

REQUEST FOR INTRA-DEPARTMENTAL BUDGET TRANSFER

DEPARTMENT: SHERIFFS
DATE: 9-12-06

Amount to be transferred -- (rounded to the nearest dollar) 3,000⁰⁰

Transfer From ---

Line Item No. : 10-4211-740
Fund Designation: CAPITALIZED EQUIPMENT

Original Budget:	<u>62,785⁰⁰</u>
Current Budget:	<u>62,785⁰⁰</u>
Expenditures to date:	<u>59,806.99</u>
Balance before transfer:	<u>29,788.01</u>
Balance after Transfer:	<u>0</u>

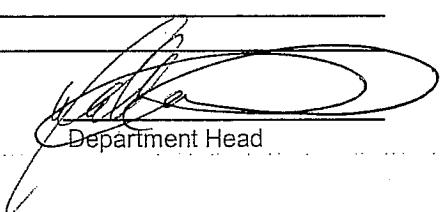
Transfer To ---

Line Item No. : 10-4211-251
Fund Designation: NON-CAPITALIZED EQUIPMENT

Original Budget:	<u>29,119.00</u>
Current Budget:	<u>5,529.04</u>
Expenditures to date:	<u>23,589.96</u>
Balance before transfer:	<u>5,529.04</u>
Balance after Transfer:	<u>8,507.05</u>

Description of needs and purpose of transfer ---

TASERS FOR COURT SECURITY


Department Head

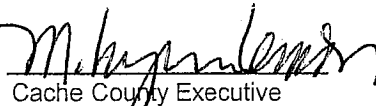
Recommendation: [☒] Approval [☐] Disapproval
Comments:

Date: _____

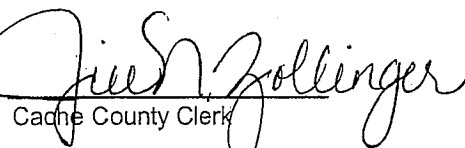

Sandra Stones
Cache County Auditor

Recommendation: [☒] Approval [☐] Disapproval
Comments:

Date: 9/15/06


Cache County Executive

Consented by the Cache County Council meeting in regular session on the 26th day of September, 2006


J. N. Zollinger
Cache County Clerk

REQUEST FOR INTRA-DEPARTMENTAL BUDGET TRANSFER

DEPARTMENT: Support Services
DATE: 8/21/2006

Amount to be transferred -- (rounded to the nearest dollar) \$2,990.00

Transfer From ---

Line Item No. : 10-4211-311

Fund Designation: Software

Original Budget:	<u>\$22,515.00</u>
Current Budget:	<u>\$22,515.00</u>
Expenditures to date:	<u>\$2,000.00</u>
Balance before transfer:	<u>\$20,515.00</u>
Balance after Transfer:	<u>\$17,525.00</u>

Transfer To ---

Line Item No. : 10-4211-251

Fund Designation: Non-capitalized Equipment

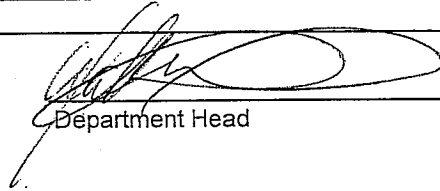
Original Budget:	<u>\$19,980.00</u>
Current Budget:	<u>\$29,119.00</u>
Expenditures to date:	<u>\$23,589.96</u>
Balance before transfer:	<u>\$5,529.04</u>
Balance after Transfer:	<u>\$8,519.04</u>

Description of needs and purpose of transfer ---

To purchase server for employee management program operation.

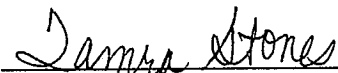
Recommendation: ☒ Approval [] Disapproval
Comments:

Date: 8/21/2006


Department Head

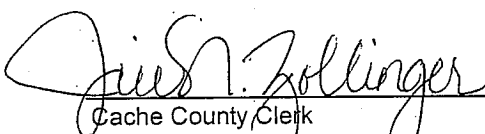
Recommendation: ☒ Approval [] Disapproval
Comments:

Date: 9/19/06


Cache County Auditor

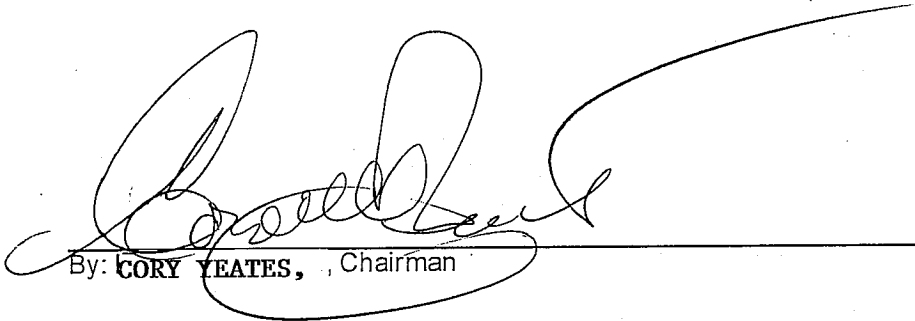

Cache County Executive

Consented by the Cache County Council meeting in regular session on the 26th day of September, 2006.

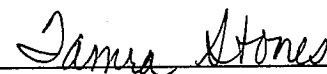

Cache County Clerk

September 26, 2006

PARCELS WITH BOARD OF EQUALIZATION
VALUATIONS
CACHE COUNTY UTAH


By: **CORY YEATES**, Chairman

ATTEST:


By: Tamra Stones, Clerk of Board of Equalization

Dated 9/26/06

Current year list of parcels going thru BOE

9/26/2006

Beginning Date : >= 9/1/2006 and Ending Date : <= 9/27/2006 and Freeze Year = 2006

<u>Parcel</u>	<u>Name</u>	<u>Pre board</u>	<u>Equalized</u>
01-019-0017	HARRISON, RONALD D	242,100	242,100

Fee appraisal submitted dated 9/19/05 with comparable sales in Jan, Mar of 2005 and Dec of 2004 with a recommended total market value of \$228,000. The assessor's records indicate that this home has a tax commission survey dated October 2005 with a sale price of \$250,000 sale in September 2005. Recommend no change in value.

01-027-0007	YOUNG, DANIEL N & LORRI J	148,750	123,500
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Private appraisal submitted. Recommend using a market value of \$123,500 based on appraisal value.

01-036-0001	MUNSON, THELMA	65,835	48,000
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Recommend using closing statement price of \$48,000 and change to secondary residential. Home was very run down and vandalized. Home has not been lived in for 7 years and there is no water to the property.

