equestrian facility	Stables, stalls, barn, and all accessory buildings (per 1,000 sq. ft.).	1.00
	Ski area facility	Lodges, restaurants/bars, retail, and commercial space, maintenance areas, medical facilities, and all accessory buildings (per 1,000 sq. ft.).	1.00
	Commercial	Restaurant, retail, and other commercial space (per 1,000 sq. ft.).	1.00
	Recreation /a ctivity facility	Activity center, recreational courts, and accessory facilities (per 1,000 sq. ft.).	1.00

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	Public facilities	Public facilities with human occupancy such as fire stations, police stations, utility plants, etc. (per 1,000 sq. ft.). Public facilities without human occupancy not counted in density determination.	1.00
	Air transportation facilities	Air terminal, commercial facilities, and accessory facilities (per 1,000 sq. ft.) and 1 hangar (maximum of 10,000 sq. ft.) = 1 UE with each additional 1,000 sq. ft. of hangar space = 1 UE	1.00

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

### **17.14.090: ADDITIONAL REQUIREMENTS**

When the planning commission deems necessary, with the reasons for such request being identified, the applicant may be required to provide other information or letters of feasibility, conduct studies and provide evidence indicating suitability of the area for the proposed master plan, including, but not limited to, groundwater protection, plant cover maintenance, geologic or flood hazard, erosion control, and any other physical or environmental matters necessary to fully identify the suitability of the area for the proposed master plan.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

### **17.14.100: DEVELOPMENT IN PHASES AND TIME OF APPROVAL**

- A. If development within the RR zone is to be phased, each phase shall be of such size, composition and arrangement that construction, marketing and operation is feasible as a unit independent of any subsequent phases.
- B. The applicant must begin development within two (2) years from the time of final approval. The planning commission may grant one 24-month extension to the approval without needing to modify the master plan.
- C. Subsequent phases of a multiphase master plan development may begin prior to completion of earlier phases, in accordance with any phasing plan outlined in the development plan application approval.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

### **17.14.110: FEES**

Any person filing an application for approval of a master plan or development plan application under the RR zone shall pay a fee. See Consolidated Fee Schedule for amount of fee.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014; amd. Ord. 2021-22, 12-14-2021, eff. 1-1-2022)

### **17.14.120: APPENDIX A - APPROVAL PROCESS**

See process flow chart adopted as part 2026 ordinance amendment on file in the Development Services office.

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(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

### **17.14.130: APPENDIX B - ENVIRONMENTAL SUMMARY**

The master plan submittal shall include an environmental summary, which consists of the information provided in the checklist on the following page. This checklist must be completed to show the developer has responded to all required criteria listed. For each information category, the developer must fill in the appropriate boxes with a check. Additionally, all reports, agency letters and other supporting documentation shall be attached to this checklist. Staff will review the checklist and attached materials and check the "complete" box if no additional work is required by the developer. The planning commission will review the staff's recommendation and determine if the materials are complete.

### **ENVIRONMENTAL IMPACT ANALYSIS CHECKLIST**

R = Required information/submittal, nonmarked boxes indicate required only if staff or planning commission deem necessary.

Information Categories	Date Required	Report And Map	Agency Review And Comment	Best Management Practices	Complete Additional No Work Required	Documentation (Location within the submittal(s) that the information can be found, e.g., exhibit number or master plan page)
Topographic map	Map showing slopes, views and exposures	R	R	R		
Geological conditions and hazards	A map and brief statement and describing geologic conditions, structure and properties along with existing geological hazards	R	R	R		
Soils map and narrative	A map and brief statement describing soil types, properties and depths	R	R	R		

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Hydrology map and narrative	A map and brief report describing site hydrology, drainage, watersheds, existing bodies of water, groundwater conditions, shorelines, and wetlands	R	R	R		
Water quality report	Identification and discussion of waters shown on the project's hydrology maps and potential for proposed development to affect the site's water quality. Mitigation of impacts and compliance with regulations	R	R	R		
Air quality report	A brief statement describing climate and wind factors	R	R	R		
Vegetation report	Statement describing the site's vegetation considerations and a letter or review from the division of forestry-fire and state lands	R	R	R		
Wildlife report	Statement describing the site's wildlife and habitat considerations and a letter or review from the division of wildlife resources	R	R	R		
Cultural resources report	A brief statement describing cultural resources, including historic and archaeological sites and finds, and provide a letter from Utah State Historical Society with their findings (if any) on the site	R	R	R		
Traffic impact report	A statement describing road traffic impacts of the proposed development	R	R	R		

Environmental impact analysis checklist: To complete the checklist the following information is provided under each criteria to assist in contacting the appropriate agency. Not all agencies will provide review of comment but every effort should be made to respond to the needed information as possible. Different agencies have individual reviewing requirements and it is the responsibility of the applicant to work with these agencies.

### TOPOGRAPHIC MAP

Summary: US geological survey 7.5 minute topographical quadrangle maps.

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### Contact Agencies:

Utah State Department Of Natural Resources  
Map Library  
1594 West North Temple, Suite 3110  
P.O. Box 146100  
Salt Lake City, UT 84114

### GEOLOGIC CONDITIONS AND HAZARDS

Law/Regulation: Chapter 17.18, "Sensitive Areas", of this title. After January 1, 2003, all projects will need to document consistency with Bear River natural hazard mitigation plan.

Summary: Cache County has a very high potential for a number of different geologic hazards that may pose problems for development. Consideration of geologic conditions and hazards should involve both analyzing the impact of these conditions and hazards on the proposed project and impact of the existing environment on the proposed project. The report should identify all geologic conditions and potential hazards which include proximity to all earthquake faults, area of landslide potential, steep slopes and other geologic hazards.

### Contact Agencies:

Utah State Department Of Natural Resources  
Geological Survey  
1594 West North Temple, Suite 3110  
P.O. Box 146100  
Salt Lake City, UT 84114

Bear River Association Of Governments  
Community Development  
170 North Main  
Logan, UT 84321

### SOILS

Summary: From the soil survey of the Cache valley area (USDA - natural resources conservation service, 1974) determine the type and quality of soil for your project and surrounding areas. Consideration should be given to the potential effects of the different soil types on the project and potential hazards that may exist: refer to table 4 - engineering interpretation for soil.

### Contact Agencies:

United States Department Of Agriculture  
Natural Resources Conservation Service  
1860 North 100 East  
North Logan, UT 84341

North Cache Or Blacksmith Fork Soil Conservation District  
1860 North 100 East  
North Logan, UT 84341

### HYDROLOGY

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Law/Regulation: Clean water act.

Summary: The hydrology of Cache County is a complex and critical natural resource. Consideration should be given to the potential impacts of a project on the hydrology of Cache County and protection of this critical natural resource.

Contact Agencies:

United States Army Corps Of Engineers  
Salt Lake City, Utah

United States Environmental Protection Agency  
Region VIII  
Denver, Colorado

Cache County Water Advisory Board  
160 North Main  
Logan, UT 84321

### **WATER QUALITY REPORT**

Law/Regulation: All projects within Cache County are subject to the requirements of the EPA's national pollutant discharge elimination system regulations and state permits.

Summary: Projects of one acre or larger will be required to submit and receive approval of a discharge permit from the state division of water quality.

Contact Agencies:

Utah State Department Of Environmental Quality  
Division Of Water Quality  
288 N. 1460 W.  
P.O. Box 144870  
Salt Lake City, UT 84114

### **AIR QUALITY**

Law/Regulation: Clean air act 42 USC 7400 et seq. Potentially applicable to all proposed activities. Air quality is an impact category for which specific federal and nonfederal governmental standards exist.

Summary: Consideration of air quality involves both analyzing the impact of the proposed project on air quality in the community and impact of the existing environment on the proposed project forecasting. It depends on project size, type and its location (i.e., the suitability of the particular location for the type of project planned).

Contact Agencies:

Utah State Department Of Environmental Quality  
Division Of Air Quality  
288 N. 1460 W.  
P.O. Box 144870  
Salt Lake City, UT 84114

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### VEGETATION

Law/Regulation: All applicable federal, state and local regulation.

Summary: Consideration should be given to the potential impacts of the project on existing vegetation to protect property from potential fire hazards that may exist for the project.

Contact Agencies:

Utah State Division Of Forestry-Fire And State Lands  
Bear River Area  
1780 N. Research Parkway, Suite 104  
North Logan, UT 84341

### WILDLIFE

Law/Regulation: Endangered species act.

Summary: Consideration should be given to the potential impacts of the project on the wildlife and potential endangered species that are within the project area and off site impact should be evaluated.

Contact Agencies:

United States Department Of Agriculture  
U.S. Fish And Wildlife Service  
1594 West North Temple, Suite 3110  
P.O. Box 146100  
Salt Lake City, UT 84114

Utah State Department Of Natural Resources  
Division Of Wildlife Resources  
1594 West North Temple, Suite 3110  
P.O. Box 146100  
Salt Lake City, UT 84114

### CULTURAL RESOURCES

Law/Regulation: The national historic preservation act of 1966.

Summary: Consideration should be given to any manmade structures that are fifty (50) years and older. These structures should be identified and determined if they are historically significant. All archaeological sites should be identified and documented.

Contact Agencies:

Utah State Department Of Community And Economic Development  
State Division Of History  
1594 West North Temple, Suite 3110  
P.O. Box 146100  
Salt Lake City, UT 84114

### TRAFFIC IMPACT

Law/Regulation: Subject to current Cache County road policies and Utah state department of

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transportation requirements.

Summary: Considerations should be given to the impacts of all road systems within and accessing the project. A traffic impact analysis and/or study may be required of the applicant at the discretion of the county.

Contact Agencies:

Utah Department Of Transportation Region 1  
169 North Wall Avenue  
P.O. Box 12580  
Ogden, UT 84412

Cache County Road Department  
525 North 1000 West  
Logan, UT 84321

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

### **17.14.140: APPENDIX C - FISCAL ANALYSIS**

The master plan application shall include a fiscal analysis, which consists of the following information:

#### A. Onetime Revenue Sources:

1. An estimate of fees (e.g., planning, engineering, subdivision, approvals, etc.) that will be generated to Cache County from processing the master plan, individual development plans, subdivisions and building permits with Cache County.

#### B. Ongoing Revenue Sources:

1. An estimate of annual tax revenue to Cache County (e.g., property taxes, sales taxes, transient taxes, etc.) generated from the master plan development at twenty five percent (25%), fifty percent (50%), seventy five percent (75%) and one hundred percent (100%) of build-out;
2. An estimate of annual tax revenue to Cache County schools generated from the master plan development at twenty five percent (25%), fifty percent (50%), seventy five percent (75%) and one hundred percent (100%) of build-out;
3. An estimate of annual tax revenue to Cache County service providers (e.g., service districts, public safety and health, etc.) generated from the master plan development at twenty five percent (25%), fifty percent (50%), seventy five percent (75%) and one hundred percent (100%) of build-out;
4. The analysis shall show the allocations of such tax revenue to various county funds, uses and organizations.

#### C. Expenses:

1. Introductory letters from all service providers based in Cache County outlining the anticipated costs for services;
2. Introductory letters from all service providers not based in Cache County outlining the

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anticipated terms and costs for necessary interlocal service agreements.

The fiscal analysis shall be prepared by the applicant using input from Cache County, Cache County service providers, non-Cache County service providers, and other relevant public agencies. Estimates shall be based on the full master plan at twenty five percent (25%), fifty percent (50%), seventy five percent (75%) and one hundred percent (100%) of build-out.

The analysis will be prepared in a printed, bound report containing an overall analysis summary page, summary pages for each subcomponent of the analysis and copies of the variables, assumption and backup material used to conduct the analysis.

The analysis will be presented to the director of development services for initial, detailed review as part of the master plan application required materials. The director will incorporate an assessment of the financial analysis in his or her recommendation to the planning commission.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

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### **CHAPTER 17.14 RESORT RECREATION (RR) ZONE**

17.14.010: (RESERVED)

17.14.020: GENERAL REQUIREMENTS

17.14.030: MASTER PLAN APPLICATION REQUIREMENTS AND APPROVAL PROCESS

17.14.040: [DEVELOPMENT STANDARDS](#) ~~DEVELOPMENT AGREEMENT~~

17.14.050: SUBDIVISION OF MASTER PLANNED LAND

17.14.060: DEVELOPMENT PLAN APPLICATION REQUIREMENTS AND APPROVAL PROCESS

17.14.070: OPEN SPACE

17.14.080: UNIT EQUIVALENT DENSITY

17.14.090: ADDITIONAL REQUIREMENTS

17.14.100: DEVELOPMENT IN PHASES AND TIME OF APPROVAL

17.14.110: FEES

17.14.120: APPENDIX A - [APPROVAL PROCESS](#)

17.14.130: APPENDIX B - ENVIRONMENTAL SUMMARY

17.14.140: APPENDIX C - FISCAL ANALYSIS

### **17.14.010: (RESERVED)**

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

### **17.14.020: GENERAL REQUIREMENTS**

- A. Property shall be rezoned through the County rezone process (section 17.02.030 of this title) prior to the Master Plan submittal.
- B. Development within the RR Zone shall adhere to the standards set forth in this land use ordinance and the Utah Condominium Ownership Act as set forth in Utah Code Annotated title 57, chapter 8, as amended.
- C. In order to support the intended recreational uses of the RR Zone and allow for open spaces and buffer zones within proposed developments, the minimum acreage within the zone is two thousand (2,000) acres.
- D. Properties adjacent to an RR Zone property and wishing to rezone to the RR Zone must either: 1) meet the RR Zone requirements independently; or 2) establish agreements between the property owners' association and submit for amendment of the Master Plan of the adjacent RR Zone property.
- E. The primary uses shall be resort and recreation oriented, and shall include, but not be limited to, ski and/or golf facilities and at least one residential/commercial core village. For clarification of this section, the following definition shall be used:
  1. A ski area as a minimum shall include not less than two (2) double chair lifts.
  2. A golf facility shall be as a minimum a certified regulation 18-hole golf course with not less than par seventy (70) as per the USGA.
- F. Culinary water, sewer, power, telecommunications, and other utility services shall be provided by central systems serving the entire Master Plan development area (e.g., service districts, private companies, public utilities, etc.).
- G. Construction, development, maintenance and snow removal on interior roads shall be the responsibility of the developer and, as appropriate, will become the responsibility of the property owners' association, as defined in the development agreement.

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- H. The County shall require such an arrangement of structures and open space within the RR Zone as necessary to assure that the purpose of this zone is achieved:
1. In no case shall total coverage of hard surface development, buildings and structures be greater than ten percent (10%) of the total project area.
  2. Perimeter fencing of homesites and development parcels will not be permitted.
  3. The County may require perimeter fencing of the property boundary, as necessary.
  4. Commercial areas should provide the density, building mass, scale and visual feeling of a pedestrian mountain resort community.
  5. A buffer zone of open space, setbacks or yards between the RR zone and adjacent land, with noncompatible uses, shall be required in accordance with applicable state or local laws.
  6. Subdivision boundaries within the RR zone shall conform to county lines.
  7. Unit clustering is encouraged, especially in commercial or "village" areas.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

### **17.14.030: MASTER PLAN APPLICATION REQUIREMENTS AND APPROVAL PROCESS**

(For a graphical description of the process outlined here, please see section 17.14.120, "Appendix A - Approval Process", of this chapter.)

The master plan shall be submitted as a conditional use for permit issuance in accordance with section 17.06.050 of this title.

- A. Submit Master Plan Application: The following information is required for master plan submissions under the RR zone within the county. The applicant may be required to provide other information required by the director of development services or planning commission as necessary to evaluate the proposed master plan.
1. A master plan application, provided by the director, completed and signed by the owner(s), or authorized agent of the owner(s), of the land parcel(s) represented in the master plan.
  2. A master plan, at a convenient scale of not more than one inch equals four hundred feet (1" = 400'), or at a scale as approved by the director. ~~A minimum of eleven (11) paper copies shall be presented to the director, as part of the master plan application. The director may request additional copies if required.~~ The master plan shall show the following:
    - a. Vicinity Map: Vicinity map showing location of property;
    - b. Statement Of Restrictions: A statement of all existing restrictions on the use of land, including easements, restrictions or covenants;
    - c. Features: Existing and proposed features (may be shown on separate, numbered pages).
      - (1) Existing conditions map, showing vegetation and existing site features;
      - (2) The approximate location of all existing structures and other significant physical and topographic features presently located on the property;
      - (3) Contour lines based on USGS datum with intervals of not more than twenty feet (20'), which contour lines shall extend a minimum of one

## **Exhibit B**

hundred feet (100') beyond the proposed development boundary;

- (4) Slope map, indicating slopes ranging between zero to seven percent (0-7%), seven to ten percent (7-10%), ten to fifteen percent (10-15%), fifteen to twenty percent (15-20%), twenty to twenty five percent (20-25%), and over twenty five percent (25%);
- (5) The approximate location of any registered historic sites;
- (6) The approximate location of potential wetlands;
- (7) FEMA floodplain delineation.

### d. Concepts: General development concepts:

- (1) Site plan of the proposed uses showing general building locations, and requested densities;
- (2) Designations of proposed ownership of areas shown on site plan as being private, part of a condominium, common area or dedicated open space;
- (3) Proposed locations of site improvements such as plazas, tennis courts, ski runs, golf courses, pools, and similar improvements;
- (4) Proposed road locations and other circulation features;
- (5) Proposed intersections with existing roads;
- (6) Preliminary architectural and landscaping theme drawings;
- (7) Proposed phasing schedule, if any.

### e. Services:

- (1) All utilities available (if any) and proposed easements for new utility services or relocated utility services;
- (2) Additional proposed features such as systems of drainage, sewage and water supply;

### 3. As applicable, a brief written statement from each of the following affected entities indicating the availability of current services, as well as the conditions and the impact of the development on such services:

County road superintendent;

Division of environmental quality (DEQ);

EMT response/protection service provider(s);

Fire department;

Health department;

School district(s);

Sewer service district(s);

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Sheriff;  
State water engineer;

Stormwater management and control agency;

UDOT;

Waste removal and disposal service provider(s); and

Water service district(s).

4. A title report for the property under the master plan provided by a title company within thirty (30) days of the date of master plan application;
5. A tax clearance from the county treasurer indicating that all taxes, interest and penalties owing for the property have been paid;
6. An environmental summary (see section 17.14.130, "Appendix B - Environmental Summary", of this chapter);
7. A financial analysis (see section 17.14.140, "Appendix C - Fiscal Analysis", of this chapter);
8. ~~The proposed development agreement (see section 17.14.040 of this chapter);~~
9. The name and address of the property owner(s) and all adjoining property owners as disclosed by the most recent plat map.

B. Approval Of Master Plan: After the applicant has submitted the master plan information as described above, the planning commission will approve, approve with conditions or deny the master plan application.

1. After receiving the applicant's submittal, the director will review the master plan application and determine if the required information provided is complete. The director will make a recommendation on the proposed plan to the planning commission and schedule the master plan for review on the planning commission's next available agenda.

If the director feels the applicant's submittal is incomplete, the applicant has forty five (45) days to submit the additional information requested to the director to continue the master plan approval process.

2. The planning commission will review the master plan and will approve, approve with conditions or deny the master plan.
  - a. Approval by the planning commission grants an equivalent unit density, use and general configuration and allows the applicant to proceed with the process for signature of the development agreement by the county council and by submitting the development plan application.
  - b. Approval with conditions by the planning commission grants an equivalent unit density, use and general configuration and allows the applicant to meet the conditions of the commission and proceed with the process for signature of the development agreement by the county council and by submitting the development plan application.
  - c. Denial of the master plan by the planning commission means the applicant cannot proceed with the process for signature of the development agreement by the county council nor by submitting the development plan application and must either: 1)

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resubmit a revised master plan and begin the process with the planning commission again; 2) appeal the decision to the board of adjustments; or 3) elect to not pursue a master plan any further.

3. The developer may request changes to an approved master plan. Minor changes to the master plan, as determined by the director, may be authorized by the director if required by engineering or other circumstances not foreseen at the time the master plan was approved. The director may also request review by the planning commission to determine if a proposed change requires a master plan amendment. The planning commission shall review all proposed master plan amendments, using the approval of master plan procedure as described in this section, to determine approval of the amendment to the master plan if the intent of the RR zone is maintained and the county does not receive added significant negative impacts.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

### 17.14.040: DEVELOPMENT STANDARDS

- A. Development standards shall be specific to each approved Master Plan in the Resort Recreation (RR) Zone.
- B. As a condition of approval of a Master Plan, the proponent of the resort recreation use must submit proposed development standards as an ordinance amendment. The development standards must be adopted by the Land Use Authority into Chapter 17.14 as an appendix, prior to submitting applications for subdivisions, development plan applications, zoning clearances, building permits, and the like.
- C. Within the boundary of an approved Master Plan, parcel legality is not applicable. However, the creation of new lots/parcels must follow the county subdivision regulations in title 16 of this code. Density is based solely on the Unit Equivalent Density as approved in the Master Plan and subsequently applied to subdivisions and/or development plan applications. It is the responsibility of the applicant/developer to track the density units and provide that information to the County as part of each application submittal.
- D. Development standards adopted for an approved Master Plan do not supersede any local, state or federal laws and/or regulations nor any state-adopted codes, including, but not limited to the International Fire Code, Uniform Building Code, and the like.

### 17.14.040: DEVELOPMENT AGREEMENT

~~(For a graphical description of the process outlined here, see section 17.14.120, "Appendix A- Approval Process", of this chapter.)~~

- ~~A. Creation Of Development Agreement: After the applicant has obtained approval of the master plan as described above, the approval shall be put in the form of a development agreement.
  1. The development agreement shall be in a form approved by the county attorney.
  2. The development agreement shall contain, at a minimum, the following:
    - a. A legal description of the land;
    - b. All relevant zoning parameters including all findings, conclusions and conditions of approval;
    - c. A description of approved density and uses for the project;
    - d. A copy of the approved plans, including master plan, site plans, architectural plans,~~

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~~landscape plans, grading plan, trails and open space plans, and other plans which are a part of the master plan approval by the planning commission;~~

- ~~e. A description of all developer exactions or agreed upon public and private dedications and commitments;~~
  - ~~f. The developer's agreement to pay specified service provider fees;~~
  - ~~g. The form of ownership anticipated for the project property owners' association and operating description;~~
  - ~~h. Project phasing plans and schedules;~~
  - ~~i. Other specific requirements, rights and peculiarities pertinent to the project;~~
  - ~~j. The development agreement shall contain language, which allows for minor, facility specific modifications to occur to the approval without revision of the development agreement.~~
- ~~3. Review of the master plan application or following approval of such master plan, the applicant will submit a completed development agreement reflecting the results of the master plan approval to the planning commission for review.~~
- ~~4. The planning commission will make a recommendation on the development agreement to the county council.~~

~~B. Signing Of Development Agreement: Upon the planning commission's recommendation, the development agreement shall be reviewed by the county council. The county council chairperson and the applicant(s) shall sign the development agreement as presented or as amended by the county council upon the recommendation of the county attorney's office within six (6) months of the date of the master plan recommendation by the planning commission. Failure to act by the county council shall constitute a denial. The development agreement shall be filed for recording with the county recorder's office at the applicant's expense.~~

~~(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)~~

### **17.14.050: SUBDIVISION OF MASTER PLANNED LAND**

(For a graphical description of the process outlined herein, see section 17.14.120, "Appendix A - Approval Process", of this chapter.)

An approved master plan may be subdivided or resubdivided at any time. The subdivision approvals process will follow the county subdivision regulations in title 16 of this code.

Subdivision can take place either prior to or concurrent with a development plan application.

~~(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)~~

### **17.14.060: DEVELOPMENT PLAN APPLICATION REQUIREMENTS AND APPROVAL PROCESS**

(For a graphical description of the process outlined herein, see section 17.14.120, "Appendix A - Approval Process", of this chapter.) F15

- A. Submit Development Plan Application: The following information is required for development plan submissions under the RR zone within the county. The applicant may be required to provide other information required by the director of development services or planning commission as necessary to evaluate the proposed development plan. The development plan application may be submitted

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for individual phases, individual parcels or for the entire master plan.

1. A development plan application, provided by the director, completed and signed by the owner(s), or authorized agent of the owner(s), of the land parcel(s) represented in the development plan.
2. A development plan, at a convenient scale of not more than one inch equals one hundred feet (1" = 100'), or at a scale as approved by the director. ~~A minimum of eleven (11) paper copies shall be presented to the director, as part of the development plan application. The director may request additional copies if required.~~
3. The development plan shall show the following:
  - a. All mapped information shall be prepared in a neat and legible manner in ink. All map data shall be prepared at an engineer's scale not more than one inch equals one hundred feet (1" = 100'). The exterior tract dimensions and boundaries must be based on actual ground survey made by a registered engineer or registered land surveyor. The sheets prepared shall be numbered in sequence if more than one sheet is used and shall be of such size as is acceptable for filing in the office of the county recorder.
  - b. Contour lines based on USGS datum with intervals of not more than five feet (5') for parcels with a general slope of greater than thirty percent (30%), or intervals of not more than two feet (2') for parcels with a general slope of less than or equal to thirty percent (30%), which contour lines shall extend a minimum of one hundred feet (100') beyond the proposed development boundary.
  - c. If a drainage channel borders the proposed development, the additional distance necessary to show the far side of the drainage facility can be shown on an accompanying engineering drawing.
  - d. A vicinity map showing the proposed development and its location within the project.
  - e. Existing property description:
    - (1) Location of property by government lot, section, township and range and/or by metes and bounds description, with map indicating graphic scale, north arrow, acres and date.
    - (2) The location and dimensions of exterior boundary lines of the property to be expressed to the nearest hundredth of a foot and all other boundary lines to be expressed in feet.
    - (3) The location of property with respect to surrounding property and streets, the names of adjoining subdivisions or parcels, the land uses of the adjoining areas, and the names of adjoining streets.
    - (4) The location, width and names of existing rights of way.
    - (5) The location, width or dimensions, and purpose of existing easements.
    - (6) The location of existing water bodies, streams and other pertinent features such as swamps, drainage ditches, parks, cemeteries, buildings, railroad rights of way and bridges.
    - (7) The location and width of all proposed streets, street centerlines and easements, alleys, trails and other public ways, easement and proposed street rights of way, and building setback lines.
    - (8) The location, dimensions and areas of all proposed or existing lots.

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- (9) The location and dimensions of all property proposed to be set aside for park or playground use, or other public or private reservation, with designation of the purpose thereof, and conditions, if any, for the dedication or reservation.
- (10) All utility facilities existing and proposed throughout the development shall be shown on the development plan or on accompanying engineering plans.
- (11) Location of known geologic hazards, watercourses, rock outcroppings and existing wooded areas or trees eight inches (8") or more in diameter, measured four feet (4') above ground level.
- (12) Location and direction of flow of all watercourses on the property under consideration and abutting properties.
- (13) Location, sizes, elevations and slopes of existing sewers, water mains, culverts and other underground structures within the property under consideration and immediately adjacent thereto; existing permanent building and utility poles on or immediately adjacent to the site; and utility rights of way.

