

**4:45 p.m.**

Workshop & light refreshments served in the County Council Conference Room

**5:30 p.m.**

Call to order

Opening remarks/Pledge – Nate Daug

Review and approval of agenda

Review and approval of the minutes of the 7 July 2022 meeting

**5:35 p.m.****Consent Items**

1. **Rocky Mountain Reindeer Farm CUP** – A request for a 6-month extension of the effective period of approval for a conditional use permit to operate an agritourism facility.

**Regular Action Items**

2. **Monticello Meadows Subdivision** – A request to create a new 3-lot subdivision with an agricultural remainder on 36.83 acres located at 8156 South 2400 West, near Paradise, in the Agricultural (A10) Zone.
3. **Public Hearing (5:40 pm): Smithfield Country Estates Rezone** – A request to rezone 16.5 acres located at 5400 North 1200 West, near Smithfield, from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone. A rezone to RU2 Zone would allow for a maximum potential of 8 buildable lots for single family residential, whereas the existing A10 Zone allows for a maximum of 1 buildable lot.
4. **Public Hearing (5:55 pm): Campbell Rezone** – A request to rezone 10.0 acres located at ~5400 West and Red Fox Lane, near Mendon, from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone. A rezone to RU2 Zone would allow for a maximum potential of 5 buildable lots for single family residential, whereas the existing A10 Zone allows for a maximum of 1 buildable lot.
5. **Providence City Cemetery Expansion Conditional Use Permit** – A request to expand an existing cemetery use located at 925 River Heights Blvd, near River Heights, in the Agricultural (A10) Zone.
6. **Hobbled Dog Cidery Conditional Use Permit** – A request to operate a winery facility (Use Type 6160), specializing in the fermentation of apples into hard cider, located at 625 West 8300 South, near Paradise, in the Agricultural (A10) Zone.
7. **Public Hearing (6:30 pm): Cache County General Plan** – A public hearing to review the County's proposed General Plan to meet State laws for general planning, which includes elements on Land Use, Moderate-Income Housing, and Transportation. The General Plan also includes the following supplemental Appendices: The Regional Collaboration Plan, Urban and Rural Area Assessment, and Cost of Services Plan. The Planning Commission will review the General Plan and appendices, take public comment, and forward a recommendation to the County Council.

- 8. Public Hearing (7:00 pm):** Amending 17.07.030: Use Related Definitions - 4100 Recreational Facility and other potential new or existing Use Related Definitions; 17.07.040: General Definitions – Campground, and other potential new or existing General Definitions; 17.09.030: Schedule of Zoning Uses by Zoning District - 4100 Recreational Facility; and other potential Sections of Title 17 - Zoning Regulations, to consider appropriate application of recreational facility uses in the zoning districts of Cache County.
- 9. Discussion:** Cherry Peak Ski Area CUP 4<sup>th</sup> Amendment
- 10. Discussion:** Floodplain Setback distance
- 11. Discussion:** The review and amendment of Title 17.07.030 Use Related Definitions and Title 17.07.040 General Definitions including but not limited to uses and definitions related to the following uses:
  - 6400 Mineral Extraction
  - 6410 Topsoil Extraction
  - 6420 Site Grading

Board Member Reports

Staff reports

Adjourn



Planning Commission Minutes

7 July 2022

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1 **Present:** Chris Harrild, Angie Zetterquist, Lauren Ryan, Tim Watkins, Lane Parker, Jason Watterson,  
2 Brady Christensen, Chris Sands, Melinda Lee, Brandon Spackman, Nolan Gunnell, Taylor Sorensen,  
3 Matt Phillips

4 **Start Time: 05:30:00**

5 **Sands** called the meeting to order and **Parker** gave the opening remarks.

6 **05:32:00**

7 **Agenda**

8 **Approved with no objection.**

9 **05:33:00**

10 **Minutes**

11 **Approved with no objection.**

12 **05:33:00**

13 **Consent Items**

14 **#1 Stuart Minor Subdivision**

15 *Watterson motioned to approve the consent agenda; Christensen seconded; Passed 6, 0.*

16 **05:34:00**

17 **Regular Action Items**

18 **#2 Discussion: General Plan Meeting**

19 **Lauren Ryan** requested and explained the need for an additional workshop meeting for the General Plan  
20 at the end of July.

21 **Staff** and **Commissioners** discussed the reason for the meeting and a date and time for the requested  
22 meeting.

23 *Christensen motioned to approve a meeting for July 28, 2022 at 5:30 pm; Watterson seconded; Passed*  
24 *6, 0.*

25 **05:39:00**

26 **#3 Public Hearing (5:40 pm): William Cody Pitcher Rezone**

27 **Zetterquist** reviewed the staff report for the William Cody Pitcher Rezone.

28 **05:45:00**



1 **Watterson** motioned to open the public hearing for the William Cody Pitcher Rezone; **Lee** seconded;  
2 **Passed 6, 0.**

3 **William Cody Pitcher** commented as the applicant and would like to have a couple of building lots and  
4 leave the rest as agriculture.

5 **Staff** and **Commissioners** discussed access.

6 **05:47:00**

7 **Watterson** motioned to close the public hearing; **Lee** seconded; **Passed 6, 0.**

8 **Commissioners** discussed the rezone being compatible with the surrounding area, access, and services.

9 **Christensen** motioned to recommend approval to the County Council for the William Cody Pitcher Rezone  
10 based on 1 conclusion; **Watterson** seconded; **Passed 6, 0.**

11 **05:50:00**

12 **#4 Public Hearing (5:55 pm): Martin Bench Rezone**

13 **Zetterquist** reviewed the staff report for the Martin Bench Rezone.

14 **Commissioners** and **Staff** discussed septic system location, roads and road improvements,

15 **06:01:00**

16 **Parker** motioned to open the public hearing for the Martin Bench Rezone; **Christensen** seconded; **Passed**  
17 **6, 0.**

18 **Chad Martin** is the applicant and commented on access and the road.

19 **Harrild** responded that the trail head funds have been approved but funds for the road have not been  
20 approved.

21 **Gunnell** stated he has heard no funds being available for paving the road.

22 **Watkins** stated that a conditional use permit is going to be needed for the trail head project and final  
23 details are still being finalized.

24 **Staff** and **Commissioners** discussed the needed road improvements and the existing trail head  
25 improvements.

26 **Mr. Martin** stated an access off 1000 south will be used and only three lots are being planned.

27 **06:10:00**

28 **Christensen** motioned to close the public hearing; **Watterson** seconded; **Passed 6, 0.**

1 **Commissioners** discussed the road and needed improvements, the location and distance from Mendon,  
2 and Mendon City's letter.

3 **Watterson** motioned to recommend approval to the County Council for the Martin Bench Rezone with the  
4 1 conclusion; **Lee** seconded; **Passed 6, 0.**

5 **06:16:00**

6 **#5 Public Hearing (6:10 pm): Winnies Properties Rezone**

7 **Zetterquist** reviewed the staff report for the Winnies Properties Rezone.

8 **06:22:00**

9 **Parker** motioned to open the Winnies Properties Rezone; **Lee** seconded; **Passed 6, 0.**

10 **Cameron Winqvist** representing the applicant commented on that the family who owns the land has  
11 been working on this project with Scott Wells for over a year and the proximity of Wellsville services  
12 across the highway. Wellsville City is not interested in bringing the utilities over for development.

13 **Scott Wells** from Wellsville City commented on providing services from Wellsville and being dependent  
14 on developers to help with building infrastructure and this could hinder future growth. They would like to  
15 see this development hook onto the City water and sewer systems and not have wells and septic.

16 **Sands** asked about proximity of City water and sewer.

17 **Mr. Wells** commented that water is across the highway about 1 city block and sewer would possible need  
18 a lift station. There are two sleeves under the highway but the City is having trouble finding them.

19 **Jake Bankhead** commented against the proposed rezone because of water and septic.

20 **Mr. Winqvist** commented this should not hinder development of Wellsville and there should hopefully  
21 only be 3 wells shared by the new buildable lots. Wellsville City just approved two homes with septic  
22 tanks.

23 **Kurt Bankhead** commented in opposition based on water and traffic and that the property should be  
24 annexed.

25 **James Smith** commented in opposition based on water, traffic and needed road improvement.

26 **06:34:00**

27 **Lee** motioned to close the public hearing; **Spackman** seconded; **Passed 6, 0.**

28 **Commissioners** discussed spacing of wells and septic, development of infrastructure, and working with  
29 the local municipality to develop in the city.

30 **Parker** motioned to recommend denial to the County Council of the Winnies Properties Rezone based on  
31 the 1 conclusion; **Watterson** seconded; **Passed 6, 0.**

1 06:42:00

2 **#6 Public Hearing (6:25 pm): Amending 17.07.030: Use Related Definition – 5810 Private Airport**

3 **Harrild** reviewed the staff report for the suggested amendment for private airports.

4 **Staff** and **Commission** discussed ownership or of the property or an easement for the different needed  
5 zones for an airport and removal of the last paragraph of the existing language, and intermittent use for  
6 landing and taking off.

7 06:58:00

8 **Christensen** motioned to open the public hearing for amending 17.07.030: Use Related Definition – 5810  
9 Private Airport; **Watterson** seconded; **Passed 6, 0.**

10 **Dirk Howard** commented on leasing land for an airport or zones of airport and asked how an easement  
11 would work with a conditional use permit.

12 **Sorenson** reviewed what an easement is and how it runs with the land.

13 **Carrie Richman** commented on the safety of homes and people in an area where landing and taking off  
14 of an airplane is happening and to specify that a permit is needed to land and take off of an airplane in the  
15 area.

16 **Emily Stoker** commented wanting a say in permits being granted in the area of her home and that her  
17 house has been buzzed and her children frightened by planes.

18 **Carrie Goodsell** commented on a plane going through her hay property after it landed. No property  
19 owner should have to give an easement for a runway.

20 **Laura Barras** commented on the FAA not requiring a permit for intermittent use and how it is not safe  
21 for planes to take off and land close to homes and wanting a ½ mile buffer from nearby homes in all  
22 directions of a planes landing and takeoff area.

23 07:16:00

24 **Christensen** motioned to close the public hearing; **Spackman** seconded; **Passed 6, 0.**

25 **Commissioners** and **Staff** discussed the Holyoak airport conditional use permit (CUP) being revoked,  
26 the complaint process for a violation and enforcement, intermittent use, possibly allowing no landing or  
27 take off if the plane owner doesn't control the land, and planes landing in an emergency, and existing  
28 State Code.

29 **Parker** motioned to recommend approval of the proposed amendment with the change to an easement not  
30 a lease; **Watterson** seconded; **Passed 6, 0.**

31 07:38:00

**1 #7 Public Hearing (6:35 pm): Amending 17.07.020: Use Related Definitions – 4100 Recreation**  
**2 Facility; 17.07.030: Schedule of Zoning Use by Zoning District – 4100 Recreational Facility**

3 **Watkins** reviewed the staff report for amending 17.07.020: Use Related Definitions – 4100 Recreation  
4 Facility; 17.07.030: Schedule of Zoning Use by Zoning District – 4100 Recreational Facility.

5 **Commissioners** and **staff** discussed making recreational facilities conditional in a commercial zone, an  
6 overlay, and state code for water systems and septic.

7 **07:55:00**

8 **Watterson** motioned to extend the meeting until 8:30; **Lee** seconded; **Passed 6, 0.**

9 **07:57:00**

10 **Lee** motioned to open the public hearing for Use Related Definitions 4100 Recreational Facility;  
11 **Watterson** seconded; **Passed 6, 0.**

12 **Ted Stokes** commented on appreciating putting policy in place in line with the public wants.

13 **08:00:00**

14 **Parker** motioned to close the public hearing; **Spackman** seconded; **Passed 6, 0.**

15 **Staff** and **Commissioners** discussed how option one is a short term solution and option two is a longer  
16 term solution. However, the General Plan, when adopted, will affect this and could force some changes if  
17 a longer term solution is sought at this time. How this change would impact commercially zoned property  
18 was also discussed. Some commissioners also feel like this could set precedence for removing a zone  
19 from a use due to a knee jerk reaction of one proposal.

20 **08:12:00**

**21 #8 Hollow Ridge RV Campground Conditional Use Permit**

22 **Watkins** reviewed the staff report for the Hollow Ridge RV Campground Conditional Use Permit (CUP).

23 **Commissioners** and **Staff** discussed the suggested changes to comply with State code.

24 **Watterson** motioned to approve the Hollow Ridge RV Campground Conditional Use Permit with the  
25 amended 16 conditions and 2 conclusions; **Lee** seconded; **Passed 5, 1 (Spackman voted nay).**

26 **Mr. Stokes** commented on the full language of the State code being applied to the CUP.

27 **Sorensen** stated that State Code applies even if it is not called out specifically in the CUP.

28 **Mr. Stokes** commented that the language from the Board of Adjustments states that all inconsistencies.

29 **Sands** responded that the Commission feels like that is what has happened but the Commission can  
30 motion to hear more public comment.

1 08:36:00

2 *Watterson* motioned to extend the meeting up to 8:50 pm; *Lee* seconded; **Passed 6, 0.**

3 **#9 Discussion: Monticello Meadows Subdivision**

4 **Watkins** reviewed the staff report for the Monticello Meadows Subdivision.

5 **Phillips** reviewed the reason for discussing this particular subdivision and how the current County Code  
6 affects the road improvements needed for this development. He also explained what a fee in lieu would  
7 mean.

8 **Commissioners** and **Staff** discussed the scope of the project, the cost needed to improve the road, the fee  
9 in lieu, the possibility of eminent domain, and what options are available for these types of road.

10 08:54:00

11 *Christensen* motioned to extend the meeting until 9:20 pm; *Lee* seconded; **Passed 6, 0.**

12 **Jacob Schellenberg** commented about safety of the road, adding a subdivision, paying for the road, and  
13 the fee in-lieu.

14 **Watkins** asked about how much property would need to be dedicated for the right of way.

15 **Mr. Schellenberg** responded about just over an acre. He also stated the McBride's are unwilling to even  
16 sign an easement for a 10X10 piece to allow him to access the power box near here.

17 **Sands** asked about subdivisions further south of this section.

18 **Phillips** responded all of have been told no because they require extensive improvements to the road and  
19 dugways.

20 09:05:00

21 **#10 Discussion: Floodplain Setback Distance**

22 **Harrild** explained about the floodplain setback requirements.

23 **Staff** and **Commissioners** discussed building a home in a floodplain setback, site specific analysis for  
24 helping to define the actual flood plain, possibly changing the language to base it on a 100 yr flood plain  
25 instead of a FEMA flood plain, and what maps are referenced for floodplains.

26 09:16:00

27 **#11 Discussion: Cherry Peak Ski Area CUP 4<sup>th</sup> Amendment**

28 **Phillips** informed the Commission that Cherry Peak Ski Area is required to do a traffic study to increase  
29 their numbers and a third party has been brought in to do a review of the traffic and has completed their  
30 draft.

1 **Staff** and **Commissioners** discussed what needs to be completed before the item comes back before the  
2 Commission.

3 **9:20:00**

4 **#12 Discussion: Review and amendment of Title 17.07.030 Use Related Definitions and Title**  
5 **17.07.040 General Definitions including but not limited to uses and definitions related to: 6400**  
6 **Mineral Extract, 6410 Topsoil Extraction, 6420 Site Grading**

7 Will be discussed at the next meeting.

8 **Commissioners** expressed their gratitude for Chris and his hard work for the County.

9 **Zetterquist** reviewed what is on the agenda for next month.

**Memorandum****4 August 2022****To:** Planning Commission**Subject:** 6-month time extension request for the proposed Rocky Mountain Reindeer Farm CUP

A request has been made by Alora Lloyd, the property owner of the Rocky Mountain Reindeer Farm Conditional Use Permit (CUP), for a 6-month extension of the effective period of approval to operate an agritourism business (Use Type 6140) on 8.85 acres located at 3750 West 6100 South, near Wellsville, in the Agricultural (A10) Zone (Attachment A).

The CUP was approved by the Planning Commission on 2 September 2021. The effective approval date for a CUP approval is one year; subsequently, the current expiration date for the approval is 2 September 2022. If the permit is not recorded by the expiration date, the approval is void and the file closed.

Before a CUP can be recorded, all conditions of approval must be met or, as necessary, an improvement agreement for required infrastructure must be in place. As of this date, the applicant still has outstanding conditions of approval. The applicant has been working to meet the outstanding conditions, but needs additional time to finalize site improvement plans with the Public Works and Development Services Department and complete the work required.

In 2018, §17.02.050, Effective Period of Land Use Authority Approval, was amended to allow an approval of an administrative land use decision to be extended up to six (6) months at the discretion of the land use authority (§17.02.050(F)). The same code update to Title 17.02 also changed the land use authority for subdivision approvals from the County Council to the Planning Commission in §17.02.030 (Establishing Land Use Authority Duties, Authorities, and Powers). Consequently, the Planning Commission is the land use authority with the power to consider this extension request.

Section 17.02.050(F)(2), specifies that the applicant bears the burden of proving the conditions justifying an extension have been met and the land use authority may approve an extension request only if:

- “a. The reason for the request is not economic.
- b. The applicant has shown a clear pattern of working to record the plat or permit throughout the entirety of the approval period.”

The submitted request for a time extension provides the following reasoning:

1. The remaining conditions for the subdivision are in process, but it cannot be completed prior to the expiration date for the subdivision.

Staff recommends that the Planning Commission approve this request to extend the effective date of approval to **2 March 2023**, the full 6-month time extension allowed per code, as:

1. The request for a time extension complies with the requirements of §17.02.050(F) and the applicant has shown a clear pattern of working to record the plat through the approval period.

## Development Services Department

Building | GIS | Planning &amp; Zoning

### Staff Report: Rocky Mountain Reindeer Farm CUP

2 September 2021

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:** Dallin & Alora Lloyd

**Parcel ID#:** 10-041-0013

**Staff Determination:** Approval with conditions

**Type of Action:** Administrative

**Land Use Authority:** Planning Commission

### Location

Reviewed by Angie Zetterquist

**Project Address:**

3750 West 6100 South  
near Wellsville

**Current Zoning:**

Agricultural (A10) Zone

**Acres:** 8.85

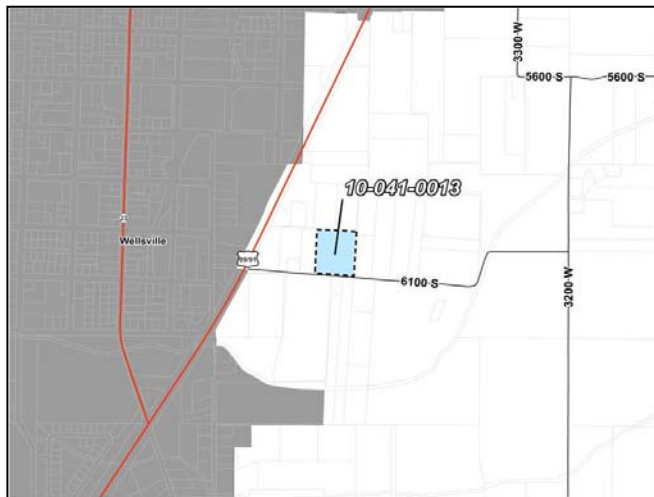
**Surrounding Uses:**

North – Agricultural/Residential

South – Agricultural/Residential

East – Agricultural/Residential

West – Agricultural/Residential



### Findings of Fact

#### A. Request description

1. The Rocky Mountain Reindeer Farm Conditional Use Permit (CUP) is a request to operate an agritourism business (Use Type 6140) on 8.85 acres located in the Agricultural (A10) Zone.
2. Per the Letter of Intent (Attachment A), the applicant is proposing to operate a reindeer breeding farm that will be open to the public for tours and special holiday events (i.e., Christmas tree sales). **See condition #1**
  - a. Construction
    - i. The subject property will have a number of structures onsite including a single-family residence located toward the east of the property. (See site plan as part of Attachment A).
    - ii. The main animal barn will be 53 feet by 72 feet (3,816 square-feet).



- iii. An 8-foot high wire mesh fencing will surround the reindeer pens, as required by the Division of Wildlife Resources. Lean-tos (24 feet x 12 feet) will be located within the animal pens for shelter and will be mobile to allow for rotational grazing.
- iv. A second 8-foot high fence will be constructed around the back half of the property for biosecurity, which is also required by the Division of Wildlife Resources.
- v. Shorter fencing will be used for other farm animals, as needed.
- vi. A 32-foot by 16-foot (512 square feet) building, will be constructed for the agritourism use for guests to check-in for tours, agricultural orientation, and will house a gift shop. A small concession stand is also planned near the gift shop (~144 square feet) that will have water and septic connections and sell items such as donuts, cookies, and popcorn. *See condition #2 & #3*
- vii. Additional building for the agricultural use include: two feed storage barns and a machine shed, each at 40 feet x 60 feet, will be constructed along the north property line.
- viii. The applicant anticipates that construction for the agritourism facility will be phased as follows: Phase I – animal pens, gift shop, and 8-foot biosecurity fence along the northwest quadrant; Phase II – concession stand; and, Phase III – bowery in display area to keep guest sheltered from weather. The construction of the agricultural-related structures will be completed as finances allow.
- ix. The applicant anticipates peak parking demand will be approximately 50 vehicles per hour during November and December. An area approximately 35,000 square feet in size is proposed to accommodate that parking. Employee parking would be located separate from guest parking, near the feed barns and machine shops. The site plan shows the proposed parking areas. *See condition #4*
- x. Proposed signage includes a monument style sign with a sculpted reindeer on top of boulders and flanked by evergreen landscaping. The proposed sign will be located on the south side of the guest parking area. *See condition #5*
- b. Operation
  - i. The applicant has approval from the Division of Wildlife Resources for a breeding farm with a maximum of 35 mature reindeer, based on the size of the property. The applicant will start their herd with 5 animals in 2021 and add an additional 5 in 2022.
  - ii. The agritourism operations will include farm tours by appointment, a retail gift shop, and Christmas tree sales.
  - iii. Farm guests will use an online scheduling system to reserve their tour time. Guests will check in for their tour at the gift shop.
  - iv. Prior to taking the tour, the guests will have time to view the other farm animals on site, including cows, horses, donkeys, and chickens). The tour will then include a 10-minute presentation on reindeer and their husbandry and how to safely interact with them. Guests will then be escorted into the display area with the reindeer and given the chance to feed them a handful of grain and take photos. Tours last approximately 30 minutes.
  - v. The owners of the property will be the employees in residence. Other employees will be hired as needed, but housing will not be furnished. The applicant anticipates they need 2-3 employees during the year and as many as 20 employees during the winter holidays with up to a maximum of 10 employees working at any one time.

- vi. Hours of operation will vary according to season and demand. Generally, the applicant expects the facility will operate January through October by appointment and then 10am to 8pm, Monday through Saturday, during November and December (i.e., holiday season).
- vii. Daily operation of the reindeer farm will include use of loaders, tractors, and a utility vehicle to carry feed, bed animals, and general animal husbandry.

## B. Conditional Uses

- 3. §17.06.050-B, Conditional Uses, directs the Land Use Authority to review conditional use permit (CUP) requests based on the standards and criteria that are defined therein and include:
  - a. Compliance with law;
  - b. Health, safety, and welfare;
  - c. Adequate service provision;
  - d. Impacts and mitigation.

## C. Compliance with law *See conclusion #1*

- 4. The County Land Use Ordinance stipulates that:
  - a. The proposed conditional use must comply with the regulations and conditions specified in the County Code and other applicable agency standards for such use. *See conclusion #1*
  - b. The proposed conditional use must be consistent with the intent, function, and policies of the Cache County General Plan, Ordinance(s), and land use, and/or compatible with existing uses in the immediate vicinity. *See conclusion #1*
- 5. §17.02.060, Establishment of Land Use Authority, authorizes the Planning Commission to act as a Land Use Authority for a CUP. *See conclusion #1*
- 6. The subject property is a legal lot as it has been in the same size and configuration since August 2008.
- 7. §17.07.030, Use Related Definitions defines this use as “6140 Agritourism.”
- 8. §17.07.040, Definitions, defines this use as:
  - a. “6140 Agritourism: a use or activity for the on-site recreation, retail purchase, education, or participation of the general public. Any such use/activity may include, but is not limited to a: farm tour; farm stay; educational class; corn maze; group event or competition; U-pick operation; farmers market; farm museum; cider mill; petting farm/zoo; retail sales facility (e.g. meat shop; dairy or creamery; nursery; gift shop; flower, herb, or spice store; bakery; restaurant; or café); small-scale food processing (e.g., process pumpkins grown on premise into pumpkin pies), and other similar uses/activities as determined by the Land Use Authority. Any such use or activity must meet the minimum requirements as follows:
    - i. Any such use/activity must be accessory to a primary Agricultural Production use. The primary and accessory uses must:
      - a. Be located on land that qualifies as land under agricultural use that is actively devoted to agriculture as defined by the Farmland Assessment Act, UCA 59-2-5, and;
      - b. Be located on a legal parcel, five (5) acres or larger in size; or on contiguous legal parcels that are a total of five (5) acres or larger in size.
      - c. Consist of 51% or more products produces on site.
    - ii. The use/activity occurs for more than twenty-one (21) consecutive or non-consecutive days per year, and provides agriculturally related, and in some instances, non-agriculturally related products and events to the general public.

- iii. Must obtain Land Use Authority review and approval prior to operation.
- iv. Overnight accommodation is permitted as follows:
  - a. Guest rooms must be located within an owner occupied dwelling or seasonal cabin that meets the minimum Building and Fire Code standards;
  - b. No more than a total of four (4) guest rooms with a maximum occupancy of two per rooms; not counting children 15 years of age and under.”
- 9. §17.09.030, Schedule of Uses by Zoning District, permits this use as a CUP in the Agricultural (A10) Zone only if reviewed and approved in accordance with the conditional use review procedures of §17.06 Uses as noted.
- 10. §17.10.040 Site Development Standards – The required setback from the front and rear property lines in the Agricultural (A10) Zone is 30 feet; side yard setbacks are 12 feet. The storage of material or placement of structures or parking within the setback areas is not permitted.

**D. Health, safety, and welfare *See conclusion #1***

- 11. The County Land Use Ordinance stipulates that:
  - a. Proposed CUP’s must not be detrimental to the public health, safety and welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity. A conditional use shall be considered detrimental if:
    - i. It causes unreasonable risks to the safety of persons or property because of vehicular traffic or parking, or other similar risks, and/or;
    - ii. It unreasonably interferes with the lawful use of surrounding property.
- 12. All activities as identified within the Rocky Mountain Reindeer Farm CUP Letter of Intent are proposed to occur on the subject property. Guests will access the parking area and the property via a 6100 South, which will be required to meet the minimum County standards in the Road Manual. With the required conditions of approval, the operation that the applicant is proposing will not cause unreasonable risks to the safety of persons or property and it will not unreasonably interfere with the lawful use of surrounding properties.

**E. Adequate service provision *See conclusion #1***

- 13. The County Land Use Ordinance stipulates that:
  - a. The proposed conditional use must not result in a situation that creates a need for essential services that cannot be reasonably met by local service providers, including but not limited to: Roads and year round access for emergency vehicles and residents, fire protection, law enforcement protection, schools and school busing, potable water, septic/sewer, storm water drainage, and garbage removal.
- 14. The subject property has frontage along 6100 South, a county road.
- 15. §12.02.010 adopts the Manual of Roadway Design and Construction Standards (Road Manual) for roadway improvement requirements.
- 16. The Road Manual specifies the following:
  - a. §2.1 Roadway Functional Classification – Minor Local Road (L): Minor local roads serve almost exclusively to provide access to properties adjacent to the road. Minor local roads generally serve residential or other non-commercial 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.

- b. Major Local Road (ML): Major local roads serve a dual function of providing access to properties that abut the road as well as providing through or connection service between higher road classification facilities. Major local roads may have significant local continuity and may operate at relatively high speeds. Because of the possibility of through traffic, a meaningful segment of traffic on major local roads may include drivers who are unfamiliar with the roads. Traffic on major local roads is largely composed of passenger vehicles or other smaller vehicle types. Where a significant proportion of traffic is trucks or other heavy vehicles, additional design considerations will be required.
  - c. Table B-6 Typical Cross Section Minimum Standards: Minor local roads must meet the minimum standard of a 66-foot right-of-way, two 10-foot wide paved travel lanes with 4-foot wide gravel shoulders: 14-inches depth of granular borrow, a 6-inches depth of untreated base course, and 3 inches of bituminous surface course (asphalt).
  - d. Major local roads must meet the minimum standard of a 66-foot right-of-way, two 10-foot wide paved travel lanes with 6-foot wide shoulders (2 feet paved and 4 feet of gravel): 14-inches depth of granular borrow, a 6-inches depth of untreated base course, and 3 inches of bituminous surface course (asphalt)
  - e. Table B-8 Typical Cross Section Structural Values: The minimum structural composition for major and minor local roads requires 14" depth of granular borrow, 6" depth of road base, and 3" depth of asphalt.
  - f. Section 12.02.020(B): Where land abutting an existing substandard street or road is subdivided or developed, the developer shall dedicate any necessary additional rights of way and improve the adjacent roadway to conform to the county's standard.
17. A basic analysis of 6100 South is as follows:
- a. 6100 South:
    - i. Is classified as a Minor Local Road.
    - ii. Provides some through access from US Hwy 89/91 to 3200 West, but mainly provides local access to residences and agricultural properties.
    - iii. Consists of an average 20-foot wide paved width.
    - iv. Is considered substandard as to right-way dedication, paved and gravel shoulders, and clear zone. *See condition #6 & #7*
    - v. The location of existing private or public utilities has not been determined. However, any existing or proposed private utilities located within the County right-of-way must be removed and relocated outside the right-of-way. The location of any existing public utilities will be allowed to remain the right-of-way, but any roadside hazards within the clear zone must be mitigated. *See condition #8*
18. Parking and Access:
- a. §17.22 Off Street Parking Standards – All uses included under Use Index 6000, Resource Production and Extraction, require a Parking Analysis be conducted to determine the required number of parking spaces needed to demonstrate that sufficient accommodation has been made for the volume of traffic expected to be generated by the size and type of the proposed use. The Parking Analysis must conform to §17.07.040 General Definitions and §17.22 Off Street Parking Standards. *See condition #4*
  - b. A detailed site plan must be submitted to confirm the location of the required parking and access meets minimum standard requirements and does not conflict with other uses on the

property. The parking lot improvement plan and access plans must be prepared by a licensed professional and will be reviewed and approved by the County. The applicant is responsible for additional costs associated with the review of these plans. **See condition #9**

19. Refuse: Logan City Environmental Department, Solid Waste Collection, reviewed the proposed use and will provide services to the subject property. Refuse containers will need to be placed in front of the lot on 6100 South for collection. Sufficient shoulder space along the road for all refuse and recycling containers must be provided to allow the containers to be placed 3-to-4 feet apart and far enough off the road so as to not interfere with passing traffic. Logan City Environmental did not comment specifically on the proposed agritourism use. The applicant must work with the Logan City Environmental Department on any future waste collection issues associated with the agritourism use. **See condition #10**

The applicant has indicated in the LOI that animal waste will be collected and composted on-site and later sold as fertilizer.