01-038-0007	CURTIS, S RAND & LESLIE R	86,600	86,600
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Owner submitted comparables. 3 of the 4 comparables submitted were repossessions. Recommend no change in value.

01-047-0042	WATKINS, NANCY L TR OF WATKIN	30,000	3,309
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Recommend the lot 42 and 41 together. This lot can't be built on it is a steep lot. Recommend a total market value of \$3,309 based on backage land rates.

01-052-0031	GUNNELL, VERNEN P & KATHLEEN	146,760	146,760
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Agricultural buildings have been torn down. Recommend removing ag building value in 2007. NO Change in value for 2006.

02-025-0006	LUNDBERG, DARYL R & MELINDA R	369,598	354,000
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Recommend using market value of \$354,000 based on comparable sales.

02-046-0013	BAUGH BROTHERS INVESTMENT C(210,608	152,200
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The owner could not find a comparable sale for the property. The land increase was about 127% on this lot. The building is built over the canal. There is no development potential for this parcel only the current use would be allowed. The canal company objects to the canal being covered. The appraiser valued the front footage at \$12 per square foot and \$4.00 per square foot in the back. The building is there, it is a viable business the parcel needs to be valued as it is now. The adjustment will be to calculate the value of the building sqft to be \$12.00 per sq. ft. To be consistent with the adjustment recommended on parcel 02-046-0014 recommend stripping out value of the canal easement. Recommend a total market value of \$152,200. Owner will provide the county with a copy of the canal easement.

02-046-0014	BAUGH BROTHERS INVESTMENT C(127,196	92,350
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The land is appraised at \$4.00 per sqft. The property is equitable with other parcels in the area. Recommend calculating the easement for the canal and backing out that value, remainder value is \$92,350. The owner will provide copies of the canal easement documents. Recommend total market value of \$92,350.

02-048-0023	LRC PROPERTIES LLC,	96,320	96,320
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The board recommends no change in value based on comparable sales.

02-097-0004	ROBINSON, PAUL & CINDY	143,417	136,000
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The market analysis submitted. Recommend \$136,000 based on comparable sales.

02-150-0001	JESSOP, RANDY EDWARD	191,120	191,120
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The comparable sales in this area are much higher. Recommend no change in market value.

Current year list of parcels going thru BOE

9/26/2006

Beginning Date : >= 9/1/2006 and Ending Date : <= 9/27/2006 and Freeze Year = 2006

Parcel	Name	Pre board	Equalized
02-158-0029	PORTLOCK, BRANDON & LORI	126,758	116,500

Recommend using fee appraisal value of \$116,500.00.

02-190-0019	BLACKETT, STANLEY E TR	409,300	368,000
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The owner purchased this home for \$368,000 on December 1, 2005. Recommend that the sale price of \$368,000.

03-127-0883	GERMANY, CURTIS G & SUSAN	740,878	740,878
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The owners provided a recent appraisal dated Sept 2005 (the comparable sales were in Feb 2005). The appraiser notes the quality and condition of the home is superior. Time adjusting the comparable sales provided by the appraiser indicate a range from \$535,000 to \$650,000. Recommend using a total market value of \$

03-142-0103	JNA INC,	89,800	70,650
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Recommend using the closing statement value of \$70,650.

03-164-0039	JAUSSE, TROY R & KARI M	211,449	173,040
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Brett made a site visit. The basement was not finished. Recommend using a total market value of \$173040. and call back to check when basement if finished.

03-176-0006	NIBLEY CITY	60,000	51,000
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Closing statement submitted for \$51,000. Recommend using \$51,000 based on purchase price.

04-004-0019	CLARK, ROGER C & FRANKIE B TRS	59,200	32,150
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This area was reappraised because sales indicated the need. The lots in that area are about an acre and the value is about \$60,000 for the first acre per land guideline. Recommend that the owner has this lot combined with his home parcel for 2006. The assessor recommends that the value be adjusted to \$32,150. as this is not a buildable lot.

04-050-0032	YOUNKER, DONALD LEE & ARLENE	25,360	7,360
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North Logan City has provided a letter to the owner stating this property is not buildable. Recommend total value of \$7360.

04-050-0052	YOUNKER, GORDON LEE	35,000	12,800
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North Logan City has provided a letter to the owner stating this property is not buildable. Recommend total value of \$12800.

04-050-0067	RDC DEVELOPMENT LLC,	66,320	47,500
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The owner just purchased this parcel for \$47,500. There is a protective strip in front of the parcel which prohibits access. If the parcel is developed and access is from Juniper Drive then there is a \$20,000 payment required to the subdivision. The appraiser has 2 recent sales .69 ac for \$72,500 and another sale for 1 ac for \$80,000. The back have of this lot has power lines on it. Recommend using purchase price of \$47,500.

04-052-0049	MCQUILKEN, MARIAN P TR	39,930	34,100
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This lot is in the site of the future 12th east roadway. Recommend using \$34,100 based on land guideline.

04-085-0044	SORENSEN, CARL G	375,565	272,000
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Fee appraisal submitted by J Draxler. Recommend using a total market value of \$272,000. based on purchase price plus improvements.

04-154-0001	YOUNG ELECTRIC SIGN CO	3,692,788	2,900,000
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Recommend using purchase price of \$2,900,000.

Current year list of parcels going thru BOE

9/26/2006

Beginning Date : >= 9/1/2006 and Ending Date : <= 9/27/2006 and Freeze Year = 2006

<u>Parcel</u>	<u>Name</u>	<u>Pre board</u>	<u>Equalized</u>
04-161-0002	HIBLER, STEPHEN J & NORMA J	274,200	274,200

The owner has presented market comparables that indicate a lower value. The owners purchased this home for \$275,000. They think that they overpaid. The home across the street sold for \$249,000 with a finished basement and the square footage is about 30 sf different. The Hibler's new home was only listed for 2 months. Recommend no change.

05-036-0026	WILLIAMS, D FRAYNE & JEANETTE	127,230	110,000
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The owner said that the home is a mobile home (manufactured home since 1976). The appraiser said that we reduce the value to \$110,000. based on comparable sales.

05-041-0062	BIG BEAR PROPERTIES LLC,	356,780	356,780
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Fee appraisal submitted 2/5/05. The market dramatically changed in 2005. There were 21 sales of 4-plex properties in Logan which support the value established by the assessor. Recommend no change in value based on comparable sales.

05-041-0071	BIG BEAR PROPERTIES LLC,	356,780	356,780
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Fee appraisal submitted 2/5/05. The market dramatically changed in 2005. There were 21 sales of 4-plex properties in Logan which support the value established by the assessor. Recommend no change in value based on comparable sales.