### f. Property survey control:

- (1) Two (2) primary control points, approved by the county surveyor and "ties" to such control points. Primary control points must be public land survey corners or officially recognized corners with corner perpetuation and filing number shown.
- (2) Location, description and size of monuments that are set or found (all monuments found, existing or accepted and used in the survey shall be marked with the license number of the surveyor).
- (3) Location of street survey monuments.
- (4) Ties to all controlling corners.
- (5) Sufficient data acceptable to the county surveyor's office to determine readily the location, bearing and length of all lines and to reproduce such lines upon the ground.

g. If the applicant plans a phased development of the area contained in the development plan, the respective areas of development shall be shown on the development plan as to the area and priority of development.

h. Grading plan, noting the maximum street gradient, street sections, and all cuts and fills, which may be on an accompanying engineering drawing.

i. Indication of land uses within the property.

j. Proposed street names, and, if pertinent, the lot layout and numbering of all lots and blocks. All lots in each block shall be consecutively numbered. Outlots shall be lettered in alphabetical order. Include dimensions of each lot.

k. A plan designating limits of disturbance or building pads and utility corridors and connections for each parcel and for improvements, such as utilities and roads.

l. The name of the proposed development shall be shown.

m. All maps shall indicate the name of the person or firm responsible for the drawing and the date drawn in order to facilitate further reference to the information.

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### 4. Ownership:

- a. The name and address of the owner or owners, the name and address of the developer if other than the owner, the name of the land surveyors, the name of the author of the property report, and the citation of last instrument conveying title to each parcel of property involved in the proposed development.
  - b. Citation of any existing legal rights of way or easements affecting the property.
  - c. Existing covenants on the property, if any.
5. A copy of the project's architectural and design guidelines, if not part of the adopted development standards for the master plan.
6. A copy of the project's draft CC&Rs.
7. A copy of the declaration and bylaws of the development pursuant to the Utah condominium ownership act.
8. Any special agreements, conveyances, easements, restrictions or conditions, which will govern the use, maintenance and continued protection of the development and any of its common areas, open space and facilities.
9. Names of adjoining property owners from the latest assessment rolls within three hundred feet (300') of any perimeter boundary of the property under consideration.
10. If the development plan application includes a subdivision of property, application for subdivision shall be made under the applicable requirements and process of [Title 16, subdivision regulations](#), of the county ~~code subdivision ordinance 2000-16/17~~, either prior to or concurrent with the development plan application.

### B. Approval Of Development Plan: After the applicant has submitted the development plan information as described above, the planning commission will approve, approve with conditions or deny the development plan application.

1. After receiving the applicant's submittal, the director will review the development plan application and determine if the required information provided is complete. The director will make a recommendation on the proposed plan to the planning commission and schedule the development plan for review on the planning commission's next available agenda.

If the director feels the applicant's submittal is incomplete, the applicant has forty five (45) days to submit the additional information requested to the director to continue the development plan approval process.

2. The planning commission will review the development plan and will approve, approve with conditions or deny the development plan.
  - a. Approval by the planning commission allows the applicant to proceed by developing the project, with vertical development requiring a zoning clearance prior to issuing a building permit.
  - b. Approval with conditions by the planning commission allows the applicant to meet the conditions of the commission and proceed by developing the project, with vertical development requiring a zoning clearance prior to issuing a building permit.
  - c. Denial of the development plan application by the planning commission means the applicant cannot proceed by developing the project and must either: 1) resubmit a revised development plan application and begin the process with the planning commission again; 2) appeal the decision to the board of adjustments; or 3) elect to not pursue a development plan application any further.

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3. The applicant must begin development within two (2) years from the time of receiving an approved development plan, unless otherwise designated by the county council in the development agreement.

C. Changes To Approved Plans: Minor changes in the location, site plan or character of buildings and structures may be authorized by the director if required by engineering or other circumstances not foreseen at the time the development plan was approved. No change authorized by the director under this section may increase the size of any building or structure more than ten percent (10%), nor change the location of any building or structure more than ten feet (10') in any direction. The planning commission must approve all other changes to the development plan application using the approval of development plan application procedure.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

### **17.14.070: OPEN SPACE**

A. Functional and aesthetic open space (including buffer zones) are essential parts of the RR zone.

B. Participants in the approval processes shall identify what is to be considered as open space by using the following parameters as a guide:

1. Waterways, water bodies, manmade water features, wetlands, steep slopes, and other areas to remain undeveloped shall count toward the open space requirement.
2. Active, nonhard surface recreation areas, such as golf, skiing, hiking and biking trails shall count toward the open space requirement.
3. Common park areas with passive (landscaping, lawn areas, picnic and bench areas) and active areas (soccer fields, baseball diamonds, tennis courts, fishing ponds, playgrounds, and park gazebos) are encouraged and shall count toward the open space requirement, provided they are used for scenic, landscaping or recreation purposes and they are located on land which is accessible and available to all occupants of dwelling units for whose use the common park area is intended.
4. Buffer zones along the property boundaries shall count toward the open space requirement.
5. Portion of lots outside of designated building pads shall count toward the open space requirement if the area is preserved as natural forest, grasslands or pastureland.
6. Parking lots, parking area landscaping buffers, paved roads, service roads, private yards, buildings or structures, required setbacks for buildings or structures, and all subdivided parcels less than one acre shall not count toward the open space requirement.

C. Preservation, maintenance and ownership of open space within the development shall be accomplished by one or more of the following ~~(as rights and responsibilities are delineated in the development agreement)~~:

1. Designation of land to meet setback or other buffer zone requirements between the RR zone and adjacent properties; or
2. Designation of land as a park, parkway system or pasture for the use of resort property owners and resort guests using the resort's recreational facilities; or
3. Complying with the provisions of the condominium ownership act, Utah Code Annotated title 57, chapter 8, as amended, which provides for the payment of common expenses for the upkeep of the common area and facilities; or
4. The developer may retain ownership and responsibility for maintenance of the designated

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open space, and shall commit to such responsibility through written agreement with all parties who subsequently acquire ownership of property within the RR zone; or

5. The property owners' association may retain ownership and responsibility for maintenance of the designated open space, and shall commit to such responsibility through written agreement with all parties who subsequently acquire ownership of property within the RR zone.

D. Changes in the project's dedication of open space will be handled through the master plan amendment process.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

### **17.14.080: UNIT EQUIVALENT DENSITY**

- A. Density of development is a factor of both number and the size of the structures built within a master planned development. Unit equivalents are used to better convey overall impacts of a project.
- B. As a physical limitation, total unit volume is a better determinant than number of units. Basing development density under the RR zone on a program of unit equivalents provides the county with clear expectations of the overall scope of development, yet enables the development flexibility to respond to changing market forces and demand.
- C. The unit equivalent structure outlined on the following page establishes the method for density determination within the RR zone:

#### DENSITY DATA CHART

	Use	Configuration	Unit Equivalent
Hotel commercial or multi-family residential	Hotel room	A room not to exceed 500 sq. ft., which includes bathroom areas, but not corridors outside of the room or foyers.	0.25
	Hotel suite/1 bedroom apartment	A suite or 1 bedroom apartment not to exceed 650 sq. ft., which includes bathroom and kitchenette areas, but not corridors outside of the room or foyers.	0.33
	Hotel or multi-family - A	An apartment with attached rooms not to exceed 1,000 sq. ft., which includes bathroom and kitchen areas, but not corridors outside of the room or foyers.	0.50
	Hotel or multi-family - B	An apartment with attached rooms not to exceed 1,500 sq. ft., which includes bathroom and kitchen areas, but not corridors outside of the room or foyers.	0.75
	Hotel or multi-family - C	An apartment with attached rooms not to exceed 2,000 sq. ft., which includes bathroom and kitchen areas, but not corridors outside of the room or foyers.	1.00

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	Hotel or multi-family - D	An apartment with attached rooms not to exceed 2,500 sq. ft., which includes bathroom and kitchen areas, but not corridors outside of the room or foyers.	1.25
Single-family	Small single family lot	Separate, attached, or unattached homes with any number of rooms (e.g., patio homes, townhomes or condominiums), whose total area inside ranges from 2,500 sq. ft. to 5,000 sq. ft. (Permits 0 lot line units, shared wall units, and lockouts.)	1.00
	Single-family lot	1 single-family lot. (Permits 1 detached or attached accessory dwelling in addition to main house.)	1.00

Mixed use	Corporate retreat	A corporate retreat with residential uses and up to 10,000 sq. ft. of commercial uses with meeting and support space.	4.00
Commercial uses	Golf course facility	Clubhouse, bathrooms, maintenance, garage, food stand, and all accessory buildings (per 1,000 sq. ft.).	1.00
	Equestrian facility	Stables, stalls, barn, and all accessory buildings (per 1,000 sq. ft.).	1.00
	Ski area facility	Lodges, restaurants/bars, retail, and commercial space, maintenance areas, medical facilities, and all accessory buildings (per 1,000 sq. ft.).	1.00
	Commercial	Restaurant, retail, and other commercial space (per 1,000 sq. ft.).	1.00
	Recreation /a ctivity facility	Activity center, recreational courts, and accessory facilities (per 1,000 sq. ft.).	1.00
	Public facilities	Public facilities with human occupancy such as fire stations, police stations, utility plants, etc. (per 1,000 sq. ft.). Public facilities without human occupancy not counted in density determination.	1.00
	Air transportat io n facilities	Air terminal, commercial facilities, and accessory facilities (per 1,000 sq. ft.) and 1 hangar (maximum of 10,000 sq. ft.) = 1 UE with each additional 1,000 sq. ft. of hangar space = 1 UE	1.00

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### **17.14.090: ADDITIONAL REQUIREMENTS**

When the planning commission ~~or county council~~ deems necessary, with the reasons for such request being identified, the applicant may be required to provide other information or letters of feasibility, conduct studies and provide evidence indicating suitability of the area for the proposed master plan, including, but not limited to, groundwater protection, plant cover maintenance, geologic or flood hazard, erosion control, and any other physical or environmental matters necessary to fully identify the suitability of the area for the proposed master plan.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

### **17.14.100: DEVELOPMENT IN PHASES AND TIME OF APPROVAL**

- A. If development within the RR zone is to be phased, each phase shall be of such size, composition and arrangement that construction, marketing and operation is feasible as a unit independent of any subsequent phases.
- B. The applicant must begin development within two (2) years from the time of final approval, ~~unless otherwise designated by the county council in the development agreement~~. The planning commission may grant one 24-month extension to the approval without needing to modify the master plan ~~or associated development agreement~~.
- C. Subsequent phases of a multiphase master plan development may begin prior to completion of earlier phases, in accordance with ~~any the~~ phasing plan outlined in the development ~~plan application approval~~ ~~agreement~~.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

### **17.14.110: FEES**

Any person filing an application for approval of a master plan or development plan application under the RR zone shall pay a fee. See Consolidated Fee Schedule for amount of fee.[1]

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014; amd. Ord. 2021-22, 12-14-2021, eff. 1-1-2022)

### **17.14.120: APPENDIX A - APPROVAL PROCESS**

See [process flow chart adopted as part 2026 ordinance amendment figures](#) on file in the [Development Services county](#) office.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

### **17.14.130: APPENDIX B - ENVIRONMENTAL SUMMARY**

The master plan submittal shall include an environmental summary, which consists of the information provided in the checklist on the following page. This checklist must be completed to show the developer has responded to all required criteria listed. For each information category, the developer must fill in the appropriate boxes with a check. Additionally, all reports, agency letters and other supporting documentation shall be attached to this checklist. Staff will review the checklist and attached materials and check the "complete" box if no additional work is required by the developer. The planning commission will review the staff's recommendation and determine if the materials are complete.

### **ENVIRONMENTAL IMPACT ANALYSIS CHECKLIST**

R = Required information/submittal, nonmarked boxes indicate required only if staff or planning commission deem necessary.

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Information Categories	Date Required	Report And Map	Agency Review And Comment	Best Management Practices	Complete Additional No Work Required	Documentation (Location within the submittal(s) that the information can be found, e.g., exhibit number or master plan page)
Topographic map	Map showing slopes, views and exposures	R	R	R		
Geological conditions and hazards	A map and brief statement and describing geologic conditions, structure and properties along with existing geological hazards	R	R	R		
Soils map and narrative	A map and brief statement describing soil types, properties and depths	R	R	R		

Hydrology map and narrative	A map and brief report describing site hydrology, drainage, watersheds, existing bodies of water, groundwater conditions, shorelines, and wetlands	R	R	R		
Water quality report	Identification and discussion of waters shown on the project's hydrology maps and potential for proposed development to affect the site's water quality. Mitigation of impacts and compliance with regulations	R	R	R		

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Air quality report	A brief statement describing climate and wind factors	R	R	R		
Vegetation report	Statement describing the site's vegetation considerations and a letter or review from the division of forestry-fire and state lands	R	R	R		
Wildlife report	Statement describing the site's wildlife and habitat considerations and a letter or review from the division of wildlife resources	R	R	R		
Cultural resources report	A brief statement describing cultural resources, including historic and archaeological sites and finds, and provide a letter from Utah State Historical Society with their findings (if any) on the site	R	R	R		
Traffic impact report	A statement describing road traffic impacts of the proposed development	R	R	R		

Environmental impact analysis checklist: To complete the checklist the following information is provided under each criteria to assist in contacting the appropriate agency. Not all agencies will provide review of comment but every effort should be made to respond to the needed information as possible. Different agencies have individual reviewing requirements and it is the responsibility of the applicant to work with these agencies.

### TOPOGRAPHIC MAP

Summary: US geological survey 7.5 minute topographical quadrangle maps.

Contact Agencies:

Utah State Department Of Natural Resources  
 Map Library  
 1594 West North Temple, Suite 3110  
 P.O. Box 146100  
 Salt Lake City, UT 84114

### GEOLOGIC CONDITIONS AND HAZARDS

Law/Regulation: Chapter 17.18, "Sensitive Areas", of this title. After January 1, 2003, all projects will need to document consistency with Bear River natural hazard mitigation plan.

Summary: Cache County has a very high potential for a number of different geologic hazards that may pose problems for development. Consideration of geologic conditions and hazards should involve both analyzing the impact of these conditions and hazards on the proposed project and impact of the existing environment on the proposed project. The report should identify all geologic conditions and potential

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hazards which include proximity to all earthquake faults, area of landslide potential, steep slopes and other geologic hazards.

### Contact Agencies:

Utah State Department Of Natural Resources  
Geological Survey  
1594 West North Temple, Suite 3110  
P.O. Box 146100  
Salt Lake City, UT 84114

Bear River Association Of Governments  
Community Development  
170 North Main  
Logan, UT 84321

### SOILS

Summary: From the soil survey of the Cache valley area (USDA - natural resources conservation service, 1974) determine the type and quality of soil for your project and surrounding areas. Consideration should be given to the potential effects of the different soil types on the project and potential hazards that may exist: refer to table 4 - engineering interpretation for soil.

### Contact Agencies:

United States Department Of Agriculture  
Natural Resources Conservation Service  
1860 North 100 East  
North Logan, UT 84341

North Cache Or Blacksmith Fork Soil Conservation District  
1860 North 100 East  
North Logan, UT 84341

### HYDROLOGY

Law/Regulation: Clean water act.

Summary: The hydrology of Cache County is a complex and critical natural resource. Consideration should be given to the potential impacts of a project on the hydrology of Cache County and protection of this critical natural resource.

### Contact Agencies:

United States Army Corps Of Engineers  
Salt Lake City, Utah

United States Environmental Protection Agency  
Region VIII  
Denver, Colorado

Cache County Water Advisory Board  
160 North Main  
Logan, UT 84321

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### **WATER QUALITY REPORT**

Law/Regulation: All projects within Cache County are subject to the requirements of the EPA's national pollutant discharge elimination system regulations and state permits.

Summary: Projects of one acre or larger will be required to submit and receive approval of a discharge permit from the state division of water quality.

#### **Contact Agencies:**

Utah State Department Of Environmental Quality  
Division Of Water Quality  
288 N. 1460 W.  
P.O. Box 144870  
Salt Lake City, UT 84114

### **AIR QUALITY**

Law/Regulation: Clean air act 42 USC 7400 et seq. Potentially applicable to all proposed activities. Air quality is an impact category for which specific federal and nonfederal governmental standards exist.

Summary: Consideration of air quality involves both analyzing the impact of the proposed project on air quality in the community and impact of the existing environment on the proposed project forecasting. It depends on project size, type and its location (i.e., the suitability of the particular location for the type of project planned).

#### **Contact Agencies:**

Utah State Department Of Environmental Quality  
Division Of Air Quality  
288 N. 1460 W.  
P.O. Box 144870  
Salt Lake City, UT 84114

### **VEGETATION**

Law/Regulation: All applicable federal, state and local regulation.

Summary: Consideration should be given to the potential impacts of the project on existing vegetation to protect property from potential fire hazards that may exist for the project.

#### **Contact Agencies:**

Utah State Division Of Forestry-Fire And State Lands  
Bear River Area  
1780 N. Research Parkway, Suite 104  
North Logan, UT 84341

### **WILDLIFE**

Law/Regulation: Endangered species act.

Summary: Consideration should be given to the potential impacts of the project on the wildlife and potential endangered species that are within the project area and off site impact should be evaluated.

## Exhibit B

### Contact Agencies:

United States Department Of Agriculture  
U.S. Fish And Wildlife Service  
1594 West North Temple, Suite 3110  
P.O. Box 146100  
Salt Lake City, UT 84114

Utah State Department Of Natural Resources  
Division Of Wildlife Resources  
1594 West North Temple, Suite 3110  
P.O. Box 146100  
Salt Lake City, UT 84114

### CULTURAL RESOURCES

Law/Regulation: The national historic preservation act of 1966.

Summary: Consideration should be given to any manmade structures that are fifty (50) years and older. These structures should be identified and determined if they are historically significant. All archaeological sites should be identified and documented.

### Contact Agencies:

Utah State Department Of Community And Economic Development  
State Division Of History  
1594 West North Temple, Suite 3110  
P.O. Box 146100  
Salt Lake City, UT 84114

### TRAFFIC IMPACT

Law/Regulation: Subject to current Cache County road policies and Utah state department of transportation requirements.

Summary: Considerations should be given to the impacts of all road systems within and accessing the project. A traffic impact analysis and/or study may be required of the applicant at the discretion of the county.

### Contact Agencies:

Utah Department Of Transportation Region 1  
169 North Wall Avenue  
P.O. Box 12580  
Ogden, UT 84412

Cache County Road Department  
525 North 1000 West  
Logan, UT 84321

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

### **17.14.140: APPENDIX C - FISCAL ANALYSIS**

The master plan application shall include a fiscal analysis, which consists of the following information:

## **Exhibit B**

### **A. Onetime Revenue Sources:**

1. An estimate of fees (e.g., planning, engineering, subdivision, approvals, etc.) that will be generated to Cache County from processing the master plan, individual development plans, subdivisions and building permits with Cache County.

### **B. Ongoing Revenue Sources:**

1. An estimate of annual tax revenue to Cache County (e.g., property taxes, sales taxes, transient taxes, etc.) generated from the master plan development at twenty five percent (25%), fifty percent (50%), seventy five percent (75%) and one hundred percent (100%) of build-out;
2. An estimate of annual tax revenue to Cache County schools generated from the master plan development at twenty five percent (25%), fifty percent (50%), seventy five percent (75%) and one hundred percent (100%) of build-out;
3. An estimate of annual tax revenue to Cache County service providers (e.g., service districts, public safety and health, etc.) generated from the master plan development at twenty five percent (25%), fifty percent (50%), seventy five percent (75%) and one hundred percent (100%) of build-out;
4. The analysis shall show the allocations of such tax revenue to various county funds, uses and organizations.

### **C. Expenses:**

1. Introductory letters from all service providers based in Cache County outlining the anticipated costs for services;
2. Introductory letters from all service providers not based in Cache County outlining the anticipated terms and costs for necessary interlocal service agreements.

The fiscal analysis shall be prepared by the applicant using input from Cache County, Cache County service providers, non-Cache County service providers, and other relevant public agencies. Estimates shall be based on the full master plan at twenty five percent (25%), fifty percent (50%), seventy five percent (75%) and one hundred percent (100%) of build-out.

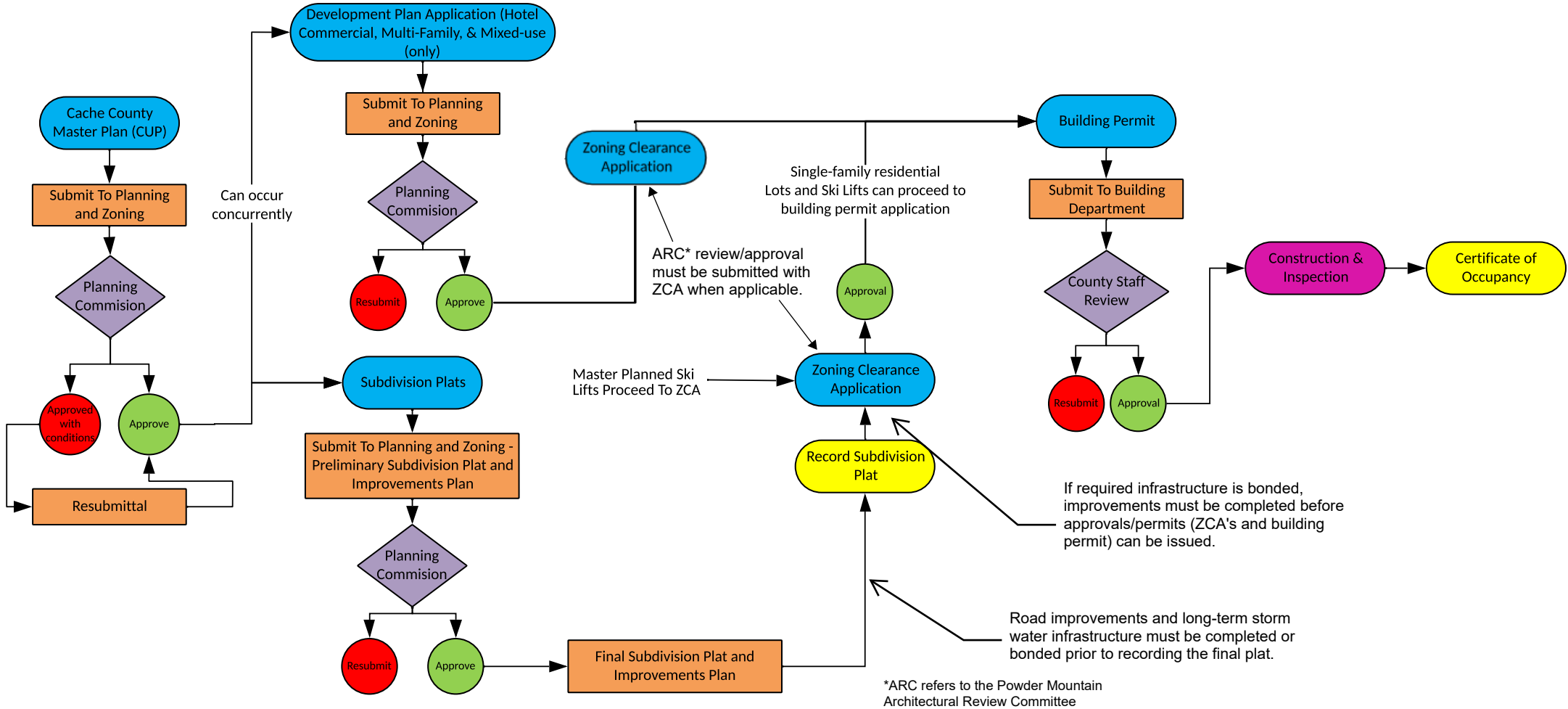
The analysis will be prepared in a printed, bound report containing an overall analysis summary page, summary pages for each subcomponent of the analysis and copies of the variables, assumption and backup material used to conduct the analysis.

The analysis will be presented to the director of development services for initial, detailed review as part of the master plan application required materials. The director will incorporate an assessment of the financial analysis in his or her recommendation to the planning commission.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

# Cache County Development Process Chart

Chapter 17.14 Appendix A - Approval Process adopted per Ordinance 2026-21





**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.

**Ordinance No. 2026-20**  
**Cache County, Utah**  
**River Side 2 Rezone**

---

An ordinance amending the County Zoning Map by rezoning 15.47 acres  
From the Agricultural (A10) Zone to the Rural 5 (RU5) Zone.

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

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

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

**Whereas**, on April 2<sup>nd</sup>, 2026 the Planning Commission held a public hearing, accepted all comments, and recommended the approval of the proposed rezone (6-0) to the County Council for final action; and

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

**Whereas**, on May 12<sup>th</sup>, 2026, the County Council held a public hearing, to consider any comments regarding the proposed rezone. The County Council accepted all comments; and

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

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

**1. Statutory Authority**

The statutory authority for enacting this ordinance is Utah Code Annotated Sections 17-79 Part 1 and Part 3, and 17-53 Part 2 (1953, as amended to date).

**2. Adoption of amended Zoning Map**

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

### 3. Conclusions

- A. 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.
- B. The rezone is partially consistent with the Cache County General Plan:
  - a. A portion of the parcel is located in the Urban Expansion Overlay.
- C. 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%.
- D. Paradise Town is not opposed to the rezone.

#### E. **Prior ordinances, resolutions, policies, and actions superseded**

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

#### F. **Exhibits**

A. Exhibit A: Rezone summary and information

B. Exhibit B: Zoning Map of Cache County showing affected portion.

#### G. **Effective date**

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

H. **Council Vote and Final Action**

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

Cache County Council:

Attest:

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

\_\_\_\_\_  
Bryson Behm, County Clerk

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## **Action of the County Executive**

Regarding Ordinance 2026-20, River Side 2 Rezone

\_\_\_\_\_ Approve

\_\_\_\_\_ Disapprove (A Statement of Objection is attached)

---

N. George Daines, Executive  
Cache County

Date

**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

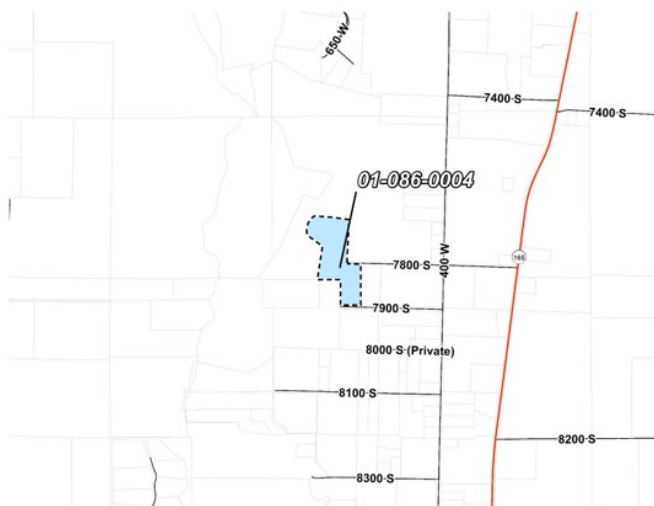
**Parcel ID#:** 01-086-0004

**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.

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**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.