20. Fire: §16.04.080 [C] Fire Control – The County Fire District visited the site and reviewed the Letter of Intent. The Fire District stated the proposed parking area requires an all-weather surface to allow for emergency vehicle access. The Fire District will also require a plan review on all permanent structures associated with the agritourism use, except those structures used for solely agricultural purposes. **See condition #11**
21. Water: The applicant provided confirmation of water rights (#25-11569/a81618) including a domestic water right, 10 units of stock water, and 0.25 acres of irrigation water rights. The applicant must provide confirmation from the Utah Division of Water Rights that the existing water rights are sufficient for the proposed agritourism use. If additional water rights are required, the applicant must provide proof of the approved water rights prior to recordation. **See condition #12**
22. Septic: Applicant provided an approved permit for the installation of a septic system. The applicant must provide confirmation from the Bear River Health Department that the proposed use under this CUP can be accommodated by the approved septic system permit and does not require any upgrades. **See condition #13**
23. Stormwater: A stormwater report prepared by a licensed Engineer detailing how the proposed development will manage rainfall on-site and prevent the off-site discharge of the precipitation from all rainfall events less than or equal to the 80<sup>th</sup> percentile rainfall event or a predevelopment hydrologic condition, whichever is less. The stormwater report must be submitted to the Public Works Department for review and approval. Written confirmation from the Public Works Department that the report has been approved must be submitted to the Development Services Department prior to recording the permit. **See condition #14**
24. §15.32.030 Land Disturbance Permits – A Land Disturbance Permit may be required as specified by County and State Code. **See condition #15**

**F. Impacts and mitigation See conclusion #1**

25. Utah Code Annotated §17-27a-506, Conditional uses, item 2-a specifies that “A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.”
26. The County Land Use Ordinance stipulates that:
  - a. Reasonably anticipated detrimental effects of the proposed conditional use must be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards.

- b. Examples of potential negative impacts include but are not limited to odor, vibration, light, dust, smoke, noise, impacts on sensitive areas as defined by the Code, and/or disruption of agricultural practices.
27. Known or reasonably anticipated detrimental effects of the use are as follows:
- a. Traffic: An agritourism facility has the potential to generate additional traffic and may negatively impact the surrounding residential uses and add increased trips to the existing roads. The subject property is accessed by 6100 South, a County road. This road is currently substandard in a number of areas including dedication right-of-way, shoulders, and clear zone. The applicant must improve the 6100 South along the frontage of the subject property to meet the standards of a Minor Local Road, per the Road Manual. Additionally, the applicant must provide documentation of the required 33-foot right-of-way dedication along the frontage of the property. Finally, the access to the subject property must be revised in accordance with the requirements of the Road Manual. The access for the agritourism use can be a maximum of 36 feet wide, must be paved within the County right-of-way, offset a minimum 10-feet from the property line, and have a minimum spacing of 150 feet to another access. *See condition #6, #7, #9, #16*
  - b. Parking: Uses classified under Use Code 6000, Resource Production and Extraction Uses, require a Parking Analysis to determine the required number of parking spaces needed to demonstrate that sufficient accommodation has been made for the volume of traffic expected to be generated by the size and type of the proposed use. To mitigate any reasonably anticipated detrimental effects of the proposed use, a Parking Analysis must be submitted that conforms to §17.07.040 General Definitions and §17.22 Off Street Parking Standards to the County Engineer. *See condition #4*
  - c. Lighting: The proposed hours of operation will extend into the evening hours during November and December and possibly other times throughout the year, requiring exterior lighting to provide guidance for guests navigating the parking area to the location of the agritourism activities. As the surrounding area is primarily residential and agricultural, the impacts caused by parking lot lighting and exterior lights may be detrimental to surrounding uses. The applicant must provide a detailed lighting design plan to identify how lighting impacts will be mitigated. *See condition #17*

#### **G. Public Notice and Comment—§17.02.040 Notice of Meetings**

- 28. Public notice was posted online to the Utah Public Notice Website on 23 August 2021.
- 29. Notices were posted in three public places on 23 August 2021.
- 30. Notices were mailed to all property owners within 300 feet of the subject property on 23 August 2021.
- 31. At this time, no written public comment regarding this proposal has been received by the Development Services Office.

#### **Conditions**

Based on the Cache County Land Use Ordinances, Road Manual, and on the findings of fact as noted herein, staff recommends the following conditions:

- 1. The applicant and operator(s) must abide by the information as provided in the application and the information and conditions as identified in this report. Any expansion or modification of the proposed use must obtain the approval of the Land Use Authority. (A-2)
- 2. Prior to construction, the applicant must work with the Building Department to ensure the proposed agritourism structures use meet Building Code requirements for the type of use and

occupancy. The applicant must also obtain approval from the Fire Department that the structures adhere to the requirements of the fire code. The applicant must provide written confirmation from both departments to the Department of Development Services. All proposed structures require approval of a Zoning Clearance. **(A-2-a-iv)**

3. Prior to construction of the concession stand, the applicant must confirm with the Utah Water Rights Division and the Bear River Health Department that the existing water rights and septic system are adequate to accommodate the concession stand or if additional water rights or expansion of the septic system are required. **(A-2-a-iv)**
4. Prior to recordation, a Parking Analysis as defined by the Cache County Land Use Ordinance must be submitted to the Development Services Department for review and approval. Evidence of professional licensure must also be provided by the person preparing the analysis. Upon approval of the parking analysis, a detailed, to scale, site plan must be submitted to show all required parking spaces, access point(s), traffic flow pattern, materials used, etc., for the review and approval of the Development Services Office, Public Works Department, and the Fire District. **(A-2-a-ix, E-18-a, F-27-b)**
5. Proposed signage, must meet the minimum standards of §17.23 Sign Standards and obtain approval of a Zoning Clearance and may require a building permit prior to installation. **(A-2-a-x)**
6. Prior to recording the permit, the design of all required road improvements on 6100 South must be reviewed and approved by the Cache County Engineer for compliance with applicable codes. A full set of engineered design and construction plans must be submitted and must address issues of grade, drainage, and base preparation and construction. Fees for any engineering plan and construction review above the base fee collected for road review must be borne by the proponent. Construction of all required road improvements must also be completed prior to recording the permit; alternatively, the applicant may finalize an Improvement Agreement for the road improvements with the County. **(E-17-a-iv, F-27-a)**
7. Prior to recording the permit, the applicant must provide documentation that the required right-of-way dedication on 6100 South has been made along the frontage of the subject property. **(E-17-a-iv, F-27-a)**
8. Any existing or proposed private utilities located within the County right-of-way must be removed and relocated outside the right-of-way. The location of any existing public utilities will be allowed to remain the right-of-way, but any roadside hazards within the clear zone must be mitigated. **(E-17-a-v)**
9. Prior to recordation, the applicant must provide a detailed site plan to the Development Services Office for review and approval that includes the location of the access, required parking, drive aisles, turnarounds, as well as site grading plan, site drainage, and other site details to confirm the proposed use meets the minimum development standards. **(E-18, F-27a)**
10. The applicant must work directly with the Logan Environmental Department, Solid Waste Collection, on any future waste collection needs. **(E-19)**
11. Prior to issuance of a zoning clearance and building permits, the applicant must work with the Fire District through the plan review process to ensure fire department access and water supply for fire suppression meet minimum safety requirements. **(E-20)**
12. Prior to construction, the applicant must confirm with the Utah Division of Water Rights that the existing water rights for the property are sufficient for the proposed use. Written

confirmation must be provided to the Department of Development Services from the state. Alternatively, the applicant must provide proof of an additional, approved water right. *(E-21)*

13. Prior to construction, the applicant must provide confirmation from the Bear River Health Department that the existing septic system will accommodate the proposed use as indicated in the Letter of Intent. Written confirmation from the Bear River Health Department must be provided to the Department of Development Services. Alternatively, a copy of any additional septic permits required must be provided to the Department of Development. *(E-22)*
14. Prior to recording the permit, the applicant must provide a stormwater report prepared by a licensed Engineer detailing how the proposed development will manage rainfall on-site and prevent the off-site discharge of the precipitation from all rainfall events less than or equal to the 80<sup>th</sup> percentile rainfall event or a predevelopment hydrologic condition, whichever is less. The stormwater report must be submitted to the Public Works Department for review and approval. Written confirmation from the Public Works Department that the report has been approved must be submitted to the Development Services Department prior to recording the permit. *(E-23)*
15. A Land Disturbance Permit may be required as specified by County and State Code. *(E-24)*
16. Prior to recording, the applicant must provide a revised site plan that shows the access to the subject property is in accordance with the requirements of the Road Manual. The access for the agritourism use can be a maximum of 36 feet wide, must be paved within the County right-of-way, offset a minimum 10-feet from the property line, and have a minimum spacing of 150 feet to another access. The applicant must obtain approval for an encroachment permit from the jurisdictional authority, Cache County, prior to starting work within the public right-of-way. *(F-27-a) Revised 2 September 2021, to remove reference to UDOT.*
17. Prior to recordation, a detailed design plan shall be submitted for the parking lot landscaping and lighting for review and approval by the Director of Development Services, or designee. The design plan must specify the method for minimizing light from negatively impacting neighboring properties. *(F-27-c)*
18. Prior to recording the permit, the applicant must verify that, with the proposed use, that the land qualifies as land under agricultural use as defined by the Farmland Assessment act. *Condition added by the Planning Commission, 2 September 2021*

## Conclusions

Based on the findings of fact and conditions noted herein, staff recommends approval of the Rocky Mountain Reindeer Farm Conditional Use Permit as:

1. It has been reviewed by the Planning Commission in conformance with, and meets the requirements of, the Cache County Land Use Ordinance, and; *(See C, D, E, F)*
2. As per §17.02.060, Establishment of Land Use Authority, the Planning Commission is authorized to act as the Land Use Authority for this CUP request. *(See C-5)*



Rocky Mountain Reindeer Farm Letter of Intent

Approx. 3750 West 6100 South

Wellsville, Utah 84339

A)The main plan for the above property is to have a reindeer breeding farm. We are capped by the Division of Wildlife and can have no more than 35 mature reindeer on our current acreage. We are starting our herd with 5 animals in 2021 and have purchased 5 more for 2022. Along with breeding, the plan is to have farm tours by appointment, a retail gift shop and Christmas tree sales. Farm guests would use an online scheduling system to reserve their tour time and check in for their tour at our gift shop. Our guests will then have some time to view the farm animals (cow, horse, donkey and chickens) while they wait for their tour group. The tour will then include a 10 minute presentation on reindeer and their husbandry and how to safely interact with them. Guests will then be escorted into the display area with the cows and given the chance to feed them a handful of grain and take photos for approximately 30 minutes. Daily operation of the reindeer farm will include use of loaders, tractors and a utility vehicle to carry feed, bed animals and general animal husbandry.

The main animal barn will be 53 ft. x 72 ft. Eight foot high wire mesh fencing will surround reindeer pens, as required by the Division of Wildlife Resources. Shorter fencing will be used around other farm animals as needed. Inside the animal pens lean-tos will be used as animal shelters. Those will be 24 ft. x 12 ft. and are mobile to allow for rotational grazing. A second 8 ft. high fence will be placed around the back half of the property for biosecurity and is also required by the DWR. Two feed storage barns of 40 ft. x 60 ft. and a 40 ft. x 60 ft. machine shed will also be built along the north property line. A 32 ft. x 16 ft. building for tour check in, agricultural orientation, and gift shop. Lastly, a small concession stand is planned near the gift shop, roughly 12 ft. by 12 ft.

Our plan is to start with the animal pens and gift shop as phase 1. The 8' biosecurity fence will cover only the northwest quadrant at this time. We'll add the agricultural buildings, machine shed and hay barns, as finances allow. Phase 2 we will add a small concession stand. We are planning a roughly 12' x 12' permanent building connected to water and septic. This we will have heat and serve food that once heated doesn't need to be temperature controlled. (ex. Donuts, cookies, popcorn) Potentially in a phase 3 we would add a bowry in our display area to keep the weather off of guests during the tour.

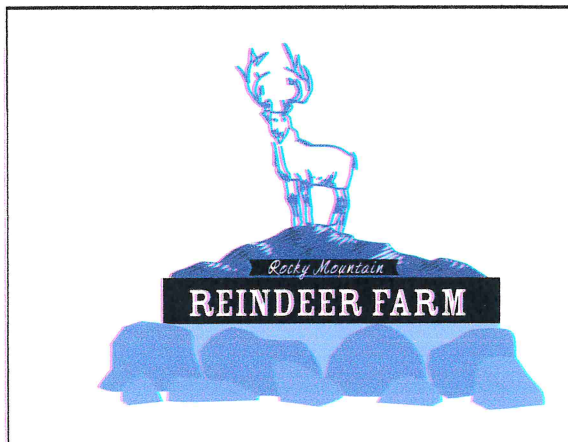
B) The owners of the property will be the employees in residence. Other employees will be hired from the surrounding area as needed and housing will not be furnished. We will employ 2-3 people through the whole year then seasonally as many as 20 during winter holidays. We would have up to 10 employees working at a time.

C) Hours of operation by season. November and December open 10 am to 8 pm Mon-Sat

January through October variable hours by appt.

D) Approximately 35,000 square feet will be provided on site for parking in anticipation of approximately 50 cars per hour during November and December. One way entrance and exit will provide smooth flow of traffic to exit and enter on 6100 South to prevent having to wait for cross traffic. Employee parking will also be on site parking near feed barns and machine shops, separate from the guest parking lot.

E) We have contracted a graphic artist to sculpt a fiberglass reinforced cement reindeer for our sign. We submitted the county's sign requirements to their company so their design fits within guidelines for a monument sign. This company has made another reindeer for a different farm; their image of a completed sculpture is also shown below. We'll have the reindeer located on top of some natural boulders sourced from local quarries and flanked by landscaped evergreens. The sign will be on the south side of our parking lot.



Artist's Rendering



Inspiration photo provided to artist



Artist previous reindeer sculpture

F) Equipment used will be farm tractors, loaders, UTV's, feed delivery trucks, mowers and general farming equipment.

G) Trash will be collected by county sanitation and animal waste will be composted on site and sold for fertilizer.

# Attachment A

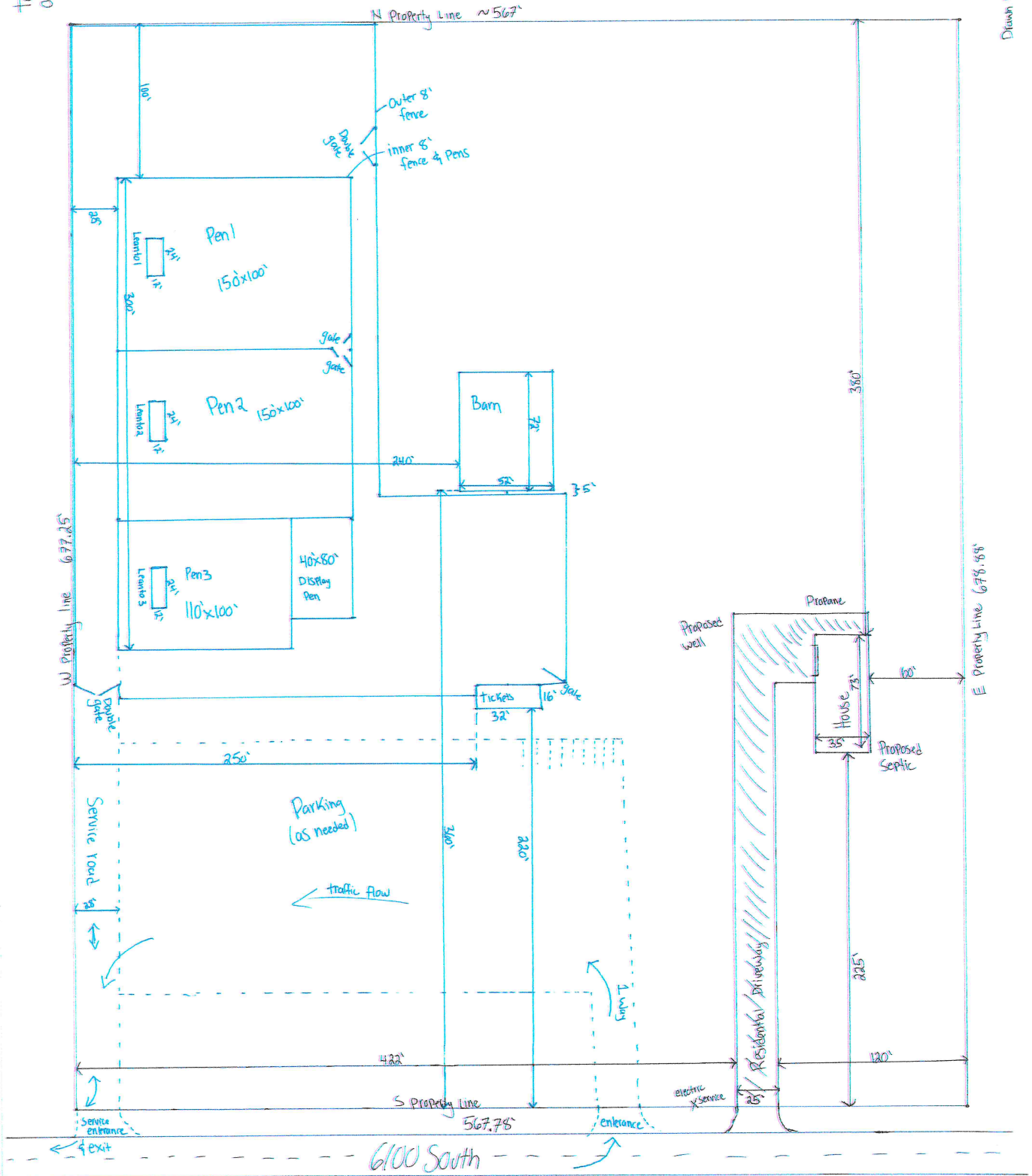
# Attachment A

Tax Id = 10-041-0013  
Owners = Dallen & Abra Lloyd

\* Fence requirements given by DNR

Scale: 1" = 60'  
= agri  
= residential

Drawn by Dallen Lloyd 01 Jul 2021





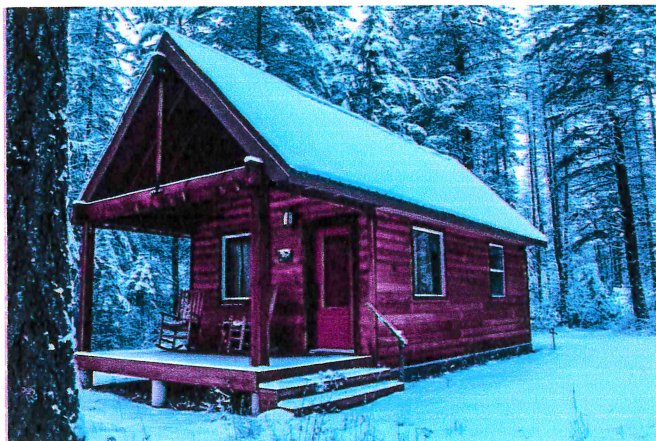
Below is a picture of our animal barn before we dismantled it and moved it to the property. Upon reassembly we will enclose the right side to match the left and center the large overhead door.



Below is what we are thinking of for the machine shop. The hay barns will be simple steel buildings similar to the shop.



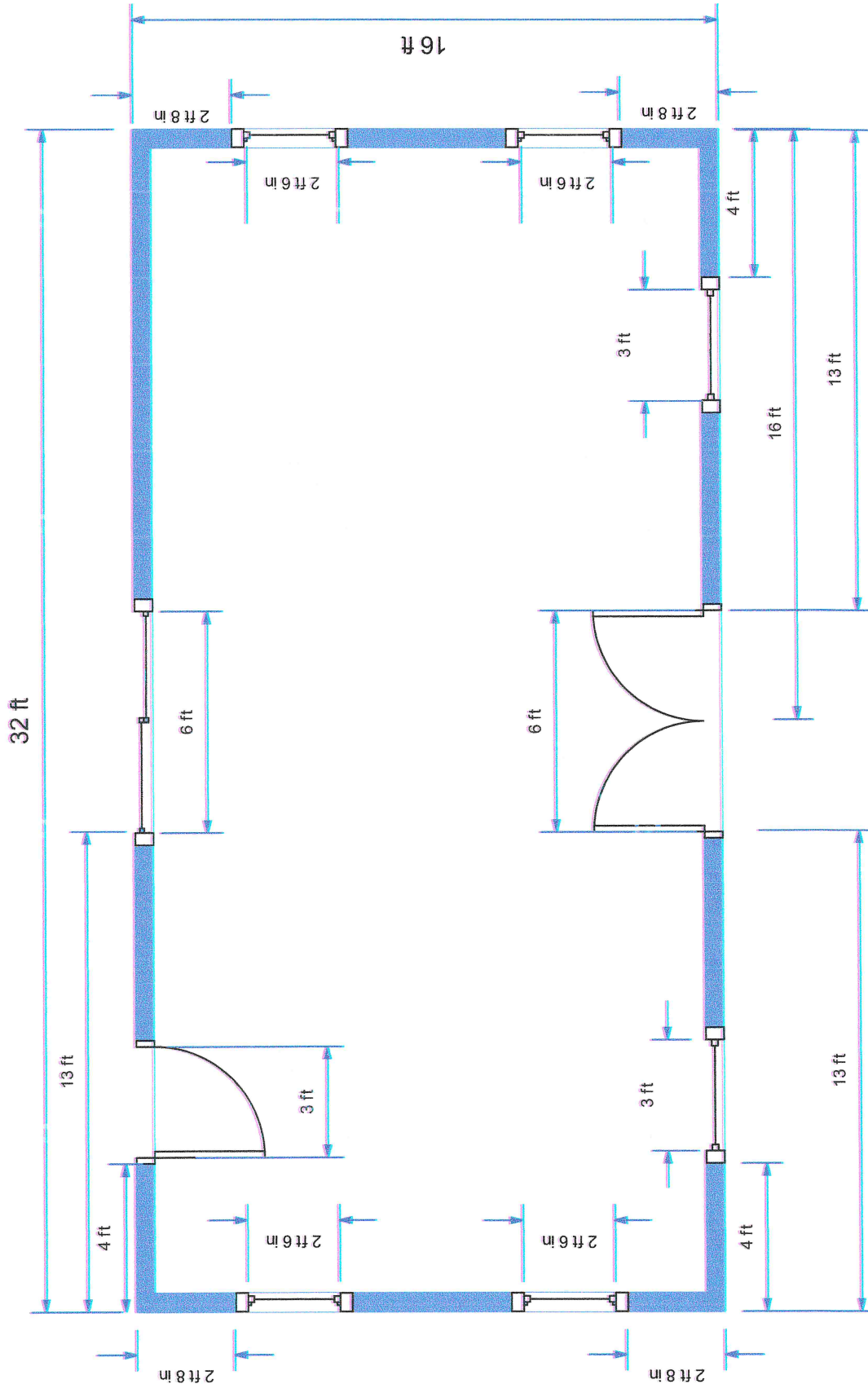
Our Gift shop we want to look cabin like and will have wood siding.





## Attachment A

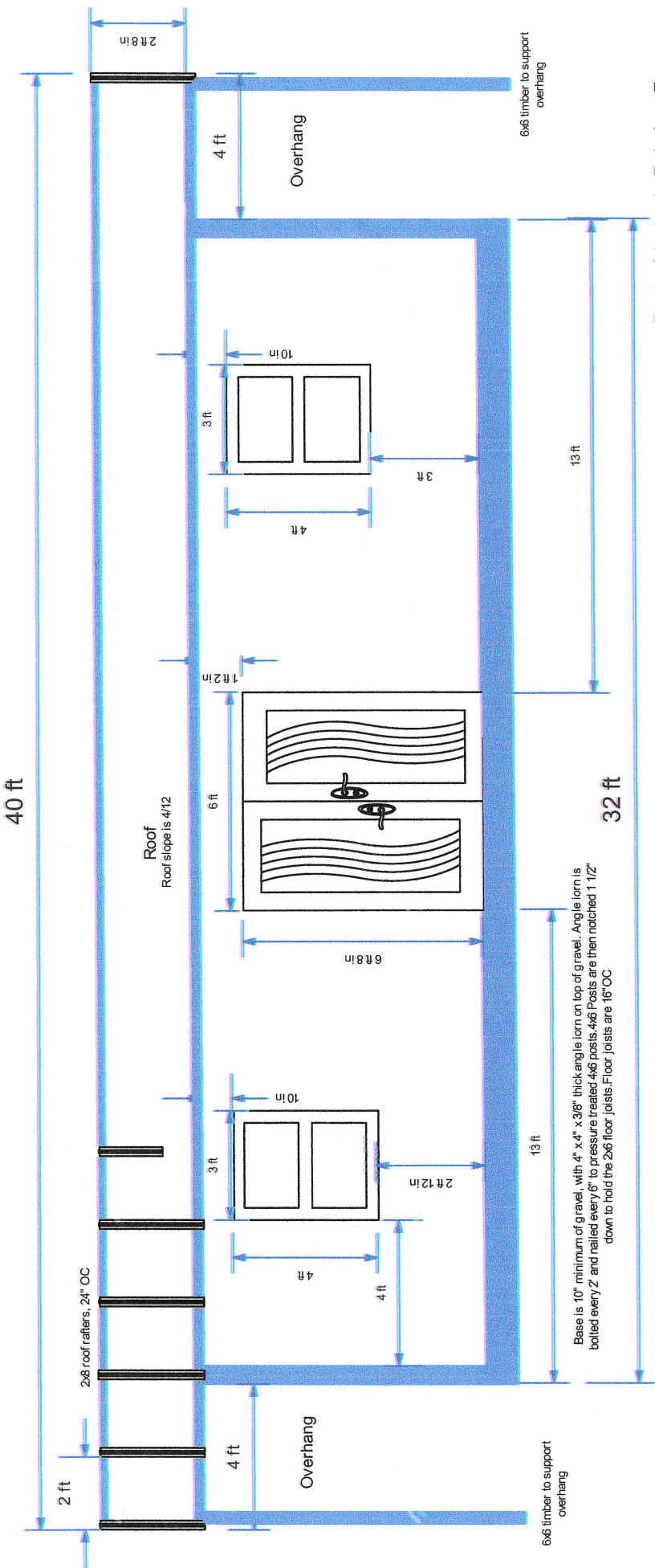
## Attachment A



Rocky Mountain Reindeer Farm:  
Ticket booth and Gift Shop Floor Plan  
draw n by: Dallin Lloyd 09 Jul 2021

Attachment A

Attachment A



All windows and doors to have a minimum of 2x10 headers. All walls treated as load bearing. Walls built with 2x4 and 16" OC construction. All windows and doors larger than 50" will have double king studs, double jacks and double cripples

Rocky Mountain Reindeer Farm:  
Ticket booth and Gift Shop Front Elevation

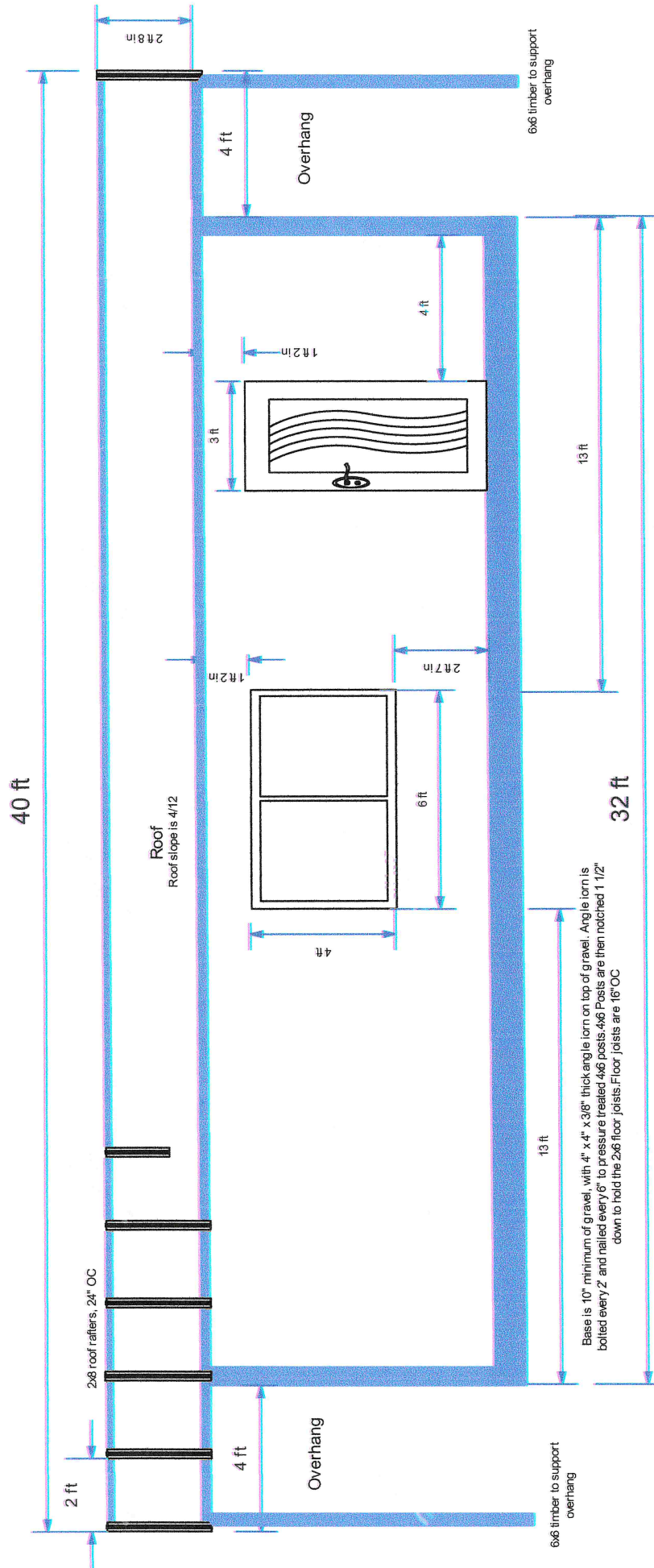
draw n by: Dallin Lloyd 09 Jul 2021

Scale 1:48 Page 2 of



## Attachment A

## Attachment A



All windows and doors to have a minimum of 2x10 headers. All walls treated as load bearing. Walls built with 2x4 and 16" OC construction. All windows and doors larger than 50" will have double king studs, double jack studs and double cripples.