05-041-0075	BIG BEAR PROPERTIES LLC,	356,780	356,780
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Fee appraisal submitted 2/5/05. The market dramatically changed in 2005. There were 21 sales of 4-plex properties in Logan which support the value established by the assessor. Recommend no change in value based on comparable sales.

05-041-0076	BIG BEAR PROPERTIES LLC,	356,780	356,780
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Fee appraisal submitted 2/5/05. The market dramatically changed in 2005. There were 21 sales of 4-plex properties in Logan which support the value established by the assessor. Recommend no change in value based on comparable sales.

05-064-0033	JAMES L SPINDLER COMPANY LLC,	428,400	171,000
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The owner has property on 10th West 100 South. Purchased in 1999 for \$171,000. When they tried to get a permit for a storage shed and it was disclosed to them by Logan City that it was an old landfill property. The owners have dug 20 feet down and found garbage. Landmark Engineering submitted a letter to the owner that there would be extensive work necessary to reclaim this land for building. The owners filled the holes and did not pursue the building permit as unfeasible. There is a spring on this property also. Recommend using sales purchase price of \$171,000.

05-103-0001	FAIRFIELD ONE LLC,	102,650	98,000
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The owner submitted an appraisal that was done by Leon Holland as a tri-plex. These are separate units, individually owned. The properties have a single garages. Comparable sales of condo's indicate that the market values are within the range of value. Recommend change in value to \$98,000. based on equity within the development.

05-103-0002	FAIRFIELD ONE LLC,	101,350	96,000
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The owner submitted an appraisal that was done by Leon Holland as a tri-plex. These are separate units, individually owned. The properties have a single garages. Comparable sales of condo's indicate that the market values are within the range of value. Recommend change in value to \$96,000. based on equity within the development.

05-103-0003	FAIRFIELD ONE LLC,	101,350	98,000
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The owner submitted an appraisal that was done by Leon Holland as a tri-plex. These are separate units, individually owned. The properties have a single garages. Comparable sales of condo's indicate that the market values are within the range of value. Recommend change in value to \$98,000. based on equity within the development.

05-103-0004	FAIRFIELD ONE LLC,	101,250	98,000
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The owner submitted an appraisal that was done by Leon Holland as a tri-plex. These are separate units, individually owned. The properties have a single garages. Comparable sales of condo's indicate that the market values are within the range of value. Recommend change in value to \$98,000. based on equity within the development.

05-103-0005	FAIRFIELD ONE LLC,	100,850	96,000
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The owner submitted an appraisal that was done by Leon Holland as a tri-plex. These are separate units, individually owned. The properties have a single garages. Comparable sales of condo's indicate that the market values are within the range of value. Recommend change in value to \$96,000. based on equity within the development.

Current year list of parcels going thru BOE

9/26/2006

Beginning Date : >= 9/1/2006 and Ending Date : <= 9/27/2006 and Freeze Year = 2006

<u>Parcel</u>	<u>Name</u>	<u>Pre board</u>	<u>Equalized</u>
05-103-0006	FAIRFIELD ONE LLC,	102,650	98,000

The owner submitted an appraisal that was done by Leon Holland as a tri-plex. These are seperate units, individually owned. The properties have a single garages. Comparable sales of condo's indicate that the market values are within the range of value. Recommend change in value to \$98,000. based on equity within the development.

05-103-0007	FAIRFIELD ONE LLC,	100,250	98,000
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The owner submitted an appraisal that was done by Leon Holland as a tri-plex. These are seperate units, individually owned. The properties have a single garages. Comparable sales of condo's indicate that the market values are within the range of value. Recommend change in value to \$98,000. based on equity within the development.

05-103-0009	FAIRFIELD ONE LLC,	100,250	98,000
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The owner submitted an appraisal that was done by Leon Holland as a tri-plex. These are seperate units, individually owned. The properties have a single garages. Comparable sales of condo's indicate that the market values are within the range of value. Recommend change in value to \$98,000. based on equity within the development.

05-103-0010	FAIRFIELD ONE LLC,	103,250	98,000
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The owner submitted an appraisal that was done by Leon Holland as a tri-plex. These are seperate units, individually owned. The properties have a single garages. Comparable sales of condo's indicate that the market values are within the range of value. Recommend change in value to \$98,000. based on equity within the development.

05-103-0011	FAIRFIELD ONE LLC,	101,450	96,000
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The owner submitted an appraisal that was done by Leon Holland as a tri-plex. These are seperate units, individually owned. The properties have a single garages. Comparable sales of condo's indicate that the market values are within the range of value. Recommend change in value to \$96,000. based on equity within the development.

05-103-0012	FAIRFIELD ONE LLC,	100,350	98,000
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The owner submitted an appraisal that was done by Leon Holland as a tri-plex. These are seperate units, individually owned. The properties have a single garages. Comparable sales of condo's indicate that the market values are within the range of value. Recommend change in value to \$98,000. based on equity within the development.

05-103-0033	FAIRFIELD TWO LLC,	101,650	98,000
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The owner submitted an appraisal that was done by Leon Holland as a tri-plex. These are seperate units, individually owned. The properties have a single garages. Comparable sales of condo's indicate that the market values are within the range of value. Recommend change in value to \$98,000. based on equity within the development.

05-103-0034	FAIRFIELD TWO LLC,	101,850	96,000
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The owner submitted an appraisal that was done by Leon Holland as a tri-plex. These are seperate units, individually owned. The properties have a single garages. Comparable sales of condo's indicate that the market values are within the range of value. Recommend change in value to \$96,000. based on equity within the development.

05-103-0035	FAIRFIELD TWO LLC,	100,350	98,000
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The owner submitted an appraisal that was done by Leon Holland as a tri-plex. These are seperate units, individually owned. The properties have a single garages. Comparable sales of condo's indicate that the market values are within the range of value. Recommend change in value to \$98,000. based on equity within the development.

05-103-0048	FAIRFIELD ONE LLC,	101,250	98,000
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The owner submitted an appraisal that was done by Leon Holland as a tri-plex. These are seperate units, individually owned. The properties have a single garages. Comparable sales of condo's indicate that the market values are within the range of value. Recommend change in value to \$98,000. based on equity within the development.

05-103-0049	FAIRFIELD ONE LLC,	100,850	96,000
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The owner submitted an appraisal that was done by Leon Holland as a tri-plex. These are seperate units, individually owned. The properties have a single garages. Comparable sales of condo's indicate that the market values are within the range of value. Recommend change in value to \$96,000. based on equity within the development.