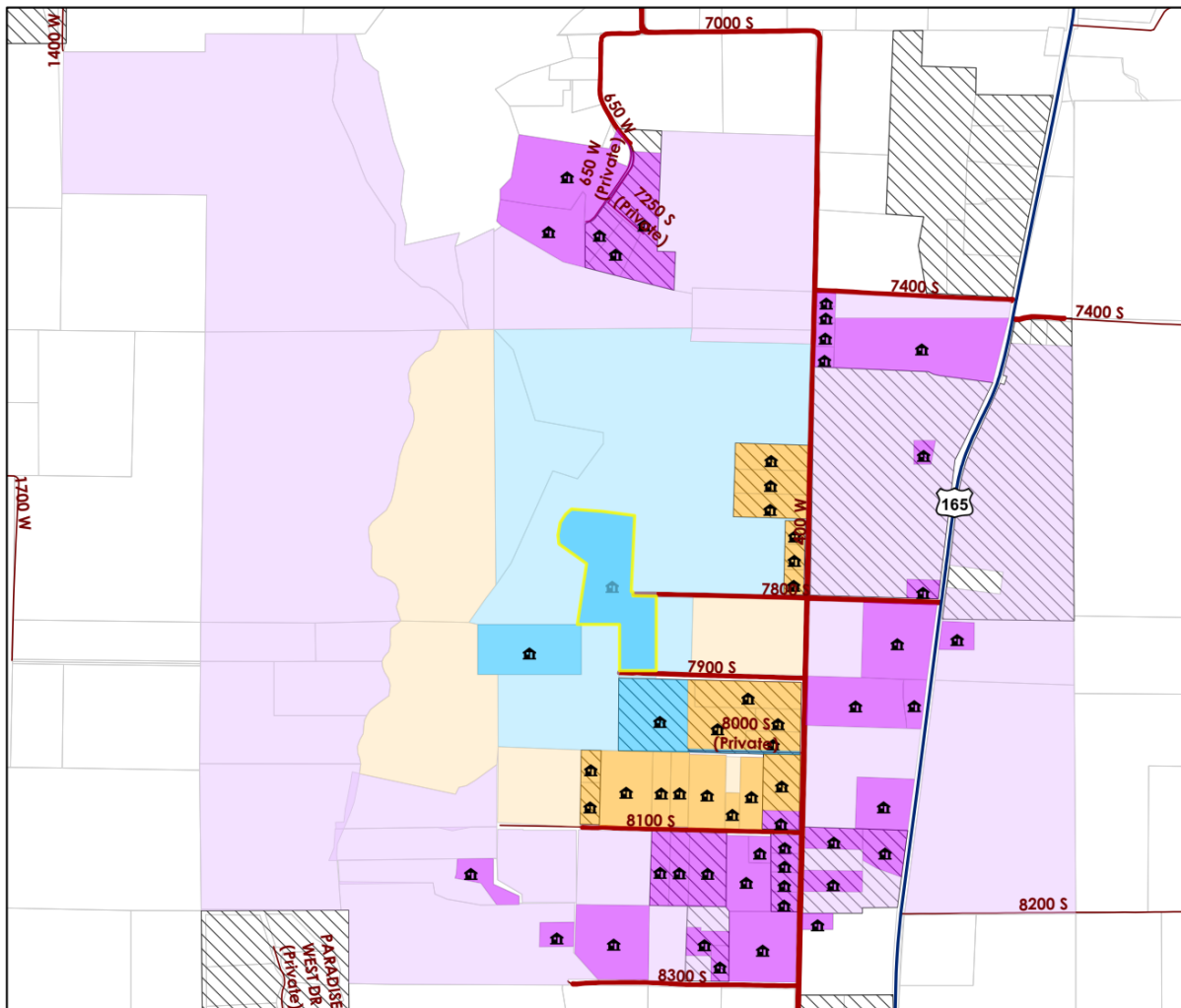
**6.** Staff has identified general information as pertains to the subject property to assist the Planning Commission and County Council in arriving at a decision. This information is reflected in the attached map (Attachment A) and in the following text:

**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:

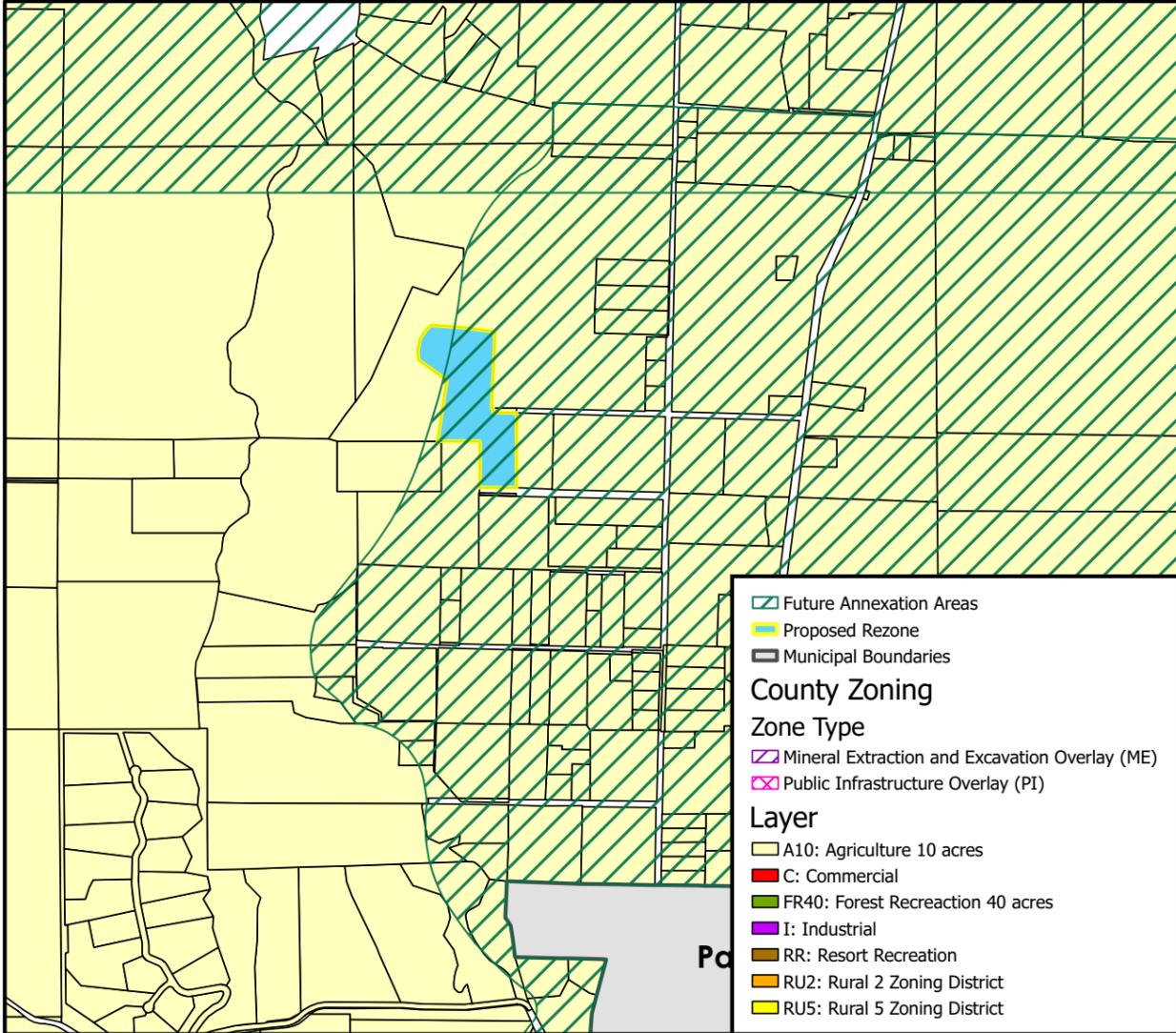
1. The subject property is located in the Paradise Town future annexation area.

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

**Revised Pg. 9 - Planning Commission Recommendation**

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*

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- 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:

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- 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.

**Revised Pg. 9 - Planning Commission Recommendation**

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**

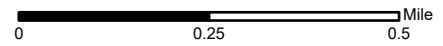
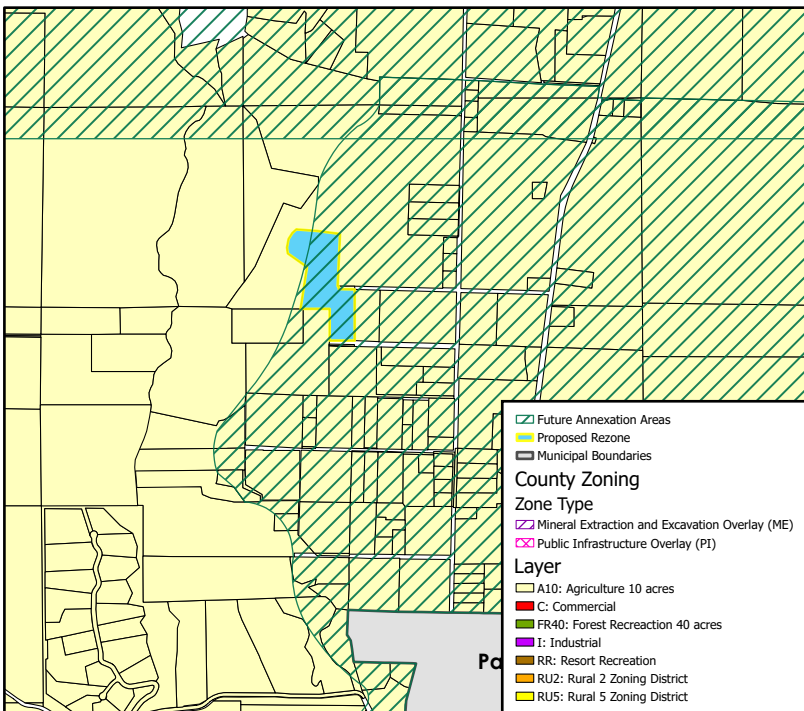
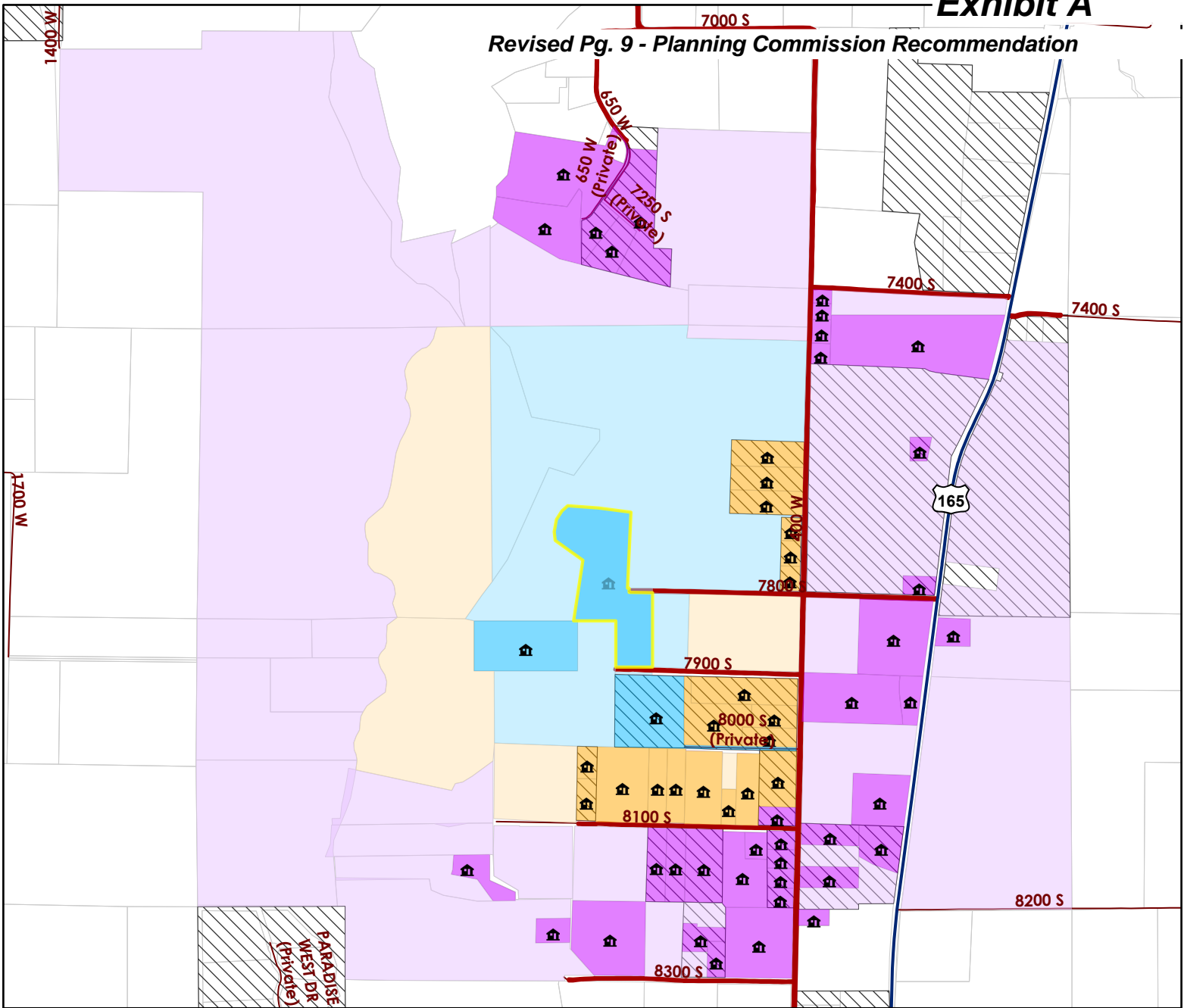
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Based on the findings of fact noted herein, the River Side 2 rezone is hereby recommended for approval to the County Council as follows:

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**

## Revised Pg. 9 - Planning Commission Recommendation



### Legend

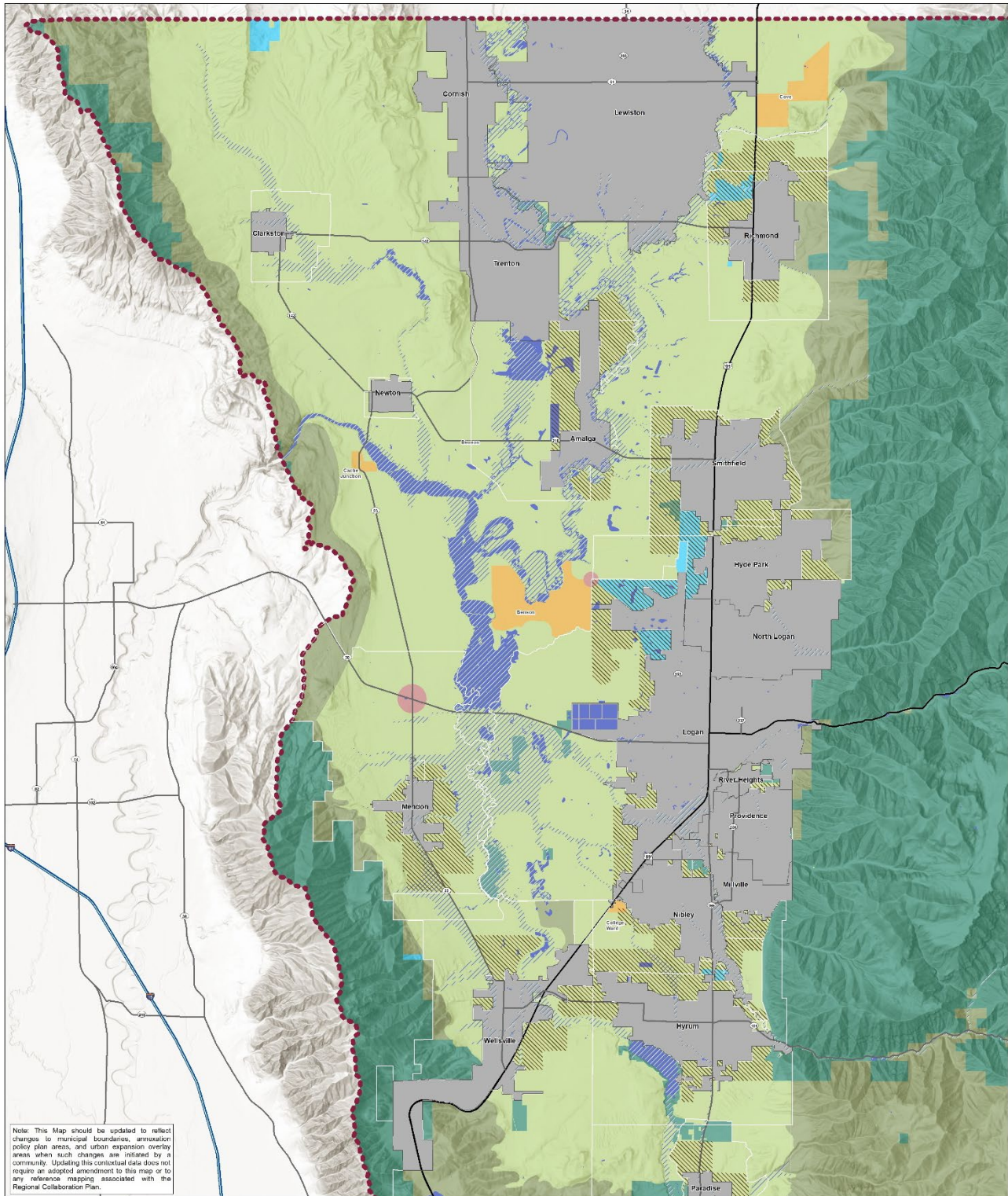
- Proposed Rezone
- Municipal Boundaries
- Subdivisions
- Parcels
- Winter Maintenance
- County Roads
- Highways

### 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
- Urban Expansion Overlay
- Retail Commercial
- Rural Community
- Industrial and Mineral Extraction
- Agriculture and Ranching
- Mountain Rural and Conservation
- Forest and Natural Resource

### 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

**Parcel 01-086-0004**

Beginning at a point 6.65 chains South and 16.80 chains East of the Northwest corner of the Southwest Quarter of Section 21, Township 10 North, Range 1 East; thence North 424 feet to the North line of the Southwest Quarter of Section 21; thence West 386.5 feet to brow of hill; thence North 8°45' East 561.23 feet; thence North 54°20' West 312.6 feet to Mill Race; thence Northerly 350 feet following Mill Race South 86°09' East 283.3 feet Easterly 313.56 feet to point in the North fence line which point is North 2°33' East 697 feet of a point North 88°53' West 1584.8 feet from the Southeast corner of Lot 8, Block 7, Plat B of Paradise Farm Survey; thence South 2°33' West 697 feet East 228.2 feet South 724.2 feet to road West 5.10 chains to beginning. CONT 15.67 AC

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT ON THE GRANTOR'S NORTH LINE LOCATED NORTH 89°09'51" EAST, A DISTANCE OF 1448.78 FEET AND NORTH 00°50'09" WEST, A DISTANCE OF 220.80 FEET AND NORTH 00°00'00" WEST 43.39 FEET FROM THE A.A. HUDSON ALUMINUM CAP MARKING THE WEST QUARTER CORNER OF SECTION 21, FROM WHICH MONUMENT THE

A.A. HUDSON ALUMINUM CAP MARKING THE EAST QUARTER CORNER OF SECTION 21 BEARS NORTH 89°09'51" EAST, A DISTANCE OF 5279.11 FEET; THENCE, SOUTH 00°00'00" EAST, A DISTANCE OF 43.39 FEET; THENCE, NORTH 88°45'42" WEST, A DISTANCE OF 214.17

FEET; THENCE, NORTH 00°00'00" EAST, A DISTANCE OF 38.76 FEET TO NORTH LINE OF GRANTOR'S PROPERTY; THENCE, NORTH 90°00'00" EAST, A DISTANCE OF 214.12 FEET TO

THE POINT OF BEGINNING. CONT 0.20 AC

SUBJECT TO AN EASEMENT DESCRIBED IN ENTRY #1285116

CONT 15.47 AC NET

**Ordinance No. 2026-21**  
**Cache County, Utah**  
**Amending Chapter 17.14 Resort Recreation (RR) Zone**

---

An ordinance amending Title 17 – Zoning Regulations by amending Chapter §17.14.

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

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

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

**Whereas**, on April 2, 2026 the Planning Commission held a public hearing, accepted all comments, and on April 2, 2026, recommended the approval of the proposed amendment to the County Council for final action; and

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

**Whereas**, on May 12, 2026, the County Council held a public hearing, to consider any comments regarding the proposed ordinance amendment. The County Council accepted all comments; and

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

**Now, therefore**, the County Legislative Body of Cache County adopts the ordinance amendment as follows:

**Exhibit A:** Chapter 17.14 Resort Recreation (RR) Zone, as revised and adopted

**Exhibit B:** Chapter 17.14 Resort Recreation (RR) Zone, track changes

**Exhibit C:** Appendix A – Approval Process

**1. Effective date**

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

**2. Council Vote and Final Action**

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

Cache County Council:

Attest:

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

\_\_\_\_\_  
Bryson Behm, County Clerk

---

## **Action of the County Executive**

Regarding Ordinance 2026-21, Amending Chapter 17.14 Resort Recreation (RR) Zone of the Cache County Code

\_\_\_\_\_ Approve

\_\_\_\_\_ Disapprove (A Statement of Objection is attached)

---

N. George Daines, Executive

Date

## Exhibit A

### **CHAPTER 17.14 RESORT RECREATION (RR) ZONE**

17.14.010: (RESERVED)

17.14.020: GENERAL REQUIREMENTS

17.14.030: MASTER PLAN APPLICATION REQUIREMENTS AND APPROVAL PROCESS

17.14.040: DEVELOPMENT STANDARDS

17.14.050: SUBDIVISION OF MASTER PLANNED LAND

17.14.060: DEVELOPMENT PLAN APPLICATION REQUIREMENTS AND APPROVAL PROCESS

17.14.070: OPEN SPACE

17.14.080: UNIT EQUIVALENT DENSITY

17.14.090: ADDITIONAL REQUIREMENTS

17.14.100: DEVELOPMENT IN PHASES AND TIME OF APPROVAL

17.14.110: FEES

17.14.120: APPENDIX A - APPROVAL PROCESS

17.14.130: APPENDIX B - ENVIRONMENTAL SUMMARY

17.14.140: APPENDIX C - FISCAL ANALYSIS

### **17.14.010: (RESERVED)**

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

### **17.14.020: GENERAL REQUIREMENTS**

- A. Property shall be rezoned through the County rezone process (section 17.02.030 of this title) prior to the Master Plan submittal.
- B. Development within the RR Zone shall adhere to the standards set forth in this land use ordinance and the Utah Condominium Ownership Act as set forth in Utah Code Annotated title 57, chapter 8, as amended.
- C. In order to support the intended recreational uses of the RR Zone and allow for open spaces and buffer zones within proposed developments, the minimum acreage within the zone is two thousand (2,000) acres.
- D. Properties adjacent to an RR Zone property and wishing to rezone to the RR Zone must either: 1) meet the RR Zone requirements independently; or 2) establish agreements between the property owners' association and submit for amendment of the Master Plan of the adjacent RR Zone property.
- E. The primary uses shall be resort and recreation oriented, and shall include, but not be limited to, ski and/or golf facilities and at least one residential/commercial core village. For clarification of this section, the following definition shall be used:
  1. A ski area as a minimum shall include not less than two (2) double chair lifts.
  2. A golf facility shall be as a minimum a certified regulation 18-hole golf course with not less than par seventy (70) as per the USGA.
- F. Culinary water, sewer, power, telecommunications, and other utility services shall be provided by central systems serving the entire Master Plan development area (e.g., service districts, private companies, public utilities, etc.).
- G. Construction, development, maintenance and snow removal on interior roads shall be the responsibility of the developer and, as appropriate, will become the responsibility of the property

## Exhibit A

owners' association, as defined in the development agreement.

- H. The County shall require such an arrangement of structures and open space within the RR Zone as necessary to assure that the purpose of this zone is achieved:
1. In no case shall total coverage of hard surface development, buildings and structures be greater than ten percent (10%) of the total project area.
  2. Perimeter fencing of homesites and development parcels will not be permitted.
  3. The County may require perimeter fencing of the property boundary, as necessary.
  4. Commercial areas should provide the density, building mass, scale and visual feeling of a pedestrian mountain resort community.
  5. A buffer zone of open space, setbacks or yards between the RR zone and adjacent land, with noncompatible uses, shall be required in accordance with applicable state or local laws.
  6. Subdivision boundaries within the RR zone shall conform to county lines.
  7. Unit clustering is encouraged, especially in commercial or "village" areas.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

### **17.14.030: MASTER PLAN APPLICATION REQUIREMENTS AND APPROVAL PROCESS**

(For a graphical description of the process outlined here, please see section 17.14.120, "Appendix A - Approval Process", of this chapter.)

The master plan shall be submitted as a conditional use for permit issuance in accordance with section 17.06.050 of this title.

- A. Submit Master Plan Application: The following information is required for master plan submissions under the RR zone within the county. The applicant may be required to provide other information required by the director of development services or planning commission as necessary to evaluate the proposed master plan.
1. A master plan application, provided by the director, completed and signed by the owner(s), or authorized agent of the owner(s), of the land parcel(s) represented in the master plan.
  2. A master plan, at a convenient scale of not more than one inch equals four hundred feet (1" = 400'), or at a scale as approved by the director. The master plan shall show the following:
    - a. Vicinity Map: Vicinity map showing location of property;
    - b. Statement Of Restrictions: A statement of all existing restrictions on the use of land, including easements, restrictions or covenants;
    - c. Features: Existing and proposed features (may be shown on separate, numbered pages).
      - (1) Existing conditions map, showing vegetation and existing site features;
      - (2) The approximate location of all existing structures and other significant physical and topographic features presently located on the property;

## Exhibit A

- (3) Contour lines based on USGS datum with intervals of not more than twenty feet (20'), which contour lines shall extend a minimum of one hundred feet (100') beyond the proposed development boundary;
- (4) Slope map, indicating slopes ranging between zero to seven percent (0-7%), seven to ten percent (7-10%), ten to fifteen percent (10-15%), fifteen to twenty percent (15-20%), twenty to twenty five percent (20-25%), and over twenty five percent (25%);
- (5) The approximate location of any registered historic sites;
- (6) The approximate location of potential wetlands;
- (7) FEMA floodplain delineation.

### d. Concepts: General development concepts:

- (1) Site plan of the proposed uses showing general building locations, and requested densities;
- (2) Designations of proposed ownership of areas shown on site plan as being private, part of a condominium, common area or dedicated open space;
- (3) Proposed locations of site improvements such as plazas, tennis courts, ski runs, golf courses, pools, and similar improvements;
- (4) Proposed road locations and other circulation features;
- (5) Proposed intersections with existing roads;
- (6) Preliminary architectural and landscaping theme drawings;
- (7) Proposed phasing schedule, if any.

### e. Services:

- (1) All utilities available (if any) and proposed easements for new utility services or relocated utility services;
- (2) Additional proposed features such as systems of drainage, sewage and water supply;

### 3. As applicable, a brief written statement from each of the following affected entities indicating the availability of current services, as well as the conditions and the impact of the development on such services:

County road superintendent;

Division of environmental quality (DEQ);

EMT response/protection service provider(s);

Fire department;

Health department;

School district(s);

## Exhibit A

Sewer service district(s);

Sheriff;

State water engineer;

Stormwater management and control agency;

UDOT;

Waste removal and disposal service provider(s); and

Water service district(s).

4. A title report for the property under the master plan provided by a title company within thirty (30) days of the date of master plan application;
5. A tax clearance from the county treasurer indicating that all taxes, interest and penalties owing for the property have been paid;
6. An environmental summary (see section 17.14.130, "Appendix B - Environmental Summary", of this chapter);
7. A financial analysis (see section 17.14.140, "Appendix C - Fiscal Analysis", of this chapter);

8. The name and address of the property owner(s) and all adjoining property owners as disclosed by the most recent plat map.

B. Approval Of Master Plan: After the applicant has submitted the master plan information as described above, the planning commission will approve, approve with conditions or deny the master plan application.

1. After receiving the applicant's submittal, the director will review the master plan application and determine if the required information provided is complete. The director will make a recommendation on the proposed plan to the planning commission and schedule the master plan for review on the planning commission's next available agenda.

If the director feels the applicant's submittal is incomplete, the applicant has forty five (45) days to submit the additional information requested to the director to continue the master plan approval process.