Rocky Mountain Reindeer Farm:  
Ticket booth and Gift Shop Back Elevation

draw n by: Dallin Lloyd 09 Jul 2021

Scale 1:48 Page 2 of



## Staff Report: Monticello Meadows Subdivision

4 August 2022

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:** Jacob & Tamara Schellenberg

**Parcel ID#:** 01-083-0008

**Staff Determination:** Approval with conditions

**Type of Action:** Administrative

**Land Use Authority:** Planning Commission

## Project Location

*Reviewed by Angie Zetterquist*

### Project Address:

8156 S 2400 W

Near Paradise

### Current Zoning:

Agricultural (A10)

**Acres:** 36.83

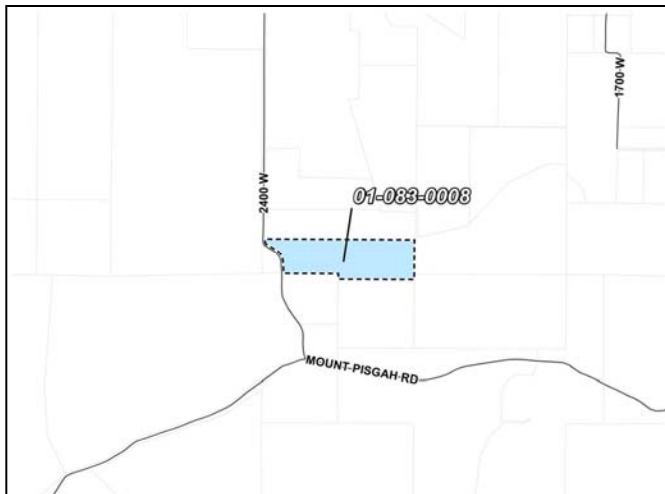
### Surrounding Uses:

North – Agricultural/Residential

South –Agricultural

East – Agricultural

West – Agricultural



## Findings of Fact

### A. Request description

1. The Monticello Meadows Subdivision is a request to create a 3-lot subdivision with an Agricultural Remainder on 36.83 acres in the Agricultural (A10) Zone.
  - a. Lot 1 will be 6.0 acres;
  - b. Lot 2 will be 6.0 acres;
  - c. Lot 3 will be 3.77 acres; and
  - d. The Agricultural Remainder will be 20.10 acres.

- e. The proposed plat shows a 2<sup>nd</sup> agricultural remainder at 0.53 acres, which does not meet the requirements for an agricultural remainder and would be divided from the proposed subdivision by a future County road. *See condition #1*

**B. Parcel legality**

- 2. The subject property is legal although it is not in the same size and configuration as it existed as of August 8, 2006; the subject property was combined with an adjacent parcel in November 2020. However, since it has not been divided without the approval of the Land Use Authority, it is a legal parcel.

**C. Authority**

- 3. §17.02.030 [E] Authority for Land Use Actions – The Planning Commission is authorized to act as the Land Use Authority for subdivision amendments. *See conclusion #1.*

**D. Culinary water, septic system, and storm water**

- 4. §16.04.080 [A] Water Requirements – The applicant provided proof of three approved domestic water rights for the proposed subdivision on two water right numbers (i.e., #25-11600/a81866; #25-11701/a47048).
- 5. §16.04.080 [B] Sewage Requirements – The applicant has provided a copy of a letter from the Bear River Health Department confirming the lots can accommodate a septic system.
- 6. §16.04.070 Storm Drainage Requirements – Compliance with State Stormwater Detention must be met (i.e., retain 80% of storm event and no increased runoff). Prior to recording the plat, the application must submit a storm water report prepared by a licensed engineer to the Public Works Department for review and approval. Construction of any required infrastructure is also required prior to recording the plat. A Land Disturbance Permit must be obtained prior to any site grading on the property. *See conditions #2, #3, #4*

**E. Access**

- 7. §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.
- 8. Table 17.10.040 Site Development Standards – Minimum lot frontage required in the A10 Zone is 90 feet.
- 9. §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
- 10. §16.04.040 [A] Roads – All roads must be designed and constructed in accordance with Title 12 of the County Code.
- 11. §12.02.010 Roadway Standards – Requirements for roadway improvement are provided in the current Manual of Roadway Design and Construction Standards (Road Manual).
- 12. §16.04.080 [E] Roads and Access – A basic road review is required and must consider:
  - a. The layout of proposed roads;
  - b. An analysis of existing roadway compliance with the Road Manual requirements;
  - c. Existing maintenance;
  - d. And any additional impacts to the proposed development access roads.
- 13. The Road Manual specifies the following:
  - a. Local Roads – Local Roads are roads whose primary function is to provide access to residences, farms, businesses, or other properties that abut the road, rather than to serve through traffic. Although some through traffic may occasionally use a local road, through traffic service is not the primary purpose of local roads. For purposes of design and

construction standards, local roads are subdivided into Major Local (ML) and Minor Local (L) Roads.

- b. Major Local Road (ML): Major Local Roads serve a dual function of providing access to properties that abut the road as well as providing through or connection service between higher road classification facilities. Major Local Roads may have significant local continuity and may operate at relatively high speeds. Because of the possibility of through traffic, a meaningful segment of traffic on Major Local Roads may include drivers who are unfamiliar with the roads. Traffic on Major Local Roads is largely composed of passenger vehicles or other smaller vehicle types. Where a significant proportion of traffic is trucks or other heavy vehicles, additional design considerations will be required.
  - c. Table B-6 Typical Cross Section Minimum Standards: Major Local Roads must meet the minimum standard of a 66-foot right-of-way, two 10-foot wide paved travel lanes with 4-foot wide gravel shoulders: 14-inches depth of granular borrow, a 6-inches depth of untreated base course, and 3 inches of bituminous surface course (asphalt).
14. A basic review of the access to the proposed subdivision identifies the following:
- a. Access to the proposed subdivision is from 2400 West, a County road, and 8100 South, a private road.
  - b. 2400 West:
    - i. Provides access to a few residential properties, agricultural fields, and is a through road from Hyrum to Paradise.
    - ii. Is classified as a Minor Collector road.
    - iii. North of the subject property the road is paved, has a speed limit of 40 mph, and is generally straight.
    - iv. From the north property line to the south, the road is gravel, has substandard geometrics for the speed and classification, and is a location of frequent traffic accidents.
    - v. Is maintained in the summer and partially in the winter.
    - vi. Is considered substandard as to standards of a Major Local Road standard, which is the standard the developer must adhere to for the proposed subdivision, as to travel land width, right-of-way, paved and gravel shoulder width, clear zone, and material.
    - vii. The County Engineer has identified that roadway improvements are required to bring 2400 West up to a Major Local roadway standard. Alternatively, a fee-in-lieu may be paid by the applicants to the County for future road improvements. *See condition #5, #6*
    - viii. Work within the County right-of-way requires approval of an Encroachment Permit. *See condition #7*
  - c. 8100 South:
    - i. Is a proposed private road that will provide access to the 3-lot subdivision from 2400 West along the north side of the subject property.
    - ii. The private road must be improved to a Minor Private Road standard. *See condition #5, #8*
    - iii. A 48-foot radius turn-around is required at the end of the road. Work within the County right-of-way requires approval of an Encroachment Permit. *See condition #9*

## F. Service Provision

15. §16.04.080 [C] Fire Control – The County Fire District visited the site of the proposed subdivision and did not have any comments regarding the proposed subdivision. A turnaround

must be constructed at the end of the extended road that meets the requirements of the Fire District and Road Manual. Any future development on the property must be reevaluated and may require improvements based on the location of the proposed access and development. *See condition #9*

16. §16.04.080 [F] Solid Waste Disposal – Logan City Environmental will provide refuse service to this subdivision. Refuse containers must be placed on 2400 West for collection, as collection services are not provided on private roads. Sufficient shoulder space must be provided along the side of the road for all refuse and recycling containers to be placed 3-to-4 feet apart and be far enough off the road so as not to interfere with passing traffic. *See condition #7 & #10*

#### **G. Sensitive Areas**

17. §17.08.040 General Definitions, Sensitive Area; §17.18 Sensitive Area

- a. The County GIS data shows that there are a number of sensitive areas located on the property including, but not limited to: water bodies, wetlands, moderate & steep slopes, canals, fault lines, etc.
- b. Non-developable sensitive areas must be calculated and shown on the plat to determine net developable acreage for the proposed subdivision. *See condition #11*
- c. Additional review may be required for the sensitive areas based on where future development will be located. *See condition #12*

#### **H. Public Notice and Comment—§17.02.040 Notice of Meetings**

18. Public notice was posted online to the Utah Public Notice Website on 22 July 2022.
19. Notices were posted in three public places on 22 July 2022.
20. Notices were mailed to all property owners within 300 feet of the subject property on 22 July 2022.
21. At this time, no written public comment regarding this proposal has been received by the Development Services Office.

### **Conditions**

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Based on the Cache County Subdivision and Land Use Ordinances, Road Manual, and on the findings of fact as noted herein, staff recommends the following conditions:

1. Prior to recording the plat, the portion of the subject property identified as Agricultural Remainder #2, must be removed from the subdivision boundary and either combined with another property immediately adjacent to it or included in the required road dedication to the County. (*See A-1-e*)
2. Prior to recording the plat, a storm water report prepared by a licensed engineer must be submitted to and approved by the Public Works Department. The applicant must provide copies of all written confirmation, including permits and approvals, to the Development Services Department. (*See D-6*)
3. Prior to recording the plat, any storm water infrastructure required by the stormwater report must be constructed. The applicant must provide copies of all written confirmation, including permits and approvals, to the Development Services Department at that time. (*See D-6*)
4. A Land Disturbance Permit is required for land disturbance prior to any site grading occurring in the proposed subdivision. (*See D-6*)
5. Prior to recording the plat, the applicant must bring 2400 West into compliance with the requirements for a Major Local Road. All road improvement plans and construction details must be submitted to the County Public Works Department and Fire District for their review and approval prior to making the improvements. Any additional review fees must be paid by

the applicant. The applicant must provide copies of all approvals and permits for the required road improvements to the Development Services Department. (*See E-14-vii*)

6. As an alternative to completing the required road improvements, prior to the recording of the plat, the applicants may enter into an agreement with the County to pay in-lieu fees for the cost of the required road improvements, which would then be constructed by the County Public Works Department. Copies of any agreements regarding the road improvements and/or payment of an in-lieu fee must be provided by the applicant to the Development Services Office. (*See E-14-vii*)
7. Encroachment permits are required for work in the County right-of-way, including but not limited to a pad for refuse & mail collection, road improvements, and access from a county road. (*see E-14-viii, F-16*)
8. Prior to recording the plat, the private road (8100 South) must be improved to meet the requirements for a Minor Private Road. All road improvement plans and construction details must be submitted to the County Public Works Department and Fire District for their review and approval prior to making the improvements. Any additional review fees must be paid by the applicant. The applicant must provide copies of all approvals and permits for the required road improvements to the Development Services Department. (*See E-14-c*)
9. Prior to recording the plat, a turn-around must be constructed at the end of the private road and the county road, if required, that meets the requirements of the Public Works Department and County Fire Department. All road improvement plans and construction details must be submitted to the County Public Works Department and Fire District for their review and approval prior to making the improvements. Any additional review fees must be paid by the applicant. The applicant must provide copies of approvals and permits to the Development Services Department from the County Public Works Department and the County Fire Department. Encroachment permits are required for work in the County right-of-way. (*See E-14-c-iii, F-15*)
10. Prior to recording the plat, improvements must be completed within the County right-of-way on 2400 West to accommodate the required pad for refuse and mail collection for the subdivision. An encroachment permit is required for this work in the County right-of-way. Copies of all permits and approvals must be provided by the applicant to the Development Services Office. (*See F-16*)
11. Prior to recording the plat, all non-developable sensitive areas must be shown on the plat and a numerical calculation included to determine the net developable acreage within the subdivision boundary. Net developable acreage includes the removal of acreage required for road dedications. (*See G-17-b*)
12. Prior to issuance of a zoning clearance, additional analysis and review may be required for the sensitive areas present on the subject property depending on the location of future development. (*G-17-c*)

## Conclusions

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Based on the findings of fact and conditions noted herein, staff recommends approval of the Monticello Meadows Subdivision as:

1. It has been reviewed by the Planning Commission in conformance with, and meets the requirements of, the Cache County Subdivision and Land Use Ordinances.



## 1 of 1



## Staff Report: Smithfield Country Estates Rezone

4 August 2022

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:** Marc K. Elias

**Parcel ID#:** 08-101-0001

**Staff Recommendation:** None

**Type of Action:** Legislative

**Land Use Authority:** Cache County Council

### Location

*Reviewed by Angie Zetterquist*

**Project Address:**

~5400 North 1200 West  
near Smithfield

**Acres:** 16.5

**Surrounding Uses:**

North – Agricultural  
South – Agricultural  
East – Agricultural  
West – Agricultural

**Current Zoning:**

Agricultural (A10)

**Proposed Zoning:**

Rural 2 (RU2)



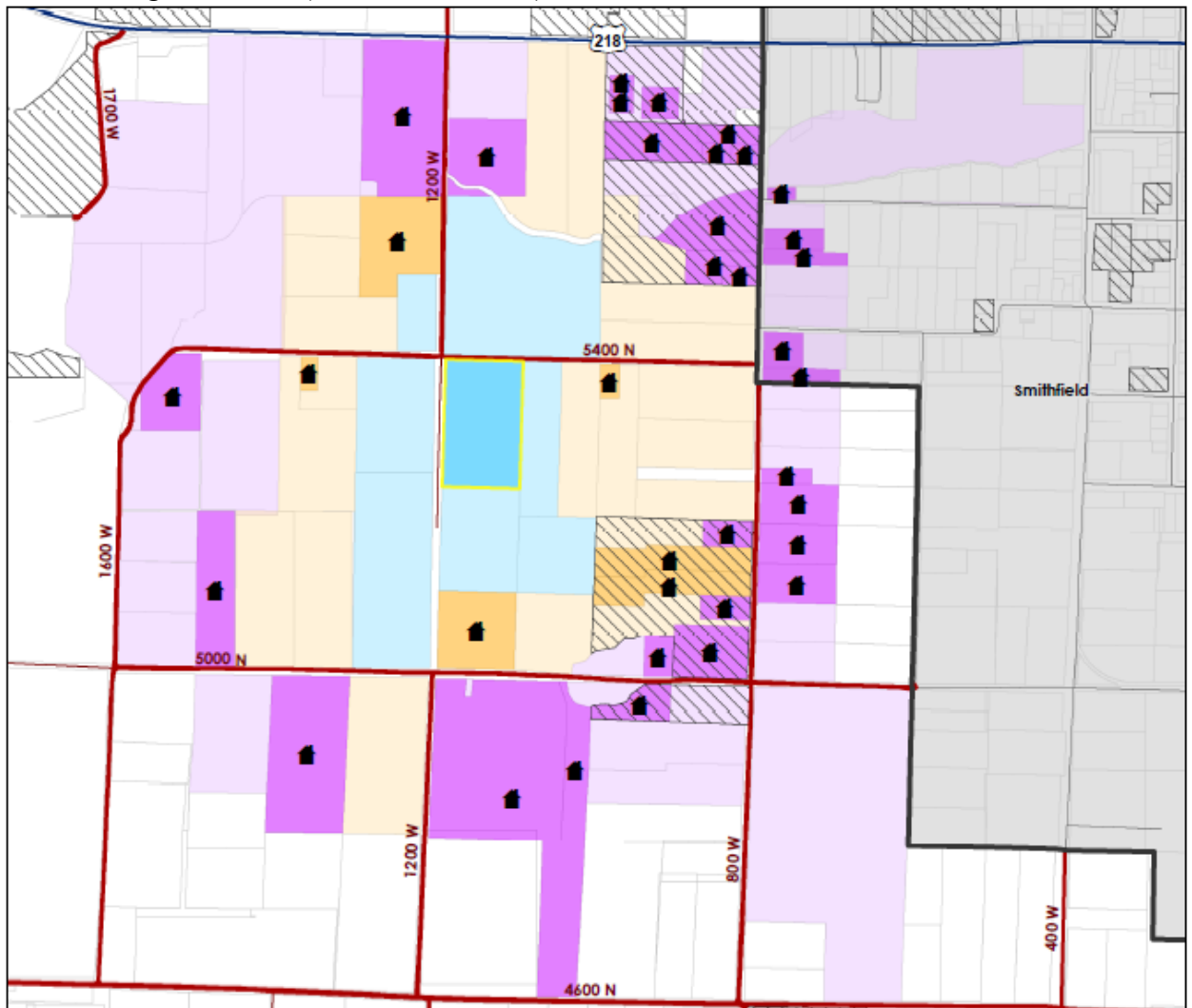
## Findings of Fact

### A. Request description

1. A request to rezone 16.5 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.
2. This rezone may allow the parcel to be legally divided into a maximum potential of 8 separate lots, but less due to the presence of sensitive areas that will reduce the net developable acreage, as part of a subdivision process. The current A10 Zone allows for a maximum of 1 buildable lot.
3. 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 subject properties are legal as it is in the same size and configuration as it was on August 6, 2008.
- ii. Average Lot Size: (See Attachment A)



Average Parcel Size	
Adjacent Parcels	Without a Home: 16.3 Acres (8 Parcels)
1/4 Mile Buffer	With a Home: 6.3 Acres (6 Parcels)
	Without a Home: 11.9 Acres (29 Parcels)
1/2 Mile Buffer	With a Home: 6.7 Acres (32 Parcels)
	With a Home in Smithfield City: 1.7 Acres (5 Parcels)
	Without a Home: 11 Acres (62 Parcels)
	Without a Home in Smithfield City: 9.1 Acres (6 Parcels)

The proposed RU2 zone allows a maximum density of 1 lot for every 2 acres, whereas the current A10 zone allows a maximum density of 1 lot for every 10 acres. With approximately 16.5 acres of property, the subject property cannot be further



divided under the current A10 Zone standards. A rezone to RU2 may allow up to a maximum potential of 8 buildable lots, but a future subdivision will have less than 8 lots due to the presence of sensitive areas that will reduce the net developable acreage.

- iii. **Schedule of Zoning Uses:** Under the current County Land Use Ordinance, the RU2 Zone is more restrictive in the uses allowed when compared to the Agricultural (A10) Zone. There are no uses that are allowed as a permitted or conditional use within the RU2 Zone that are not allowed as a permitted or conditional use within the A10 Zone. The following uses are conditional uses in the A10 Zone but are not allowed in the RU2 Zone:

- Agricultural Manufacturing
- Recreational Facility
- Cemetery
- Private Airport
- Concentrated Animal Feed Operation
- Livestock Auction Facility
- Topsoil Extraction

- iv. **Adjacent uses:** The properties adjacent to the subject rezone are primarily used for agriculture. The Smithfield City boundary is located approximately 0.4 miles to the east of the subject property at 800 West.

- v. **Annexation Areas:** The subject property is located at the western boundary of the Smithfield City future annexation area. Smithfield City was notified of the proposed rezone as part of the noticing requirements, but have not provided written comments to staff as of the preparation of this staff report.

- vi. **Zone Placement:** As identified by the Planning Commission and the County Council at the time the RU2 Zone was adopted, the intended/anticipated placement of this zone was in areas of the unincorporated county adjacent to municipalities. However, the zone has generated concerns from several municipalities that the development pattern is not compatible with their future annexation and growth expansion plans. The closest Smithfield City boundary is east of the subject property, along 5400 North, approximately 0.4 miles away at 800 West.

On the southwest corner of 800 West and SR 218/100 North immediately adjacent to the Smithfield City boundary, four RU2 rezone requests have been approved between 2017 and 2022.

The Birch Hollow Rezone, located at 5766 North 960 West, was approved in 2017 as Ordinance 2017-06 on ~10 acres; a 4-lot subdivision was subsequently approved and a subdivision amendment is currently pending that will add a 5<sup>th</sup> lot; no other lots can be created in this subdivision.

The Jeff West Rezone, located at the corner of 800 West and 100 North/SR 218, was approved in 2018 as Ordinance 2018-03; a 2-lot subdivision with an agricultural remainder was approved, but there is the potential for 3 additional buildable lots under the RU2 Zone.

The Tom Pitcher Lot Split Rezone, located immediately south of the Jeff West Rezone on 800 West, was also approved in 2018 as Ordinance 2018-07 and the existing subdivision was amended to create the existing 4-lot subdivision; another subdivision amendment application has been approved, but not recorded, is pending that will add a 5<sup>th</sup> lot, no additional lots can be created in this subdivision.

Finally, the Creekside Estates Rezone, located immediately south of the Tom Pitcher Lot Split Rezone/Subdivision on the west side of 800 West, was approved in 2021 as Ordinance 2021-13. The existing 7-lot subdivision was approved on 31.67 acres as it fell under the former 1970 parcel rule allowing for a higher density on the 1<sup>st</sup> 3 lots before reverting to the A10 Zone density standard. After the rezone was approved, a subdivision amendment was submitted to max out the density of the subdivision at 15 lots; that subdivision amendment has been approved, but has not been recorded.

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

4. 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.
5. The current County Land Use Ordinance does not specify appropriate locations for the Rural 2 (RU2) Zone but does contain possible guidelines for its implementation. County Land Use Ordinance §17.08.030 [B] [1] identifies the purpose of the RU2 Zone and includes the following:
  - a. “To allow for residential development in a moderately dense pattern that can allow for rural subdivisions, and to allow for clustering plans larger than a single parcel. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities.
  - b. To implement the policies of the Cache Countywide Comprehensive Plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipal 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.”
6. Consideration of impacts related to uses allowed within the RU2 Zone will be addressed as part of each respective approval process required prior to site development activities.

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

7. §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.
8. Table 17.10.040 Site Development Standards – Minimum lot frontage required in the RU2 Zone is 90 feet.
9. §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
10. §16.04.040 [A] Roads – All roads must be designed and constructed in accordance with Title 12 of the County Code.
11. §12.02.010 Roadway Standards – Requirements for roadway improvement are provided in the current Manual of Roadway Design and Construction Standards (Road Manual).
12. A basic review of the access to the subject property identifies the following:
  - a. Primary access to the subject properties is from 5400 North, a County road.
  - b. The property also has frontage along 1200 West, an Unimproved County road.
13. 5400 North:
  - a. Is an existing county facility that provides through access to agricultural parcels and single family dwellings.
  - b. Is classified as a Major Local Road.
  - c. Is paved and has a width of ~19 feet.

- d. Is considered substandard as to standards of a Major Local Road as to width of travel lands, right-of-way, gravel shoulder width, and clear zone.
- e. Is maintained year round by the County.

**14. 1200 West:**

- a. Is classified as an Unimproved Road.
- b. Is a 10-foot wide two track road that provides agricultural access.

**D. Service Provisions:**

- 15. §16.04.080 [C] Fire Control – The County Fire District had no comments on the rezone. Future access must be reevaluated and may require improvements based on the location of any proposed structure on lots created through a subdivision process including, but not limited to, minimum 20-foot wide Fire District access with required turnarounds and addressing.
- 16. §16.04.080 [F] Solid Waste Disposal – Logan City Environmental provides refuse collection in this area and states refuse containers must be placed on the south side of 5400 North for collection. The specific collection location and further requirements will be reevaluated based on any future development.

**E. Sensitive Areas:**

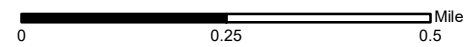
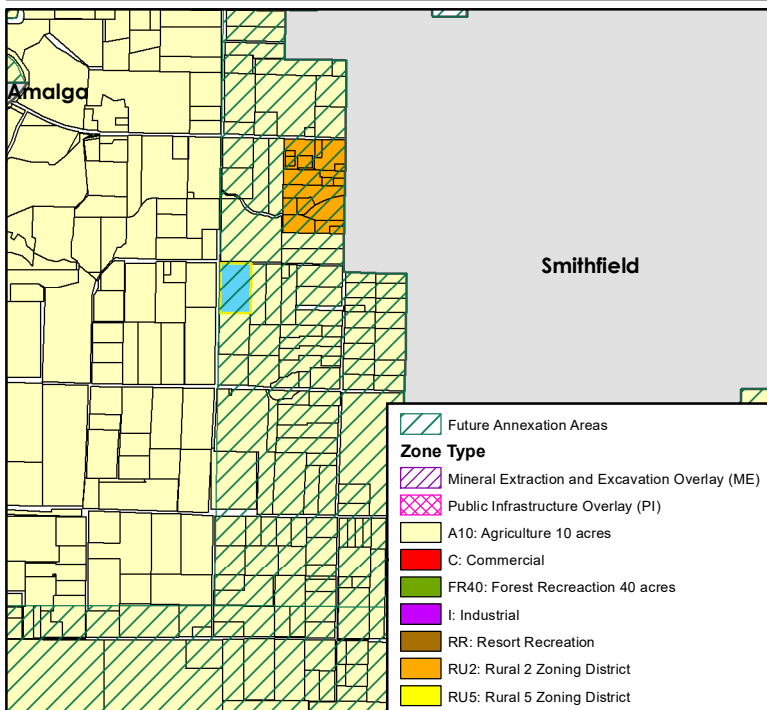
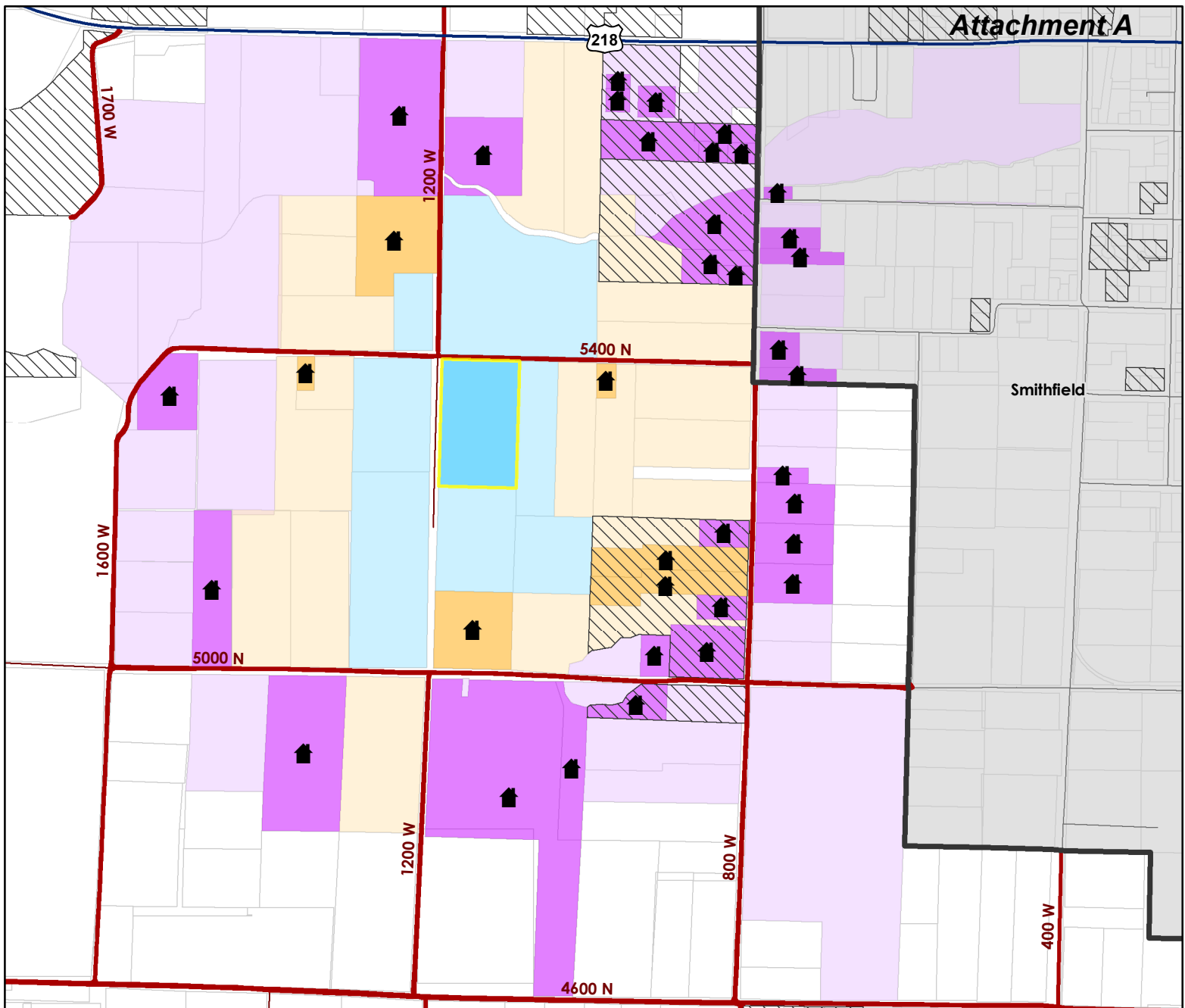
- 17. The GIS Parcel Summary data indicates there are potential wetland areas located on the subject property. The applicant has provided an initial wetland assessment of the property (Attachment B). Wetland areas are considered non-developable and those areas are removed from the gross acreage to determine the net developable acreage.

**F. Public Notice and Comment—§17.02.040 Notice of Meetings**

- 18. Public notice was posted online to the Utah Public Notice Website on 22 July 2022.
- 19. Notices were posted in three public places on 22 July 2022.
- 20. Notices were mailed to all property owners within 300 feet and Smithfield City on 22 July 2022.
- 21. At this time, no written public comments regarding this proposal have been received by the Development Services Office. The applicant did submit a written comment with the application in support of his rezone request (Attachment C).

## **Conclusion**

The Smithfield Estates Rezone, a request to rezone 16.5 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone has been reviewed in conformance with Title 17 of the Cache County Land Use Ordinance and the County Manual of Roadway Design and Construction Standards. Staff has not made a recommendation on this request and can assist the Planning Commission in drafting a recommendation based on the findings of fact identified above and any others identified at the public hearing.