05-103-0050	FAIRFIELD ONE LLC,	102,650	98,000
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The owner submitted an appraisal that was done by Leon Holland as a tri-plex. These are seperate units, individually owned. The properties have a single garages. Comparable sales of condo's indicate that the market values are within the range of value. Recommend change in value to \$98,000. based on equity within the development.

Current year list of parcels going thru BOE

9/26/2006

Beginning Date : >= 9/1/2006 and Ending Date : <= 9/27/2006 and Freeze Year = 2006

<u>Parcel</u>	<u>Name</u>	<u>Pre board</u>	<u>Equalized</u>
06-048-0010	SALAS, JOZANNE Grant Lund	144,381	139,500

The land is very steep. The refinancing appraisal was included in the appeal packet with a market value of \$1359,500. Recommend using a total market value of \$139,500 based on appraisal.

06-101-0005	MARSHALL, RUTH ANN TR	30,250	22,000
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The owner provided a closing statement. Recommend using market value of \$22,000 based on closing statement.

06-101-0006	UTAH STATE UNIVERSITY DEVELOP	30,250	18,000
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Recommend using closing statement value of \$18,000.

07-036-0018	WRIGHT, ROBERT L TR	660,782	500,000
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The owner purchased this property for \$500,000 which includes some personal property. This property was listed for a year. Recommend using purchase price of \$500,000.00.

07-106-0011	ELIASON, STEPHEN R & MARILYN D	655,441	655,441
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Fee appraisal submitted with a value of \$555,541 dated October 27, 2005. Refer to assessor for review. May need to time adjust depending on comparable home sale dates.

07-152-0301	LARSON, GREGORY A & LORI M	209,605	189,000
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Submitted comparable sales. There was no basement finish verified by site visit. Recommend market value of \$189,000.

07-152-0404	MCHUGH, MARGARET M & AUSTIN	318,075	286,000
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Private appraisal submitted. Recommend using market value of \$286,000.

07-172-0005	LUZZADER, WAYNE R & PATRICIA F	244,953	244,953
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The owner purchased this home in December 2005 for \$212,000. The sale was arranged through a friend. He has recarpeted and painted the home since the purchase date. The assessor is concerned that the sale may not represent market. This home was purchased for \$245,000 in 2002. That owner sold to the current buyer. The assessor believes that the market has not gone down since that sale. The sales comparables provided by the assessor indicates that the market is well above the purchase price. No change recommended.

07-183-0365	GLENN INVESTMENT COMPANY LL	96,800	48,400
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This land is in N. Logan. No. Logan City has a letter from the City indicating that the lot is not buildable in the current configuration. For 2007 the adjacent parcel has been combined with it to be able to have open space requirement per the city. Owner did not provide an estimate of value. Recommend using a market value of \$48,400.

07-183-0369	GLENN INVESTMENT COMPANY LL	35,200	17,600
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This land is in N. Logan. No. Logan City has a letter from the City indicating that the lot is not buildable in the current configuration. For 2007 the adjacent parcel has been combined with it to be able to have open space requirement per the city. Owner did not provide an estimate of value. Recommend using a market value of \$17,600.

07-187-0044	HOPPIE, DAVID	147,820	138,000
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Fee appraisal submitted dated March 3, 2005. Recommend using a market value of \$138,000 based on corrected sq ft. Time adjusted market value from fee appraisal.

08-075-0068	MAYNARD, JOE & GISELE	166,430	166,430
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Using the closing statement price time adjusted for the current market puts the value at what the assessor's office has on the parcel. Recommend no change in value.

08-083-0002	LINDLEY, EARL L & MARILYN J	237,499	211,163
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The owner has provided a copy of a fee appraisal from Allen Burras of a parcel in the area. Zoned RA2 (residential/agricultural with 2 ac). The owner wants to only appeal the amount of excess land. The total property market value must be considered. The

Current year list of parcels going thru BOE

9/26/2006

Beginning Date : >= 9/1/2006 and Ending Date : <= 9/27/2006 and Freeze Year = 2006

Parcel	Name	Pre board	Equalized
comparable sales for this area are about \$60,000 per ac. First ac at \$43,250 additional acreage is \$18000 for agricultural land. Recommend using a total market value of \$211,163. based on comparable sales.			
08-083-0003	SWANSON, ROBERT W TR	220,137	208,130

The owner has provided a copy of a fee appraisal from Allen Burras of a parcel in the area. Zoned RA2 (residential/agricultural with 2 ac). The owner wants to only appeal the amount of excess land. The total property market value must be considered. The comparable sales for this area are about \$60,000 per ac. First ac on this property will be \$43,250. Balance ac is \$15,480. Recommend a total value of \$208,130. based on comparable sales.

08-083-0008	DOWNS, SETH L & SHARON R TRS	36,630	36,050
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Based on new land guideline adjust market value to be equalized at \$36,050 and comparable sales.

08-083-0058	CORBRIDGE, DOUGLAS & DOROTHY	194,350	194,350
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Reallocate land value to home based on new land guideline. Adjust market value to be equalized at \$43250 for first acre and excess ac will be 12000 and comparable sales. Total market value is \$194,350. This home is part of the reappraisal project for 2007 and the value will increase.

08-083-0060	GODDERIDGE, LYNN J & APRIL R	232,855	232,855
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Reallocate the land value to the house to agree to the new land guideline. This parcel is in the 2007 reappraisal and overall value will increase.

08-083-0064	DOWNS, TODD L & KARA L	225,051	225,051
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Reallocate land value to meet new land guideline. Adjust 1st ac to \$43,250 balance ac at \$20,040. The home value increases to \$161,761. NO Change on overall market value.

08-131-0001	SAXTON, LYLE H TR	47,200	7,200
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Recommend using the land guideline for additional acreage of \$7,200. Owner has combined this lot with residential parcel for 2007.

08-131-0028	DAVIS, KELLY LYNNE	332,100	285,000
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Recommend using closing statement market value of \$285,000.

08-160-0034	NELSON, SCOTT B & HEIDI W	309,300	298,800
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Recommend using closing cost value of \$298,800.

08-161-0100	JOHNSON, MELISSA ANN	224,979	205,700
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Fee appraisal submitted dated 06/05 sales listed were from 2004. Recommend time adjusting value to current market sales of \$205,700.

09-011-0004	KING, VENDA J TR	93,607	66,924
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This is a barn. Recommend using a market value of \$20000 for the ag building and a total market value of \$66,924 based on cost to build.

09-024-0013	JORGENSEN, JERRY G TR	185,761	185,760
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The appraiser did a site visit. Recommend allocating value to residential and some to commercial. No overall value change but there will be a reduction in property tax.