2. The planning commission will review the master plan and will approve, approve with conditions or deny the master plan.
  - a. Approval by the planning commission grants an equivalent unit density, use and general configuration and allows the applicant to proceed with the process for signature of the development agreement by the county council and by submitting the development plan application.
  - b. Approval with conditions by the planning commission grants an equivalent unit density, use and general configuration and allows the applicant to meet the conditions of the commission and proceed with the process for signature of the development agreement by the county council and by submitting the development plan application.
  - c. Denial of the master plan by the planning commission means the applicant cannot

## **Exhibit A**

proceed with the process for signature of the development agreement by the county council nor by submitting the development plan application and must either: 1) resubmit a revised master plan and begin the process with the planning commission again; 2) appeal the decision to the board of adjustments; or 3) elect to not pursue a master plan any further.

3. The developer may request changes to an approved master plan. Minor changes to the master plan, as determined by the director, may be authorized by the director if required by engineering or other circumstances not foreseen at the time the master plan was approved. The director may also request review by the planning commission to determine if a proposed change requires a master plan amendment. The planning commission shall review all proposed master plan amendments, using the approval of master plan procedure as described in this section, to determine approval of the amendment to the master plan if the intent of the RR zone is maintained and the county does not receive added significant negative impacts.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

### **17.14.040: DEVELOPMENT STANDARDS**

- A. Development standards shall be specific to each approved Master Plan in the Resort Recreation (RR) Zone.
- B. As a condition of approval of a Master Plan, the proponent of the resort recreation use must submit proposed development standards as an ordinance amendment. The development standards must be adopted by the Land Use Authority into Chapter 17.14 as an appendix, prior to submitting applications for subdivisions, development plan applications, zoning clearances, building permits, and the like.
- C. Within the boundary of an approved Master Plan, parcel legality is not applicable. However, the creation of new lots/parcels must follow the county subdivision regulations in title 16 of this code. Density is based solely on the Unit Equivalent Density as approved in the Master Plan and subsequently applied to subdivisions and/or development plan applications. It is the responsibility of the applicant/developer to track the density units and provide that information to the County as part of each application submittal.
- D. Development standards adopted for an approved Master Plan do not supersede any local, state or federal laws and/or regulations nor any state-adopted codes, including, but not limited to the International Fire Code, Uniform Building Code, and the like.

### **17.14.050: SUBDIVISION OF MASTER PLANNED LAND**

(For a graphical description of the process outlined herein, see section 17.14.120, "Appendix A - Approval Process", of this chapter.)

An approved master plan may be subdivided or resubdivided at any time. The subdivision approvals process will follow the county subdivision regulations in title 16 of this code.

Subdivision can take place either prior to or concurrent with a development plan application.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

### **17.14.060: DEVELOPMENT PLAN APPLICATION REQUIREMENTS AND APPROVAL PROCESS**

## Exhibit A

(For a graphical description of the process outlined herein, see section 17.14.120, "Appendix A - Approval Process", of this chapter.) F15

- A. Submit Development Plan Application: The following information is required for development plan submissions under the RR zone within the county. The applicant may be required to provide other information required by the director of development services or planning commission as necessary to evaluate the proposed development plan. The development plan application may be submitted for individual phases, individual parcels or for the entire master plan.
1. A development plan application, provided by the director, completed and signed by the owner(s), or authorized agent of the owner(s), of the land parcel(s) represented in the development plan.
  2. A development plan, at a convenient scale of not more than one inch equals one hundred feet (1" = 100'), or at a scale as approved by the director.
  3. The development plan shall show the following:
    - a. All mapped information shall be prepared in a neat and legible manner in ink. All map data shall be prepared at an engineer's scale not more than one inch equals one hundred feet (1" = 100'). The exterior tract dimensions and boundaries must be based on actual ground survey made by a registered engineer or registered land surveyor. The sheets prepared shall be numbered in sequence if more than one sheet is used and shall be of such size as is acceptable for filing in the office of the county recorder.
    - b. Contour lines based on USGS datum with intervals of not more than five feet (5') for parcels with a general slope of greater than thirty percent (30%), or intervals of not more than two feet (2') for parcels with a general slope of less than or equal to thirty percent (30%), which contour lines shall extend a minimum of one hundred feet (100') beyond the proposed development boundary.
    - c. If a drainage channel borders the proposed development, the additional distance necessary to show the far side of the drainage facility can be shown on an accompanying engineering drawing.
    - d. A vicinity map showing the proposed development and its location within the project.
    - e. Existing property description:
      - (1) Location of property by government lot, section, township and range and/or by metes and bounds description, with map indicating graphic scale, north arrow, acres and date.
      - (2) The location and dimensions of exterior boundary lines of the property to be expressed to the nearest hundredth of a foot and all other boundary lines to be expressed in feet.
      - (3) The location of property with respect to surrounding property and streets, the names of adjoining subdivisions or parcels, the land uses of the adjoining areas, and the names of adjoining streets.
      - (4) The location, width and names of existing rights of way.
      - (5) The location, width or dimensions, and purpose of existing easements.
      - (6) The location of existing water bodies, streams and other pertinent features such as swamps, drainage ditches, parks, cemeteries, buildings, railroad

## Exhibit A

rights of way and bridges.

- (7) The location and width of all proposed streets, street centerlines and easements, alleys, trails and other public ways, easement and proposed street rights of way, and building setback lines.
- (8) The location, dimensions and areas of all proposed or existing lots.
- (9) The location and dimensions of all property proposed to be set aside for park or playground use, or other public or private reservation, with designation of the purpose thereof, and conditions, if any, for the dedication or reservation.
- (10) All utility facilities existing and proposed throughout the development shall be shown on the development plan or on accompanying engineering plans.
- (11) Location of known geologic hazards, watercourses, rock outcroppings and existing wooded areas or trees eight inches (8") or more in diameter, measured four feet (4') above ground level.
- (12) Location and direction of flow of all watercourses on the property under consideration and abutting properties.
- (13) Location, sizes, elevations and slopes of existing sewers, water mains, culverts and other underground structures within the property under consideration and immediately adjacent thereto; existing permanent building and utility poles on or immediately adjacent to the site; and utility rights of way.

### f. Property survey control:

- (1) Two (2) primary control points, approved by the county surveyor and "ties" to such control points. Primary control points must be public land survey corners or officially recognized corners with corner perpetuation and filing number shown.
  - (2) Location, description and size of monuments that are set or found (all monuments found, existing or accepted and used in the survey shall be marked with the license number of the surveyor).
  - (3) Location of street survey monuments.
  - (4) Ties to all controlling corners.
  - (5) Sufficient data acceptable to the county surveyor's office to determine readily the location, bearing and length of all lines and to reproduce such lines upon the ground.
- g. If the applicant plans a phased development of the area contained in the development plan, the respective areas of development shall be shown on the development plan as to the area and priority of development.
- h. Grading plan, noting the maximum street gradient, street sections, and all cuts and fills, which may be on an accompanying engineering drawing.
- i. Indication of land uses within the property.
- j. Proposed street names, and, if pertinent, the lot layout and numbering of all lots and blocks. All lots in each block shall be consecutively numbered. Outlots shall be

## Exhibit A

lettered in alphabetical order. Include dimensions of each lot.

- k. A plan designating limits of disturbance or building pads and utility corridors and connections for each parcel and for improvements, such as utilities and roads.
- l. The name of the proposed development shall be shown.
- m. All maps shall indicate the name of the person or firm responsible for the drawing and the date drawn in order to facilitate further reference to the information.

### 4. Ownership:

- a. The name and address of the owner or owners, the name and address of the developer if other than the owner, the name of the land surveyors, the name of the author of the property report, and the citation of last instrument conveying title to each parcel of property involved in the proposed development.
- b. Citation of any existing legal rights of way or easements affecting the property.
- c. Existing covenants on the property, if any.

5. A copy of the project's architectural and design guidelines, if not part of the adopted development standards for the master plan.

6. A copy of the project's draft CC&Rs.

7. A copy of the declaration and bylaws of the development pursuant to the Utah condominium ownership act.

8. Any special agreements, conveyances, easements, restrictions or conditions, which will govern the use, maintenance and continued protection of the development and any of its common areas, open space and facilities.

9. Names of adjoining property owners from the latest assessment rolls within three hundred feet (300') of any perimeter boundary of the property under consideration.

10. If the development plan application includes a subdivision of property, application for subdivision shall be made under the applicable requirements and process of [title 16, subdivision regulations](#), of the county ~~code subdivision ordinance~~, either prior to or concurrent with the development plan application.

B. Approval Of Development Plan: After the applicant has submitted the development plan information as described above, the planning commission will approve, approve with conditions or deny the development plan application.

1. After receiving the applicant's submittal, the director will review the development plan application and determine if the required information provided is complete. The director will make a recommendation on the proposed plan to the planning commission and schedule the development plan for review on the planning commission's next available agenda.

If the director feels the applicant's submittal is incomplete, the applicant has forty five (45) days to submit the additional information requested to the director to continue the development plan approval process.

2. The planning commission will review the development plan and will approve, approve with conditions or deny the development plan.

a. Approval by the planning commission allows the applicant to proceed by developing the project, with vertical development requiring a zoning clearance prior to issuing

## Exhibit A

a building permit.

- b. Approval with conditions by the planning commission allows the applicant to meet the conditions of the commission and proceed by developing the project, with vertical development requiring a zoning clearance prior to issuing a building permit.
- c. Denial of the development plan application by the planning commission means the applicant cannot proceed by developing the project and must either: 1) resubmit a revised development plan application and begin the process with the planning commission again; 2) appeal the decision to the board of adjustments; or 3) elect to not pursue a development plan application any further.

- 3. The applicant must begin development within two (2) years from the time of receiving an approved development plan, unless otherwise designated by the county council in the development agreement.

C. Changes To Approved Plans: Minor changes in the location, site plan or character of buildings and structures may be authorized by the director if required by engineering or other circumstances not foreseen at the time the development plan was approved. No change authorized by the director under this section may increase the size of any building or structure more than ten percent (10%), nor change the location of any building or structure more than ten feet (10') in any direction. The planning commission must approve all other changes to the development plan application using the approval of development plan application procedure.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

### **17.14.070: OPEN SPACE**

A. Functional and aesthetic open space (including buffer zones) are essential parts of the RR zone.

B. Participants in the approval processes shall identify what is to be considered as open space by using the following parameters as a guide:

- 1. Waterways, water bodies, manmade water features, wetlands, steep slopes, and other areas to remain undeveloped shall count toward the open space requirement.
- 2. Active, nonhard surface recreation areas, such as golf, skiing, hiking and biking trails shall count toward the open space requirement.
- 3. Common park areas with passive (landscaping, lawn areas, picnic and bench areas) and active areas (soccer fields, baseball diamonds, tennis courts, fishing ponds, playgrounds, and park gazebos) are encouraged and shall count toward the open space requirement, provided they are used for scenic, landscaping or recreation purposes and they are located on land which is accessible and available to all occupants of dwelling units for whose use the common park area is intended.
- 4. Buffer zones along the property boundaries shall count toward the open space requirement.
- 5. Portion of lots outside of designated building pads shall count toward the open space requirement if the area is preserved as natural forest, grasslands or pastureland.
- 6. Parking lots, parking area landscaping buffers, paved roads, service roads, private yards, buildings or structures, required setbacks for buildings or structures, and all subdivided parcels less than one acre shall not count toward the open space requirement.

C. Preservation, maintenance and ownership of open space within the development shall be

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accomplished by one or more of the following :

1. Designation of land to meet setback or other buffer zone requirements between the RR zone and adjacent properties; or
  2. Designation of land as a park, parkway system or pasture for the use of resort property owners and resort guests using the resort's recreational facilities; or
  3. Complying with the provisions of the condominium ownership act, Utah Code Annotated title 57, chapter 8, as amended, which provides for the payment of common expenses for the upkeep of the common area and facilities; or
  4. The developer may retain ownership and responsibility for maintenance of the designated open space, and shall commit to such responsibility through written agreement with all parties who subsequently acquire ownership of property within the RR zone; or
  5. The property owners' association may retain ownership and responsibility for maintenance of the designated open space, and shall commit to such responsibility through written agreement with all parties who subsequently acquire ownership of property within the RR zone.
- D. Changes in the project's dedication of open space will be handled through the master plan amendment process.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

### **17.14.080: UNIT EQUIVALENT DENSITY**

- A. Density of development is a factor of both number and the size of the structures built within a master planned development. Unit equivalents are used to better convey overall impacts of a project.
- B. As a physical limitation, total unit volume is a better determinant than number of units. Basing development density under the RR zone on a program of unit equivalents provides the county with clear expectations of the overall scope of development, yet enables the development flexibility to respond to changing market forces and demand.
- C. The unit equivalent structure outlined on the following page establishes the method for density determination within the RR zone:

#### DENSITY DATA CHART

	Use	Configuration	Unit Equivalent
Hotel commercial or multi-family residential	Hotel room	A room not to exceed 500 sq. ft., which includes bathroom areas, but not corridors outside of the room or foyers.	0.25
	Hotel suite/1 bedroom apartment	A suite or 1 bedroom apartment not to exceed 650 sq. ft., which includes bathroom and kitchenette areas, but not corridors outside of the room or foyers.	0.33

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	Hotel or multi-family - A	An apartment with attached rooms not to exceed 1,000 sq. ft., which includes bathroom and kitchen areas, but not corridors outside of the room or foyers.	0.50
	Hotel or multi-family - B	An apartment with attached rooms not to exceed 1,500 sq. ft., which includes bathroom and kitchen areas, but not corridors outside of the room or foyers.	0.75
	Hotel or multi-family - C	An apartment with attached rooms not to exceed 2,000 sq. ft., which includes bathroom and kitchen areas, but not corridors outside of the room or foyers.	1.00
	Hotel or multi-family - D	An apartment with attached rooms not to exceed 2,500 sq. ft., which includes bathroom and kitchen areas, but not corridors outside of the room or foyers.	1.25
Single-family	Small single family lot	Separate, attached, or unattached homes with any number of rooms (e.g., patio homes, townhomes or condominiums), whose total area inside ranges from 2,500 sq. ft. to 5,000 sq. ft. (Permits 0 lot line units, shared wall units, and lockouts.)	1.00
	Single-family lot	1 single-family lot. (Permits 1 detached or attached accessory dwelling in addition to main house.)	1.00

Mixed use	Corporate retreat	A corporate retreat with residential uses and up to 10,000 sq. ft. of commercial uses with meeting and support space.	4.00
Commercial uses	Golf course facility	Clubhouse, bathrooms, maintenance, garage, food stand, and all accessory buildings (per 1,000 sq. ft.).	1.00
	Equestrian facility	Stables, stalls, barn, and all accessory buildings (per 1,000 sq. ft.).	1.00
	Ski area facility	Lodges, restaurants/bars, retail, and commercial space, maintenance areas, medical facilities, and all accessory buildings (per 1,000 sq. ft.).	1.00
	Commercial	Restaurant, retail, and other commercial space (per 1,000 sq. ft.).	1.00
	Recreation /a ctivity facility	Activity center, recreational courts, and accessory facilities (per 1,000 sq. ft.).	1.00

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	Public facilities	Public facilities with human occupancy such as fire stations, police stations, utility plants, etc. (per 1,000 sq. ft.). Public facilities without human occupancy not counted in density determination.	1.00
	Air transportation facilities	Air terminal, commercial facilities, and accessory facilities (per 1,000 sq. ft.) and 1 hangar (maximum of 10,000 sq. ft.) = 1 UE with each additional 1,000 sq. ft. of hangar space = 1 UE	1.00

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

### **17.14.090: ADDITIONAL REQUIREMENTS**

When the planning commission deems necessary, with the reasons for such request being identified, the applicant may be required to provide other information or letters of feasibility, conduct studies and provide evidence indicating suitability of the area for the proposed master plan, including, but not limited to, groundwater protection, plant cover maintenance, geologic or flood hazard, erosion control, and any other physical or environmental matters necessary to fully identify the suitability of the area for the proposed master plan.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

### **17.14.100: DEVELOPMENT IN PHASES AND TIME OF APPROVAL**

- A. If development within the RR zone is to be phased, each phase shall be of such size, composition and arrangement that construction, marketing and operation is feasible as a unit independent of any subsequent phases.
- B. The applicant must begin development within two (2) years from the time of final approval. The planning commission may grant one 24-month extension to the approval without needing to modify the master plan.
- C. Subsequent phases of a multiphase master plan development may begin prior to completion of earlier phases, in accordance with any phasing plan outlined in the development plan application approval.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

### **17.14.110: FEES**

Any person filing an application for approval of a master plan or development plan application under the RR zone shall pay a fee. See Consolidated Fee Schedule for amount of fee.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014; amd. Ord. 2021-22, 12-14-2021, eff. 1-1-2022)

### **17.14.120: APPENDIX A - APPROVAL PROCESS**

See process flow chart adopted as part 2026 ordinance amendment on file in the Development Services office.

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(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

### **17.14.130: APPENDIX B - ENVIRONMENTAL SUMMARY**

The master plan submittal shall include an environmental summary, which consists of the information provided in the checklist on the following page. This checklist must be completed to show the developer has responded to all required criteria listed. For each information category, the developer must fill in the appropriate boxes with a check. Additionally, all reports, agency letters and other supporting documentation shall be attached to this checklist. Staff will review the checklist and attached materials and check the "complete" box if no additional work is required by the developer. The planning commission will review the staff's recommendation and determine if the materials are complete.

### **ENVIRONMENTAL IMPACT ANALYSIS CHECKLIST**

R = Required information/submittal, nonmarked boxes indicate required only if staff or planning commission deem necessary.

Information Categories	Date Required	Report And Map	Agency Review And Comment	Best Management Practices	Complete Additional No Work Required	Documentation (Location within the submittal(s) that the information can be found, e.g., exhibit number or master plan page)
Topographic map	Map showing slopes, views and exposures	R	R	R		
Geological conditions and hazards	A map and brief statement and describing geologic conditions, structure and properties along with existing geological hazards	R	R	R		
Soils map and narrative	A map and brief statement describing soil types, properties and depths	R	R	R		

## Exhibit A

Hydrology map and narrative	A map and brief report describing site hydrology, drainage, watersheds, existing bodies of water, groundwater conditions, shorelines, and wetlands	R	R	R		
Water quality report	Identification and discussion of waters shown on the project's hydrology maps and potential for proposed development to affect the site's water quality. Mitigation of impacts and compliance with regulations	R	R	R		
Air quality report	A brief statement describing climate and wind factors	R	R	R		
Vegetation report	Statement describing the site's vegetation considerations and a letter or review from the division of forestry-fire and state lands	R	R	R		
Wildlife report	Statement describing the site's wildlife and habitat considerations and a letter or review from the division of wildlife resources	R	R	R		
Cultural resources report	A brief statement describing cultural resources, including historic and archaeological sites and finds, and provide a letter from Utah State Historical Society with their findings (if any) on the site	R	R	R		
Traffic impact report	A statement describing road traffic impacts of the proposed development	R	R	R		

Environmental impact analysis checklist: To complete the checklist the following information is provided under each criteria to assist in contacting the appropriate agency. Not all agencies will provide review of comment but every effort should be made to respond to the needed information as possible. Different agencies have individual reviewing requirements and it is the responsibility of the applicant to work with these agencies.

### TOPOGRAPHIC MAP

Summary: US geological survey 7.5 minute topographical quadrangle maps.

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### Contact Agencies:

Utah State Department Of Natural Resources  
Map Library  
1594 West North Temple, Suite 3110  
P.O. Box 146100  
Salt Lake City, UT 84114

### GEOLOGIC CONDITIONS AND HAZARDS

Law/Regulation: Chapter 17.18, "Sensitive Areas", of this title. After January 1, 2003, all projects will need to document consistency with Bear River natural hazard mitigation plan.

Summary: Cache County has a very high potential for a number of different geologic hazards that may pose problems for development. Consideration of geologic conditions and hazards should involve both analyzing the impact of these conditions and hazards on the proposed project and impact of the existing environment on the proposed project. The report should identify all geologic conditions and potential hazards which include proximity to all earthquake faults, area of landslide potential, steep slopes and other geologic hazards.

### Contact Agencies:

Utah State Department Of Natural Resources  
Geological Survey  
1594 West North Temple, Suite 3110  
P.O. Box 146100  
Salt Lake City, UT 84114

Bear River Association Of Governments  
Community Development  
170 North Main  
Logan, UT 84321

### SOILS

Summary: From the soil survey of the Cache valley area (USDA - natural resources conservation service, 1974) determine the type and quality of soil for your project and surrounding areas. Consideration should be given to the potential effects of the different soil types on the project and potential hazards that may exist: refer to table 4 - engineering interpretation for soil.

### Contact Agencies:

United States Department Of Agriculture  
Natural Resources Conservation Service  
1860 North 100 East  
North Logan, UT 84341

North Cache Or Blacksmith Fork Soil Conservation District  
1860 North 100 East  
North Logan, UT 84341

### HYDROLOGY

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Law/Regulation: Clean water act.

Summary: The hydrology of Cache County is a complex and critical natural resource. Consideration should be given to the potential impacts of a project on the hydrology of Cache County and protection of this critical natural resource.

Contact Agencies:

United States Army Corps Of Engineers  
Salt Lake City, Utah

United States Environmental Protection Agency  
Region VIII  
Denver, Colorado

Cache County Water Advisory Board  
160 North Main  
Logan, UT 84321

### **WATER QUALITY REPORT**

Law/Regulation: All projects within Cache County are subject to the requirements of the EPA's national pollutant discharge elimination system regulations and state permits.

Summary: Projects of one acre or larger will be required to submit and receive approval of a discharge permit from the state division of water quality.

Contact Agencies:

Utah State Department Of Environmental Quality  
Division Of Water Quality  
288 N. 1460 W.  
P.O. Box 144870  
Salt Lake City, UT 84114

### **AIR QUALITY**

Law/Regulation: Clean air act 42 USC 7400 et seq. Potentially applicable to all proposed activities. Air quality is an impact category for which specific federal and nonfederal governmental standards exist.

Summary: Consideration of air quality involves both analyzing the impact of the proposed project on air quality in the community and impact of the existing environment on the proposed project forecasting. It depends on project size, type and its location (i.e., the suitability of the particular location for the type of project planned).

Contact Agencies:

Utah State Department Of Environmental Quality  
Division Of Air Quality  
288 N. 1460 W.  
P.O. Box 144870  
Salt Lake City, UT 84114

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### VEGETATION

Law/Regulation: All applicable federal, state and local regulation.

Summary: Consideration should be given to the potential impacts of the project on existing vegetation to protect property from potential fire hazards that may exist for the project.

Contact Agencies:

Utah State Division Of Forestry-Fire And State Lands  
Bear River Area  
1780 N. Research Parkway, Suite 104  
North Logan, UT 84341

### WILDLIFE

Law/Regulation: Endangered species act.

Summary: Consideration should be given to the potential impacts of the project on the wildlife and potential endangered species that are within the project area and off site impact should be evaluated.

Contact Agencies:

United States Department Of Agriculture  
U.S. Fish And Wildlife Service  
1594 West North Temple, Suite 3110  
P.O. Box 146100  
Salt Lake City, UT 84114

Utah State Department Of Natural Resources  
Division Of Wildlife Resources  
1594 West North Temple, Suite 3110  
P.O. Box 146100  
Salt Lake City, UT 84114

### CULTURAL RESOURCES

Law/Regulation: The national historic preservation act of 1966.

Summary: Consideration should be given to any manmade structures that are fifty (50) years and older. These structures should be identified and determined if they are historically significant. All archaeological sites should be identified and documented.

Contact Agencies:

Utah State Department Of Community And Economic Development  
State Division Of History  
1594 West North Temple, Suite 3110  
P.O. Box 146100  
Salt Lake City, UT 84114

### TRAFFIC IMPACT

Law/Regulation: Subject to current Cache County road policies and Utah state department of

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transportation requirements.

Summary: Considerations should be given to the impacts of all road systems within and accessing the project. A traffic impact analysis and/or study may be required of the applicant at the discretion of the county.

Contact Agencies:

Utah Department Of Transportation Region 1  
169 North Wall Avenue  
P.O. Box 12580  
Ogden, UT 84412

Cache County Road Department  
525 North 1000 West  
Logan, UT 84321

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

### **17.14.140: APPENDIX C - FISCAL ANALYSIS**

The master plan application shall include a fiscal analysis, which consists of the following information:

#### A. Onetime Revenue Sources:

1. An estimate of fees (e.g., planning, engineering, subdivision, approvals, etc.) that will be generated to Cache County from processing the master plan, individual development plans, subdivisions and building permits with Cache County.

#### B. Ongoing Revenue Sources:

1. An estimate of annual tax revenue to Cache County (e.g., property taxes, sales taxes, transient taxes, etc.) generated from the master plan development at twenty five percent (25%), fifty percent (50%), seventy five percent (75%) and one hundred percent (100%) of build-out;
2. An estimate of annual tax revenue to Cache County schools generated from the master plan development at twenty five percent (25%), fifty percent (50%), seventy five percent (75%) and one hundred percent (100%) of build-out;
3. An estimate of annual tax revenue to Cache County service providers (e.g., service districts, public safety and health, etc.) generated from the master plan development at twenty five percent (25%), fifty percent (50%), seventy five percent (75%) and one hundred percent (100%) of build-out;
4. The analysis shall show the allocations of such tax revenue to various county funds, uses and organizations.

#### C. Expenses:

1. Introductory letters from all service providers based in Cache County outlining the anticipated costs for services;
2. Introductory letters from all service providers not based in Cache County outlining the

## **Exhibit A**

anticipated terms and costs for necessary interlocal service agreements.

The fiscal analysis shall be prepared by the applicant using input from Cache County, Cache County service providers, non-Cache County service providers, and other relevant public agencies. Estimates shall be based on the full master plan at twenty five percent (25%), fifty percent (50%), seventy five percent (75%) and one hundred percent (100%) of build-out.

The analysis will be prepared in a printed, bound report containing an overall analysis summary page, summary pages for each subcomponent of the analysis and copies of the variables, assumption and backup material used to conduct the analysis.

The analysis will be presented to the director of development services for initial, detailed review as part of the master plan application required materials. The director will incorporate an assessment of the financial analysis in his or her recommendation to the planning commission.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

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### **CHAPTER 17.14 RESORT RECREATION (RR) ZONE**

17.14.010: (RESERVED)

17.14.020: GENERAL REQUIREMENTS

17.14.030: MASTER PLAN APPLICATION REQUIREMENTS AND APPROVAL PROCESS

17.14.040: [DEVELOPMENT STANDARDS](#) ~~DEVELOPMENT AGREEMENT~~

17.14.050: SUBDIVISION OF MASTER PLANNED LAND

17.14.060: DEVELOPMENT PLAN APPLICATION REQUIREMENTS AND APPROVAL PROCESS

17.14.070: OPEN SPACE

17.14.080: UNIT EQUIVALENT DENSITY

17.14.090: ADDITIONAL REQUIREMENTS

17.14.100: DEVELOPMENT IN PHASES AND TIME OF APPROVAL

17.14.110: FEES

17.14.120: APPENDIX A - [APPROVAL PROCESS](#)

17.14.130: APPENDIX B - ENVIRONMENTAL SUMMARY

17.14.140: APPENDIX C - FISCAL ANALYSIS

### **17.14.010: (RESERVED)**

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

### **17.14.020: GENERAL REQUIREMENTS**

- A. Property shall be rezoned through the County rezone process (section 17.02.030 of this title) prior to the Master Plan submittal.
- B. Development within the RR Zone shall adhere to the standards set forth in this land use ordinance and the Utah Condominium Ownership Act as set forth in Utah Code Annotated title 57, chapter 8, as amended.
- C. In order to support the intended recreational uses of the RR Zone and allow for open spaces and buffer zones within proposed developments, the minimum acreage within the zone is two thousand (2,000) acres.
- D. Properties adjacent to an RR Zone property and wishing to rezone to the RR Zone must either: 1) meet the RR Zone requirements independently; or 2) establish agreements between the property owners' association and submit for amendment of the Master Plan of the adjacent RR Zone property.
- E. The primary uses shall be resort and recreation oriented, and shall include, but not be limited to, ski and/or golf facilities and at least one residential/commercial core village. For clarification of this section, the following definition shall be used:
  1. A ski area as a minimum shall include not less than two (2) double chair lifts.
  2. A golf facility shall be as a minimum a certified regulation 18-hole golf course with not less than par seventy (70) as per the USGA.
- F. Culinary water, sewer, power, telecommunications, and other utility services shall be provided by central systems serving the entire Master Plan development area (e.g., service districts, private companies, public utilities, etc.).
- G. Construction, development, maintenance and snow removal on interior roads shall be the responsibility of the developer and, as appropriate, will become the responsibility of the property owners' association, as defined in the development agreement.