## Legend

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

## Average Parcel Size

Adjacent Parcels	Without a Home: 16.3 Acres (8 Parcels)
	With a Home: 6.3 Acres (6 Parcels)
1/4 Mile Buffer	Without a Home: 11.9 Acres (29 Parcels)
	With a Home: 6.7 Acres (32 Parcels)
1/2 Mile Buffer	With a Home in Smithfield City: 1.7 Acres (5 Parcels)
	Without a Home: 11 Acres (62 Parcels)
	Without a Home in Smithfield City: 9.1 Acres (6 Parcels)





## **PRELIMINARY WETLAND ASSESSMENT**

**Ensign Smithfield Property  
Parcel ID: 08-101-0001  
Approximately 16.50 Acres (Project Area)  
Smithfield, Cache County, Utah**



Prepared For:  
Mr. Marc Ensign  
151 West 10175 South  
Paradise, Utah 84328

Prepared By:  
Coleman Kline  
Civil Solutions Group, Inc.  
498 West 100 South  
Providence, Utah 84332

Original Submittal: June 2022

## INTRODUCTION

Civil Solutions Group, Inc. was contracted by Mr. Marc Ensign to conduct a preliminary wetland assessment of an approximately 16.50-acre property (Project Area) located at the intersection of 1200 West and 5400 North in Smithfield, Cache County Utah. The Project Area is identified as parcel ID number 08-101-0001 according to the Cache County Recorder's Office.

The Project Area is located west of Smithfield City in a largely agricultural area with the occasional private residence. The surrounding landscape, including the Project Area is scattered with springs and associated sloughs, ditches, and drainages hosting wetlands. The Project Area is surrounded by irrigated farm fields currently used for hay production. The 1200 West roadway borders the Project Area to the west, and 5400 North roadway borders to the north.

The Project Area is predominately hay field irrigated by a pressurized irrigation system. Multiple spring/ seep areas containing wetlands were identified within the Project Area. Narratives describing the site in further detail can be found in the "findings" section of this memo.

The purpose of this preliminary wetland assessment is to identify approximate boundaries of aquatic resources within the Project Area and provide a professional opinion regarding the jurisdictional nature of those resources under Section 404 of the Federal Clean Water Act (CWA). **This report is for planning purposes only** and does not take the place of an official aquatic resources delineation report that would be submitted to the United States Army Corps of Engineers (USACE). This report also does not take the place of a jurisdictional determination letter furnished by the USACE. Civil Solutions recommends formal consultation with the USACE prior to developing or otherwise altering the Project Area.

## METHODOLOGY

A preliminary site inspection was completed by Coleman Kline, Environmental Professional, of Civil Solutions Group, Inc. on June 1, 2022. Mr. Kline specializes in Section 404 of the CWA and has delineated thousands of acres of property. He primarily works in northern Utah and has wetland delineation and CWA permitting experience in California, Idaho, Nevada, Utah, and the Mid-Atlantic region of the United States.

Aquatic resources such as canals, irrigation ditches, diversion ditches, potential wetlands, stream channels, etc, were identified, photo documented as necessary, and notated on field maps containing recent aerial imagery. The approximate location and dimensions of aquatic resources identified on-site can be found on the Figure 1 Preliminary Wetland Assessment Map attached at the end of this report.

In order to qualify as a wetland under USACE wetland delineation criteria, the area must generally exhibit (1) hydrophytic ("water-loving" or wetland indicator) vegetation, (2) hydric soils and (3) wetland hydrology (generally groundwater within 12 inches of the surface for 14 consecutive days). It should be noted that not all three indicators must be present to fulfill wetland delineation criteria. The Project Area was predominately evaluated by evaluating the presence/ absence of wetland vegetation and wetland hydrology. The site visit was on the ground and mostly visual. The site was visually inspected for hydrophytic vegetation and signs of wetland hydrology. "Potential wetland" boundaries shown in the attached assessment figure are approximated using visual cues described above.



A professional opinion of jurisdictional status for each aquatic feature was assigned based on the Pre-2015 CWA guidance, also referred to as the “Rapanos guidance”. This is the current CWA guidance on the jurisdictional nature of aquatic resources. An aquatic resource identified as “jurisdictional” or a Water of the United States (WoUS) would require CWA permitting for any direct (i.e. fill impacts) or indirect (i.e. draining) impact that would occur to it.

## **FINDINGS**

### **Existing Conditions**

The Project Area is predominately sprinkler/pressurized pipe irrigated hay field. A species of fescue appears to have recently been planted in the majority of the Project Area. Areas of hay production also had numerous other plant species growing in it such as basin wildrye (*Elymus repens*), blue mustard (*Chorispora tenella*), common dandelion (*Taraxacum officinale*), common henbit (*Lamium amplexicaule*), common mallow (*Malva neglecta*), goat’s rue (*Galega officinalis*), tall scouring rush (*Equisetum hyemale*), and Japanese brome (*Bromus japonica*). Most of the vegetation growing in the hay field are classified as weedy upland indicator species and are unlikely to occur in wetland areas.

Four distinctly low-lying areas were identified as potential wetlands within the Project Area. One excavated ditch was also identified along the northern Project Area boundary. Potential Wetlands and the ditch area further discussed below (Table 1, Figure 1).

Table 1. Preliminary Aquatic Resources Table\*

Potential Wetland Name	Approximate Size (ac/ lf)
Potential Wetland 1	0.09 acres / -
Potential Wetland 2	0.02 acres / -
Potential Wetland 3	0.19 acres / -
Potential Wetland 4	3.25 acres / -
Ditch 1	0.05 acres / 669 linear feet
<b>Approximate Total Identified Resources= 3.60 acres / 669 linear feet</b>	
*This is a preliminary wetland assessment for planning purposes only. All aquatic resource boundaries, dimensions, and jurisdictional statuses require an USACE jurisdictional determination. This memo is not suitable to initiate USACE coordination.	

**Potential Wetland 1** and **Potential Wetland 2** are both small depressional wetlands located in the center of the Project Area. Both are densely vegetated and dominated by cattails (*Typha latifolia*) and watercress (*Nasturtium officinale*). A pipe appears to connect Potential Wetland 1 to Potential Wetland 2. Another pipe was identified on the downgradient side of Potential Wetland 2 that appears to connect into Potential Wetland 4. Based upon the potential hydrologic connectivity to Potential Wetland 4, Potential Wetland 1 and Potential Wetland 2 are likely jurisdictional WoUS. Any impacts to these wetlands would likely require a CWA permit.

**Potential Wetland 3** and **Potential Wetland 4** are both part of the Noble Merrill Spring Stream system as identified by the Utah Division of Water Rights. Both wetlands are part of a number of springs located both on-site and off. Dominant plants observed within these wetlands include Baltic rush (*Juncus balticus*), cattails, reed canarygrass (*Phalaris arundinacea*), watercress. Both of these wetlands drain east to west and appear to empty into the Bear River. Based upon this information, Potential Wetland 3 and Potential Wetland 4 are likely jurisdictional WoUS. Any impacts to these wetlands would likely require a CWA permit.

**Ditch 1** is an excavated roadside ditch located alongside 5400 North at the northern Project Area boundary. The ditch appears to only flow in response to irrigation flows and likely is not a jurisdictional feature.

### **FUTURE CONSIDERATIONS**

Wetlands identified as WoUS likely need CWA permitting for impacts to them. Section 404 CWA permitting can be achieved relatively easily if proposed fill impacts are 0.10 acres or less. Should proposed impacts exceed 0.10 acres, compensatory mitigation (i.e. creating new wetlands) is generally required.

In order to permit WoUS impacts, a formal aquatic resource delineation would be required. Cultural resource and threatened and endangered species surveys would also be necessary as part of the permit process.

### **CONCLUSION**

The purpose of this preliminary wetland assessment is to identify approximate boundaries of aquatic resources within the Project Area and provide a professional opinion regarding the jurisdictional nature of those resources under Section 404 of the CWA.

**Wetland 1 through 4 are likely jurisdictional WoUS that would require permits for fill impacts. Ditch 1 is likely a non-jurisdictional feature not requiring permitting for fill impacts.**

This report is for **planning purposes only** and does not take the place of an official aquatic resources delineation report that would be submitted to the USACE. This report also does not take the place of a jurisdictional determination letter furnished by the USACE.

Should you have any questions regarding this preliminary wetland assessment, please contact Coleman Kline at (717) 479-1368 or [ckline@csg.work](mailto:ckline@csg.work).





Photo 1. View of Potential Wetland 1. There appears to be a pipe that conveys water in to Wetland 2.



Photo 2. View of Potential Wetland 2. A pipe was found in the wetland that appears to connect to Wetland 4.



Photo 3. Wetland 3 along southern Project Area boundary.





Photo 4. View of Wetland 3. There are multiple low-lying areas within this wetland.

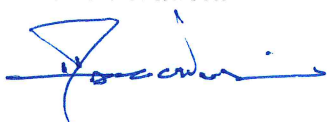
To the Members of Cache County Development Services, the Cache County Planning Commission and the Cache County Council,

In evaluating the zoning change request for parcel # 08-101-0001(Smithfield Country Estates), please consider the following:

- 1) I am asking for special consideration in applying for an RU2 zoning approval due to the large portion of the parcel that are sensitive areas. Of the 16.5 total acres, 3.55 are sensitive and undevelopable. After road dedications, the net developable acreage is estimated to be 12.75. A RU5 zone would only allow for 2 building lots.
- 2) This development as proposed would create an opportunity for 5 families who want to enjoy the more rural lifestyle of living on the "edge of the country" in a ranchette style/horse property development. Each parcel would be approximately 2.5 acres. These lots would be considerably more affordable to local residents (There are many who want more than a quarter or half acre property, but cannot afford to buy 5 or 10 acres. The utilization of the RU2 zone provides them this opportunity). I would turn the primary sensitive area (3.25 acre) into a commonly owned pasture that would be preserved as open, green space.
- 3) The residential design of a small ranch/horse property development would provide a much diversified, affordable, and desired lifestyle opportunity for our residents who want to live 'in the country' while being in close proximity to Smithfield (.4 miles from the city boundary, and .74 miles from the new Smithfield Temple). The idea of retaining a large portion of the development in common, open space helps to maintain the rural look and feel so cherished in Cache County. This development could also serve as a buffer, or transition zone between the higher density residential developments of Smithfield City and the outside, greater agricultural belt of the County.

My intent is to make Smithfield Country Estates a win-win for both the County (In providing more diverse, country-based living options to help meet the current housing demand, along with the development of a portion of 1200 West and the bringing of the frontage on 5400 North up to County road standards), and the residents of Cache County (a rural, lifestyle opportunity that is affordable and in great demand).

I would be happy to discuss any of these matters further with you. Thank you for your consideration.



Marc K. Ensign  
Smithfield Country Estates

## **Smithfield Country Estates Rezone**

### **Option 1 – Recommend Approval**

#### **Planning Commission Conclusion**

Based on the findings of fact noted herein, the Smithfield Country Estates Rezone is hereby recommended for approval to the County Council as follows:

- 1.** The location of the subject property is compatible with the purpose of the Rural 2 (RU2) Zone as identified under §17.08.030[A] of the Cache County Code as it:
  - 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.** Does not unreasonably impede adjacent agricultural uses, nor unreasonably conflict with the development standards of adjacent communities.
  - c.** The property is appropriately served by a suitable public road, 5400 North, has access to necessary water and utilities, and adequate provision of public services.
- 2.** The location of the subject property is not located adjacent to a municipal boundary, but is located within close proximity to other properties in the RU2 Zone and is consistent with the character and development pattern in the surrounding area.

### **Option 2 – Recommend Denial**

#### **Planning Commission Conclusion**

Based on the findings of fact noted herein, the Smithfield Country Estates Rezone is hereby recommended for denial to the County Council as follows:

- 1.** The location of the proposed rezone is not in close proximity to an adjacent municipality where a higher density development is more appropriate.
- 2.** The location of the proposed rezone, though in somewhat close proximity to other properties in the RU2 Zone, is not surrounded by properties with a similar development pattern or character.
- 3.** A rezone to the RU2 Zone would set a precedent for increased density and development along a substandard County road.
- 4.** The Cache County Comprehensive Plan does not specifically address the Rural 2 (RU2) Zone and does not make recommendations as to where the zone should be located. The County's new General Plan update must be adopted to provide the necessary direction on where density could be added in unincorporated county areas, based on location and/or density bonus incentives for cluster development and transferrable development right development options.

## Staff Report: Campbell Rezone

4 August 2022

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:** Dawna Campbell

**Parcel ID#:** 11-035-0002

**Staff Recommendation:** None

**Type of Action:** Legislative

**Land Use Authority:** Cache County Council

### Location

*Reviewed by Angie Zetterquist*

**Project Address:** Acres: 10.0

~5400 West & Red Fox Lane  
near Mendon

### Surrounding Uses:

North – Agricultural

South – Agricultural

East – Agricultural/Residential

West – Agricultural

**Current Zoning:**

Agricultural (A10)

**Proposed Zoning:**

Rural 2 (RU2)



## Findings of Fact

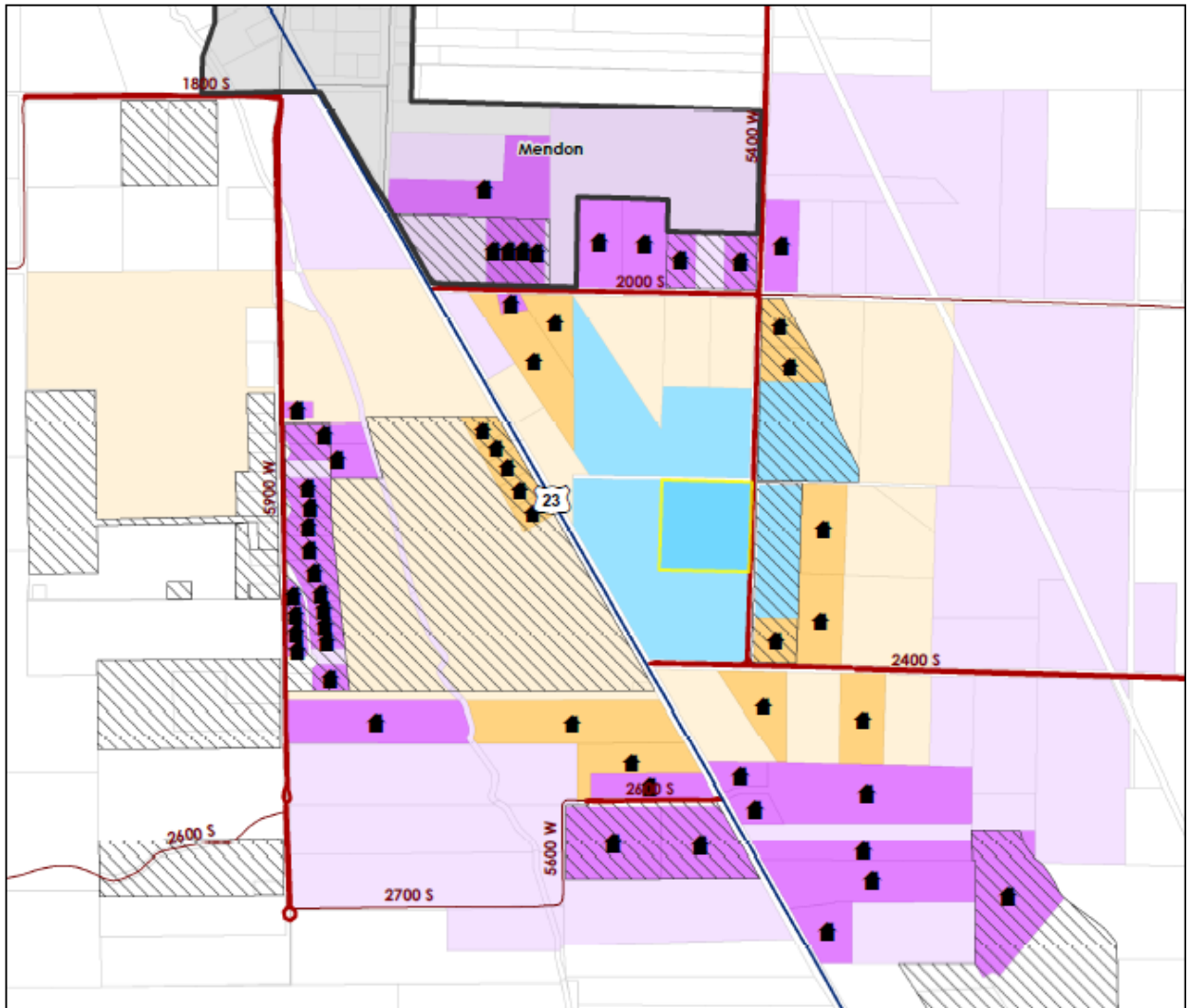
### A. Request description

1. A request to rezone 10.0 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.
2. This rezone may allow the parcel to be legally divided into a maximum potential of 5 separate lots as part of a subdivision process. The current A10 Zone allows for a maximum of 1 buildable lot.
3. 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 subject properties are legal as it is in the same size and configuration as it was on August 6, 2008.
- ii. Average Lot Size: (See Attachment A)



Average Parcel Size	
Adjacent Parcels	Without a Home: 9 Acres (8 Parcels)
1/4 Mile Buffer	With a Home: 3.6 Acres (16 Parcels)
	Without a Home: 13 Acres (25 Parcels)
1/2 Mile Buffer	With a Home: 3.4 Acres (50 Parcels)
	With a Home in Mendon City: 2.9 Acres (5 Parcels)
	Without a Home: 10.1 Acres (64 Parcels)
	Without a Home in Mendon City: 10.6 Acres (4 Parcels)

The proposed RU2 zone allows a maximum density of 1 lot for every 2 acres, whereas the current A10 zone allows a maximum density of 1 lot for every 10 acres.

With approximately 10.0 acres of property, the subject property cannot be further divided under the current A10 Zone standards. A rezone to RU2 may allow up to a maximum potential of 5 buildable lots.

- iii. Schedule of Zoning Uses: Under the current County Land Use Ordinance, the RU2 Zone is more restrictive in the uses allowed when compared to the Agricultural (A10) Zone. There are no uses that are allowed as a permitted or conditional use within the RU2 Zone that are not allowed as a permitted or conditional use within the A10 Zone. The following uses are conditional uses in the A10 Zone but are not allowed in the RU2 Zone:

- Agricultural Manufacturing
- Recreational Facility
- Cemetery
- Private Airport
- Concentrated Animal Feed Operation
- Livestock Auction Facility
- Topsoil Extraction

- iv. Adjacent uses: The properties adjacent to the subject rezone are primarily used for agriculture with a few single family dwellings. The closest Mendon City boundary is located approximately 0.3 miles to the north of the subject property.

- v. Annexation Areas: The subject property is located within the Mendon City future annexation area. Mendon City was notified of the proposed rezone as part of the noticing requirements, but have not provided written comments to staff as of the preparation of this staff report.

- vi. Zone Placement: As identified by the Planning Commission and the County Council at the time the RU2 Zone was adopted, the intended/anticipated placement of this zone was in areas of the unincorporated county adjacent to municipalities. However, the zone has generated concerns from several municipalities that the development pattern is not compatible with their future annexation and growth expansion plans. The closest Mendon City boundary is north of the subject property, along 5400 West, approximately 1/3 mile away.

The nearest RU2 zone is immediately south of the Mendon City boundary mentioned above located at 5400 West and 2000 South. This RU2 Zone was approved as the Mountain View Meadows Rezone on 6.3 acres in 2018 per Ordinance 2018-13. The Mountain View Meadows Subdivision was subsequently approved as a 3-lot subdivision in 2019. There are two other RU2 Rezones approved along 2000 South (i.e., Christy Rezone & Christy Farm Rezone) to the west and south of the Mountain View Meadows Rezone. The Christy Rezone was approved on 5.0 acres immediately west of the Mountain View Meadows Rezone as Ordinance 2021-17 allowing a maximum of 2 building lots instead of one under the A10 Zone; a subdivision application has not been submitted to date. The other RU2 Rezone on the south side of 2000 South across from the Christy Rezone was approved earlier this year as Ordinance 2022-15 on 7.41 acres allowing a maximum of 3 lots instead of one.

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

4. 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.
5. The current County Land Use Ordinance does not specify appropriate locations for the Rural 2 (RU2) Zone but does contain possible guidelines for its implementation. County Land Use

Ordinance §17.08.030 [B] [1] identifies the purpose of the RU2 Zone and includes the following:

- a. “To allow for residential development in a moderately dense pattern that can allow for rural subdivisions, and to allow for clustering plans larger than a single parcel. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities.
  - b. To implement the policies of the Cache Countywide Comprehensive Plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipal 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.”
6. Consideration of impacts related to uses allowed within the RU2 Zone will be addressed as part of each respective approval process required prior to site development activities.

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

7. §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.
8. Table 17.10.040 Site Development Standards – Minimum lot frontage required in the RU2 Zone is 90 feet.
9. §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
10. §16.04.040 [A] Roads – All roads must be designed and constructed in accordance with Title 12 of the County Code.
11. §12.02.010 Roadway Standards – Requirements for roadway improvement are provided in the current Manual of Roadway Design and Construction Standards (Road Manual).
12. A basic review of the access to the subject property identifies the following:
  - a. Primary access to the subject properties is from 5400 West, a County road.
  - b. The property also fronts the future road of 2200 South/Red Fox Lane, which currently does not exist and has an existing substandard right-of-way width of 31 feet.
13. 5400 West:
  - a. Is an existing county facility that provides through access from 600 South/Mendon Road to 2400 South, which connects to Highway 23. It also provides access to multiple dwellings and agricultural parcels.
  - b. Is classified as a Minor Collector Road.
  - c. Is paved and has a width of 23 feet.
  - d. Is considered substandard as to standards of a Major Local Road standard, which is the standard the developer must adhere to for future development, as to right-of-way, and paved and gravel shoulder width.
  - e. Is maintained year round by the County.

**D. Service Provisions:**

14. §16.04.080 [C] Fire Control – The County Fire District had no comments on the rezone. Future access must be reevaluated and may require improvements based on the location of any proposed structure on lots created through a subdivision process including, but not limited to, minimum 20-foot wide Fire District access with required turnarounds and addressing.
15. §16.04.080 [F] Solid Waste Disposal – Logan City Environmental provides refuse collection in this area and states refuse containers must be placed on the east side of 5400 West for



collection. The specific collection location and further requirements will be reevaluated based on any future development.

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

16. Public notice was posted online to the Utah Public Notice Website on 22 July 2022.

17. Notices were posted in three public places on 22 July 2022.

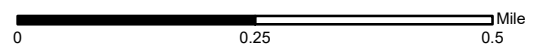
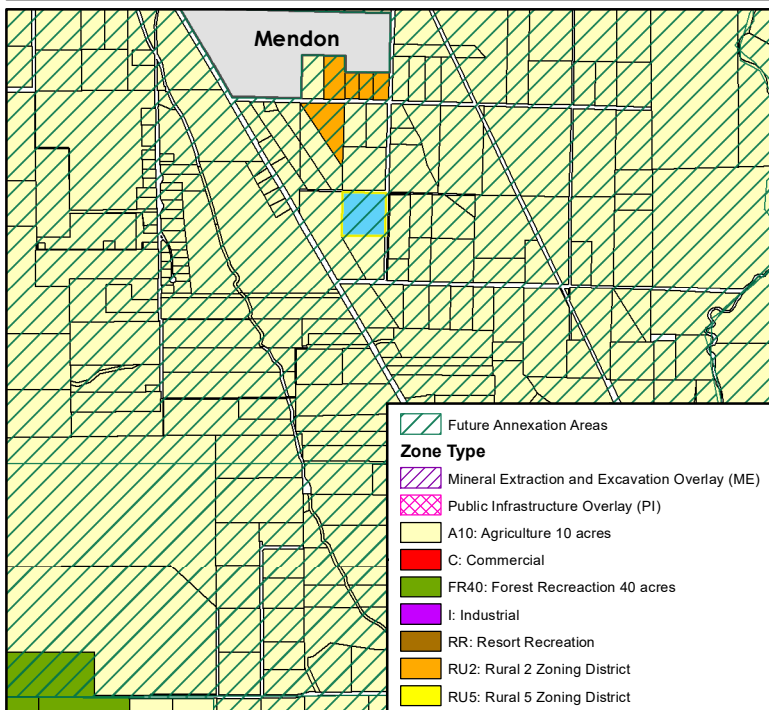
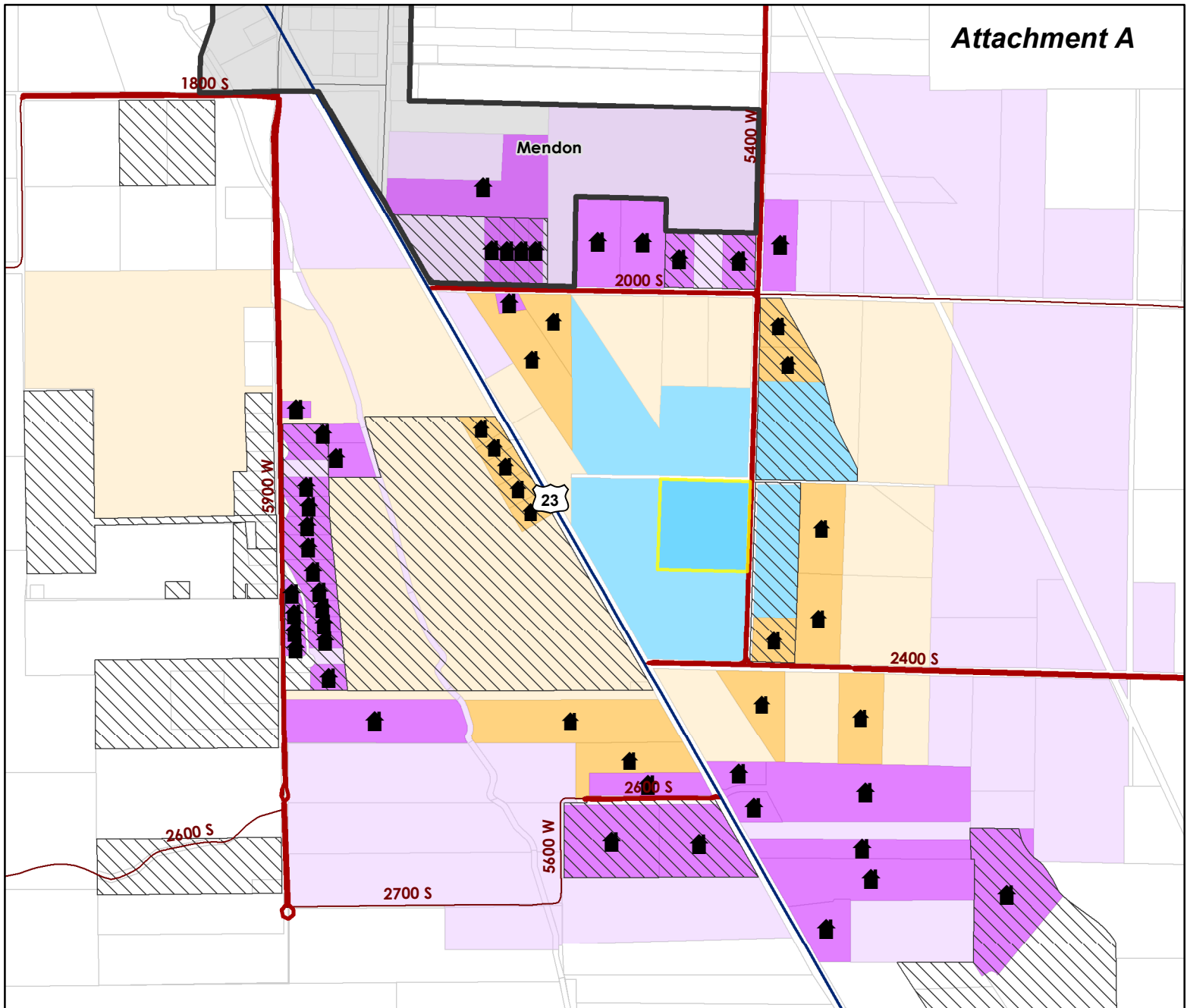
18. Notices were mailed to all property owners within 300 feet and Mendon City on 22 July 2022.

19. At this time, no written public comments regarding this proposal have been received by the Development Services Office.

## **Conclusion**

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The Campbell Rezone, a request to rezone 10.0 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone has been reviewed in conformance with Title 17 of the Cache County Land Use Ordinance and the County Manual of Roadway Design and Construction Standards. Staff has not made a recommendation on this request and can assist the Planning Commission in drafting a recommendation based on the findings of fact identified above and any others identified at the public hearing.



## Legend

	Proposed Rezone		Winter Maintenance
	Municipal Boundaries		County Roads
	Subdivisions		Highways
	Parcels		

Average Parcel Size	
Adjacent Parcels	Without a Home: 9 Acres (8 Parcels)
	With a Home: 3.6 Acres (16 Parcels)
1/4 Mile Buffer	Without a Home: 13 Acres (25 Parcels)
	With a Home: 3.4 Acres (50 Parcels)
1/2 Mile Buffer	With a Home in Mendon City: 2.9 Acres (5 Parcels)
	Without a Home: 10.1 Acres (64 Parcels)
	Without a Home in Mendon City: 10.6 Acres (4 Parcels)



## **Campbell Rezone**

### **Option 1 – Recommend Approval**

#### **Planning Commission Conclusion**

Based on the findings of fact noted herein, the Campbell Rezone is hereby recommended for approval to the County Council as follows:

- 1.** The location of the subject property is compatible with the purpose of the Rural 2 (RU2) Zone as identified under §17.08.030[A] of the Cache County Code as it:
  - 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.** Does not unreasonably impede adjacent agricultural uses, nor unreasonably conflict with the development standards of adjacent communities.
  - c.** The property is appropriately served by a suitable public road, 5400 West, has access to necessary water and utilities, and adequate provision of public services.

### **Option 2 – Recommend Denial**

#### **Planning Commission Conclusion**

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

- 1.** The location of the proposed rezone is not in close proximity to an adjacent municipality where a higher density development is more appropriate.
- 2.** The location of the proposed rezone on a minor collector would set a precedent for increased density and development along this corridor.
- 3.** The Cache County Comprehensive Plan does not specifically address the Rural 2 (RU2) Zone and does not make recommendations as to where the zone should be located. The County's new General Plan update must be adopted to provide the necessary direction on where density could be added in unincorporated county areas, based on location and/or density bonus incentives for cluster development and transferrable development right development options.