09-108-0001	RICHMOND HILLS LLC,	636,775	636,775
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This home is listed for sale at \$495,000 and there has been no interest in the property. The owner is reducing the price to \$465,000. Recommend using a market value of \$465,000. which is the new listing price. Refer to assessor for review.

10-025-0044	STOKES, ANDREW RAY TR	65,080	50,000
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The vacant lot is a buildable lot in Wellsville. The acreage is .87. The owner provided some sales documentation at approximately \$60,000. The appraiser presented one more comparable in the same area for \$59,000. This parcel is a single

Current year list of parcels going thru BOE

9/26/2006

Beginning Date : >= 9/1/2006 and Ending Date : <= 9/27/2006 and Freeze Year = 2006

Parcel

Name

Pre board

Equalized

buildable lot. The appraiser recommends that the range of value of \$59,000 to \$60,000. The owner says that there is a steep slope into the lot which would affect the value. There are no utilities to this parcel either. The owner estimates \$30,000. Recommend a market value of \$50,000. based on comparable with adjustment for utilities.

10-046-0003	GUNNELL, LELAND P & EDITH P TR	587,074	587,074
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Agricultural buildings have been torn down. Recommend removing ag building value in 2007. NO Change in value for 2006.

10-076-0001	BUI, ANDY TR	119,900	96,900
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Recommend using purchase price of \$96,900.

10-076-0017	MOUNT STERLING ESTATES LLC	97,900	68,000
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Based on purchase price of \$68,000.

10-076-0018	MOUNT STERLING ESTATES LLC	97,900	68,000
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Recommend using purchase price of \$68,000.

10-076-0019	MOUNT STERLING ESTATES LLC	119,900	89,000
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Recommend using purchase price of \$89000

15-033-0008	CLARK, RALPH J TR	136,370	136,370
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Recommend no change in 2006. Change land configuration and value in 2007 when property description changes.

16-094-0019	HINDERLITER, CLYDE	30,800	16,000
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The owner purchased 2 parcels. The cabin is salvage value. The total purchase price of \$1215 per ac. The sale is not really an arms length transaction. Recommend using salvage value of \$1000 on cabin no change on land based on equity in the area.

16-094-0020	HINDERLITER, CLYDE	15,000	15,000
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No change in market value based on keeping the values equitable.

CACHE COUNTY

ORDINANCE NO. 2006- 12

AN ORDINANCE AMENDING THE CACHE COUNTY ZONING ORDINANCE, CHAPTER 17.15, CACHE COUNTY CODE.

The County Council of Cache County, Utah, in a regular meeting, lawful notice of which has been given, hereby amends the Cache County Zoning Ordinance by adopting and restating Section 17.15 of the Cache County Code as duly recommended by the Cache County Planning Commission as attached hereto and incorporated herein as Exhibit A with an Overlay Map as attached hereto and incorporated herein as Exhibit B, with the following modifications.

17.15 Sand & Gravel Overlay Zone

17.15.010 Purpose

17.15.020 Development Standards

17.15.030 Mineral Extraction Operations

Sand & Gravel Overlay Map

EXHIBIT A

**CHAPTER 17.15
SAND & GRAVEL OVERLAY ZONE (SGO)**

17.15.010 Purpose	1
17.15.020 Development Standards	1
17.15.030 Mineral Extraction Operations	1

17.15.010 Purpose

The purposes of the Mineral Extraction Overlay Zone are:

- A. To provide areas to promote and protect the opportunities for the extraction of mineral resources which are necessary to the continued economic development of the County;
- B. To inform current and potential residents of the County of the possible location of future mineral extraction locations;
- C. To help identify locations within which mineral extraction may occur throughout the County.

The overlay zone map is illustrative. Accuracy is not guaranteed.

17.15.020 Development Standards

Refer to the base zoning district for all use, setback, area and lot width, building height, and vehicular circulation and parking requirements. The Sand & Gravel Overlay Zone shall not impose any greater requirements for site development than those that currently exist within this ordinance. Refer to the Mineral Extraction and Excavation Zone (§17.13) for all requirements.

17.15.030 Mineral Extraction Operations

Within the area zoned Sand & Gravel Overlay in Cache County, there is the potential of mineral extraction activities occurring.

Section: This Ordinance shall become effective immediately upon publication, in the manner required by law.

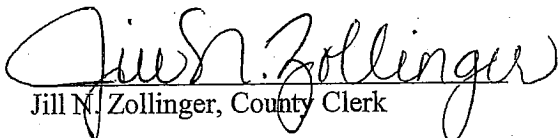
This Ordinance was adopted by the County Council, Cache County, Utah, on the 26th day of September, upon the following vote:

	Voting in Favor	Voting Against	Abstaining	Excused/Absent
H. Craig Petersen	X			
Brian Chambers	X			
Darrel L. Gibbons	X			
John H. Hansen	X			
Kathy Robison	X			
Cory Yeates	X			
Gordon Zilles				X

Cache County Council


Cory Yeates, Chairman

ATTEST:


Jill N. Zollinger, County Clerk

Publication Date: 10-11-2006

Development Services Cache County Corporation

179 North Main, Room 305
Logan, Utah 84321

Memorandum

To: Cache County Council
From: Cache County Planning Commission
Date: September 25, 2006
Subjects: Planning Commission Recommendations

In a special meeting of the Cache County Planning Commission on September 25th, 2006, the following motions were passed:

Motion 1:

Passed motion to recommend amendment of §17.09 with multiple zones, without determining which zone would be the default zone for land presently zoned AG.

(Draxler motioned, Dent seconded; Affirmative 5 [Allen, Christiansen, Draxler, Dent, Nelson], Negative 1 [Ellis]).

Motion 2:

Passed motion to recommend §17.09.040 (C) (AE-10 Zone), allowing for major subdivisions with a maximum density of one (1) unit per ten (10) acres of land, as the default agricultural zone for land presently zoned AG.

(Ellis motioned, Allen seconded; Affirmative 5 [Allen, Christiansen, Dent, Ellis, Nelson], Negative 1 [Draxler]).

Motion 3:

Passed motion to recommend that the definition of a Small Subdivision remain at five (5) lots from a base 1970 parcel.

(Dent motioned, Draxler seconded; Unanimous in the Affirmative 6,0).

Motion 4:

Passed motion to recommend that the policy of the Planning Commission be that it will not initiate rezones utilizing this new ordinance, but rather consider rezones at the request of property owner's or cities.

(Dent motioned, Christiansen seconded; Unanimous in the Affirmative 6,0).