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- H. The County shall require such an arrangement of structures and open space within the RR Zone as necessary to assure that the purpose of this zone is achieved:
1. In no case shall total coverage of hard surface development, buildings and structures be greater than ten percent (10%) of the total project area.
  2. Perimeter fencing of homesites and development parcels will not be permitted.
  3. The County may require perimeter fencing of the property boundary, as necessary.
  4. Commercial areas should provide the density, building mass, scale and visual feeling of a pedestrian mountain resort community.
  5. A buffer zone of open space, setbacks or yards between the RR zone and adjacent land, with noncompatible uses, shall be required in accordance with applicable state or local laws.
  6. Subdivision boundaries within the RR zone shall conform to county lines.
  7. Unit clustering is encouraged, especially in commercial or "village" areas.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

### **17.14.030: MASTER PLAN APPLICATION REQUIREMENTS AND APPROVAL PROCESS**

(For a graphical description of the process outlined here, please see section 17.14.120, "Appendix A - Approval Process", of this chapter.)

The master plan shall be submitted as a conditional use for permit issuance in accordance with section 17.06.050 of this title.

- A. Submit Master Plan Application: The following information is required for master plan submissions under the RR zone within the county. The applicant may be required to provide other information required by the director of development services or planning commission as necessary to evaluate the proposed master plan.
1. A master plan application, provided by the director, completed and signed by the owner(s), or authorized agent of the owner(s), of the land parcel(s) represented in the master plan.
  2. A master plan, at a convenient scale of not more than one inch equals four hundred feet (1" = 400'), or at a scale as approved by the director. ~~A minimum of eleven (11) paper copies shall be presented to the director, as part of the master plan application. The director may request additional copies if required.~~ The master plan shall show the following:
    - a. Vicinity Map: Vicinity map showing location of property;
    - b. Statement Of Restrictions: A statement of all existing restrictions on the use of land, including easements, restrictions or covenants;
    - c. Features: Existing and proposed features (may be shown on separate, numbered pages).
      - (1) Existing conditions map, showing vegetation and existing site features;
      - (2) The approximate location of all existing structures and other significant physical and topographic features presently located on the property;
      - (3) Contour lines based on USGS datum with intervals of not more than twenty feet (20'), which contour lines shall extend a minimum of one

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hundred feet (100') beyond the proposed development boundary;

- (4) Slope map, indicating slopes ranging between zero to seven percent (0-7%), seven to ten percent (7-10%), ten to fifteen percent (10-15%), fifteen to twenty percent (15-20%), twenty to twenty five percent (20-25%), and over twenty five percent (25%);
- (5) The approximate location of any registered historic sites;
- (6) The approximate location of potential wetlands;
- (7) FEMA floodplain delineation.

### d. Concepts: General development concepts:

- (1) Site plan of the proposed uses showing general building locations, and requested densities;
- (2) Designations of proposed ownership of areas shown on site plan as being private, part of a condominium, common area or dedicated open space;
- (3) Proposed locations of site improvements such as plazas, tennis courts, ski runs, golf courses, pools, and similar improvements;
- (4) Proposed road locations and other circulation features;
- (5) Proposed intersections with existing roads;
- (6) Preliminary architectural and landscaping theme drawings;
- (7) Proposed phasing schedule, if any.

### e. Services:

- (1) All utilities available (if any) and proposed easements for new utility services or relocated utility services;
- (2) Additional proposed features such as systems of drainage, sewage and water supply;

### 3. As applicable, a brief written statement from each of the following affected entities indicating the availability of current services, as well as the conditions and the impact of the development on such services:

County road superintendent;

Division of environmental quality (DEQ);

EMT response/protection service provider(s);

Fire department;

Health department;

School district(s);

Sewer service district(s);

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Sheriff;  
State water engineer;

Stormwater management and control agency;

UDOT;

Waste removal and disposal service provider(s); and

Water service district(s).

4. A title report for the property under the master plan provided by a title company within thirty (30) days of the date of master plan application;
5. A tax clearance from the county treasurer indicating that all taxes, interest and penalties owing for the property have been paid;
6. An environmental summary (see section 17.14.130, "Appendix B - Environmental Summary", of this chapter);
7. A financial analysis (see section 17.14.140, "Appendix C - Fiscal Analysis", of this chapter);
8. ~~The proposed development agreement (see section 17.14.040 of this chapter);~~
9. The name and address of the property owner(s) and all adjoining property owners as disclosed by the most recent plat map.

B. Approval Of Master Plan: After the applicant has submitted the master plan information as described above, the planning commission will approve, approve with conditions or deny the master plan application.

1. After receiving the applicant's submittal, the director will review the master plan application and determine if the required information provided is complete. The director will make a recommendation on the proposed plan to the planning commission and schedule the master plan for review on the planning commission's next available agenda.

If the director feels the applicant's submittal is incomplete, the applicant has forty five (45) days to submit the additional information requested to the director to continue the master plan approval process.

2. The planning commission will review the master plan and will approve, approve with conditions or deny the master plan.
  - a. Approval by the planning commission grants an equivalent unit density, use and general configuration and allows the applicant to proceed with the process for signature of the development agreement by the county council and by submitting the development plan application.
  - b. Approval with conditions by the planning commission grants an equivalent unit density, use and general configuration and allows the applicant to meet the conditions of the commission and proceed with the process for signature of the development agreement by the county council and by submitting the development plan application.
  - c. Denial of the master plan by the planning commission means the applicant cannot proceed with the process for signature of the development agreement by the county council nor by submitting the development plan application and must either: 1)

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resubmit a revised master plan and begin the process with the planning commission again; 2) appeal the decision to the board of adjustments; or 3) elect to not pursue a master plan any further.

3. The developer may request changes to an approved master plan. Minor changes to the master plan, as determined by the director, may be authorized by the director if required by engineering or other circumstances not foreseen at the time the master plan was approved. The director may also request review by the planning commission to determine if a proposed change requires a master plan amendment. The planning commission shall review all proposed master plan amendments, using the approval of master plan procedure as described in this section, to determine approval of the amendment to the master plan if the intent of the RR zone is maintained and the county does not receive added significant negative impacts.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

### 17.14.040: DEVELOPMENT STANDARDS

- A. Development standards shall be specific to each approved Master Plan in the Resort Recreation (RR) Zone.
- B. As a condition of approval of a Master Plan, the proponent of the resort recreation use must submit proposed development standards as an ordinance amendment. The development standards must be adopted by the Land Use Authority into Chapter 17.14 as an appendix, prior to submitting applications for subdivisions, development plan applications, zoning clearances, building permits, and the like.
- C. Within the boundary of an approved Master Plan, parcel legality is not applicable. However, the creation of new lots/parcels must follow the county subdivision regulations in title 16 of this code. Density is based solely on the Unit Equivalent Density as approved in the Master Plan and subsequently applied to subdivisions and/or development plan applications. It is the responsibility of the applicant/developer to track the density units and provide that information to the County as part of each application submittal.
- D. Development standards adopted for an approved Master Plan do not supersede any local, state or federal laws and/or regulations nor any state-adopted codes, including, but not limited to the International Fire Code, Uniform Building Code, and the like.

### 17.14.040: DEVELOPMENT AGREEMENT

~~(For a graphical description of the process outlined here, see section 17.14.120, "Appendix A- Approval Process", of this chapter.)~~

- ~~A. Creation Of Development Agreement: After the applicant has obtained approval of the master plan as described above, the approval shall be put in the form of a development agreement.
  1. The development agreement shall be in a form approved by the county attorney.
  2. The development agreement shall contain, at a minimum, the following:
    - a. A legal description of the land;
    - b. All relevant zoning parameters including all findings, conclusions and conditions of approval;
    - c. A description of approved density and uses for the project;
    - d. A copy of the approved plans, including master plan, site plans, architectural plans,~~

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~~landscape plans, grading plan, trails and open space plans, and other plans which are a part of the master plan approval by the planning commission;~~

- ~~e. A description of all developer exactions or agreed upon public and private dedications and commitments;~~
  - ~~f. The developer's agreement to pay specified service provider fees;~~
  - ~~g. The form of ownership anticipated for the project property owners' association and operating description;~~
  - ~~h. Project phasing plans and schedules;~~
  - ~~i. Other specific requirements, rights and peculiarities pertinent to the project;~~
  - ~~j. The development agreement shall contain language, which allows for minor, facility specific modifications to occur to the approval without revision of the development agreement.~~
- ~~3. Review of the master plan application or following approval of such master plan, the applicant will submit a completed development agreement reflecting the results of the master plan approval to the planning commission for review.~~
- ~~4. The planning commission will make a recommendation on the development agreement to the county council.~~

~~B. Signing Of Development Agreement: Upon the planning commission's recommendation, the development agreement shall be reviewed by the county council. The county council chairperson and the applicant(s) shall sign the development agreement as presented or as amended by the county council upon the recommendation of the county attorney's office within six (6) months of the date of the master plan recommendation by the planning commission. Failure to act by the county council shall constitute a denial. The development agreement shall be filed for recording with the county recorder's office at the applicant's expense.~~

~~(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)~~

### **17.14.050: SUBDIVISION OF MASTER PLANNED LAND**

(For a graphical description of the process outlined herein, see section 17.14.120, "Appendix A - Approval Process", of this chapter.)

An approved master plan may be subdivided or resubdivided at any time. The subdivision approvals process will follow the county subdivision regulations in title 16 of this code.

Subdivision can take place either prior to or concurrent with a development plan application.

~~(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)~~

### **17.14.060: DEVELOPMENT PLAN APPLICATION REQUIREMENTS AND APPROVAL PROCESS**

(For a graphical description of the process outlined herein, see section 17.14.120, "Appendix A - Approval Process", of this chapter.) F15

- A. Submit Development Plan Application: The following information is required for development plan submissions under the RR zone within the county. The applicant may be required to provide other information required by the director of development services or planning commission as necessary to evaluate the proposed development plan. The development plan application may be submitted

## Exhibit B

for individual phases, individual parcels or for the entire master plan.

1. A development plan application, provided by the director, completed and signed by the owner(s), or authorized agent of the owner(s), of the land parcel(s) represented in the development plan.
2. A development plan, at a convenient scale of not more than one inch equals one hundred feet (1" = 100'), or at a scale as approved by the director. ~~A minimum of eleven (11) paper copies shall be presented to the director, as part of the development plan application. The director may request additional copies if required.~~
3. The development plan shall show the following:
  - a. All mapped information shall be prepared in a neat and legible manner in ink. All map data shall be prepared at an engineer's scale not more than one inch equals one hundred feet (1" = 100'). The exterior tract dimensions and boundaries must be based on actual ground survey made by a registered engineer or registered land surveyor. The sheets prepared shall be numbered in sequence if more than one sheet is used and shall be of such size as is acceptable for filing in the office of the county recorder.
  - b. Contour lines based on USGS datum with intervals of not more than five feet (5') for parcels with a general slope of greater than thirty percent (30%), or intervals of not more than two feet (2') for parcels with a general slope of less than or equal to thirty percent (30%), which contour lines shall extend a minimum of one hundred feet (100') beyond the proposed development boundary.
  - c. If a drainage channel borders the proposed development, the additional distance necessary to show the far side of the drainage facility can be shown on an accompanying engineering drawing.
  - d. A vicinity map showing the proposed development and its location within the project.
  - e. Existing property description:
    - (1) Location of property by government lot, section, township and range and/or by metes and bounds description, with map indicating graphic scale, north arrow, acres and date.
    - (2) The location and dimensions of exterior boundary lines of the property to be expressed to the nearest hundredth of a foot and all other boundary lines to be expressed in feet.
    - (3) The location of property with respect to surrounding property and streets, the names of adjoining subdivisions or parcels, the land uses of the adjoining areas, and the names of adjoining streets.
    - (4) The location, width and names of existing rights of way.
    - (5) The location, width or dimensions, and purpose of existing easements.
    - (6) The location of existing water bodies, streams and other pertinent features such as swamps, drainage ditches, parks, cemeteries, buildings, railroad rights of way and bridges.
    - (7) The location and width of all proposed streets, street centerlines and easements, alleys, trails and other public ways, easement and proposed street rights of way, and building setback lines.
    - (8) The location, dimensions and areas of all proposed or existing lots.

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- (9) The location and dimensions of all property proposed to be set aside for park or playground use, or other public or private reservation, with designation of the purpose thereof, and conditions, if any, for the dedication or reservation.
- (10) All utility facilities existing and proposed throughout the development shall be shown on the development plan or on accompanying engineering plans.
- (11) Location of known geologic hazards, watercourses, rock outcroppings and existing wooded areas or trees eight inches (8") or more in diameter, measured four feet (4') above ground level.
- (12) Location and direction of flow of all watercourses on the property under consideration and abutting properties.
- (13) Location, sizes, elevations and slopes of existing sewers, water mains, culverts and other underground structures within the property under consideration and immediately adjacent thereto; existing permanent building and utility poles on or immediately adjacent to the site; and utility rights of way.

### f. Property survey control:

- (1) Two (2) primary control points, approved by the county surveyor and "ties" to such control points. Primary control points must be public land survey corners or officially recognized corners with corner perpetuation and filing number shown.
- (2) Location, description and size of monuments that are set or found (all monuments found, existing or accepted and used in the survey shall be marked with the license number of the surveyor).
- (3) Location of street survey monuments.
- (4) Ties to all controlling corners.
- (5) Sufficient data acceptable to the county surveyor's office to determine readily the location, bearing and length of all lines and to reproduce such lines upon the ground.

- g. If the applicant plans a phased development of the area contained in the development plan, the respective areas of development shall be shown on the development plan as to the area and priority of development.
- h. Grading plan, noting the maximum street gradient, street sections, and all cuts and fills, which may be on an accompanying engineering drawing.
- i. Indication of land uses within the property.
- j. Proposed street names, and, if pertinent, the lot layout and numbering of all lots and blocks. All lots in each block shall be consecutively numbered. Outlots shall be lettered in alphabetical order. Include dimensions of each lot.
- k. A plan designating limits of disturbance or building pads and utility corridors and connections for each parcel and for improvements, such as utilities and roads.
- l. The name of the proposed development shall be shown.
- m. All maps shall indicate the name of the person or firm responsible for the drawing and the date drawn in order to facilitate further reference to the information.

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### 4. Ownership:

- a. The name and address of the owner or owners, the name and address of the developer if other than the owner, the name of the land surveyors, the name of the author of the property report, and the citation of last instrument conveying title to each parcel of property involved in the proposed development.
  - b. Citation of any existing legal rights of way or easements affecting the property.
  - c. Existing covenants on the property, if any.
5. A copy of the project's architectural and design guidelines, if not part of the adopted development standards for the master plan.
6. A copy of the project's draft CC&Rs.
7. A copy of the declaration and bylaws of the development pursuant to the Utah condominium ownership act.
8. Any special agreements, conveyances, easements, restrictions or conditions, which will govern the use, maintenance and continued protection of the development and any of its common areas, open space and facilities.
9. Names of adjoining property owners from the latest assessment rolls within three hundred feet (300') of any perimeter boundary of the property under consideration.
10. If the development plan application includes a subdivision of property, application for subdivision shall be made under the applicable requirements and process of [Title 16, subdivision regulations](#), of the county ~~code subdivision ordinance 2000-16/17~~, either prior to or concurrent with the development plan application.

### B. Approval Of Development Plan: After the applicant has submitted the development plan information as described above, the planning commission will approve, approve with conditions or deny the development plan application.

1. After receiving the applicant's submittal, the director will review the development plan application and determine if the required information provided is complete. The director will make a recommendation on the proposed plan to the planning commission and schedule the development plan for review on the planning commission's next available agenda.

If the director feels the applicant's submittal is incomplete, the applicant has forty five (45) days to submit the additional information requested to the director to continue the development plan approval process.

2. The planning commission will review the development plan and will approve, approve with conditions or deny the development plan.
  - a. Approval by the planning commission allows the applicant to proceed by developing the project, with vertical development requiring a zoning clearance prior to issuing a building permit.
  - b. Approval with conditions by the planning commission allows the applicant to meet the conditions of the commission and proceed by developing the project, with vertical development requiring a zoning clearance prior to issuing a building permit.
  - c. Denial of the development plan application by the planning commission means the applicant cannot proceed by developing the project and must either: 1) resubmit a revised development plan application and begin the process with the planning commission again; 2) appeal the decision to the board of adjustments; or 3) elect to not pursue a development plan application any further.

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3. The applicant must begin development within two (2) years from the time of receiving an approved development plan, unless otherwise designated by the county council in the development agreement.

C. Changes To Approved Plans: Minor changes in the location, site plan or character of buildings and structures may be authorized by the director if required by engineering or other circumstances not foreseen at the time the development plan was approved. No change authorized by the director under this section may increase the size of any building or structure more than ten percent (10%), nor change the location of any building or structure more than ten feet (10') in any direction. The planning commission must approve all other changes to the development plan application using the approval of development plan application procedure.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

### **17.14.070: OPEN SPACE**

A. Functional and aesthetic open space (including buffer zones) are essential parts of the RR zone.

B. Participants in the approval processes shall identify what is to be considered as open space by using the following parameters as a guide:

1. Waterways, water bodies, manmade water features, wetlands, steep slopes, and other areas to remain undeveloped shall count toward the open space requirement.
2. Active, nonhard surface recreation areas, such as golf, skiing, hiking and biking trails shall count toward the open space requirement.
3. Common park areas with passive (landscaping, lawn areas, picnic and bench areas) and active areas (soccer fields, baseball diamonds, tennis courts, fishing ponds, playgrounds, and park gazebos) are encouraged and shall count toward the open space requirement, provided they are used for scenic, landscaping or recreation purposes and they are located on land which is accessible and available to all occupants of dwelling units for whose use the common park area is intended.
4. Buffer zones along the property boundaries shall count toward the open space requirement.
5. Portion of lots outside of designated building pads shall count toward the open space requirement if the area is preserved as natural forest, grasslands or pastureland.
6. Parking lots, parking area landscaping buffers, paved roads, service roads, private yards, buildings or structures, required setbacks for buildings or structures, and all subdivided parcels less than one acre shall not count toward the open space requirement.

C. Preservation, maintenance and ownership of open space within the development shall be accomplished by one or more of the following ~~(as rights and responsibilities are delineated in the development agreement)~~:

1. Designation of land to meet setback or other buffer zone requirements between the RR zone and adjacent properties; or
2. Designation of land as a park, parkway system or pasture for the use of resort property owners and resort guests using the resort's recreational facilities; or
3. Complying with the provisions of the condominium ownership act, Utah Code Annotated title 57, chapter 8, as amended, which provides for the payment of common expenses for the upkeep of the common area and facilities; or
4. The developer may retain ownership and responsibility for maintenance of the designated

## Exhibit B

open space, and shall commit to such responsibility through written agreement with all parties who subsequently acquire ownership of property within the RR zone; or

5. The property owners' association may retain ownership and responsibility for maintenance of the designated open space, and shall commit to such responsibility through written agreement with all parties who subsequently acquire ownership of property within the RR zone.

D. Changes in the project's dedication of open space will be handled through the master plan amendment process.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

### **17.14.080: UNIT EQUIVALENT DENSITY**

- A. Density of development is a factor of both number and the size of the structures built within a master planned development. Unit equivalents are used to better convey overall impacts of a project.
- B. As a physical limitation, total unit volume is a better determinant than number of units. Basing development density under the RR zone on a program of unit equivalents provides the county with clear expectations of the overall scope of development, yet enables the development flexibility to respond to changing market forces and demand.
- C. The unit equivalent structure outlined on the following page establishes the method for density determination within the RR zone:

#### DENSITY DATA CHART

	Use	Configuration	Unit Equivalent
Hotel commercial or multi-family residential	Hotel room	A room not to exceed 500 sq. ft., which includes bathroom areas, but not corridors outside of the room or foyers.	0.25
	Hotel suite/1 bedroom apartment	A suite or 1 bedroom apartment not to exceed 650 sq. ft., which includes bathroom and kitchenette areas, but not corridors outside of the room or foyers.	0.33
	Hotel or multi-family - A	An apartment with attached rooms not to exceed 1,000 sq. ft., which includes bathroom and kitchen areas, but not corridors outside of the room or foyers.	0.50
	Hotel or multi-family - B	An apartment with attached rooms not to exceed 1,500 sq. ft., which includes bathroom and kitchen areas, but not corridors outside of the room or foyers.	0.75
	Hotel or multi-family - C	An apartment with attached rooms not to exceed 2,000 sq. ft., which includes bathroom and kitchen areas, but not corridors outside of the room or foyers.	1.00

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	Hotel or multi-family - D	An apartment with attached rooms not to exceed 2,500 sq. ft., which includes bathroom and kitchen areas, but not corridors outside of the room or foyers.	1.25
Single-family	Small single family lot	Separate, attached, or unattached homes with any number of rooms (e.g., patio homes, townhomes or condominiums), whose total area inside ranges from 2,500 sq. ft. to 5,000 sq. ft. (Permits 0 lot line units, shared wall units, and lockouts.)	1.00
	Single-family lot	1 single-family lot. (Permits 1 detached or attached accessory dwelling in addition to main house.)	1.00

Mixed use	Corporate retreat	A corporate retreat with residential uses and up to 10,000 sq. ft. of commercial uses with meeting and support space.	4.00
Commercial uses	Golf course facility	Clubhouse, bathrooms, maintenance, garage, food stand, and all accessory buildings (per 1,000 sq. ft.).	1.00
	Equestrian facility	Stables, stalls, barn, and all accessory buildings (per 1,000 sq. ft.).	1.00
	Ski area facility	Lodges, restaurants/bars, retail, and commercial space, maintenance areas, medical facilities, and all accessory buildings (per 1,000 sq. ft.).	1.00
	Commercial	Restaurant, retail, and other commercial space (per 1,000 sq. ft.).	1.00
	Recreation /a ctivity facility	Activity center, recreational courts, and accessory facilities (per 1,000 sq. ft.).	1.00
	Public facilities	Public facilities with human occupancy such as fire stations, police stations, utility plants, etc. (per 1,000 sq. ft.). Public facilities without human occupancy not counted in density determination.	1.00
	Air transportat io n facilities	Air terminal, commercial facilities, and accessory facilities (per 1,000 sq. ft.) and 1 hangar (maximum of 10,000 sq. ft.) = 1 UE with each additional 1,000 sq. ft. of hangar space = 1 UE	1.00

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### **17.14.090: ADDITIONAL REQUIREMENTS**

When the planning commission ~~or county council~~ deems necessary, with the reasons for such request being identified, the applicant may be required to provide other information or letters of feasibility, conduct studies and provide evidence indicating suitability of the area for the proposed master plan, including, but not limited to, groundwater protection, plant cover maintenance, geologic or flood hazard, erosion control, and any other physical or environmental matters necessary to fully identify the suitability of the area for the proposed master plan.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

### **17.14.100: DEVELOPMENT IN PHASES AND TIME OF APPROVAL**

- A. If development within the RR zone is to be phased, each phase shall be of such size, composition and arrangement that construction, marketing and operation is feasible as a unit independent of any subsequent phases.
- B. The applicant must begin development within two (2) years from the time of final approval, ~~unless otherwise designated by the county council in the development agreement~~. The planning commission may grant one 24-month extension to the approval without needing to modify the master plan ~~or associated development agreement~~.
- C. Subsequent phases of a multiphase master plan development may begin prior to completion of earlier phases, in accordance with ~~any the~~ phasing plan outlined in the development ~~plan application approval~~ ~~agreement~~.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

### **17.14.110: FEES**

Any person filing an application for approval of a master plan or development plan application under the RR zone shall pay a fee. See Consolidated Fee Schedule for amount of fee.[1]

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014; amd. Ord. 2021-22, 12-14-2021, eff. 1-1-2022)

### **17.14.120: APPENDIX A - APPROVAL PROCESS**

See [process flow chart adopted as part 2026 ordinance amendment figures](#) on file in the [Development Services county](#) office.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

### **17.14.130: APPENDIX B - ENVIRONMENTAL SUMMARY**

The master plan submittal shall include an environmental summary, which consists of the information provided in the checklist on the following page. This checklist must be completed to show the developer has responded to all required criteria listed. For each information category, the developer must fill in the appropriate boxes with a check. Additionally, all reports, agency letters and other supporting documentation shall be attached to this checklist. Staff will review the checklist and attached materials and check the "complete" box if no additional work is required by the developer. The planning commission will review the staff's recommendation and determine if the materials are complete.

### **ENVIRONMENTAL IMPACT ANALYSIS CHECKLIST**

R = Required information/submittal, nonmarked boxes indicate required only if staff or planning commission deem necessary.

### Exhibit B

Information Categories	Date Required	Report And Map	Agency Review And Comment	Best Management Practices	Complete Additional No Work Required	Documentation (Location within the submittal(s) that the information can be found, e.g., exhibit number or master plan page)
Topographic map	Map showing slopes, views and exposures	R	R	R		
Geological conditions and hazards	A map and brief statement and describing geologic conditions, structure and properties along with existing geological hazards	R	R	R		
Soils map and narrative	A map and brief statement describing soil types, properties and depths	R	R	R		

Hydrology map and narrative	A map and brief report describing site hydrology, drainage, watersheds, existing bodies of water, groundwater conditions, shorelines, and wetlands	R	R	R		
Water quality report	Identification and discussion of waters shown on the project's hydrology maps and potential for proposed development to affect the site's water quality. Mitigation of impacts and compliance with regulations	R	R	R		

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Air quality report	A brief statement describing climate and wind factors	R	R	R		
Vegetation report	Statement describing the site's vegetation considerations and a letter or review from the division of forestry-fire and state lands	R	R	R		
Wildlife report	Statement describing the site's wildlife and habitat considerations and a letter or review from the division of wildlife resources	R	R	R		
Cultural resources report	A brief statement describing cultural resources, including historic and archaeological sites and finds, and provide a letter from Utah State Historical Society with their findings (if any) on the site	R	R	R		
Traffic impact report	A statement describing road traffic impacts of the proposed development	R	R	R		

Environmental impact analysis checklist: To complete the checklist the following information is provided under each criteria to assist in contacting the appropriate agency. Not all agencies will provide review of comment but every effort should be made to respond to the needed information as possible. Different agencies have individual reviewing requirements and it is the responsibility of the applicant to work with these agencies.

### TOPOGRAPHIC MAP

Summary: US geological survey 7.5 minute topographical quadrangle maps.