## Staff Report: Providence City Cemetery Expansion CUP 2<sup>nd</sup> Amd

4 August 2022

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:** Providence City

**Parcel ID#:** 02-002-0014

**Staff Determination:** Approval with conditions

**Type of Action:** Administrative

**Land Use Authority:** Planning Commission

### Project Location

*Reviewed by Angie Zetterquist*

#### Project Address:

925 River Heights Blvd

#### Surrounding Uses:

North – Residential/River Heights City/Logan

South – Residential/River Heights City

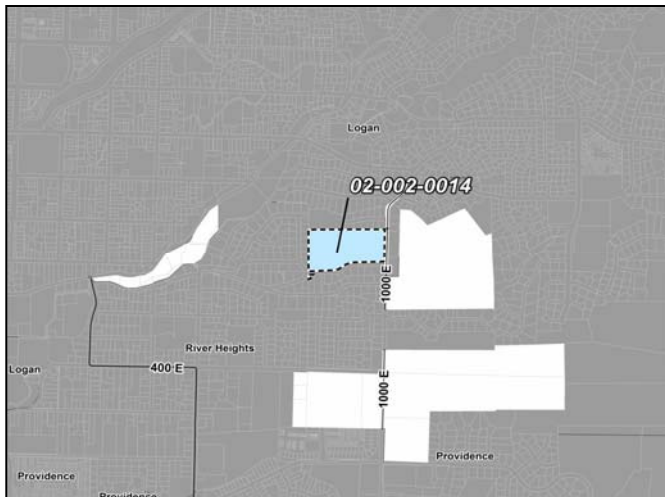
East –Agricultural/Residential

West – Residential/River Heights City

#### Current Zoning:

Agricultural (A10)

**Acres:** 14.71



### Findings of Fact

#### A. Request description

1. The Providence City Cemetery Expansion Conditional Use Permit (CUP) 2<sup>nd</sup> Amendment is a request to expand an existing non-conforming public cemetery.
2. The project is described in the applicant's Letter of Intent (Attachment A) and site plan (Attachment B).
  - a. The existing public cemetery is located on property located in unincorporated County and owned and operated by Providence City.
  - b. An original CUP establishing the cemetery has not been located in the County records as it likely pre-dated the County CUP requirements, which makes it a legal, non-conforming

use. Typically, a legal, non-conforming use cannot be expanded if the use is no longer allowed in the current zone. Here, a cemetery use is still allowed with an approved CUP in the Agricultural (A10) Zone; consequently, the proposed expansion requires a CUP amendment to be submitted and approved by the Land Use Authority (i.e., Planning Commission).

c. A CUP amendment was approved in 1999 to construct a public restroom facility and office space.

3. Any expansion or modification of the proposed use must obtain the approval of the Land Use Authority. ***See condition #1***

4. The subject property is a legal parcel as it is in the same size and configuration as August 8, 2006. However, there is a very small portion of the property, approximately 2,450 sq. ft./0.06 acres, that is located to the south west of the cemetery across River Heights Blvd that is within the jurisdiction of River Heights City. Prior to recording the CUP, the applicant must combine this portion of the subject property with one of the two parcels (#03-082-0005, 02-0025-0009) they own immediately adjacent to the remnant piece or work with the County Recorder's Office to find some other resolution to remove this piece from the primary cemetery property. ***See condition #2***

**B. Conditional Uses *See conclusion #1***

5. §17.06.050-B, Conditional Uses, directs the Land Use Authority to review conditional use permit (CUP) requests based on the standards and criteria that are defined therein and include:

- a. Compliance with law;
- b. Health, safety, and welfare;
- c. Adequate service provision;
- d. Impacts and mitigation.

**C. Compliance with law *See conclusion #1***

6. The County Land Use Ordinance stipulates that:

- a. The proposed conditional use must comply with the regulations and conditions specified in the County Code and other applicable agency standards for such use.
- b. The proposed conditional use must be consistent with the intent, function, and policies of the Cache County General Plan, Ordinance(s), and land use, and/or compatible with existing uses in the immediate vicinity.

7. §17.02.060, Establishment of Land Use Authority, authorizes the Planning Commission to act as a Land Use Authority for a CUP. ***See conclusion #2***

8. §17.07.030, Use Related Definitions. The proposed use is best defined under "Use Type 5100, Cemetery". Per the definition in §17.07, a Cemetery is a location for interment of human or animal remains, including a burial park for earth interments, a mausoleum for vault or crypt interments, a columbarium for cinerary interments, or a combination thereof, and meeting all applicable local, State, and Federal requirements and regulations.

9. §17.09.030, Schedule of Uses by Zoning District, permits this use as a CUP in the Agricultural (A10) Zone if reviewed and approved in accordance with the conditional use review procedures of §17.06 Uses as noted.

**D. Health, safety, and welfare *See conclusion #1***

10. The County Land Use Ordinance stipulates that:

- a. Proposed CUP uses must not be detrimental to the public health, safety and welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity. A conditional use shall be considered detrimental if:
  - i. It causes unreasonable risks to the safety of persons or property because of vehicular traffic or parking, or other similar risks, and/or;
  - ii. It unreasonably interferes with the lawful use of surrounding property.

11. The primary activities as identified within the Providence City Cemetery Expansion Cemetery CUP 2<sup>nd</sup> Amendment Letter of Intent are proposed to only occur on the subject property in an area measuring approximately 1.1 acres. This expansion area will include the addition of grave sites, driveways, and a storage building used to house a backhoe/excavator and soil used for grave preparation. This proposed expansion will not cause unreasonable risks to the safety of persons or property and it does not unreasonably interfere with the lawful use of surrounding properties.

- a. Approval of a zoning clearance and building permits may be required to ensure compliance with the applicable codes. *See condition #3*

**E. Adequate service provision *See conclusion #1***

12. The County Land Use Ordinance stipulates that:

- a. The proposed conditional use must not result in a situation that creates a need for essential services that cannot be reasonably met by local service providers, including but not limited to: Roads and year round access for emergency vehicles and residents, fire protection, law enforcement protection, schools and school busing, potable water, septic/sewer, storm water drainage, and garbage removal.

13. Access: Access to the cemetery is via a private two track dirt road. The private road is accessed from 1900 North, a small section of County Road with a dead end that connects to 7200 West, another County road. As the proposed CUP is not proposing to construct, modify, or change the existing condition of the Cemetery or the access road, the County Engineer is not requiring any site or road improvements.

14. §12.02.010 Roadway Standards – Requirements for roadway improvement are provided in the current Manual of Roadway Design and Construction Standards (Road Manual).

15. Parking:

- a. §17.22 Off Street Parking Standards – Uses included under Use Index 5000, Public, Institutional, and Utility Uses, require a Parking Analysis be conducted to determine the required number of parking spaces needed. The County Engineer determined that the existing facilities and proposed improvements will not cause any additional impacts, conditions, or concerns. Consequently, existing and proposed driveways and parking areas are adequate and no additional parking nor a parking analysis is required. *See conclusion #2*

16. Refuse:

- a. Logan City Environmental Services provides collection services for the existing use and believes the existing service provided will be adequate for the proposed expansion.

17. Fire: §16.04.080 [C] Fire Control – The County Fire District did not have concerns or comments on the project.

**F. Impacts and mitigation *See conclusion #1***

18. Utah Code Annotated §17-27a-506, Conditional uses, item 2-a specifies that “A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the

reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.”

**19. The County Land Use Ordinance stipulates that:**

- a.** Reasonably anticipated detrimental effects of the proposed conditional use must be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards.
- b.** Examples of potential negative impacts include but are not limited to odor, vibration, light, dust, smoke, noise, impacts on sensitive areas as defined by the Code, and/or disruption of agricultural practices.

**20. Known or reasonably anticipated detrimental effects of the use are as follows:**

- a.** No known or reasonable anticipated detrimental effects of the proposed use were identified during the application review process that cannot be addressed by the conditions of approval.

**G. Public Notice and Comment—§17.02.040 Notice of Meetings**

**21.** Public notice was posted online to the Utah Public Notice Website on 22 July 2022.

**22.** Notices were posted in three public places on 22 July 2022.

**23.** Notices were mailed to all property owners within 300 feet of the subject properties and River Heights City on 22 July 2022.

**24.** At this time, no written public comment regarding this proposal has been received by the Development Services Office. The applicant did provide a letter from River Heights City indicating their support of the proposed expansion project as part of the application packet (See Attachment C).

## **Conditions**

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These conditions are based on the Cache County Land Use Ordinance and on the findings of fact as noted herein:

- 1.** The applicant shall operate the cemetery in accordance with the Letter of Intent and site plan provided; any expansion or modification of the proposed use must obtain the approval of the Land Use Authority. (*See A-3*)
- 2.** Prior to recording the permit, the applicant must work with the County Recorder’s Office to find a resolution that removes the remnant portion of the subject property that is located on the other side of a public road within the River Heights City boundaries from the subject property. (*See A-4*)
- 3.** The applicant must obtain any required zoning clearances and building permits for proposed structures prior to construction, if applicable. (*See D-11-a*)

## **Conclusions**

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Based on the findings of fact and conditions noted herein, the Providence City Cemetery Expansion CUP 2<sup>nd</sup> Amendment is hereby approved as follows:

- 1.** It has been reviewed by the Planning Commission in conformance with, and meets the requirements of, the Cache County Land Use Ordinance, and; *See B, C, D, E, F*
- 2.** As per §17.02.060, Establishment of Land Use Authority, the Planning Commission is authorized to act as the Land Use Authority for this CUP request. *See C-8*
- 3.** It has been determined that a Parking Analysis is not required as the proposed expansion is not creating any additional impacts nor any known or reasonably anticipated detrimental impacts. *See E-15-a*





# Providence City

164 North Gateway Drive  
Providence, UT 84332  
(435) 752-9441 Fax: (435) 753-1586  
[www.providencecity.com](http://www.providencecity.com)

Re: Letter of Intent for Conditional Use Permit

To Cache County Development Services Depart,

Providence City intends to complete the final phase of the cemetery. This phase includes approximately 1.1 acres of grave sites, driveways, and a storage building. This phase will be landscaped to match the existing cemetery to the south and west. The storage building will be used to store the backhoe/excavator and soil for grave preparation.

There are approximately 2-3 employees who maintain the cemetery and assist in burials as needed.

There are no set hours of operation for the cemetery.

Traffic consists of occasional visitors in vehicles and pedestrians with higher traffic and parking demands during burial services. The driveways within the cemetery accommodate parking and traffic needs.

No additional signage or fencing is proposed at this time.

The typical equipment used at the cemetery include lawnmowers and other landscape maintenance equipment, backhoe/excavator, dump truck and snow removal equipment.

No changes to the waste collection system are being proposed.

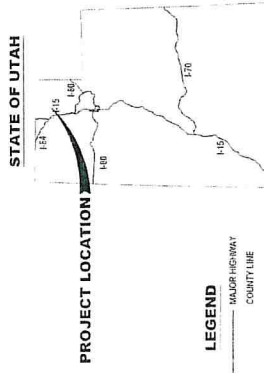
PROVIDENCE CITY

Ryan Snow  
City Manager



# PROVIDENCE CITY PROVIDENCE CITY CEMETERY EXPANSION PHASE II REVIEW SET

ISSUE DATE: 12/15/21



VICINITY MAP



PROJECT VICINITY MAP

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Answers to Infrastructure®

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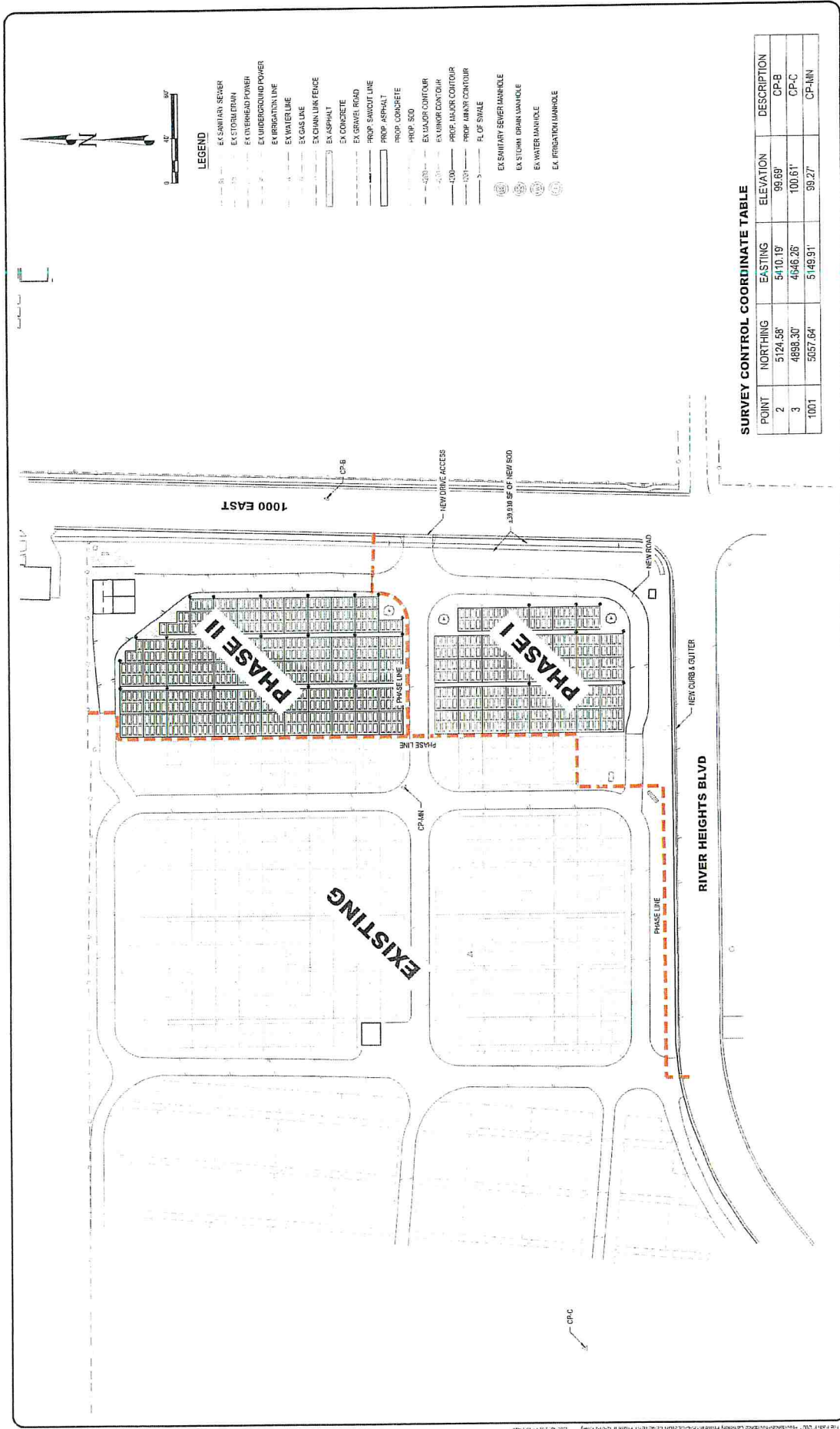
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Answers to Infrastructure®

PROVIDENCE CITY  
PROVIDENCE CITY CEMETERY EXPANSION PHASE II  
COVER SHEET

2021-0009  
1 7  
G001








**SURVEY CONTROL COORDINATE TABLE**

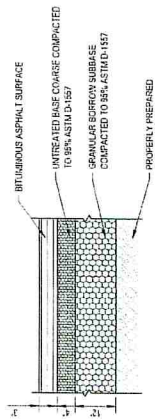
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3	4898.30	4846.26	100.61	CP-C
1001	5057.64	5149.91	99.27	CP-MN

 <b>CRS ENGINEERS</b> Answers to Infrastructure®		PROVIDENCE CITY <b>PROVIDENCE CITY CEMETERY EXPANSION PHASE II</b> PHASING MAP		2021-0006 3 7 <b>G003</b>
PROJECT NO. 2021-0006 PROJECT NAME: PROVIDENCE CITY CEMETERY EXPANSION PHASE II PROJECT LOCATION: PROVIDENCE CITY, RHODE ISLAND PROJECT OWNER: PROVIDENCE CITY PROJECT MANAGER: [Name] PROJECT ENGINEER: [Name]		DESIGN SCALE: 1"=40'		2021-0006 3 7 <b>G003</b>

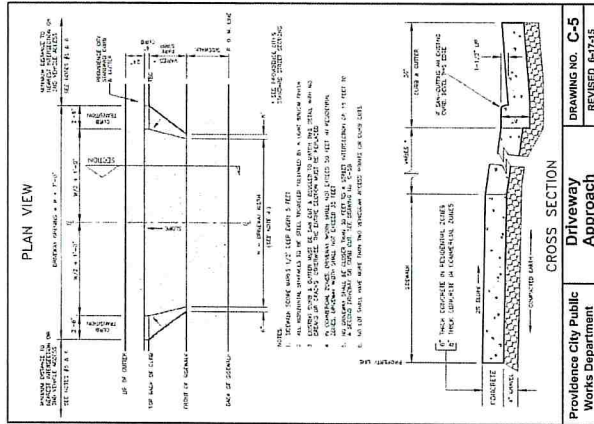




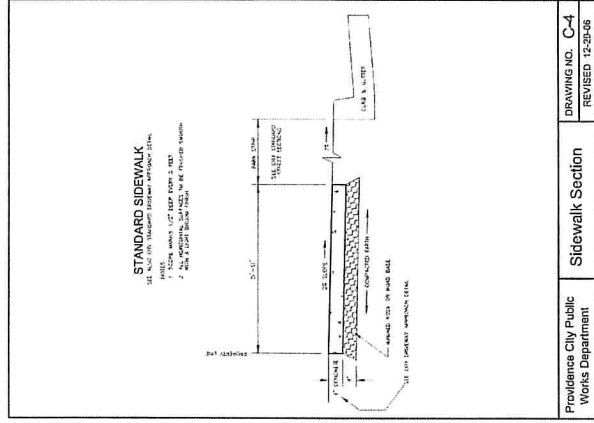




**A ASPHALT SECTION**  
SCALE NONE



**B DRIVEWAY APPROACH**  
SCALE NONE



**C SIDEWALK SECTION**  
SCALE NONE

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503.228.1234  
www.crs-engineers.com

PROVIDENCE CITY CEMETERY EXPANSION PHASE II  
DETAILS



2021-0005	6	7	CU501
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2021-0009	7	7
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CU502















































## GENERAL PROJECT NOTES

- [illegible]

## ELECTRICAL LEGEND

ANNOTATIONS	
	DETAILS AND/OR TYP. NOT REFERRED TO BY LINE NUMBER IN SECTION AND REFERRED TO BY LINE NUMBER
<b>LIGHTING FIXTURES</b>	
	RECESSED DOWN
	SURFACE FIX
	ENERGETIC IN PLACE
	DOWN LIGHT IN PLACE
	DOWN LIGHT DOWN
	POLE LIGHT DOWN
<b>BRANCH CIRCUITING</b>	
	SINGLE SWITCH
	DOUBLE SWITCH (SHOWN IN PLACE IN TYP.)
	DOUBLE SWITCH (NEUTRAL SHOWN)
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## SHEET INDEX

#	Sheet Title
EE001	ABBREVIATIONS G.P.N. LEGEND & SHEET INDEX
EE002	ELECTRICAL SPECIFICATIONS
EP100	ELECTRICAL PLANS
EP501	ELECTRICAL SITE PLAN & DETAILS
EP601	ELECTRICAL ONE-LINE DIAGRAMS & SCHEDULES

## ELECTRICAL ABBREVIATIONS

ELECTROMECHANICAL INSTRUMENTS			
1.	APPROX.	QTY.	UNIT
10	1000	1000	1000
11	1000	1000	1000
12	1000	1000	1000
13	1000	1000	1000
14	1000	1000	1000
15	1000	1000	1000
16	1000	1000	1000
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98	1000	1000	1000
99			

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**CRS** **CRS ENCLOSURES**  
 2 N Main, Ste. 4 Providence, RI 02903 | P: 401.374.4670 | [www.crsenclosures.com](http://www.crsenclosures.com)



ERNEST C. BOULEAU      PROVIDENCE CITY      PROVIDENCE



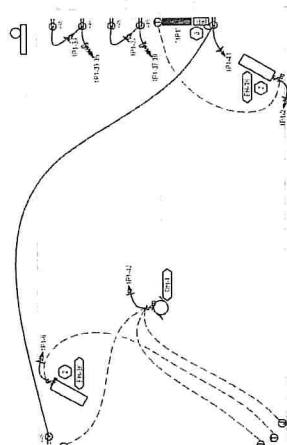


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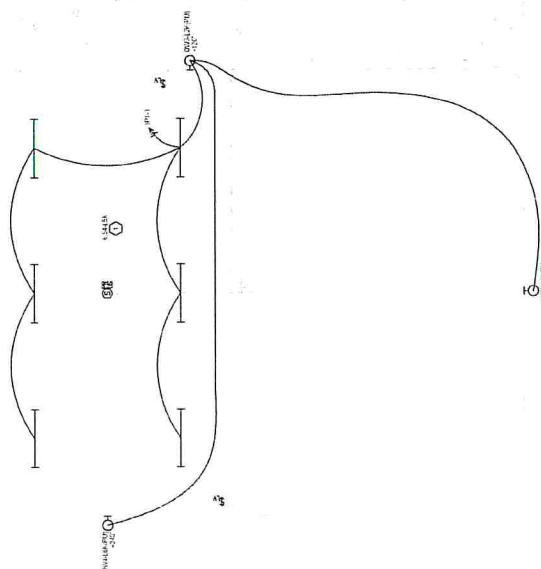
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CONTRACTOR IDENTIFYING OCCUPANCY SENSORS WITH COVERAGE PATTERNS

- [illegible]



2 POWER PLAN  
SCALE 1/4" = 1'-0"



1 LIGHTING PLAN  
SCALE 1/8" = 1'-0"

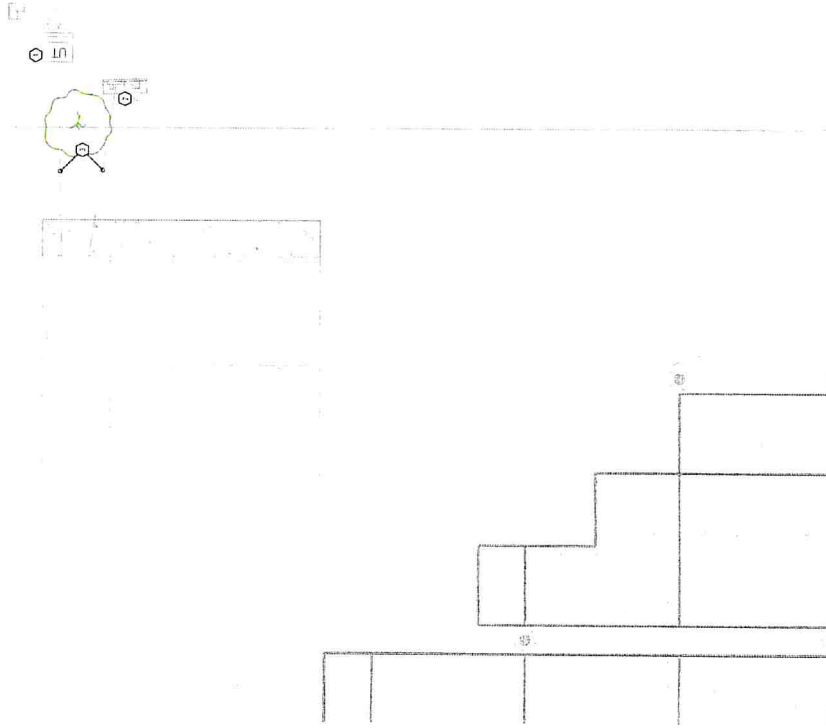
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SHEET KEYED NOTES

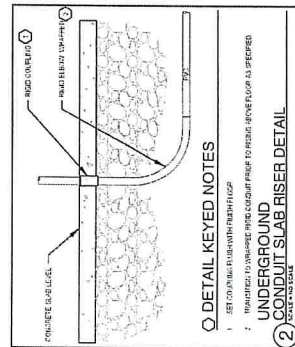
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GENERAL NOTES

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1 ELECTRICAL SITE PLAN  
SCALE 1/8" = 1'-0"



2 DETAIL KEYED NOTES

1. PROVIDENCE CITY CEMETERY
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3. PROVIDENCE CITY CEMETERY
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9. PROVIDENCE CITY CEMETERY
10. PROVIDENCE CITY CEMETERY

3 UNDERGROUND CONDUIT SLAB RISER DETAIL  
SCALE 1/4" = 1'-0"

PROVIDENCE CITY CEMETERY  
ELECTRICAL SITE PLAN & DETAILS  
2021-0079

PROVIDENCE CITY CEMETERY  
ELECTRICAL SITE PLAN & DETAILS  
2021-0079

PROVIDENCE CITY CEMETERY  
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2021-0079

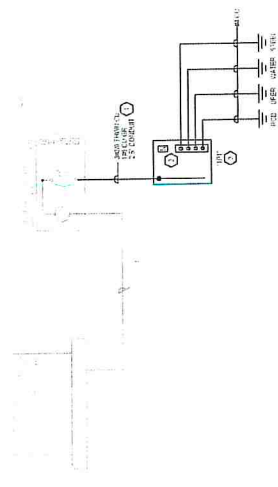


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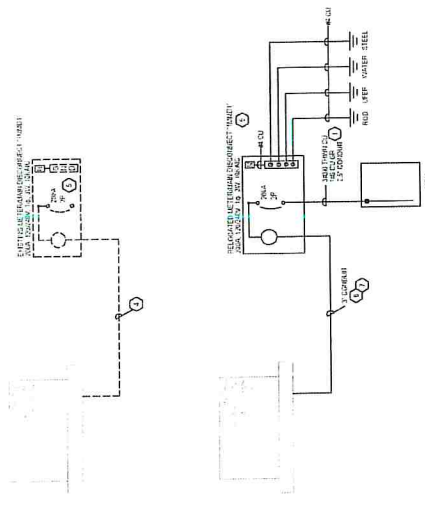
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GENERAL SHEET NOTES

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- 9. PROVIDE ALL MATERIALS AND LABOR FOR THE ENTIRE PROJECT.
- 10. PROVIDE ALL MATERIALS AND LABOR FOR THE ENTIRE PROJECT.