Motion 5:

Passed motion to recommend an amendment to the proposed §17.09.040 (B) to reduce the maximum density from one (1) unit per five and one half (5.5) acres to one (1) unit per four (4) acres.

(Ellis motioned, Dent seconded; Unanimous in the Affirmative 6,0).

OPTION 3
COMPLETED

CACHE COUNTY

ORDINANCE NO. 2006-10

AN ORDINANCE AMENDING THE CACHE COUNTY ZONING ORDINANCE, CHAPTER 17.09, CACHE COUNTY CODE.

The County Council of Cache County, Utah, in a regular meeting, lawful notice of which has been given, hereby amends the Cache County Zoning Ordinance by adopting and restating Section 17.09 of the Cache County Code as duly recommended by the Cache County Planning Commission as attached hereto and incorporated herein as Exhibit A, with the following modifications.

CHAPTER 17.09: AGRICULTURAL ZONES: AG-NMS, AE-4, AG, AE-20, AE-40
 SITE DEVELOPMENT STANDARDS

- 17.09.010 Purpose
- 17.09.020 Definitions
- 17.09.030 Schedule of Uses
- 17.09.040 Description of Agricultural Zones
- 17.09.050 Setback Standard
- 17.09.060 Area and Lot Width
- 17.09.070 Height Standards
- 17.09.080 Vehicular Circulation and Parking
- 17.09.090 Agricultural Restrictive Covenant

CHAPTER 17.09
AGRICULTURAL ZONES: AG-NMS, AE-4, AG, AE-20, AE-40

SITE DEVELOPMENT STANDARDS

17.09.010	Purpose.....	1
17.09.020	Definitions.....	1
17.09.030	Schedule of Uses	1
17.09.040	Description of Agricultural Zones	1
17.09.050	Setback Standard	2
17.09.060	Area and Lot Width.....	3
17.09.070	Height Standards	3
17.09.080	Vehicular Circulation and Parking	3
17.09.090	Agricultural Restrictive Covenant	3

17.09.010 Purpose

The purposes of the Agricultural Zones are:

- A. To provide areas to promote and protect the opportunities for a broad range of agricultural uses and activities where farming is a viable component of the local economy;
- B. To implement the policies of *Cache Countywide Comprehensive Plan*, which contain the goals of protecting agricultural lands and promoting agriculture as a component of the local economy.

17.09.020 Definitions

- A. Density: The amount of land area per dwelling unit or the number of dwelling units per acre of land area.
- B. Developable Acreage: The number of acres reasonably determined to be available for building activities, as based on an assessment of sensitive lands, terrain/topography, site specific considerations, and other requirements of this Title and Title 16: Subdivision Ordinance.
- C. Determination of Developable Acreage: The maximum density may be reduced at the discretion of the County Council based on a determination of the total developable acres within a subdivision.
- D. Small Subdivision: A maximum of five (5) lots from the base 1970 parcel may be approved as a Small Subdivision.
- E. Major Subdivision: A subdivision where six (6) or more lots have been or are being proposed to be divided from the base 1970 parcel may be approved as a Major Subdivision.

17.09.030 Schedule of Uses

For a schedule of Permitted and Conditional Uses for all Agricultural Zones, refer to Chapter 17.08 of this Title. Any and all land uses other than those land uses defined as Agriculture shall be subject to all those Uses defined as Agriculture by this Title. As a condition to obtaining any permit for any use other than agriculture, an Agricultural Restrictive Covenant shall be recorded against the property setting forth the covenants described herein at Subsection 17.09.070.

17.09.040 Description of Agricultural Zones

- A. Agricultural No Major Subdivision Zone (AG-NMS): Lot Size and/or Development Density

- a. Minimum area for lots: 0.5 (1/2) acres.
- b. Small Subdivisions allowed with minimum area for lots of 0.5 (1/2) acres.
- c. No Major Subdivisions allowed.

B. Agricultural Estate 4 Zone (AE-4); Lot Size and/or Development Density

- a. Minimum area for lots: 0.5 (1/2) acres.
- b. Small Subdivisions allowed with minimum area for lots of 0.5 (1/2) acres.
- c. Major Subdivisions allowed with minimum lot size of 4 acres and/or density of 4 acres per residential unit.

C. Agricultural Zone (AG); Lot Size and/or Development Density

All land currently zoned Agricultural Zone is a part of this Zone. This is the base Agricultural Zone within Cache County, as referenced within the Cache County Zoning Map.

- a. Minimum area for lots: 0.5 (1/2) acres.
- b. Small Subdivisions allowed with minimum area for lots of 0.5 (1/2) acres.
- c. Major Subdivisions allowed with minimum lot size of 10 acres and/or density of 10 acres per residential unit.

D. Agricultural Estate 20 Zone (AE-20); Lot Size and/or Development Density

- a. Minimum area for lots: 0.5 (1/2) acres.
- b. Small Subdivisions allowed with minimum area for lots of 0.5 (1/2) acres.
- c. Major Subdivisions allowed with minimum lot size of 20 acres and/or density of 20 acres per residential unit.

E. Agricultural Estate 40 Zone (AE-40); Lot Size and/or Development Density

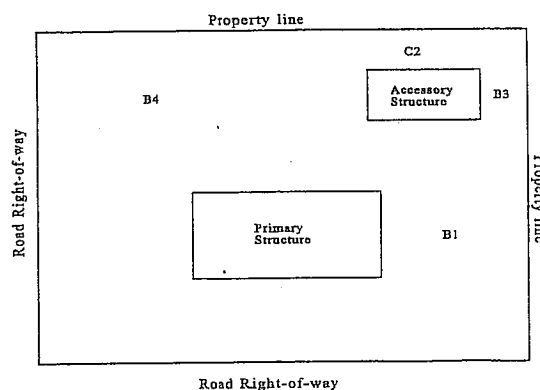
- a. Minimum area for lots: 0.5 (1/2) acres.
- b. Small Subdivisions allowed with minimum area for lots of 0.5 (1/2) acres.
- c. Major Subdivisions allowed with minimum lot size of 40 acres and/or density of 40 acres per residential unit.

17.09.050 Setback Standard

A. The following table and figure depict the required minimum setback for all Agricultural Zones.

	A	B1	B2	B3	B4	C1	C2	D
Setback (feet)	30'	12'	30'	5'	30'	30'	5'	10'

- A = Front Yard Setback
- B1 = Side Yard Setback
- B2 = Side Yard Setback - Primary Structure (Corner Lot Only)
- B3 = Side Yard Setback - Accessory Structure
- B4 = Side Yard Setback - Accessory Structure (Corner Lot Only)
- C1 = Rear Yard Setback - Primary Structure
- C2 = Rear Yard Setback - Accessory Structure
- D = Setback from Primary Structure to Accessory Structure



B. Other setbacks in all Agricultural Zones shall be as follows:

1. Minimum distance for primary and accessory buildings shall be not less than sixteen and half (16.5) feet from any canals, and/or ditches.
2. For areas used for animal confinement, fifty (50) feet from any natural waterway.