Contact Agencies:

Utah State Department Of Natural Resources  
 Map Library  
 1594 West North Temple, Suite 3110  
 P.O. Box 146100  
 Salt Lake City, UT 84114

### GEOLOGIC CONDITIONS AND HAZARDS

Law/Regulation: Chapter 17.18, "Sensitive Areas", of this title. After January 1, 2003, all projects will need to document consistency with Bear River natural hazard mitigation plan.

Summary: Cache County has a very high potential for a number of different geologic hazards that may pose problems for development. Consideration of geologic conditions and hazards should involve both analyzing the impact of these conditions and hazards on the proposed project and impact of the existing environment on the proposed project. The report should identify all geologic conditions and potential

## **Exhibit B**

hazards which include proximity to all earthquake faults, area of landslide potential, steep slopes and other geologic hazards.

### Contact Agencies:

Utah State Department Of Natural Resources  
Geological Survey  
1594 West North Temple, Suite 3110  
P.O. Box 146100  
Salt Lake City, UT 84114

Bear River Association Of Governments  
Community Development  
170 North Main  
Logan, UT 84321

### SOILS

Summary: From the soil survey of the Cache valley area (USDA - natural resources conservation service, 1974) determine the type and quality of soil for your project and surrounding areas. Consideration should be given to the potential effects of the different soil types on the project and potential hazards that may exist: refer to table 4 - engineering interpretation for soil.

### Contact Agencies:

United States Department Of Agriculture  
Natural Resources Conservation Service  
1860 North 100 East  
North Logan, UT 84341

North Cache Or Blacksmith Fork Soil Conservation District  
1860 North 100 East  
North Logan, UT 84341

### HYDROLOGY

Law/Regulation: Clean water act.

Summary: The hydrology of Cache County is a complex and critical natural resource. Consideration should be given to the potential impacts of a project on the hydrology of Cache County and protection of this critical natural resource.

### Contact Agencies:

United States Army Corps Of Engineers  
Salt Lake City, Utah

United States Environmental Protection Agency  
Region VIII  
Denver, Colorado

Cache County Water Advisory Board  
160 North Main  
Logan, UT 84321

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### **WATER QUALITY REPORT**

Law/Regulation: All projects within Cache County are subject to the requirements of the EPA's national pollutant discharge elimination system regulations and state permits.

Summary: Projects of one acre or larger will be required to submit and receive approval of a discharge permit from the state division of water quality.

#### **Contact Agencies:**

Utah State Department Of Environmental Quality  
Division Of Water Quality  
288 N. 1460 W.  
P.O. Box 144870  
Salt Lake City, UT 84114

### **AIR QUALITY**

Law/Regulation: Clean air act 42 USC 7400 et seq. Potentially applicable to all proposed activities. Air quality is an impact category for which specific federal and nonfederal governmental standards exist.

Summary: Consideration of air quality involves both analyzing the impact of the proposed project on air quality in the community and impact of the existing environment on the proposed project forecasting. It depends on project size, type and its location (i.e., the suitability of the particular location for the type of project planned).

#### **Contact Agencies:**

Utah State Department Of Environmental Quality  
Division Of Air Quality  
288 N. 1460 W.  
P.O. Box 144870  
Salt Lake City, UT 84114

### **VEGETATION**

Law/Regulation: All applicable federal, state and local regulation.

Summary: Consideration should be given to the potential impacts of the project on existing vegetation to protect property from potential fire hazards that may exist for the project.

#### **Contact Agencies:**

Utah State Division Of Forestry-Fire And State Lands  
Bear River Area  
1780 N. Research Parkway, Suite 104  
North Logan, UT 84341

### **WILDLIFE**

Law/Regulation: Endangered species act.

Summary: Consideration should be given to the potential impacts of the project on the wildlife and potential endangered species that are within the project area and off site impact should be evaluated.

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### Contact Agencies:

United States Department Of Agriculture  
U.S. Fish And Wildlife Service  
1594 West North Temple, Suite 3110  
P.O. Box 146100  
Salt Lake City, UT 84114

Utah State Department Of Natural Resources  
Division Of Wildlife Resources  
1594 West North Temple, Suite 3110  
P.O. Box 146100  
Salt Lake City, UT 84114

### CULTURAL RESOURCES

Law/Regulation: The national historic preservation act of 1966.

Summary: Consideration should be given to any manmade structures that are fifty (50) years and older. These structures should be identified and determined if they are historically significant. All archaeological sites should be identified and documented.

### Contact Agencies:

Utah State Department Of Community And Economic Development  
State Division Of History  
1594 West North Temple, Suite 3110  
P.O. Box 146100  
Salt Lake City, UT 84114

### TRAFFIC IMPACT

Law/Regulation: Subject to current Cache County road policies and Utah state department of transportation requirements.

Summary: Considerations should be given to the impacts of all road systems within and accessing the project. A traffic impact analysis and/or study may be required of the applicant at the discretion of the county.

### Contact Agencies:

Utah Department Of Transportation Region 1  
169 North Wall Avenue  
P.O. Box 12580  
Ogden, UT 84412

Cache County Road Department  
525 North 1000 West  
Logan, UT 84321

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

### **17.14.140: APPENDIX C - FISCAL ANALYSIS**

The master plan application shall include a fiscal analysis, which consists of the following information:

## **Exhibit B**

### **A. Onetime Revenue Sources:**

1. An estimate of fees (e.g., planning, engineering, subdivision, approvals, etc.) that will be generated to Cache County from processing the master plan, individual development plans, subdivisions and building permits with Cache County.

### **B. Ongoing Revenue Sources:**

1. An estimate of annual tax revenue to Cache County (e.g., property taxes, sales taxes, transient taxes, etc.) generated from the master plan development at twenty five percent (25%), fifty percent (50%), seventy five percent (75%) and one hundred percent (100%) of build-out;
2. An estimate of annual tax revenue to Cache County schools generated from the master plan development at twenty five percent (25%), fifty percent (50%), seventy five percent (75%) and one hundred percent (100%) of build-out;
3. An estimate of annual tax revenue to Cache County service providers (e.g., service districts, public safety and health, etc.) generated from the master plan development at twenty five percent (25%), fifty percent (50%), seventy five percent (75%) and one hundred percent (100%) of build-out;
4. The analysis shall show the allocations of such tax revenue to various county funds, uses and organizations.

### **C. Expenses:**

1. Introductory letters from all service providers based in Cache County outlining the anticipated costs for services;
2. Introductory letters from all service providers not based in Cache County outlining the anticipated terms and costs for necessary interlocal service agreements.

The fiscal analysis shall be prepared by the applicant using input from Cache County, Cache County service providers, non-Cache County service providers, and other relevant public agencies. Estimates shall be based on the full master plan at twenty five percent (25%), fifty percent (50%), seventy five percent (75%) and one hundred percent (100%) of build-out.

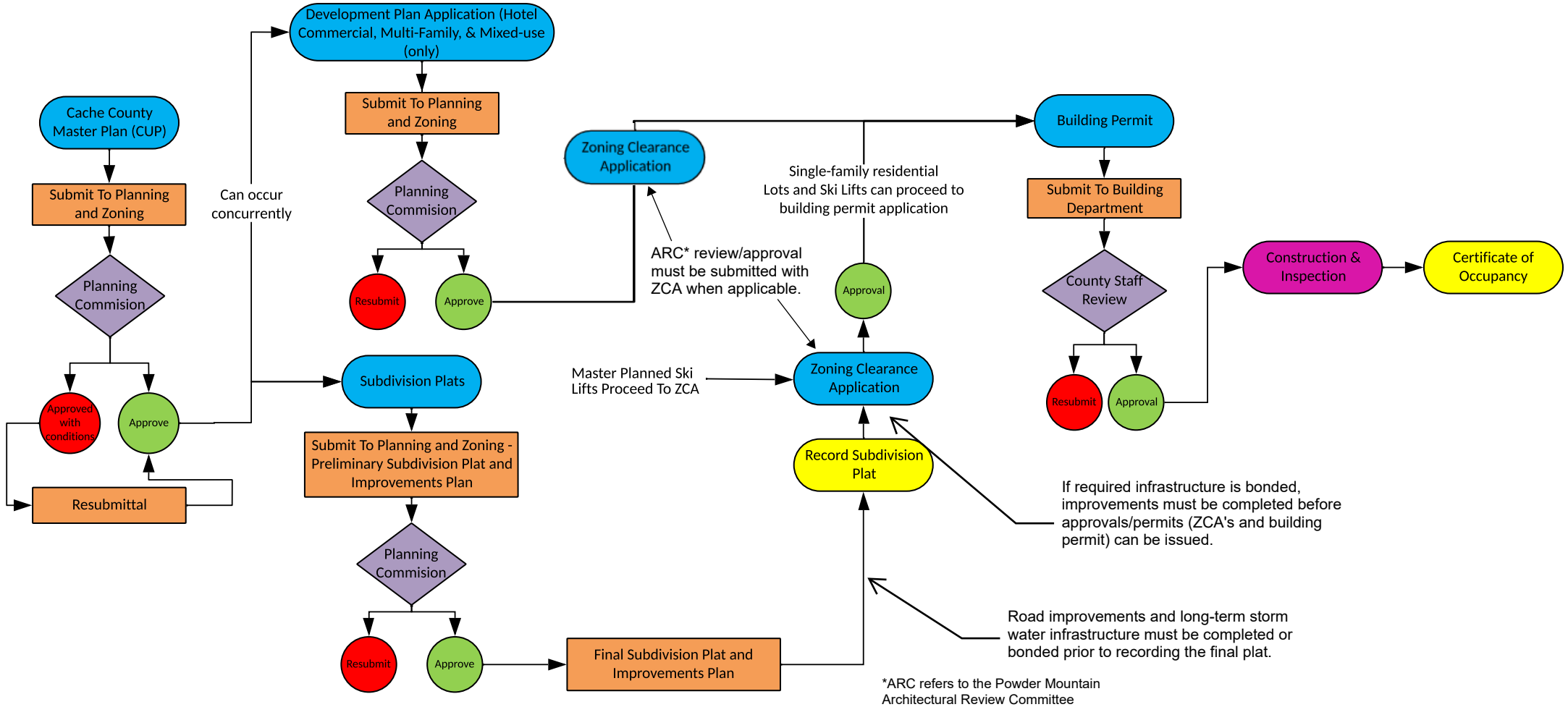
The analysis will be prepared in a printed, bound report containing an overall analysis summary page, summary pages for each subcomponent of the analysis and copies of the variables, assumption and backup material used to conduct the analysis.

The analysis will be presented to the director of development services for initial, detailed review as part of the master plan application required materials. The director will incorporate an assessment of the financial analysis in his or her recommendation to the planning commission.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

# Cache County Development Process Chart

Chapter 17.14 Appendix A - Approval Process adopted per Ordinance 2026-21





**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. 2026-25**

**AN ORDINANCE ENACTING APPOINTMENT AND ADVICE AND CONSENT  
PROCEDURES**

- (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 and 17-64-305 grant the Cache County Council the authority to make or adopt rules of order and procedure to govern its public meeting and its transaction of legislative business; and
- (C) WHEREAS, Section 3.12 of the Cache County Optional Plan (i.e, the Organic Act) states that the County Council shall "Adopt by ordinance rules of procedure... governing the time, place, conduct and order of business of its meetings and hearings, and the matter of introduction, publication, consideration, and adoption of ordinances and resolutions."; and
- (D) 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
- (E) WHEREAS, the Cache County Council is charged with the vital legislative function of providing advice and consent to County appointments; and
- (F) WHEREAS, existing rules of procedure lack the specificity and required time frame required to execute this oversight of County appointments with necessary rigor and transparency; and
- (G) WHEREAS, the aforementioned rules of procedure ought to be amended to better ensure proper oversight and timely consideration of appointments presented to the County Council for advice and consent; and
- (H) WHEREAS, the Cache County Council Ordinance and Policy Review Committee recommended this policy change for passage by a vote of 3-0; and
- (I) WHEREAS, the Cache County Council finds that this ordinance is in the best interest of Cache County and its citizens;

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

**SECTION 1:**



Cache County Code 2.17.270 is amended to read as follows (with a redline version attached as “Exhibit A”).

**2.12.270: FORM OF ACTION**

The Council may take action in the form of ordinances, resolutions, motions upon requests, consideration of appointments submitted for advice and consent, memorials, or ceremonial and non-binding proclamations.

A. Ordinances:

1. The Council may adopt any ordinance to regulate, require, prohibit, govern, control or supervise any activities, business, conduct or condition authorized by the organic act or other provision of law.
2. All ordinances must be in final written form before the vote is taken.
3. Except for general appropriation ordinances, budget ordinances or ordinances for the codification or general revision of the county ordinances, no ordinance shall be passed containing more than one subject.
4. Any ordinance passed by the Council shall contain and be in substantially the following order and form:
  - a. Ordinance number;
  - b. A title which indicates the nature of the subject matter of the ordinance;
  - c. A preamble stating the need or reason for the ordinance;
  - d. An ordaining clause which states "Be it ordained by the County Council of Cache County, Utah:";
  - e. The body or subject of the ordinance;
  - f. When applicable, a statement indicating the penalty for violation of the ordinance;
  - g. A statement indicating the effective date of the ordinance;
  - h. A signature line for the chairperson or acting chairperson and for the County Clerk;
  - i. An ordinance history indicating the approval or disapproval of the County Executive and final disposition of the ordinance.
5. Except in exigent circumstances, ordinances shall be introduced in writing and read or described to the Council at least one meeting prior to the Council’s consideration for adoption of the ordinance. Copies of the proposed ordinance shall be provided to the local news media and posted in public places along with the agenda for the meeting at which the ordinance is to be considered.
6. Upon adoption, each ordinance shall be signed as required within five (5) days and submitted to the County Executive for his approval or disapproval.

B. Resolutions:

1. Resolutions shall be considered and adopted in those matters required by law or otherwise and may be used for policy proposals not appropriately done by ordinance and may be used to exercise Council authority in matters of statements of policy and communication.
2. Resolutions shall be in the form and contain sections substantially similar to that prescribed for ordinances.

3. Resolutions shall be presented, considered and given notice of in the same manner as prescribed for ordinances, including the provisions that they be in writing, submitted in at least one meeting prior to their consideration, and copies made available to local news media.
- C. Appointments Submitted for Advice and Consent by the County Executive:
1. Appointments submitted for advice and consent to the County Council by the County Executive pursuant to the requirements of state law, the Cache County Optional Plan, and County Code shall be written and submitted in the form of an order of appointment, which shall include:
    - a. The name or names of the individuals proposed for appointment;
    - b. The committee, board, or other body the individuals are proposed to be appointed to;
    - c. The length of the term of the proposed appointment;
    - d. The expiration date of proposed appointment;
    - e. A table for the recording votes of Council members; and
    - f. Signature lines for the County Executive, Council chairperson or acting chairperson, and the County Clerk.
  2. Except in exigent circumstances, orders of appointment shall be submitted to Council staff at least one week in advance of their consideration by the Council with the complete information described in this section.
  3. Council members may request that the County Executive provide the resume, curriculum vitae, contact information, or any other reasonable information of appointees proposed for the Council's consideration.
    - a. Said requests may be for any particular proposed appointee or may be a standing request for all proposed appointees.
  4. Pursuant to the County's data privacy policy provisions, copies of the orders of appointments shall be made available the local news media and posted in public places.
- D. Motions On Request:
1. Other business of the Council may be conducted by motion upon request by Council members. Such requests may be submitted by the Council members themselves, the County Executive or other interested persons.
  2. Consideration of consents to any appointment of persons to appointed positions not required for consideration by order of appointment or by resolution shall be considered by motion.
    - a. Requests for said considerations of consent shall be submitted at least seven (7) days to Council staff in advance of the Council meeting it is considered, unless exigent circumstances preclude such advanced presentation.
    - b. The requesting party shall present any appointments in a similar manner as those required for appointments presented by the Cache County Executive.
  3. All requests from persons other than Council members for motions shall be submitted in writing with copies provided for each Council member and the County Clerk and in advance if reasonably possible.
- E. Memorials and Proclamations:
1. Memorials

- a. Memorials shall be adopted in the form of resolutions or motions, as may be deemed appropriate, and shall be used as a policy instrument to commend persons or groups for notable activities which have called attention to special matters including but not limited to significant historical events, community-wide achievements, profound expressions of respect for public figures, or recognition of ultimate sacrifices. Such memorials serve as a formal and solemn expression of the County Council's profound respect and official recognition for matters of significant public consequence.
    - b. Memorials may be considered and adopted at the same meeting in which they have been proposed and in all events shall be recorded in the minutes.
  2. Proclamations issued under this subsection are written official public declarations of the County which are primarily ceremonial, honorific, and non-legally binding. They shall be used to designate special observances, raise public awareness, honor individuals or groups for significant contributions or achievements, acknowledge matters of community importance, or for other similar public recognitions.
    - a. The County Executive or any County Council member may propose a proclamation under this subsection.
    - b. All public-facing proclamations shall be issued under this subsection and shall be approved by a vote of the County Council, adopted in the form of a motion.
    - c. Upon approval, the County Executive may not be required to do so.
    - d. Proclamations under this subsection may be considered and adopted at the same meeting in which they have been proposed and in all events shall be recorded in the minutes.
    - e. All official public declarations of the County which are primarily ceremonial, honorific, and non-legally binding, shall be issued only in accordance with the provisions of this subsection.
    - f. This subsection does not limit or abrogate the authority of the County Executive to issue emergency proclamations or other proclamations and declarations as authorized by law.
- F. Legal Opinions And Records:
1. All resolutions, ordinances and any contracts being considered shall be reviewed by the county attorney's office prior to final vote for a legal opinion as to proper legal form and conformity with existing county ordinances, state law and federal law.
  2. All resolutions, ordinances, proclamations, and orders of appointment shall be numbered with their respective year of introduction with sequential ordering for the duration of said year, recorded and maintained in accordance with provisions of state law and applicable county ordinances.

## 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

### Cache County Code

#### **2.12.270: FORM OF ACTION**

The eCouncil may take action in the form of ordinances, resolutions, motions upon requests, [consideration of appointments submitted for advice and consent](#), memorials, or ceremonial and non-binding proclamations.

##### A. Ordinances:

1. The eCouncil may adopt any ordinance to regulate, require, prohibit, govern, control or supervise any activities, business, conduct or condition authorized by the organic act or other provision of law.
2. All ordinances must be in final written form before the vote is taken.
3. Except for general appropriation ordinances, budget ordinances or ordinances for the codification or general revision of the county ordinances, no ordinance shall be passed containing more than one subject.
4. Any ordinance passed by the eCouncil shall contain and be in substantially the following order and form:
  - a. Ordinance number;
  - b. A title which indicates the nature of the subject matter of the ordinance;
  - c. A preamble stating the need or reason for the ordinance;
  - d. An ordaining clause which states "Be it ordained by the eCounty eCouncil of eCache County, Utah:";
  - e. The body or subject of the ordinance;
  - f. When applicable, a statement indicating the penalty for violation of the ordinance;
  - g. A statement indicating the effective date of the ordinance;
  - h. A signature line for the chairperson or acting chairperson and for the eCounty eClerk;
  - i. An ordinance history indicating the approval or disapproval of the eCounty eExecutive and final disposition of the ordinance.
5. Except in exigent circumstances, ordinances shall be introduced in writing and read or described to the eCouncil at least one meeting prior to the eCouncil's consideration for adoption of the ordinance. Copies of the proposed ordinance shall be provided to the local news media and posted in public places along with the agenda for the meeting at which the ordinance is to be considered.
6. Upon adoption, each ordinance shall be signed as required within five (5) days and submitted to the eCounty eExecutive for his approval or disapproval.

##### B. Resolutions:

1. Resolutions shall be considered and adopted in those matters required by law or otherwise and may be used for policy proposals not appropriately done by ordinance and may be used to exercise eCouncil authority in matters of statements of policy and communication.
2. Resolutions shall be in the form and contain sections substantially similar to that prescribed for ordinances.

3. Resolutions shall be presented, considered and given notice of in the same manner as prescribed for ordinances, including the provisions that they be in writing, submitted in at least one meeting prior to their consideration, and copies made available to local news media.
- C. Appointments Submitted for Advice and Consent by the County Executive:
1. Appointments submitted for advice and consent to the County Council by the County Executive pursuant to the requirements of state law, the Cache County Optional Plan, and County Code shall be written and submitted in the form of an order of appointment, which shall include:
    - a. The name or names of the individuals proposed for appointment;
    - b. The committee, board, or other body the individuals are proposed to be appointed to;
    - c. The length of the term of the proposed appointment;
    - d. The expiration date of proposed appointment;
    - e. A table for the recording votes of Council members; and
    - f. Signature lines for the County Executive, Council chairperson or acting chairperson, and the County Clerk.
  2. Except in exigent circumstances, orders of appointment shall be submitted to Council staff at least one week in advance of their consideration by the Council with the complete information described in this section.
  3. Council members may request that the County Executive provide the resume, curriculum vitae, contact information, or any other reasonable information of appointees proposed for the Council's consideration.
    - a. Said requests may be for any particular proposed appointee or may be a standing request for all proposed appointees.
  4. Pursuant to the County's data privacy policy provisions, copies of the orders of appointments shall be made available the local news media and posted in public places.
- D. Motions On Request:
1. Other business of the eCouncil may be conducted by motion upon request by eCouncil members. Such requests may be submitted by the eCouncil members themselves, the eCounty eExecutive or other interested persons.
  2. Consideration of consents to any appointment of persons to **county appointed** positions not required for consideration by order of appointment or by resolution shall be considered by motion.
    - a. Requests for said considerations of consent shall be submitted at least seven (7) days to Council staff in advance of the Council meeting it is considered, unless exigent circumstances preclude such advanced presentation.
    - b. The requesting party shall present any appointments in a similar manner as those required for appointments presented by the Cache County Executive.
  3. All requests from persons other than eCouncil members for motions shall be submitted in writing with copies provided for each eCouncil member and the eCounty eClerk and in advance if reasonably possible.
- E. Memorials and Proclamations:
1. Memorials

- a. Memorials shall be adopted in the form of resolutions or motions, as may be deemed appropriate, and shall be used as a policy instrument to commend persons or groups for notable activities which have called attention to special matters including but not limited to significant historical events, community-wide achievements, profound expressions of respect for public figures, or recognition of ultimate sacrifices. Such memorials serve as a formal and solemn expression of the County Council's profound respect and official recognition for matters of significant public consequence.
    - b. Memorials may be considered and adopted at the same meeting in which they have been proposed and in all events shall be recorded in the minutes.
  2. Proclamations issued under this subsection are written official public declarations of the County which are primarily ceremonial, honorific, and non-legally binding. They shall be used to designate special observances, raise public awareness, honor individuals or groups for significant contributions or achievements, acknowledge matters of community importance, or for other similar public recognitions.
    - a. The County Executive or any County Council member may propose a proclamation under this subsection.
    - b. All public-facing proclamations shall be issued under this subsection and shall be approved by a vote of the County Council, adopted in the form of a motion.
    - c. Upon approval, the County Executive may not be required to do so.
    - d. Proclamations under this subsection may be considered and adopted at the same meeting in which they have been proposed and in all events shall be recorded in the minutes.
    - e. All official public declarations of the County which are primarily ceremonial, honorific, and non-legally binding, shall be issued only in accordance with the provisions of this subsection.
    - f. This subsection does not limit or abrogate the authority of the County Executive to issue emergency proclamations or other proclamations and declarations as authorized by law.
- F. Legal Opinions And Records:
1. All resolutions, ordinances and any contracts being considered shall be reviewed by the county attorney's office prior to final vote for a legal opinion as to proper legal form and conformity with existing county ordinances, state law and federal law.
  2. All resolutions ~~and~~, ordinances, proclamations, and orders of appointment shall be numbered with their respective year of introduction with sequential ordering for the duration of said year, recorded and maintained in accordance with provisions of state law and applicable county ordinances.



**CACHE COUNTY  
ORDINANCE NO. 2026-26**

**AN ORDINANCE PROHIBITING THE FEEDING OF WILD ANIMALS**

- (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 and 17-64-305 grant the Cache County Council the authority to make or adopt rules of order and procedure to govern its public meeting and its transaction of legislative business; and
- (C) WHEREAS, Utah Code Ann. § 17-64-302(1)(a)(ii) expressly authorizes counties to provide services, exercise powers, and perform functions reasonably related to the safety, health, morals, and welfare of county inhabitants, except as limited or prohibited by statute; and
- (D) WHEREAS, Utah Code Ann. § 17-64-501 empowers the County Legislative Body to pass all ordinances necessary and proper to provide for the safety, preserve the health, promote the prosperity, improve the morals, peace, and good order, comfort, and convenience of the county and its inhabitants, and for the protection of property therein; and
- (E) WHEREAS, Utah Code Ann. § 17-64-501(1)(b) authorizes a County to enforce obedience to its ordinances by providing for penalties, which may include fines and imprisonment, provided that any such fine does not exceed the maximum fine for a Class B Misdemeanor under Utah Code Ann. § 76-3-301; and
- (F) WHEREAS, pursuant to Utah Code Ann. § 17-64-501(2), the Cache County Council has considered the impact this ordinance may have on family health, stability, and formation, and finds that reducing the presence of disease-bearing wildlife and large predators in residential areas promotes the safety and stability of families within the County;
- (G) WHEREAS, the Cache County Council finds that the intentional or knowing feeding of wild animals in unincorporated areas creates a public nuisance, as such feeding is injurious to health and interferes with the comfortable enjoyment of life and property; and
- (H) WHEREAS, the Council finds that the congregation of wild animals caused by intentional feeding leads to significant damage to private property, including but not limited to the destruction of landscaping, gardens, and structures, and that the protection of private property from such damage is a legitimate and necessary objective of county policy; and
- (I) WHEREAS, the Council has determined that such feeding results in the unnatural concentration of wildlife, the spread of diseases (including Chronic Wasting Disease), increased risks of vehicle-animal collisions, and the attraction of predatory wildlife into



residential areas, thereby necessitating the exercise of the County's police powers to protect the public health and safety; and

- (J) WHEREAS, the Cache County Council Ordinance and Policy Review Committee recommended this policy change for passage by a vote of 3-0; and
- (K) WHEREAS, the Cache County Council finds that this ordinance is in the best interest of Cache County and its citizens;

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

SECTION 1: Chapter 6.02 of Cache County Code is amended to read as follows (with a redline version attached as "Exhibit A"):

**TITLE 6 ANIMALS**  
**CHAPTER 6.02 GENERAL PROVISIONS**  
**CHAPTER 6.04 ANIMALS RUNNING AT LARGE**  
**CHAPTER 6.06 WILD ANIMALS**  
**CHAPTER 6.08 DOGS**

**CHAPTER 6.02 GENERAL PROVISIONS**

**6.02.010: DEFINITIONS**

As used in this chapter, the words and phrases defined in this section shall have the following meanings, unless the context clearly indicates a contrary meaning:

**AGRICULTURAL ANIMALS:** Animals generally associated with agricultural use, kept for the production of food, fiber, or labor, including but not limited to horses, mules, cattle, sheep, goats, swine, and poultry.

**AT LARGE:** means any animal that is off of the premises of the owner, keeper, or custodian and is not within the immediate presence or within reasonable control of such owner, keeper, or custodian.

**BIRD FEEDER:** A container or device designed to dispense food specifically for birds, which is placed or suspended in a manner that prevents access by deer or other large wild animals.

**BODILY INJURY:** Physical pain or impairment of physical condition.

**CONTROL:** means an owner, keeper, or custodian has an animal on a leash, lead rope, harness, or other such means or that the owner, keeper, or custodian has an animal in such proximity as to be under the effective voice control of such owner, keeper, or custodian.