ELECTRICAL ONE-LINE DIAGRAMS - BASE BID



ELECTRICAL ONE-LINE DIAGRAMS - ALTERNATE BID

LIGHT FIXTURE SCHEDULE			
NO.	DESCRIPTION	QUANTITY	UNIT
1	1' x 4' RECESSED CEILING MOUNTED FLUORESCENT FIXTURE WITH 4 T8 TUBES	10	EA
2	1' x 4' RECESSED CEILING MOUNTED FLUORESCENT FIXTURE WITH 4 T8 TUBES	10	EA
3	1' x 4' RECESSED CEILING MOUNTED FLUORESCENT FIXTURE WITH 4 T8 TUBES	10	EA
4	1' x 4' RECESSED CEILING MOUNTED FLUORESCENT FIXTURE WITH 4 T8 TUBES	10	EA
5	1' x 4' RECESSED CEILING MOUNTED FLUORESCENT FIXTURE WITH 4 T8 TUBES	10	EA
6	1' x 4' RECESSED CEILING MOUNTED FLUORESCENT FIXTURE WITH 4 T8 TUBES	10	EA
7	1' x 4' RECESSED CEILING MOUNTED FLUORESCENT FIXTURE WITH 4 T8 TUBES	10	EA
8	1' x 4' RECESSED CEILING MOUNTED FLUORESCENT FIXTURE WITH 4 T8 TUBES	10	EA
9	1' x 4' RECESSED CEILING MOUNTED FLUORESCENT FIXTURE WITH 4 T8 TUBES	10	EA
10	1' x 4' RECESSED CEILING MOUNTED FLUORESCENT FIXTURE WITH 4 T8 TUBES	10	EA

MECHANICAL EQUIPMENT SCHEDULE			
NO.	DESCRIPTION	QUANTITY	UNIT
1	1' x 4' RECESSED CEILING MOUNTED FLUORESCENT FIXTURE WITH 4 T8 TUBES	10	EA
2	1' x 4' RECESSED CEILING MOUNTED FLUORESCENT FIXTURE WITH 4 T8 TUBES	10	EA
3	1' x 4' RECESSED CEILING MOUNTED FLUORESCENT FIXTURE WITH 4 T8 TUBES	10	EA
4	1' x 4' RECESSED CEILING MOUNTED FLUORESCENT FIXTURE WITH 4 T8 TUBES	10	EA
5	1' x 4' RECESSED CEILING MOUNTED FLUORESCENT FIXTURE WITH 4 T8 TUBES	10	EA
6	1' x 4' RECESSED CEILING MOUNTED FLUORESCENT FIXTURE WITH 4 T8 TUBES	10	EA
7	1' x 4' RECESSED CEILING MOUNTED FLUORESCENT FIXTURE WITH 4 T8 TUBES	10	EA
8	1' x 4' RECESSED CEILING MOUNTED FLUORESCENT FIXTURE WITH 4 T8 TUBES	10	EA
9	1' x 4' RECESSED CEILING MOUNTED FLUORESCENT FIXTURE WITH 4 T8 TUBES	10	EA
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3	1' x 4' RECESSED CEILING MOUNTED FLUORESCENT FIXTURE WITH 4 T8 TUBES	10	EA
4	1' x 4' RECESSED CEILING MOUNTED FLUORESCENT FIXTURE WITH 4 T8 TUBES	10	EA
5	1' x 4' RECESSED CEILING MOUNTED FLUORESCENT FIXTURE WITH 4 T8 TUBES	10	EA
6	1' x 4' RECESSED CEILING MOUNTED FLUORESCENT FIXTURE WITH 4 T8 TUBES	10	EA
7	1' x 4' RECESSED CEILING MOUNTED FLUORESCENT FIXTURE WITH 4 T8 TUBES	10	EA
8	1' x 4' RECESSED CEILING MOUNTED FLUORESCENT FIXTURE WITH 4 T8 TUBES	10	EA
9	1' x 4' RECESSED CEILING MOUNTED FLUORESCENT FIXTURE WITH 4 T8 TUBES	10	EA
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MECHANICAL EQUIPMENT SCHEDULE			
NO.	DESCRIPTION	QUANTITY	UNIT
1	1' x 4' RECESSED CEILING MOUNTED FLUORESCENT FIXTURE WITH 4 T8 TUBES	10	EA
2	1' x 4' RECESSED CEILING MOUNTED FLUORESCENT FIXTURE WITH 4 T8 TUBES	10	EA
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5	1' x 4' RECESSED CEILING MOUNTED FLUORESCENT FIXTURE WITH 4 T8 TUBES	10	EA
6	1' x 4' RECESSED CEILING MOUNTED FLUORESCENT FIXTURE WITH 4 T8 TUBES	10	EA
7	1' x 4' RECESSED CEILING MOUNTED FLUORESCENT FIXTURE WITH 4 T8 TUBES	10	EA
8	1' x 4' RECESSED CEILING MOUNTED FLUORESCENT FIXTURE WITH 4 T8 TUBES	10	EA
9	1' x 4' RECESSED CEILING MOUNTED FLUORESCENT FIXTURE WITH 4 T8 TUBES	10	EA
10	1' x 4' RECESSED CEILING MOUNTED FLUORESCENT FIXTURE WITH 4 T8 TUBES	10	EA

PROVIDENCE CITY  
PROVIDENCE CITY CEMETERY EXPANSION PHASE II  
ELECTRICAL ONE-LINE DIAGRAMS & SCHEDULES

2024-0009  
EP601

CRS ENGINEERS  
211 Main Street Providence, RI 02903  
401.333.4411 | www.crs-engineers.com

PROVIDENCE CITY  
PROVIDENCE CITY CEMETERY EXPANSION PHASE II  
ELECTRICAL ONE-LINE DIAGRAMS & SCHEDULES

2024-0009  
EP601

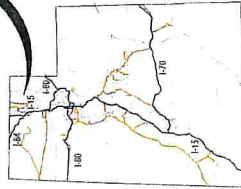


# PROVIDENCE CITY CEMETERY BUILDING 100% DESIGN

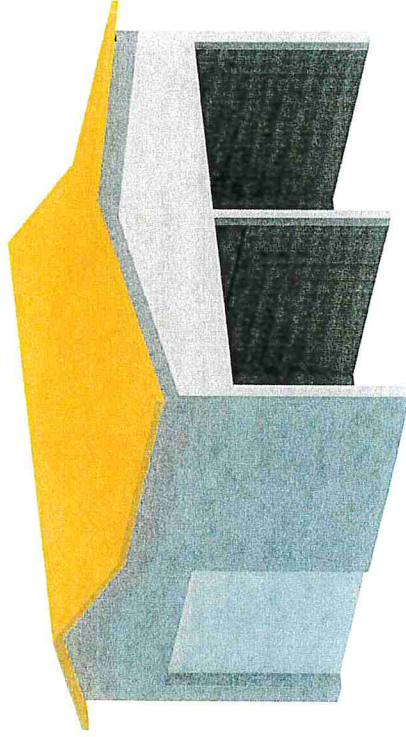
925 RIVER HEIGHTS BLV  
RIVER HEIGHTS, UTAH

ISSUE DATE: DEC. 29, 2021

STATE OF UTAH PROJECT LOCATION



**LEGEND**  
RAILROAD  
MAJOR HIGHWAY  
COUNTY LINE



## INDEX

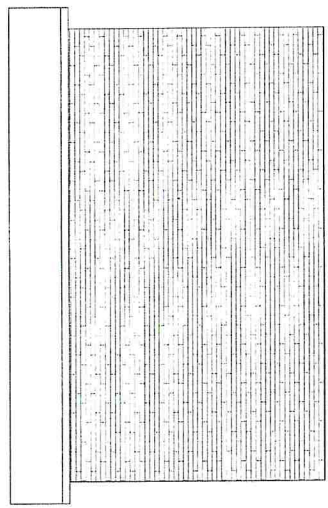
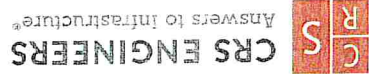
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CS01	COVER SHEET
CS02	STRUCTURAL GENERAL NOTES
AS01	FLOOR PLAN
AS02	ELEVATION
AS03	FOUNDATION PLAN
AS04	FOUNDATION PLAN
AS05	STRUCTURAL DETAILS
AS06	STRUCTURAL DETAILS

PROJECT NUMBER 2021-0009		SHEET OF 1 10		SHEET NUMBER G001	
PROVIDENCE CITY CEMETERY BUILDING COVER SHEET					
CRS ENGINEERS Answers to Infrastructure®					
PROJECT MANAGER CHECKED BY DESIGNED BY DATE: 12/29/21					
REVISIONS					

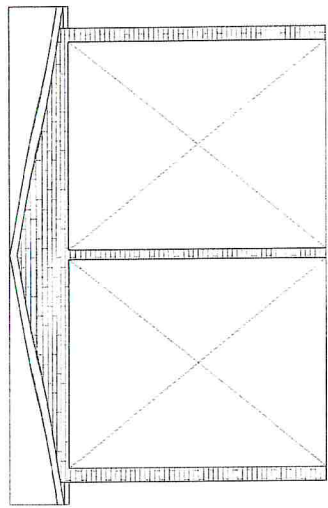




PROJECT NUMBER A201		SHEET NUMBER A		DATE 10/20/2021		PROJECT NAME CEMETERY BUILDING		PROVIDENCE CITY	
PROJECT MANAGER MAY REBECCA		CHECKED BY C. HERRICK		DESIGNED BY S. HERRICK		DATE DEC 20, 2021		DESCRIPTION	
REV #		BY		DATE		DESCRIPTION			
1									
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4									
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8									
9									
10									



1 NORTH ELEVATION  
SCALE 1/8" = 1'-0"



2 SOUTH ELEVATION  
SCALE 1/8" = 1'-0"





SHEET NUMBER  
S101

PROJECT  
CEMETERY BUILDING  
FOOTING PLAN

DATE  
2021-02-09

SCALE  
1/8" = 1'-0"

PROJECT  
CEMETERY BUILDING  
FOOTING PLAN

DATE  
2021-02-09

SCALE  
1/8" = 1'-0"

PROJECT  
CEMETERY BUILDING  
FOOTING PLAN

DATE  
2021-02-09

SCALE  
1/8" = 1'-0"

PROJECT  
CEMETERY BUILDING  
FOOTING PLAN

DATE  
2021-02-09

SCALE  
1/8" = 1'-0"

PROJECT  
CEMETERY BUILDING  
FOOTING PLAN

DATE  
2021-02-09

SCALE  
1/8" = 1'-0"

PROJECT  
CEMETERY BUILDING  
FOOTING PLAN

DATE  
2021-02-09

SCALE  
1/8" = 1'-0"

PROJECT  
CEMETERY BUILDING  
FOOTING PLAN

DATE  
2021-02-09

SCALE  
1/8" = 1'-0"

PROJECT  
CEMETERY BUILDING  
FOOTING PLAN

DATE  
2021-02-09

SCALE  
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PROJECT  
CEMETERY BUILDING  
FOOTING PLAN

DATE  
2021-02-09

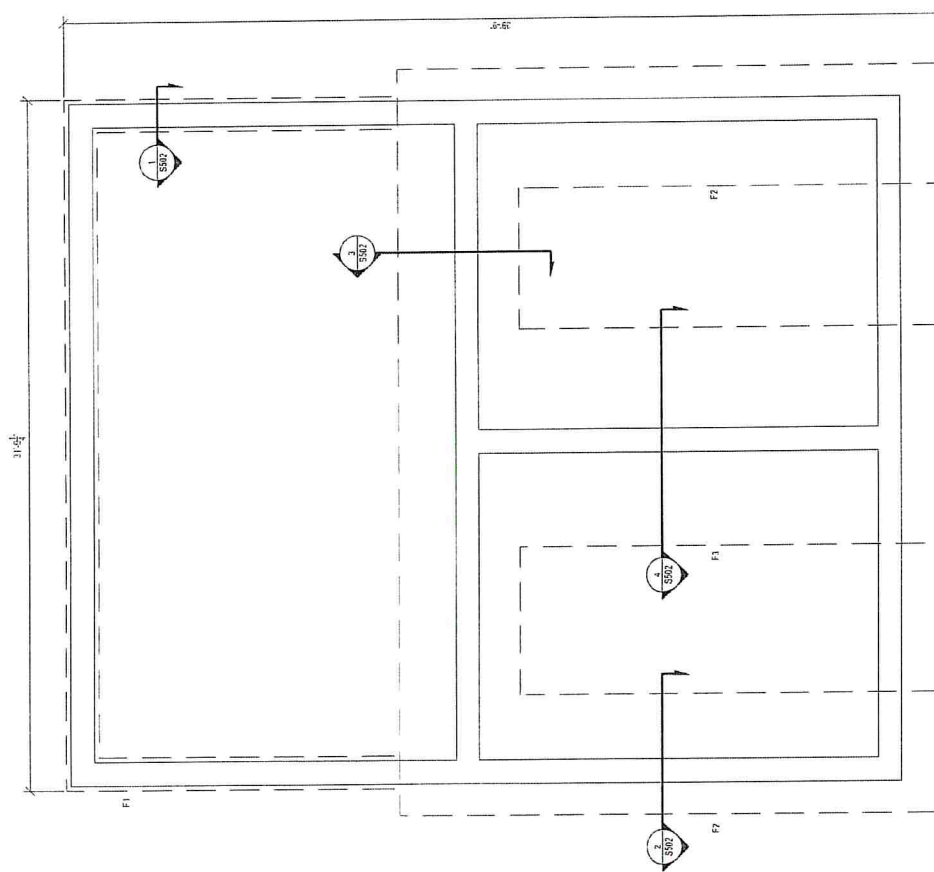
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PROVIDENCE CITY  
CEMETERY BUILDING  
FOOTING PLAN

CRS ENGINEERS  
Answers to Infrastructure

NO.	REV.	DATE	DESCRIPTION
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2	02	02/09/21	ISSUED FOR PERMIT
3	03	02/09/21	ISSUED FOR PERMIT
4	04	02/09/21	ISSUED FOR PERMIT
5	05	02/09/21	ISSUED FOR PERMIT
6	06	02/09/21	ISSUED FOR PERMIT
7	07	02/09/21	ISSUED FOR PERMIT
8	08	02/09/21	ISSUED FOR PERMIT
9	09	02/09/21	ISSUED FOR PERMIT
10	10	02/09/21	ISSUED FOR PERMIT

FOOTING TABLE  
F1 15" X 1' X CONT  
F2 5'4" X 1' X CONT  
F3 16" X 1' X CONT



FOOTING PLAN  
SCALE 1/8" = 1'-0"



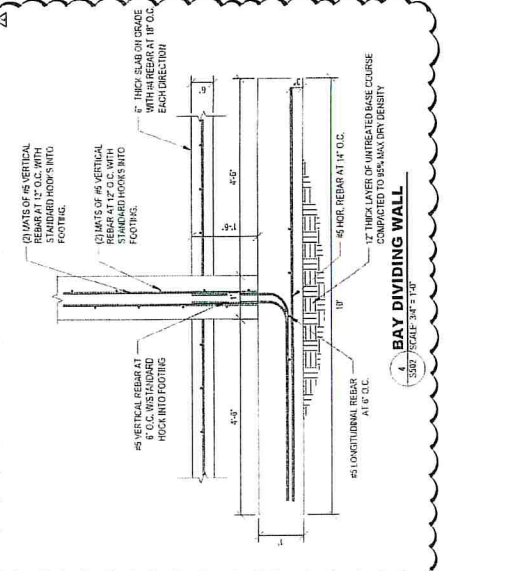
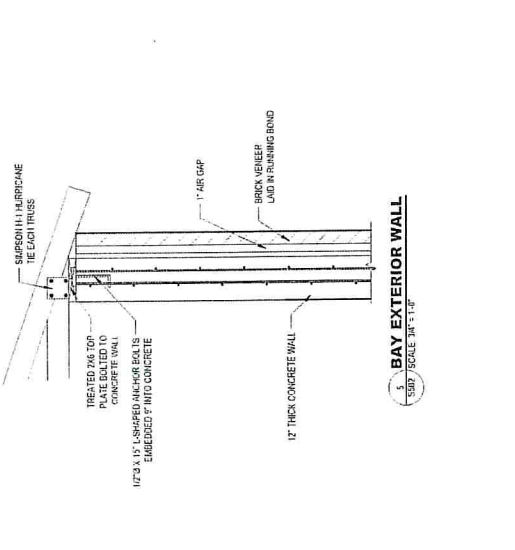
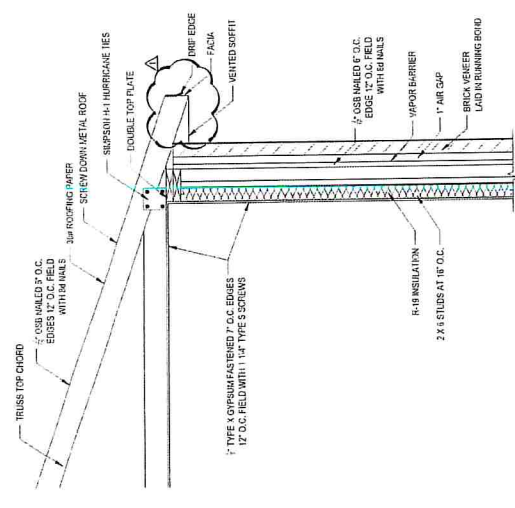
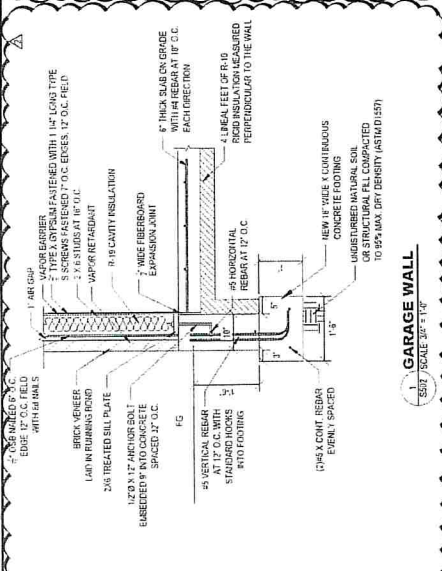
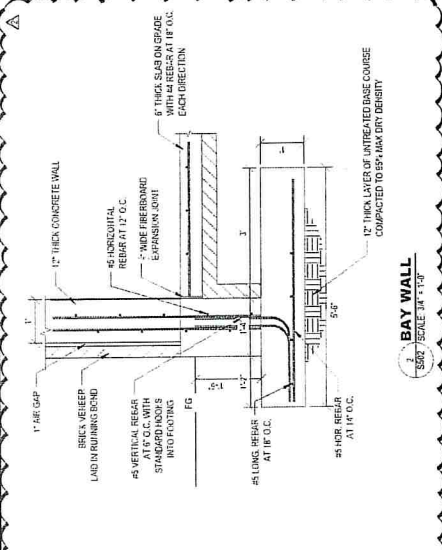
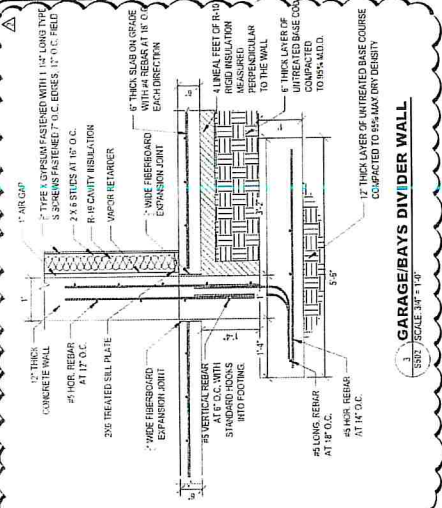








REVISION	DATE	BY	CHK'D	APP'D
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3	05-17-2022	BLN		
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7	05-17-2022	BLN		
8	05-17-2022	BLN		
9	05-17-2022	BLN		
10	05-17-2022	BLN		



ROOF TO WALL CONNECTION  
Scale 3/4" = 1'-0"



520 South 500 East  
River Heights, Utah 84321  
Phone & Fax (435) 752-2646

June 14, 2022

Cache County

To Whom it May Concern,

River Heights City has reviewed the Providence City Cemetery Expansion Phase II plans and are in support of their project.

Providence City Cemetery has been and continues to be beneficial for River Heights City and its residents.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Thompson". The signature is fluid and cursive, with a large initial "J" and "T".

Mayor Thompson



## Staff Report: Hobbled Dog Cidery CUP

4 August 2022

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:** Steve Martin, P.E.

**Parcel ID#:** 01-095-0035

**Staff Determination:** continue up to 90 days

**Type of Action:** Administrative

**Land Use Authority:** Planning Commission

## Project Location

*Reviewed by Angie Zetterquist*

### Project Address:

625 West 8300 South  
near Paradise

### Current Zoning:

Agricultural (A10)

**Acres:** 10.0

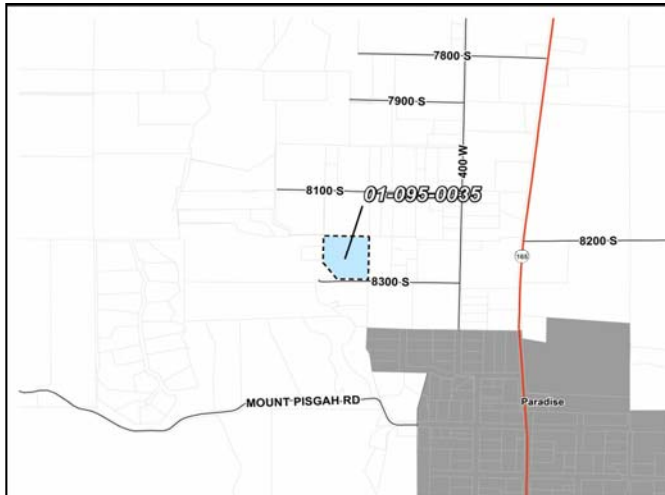
### Surrounding Uses:

North – Agricultural

South – Agricultural/Residential

East – Agricultural/Residential

West – Agricultural/Residential



## Findings of Fact

### A. Request description

1. The Hobbled Dog Cidery Conditional Use Permit (CUP) is a request to operate a winery facility (Use Type 6160) on 10.0 acres in the Agricultural (A10) Zone.
2. In September 2021, the Planning Commission held a public hearing, accepted all comments, and recommended the approval of the proposed amendments to Title 17 creating a new use type for a winery to the County Council for final action. Subsequently, the County Council approved the recommended amendments and Use Type 6160 Winery was created per Ordinance No. 2021-21.



This is the first CUP application processed for the new winery facility (Use Type 6160).

3. The project is described in the applicant's Letter of Intent and Site Plan (Attachment A).
4. The applicant is proposing to operate a winery, which is defined as an agricultural processing facility used for the commercial purpose of processing fruits, plants, honey, or milk, or other like substance to produce wine. The specific use proposed for this winery facility request is to produce premium alcoholic and non-alcoholic ciders with an ultimate production of 7,500 cases per year. The use type definition allows a maximum of 15,000 cases per calendar year. In addition to the processing and production of cider, the propose use will also include public tours, tastings, and retail sales.
5. Per the Letter of Intent, a new 4,284 square-foot single level structure, which must meet all Zoning and Building requirements, will be constructed to house the cider facility and related uses, as follows:
  - a. Cider production and support space – 2,016 square feet
  - b. Hospitality and administration space – 2,268 square feet
  - c. Patio - ~420 square feet.
6. The cidery will be situated within the area of an existing barn and storage sheds north of the existing residence and it will be setback over 450 feet from the County road, 8300 South. Outdoor areas will also be improved to accommodate an outdoor picnic/event lawn area.
7. The Use Type definition for a winery facility requires that wine produced at the facility must be produced from 51% or more of agricultural products that have been grown with in the legally defined boundaries of Cache County. Currently, the subject property has 0.5 acres of apple and other fruit orchard crops, a nursery, and 7 acres for future apple orchards. In the event of crop failure or damage that results in an inefficient supply of agricultural products, the definition does allow the applicant to obtain product from other suppliers in the State of Utah.
8. The applicant is also proposing on-site improvements including, but not limited to: widening of existing driveway, a new 20-foot wide access road and parking areas, a sanitary wastewater leach field system, process wastewater treatment system, stormwater management improvements, fire protection water storage, etc. Many of the proposed on-site infrastructure improvements are detailed in the LOI and associated plans.
9. The applicant anticipates 3 full-time employees and 3 part-time employees during the non-harvest season, and 6 full-time during harvest and bottling season. The employees do not reside on-site.
10. Visitors to the cidery are anticipated between 20 per day on average with a peak of 60. The applicant has also provided some analysis on average daily trips for the proposed use as part of the application packet, including total truck trips per year at 48 and 60 trips per day for passenger vehicle trips.
11. Hours of operation are proposed from 7:00 AM to 9:00 PM, Monday through Friday during non-harvest and 6:00 AM to 10:00 PM Monday through Sunday during harvest season. The tasting room hours of operation will be from 10:30 AM to 9:00 PM, Monday through Sunday.
12. Signage for the facility is also proposed.

## **B. Parcel Legality**

13. The subject property is a legal parcel as it has not changed size and configuration since August 6, 2008.

### C. Conditional Uses

14. §17.06.050-B, Conditional Uses, directs the Land Use Authority to review conditional use permit (CUP) requests based on the standards and criteria that are defined therein and include:
- a. Compliance with law;
  - b. Health, safety, and welfare;
  - c. Adequate service provision;
  - d. Impacts and mitigation.

### D. Compliance with law

15. The County Land Use Ordinance stipulates that:
- a. The proposed conditional use must comply with the regulations and conditions specified in the County Code and other applicable agency standards for such use.
  - b. The proposed conditional use must be consistent with the intent, function, and policies of the Cache County General Plan, Ordinance(s), and land use, and/or compatible with existing uses in the immediate vicinity.
16. §17.02.060, Establishment of Land Use Authority, authorizes the Planning Commission to act as the Land Use Authority for a CUP.
17. §17.07.030, Use Related Definitions defines this use as
- a. **6160 Winery:** An agricultural processing facility used for the commercial purpose of processing fruits, plants, honey, or milk, or other like substance to produce wine. Processing includes wholesale and retail sales, crushing, fermenting, blending, aging, storage, bottling, and administrative office functions. Additional information and requirements are found in Title 5.08 Alcoholic Beverages of the County Code and apply to this use type.

The following requirements also apply:

1. A Winery must be accessory to a primary Agricultural Production use.
2. A Winery must:
  - a. Be located on land that qualifies as land under agricultural use that is actively devoted to agriculture as defined by the Farmland Assessment Act, UCA 59-2-5, and;
  - b. Be located on a legal parcel, or contiguous legal parcels, that are 5 acres or larger in size.
3. Wine produced by the processing facility must be produced from 51% or more of the agricultural products that have been grown within the legally defined boundaries of Cache County.
  - a. The winery may use agricultural products grown outside the County to produce wine, and a local wine producer may purchase bulk beverage fermented, brewed, or distilled by a licensed alcohol manufacturer and blend the beverage with the local producer's alcoholic beverage if:
    - i. There is an insufficient supply of agricultural products within Cache County due to an event caused by natural phenomena whose effects were not preventable with the exercise of reasonable care and foresight; or
    - ii. The on-site and local agricultural product is not yet of a sufficient quantity to support the production of wine, but sufficient resources that will be used as part of the wine production in the form of planted vines, plants, trees, hives, and similar are present and of an

equivalent amount to support the quantity of product to be produced.

4. Retail sales, tours, and tasting facilities of wine and related, accessory, promotional items are also permitted as part of the winery operation.
  - a. Retail sales, tours, and tastings means tours of the winery or tasting of beverages produced by the winery, or both during operating hours. The wine producer may serve food in conjunction with tours and tastings, provided:
    - i. The amount and type of food is intended to be secondary and complementary to, and part of, the tours and tastings; and
    - ii. The food arrives at the establishment ready for service, or in a state generally ready for consumption.
5. Production of wine is limited to no more than 15,000 cases per calendar year.
6. Overnight accommodation is permitted as follows:
  - a. Guest rooms must be located within an owner occupied dwelling that meets the minimum Building and Fire Code standards;
  - b. No more than a total of four (4) guest rooms with a maximum occupancy of two per room, not counting children 15 years of age and under.

b. The proposed use, as described in the applicant's Letter of Intent and with the conditions of approval, meets the minimum standards for a winery.

18. §17.09.030, Schedule of Uses by Zoning District, permits this use as a CUP in the Agricultural (A10) Zone only if reviewed and approved in accordance with the conditional use review procedures of §17.06 Uses as noted.

#### **E. Health, safety, and welfare**

19. The County Land Use Ordinance stipulates that:

- a. Proposed CUP's must not be detrimental to the public health, safety and welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity. A conditional use shall be considered detrimental if:
  - i. It causes unreasonable risks to the safety of persons or property because of vehicular traffic or parking, or other similar risks, and/or;
  - ii. It unreasonably interferes with the lawful use of surrounding property.

20. The primary activities as identified within the Hobbled Dog CUP Letter of Intent are proposed to only occur on the subject parcel and will not cause unreasonable risks to the safety of persons or property and it does not unreasonably interfere with the lawful use of surrounding properties so long as the conditions of approval are met.

21. Approval of a zoning clearance and building permits is required to ensure compliance with the applicable codes.

#### **F. Adequate service provision**

22. The County Land Use Ordinance stipulates that:

- a. The proposed conditional use must not result in a situation that creates a need for essential services that cannot be reasonably met by local service providers, including but not limited to: Roads and year round access for emergency vehicles and residents, fire protection, law enforcement protection, schools and school busing, potable water, septic/sewer, storm water drainage, and garbage removal.

23. Access: The primary access to the subject property is from 8300 South, a county road.

- a. §12.02.010 Roadway Standards – Requirements for roadway improvement are provided in the current Manual of Roadway Design and Construction Standards (Road Manual).
- 24.** The Road Manual specifies the following:
- a. §2.1 Roadway Functional Classification – Minor Local Road (L): Minor local roads serve almost exclusively to provide access to properties adjacent to the road. Minor local roads generally serve residential or other non-commercial 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.
  - b. Table B-6 Typical Cross Section Minimum Standards: Minor local roads must meet the minimum standard of a 66-foot right-of-way, two 10-foot wide paved travel lanes with 4-foot wide gravel shoulders: 14-inches depth of granular borrow, a 6-inches depth of untreated base course, and 3 inches of bituminous surface course (asphalt).
  - c. Table B-8 Typical Cross Section Structural Values: The minimum structural composition for major and minor local roads requires 14” depth of granular borrow, 6” depth of road base, and 3” depth of asphalt.
- 25.** A basic review of the access to the properties identifies the following:
- a. 8300 South:
    - i. Current access requirements found in Table 5.1 of the Cache County Manual of Roadway Design and Construction Standards does not allow a Commercial Access to a Minor Local Road. Further discussion is needed regarding how mixed agricultural, commercial, and industrial uses are identified per the Road Manual.
    - ii. Is a dead-end road, less than a ½ mile long that provides access to approximately 10 single-family homes and some agricultural fields with an estimated Average Daily Traffic (ADT) of 100-125.
    - iii. Connects to 400 West, a County road, classified as a Minor Collector, which provides a link between Hyrum and Paradise.
    - iv. Is classified as a Minor Local Road.
    - v. The road is paved with an average width of 18 feet, but has a large section with major distress (i.e., alligator cracking) likely caused by poor drainage and thin pavement.
    - vi. There is no speed limit posted and there is a dedicated right-of-way of 49.5 feet.
    - vii. Based on current and anticipated use, standards for a Minor Local Road were used to determine impacts and conditions.
    - viii. 8300 South is considered substandard as width of travel lanes, dedicated ROW, paved and gravel shoulders, clear zone, and is considered “poor” as to structural condition.
    - ix. Is maintained year round by the County.
- 26.** The Road Manual does not allow commercial access to roads classified as Minor Local.
- 27.** Winery facilities are a new use in the County and not addressed in the current road manual. These facilities are tied to agricultural facilities and must be located on land that qualifies as agricultural use that is actively devoted to agriculture as defined by the Farmland Assessment Act. Typically, agricultural uses are exempt from the road manual as they are farm storage and accessory type buildings that normally do not add additional traffic or impacts to the road network. In this case, there are impacts and the facility functions as an accessory use to the primary agricultural use. Conditions of approval related to road improvements are based on the determination that the impacts on the current road will not exceed 400 ADT, which would require a change in functional road classification. Site access and site design will be compared to the specific use functions and program requirements. To aid in circulation, two access

points will be allowed with a minimum of 100-foot spacing between each access. There is currently no turnaround at dead end terminus of 8300 South, consequently, there are issues with winter maintenance, school bus pick-up, refuse collection, and general circulation of traffic.

**28. Parking:**

- a. §17.22 Off Street Parking Standards – All uses included under Use Index 6000 Resource Production and Extraction Uses, require a Parking Analysis be conducted to determine the required number of parking spaces needed to demonstrate that sufficient accommodation has been made for the volume of traffic expected to be generated by the size and type of the proposed use. If the use requires more than 5 parking stalls, a Parking Analysis must be completed by a licensed professional.

**29. Refuse:** Logan City Environmental currently provides residential refuse containers and collection services at the subject property. If a commercial dumpster is required for the proposed facility, the applicant must meet the minimum size/accessibility and location requirements of Logan City Environmental. Given the proposed use, a commercial dumpster will likely be required.

**30. Water:** The use type definition for winery does not specify any water right requirements. In the LOI documents, the applicant has referenced Hydrology and Water Quality, under the subheading “*Water Supply & Groundwater*”. In that section, it states that “water supply from the onsite well will be sufficient to satisfy process, domestic, and fire protection water requirements at the proposed ultimate level of production.” A search of the Water Rights Division website for water rights associated with the property found water right #25-6362, which is approved for 1 domestic unit, but no irrigation or stockwater rights. This does not appear to be sufficient for the proposed use and requires additional research.

**31. Septic:** In the LOI packet the applicant has provided a wastewater feasibility study with two options for the treatment and disposal of the wastewater produced as part of the proposed use. However, the study does not appear to have been reviewed by the Bear River Health Department to confirm either of the options will comply with their requirements. Additional time is needed to have the health department review and comment on the applicant’s feasibility study.

**32. Fire:** §16.04.080 [C] Fire Control – The County Fire District may require the applicant install an on-site water supply for fire protection in addition to meeting minimum emergency access requirements. Further discussion with the Fire District is required.