17.09.060 Lot Width and Coverage

- A. The minimum lot width for a lot in any Agricultural Zone measured at minimum front yard setback line shall be ninety (90) feet.
- B. No accessory building or use nor group of accessory buildings in any Agricultural Zone shall cover more than sixty (60) percent of the total lot/parcel area.

17.09.070 Height Standards

- A. No structure shall be erected to a height greater than forty five (45) feet, except for those exception identified in Section 17.05.110 of this Title.

17.09.080 Vehicular Circulation and Parking

- A. Parking for each use shall conform to Chapter 17.22 of this Title.
- B. No required parking shall be permitted in any required setback area.

17.09.090 Agricultural Restrictive Covenant

Within the area zoned Agricultural in Cache County it is expected that there will be a broad range of agricultural uses. Any use of land other than a use denominated as an Agricultural Use in this zone shall be subject to the sights, sounds, smells, air quality, water use, animal use, hours of operation, etc., accompanying regular and customary agricultural uses. Any person who chooses to site a use other than an Agricultural Use in this zone will be required to record a signed Declaration against their property making it subject to a Restrictive Covenant in favor of all Agricultural Uses; specifically that their property is subject to the sights, sounds, smells, air quality, water use, animal use, hours of operation, etc., then existing or which may exist in the future in an agricultural zone. Further that they waive any claim for nuisance or otherwise against adjacent property for agricultural operations. Agricultural operations that are consistent with sound agricultural practices are declared reasonable and shall not constitute a nuisance. Agricultural operations that are in conformity with federal, state and local laws and regulations are presumed to be operating within sound agricultural practices. The form of the Declaration shall be substantially as follows and it may be incorporated verbatim or by reference.

AGRICULTURAL DECLARATION

The property described herein is subject to all adjacent Agricultural Uses allowed within this zone, specifically to the sights, sounds, smells, air quality, water use, animal use, hours of operation, etc., accompanying regular and customary agricultural uses now existing or which may exist in the future in an Agricultural zone. By this Declaration the undersigned, and their successors in interest, hereby waive any claim for nuisance or otherwise arising from regular and customary agricultural operations. Agricultural operations that are consistent with sound agricultural practices are declared reasonable and shall not constitute a nuisance. Agricultural operations that are in conformity with federal, state and local laws and regulations are presumed to be operating within sound agricultural practices.

Section: This Ordinance shall become effective immediately upon publication, in the manner required by law.

This Ordinance was adopted by the County Council, Cache County, Utah, on the 26th day of September, upon the following vote:

	Voting in Favor	Voting Against	Abstaining	Excused/Absent
H. Craig Petersen				
Brian Chambers				
Darrel L. Gibbons				
John H. Hansen				
Kathy Robison				
Cory Yeates				
Gordon Zilles				

Cache County Council

Cory Yeates, Chairman

ATTEST:

Jill N. Zollinger, County Clerk

Publication Date: _____

CACHE COUNTY

ORDINANCE NO. 2006- 10

AN ORDINANCE AMENDING THE CACHE COUNTY ZONING ORDINANCE, CHAPTER 17.09, CACHE COUNTY CODE.

The County Council of Cache County, Utah, in a regular meeting, lawful notice of which has been given, hereby amends the Cache County Zoning Ordinance by adopting a revised Section 17.09.040 and 17.09.080 of the Cache County Code as attached hereto and incorporated herein as Exhibit A, with the following modifications.

17.09.040 Area and Lot Width

17.09.080 Subdivision Size and Density Limits

CHAPTER 17.09
AGRICULTURAL ZONE: AG

SITE DEVELOPMENT STANDARDS

17.09.010	Purpose	1
17.09.020	Definitions	1
17.09.030	Schedule of Uses.....	1
17.09.040	Description of Agricultural Zone	1
17.09.050	Setback Standard.....	2
17.09.060	Area and Lot Width	3
17.09.070	Height Standards	3
17.09.080	Vehicular Circulation and Parking.....	3
17.09.090	Agricultural Restrictive Covenant.....	3

17.09.010 Purpose

The purposes of the Agricultural Zone are:

- A. To provide areas to promote and protect the opportunities for a broad range of agricultural uses and activities where farming is a viable component of the local economy;
- B. To implement the policies of *Cache Countywide Comprehensive Plan*, which contain the goals of protecting agricultural lands and promoting agriculture as a component of the local economy.

17.09.020 Definitions

- A. Density: The amount of land area per dwelling unit or the number of dwelling units per acre of land area.
- B. Developable Acreage: The number of acres reasonably determined to be available for building activities, as based on an assessment of sensitive lands, terrain/topography, site specific considerations, and other requirements of this Title and Title 16: Subdivision Ordinance.
- C. Determination of Developable Acreage: The maximum density may be reduced at the discretion of the County Council based on a determination of the total developable acres within a subdivision.
- D. Small Subdivision: A maximum of five (5) lots from the base 1970 parcel.
- E. Major Subdivision: A subdivision where six (6) or more lots have been or are being proposed to be divided from the base 1970.

17.09.030 Schedule of Uses

For a schedule of Permitted and Conditional Uses for the Agricultural Zone, refer to Chapter 17.08 of this Title. Any and all land uses other than those land uses defined as Agriculture shall be subject to all those Uses defined as Agriculture by this Title. As a condition to obtaining any permit for any use other than agriculture, an Agricultural Restrictive Covenant shall be recorded against the property setting forth the covenants described herein at Subsection 17.09.070.