**DOMESTICATED ANIMALS:** Animals that have been bred or kept by humans for successive generations to live in close association with them, typically as pets or companions, including but not limited to dogs, cats, rabbits, small caged birds, and those otherwise bred and domesticated for domestic purposes, including utility, security, or service.

**EXOTIC ANIMALS:** Any animal not indigenous to Utah, including but not limited to non-human primates, non-indigenous felids (except domestic cats), and non-indigenous canids (except domestic dogs), for which possession is authorized by a valid state or federal permit. This term includes animals otherwise considered wild that have been domesticated for pet or companion purposes as authorized by state law.

**FEEDING:** The intentional act of depositing, placing, distributing, or leaving any fruit, grain, hay, vegetable, salt, mineral, or other food or material in a manner that makes it accessible to wild animals.

**NUISANCE:** means anything that is injurious to health, indecent, offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property, as defined by the Utah Code Annotated Section 78B-6-1101.

**WILD ANIMALS:** Any animal, which is not normally domesticated in this state, including but not limited to, deer, elk, moose, bears, beavers, otters, skunks, cougars, coyotes, foxes, and raccoons.

**SECTION 2:** Chapter 6.04 of Cache County Code is enacted to read as follows (with a redline version attached as “Exhibit B”):

## **CHAPTER 6.06 WILD ANIMALS**

### **6.06.010: PURPOSE AND INTENT**

The purpose of this chapter is to protect the health, safety, and welfare of the citizens of Cache County and the health and vitality of wild animals. The feeding of wild animals within the unincorporated areas of the county results in the unnatural concentration of animals, leading to:

- A. The spread of diseases, including Chronic Wasting Disease (CWD);
- B. Increased risk of vehicle-animal collisions;
- C. Attracting predatory wildlife into residential areas;
- D. Property damage and public nuisance;
- E. Habituation of wildlife, causing loss of natural wariness of humans.

#### 6.06.020: PROHIBITED INTENTIONAL FEEDING OF WILD ANIMALS

- A. Unlawful Act: Except as provided in this chapter, it is unlawful for any person to intentionally feed wild animals or make food available for consumption by wild animals on private or public property in the unincorporated areas of Cache County.
- B. Presumption of Intent: It shall be presumed that the placement of fruit, grain, hay, vegetables, minerals, salt, or other food or material in an aggregate volume of more than one-half (1/2) gallon and at a height of less than six feet (6') off the ground, or in any drop feeder or automatic feeder regardless of height, shall be presumed to be for the purpose of feeding wild animals in violation of this section. This presumption may be overcome through the presentation of reasonable evidence that the placement of such materials is for a purpose other than the feeding of wild animals.
- C. Removal of Attractants: A property owner or occupant shall immediately remove any food or material placed on their property that attracts wild animals in violation of this section upon notification by an Animal Control Officer or Peace Officer.

#### 6.06.030: EXCEPTIONS

The provisions of this chapter shall not apply to:

- A. Naturally growing plants, shrubs, trees, or residue maintained in a mulch or compost pile.
- B. Standard agricultural and livestock practices, including the feeding of agricultural animals or the storage of harvested crops and feed (hay, alfalfa, grain).
- C. Recreational feeding of wild song birds, hummingbirds, or passerine birds in a manner that does not attract wild animals in such numbers or circumstances to cause property damage, endanger any person, or create public health concerns.
- D. Public employees, officers of the state of Utah or of the County, or other legally authorized agents, acting within the scope of their official duties, including authorized emergency or seasonal feeding programs.
- E. The feeding of domesticated animals, provided food is not left outdoors in a manner that creates a nuisance or attracts wild animals.
- F. The feeding of exotic animals that are held in captivity pursuant to a valid Certificate of Registration (COR) issued by the Utah Division of Wildlife Resources or a permit from the Utah Department of Agriculture and Food, provided such feeding occurs within a secure enclosure that prevents access by non-captive wild animals.
- G. Certified wildlife foundations or other nonprofit organizations which focus efforts on rehabilitating injured or otherwise incapacitated wild animals.
- H. Veterinarians or other licensed or in-training professionals who are rehabilitating an injured or otherwise incapacitated wild animal.
- I. The legal use of scent lures, non-edible attractants, or other methods of take specifically authorized by the Utah Division of Wildlife Resources (DWR) for the lawful hunting or trapping of wildlife.

1. This exception does not authorize the placement of food, grain, or other edible bait as prohibited by Utah Code § 23A-11-203 or this Chapter.
- J. Temporary feeding programs as authorized by the Cache County Sheriff or the Cache County Animal Control Officer for counting of animal populations, baiting traps, or other public purposes.

#### 6.06.040: ENFORCEMENT AND PENALTIES

- A. The Cache County Animal Control Officer and all Peace Officers are authorized to enforce this chapter.
- B. First Offense
  1. Upon the first violation of section 6.06.020 of this chapter, a written warning shall be issued describing the violation and the required remediation. The violator shall have forty-eight (48) hours to remove the attractant or food source.
- C. Subsequent Offenses
  1. The second violation of section 6.06.020 of this chapter within a twelve (12) month period shall be classified as an infraction.
  2. Each calendar day the offense continues after the remediation period has expired shall be counted as a separate offense.
- D. Enhancement for Persistent Violations
  1. If a violation of section 6.06.020 of this chapter continues for more than thirty (30) days following the initial notice, or if an individual has been fined for violating the same provision on three prior occasions within the previous 12 months, the violation shall be classified as a class B misdemeanor.

#### SECTION 3:

In accordance with Utah Code Ann. § 17-64-501(3)(d), notice is hereby given that the County is required, under Utah Code Ann. § 78B-22-301, to provide for indigent defense services, as that term is defined in Section 78B-22-102, for any individual charged with a violation of this ordinance where the penalty includes the possibility of imprisonment.

#### SECTION 4:

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

Cache County Code

**TITLE 6 ANIMALS**

CHAPTER 6.02 GENERAL PROVISIONS

CHAPTER 6.04 ANIMALS RUNNING AT LARGE

CHAPTER 6.06 WILD ANIMALS

CHAPTER 6.08 DOGS

**CHAPTER 6.02 GENERAL PROVISIONS**

**6.02.010: DEFINITIONS**

As used in this chapter, the words and phrases defined in this section shall have the following meanings, unless the context clearly indicates a contrary meaning:

AGRICULTURAL ANIMALS: Animals generally associated with agricultural use, kept for the production of food, fiber, or labor, including but not limited to horses, mules, cattle, sheep, goats, swine, and poultry.

AT LARGE: means any animal that is off of the premises of the owner, keeper, or custodian and is not within the immediate presence or within reasonable control of such owner, keeper, or custodian.

BIRD FEEDER: A container or device designed to dispense food specifically for birds, which is placed or suspended in a manner that prevents access by deer or other large wild animals.

BODILY INJURY: Physical pain or impairment of physical condition.

CONTROL: means an owner, keeper, or custodian has an animal on a leash, lead rope, harness, or other such means or that the owner, keeper, or custodian has an animal in such proximity as to be under the effective voice control of such owner, keeper, or custodian.

DOMESTICATED ANIMALS: Animals that have been bred or kept by humans for successive generations to live in close association with them, typically as pets or companions, including but not limited to dogs, cats, rabbits, small caged birds, and those otherwise bred and domesticated for domestic purposes, including utility, security, or service.

EXOTIC ANIMALS: Any animal not indigenous to Utah, including but not limited to non-human primates, non-indigenous felids (except domestic cats), and non-indigenous canids (except domestic dogs), for which possession is authorized by a valid state or federal permit. This term includes animals otherwise considered wild that have been domesticated for pet or companion purposes as authorized by state law.



FEEDING: The intentional act of depositing, placing, distributing, or leaving any fruit, grain, hay, vegetable, salt, mineral, or other food or material in a manner that makes it accessible to wild animals.

NUISANCE: means anything that is injurious to health, indecent, offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property, as defined by the Utah Code Annotated Section 78B-6-1101.

WILD ANIMALS: Any animal, which is not normally domesticated in this state, including but not limited to, deer, elk, moose, bears, beavers, otters, skunks, cougars, coyotes, foxes, and raccoons.

## EXHIBIT B

### CHAPTER 6.06 WILD ANIMALS

#### 6.06.010: PURPOSE AND INTENT

The purpose of this chapter is to protect the health, safety, and welfare of the citizens of Cache County and the health and vitality of wild animals. The feeding of wild animals within the unincorporated areas of the county results in the unnatural concentration of animals, leading to:

- A. The spread of diseases, including Chronic Wasting Disease (CWD);
- B. Increased risk of vehicle-animal collisions;
- C. Attracting predatory wildlife into residential areas;
- D. Property damage and public nuisance;
- E. Habituation of wildlife, causing loss of natural wariness of humans.

#### 6.06.020: PROHIBITED INTENTIONAL FEEDING OF WILD ANIMALS

- A. Unlawful Act: Except as provided in this chapter, it is unlawful for any person to intentionally or knowingly feed wild animals or make food available for consumption by wild animals on private or public property in the unincorporated areas of Cache County.
- B. Presumption of Intent: It shall be presumed that the placement of fruit, grain, hay, vegetables, minerals, salt, or other food or material in an aggregate volume of more than one-half (1/2) gallon and at a height of less than six feet (6') off the ground, or in any drop feeder or automatic feeder regardless of height, shall be presumed to be for the purpose of feeding wild animals in violation of this section. This presumption may be overcome through the presentation of reasonable evidence that the placement of such materials is for a purpose other than the feeding of wild animals.
- C. Removal of Attractants: A property owner or occupant shall immediately remove any food or material placed on their property that attracts wild animals in violation of this section upon notification by an Animal Control Officer or Peace Officer.

#### 6.06.030: EXCEPTIONS

The provisions of this chapter shall not apply to:

- A. Naturally growing plants, shrubs, trees, or residue maintained in a mulch or compost pile.
- B. Standard agricultural and livestock practices, including the feeding of agricultural animals or the storage of harvested crops and feed (hay, alfalfa, grain).

- C. Recreational feeding of wild song birds, hummingbirds, or passerine birds in a manner that does not attract wild animals in such numbers or circumstances to cause property damage, endanger any person, or create public health concerns.
- D. Public employees, officers of the state of Utah or of the County, or other legally authorized agents, acting within the scope of their official duties, including authorized emergency or seasonal feeding programs.
- E. The feeding of domesticated animals, provided food is not left outdoors in a manner that creates a nuisance or attracts wild animals.
- F. The feeding of exotic animals that are held in captivity pursuant to a valid Certificate of Registration (COR) issued by the Utah Division of Wildlife Resources or a permit from the Utah Department of Agriculture and Food, provided such feeding occurs within a secure enclosure that prevents access by non-captive wild animals.
- G. Certified wildlife foundations or other nonprofit organizations which focus efforts on rehabilitating injured or otherwise incapacitated wild animals.
- H. Veterinarians or other licensed or in-training professionals who are rehabilitating an injured or otherwise incapacitated wild animal.
- I. The legal use of scent lures, non-edible attractants, or other methods of take specifically authorized by the Utah Division of Wildlife Resources (DWR) for the lawful hunting or trapping of wildlife.
  - 2. This exception does not authorize the placement of food, grain, or other edible bait as prohibited by Utah Code § 23A-11-203 or this Chapter.
- J. Temporary feeding programs as authorized by the Cache County Sheriff or the Cache County Animal Control Officer for counting of animal populations, baiting traps, or other public purposes.

#### 6.06.040: ENFORCEMENT AND PENALTIES

- A. The Cache County Animal Control Officer and all Peace Officers are authorized to enforce this chapter.
- B. First Offense
  - 1. Upon the first violation of section 6.06.020 of this chapter, a written warning shall be issued describing the violation and the required remediation. The violator shall have forty-eight (48) hours to remove the attractant or food source.
- C. Subsequent Offenses
  - 1. The second violation of section 6.06.020 of this chapter within a twelve (12) month period shall be classified as an infraction.
  - 2. Each calendar day the offense continues after the remediation period has expired shall be counted as a separate offense.
- D. Enhancement for Persistent Violations

1. If a violation of section 6.06.020 of this chapter continues for more than thirty (30) days following the initial notice, or if an individual has been fined for violating the same provision on three prior occasions within the previous 12 months, the violation shall be classified as a class B misdemeanor.

**PROPOSED AMENDMENT TO ORDINANCE 2026-26**

**AN ORDINANCE PROHIBITING THE FEEDING OF WILD ANIMALS**



**CACHE COUNTY  
ORDINANCE NO. 2026-26**

**AN ORDINANCE PROHIBITING THE FEEDING OF WILD ANIMALS**

- (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 and 17-64-305 grant the Cache County Council the authority to make or adopt rules of order and procedure to govern its public meeting and its transaction of legislative business; and
- (C) WHEREAS, Utah Code Ann. § 17-64-302(1)(a)(ii) expressly authorizes counties to provide services, exercise powers, and perform functions reasonably related to the safety, health, morals, and welfare of county inhabitants, except as limited or prohibited by statute; and
- (D) WHEREAS, Utah Code Ann. § 17-64-501 empowers the County Legislative Body to pass all ordinances necessary and proper to provide for the safety, preserve the health, promote the prosperity, improve the morals, peace, and good order, comfort, and convenience of the county and its inhabitants, and for the protection of property therein; and
- (E) WHEREAS, Utah Code Ann. § 17-64-501(1)(b) authorizes a County to enforce obedience to its ordinances by providing for penalties, which may include fines and imprisonment, provided that any such fine does not exceed the maximum fine for a Class B Misdemeanor under Utah Code Ann. § 76-3-301; and
- (F) WHEREAS, pursuant to Utah Code Ann. § 17-64-501(2), the Cache County Council has considered the impact this ordinance may have on family health, stability, and formation, and finds that reducing the presence of disease-bearing wildlife and large predators in residential areas promotes the safety and stability of families within the County;
- (G) WHEREAS, the Cache County Council finds that the intentional or knowing feeding of wild animals in unincorporated areas creates a public nuisance, as such feeding is injurious to health and interferes with the comfortable enjoyment of life and property; and
- (H) WHEREAS, the Council finds that the congregation of wild animals caused by intentional feeding leads to significant damage to private property, including but not limited to the destruction of landscaping, gardens, and structures, and that the protection of private property from such damage is a legitimate and necessary objective of county policy; and
- (I) WHEREAS, the Council has determined that such feeding results in the unnatural concentration of wildlife, the spread of diseases (including Chronic Wasting Disease),



increased risks of vehicle-animal collisions, and the attraction of predatory wildlife into residential areas, thereby necessitating the exercise of the County's police powers to protect the public health and safety; and

- (J) WHEREAS, the Cache County Council Ordinance and Policy Review Committee recommended this policy change for passage by a vote of 3-0; and
- (K) WHEREAS, the Cache County Council finds that this ordinance is in the best interest of Cache County and its citizens;

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

SECTION 1: Chapter 6.02 of Cache County Code is amended to read as follows (with a redline version attached as "Exhibit A"):

**TITLE 6 ANIMALS**

**CHAPTER 6.02 GENERAL PROVISIONS**

**CHAPTER 6.04 ANIMALS RUNNING AT LARGE**

**CHAPTER 6.06 WILD ANIMALS**

**CHAPTER 6.08 DOGS**

**CHAPTER 6.02 GENERAL PROVISIONS**

**6.02.010: DEFINITIONS**

As used in this chapter, the words and phrases defined in this section shall have the following meanings, unless the context clearly indicates a contrary meaning:

**AGRICULTURAL ANIMALS:** Animals generally associated with agricultural use, kept for the production of food, fiber, or labor, including but not limited to horses, mules, cattle, sheep, goats, swine, and poultry.

**AT LARGE:** means any animal that is off of the premises of the owner, keeper, or custodian and is not within the immediate presence or within reasonable control of such owner, keeper, or custodian.

**BIRD FEEDER:** A container or device designed to dispense food specifically for birds, which is placed or suspended in a manner that prevents access by deer or other large wild animals.

**BODILY INJURY:** Physical pain or impairment of physical condition.

**CONTROL:** means an owner, keeper, or custodian has an animal on a leash, lead rope, harness, or other such means or that the owner, keeper, or custodian has an animal in such proximity as to be under the effective voice control of such owner, keeper, or custodian.



**DOMESTICATED ANIMALS:** Animals that have been bred or kept by humans for successive generations to live in close association with them, typically as pets or companions, including but not limited to dogs, cats, rabbits, small caged birds, and those otherwise bred and domesticated for domestic purposes, including utility, security, or service.

**EXOTIC ANIMALS:** Any animal not indigenous to Utah, including but not limited to non-human primates, non-indigenous felids (except domestic cats), and non-indigenous canids (except domestic dogs), for which possession is authorized by a valid state or federal permit. This term includes animals otherwise considered wild that have been domesticated for pet or companion purposes as authorized by state law.

**FEEDING:** The intentional act of depositing, placing, distributing, or leaving any fruit, grain, hay, vegetable, salt, mineral, or other food or material in a manner that makes it accessible to wild animals.

**NUISANCE:** means anything that is injurious to health, indecent, offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property, as defined by the Utah Code Annotated Section 78B-6-1101.

**WILD ANIMALS:** Any animal, which is not normally domesticated in this state, including but not limited to, deer, elk, moose, bears, beavers, otters, skunks, cougars, coyotes, foxes, and raccoons.

SECTION 2: Chapter 6.04 of Cache County Code is enacted to read as follows (with a redline version attached as “Exhibit B”):

### **CHAPTER 6.06 WILD ANIMALS**

#### **6.06.010: PURPOSE AND INTENT**

The purpose of this chapter is to protect the health, safety, and welfare of the citizens of Cache County and the health and vitality of wild animals. The feeding of wild animals within the unincorporated areas of the county results in the unnatural concentration of animals, leading to:

- A. The spread of diseases, including Chronic Wasting Disease (CWD);
- B. Increased risk of vehicle-animal collisions;
- C. Attracting predatory wildlife into residential areas;
- D. Property damage and public nuisance;
- E. Habituation of wildlife, causing loss of natural wariness of humans.



#### 6.06.020: PROHIBITED INTENTIONAL FEEDING OF WILD ANIMALS

- A. Unlawful Act: Except as provided in this chapter, it is unlawful for any person to intentionally or knowingly feed wild animals or make food available for consumption by wild animals on private or public property in the unincorporated areas of Cache County.
- B. Removal of Attractants: A property owner or occupant shall immediately remove any food or material placed on their property that attracts wild animals in violation of this section upon notification by an Animal Control Officer or Peace Officer.

#### 6.06.030: EXCEPTIONS

The provisions of this chapter shall not apply to:

- A. Naturally growing plants, shrubs, trees, or any residue maintained in a mulch or compost pile.
- B. Standard agricultural and livestock practices, including the feeding of agricultural animals or the storage of harvested crops and feed (hay, alfalfa, grain).
- C. Recreational feeding of wild song birds, hummingbirds, or passerine birds in a manner that does not attract wild animals in such numbers or circumstances to cause property damage, endanger any person, or create public health concerns.
- D. Public employees, officers of the state of Utah or of the County, or other legally authorized agents, acting within the scope of their official duties, including authorized emergency or seasonal feeding programs.
- E. The feeding of domesticated animals, provided food is not left outdoors in a manner that creates a nuisance or attracts wild animals.
- F. The feeding of exotic animals that are held in captivity pursuant to a valid Certificate of Registration (COR) issued by the Utah Division of Wildlife Resources or a permit from the Utah Department of Agriculture and Food, provided such feeding occurs within a secure enclosure that prevents access by non-captive wild animals.
- G. Certified wildlife foundations or other nonprofit organizations which focus efforts on rehabilitating injured or otherwise incapacitated wild animals.
- H. Veterinarians or other licensed or in-training professionals who are rehabilitating an injured or otherwise incapacitated wild animal.
- I. The legal use of scent lures, non-edible attractants, or other methods of take specifically authorized by the Utah Division of Wildlife Resources (DWR) for the lawful hunting or trapping of wildlife.
  - 1. This exception does not authorize the placement of food, grain, or other edible bait as prohibited by Utah Code § 23A-11-203 or this Chapter.
- J. Temporary feeding programs as authorized by the Cache County Sheriff or the Cache County Animal Control Officer for counting of animal populations, baiting traps, or other public purposes.



#### 6.06.040: ENFORCEMENT AND PENALTIES

- A. The Cache County Animal Control Officer and all Peace Officers are authorized to enforce this chapter.
- B. First Offense
  - 1. Upon the first violation of section 6.06.020 of this chapter, a written warning shall be issued describing the violation and the required remediation. The violator shall have forty-eight (48) hours to remove the attractant or food source.
- C. Subsequent Offenses
  - 1. The second violation of section 6.06.020 of this chapter within a twelve (12) month period shall be classified as an infraction.
  - 2. Each calendar day the offense continues after the remediation period has expired shall be counted as a separate offense.
- D. Enhancement for Persistent Violations
  - 1. If a violation of section 6.06.020 of this chapter continues for more than thirty (30) days following the initial notice, or if an individual has been fined for violating the same provision on three prior occasions within the previous 12 months, the violation shall be classified as a class B misdemeanor.

#### SECTION 3:

In accordance with Utah Code Ann. § 17-64-501(3)(d), notice is hereby given that the County is required, under Utah Code Ann. § 78B-22-301, to provide for indigent defense services, as that term is defined in Section 78B-22-102, for any individual charged with a violation of this ordinance where the penalty includes the possibility of imprisonment.

#### SECTION 4:

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:**

**ATTEST:**

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

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

### Cache County Code

#### **TITLE 6 ANIMALS**

##### **CHAPTER 6.02 GENERAL PROVISIONS**

##### **CHAPTER 6.04 ANIMALS RUNNING AT LARGE**

##### **CHAPTER 6.06 WILD ANIMALS**

##### **CHAPTER 6.08 DOGS**

#### **CHAPTER 6.02 GENERAL PROVISIONS**

##### **6.02.010: DEFINITIONS**

As used in this chapter, the words and phrases defined in this section shall have the following meanings, unless the context clearly indicates a contrary meaning:

AGRICULTURAL ANIMALS: Animals generally associated with agricultural use, kept for the production of food, fiber, or labor, including but not limited to horses, mules, cattle, sheep, goats, swine, and poultry.

AT LARGE: means any animal that is off of the premises of the owner, keeper, or custodian and is not within the immediate presence or within reasonable control of such owner, keeper, or custodian.

BIRD FEEDER: A container or device designed to dispense food specifically for birds, which is placed or suspended in a manner that prevents access by deer or other large wild animals.

BODILY INJURY: Physical pain or impairment of physical condition.

CONTROL: means an owner, keeper, or custodian has an animal on a leash, lead rope, harness, or other such means or that the owner, keeper, or custodian has an animal in such proximity as to be under the effective voice control of such owner, keeper, or custodian.

DOMESTICATED ANIMALS: Animals that have been bred or kept by humans for successive generations to live in close association with them, typically as pets or companions, including but not limited to dogs, cats, rabbits, small caged birds, and those otherwise bred and domesticated for domestic purposes, including utility, security, or service.

EXOTIC ANIMALS: Any animal not indigenous to Utah, including but not limited to non-human primates, non-indigenous felids (except domestic cats), and non-indigenous canids (except domestic dogs), for which possession is authorized by a valid state or federal permit. This term includes animals otherwise considered wild that have been domesticated for pet or companion purposes as authorized by state law.



FEEDING: The intentional act of depositing, placing, distributing, or leaving any fruit, grain, hay, vegetable, salt, mineral, or other food or material in a manner that makes it accessible to wild animals.

NUISANCE: means anything that is injurious to health, indecent, offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property, as defined by the Utah Code Annotated Section 78B-6-1101.

WILD ANIMALS: Any animal, which is not normally domesticated in this state, including but not limited to, deer, elk, moose, bears, beavers, otters, skunks, cougars, coyotes, foxes, and raccoons.



## EXHIBIT B

### CHAPTER 6.06 WILD ANIMALS

#### 6.06.010: PURPOSE AND INTENT

The purpose of this chapter is to protect the health, safety, and welfare of the citizens of Cache County and the health and vitality of wild animals. The feeding of wild animals within the unincorporated areas of the county results in the unnatural concentration of animals, leading to:

- A. The spread of diseases, including Chronic Wasting Disease (CWD);
- B. Increased risk of vehicle-animal collisions;
- C. Attracting predatory wildlife into residential areas;
- D. Property damage and public nuisance;
- E. Habituation of wildlife, causing loss of natural wariness of humans.

#### 6.06.020: PROHIBITED INTENTIONAL FEEDING OF WILD ANIMALS

- A. Unlawful Act: Except as provided in this chapter, it is unlawful for any person to intentionally or knowingly feed wild animals or make food available for consumption by wild animals on private or public property in the unincorporated areas of Cache County.
- B. Presumption of Intent: It shall be presumed that the placement of fruit, grain, hay, vegetables, minerals, salt, or other food or material in an aggregate volume of more than one-half (1/2) gallon and at a height of less than six feet (6') off the ground, or in any drop feeder or automatic feeder regardless of height, shall be presumed to be for the purpose of feeding wild animals in violation of this section. This presumption may be overcome through the presentation of reasonable evidence that the placement of such materials is for a purpose other than the feeding of wild animals.
- C. Removal of Attractants: A property owner or occupant shall immediately remove any food or material placed on their property that attracts wild animals in violation of this section upon notification by an Animal Control Officer or Peace Officer.

**Commented [AE1]:**  
Addition to expand enforceability.

**Commented [AE2]:**  
Deletion

#### 6.06.030: EXCEPTIONS

The provisions of this chapter shall not apply to:

- A. Naturally growing plants, shrubs, trees, or any residue maintained in a mulch or compost pile.
- B. Standard agricultural and livestock practices, including the feeding of agricultural animals or the storage of harvested crops and feed (hay, alfalfa, grain).

**Commented [AE3]:**  
Addition to correct potential grammatical confusion



- C. Recreational feeding of wild song birds, hummingbirds, or passerine birds in a manner that does not attract wild animals in such numbers or circumstances to cause property damage, endanger any person, or create public health concerns.
- D. Public employees, officers of the state of Utah or of the County, or other legally authorized agents, acting within the scope of their official duties, including authorized emergency or seasonal feeding programs.
- E. The feeding of domesticated animals, provided food is not left outdoors in a manner that creates a nuisance or attracts wild animals.
- F. The feeding of exotic animals that are held in captivity pursuant to a valid Certificate of Registration (COR) issued by the Utah Division of Wildlife Resources or a permit from the Utah Department of Agriculture and Food, provided such feeding occurs within a secure enclosure that prevents access by non-captive wild animals.
- G. Certified wildlife foundations or other nonprofit organizations which focus efforts on rehabilitating injured or otherwise incapacitated wild animals.
- H. Veterinarians or other licensed or in-training professionals who are rehabilitating an injured or otherwise incapacitated wild animal.
- I. The legal use of scent lures, non-edible attractants, or other methods of take specifically authorized by the Utah Division of Wildlife Resources (DWR) for the lawful hunting or trapping of wildlife.
  - 2. This exception does not authorize the placement of food, grain, or other edible bait as prohibited by Utah Code § 23A-11-203 or this Chapter.
- J. Temporary feeding programs as authorized by the Cache County Sheriff or the Cache County Animal Control Officer for counting of animal populations, baiting traps, or other public purposes.