**33. Stormwater:** Any increase in stormwater runoff from the site must be retained onsite.

**G. Impacts and mitigation**

**34. Utah Code Annotated §17-27a-506, Conditional uses, item 2-a specifies that “A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.”**

**35. The County Land Use Ordinance stipulates that:**

- a. Reasonably anticipated detrimental effects of the proposed conditional use must be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards.
- b. Examples of potential negative impacts include but are not limited to odor, vibration, light, dust, smoke, noise, impacts on sensitive areas as defined by the Code, and/or disruption of agricultural practices.



**36.** Known or reasonably anticipated detrimental effects of the use are as follows:

- a.** Noxious odors: The fermentation process and the proposed on-site wastewater treatment and disposal facilities have the potential to create detrimental impacts including noxious odors. However, as this is an agricultural area, both by use and zoning designation, the presence of agricultural odors is expected, but additional information is needed from the applicant to explain if there may be additional impacts due to the fermentation process.
- b.** Noise: Hours of operation for the use and for the tasting room and event area are proposed for everyday of the week (Monday through Sunday) and for the majority of hours during the day (6:00 AM – 10:00 PM).
- c.** Traffic: Due to the type of facility, number of employees, and anticipated number of visitors, an increase in traffic has the potential to create detrimental impacts especially given the substandard condition of 8300 South and 400 West and the fact that 8300 South is a dead-end road without an adequate turnaround.

#### **H. Public Notice and Comment—§17.02.040 Notice of Meetings**

**37.** Public notice was posted online to the Utah Public Notice Website on 22 July 2022.

**38.** Notices were posted in three public places on 22 July 2022.

**39.** Notices were mailed to all property owners within 300 feet of the subject property on 22 July 2022.

**40.** At this time, no written public comment regarding this proposal has been received by the Development Services Office.

#### **Conclusion**

Staff is recommending a continuance of up to 90 days to resolve issues raised in the Findings of Fact and given that this is the first winery to be reviewed by the Planning Commission. Issues that need to be resolved include, but are not limited to, required water rights, wastewater treatment and disposal feasibility, proper road classification for the use type, condition of the current road, and interpretation of the definition regarding tasting hours versus operating hours and if the existing use must be a primary Agricultural Production use in order to process the winery accessory use.

**HOBbled DOg CIDERY****PROJECT DESCRIPTION**

The proposed Hobbled Dog Cidery involves the development of a new cider production facility on a 10.0 acre parcel located at 625 W 8300 S in Paradise, Utah. The facility will be an owner-operated cidery dedicated primarily to the production of premium alcoholic and non-alcoholic ciders.

The cidery will be situated within the area of an existing barn and storage sheds north of the existing residence and set back over 450 feet from the public road, W 8300 S. Access to the facility will be from the existing paved entrance and aggregated base driveway off W 8300 S Road. Currently, there are 0.50 acres of apple and other fruit orchard crops, a nursery, and 7 acres available for future apple orchards. With a full development of the apple orchards to 7.5 acres (approximately 4,500 high-density trees), estate fruit could support 6,300 cases of cider production (84% of ultimate capacity). The current plan is to process fruit grown on site, phase orchard development with cider production and import apples primarily from local orchards within Cache County.

It is the owner's desire to have a quiet operation and cider production facility.

**Details**

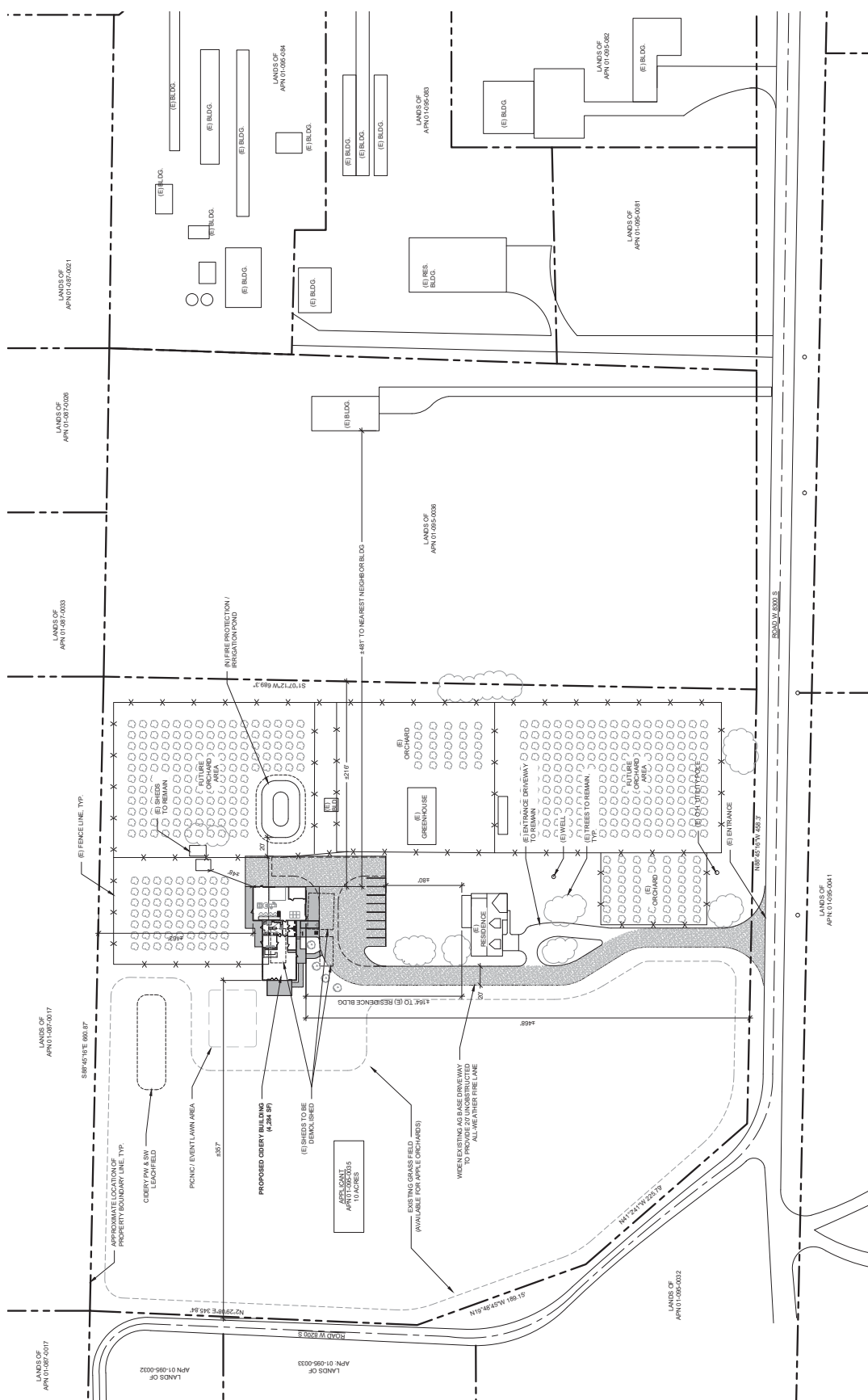
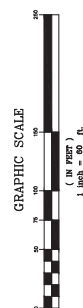
1. A new cider production facility with an ultimate production of 7,500 cases
2. Public tours, tasting and retail sales
3. 4284 SF single level cidery building
  - a. 2,016 SF cider production & support space
  - b. 2,268 SF hospitality & administration space
  - c. 420+ SF patio
  - d. Outdoor picnic/event lawn area
  - e. architectural design will be in character to the surrounding agricultural area.
4. Infrastructure includes minor widening of the existing driveway, new 20' wide aggregate base access road and parking areas, sanitary wastewater leach field system, process wastewater treatment system, storm water management improvements, fire protection water storage, utilities and associated grading and landscape improvements.
5. 3 full-time employees & 3 part-time employees during non-harvest, and 6 full-time employees during the harvest season and bottling.
6. Tasting room visitors are anticipated to be on the order of 20 for an average day and 60 for a peak day.
7. Operating hours shall be 7 AM to 9 PM Monday through Friday off harvest and 6 AM to 10 PM Monday through Sunday during harvest season.
  - a. Tasting Room: 10:30 AM to 9 PM Monday through Sunday
8. Cider produced primarily from estate orchards and orchards within Cache County.

USE PERMIT	OVERALL SITE PLAN
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**Hobbled Dog Cider**  
625 W 8300 S  
Paradise, UT 84328

[illegible]

ATTACHMENT



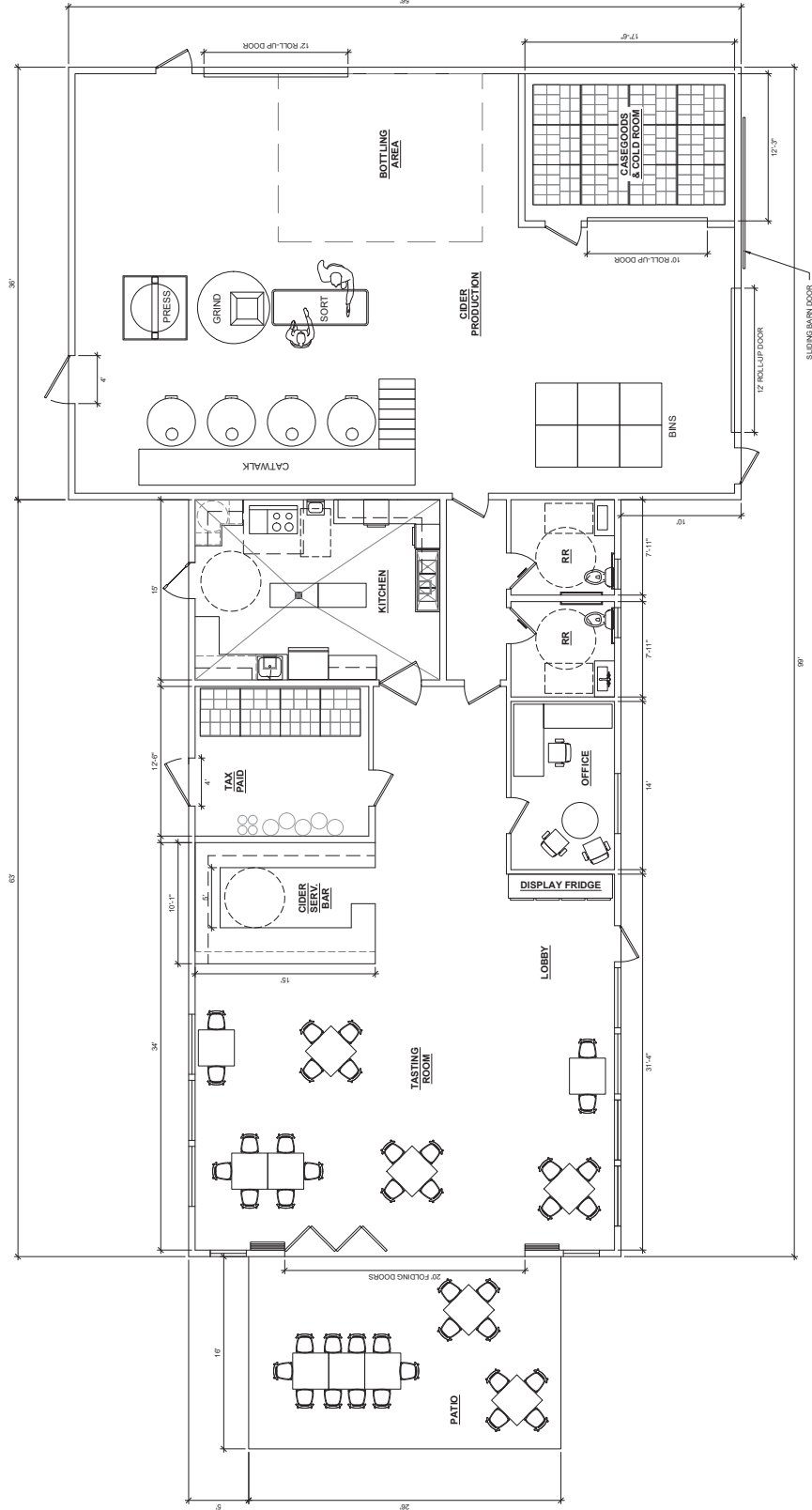




REFERENCE IMAGE  
SCALE : NTS

AREA SUMMARY

HOSPITALITY & ADMIN: 2,265 SF  
CIDER PRODUCTION: 2,016 SF  
TOTAL BUILDING AREA: 4,284 SF  
PATIO: 420 SF



REVISIONS	
DATE	DESCRIPTION

JOB NO. SMA-2020-005  
DATE MAY 31, 2022  
DRAWN JT CHD SM  
FILE NO. SMA020-005  
SHEET

UP2:

USE PERMIT  
FLOOR PLAN

Hobbled Dog Cidery  
625 W 8300 S  
Paradise, UT 84328

**SMA**  
Steve Martin Associates  
130 S. Main Street, Ste 201  
Seaholm, CA 95472  
Tel: (707) 824-9700  
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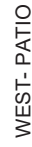
**Attachment**

JOB NO.	SMA-2020-005
DATE	MAY 31, 2022
DRAWN	JT CHKD SM
FILE NO.	SMA2020-005-1620
SHEET	

USE PERMIT

# SMA

**Steve Martin Associates**  
130 S. Main Street, Ste 201  
Sebastopol, CA 95472  
(707) 824-9730  
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**SMA Steve Martin Associates, Inc.**

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**HOBbled DOg CIDERY**  
Paradise, UT

**PROPOSED CONDITIONAL USE PERMIT**

**PRELIMINARY ENGINEERING AND PLANNING INFORMATION**

May 31, 2022

In order to verify the suitability of the site for the proposed Hobbled Dog Cidery Conditional Use Permit, an initial investigation of relevant aspects of the existing property was performed. The following items were evaluated.

1. Cache County Planning & Zoning

Preliminary discussions were held with Cache County staff to determine existing zoning and General Plan requirements and conformity for the proposed cider production project.

2. Property Information

1. Zoning – The property is located at 625 W 8300 S Paradise, UT. The property is Zoned A10. The Cache County Zoning Ordinance now includes agricultural processing and support services, tasting rooms and other temporary, seasonal or year-round sales and promotion of agricultural products as a permitted use with the granting of a Conditional Use Permit.
2. The following documents were obtained and reviewed for restrictions and conflicts:
  - a. Parcel Map. Tax Lot 01-095-0035
  - b. Title Report
  - c. No conflicts with the Zoning Ordinance or Zoning Map were noted.

3. Environmental Information and related Engineering Data.

1. **Aesthetics** (Visual) – The proposed new cidery building will be located behind the existing residence in the vicinity of several outbuildings, requiring no removal of the existing orchard. The new cidery building will have minimal impact on the land with an architectural style that blends with the surroundings and existing agricultural structures within the area. The new cidery building will be located approximately 468 feet from Road W 8300 S, and 481 feet from the closest neighboring building (Parcel 01-095-0036) to the east. The new cidery building will minimize glare from windows and all exterior lighting will be shielded, directed downward, and dark sky compliant.

2. **Zoning**

Base Zoning District A10:

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.

**Hobbled Dog Cidery**  
Tax Lot: 01-095-0035

**SMA**  
5/31/22

Ordinance 2021-21 – Amendments to Title 17

An agricultural processing facility used for the commercial purpose of processing fruit to produce wine.

1. Wine includes alcoholic product obtained by the fermentation of natural sugar content of fruits, plants, honey, or milk, or other like substance. ***(This would, by definition, apply to the fermentation of apples into hard cider.)***
  2. A Winery must be accessory to a primary Agricultural Production use.
  3. A Winery must:
    - a. Be located on land that qualifies as land under agricultural use that is actively devoted to agriculture as defined by the Farmland Assessment Act, UCA 59-2-5, and;
    - b. Be located on a legal parcel, or contiguous legal parcels, that are 5 acres or larger in size.
  4. Wine produced by the processing facility must be produced from 51% or more of the agricultural products that have been grown within the legally defined boundaries of Cache County. a. If there is an insufficient supply of agricultural products that are within Cache County due to crop failure or damage, a winery may use agricultural products grown within the State of Utah to produce wine. The local wine producer may also purchase bulk beverage fermented, brewed, or distilled by a State of Utah licensed alcohol manufacturer, and blend the beverage with the local producer's alcoholic beverage.
  5. Retail sales, tours, and tasting facilities of wine and related, accessory, promotional items are also permitted as part of the winery operation. a. Retail sales, tours, and tastings means tours of the winery, or tasting of beverages, or both, produced by the winery during operating hours. The wine producer may serve food in conjunction with tours and tastings, provided: i. All advertising to the public is only for tours, or tastings, or both; ii. The amount and type of food is intended to be secondary and complementary to, and part of, the tours and tastings; and iii. The food arrives at the establishment ready for service, or in a state generally ready for consumption.
  6. Production of wine is limited to no more than 15,000 cases per year.
3. **Air Quality** – Emissions from traffic accessing Hobbled Dog Cidery will not obstruct the implementation of any local Air Quality Initiatives. A preliminary Trip Generation, estimated by using the average daily trips (ADT) generated by the proposed ultimate project, is estimated at approximately 108 net new trips. For reference, the average daily trips generated by the creation of one new residence, is approximately 10 one-way trips per day or 3,650 trip/year
4. Sanitary sewage will be treated in a new onsite leachfield system. Process Wastewater will either be treated in a new aerated lagoon or a new onsite leachfield system with pre-treatment. There should be no obnoxious odors from a properly designed and operated leachfield or aerated lagoon treatment system. Consequently, odors associated with wastewater treatment will not be present.
1. **Botanical Resources** – There are no identified riparian corridors, marshes or wetlands, or habitat connectivity corridors within the vicinity of the proposed project.

Hobbled Dog Cidery  
Tax Lot: 01-095-0035

SMA  
5/31/22

## 2. Hydrology and Water Quality

- a. *Water Supply & Groundwater*- Cache Valley historically contains abundant water resources relative to other parts of Utah and supports a large agricultural industry. The Bear River, which is the largest tributary to Great Salt Lake, flows through Cache Valley. Most of the irrigation water used in Cache Valley is diverted from streams or springs to a complex system of canals. Water supply from the onsite well will be sufficient to satisfy process, domestic, and fire protection water requirements at the proposed ultimate level of production. Furthermore, all wastewater generated by the proposed project will be treated and disposed of below ground (or reclaimed and utilized for irrigation), thus recharging the aquifer.
- b. *Wastewater System* – Sanitary sewage will be treated in a new onsite leachfield system. Process Wastewater will either be treated in a new aerated lagoon or a new onsite leachfield system with pre-treatment.

3. **Noise** –There are several operations associated with tasting room use and cider production at the proposed facility that will produce noise. These include parking and on-site visitor traffic, truck traffic, winery operations and seasonal production activities, forklift operations, and tasting room activities. Distance to the public roadway and neighbors as well as shielding by existing buildings and vegetation will mitigate effects from noise.

4. **Public Services**– Fire protection requirements such as access, water availability and water storage were reviewed. The proposed new cidery facility will have dedicated fire protection water storage.

## 5. Transportation/Traffic/Parking –

- a. *Employees* – Average employee numbers are projected at 3 full time and 3 part time during the non-harvest period and 6 full time during the harvest season. At a rate of 2 trips/employee, this equates to 12 trips per day.
- a. *Visitors* – Peak tasting room visitors are projected at 60 persons per day. With an average of 2.5 guests per vehicle, this equates to 24 round trips or 48 total trips on a peak day.
- b. *Apple Transport* – 1200 cases (19 tons) offsite fruit; 20' flat bed truck w/ 24 – ¼ ton bins

$$\text{Truck Trips} = \frac{19 \text{ tons}}{12 \text{ tons/truck}} \times 2 = 3.2 \Rightarrow 4 \text{ trips/year}$$

$$\text{Truck Trips} = 3.2 \text{ trips} \div 3 \text{ weeks} \text{ crush} = \underline{1.1 \text{ trucks per week on average}}$$

- c. *Shipping and Receiving*

Truck trips related to shipment off-site (if required) is conservatively projected as follows:

Use 1,300 cases/truck



**Hobbled Dog Cidery**  
Tax Lot: 01-095-0035

**SMA**  
5/31/22

$$\text{Truck Trips} = \frac{7,500 \text{ cases/yr}}{1300 \text{ cases/truck trips (80\% eff)}} \times 2 = 14.4 \Rightarrow 15 \text{ trips/year}$$

d. *Glass Delivery*

Truck trips related to empty glass delivery is projected as follows:

Use 520 cases/truck

$$\text{Truck Trips} = \frac{7,500 \text{ cases/yr}}{520 \text{ cases/truck}} \times 2 = 28.8 \Rightarrow 29 \text{ trips/year}$$

- e. *Miscellaneous Deliveries* – Deliveries of paper products, miscellaneous winery supplies, etc. are expected to be less than three vehicles per week.

Summary

Total Truck Trips = 48 trips/year

Total Passenger Vehicle Trips = 60 trips/day

\*\*\* For comparison, a 3-bedroom residence has a traffic generation rate of 10 vehicle trips/day or 3,650 trips/year.

6. **Utilities and Service Systems** – No new public services will be needed for this project.

- a. *Electrical* – Existing electrical will be upgraded to provide adequate service for the proposed new use.
- b. *Water* – Water will be provided by the existing onsite well.
- c. *Wastewater Systems* – There are two proposed new onsite standard leachfields proposed, with the process wastewater system including a pre-treatment unit or aerated lagoon system with irrigation of reclaimed wastewater. See Wastewater Feasibility Study for additional details.

**SMA Steve Martin Associates, Inc.**

130 South Main Street, Suite 201  
Sebastopol, CA 95472

www.smassociates.net  
707-824-9730

May 31, 2022

Cache County  
Planning & Zoning  
179 N Main & 199 N Main  
Logan, UT 84321

Attention: Project Planner

Re: Hobbled Dog Cidery  
625 W 8300 S  
Paradise, UT  
Tax Lot: 01-095-0035  
Conditional Use Permit  
Wastewater Feasibility Study  
SMA Project No. 2020005

To Whom It May Concern:

The purpose of this letter is to supplement the Hobbled Dog Cidery Conditional Use Permit Application which is requesting a new 5,000 case cider production facility with public tours, tastings, and retail sales. Steve Martin Associates, Inc. (SMA) has prepared this Wastewater Feasibility Study for the purpose of assessing the onsite sanitary and process wastewater system treatment and disposal capacity necessary for the proposed use.

The sanitary wastewater (SW) will consist of wastewater from the kitchen, tasting room, and restroom facilities. The process wastewater (PW) will consist of process wastewater generated from producing 7,500 cases of cider. This Wastewater Feasibility Study proposes to collect, treat, and dispose of the SW and PW separately in standard septic systems, with pre-treatment provided for the PW system.

The proposed wastewater management systems described above and herein will be adequate to treat and dispose of the projected SW and PW flows generated from the proposed project. To assist you in the evaluation of the above conclusions, the following information is enclosed:

Attachment I: Wastewater System Flow Diagrams

Attachment II: Wastewater System Design Criteria, Evaluation, & Calculations

**Hobbled Dog Cidery**  
Tax Lot: 01-095-0035

**SMA**  
5/31/22

The attached information regarding the proposed improvements should be sufficient for review at the Use Permit level. If you have any questions or require further information, please feel free to contact me at (707) 824-9730.

Sincerely,



A handwritten signature in blue ink that reads "Tamara Martin". The signature is fluid and cursive, written over a horizontal line.

Tamara Martin, R.E.H.S.

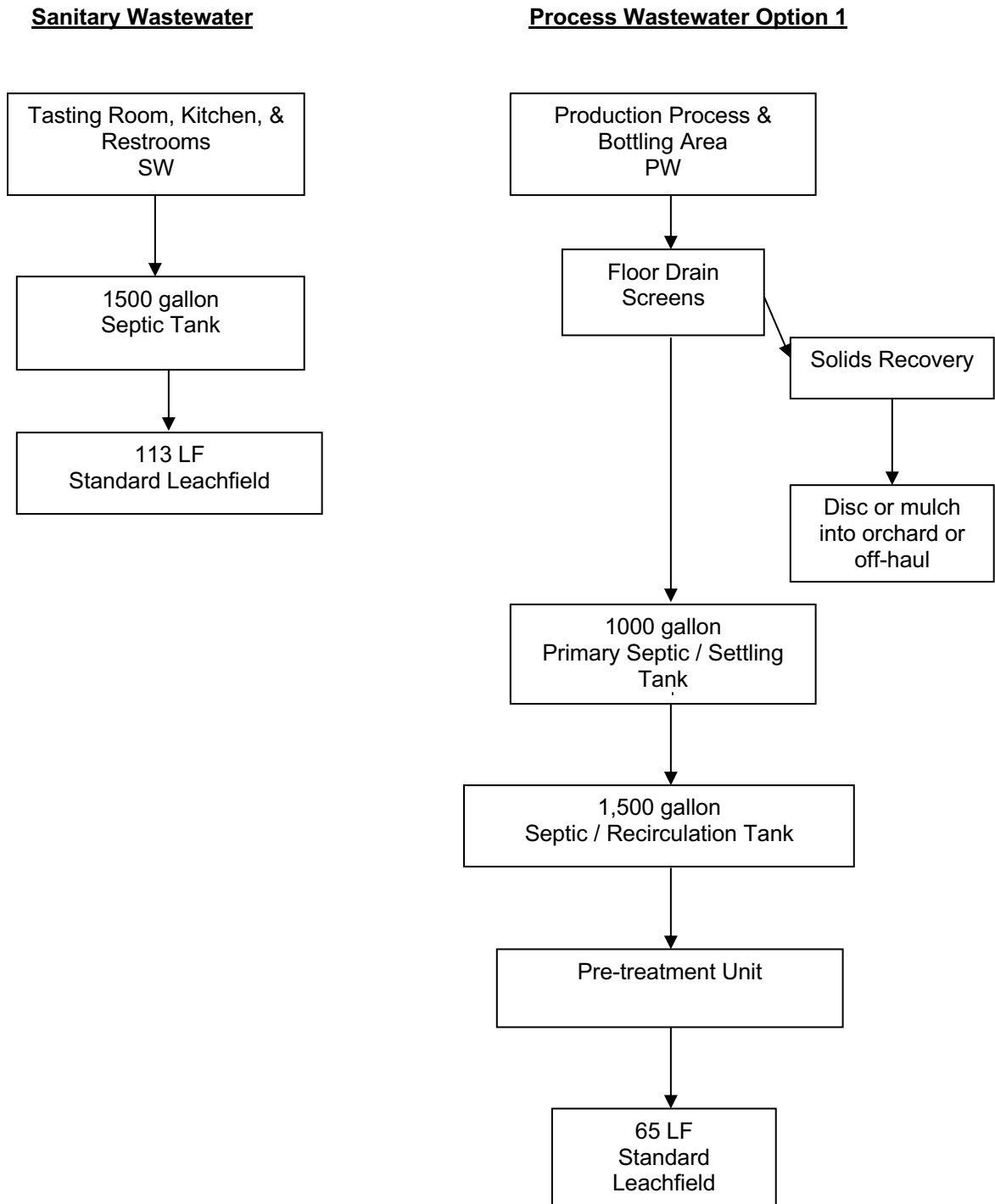
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Attachments

**ATTACHMENT I**

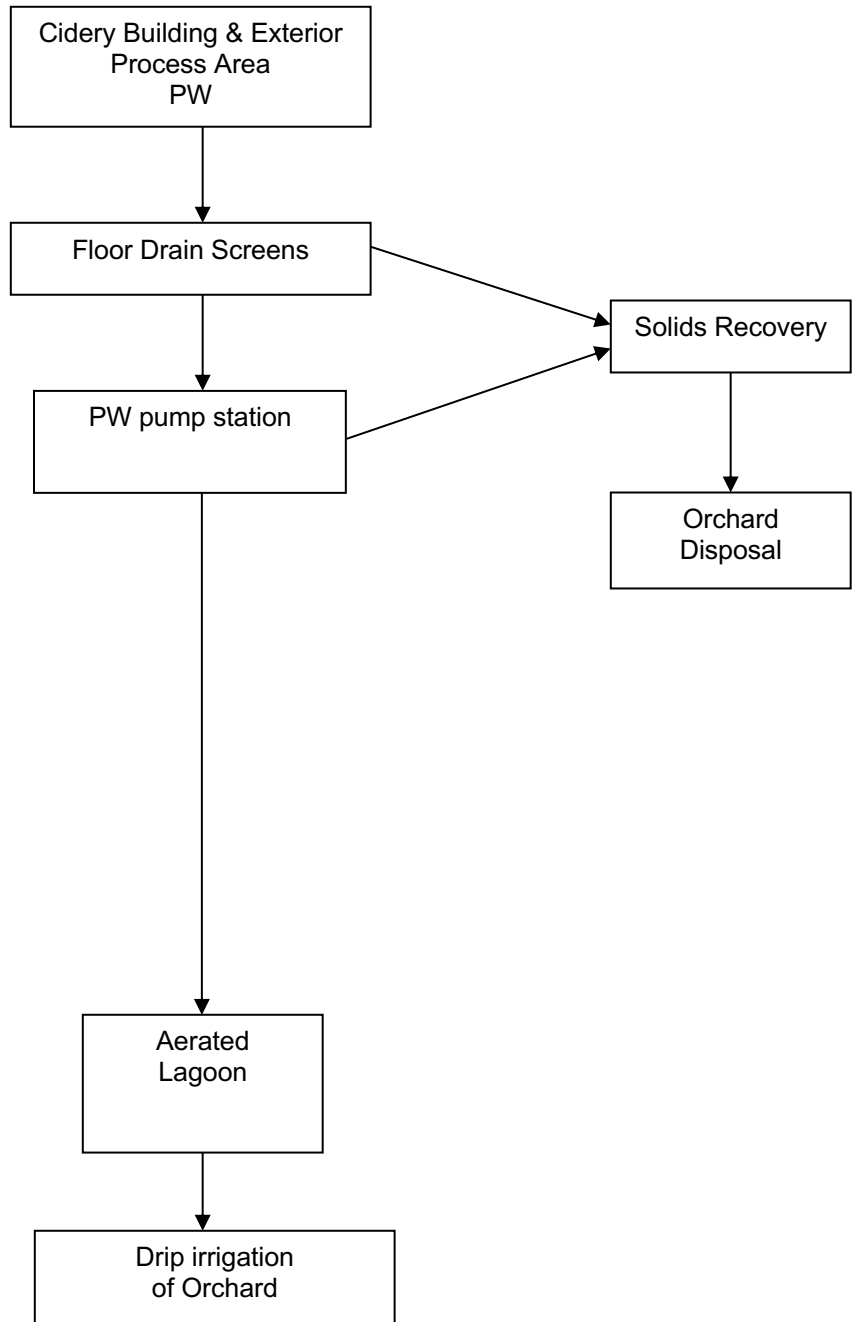
**SANITARY & PROCESS WASTEWATER  
MANAGEMENT SYSTEM  
FLOW DIAGRAMS**

**SANITARY & PROCESS WASTEWATER  
MANAGEMENT SYSTEM  
FLOW DIAGRAM**





**Process Wastewater Option 2**



**ATTACHMENT II**

**SANITARY & PROCESS WASTEWATER  
MANAGEMENT SYSTEM  
DESIGN CRITERIA, EVALUATION,  
AND CALCULATIONS**

**HOBbled DOG CIDERY**

625 W 8300 S  
Paradise, UT

**WASTEWATER MANAGEMENT SYSTEM  
DESIGN CRITERIA & EVALUATION**

**SANITARY WASTEWATER**

Sanitary wastewater (SW) at the cidery will consist of typical wastewater generated from restrooms, laboratory or kitchen facilities, and the tasting room. Anticipated SW flows are projected as follows:

**AVERAGE WEEKDAY:**

3 full-time employees x 15 gpd	=	45
3 part-time employees x 7.5 gpd	=	22.5
20 tasting visitors x 3 gpd	=	<u>60</u>
Total	=	127.5 gpd

**AVERAGE WEEKEND DAY:**

3 full-time employees x 15 gpd	=	45
3 part-time employees x 7.5 gpd	=	22.5
60 tasting room visitors x 3 gpd	=	<u>180</u>
Total	=	247.5 gpd

**HARVEST WEEKDAY:**

6 full-time employees x 15 gpd	=	90
20 tasting visitors x 3 gpd	=	<u>60</u>
Total	=	150 gpd

**HARVEST WEEKEND DAY:**

6 full-time employees x 15 gpd	=	90
60 tasting room visitors x 3 gpd	=	<u>180</u>
Total	=	270 gpd

<b>Design SW flow</b>	=	<b><u>270 gpd SW</u></b>
-----------------------	---	--------------------------

**SW SEPTIC TANKS**

The required total septic tank size for the projected SW flows based on the Manual of Septic Tank Practice is as follows:

$$\begin{aligned} V &= 1125 + 0.75 \times Q \\ &= 1125 + 0.75 \times (270) \text{ gpd} \\ &= 1327.5 \text{ gallons} \end{aligned}$$

As a result, a 1500 gallon septic tank is recommended to initially collect and treat the SW for this project.