17.09.040 Description of Agricultural Zone

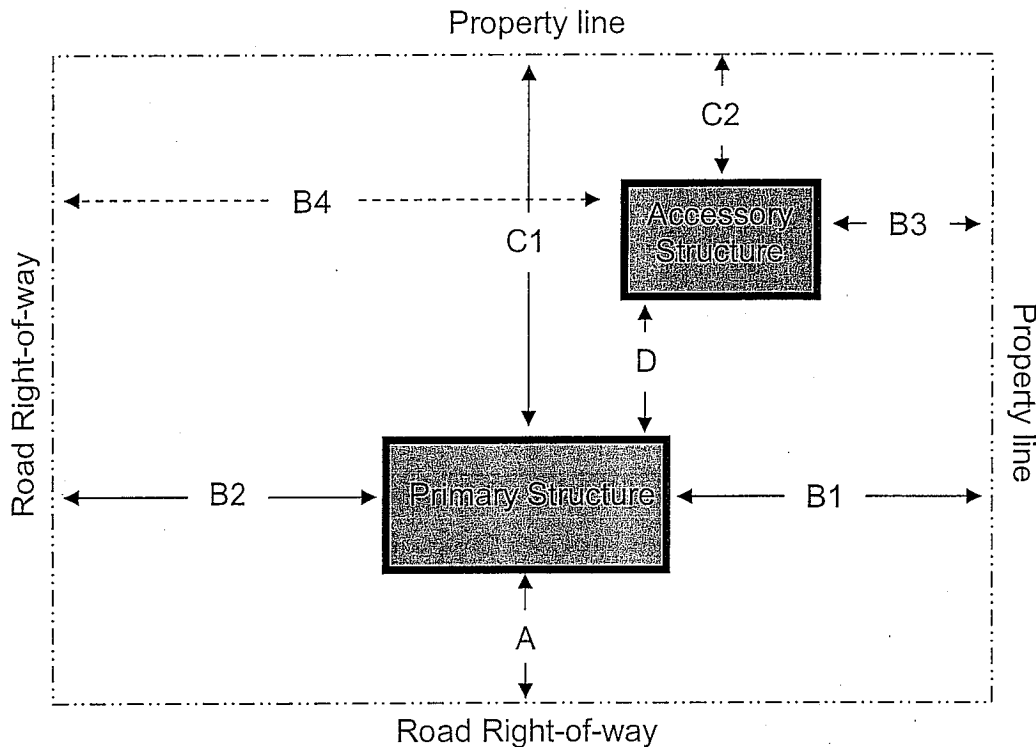
- A. Agricultural Zone (AG): Lot Size and/or Development Density
All land currently zoned Agricultural Zone is a part of this Zone. This is the base Agricultural Zone within Cache County, as referenced within the Cache County Zoning Map.

- a. Minimum area for lots: 0.5 (1/2) acres.
- b. Small Subdivisions allowed with minimum area for lots of 0.5 (1/2) acres.
- c. No Major Subdivisions allowed.

17.09.050 Setback Standard

A. The following table and figure depict the required minimum setback for all Agricultural Zones.

	A	B1	B2	B3	B4	C1	C2	D
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 B3 = Side Yard Setback - Accessory Structure
 B4 = Side Yard Setback - Accessory Structure (Corner Lot Only)
 C1 = Rear Yard Setback - Primary Structure
 C2 = Rear Yard Setback - Accessory Structure
 D = Setback from Primary Structure to Accessory Structure

B. Other setbacks in all Agricultural Zones shall be as follows:

1. Minimum distance for primary and accessory buildings shall be not less than sixteen and half (16.5) feet from any canals, and/or ditches.
2. For areas used for animal confinement, fifty (50) feet from any natural waterway.

17.09.060 Lot Width and Coverage

- A. The minimum lot width for a lot in any Agricultural Zone measured at minimum front yard setback line shall be ninety (90) feet.
- B. No accessory building or use nor group of accessory buildings in any Agricultural Zone

shall cover more than sixty (60) percent of the total lot/parcel area.

17.09.070 Height Standards

- A. No structure shall be erected to a height greater than forty five (45) feet, except for those exception identified in Section 17.05.110 of this Title.

17.09.080 Vehicular Circulation and Parking

- A. Parking for each use shall conform to Chapter 17.22 of this Title.
- B. No required parking shall be permitted in any required setback area.

17.09.090 Agricultural Restrictive Covenant

Within the area zoned Agricultural in Cache County it is expected that there will be a broad range of agricultural uses. Any use of land other than a use denominated as an Agricultural Use in this zone shall be subject to the sights, sounds, smells, air quality, water use, animal use, hours of operation, etc., accompanying regular and customary agricultural uses. Any person who chooses to site a use other than an Agricultural Use in this zone will be required to record a signed Declaration against their property making it subject to a Restrictive Covenant in favor of all Agricultural Uses; specifically that their property is subject to the sights, sounds, smells, air quality, water use, animal use, hours of operation, etc., then existing or which may exist in the future in an agricultural zone. Further that they waive any claim for nuisance or otherwise against adjacent property for agricultural operations. Agricultural operations that are consistent with sound agricultural practices are declared reasonable and shall not constitute a nuisance. Agricultural operations that are in conformity with federal, state and local laws and regulations are presumed to be operating within sound agricultural practices. The form of the Declaration shall be substantially as follows and it may be incorporated verbatim or by reference.

AGRICULTURAL DECLARATION

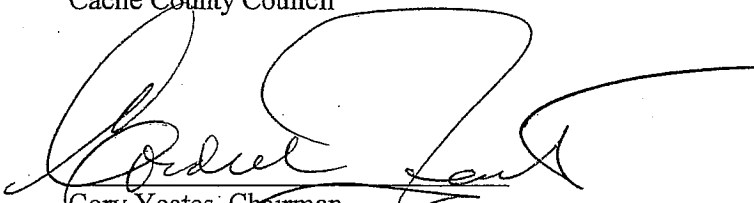
The property described herein is subject to all adjacent Agricultural Uses allowed within this zone, specifically to the sights, sounds, smells, air quality, water use, animal use, hours of operation, etc., accompanying regular and customary agricultural uses now existing or which may exist in the future in an Agricultural zone. By this Declaration the undersigned, and their successors in interest, hereby waive any claim for nuisance or otherwise arising from regular and customary agricultural operations. Agricultural operations that are consistent with sound agricultural practices are declared reasonable and shall not constitute a nuisance. Agricultural operations that are in conformity with federal, state and local laws and regulations are presumed to be operating within sound agricultural practices.

Section: This Ordinance shall become effective immediately upon publication, in the manner required by law.

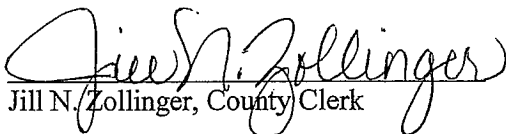
This Ordinance was adopted by the County Council, Cache County, Utah, on the 26th day of September, upon the following vote:

	Voting in Favor	Voting Against	Abstaining	Excused/Absent
H. Craig Petersen	✓			
Brian Chambers	✓			
Darrel L. Gibbons	✓			
John H. Hansen	✓			
Kathy Robison	✓			
Cory Yeates	✓			
Gordon Zilles				✓

Cache County Council


Cory Yeates, Chairman

ATTEST:


Jill N. Zollinger, County Clerk

Publication Date: 10-11-2006