#### 6.06.040: ENFORCEMENT AND PENALTIES

- A. The Cache County Animal Control Officer and all Peace Officers are authorized to enforce this chapter.
- B. First Offense
  - 1. Upon the first violation of section 6.06.020 of this chapter, a written warning shall be issued describing the violation and the required remediation. The violator shall have forty-eight (48) hours to remove the attractant or food source.
- C. Subsequent Offenses
  - 1. The second violation of section 6.06.020 of this chapter within a twelve (12) month period shall be classified as an infraction.
  - 2. Each calendar day the offense continues after the remediation period has expired shall be counted as a separate offense.
- D. Enhancement for Persistent Violations



1. If a violation of section 6.06.020 of this chapter continues for more than thirty (30) days following the initial notice, or if an individual has been fined for violating the same provision on three prior occasions within the previous 12 months, the violation shall be classified as a class B misdemeanor.



**CACHE COUNTY  
ORDINANCE NO. 2026-27**

**AN ORDINANCE AMENDING THE CACHE COUNTY PERSONNEL POLICY AND  
PROCEDURES MANUAL SECTION IX.Q. CELL PHONE POLICY**

- (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, Section 3.12 of the Cache County Optional Plan (the "Organic Act") authorizes the County Council to adopt by ordinance rules and policies governing the conduct of County business and the administration of departments; and
- (C) 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
- (D) WHEREAS, the it necessary to modernize the existing cell phone policy to reflect organizational changes, including the transition of personnel functions to the Office of Personnel Management and the need for enhanced fiscal oversight of stipend amounts; and
- (E) WHEREAS, the Council seeks to transition specific stipend dollar amounts from fixed policy to an annual schedule reviewed by the Compensation Committee and approved by the Council, allowing for greater budgetary adaptability; and
- (F) WHEREAS, it is essential to clarify that County-owned hardware is strictly reserved for designated emergency service positions as approved by the County Executive, ensuring public resources are used for essential public safety functions; and
- (G) WHEREAS, the intermingling of personal and business data on private devices necessitates clear guidance regarding the Government Records Access and Management Act (GRAMA), potential litigation holds, and the County's right to inspection during any legal discovery; and
- (H) WHEREAS, the Cache County Council Ordinance and Policy Review Committee recommended this policy change for passage by a vote of 3-0; and
- (I) WHEREAS, the Cache County Council finds that this ordinance is in the best interest of Cache County and its citizens;

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



SECTION 1: Section IX.Q of the Cache County Policy and Procedures Manual is amended to read as follows (with a redline version attached as “Exhibit A”):

### **Q. County Cell Phones and Cell Phone Stipend**

**County Cell Phones:** Cell phones and plans may be provided to designated employees in emergency service positions for business-related purposes and must not be used for personal use. The County Executive approves the emergency service positions for this purpose.

**Cell Phone Stipend:** Employees may receive a cell phone stipend to cover the costs of using a personal cell phone for county business. No further reimbursement for cell phone costs is available to employees who receive this stipend.

**Stipend Amount:** The monthly stipend is allocated based on the estimated usage level as determined by the department head or elected official. The stipend amounts are reviewed annually by the Compensation Committee, with any adjustments submitted to the County Council for approval.

- **Level 1:** Minimal use of personal device for work purposes.
- **Level 2:** Use of personal device for work purposes generally includes responding to phone calls, text messages, photos, and emails during working hours or after hours.
- **Level 3:** This level is reserved for Department Heads, Elected Officials, Public Safety, or exempt employees.

**Stipend Payment:** The approved stipend is paid monthly via the employee’s paycheck and is subject to all applicable payroll taxes. This payment does not constitute an increase to base pay and will not be included in salary increase calculations.

#### **Employee Responsibilities:**

Employees must maintain an active cell phone contract to remain eligible for the stipend. Current phone number must be provided to the employee's department and the Office of Personnel Management.

**Compliance:** Any use contrary to federal, state, or local laws constitutes misuse and may lead to the immediate termination of the stipend.

**Privacy and Public Records (GRAMA):** When employees receive a stipend for business use of a personal cell phone, personal data on the device is generally considered private and not subject to GRAMA. However, because personal and business data are intermingled, personal data may be subject to inspection by the County or a court in response to a GRAMA request, discovery, or legal action related to business data. Business data remains subject to County retention schedules and litigation holds.



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

### Section IX.Q of the Cache County Policy and Procedures Manual

#### Q. County Cell Phones and Cell Phone Stipend

**County Cell Phones:** Cell phones and plans may be provided to designated employees in emergency service positions for business-related purposes and must not be used for personal use. The County Executive approves the emergency service positions for this purpose.

**Cell Phone Stipend:** Employees may receive ~~compensation in the form of~~ a cell phone stipend to cover the costs ~~for of~~ using a personal cell phone for county business. No further reimbursement for cell phone costs is available to employees who receive this stipend.

**Stipend Amount:** The monthly ~~cell phone stipend amount shall be~~ is allocated ~~to individual employees~~ based on the estimated usage level ~~shown below~~ as determined by ~~each~~ the department head or elected official. The stipend amounts are reviewed annually by the Compensation Committee ~~will review these amounts annually, and, with~~ any adjustments ~~will be recommended~~ submitted to the County Council for approval.

- **Level 1: \$15.00** ~~—Business use represents 20% or less of the total cell phone use, including responding to phone calls and text messages as required during working hours.~~ Minimal use of personal device for work purposes.
- **Level 2: \$35.00** ~~—Business use represents 50% or less but more than 20%.~~ Use of the total cell phone use, to include personal device for work purposes generally includes responding to phone calls, text messages, photos, and emails during working hours: or after hours.
- **Level 3: \$85.00** ~~—Business use represents greater than 50% of the total cell phone use, and/or employees must have a cell phone for their position and must respond to email, text messages, or phone calls during and after regular work hours.~~ This level is reserved for ~~full-time employees who are department heads, elected officials, public safety~~ Department Heads, Elected Officials, Public Safety, or exempt employees.

**Stipend Payment:** The approved ~~cell phone stipend will be~~ is paid monthly ~~as part of~~ via the employee's paycheck and is subject to all applicable payroll taxes. This ~~stipend payment~~ does not constitute an increase to base pay and will not be included in ~~the calculation of percentage increases to base pay due to salary increases or promotions~~ increase calculations.

#### **Employee Responsibilities:**

Employees must ~~retain~~ maintain an active cell phone contract ~~as long as a~~ to remain eligible for the stipend ~~is in place. Their current.~~ Current phone number must be provided to ~~their~~ the employee's department and ~~Human Resources.~~ Should the cell phone number change, the

~~employee must notify their department head and Human Resources within a reasonable amount of time. The employee is required to keep the phone charged and available for use during business hours if receiving the Level 1 or 2 stipends. Employees receiving the Level 3 stipend must keep the phone charged and available for use at all times and respond in a reasonable time frame if receiving the Level 3 stipend. Because the employee owns the cell phone personally, and the stipend provided is taxable income, the employee may use the phone for both business and personal purposes. Personal use during business hours should be minimal and follow all applicable County policies.~~[Office of Personnel Management.](#)

**Compliance:** Any ~~cell phone~~ use contrary to federal, state, or local laws ~~will constitute~~[constitutes](#) misuse and may ~~result in~~[lead to the](#) immediate termination of the ~~cell phone~~ stipend.

**[Privacy and Public Records \(GRAMA\):](#)** [When employees receive a stipend for business use of a personal cell phone, personal data on the device is generally considered private and not subject to GRAMA. However, because personal and business data are intermingled, personal data may be subject to inspection by the County or a court in response to a GRAMA request, discovery, or legal action related to business data. Business data remains subject to County retention schedules and litigation holds.](#)



**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

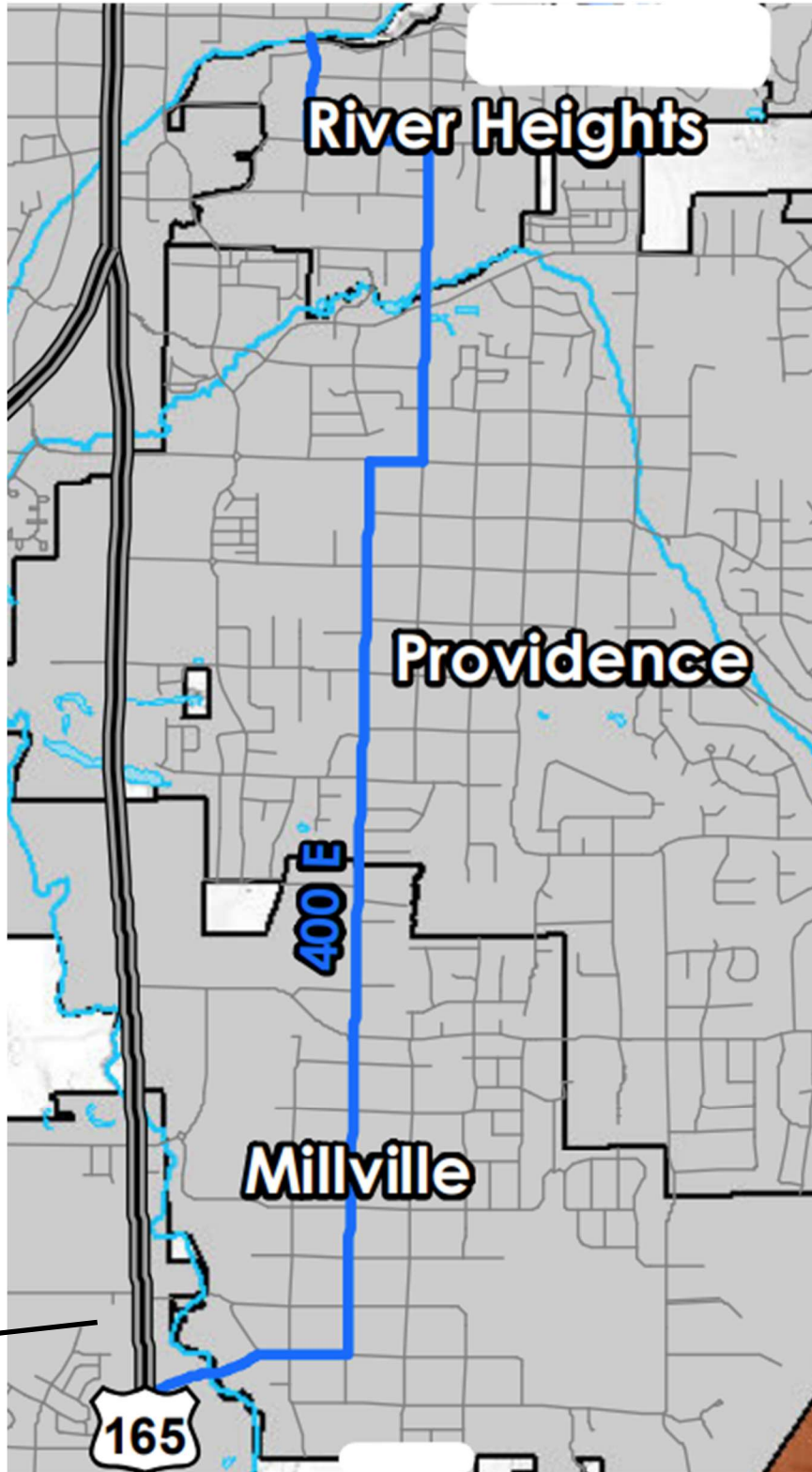
**ATTEST:**

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

## BUILDING PERMITS ISSUED IN APRIL, 2026

Date	Permit #	Name	Address	City	Structure	Parcel #	Value	County Fee
4/1/2026	15194	Gary Lowder	428 S 520 W	Providence	Solar	02-312-0032	400.00	320.00
4/1/2026	15192	Randy Balls	25 S 700 E	Hyrum	Electrical 75.75	01-025-0009		75.00
4/2/2026	15202	Anthony Garcia	6453 N 6000 W	County-Newton	Single Dwelling	13-035-0010	354,175.00	2665.53
4/2/2026	15198	Mark Hetes	1072 E Highway 101	Hyrum	Furnace/ducts	01-122-0019		75.00
4/2/2026	15193	Wit's End LC	3681 S 2650 W	County-Wellsvill	Electrical 75.75	11-059-0014		75.00
4/2/2026	15200	Luis Cuellar	141 N Main	Smithfield	Demolition	08-063-0036	100.00	100.00
4/2/2026	15188	Steve Gunderson	641 E 300 N	Providence	Solar	02-343-0005	400.00	320.00
4/2/2026	15195	Beverly Stephenson	272 S 425 W	Providence	Mechanical 75.75	02-146-0016		75.00
4/3/2026	15206	Tyler Ward	173 W 100 N	Smithfield	Single Dwelling	08-082-0088	246,000.00	1629.08
4/3/2026	15197	Pepperidge Farm Inc.	901 N 200 W	County-Richmon	Re-Roof	09-043-0001	200.00	200.00
4/6/2026	15163	Roger Roundy	350 E 450 N	Millville	Swimming Pool	02-129-0014	750.00	600.00
4/6/2026	15203	Cameron Hernandez	208 E 610 N	Providence	Solar	02-301-0417	400.00	320.00
4/6/2026	14918	Jevan Weeks	795 E 400 N	Wellsville	Detached Garage	11-088-0028	300.00	240.00
4/6/2026	15186	Kevin & Sandra Kartchner	771 S 1040 E	Smithfield	Single Dwelling	08-221-0025	539,345.00	3098.14
4/6/2026	15199	Nery Alvizures	548 E 350 S	Hyrum	Re-Roof	01-117-0025	100.00	80.00
4/7/2026	15209	Crown Castle (Tower Owner)	5400 W 10200 S	County-Wellsvill	Cell Tower remodel	10-004-0006	250.00	250.00
4/7/2026	15181	Kartchner Homes GF308	155 W 510 N	Smithfield	Single Dwelling	08-155-0308	480,050.00	2747.70
4/7/2026	15182	Kartchner Homes CE61	1249 S 780 E	Hyrum	Single Dwelling	01-158-0061	474,845.00	2710.56
4/7/2026	15214	Sierra Homebuilders LLC SSR16	525 N 510 E	Smithfield	Single Dwelling	08-240-0016	457,720.00	2641.10
4/7/2026	15215	Sharalen Benson	6427 W 400 S	County-Mendon	Re-Roof	11-014-0021	100.00	100.00
4/8/2026	15191	Bennett and Jodie Norton	4202 S 4000 W	County-Wellsvill	Single Dwelling	11-064-0004	934,030.00	5714.07
4/8/2026	15210	Byron Kim Ashcroft	140 E 200 N	Millville	Home Addition	03-030-0030	750.00	600.00
4/8/2026	15217	AT&T	Sherwood Hill Highway 89/91	Wellsville	Cell Tower remodel	10-050-0007	250.00	200.00
4/8/2026	15218	Sierra Homebuilders SMR1202 Bs	577 S 1140 E	Smithfield	Basement Finish	08-190-1202	300.00	240.00
4/8/2026	15213	Kayla and Ron Carroll	15 E Main Street	Wellsville	Electrical 75.75	10-021-0003		75.00
4/9/2026	15208	VHD LLC MSV65-69	834 S 380 E	Smithfield	Townhouse	08-222-0065	306,445*	7009.93
4/9/2026	15208	VHD LLC MSV65-69	838 S 380 E	Smithfield	Townhouse	08-222-0066	306,445*	7009.93
4/9/2026	15208	VHD LLC MSV65-69	842 S 380 E	Smithfield	Townhouse	08-222-0067	306,445*	7009.93
4/9/2026	15208	VHD LLC MSV65-69	846 S 380 E	Smithfield	Townhouse	08-222-0068	306,445*	7009.93
4/9/2026	15208	VHD LLC MSV65-69	850 S 380 E	Smithfield	Townhouse	08-222-0069	306,445*	7009.93
4/9/2026	15207	VHD LLC-VFM113	792 W 600 N	Smithfield	Single Dwelling	08-223-0113	336,645.00	2057.06
4/10/2026	15183	Miriam Hancey	12524 N 525 E	County-Lewiston	Single Dwelling	09-164-0004	699,180.00	4542.77

## BUILDING PERMITS ISSUED IN APRIL, 2026

Date	Permit #	Name	Address	City	Structure	Parcel #	Value	County Fee
4/10/2026	15132	Jacob and Brittney Israelsen	2061 W 2600 S	County-Wellsvill	Single Dwelling	03-009-0104	604,900.00	4070.22
4/10/2026	15216	Kartchner Homes GF 321	220 W 550 N	Smithfield	Single Dwelling	08-155-0321	389,475.00	2311.69
4/10/2026	15219	Kartchner Homes Inc CF669-679 BI	669 N 280 W	Smithfield	Townhouse	08-155-0245	218,597*	5583.19
4/10/2026	15219	Kartchner Homes Inc CF669-679 BI	671 N 280 W	Smithfield	Townhouse	08-155-0246	218,597*	5583.19
4/10/2026	15219	Kartchner Homes Inc CF669-679 BI	673 N 280 W	Smithfield	Townhouse	08-155-0247	218,597*	5583.19
4/10/2026	15219	Kartchner Homes Inc CF669-679 BI	675 N 280 W	Smithfield	Townhouse	08-155-0248	218,597*	5583.19
4/10/2026	15219	Kartchner Homes Inc CF669-679 BI	679 N 280 W	Smithfield	Townhouse	08-155-0249	218,597*	5583.19
4/13/2026	15171	Holly Mendenhall	2206 W 6100 S	County-Wellsvill	Home Remodel	01-061-0903	200.00	200.00
4/13/2026	15224	Brent & Holly Budge	500 N 750 E	Providence	Single Dwelling	02-354-0050	470,700.00	2706.23
4/13/2026	15228	Craig Smith	2295 S 5900 W	County-Mendon	Electrical 75.75	11-037-0006		75.00
4/13/2026	15225	Ed Lawlor	855 E 170 N	Smithfield	Swimming Pool	08-160-0038	750.00	600.00
4/13/2026	15180	Chandler Scholle	7925 N 2400 W	Amalga	Single Dwelling	13-014-0025	415,785.00	2427.38
4/13/2026	15232	Micheal & Nicol Kirby	5138 W 3230 S	County-Wellsvill	Single Dwelling	11-150-0004	503,400.00	3580.02
4/13/2026	15227	Maureen Saborio	145 Silver Fox Circle	Providence	Solar	03-127-0011	400.00	320.00
4/14/2026	15205	Kelli Johnson	765 E 500 S	Smithfield	Swimming Pool	08-195-0005	750.00	600.00
4/14/2026	15253	Darren Benson	7400 N 7120 W	County-Newton	Electrical 75.75	13-027-0004		75.00
4/15/2026	15039	Jersey Mikes TI	1101 S Main St.	Smithfield	Com. Tenant Finish	04-287-0002	96,815.00	990.42
4/15/2026	15238	Jay Greene	535 W 100 N	Smithfield	Re-Siding	08-194-0018	100.00	80.00
4/15/2026	15220	Brandon Bair	2787 Hwy 23	County-Mendon	Solar	11-045-0019	400.00	400.00
4/15/2026	15240	Troy Moehlenpah	236 W 470 N	Smithfield	Basement Finish	08-155-0029		31.07
4/15/2026	15241	Kolby Stembridge	245 S 1300 E	Smithfield	Single Dwelling	08-207-0037	583,305.00	3181.00
4/16/2026	15244	Russell Guymon	545 W 8000 S	County-Paradise	Shed/Storage	01-087-0055	4,500.00	116.25
4/16/2026	15242	Jordon Green	330 S 1170 E	Hyrum	Basement Finish	01-145-0311	300.00	240.00
4/16/2026	15247	Beirut Enterprises LLC	23 W Main St	Richmond	Commercial Remodel	09-056-0017	24,000.00	301.80
4/16/2026	15248	Lucas Anderson	2299 S 5400 W	County-Mendon	Single Dwelling	11-035-0036	1,042,905.00	6404.23
4/17/2026	15252	Sierra Homebuilders LLC SSR17	535 N 510 E	Smithfield	Single Dwelling	08-240-0017	422,700.00	2471.54
4/17/2026	15243	Barber, William and Desiree	See parcel number	County-Canyon	Cabin	17-055-0015	377,110.00	2814.17
4/17/2026	15226	Sierra Homebuilders SSR14	507 N 510 E	Smithfield	Single Dwelling	08-240-0014	458,025.00	2643.18
4/17/2026	15233	Peter Thatcher	332 E 3800 S	County-Millville	Agricultural	03-041-0045	713,720.00	4583.20
4/17/2026	15229	Phil Petersen	791 E Canyon Terrace Dr.	Smithfield	Deck	08-175-0001	16,800.00	236.52
4/17/2026	15239	Ben Leishman	275 N Center Street	Wellsville	Home Addition	11-081-0014	750.00	600.00
4/17/2026	15260	Caleb Host	735 W 30 S	Hyrum	Shed/Storage	01-160-0028	7,660.00	131.05

## BUILDING PERMITS ISSUED IN APRIL, 2026

Date	Permit #	Name	Address	City	Structure	Parcel #	Value	County Fee
4/20/2026	15255	Paul Freed	6685 S 3200 W	County-Wellsvill	Single Dwelling	10-047-0015	728,485.00	4739.01
4/20/2026	15190	Gavin Cole	609 N 170 E	Providence	Basement Finish	02-301-0430	300.00	240.00
4/20/2026	15258	Roxie Demler	8565 N 6400 W	County-Newton	Mechanical 75.75	13-007-0013		75.00
4/20/2026	15211	Danny Macfarlane	650 E 250 N	Providence	Single Dwelling	02-343-0027	338,280.00	2036.80
4/20/2026	15212	Danny Macfarlane	642 E 250 N	Providence	Single Dwelling	02-343-0028	378,540.00	2241.29
4/20/2026	15257	Mike Weber	4520 N 400 W	County-Smithfiel	Solar	04-013-0019	400.00	400.00
4/20/2026	15237	Global Property 2014, LLC	4450 Johnson Road	County-Hyrum	Electrical 75.75	03-067-0016		75.00
4/20/2026	15256	VHD LLC VIN502	649 N 170 E	Providence	Single Dwelling	02-301-0502	387,240.00	2298.60
4/21/2026	15235	Mark & LaNae Hansen Demo	82 E 300 S	Wellsville	Demolition	10-028-0010	50.00	50.00
4/21/2026	15234	Mark & LaNae Hansen SFD	82 E 200 S	Wellsville	Single Dwelling	10-028-0010	348,555.00	2102.32
4/21/2026	15265	Comcast	6584 S 600 W	County-Hyrum	Electrical	01-070-0020		75.00
4/21/2026	15264	Kristopher Reed	451 S 100 E	Hyrum	Re-Roof	01-067-0020	100.00	80.00
4/22/2026	15268	Debra Megill	130 S 100 W	Hyrum	Mechanical 75.75	01-054-0014		75.00
4/22/2026	15270	Chris Mackenzie	760 W 250 N	Hyrum	Mechanical 75.75	01-124-0003		75.00
4/22/2026	15269	Hope Morrison	649 E 420 S	Smithfield	Mechanical 75.75	08-161-0106		75.00
4/22/2026	15271	Kimberly Foulger	3909 W 6400 S	Wellsville	Furnace/ducts	10-043-0038		75.00
4/22/2026	15230	Brent Miller	254 N 850 E	Providence	Detached Garage	02-288-0027	57,270.00	700.29
4/23/2026	15274	Carter Young	239 E 690 N	Providence	Basement Finish	02-301-0620	300.00	240.00
4/23/2026	15273	Scott and Sharee Garrett	48 S Main St.	Providence	Mechanical 75.75	02-098-0008		75.00
4/23/2026	15263	Scenic Mountain Development LLC	660 E 730 N	Hyrum	Townhouse	03-204-0033	252,748*	5186.10
4/23/2026	15263	Scenic Mountain Development LLC	662 E 730 N	Hyrum	Townhouse	03-204-0034	252,748*	5186.10
4/23/2026	15263	Scenic Mountain Development LLC	664 E 730 N	Hyrum	Townhouse	03-204-0035	252,748*	5186.10
4/23/2026	15263	Scenic Mountain Development LLC	668 E 730 N	Hyrum	Townhouse	03-204-0036	252,748*	5186.10
4/23/2026	15262	Norman Larsen	120 N Main Street	Smithfield	Com. Tenant Finish	08-062-0008	3,000.00	2400.00
4/24/2026	15246	Hamilton, Parker, Ward, Barker	413 S 1250 E	Hyrum	Re-Siding	01-145-0130	25*	80.00
4/24/2026	15246	Hamilton, Parker, Ward, Barker	417 S 1250 E	Hyrum	Re-Siding	01-145-0131	25*	80.00
4/24/2026	15246	Hamilton, Parker, Ward, Barker	419 S 1250 E	Hyrum	Re-Siding	01-145-0132	25*	80.00
4/24/2026	15246	Hamilton, Parker, Ward, Barker	421 S 1250 E	Hyrum	Re-Siding	01-145-0133	25*	80.00
4/24/2026	15276	Roy and Paula Ogden	120 W 100 N	Richmond	Water Heater	09-047-0019		75.00
4/24/2026	15245	David & Sherrie Mortensen	368 E 600 S	Hyrum	Solar	01-142-0112	400.00	320.00
4/27/2026	15275	Justin and Annie Bowels	289 S 100 W	Richmond	Home Addition	09-080-0007	409,650.00	2412.44
4/27/2026	15261	Sherisse Jamison	472 N 510 E	Smithfield	Shed/Storage	08-240-0012	100.00	80.00

## BUILDING PERMITS ISSUED IN APRIL, 2026

Date	Permit #	Name	Address	City	Structure	Parcel #	Value	County Fee
4/28/2026	15259	Jacob Kaiser	777 W 440 N	Smithfield	Basement Finish	08-223-0004	300.00	240.00
4/28/2026	15278	Mitchell Coombs	179 E 690 N	Providence	Basement Finish	02-301-0518	300.00	240.00
4/28/2026	15277	Jim and Jackie Palmer	4621 W 4600 S	County-Wellsvill	Pavilion	11-076-0024	300.00	300.00
4/29/2026	15251	Miller's Travel Center (Jason Miller)	706 W 300 S	Providence	Commercial	02-309-0004	1,184,124.00	5024.64
4/29/2026	15281	Tim Lunday	14255 N 4800 W	Cornish	Electrical	14-009-0002		75.00
4/29/2026	15283	Kartchner Homes GF325	251 W 550 N	Smithfield	Single Dwelling	08-155-0325	435,185.00	2522.39
4/30/2026	15289	Stan Reeder	9855 S Hwy 165		Electrical 75.75	16-033-0016		75.00
4/30/2026	15284	David Wilkes	345 Edgewood Drive	Providence	Home Addition	03-141-0012	64,170.00	634.61
4/30/2026	15287	Danny and Diane Nielsen	232 S 100 W	Wellsville	Shed/Storage	10-027-0022	18,000.00	234.60
4/30/2026	15288	Jerry and Shelley Gill	121 W 540 S	Providence	Shed/Storage	03-079-0004	27,000.00	372.36
4/30/2026	15292	John Spence	345 N Center St	Wellsville	Re-Roof	11-079-0019	100.00	80.00

### SUMMARY

	April, 2025	Year to Date: 2025	April, 2026	Year to Date: 2026
<b>Permit Totals:</b>	101	303	93	308
<b>County Fee Totals:</b>	123,429.24	433,263.22	122,614.55	382,413.30
<b>Plan Check Fees:</b>	24,768.72	130,228.03	24,454.89	80,026.17
<b>Contract Services:</b>	75.00	65,825.00		143,132.00
<b>Grand Totals:</b>	148,272.96	629,316.25	147,069.44	605,571.47
<b>Valuation Totals:</b>	17,947,273.00	75,458,373.00	18,680,189.00	60,184,217.00