**SW STANDARD SYSTEM**

The soil in the vicinity of the proposed SW standard leachfield is described as Parlo Silt Loam. Assuming a strong, blocky, prismatic, or granular structure, this type of soil would warrant a soil hydraulic loading rate of 0.8 gallons per square foot per day.

The recommended sizing of a non-residential standard system can be determined by the Design Flow Rate divided by the Soil Loading Rate divided by the trench lineal area (sidewall infiltration).

Based on a maximum SW flow of 270 gallons per day, the required amount of leach line is equal to:

$$\text{Leachline Length} = \frac{\text{Design Flow}}{(\text{Application Rate}) (\text{Sidewall Area/Lf})}$$

$$\text{Leachline Length} = \frac{270 \text{ gpd}}{(0.8 \text{ gal/SF/day}) (3 \text{ SF/LF})} = \underline{\underline{112.5 \text{ LF}}}$$

As a result, a minimum 113 LF standard leachfield will more than adequately treat and dispose of the sanitary wastewater flows for this project.

## **PROCESS WASTEWATER**

Process wastewater (PW) is generated from typical cider processing activities including pressing, fermentation, barrel storage and bottling with tank, barrel, equipment, and floor cleaning. There is planned to be 7,500 cases of hard cider produced from 6.43 acres of apple trees on site at full development.

Based on historical and typical flow data from cideries, the corresponding PW generation rates and calculated projected PW flows are as follows:

### **PW FLOWS**

#### **5,000 cases Hard Cider produced onsite:**

Case: 12 – 750 ML/25.4 oz bottles (2.4 gallons/case) or 24 – 12 oz bottles (2.25 gallons/case)

Gallons of hard cider produced onsite = 7,500 cases x 2.4 gal/case = 18,000 gal

Generation rate = 5.0 gal PW/gal hard cider

Annual Volume = 18,000 gal hard cider x 5.0 gal PW/gal hard cider = 90,000 gal PW

#### **AVERAGE DAY FLOW:**

90,000 gal PW ÷ 365 days = 247 gpd PW

#### **PEAK PROCESSING DAY FLOW:**

Generation rate = 2 x average day flow

247 gpd x 2 = 493 gpd PW

**Maximum Hard Cider PW flow = 493 gpd PW**

### **PW SEPTIC TANKS**

For process wastewater from a cidery, it is recommended that sufficient tankage to provide five days of hydraulic retention time (HRT), based on the peak daily flow rate. This provides a safety factor for peak events, and allows space for the addition of aeration devices if ever warranted.

$$\begin{aligned} V &= 5 \text{ days} \times \text{Peak Q} \\ &= 5 \times 493 \text{ gpd} \\ &= 2,465 \text{ gallons} \end{aligned}$$

As a result, a 2,500 gallon septic tank is recommended to initially collect and settle the PW for this project.

### **PW STANDARD SYSTEM OPTION**

The soil in the vicinity of the proposed PW standard leachfield is described as Parlo Silt Loam. Assuming a strong, blocky, prismatic, or granular structure, this type of soil would warrant a soil hydraulic loading rate of 0.8 gallons per square foot per day.

The recommended sizing of a non-residential standard system can be determined by the Design Flow Rate divided by the Soil Loading Rate divided by the trench lineal area (sidewall infiltration).

Based on a maximum PW flow of 154 gallons per day, the required amount of leach line is equal to:

$$\text{Leachline Length} = \frac{\text{Design Flow}}{(\text{Application Rate}) (\text{Sidewall Area/lf})}$$

$$\text{Leachline Length} = \frac{493 \text{ gpd}}{(0.8 \text{ gal/SF/day}) (3 \text{ SF/LF})} = \underline{\underline{205 \text{ LF}}}$$

The characteristics of hard cider process wastewater include elevated BOD, DO, TSS, and pH levels. As a result, pre-treatment is required to treat the wastewater to residential strength, prior to final treatment and disposal in a standard leachfield.

There are many acceptable methods of pre-treatment; some include strictly aeration, some utilize media filtration, and some incorporate a combination of both. One such suitable pre-treatment unit is the AX100 pod by Orenco Systems, Inc. Each AX100 provides 100 SF of filtration. Orenco Systems recommends a hydraulic loading rate 5 gpd/sf application.

$$\text{Number of AX100 Pods} = \frac{\text{Design Flow}}{(\text{Loading Rate}) (\text{Media Filtration})}$$

$$\text{Number of AX100 Pods} = \frac{493 \text{ gpd}}{(5 \text{ gpd/SF}) (100 \text{ SF})} = 0.98 \Rightarrow \underline{\underline{1.0 \text{ pod}}}$$

The effluent from the 2,500 gallon primary septic tank will flow into a 1500 gallon recirculation tank for secondary treatment. A pump within the recirc tank will transport the effluent to a distribution manifold in the AdvanTex filter pod. Effluent percolates down through the textile media, where it is treated by naturally occurring microorganisms that populate the filter. After passing through the filter media the treated effluent flows out of the filter pod through the filtrate return line, which returns the effluent to a recirculating splitter valve. The valve automatically splits the flow between the recirc-blend tank and the final discharge.

As a result, a minimum 205 LF standard leachfield with one AX100 unit (or equivalent pre-treatment) will more than adequately treat and dispose of the process wastewater flows for this project.

### **PW AERATED LAGOON OPTION**

As an alternative to an in-ground standard wastewater system, a process wastewater pond or aerated lagoon may be a beneficial option. A PW pond would allow the wastewater to be reclaimed for irrigation purposes if needed. In the case of a pond, process wastewater would be conveyed to the pond from a pump station.

Biological stabilization then occurs in the facultative aerated pond system which will consist of a single cell. If future testing reveals the need to provide two cells, a floating baffle could be added in the future.

Surface mechanical aerators for the aeration pond would be sized to satisfy biochemical oxygen demand as well as oxygen dispersion requirements. Time clock control of the aerators would be provided to allow personnel to adjust aerator operation to changing cidery functions and pond conditions. A flow meter would be provided to measure the flows from the PW pump station to the aerated pond and from the pond to the irrigation system.



**Hobbled Dog Cidery**  
Tax Lot: 01-095-0035

**SMA**  
5/31/22

Final reuse (disposal) of effluent would be accomplished by drip irrigation of the orchard. The irrigation demand is the lowest during the wet season (November through April) and application rates should be less than 0.5 inches per day.

The drip irrigation system is controlled manually. A Pond Water Balance (PWB) would be completed to provide operators with the projected irrigation discharge amount per month. Visual observation and monitoring of the orchard can be made routinely to ensure against surface runoff. Irrigation/disposal would be suspended for approximately 24 hours prior to, during and following any forecasted storms. Irrigation/disposal will be suspended as long as saturated soil conditions persist.

# CACHE COUNTY GENERAL PLAN DRAFT

July 29, 2022



## ACKNOWLEDGEMENTS

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David Zook, County Executive

Special thanks to the County residents,  
business owners, municipal partners,  
technical experts, and other stakeholders  
who contributed to Imagine Cache.

ZIONS PUBLIC FINANCE

**HORROCKS**  
ENGINEERS

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# CHAPTER 1: INTRODUCTION

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We perform planning activities daily. We plan our day at work, at home, or during our leisure time. We plan for our future by setting personal or family goals. While goals may be simple, the process and strategies to attain the goal may be complex and difficult.

The Cache County community needs a countywide plan for land use, transportation, and services to meet the growing needs of the County. The planning process for the County is not so different from our individual planning process. However, instead of planning for a few, we must plan for all current and future residents. This General Plan (the Plan) is the result of a visioning and planning effort called ***Imagine Cache*** that engaged residents across the County to outline a policy guide for decision-makers.

The primary focus of this Plan is on the unincorporated areas of the County, with recognition that growth should be coordinated with each city and town in order to achieve regional countywide benefits. The Cache Countywide Planning and Development Office (CPDO) carries out activities that address comprehensive planning to help guide growth and development, and coordinate with cities and towns to embrace policies with a countywide perspective.

To ensure thoughtful planning for Cache County, the County Council and Planning Commission support this long-range plan to guide future development in the community while maintaining a regional perspective. The Plan is intended to recommend predictable future patterns of land use to help determine the need for future roadways, public facilities, and services needed to support anticipated growth. Continued growth must be viewed and compared to the capacity of the County and communities to provide services.

The ***Imagine Cache*** process and community engagement ensured that the Plan represents the best expression of the community's public interest while protecting private interests. This Plan is intended to be a guide that public officials will refer to when important decisions are made that affect the quality of life and environment of Cache County. To accomplish this, the planning process was comprehensive and community driven, and backed up with data and scenario analysis.

## CACHE COUNTY PLANNING CONTEXT

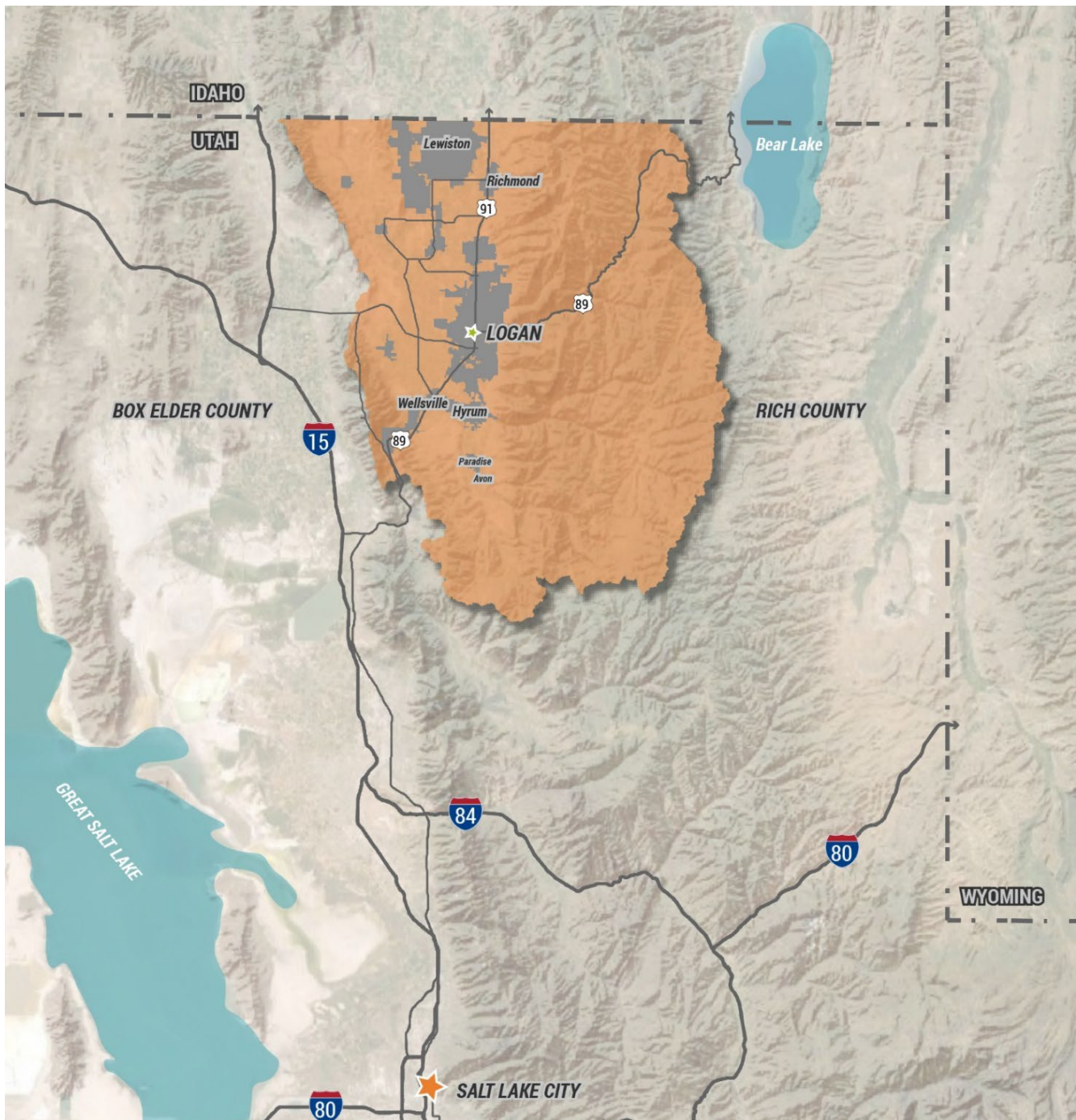
Cache County is one of three counties along the Utah-Idaho border; between Box Elder and Rich counties. Cache County encompasses approximately 1,174 square miles within its jurisdictional boundary and is distinctly divided by valley and mountain areas.

Lying between the Wellsville Mountains to the west and the Bear River Range to the south and east, Cache Valley sits at an average elevation of approximately 4,600 feet above sea level and extends geographically north into Franklin County, Idaho. The Cache County portion of the Valley is about 30 miles long and 15 miles wide with fertile land supporting the production of various farm crops and a reputation for fine dairy herds. The thriving agriculture industry has played an important part in the history of the County and continues to be a major driver of the area's economy and character today.



The County has 19 incorporated communities can all be found in the Utah portion of Cache Valley, with Logan City being the largest and serving as the County seat.

Over the years, the County has maintained a rural, agricultural-based economy through growth and new development; however, the twentieth century brought increasing urbanization. Today, there is a strong, mixed economic base of agricultural and non-agricultural industries. As Cache County continues to grow and change, there is a local desire to preserve the agricultural heritage and rural feel in balance with urban and small-town areas.



## BENEFITS OF LONG-RANGE PLANNING

There are many benefits of long-range planning and specific benefits and functions of a General Plan within the community administrative framework. Paraphrased below are some descriptions of those important General Plan functions from T.J. Kent, one of the fathers of city planning theory.

- To enhance the environment of the community as a setting for human activities. To make it more functional, beautiful, decent, healthful, interesting, and efficient.
- To promote the public interest, the interest of the community at large, rather than the interest of individuals or special interest groups within the community. The comprehensive nature of the plan contributes to this purpose because it facilitates the consideration of relationships between any question pertaining to the overall physical development of the entire community. The plan is based on facts and on studies that attempt to be thorough and impartial. It helps to prevent arbitrary, capricious, and biased actions.
- To facilitate the democratic determination and implementation of community policies on physical development.
- To affect political and technical coordination in community development; working together toward the same end and working logically and efficiently to avoid conflict, duplication, and waste.
- To inject long range considerations into the determination of short-range actions. In effect, this purpose is intended to achieve coordination through time, to attempt to make sure that today's decisions will lead toward tomorrow's goals.
- To bring professional and technical knowledge to bear on the making of political decisions concerning the physical development of the community. The purpose is intended to promote wise decision making, to achieve informed, constructive government.
- To facilitate greater understanding of regional impacts of local growth decisions within a county-wide perspective and context.





## ORGANIZATION AND USE OF THE PLAN

The Countywide General Plan format is organized into five chapters. These sections include:

**Chapter 1:** Introduction—defines the purpose of the General Plan and how it should be used as a planning and decision-making tool for Cache County Council, Planning Commission, and municipalities.

**Chapter 2:** Plan Direction—establishes the mission, vision, and guiding principles for the General Plan.

**Chapter 3:** Policy Framework Elements—supports and advances the County’s mission, vision, and guiding principles with goals, policies, and strategies.

**Chapter 4:** Future Land Use Map—guides growth and future development in a way that enhances the quality of life for existing and future residents.

**Chapter 5:** Implementation and Adaptive Management— emphasizes the implementation and interconnection of each element. The implementation strategies identify special programs, subdivision and land use ordinances, and capital improvement programs to implement the goals and policies outlined in Chapter 3.

## USING THE PLAN

Consistent with Utah State Code, Title 17, Chapter 27a County Land Use, Development and Management Act, the General Plan provides a basic framework for local planning of present and future needs, and represents a road map by which appointed and elected officials manage the future growth and development of Cache County.

### The General Plan as a Decision-Making Tool

The General Plan is about growth and development within the County. This Plan should be used as a decision-making tool by which all requests and proposals before the Planning Commission and County Council are measured. The development of the Plan was based on an open and participatory process of gathering public input to reflect public values, opinions, and feedback.

### The General Plan and the Land Use Ordinance

The General Plan is a guiding tool for making policy decisions. The Cache County Code is the Land Use Ordinance (LUO), or the regulatory instrument by which these policies are implemented. While the General Plan does not automatically change code, it is not regulatory, it is an advisory policy document that is interwoven with County Code documents. In 1991, the State Enabling Act mandated consistency between the General Plan and the Land Use Ordinance.



## RELATIONSHIP TO OTHER PLANNING DOCUMENTS

The General Plan will function alongside existing and future County policy plans and regulatory documents such as the County Code. Some of those plans include the [Transportation Master Plan](#), [Moderate Income Housing Plan](#), [Resource Management Plan](#), [Trails and Active Transportation Master Plan](#), [South Corridor Development Plan](#), and municipal plans. A diverse range of agencies share overlapping jurisdiction, interests, and regulatory authority in Cache County. A large portion (44%) of the land in Cache County is public land, including National Forest, State Parks, State Wildlife Areas, State Trust Lands, and Wilderness Areas. Roughly 9% of the County is included within the County's incorporated cities and towns with an additional 11% of County land within the municipal annexation policy areas. Other major agencies in Cache County include the Utah Department of Transportation (UDOT), Bear River Association of Governments (BRAG), Cache Metropolitan Planning Organization (CMPO), Cache County Council of Governments (CCOG), the Logan-Cache Airport Authority and Bear River Health Department.

Companion documents to this General Plan include the Urban and Rural Area Assessment, the Cost of Service Plan, and the Regional Collaboration Plan, all of which have been developed simultaneously with the General Plan.

- The **Urban and Rural Area Assessment** (URAA) looks at a variety of existing and possible patterns of development in the County, including in the municipalities and their annexation policy areas, and considers how public services and facilities like water, sewer, law enforcement, and emergency services function, and may be optimally provided.
- The **Cost of Service Plan** (CSP) incorporates a model to evaluate the costs to the County and its residents of the services they are currently receiving, and projects these costs into the future, depending on the type of development patterns that occur. The purpose of both the URAA and CSP is to provide factual support for the guidelines and policies in the General Plan.
- The **Regional Collaboration Plan** (RCP) identifies the numerous entities and governmental agencies that provide public services in Cache County and encourages and explores possibilities for coordination among the agencies and entities for improved efficiency and outcomes.

Additional related planning documents include:

- [Transportation Master Plan](#)
- [Moderate Income Housing Plan](#)
- [Resource Management Plan](#)
- [Trails and Active Transportation Master Plan](#)
- [South Corridor Development Plan](#)
- Municipal plans
- Airport Master Plan



# CHAPTER 2: PLAN DIRECTION

Together, the Mission, Vision, and Guiding Principles embody shared community values, demonstrate the County's unique qualities, and reaffirm a desire to preserve community character and heritage while embracing and shaping inevitable changes and future growth.

Developed as part of the ***Imagine Cache*** initial engagement with the community, the Vision and Guiding Principles represent the aspirational outlook of Cache County's land use development, public services and facilities, and economic development.

Visioning is a critical step in every planning process, creating a starting point for more effective community engagement and planning. Visioning ensures that County residents' and leaders' values and goals are accurately reflected in the Plan's elements, policies, and frameworks. The Vision creates the structure and initial buy-in necessary to discuss the tough issues related to goals, policies, and action items within the Plan.

## IMAGINE CACHE MISSION

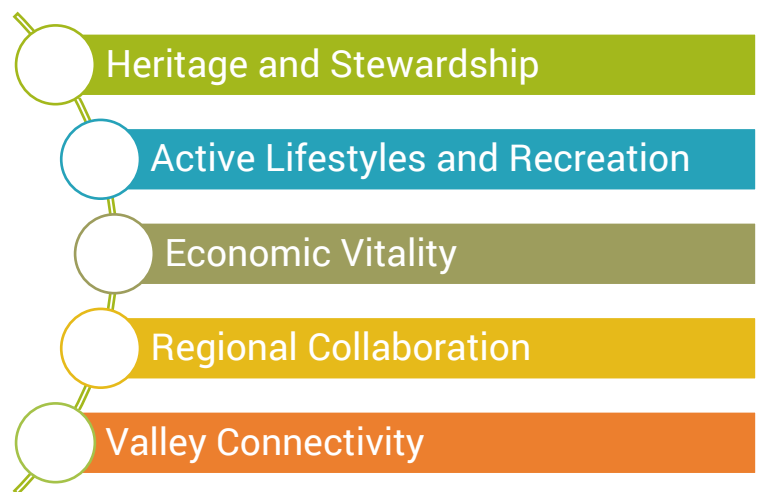
Cache County upholds and enhances the community's health, safety, well-being, and quality of life.

## IMAGINE CACHE VISION

Cache County is a place of unique character and strong heritage where its citizens live, work, and thrive.

## IMAGINE CACHE GUIDING PRINCIPLES

The ***Imagine Cache*** Mission and Vision are firmly supported by five Guiding Principles. These Principles show commitment to the community values and priorities and provide a compass to guide and shape the community into the future. The General Plan's goals and policies are organized by each Guiding Principle.



## HERITAGE AND STEWARDSHIP

The open and rural nature of the County's unincorporated areas is an important component of the community's character that should be preserved.

Maintaining these values and characteristics will be achieved by:

- Identifying and preserving natural resources and open space by protecting, promoting, and responsibly managing natural and cultural resources.
- Protecting watersheds, air, soils, and water supply.
- Preserving working agricultural lands and areas with prime soils and irrigation.
- Partnering with the agricultural community to identify and remove barriers to agricultural success.

## ACTIVE LIFESTYLES AND RECREATION

Active lifestyles and access to open spaces and trails bring significant benefits to the community.

Addressing the importance of these principles will be achieved by:

- Identifying, preserving, constructing, and managing open spaces and natural areas to allow for a connected system of open space, trails, recreation, and scenic corridors.

## ECONOMIC VITALITY

A strong economy creates a foundation for a strong community by providing jobs, goods, services, and tax revenue.

Shaping responsible and strategic economic growth will be achieved by:

- Supporting a regional economy that meets present needs without compromising the needs of future generations.
- Supporting stable, long-term, and diverse industries that can protect environmental assets and support tourism.
- Encouraging the development of businesses that offer living wage employment in a variety of industries and supporting a range of housing.



## REGIONAL COLLABORATION

As Cache County continues to grow, the General Plan strengthens the County's role as a regional leader in collaboration, facilitation, and cooperation, to plan regionally and assist communities with implementing policies locally.

This will be achieved by:

- Cultivating partnerships between community members, governments, businesses, and non-profits to plan for the County's future and align the County's General Plan and County Code.
- Coordinating County services and plans with each community's future land use plan and annexation policies.
- Supporting a diversity of housing options to meet the changing demographics of rural residents.
- Maximizing existing infrastructure and improving standards and access to service and utility providers.
- Working in partnership with communities to shape growth, land preservation and land use compatibility between jurisdictions.

## VALLEY CONNECTIVITY

Transportation networks are important to allow residents to commute safely and efficiently by car, bike, bus, or on foot.

Connectivity throughout the Valley will be achieved by:

- Encouraging safe, affordable, and efficient infrastructure for connected roads, trails, and transit.
- Preserving corridors for future transportation infrastructure.
- Collaborating on the development of regionally significant and cross-jurisdictional infrastructure
- Supporting a variety of transportation options.
- Planning for development that minimizes the impact on transportation infrastructure.



# DEFINING THE PLAN DIRECTION WITH THE PUBLIC

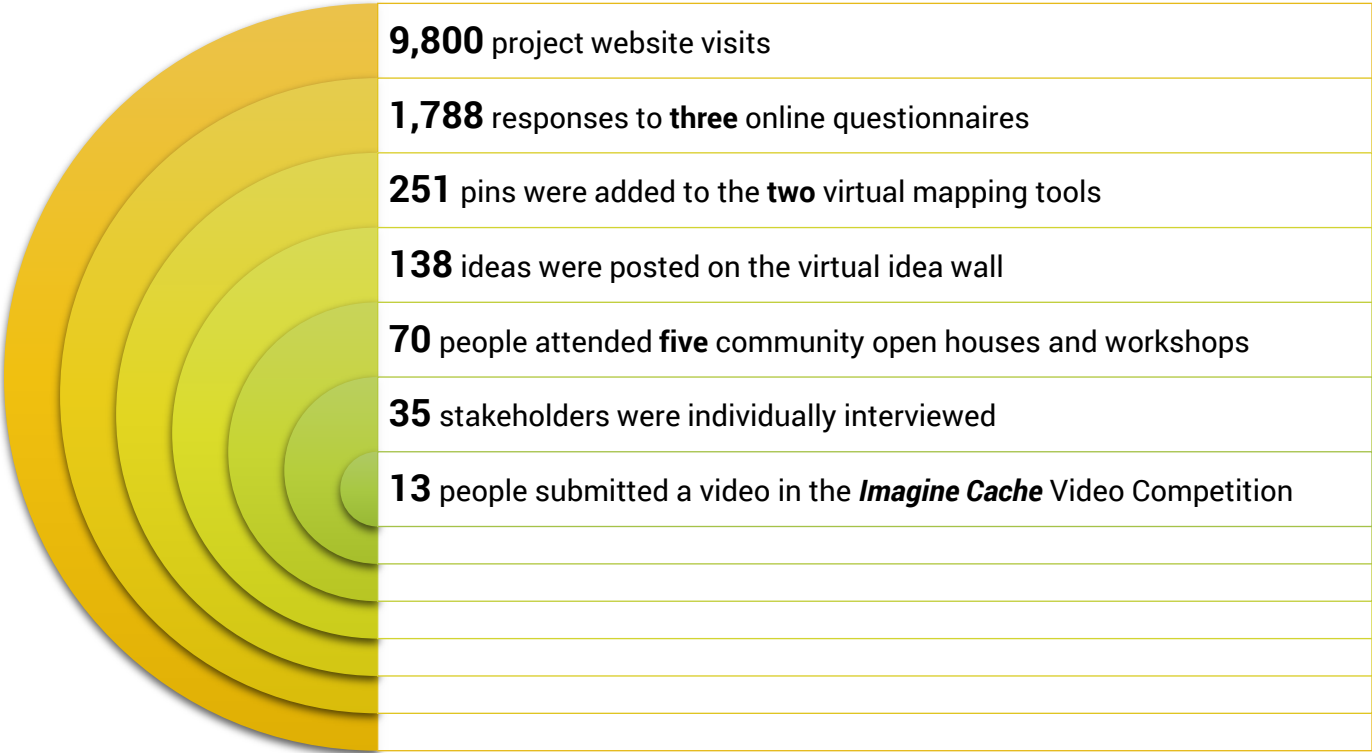
Through the ***Imagine Cache*** community outreach process, more than two thousand participants in the County were engaged through efforts including individual interviews, public open houses and workshops, a video competition, digital surveys, a project website, and County social media and newsletters.

Using these platforms and tools, participants were able to share what they value most about life in Cache County, rank their priorities for the future of their community, and give feedback on the success and applicability of ideas. Participants included urban and rural residents, employees, business owners, community leaders, property owners, and other stakeholders.

By sharing their ideas, concerns, and hopes for the future of their community, participants helped to determine the priority values of the County. This resulted in the community-built Vision Statement and accompanying Guiding Principles as the compass for the Plan and provided direction on key policies and ideas that have been incorporated throughout this document.

Input received through this process was divided into three phases: *Visioning*, *Choices*, and *Draft Plan*. **The first phase, Visioning**, focused on two digital questionnaires and three open houses across the County. The digital questionnaires included: *Imagine Our County Vision* Questionnaire and *Visualizing the Vision* Visual Preference Questionnaires.

In the *Imagine Our County Vision* Questionnaire, the community was asked to provide input on the countywide vision to ensure that it stays relevant and representative of current community values. The *Visualizing the Vision* Visual Preference Questionnaire shed light on the Vision Statement asking, “if

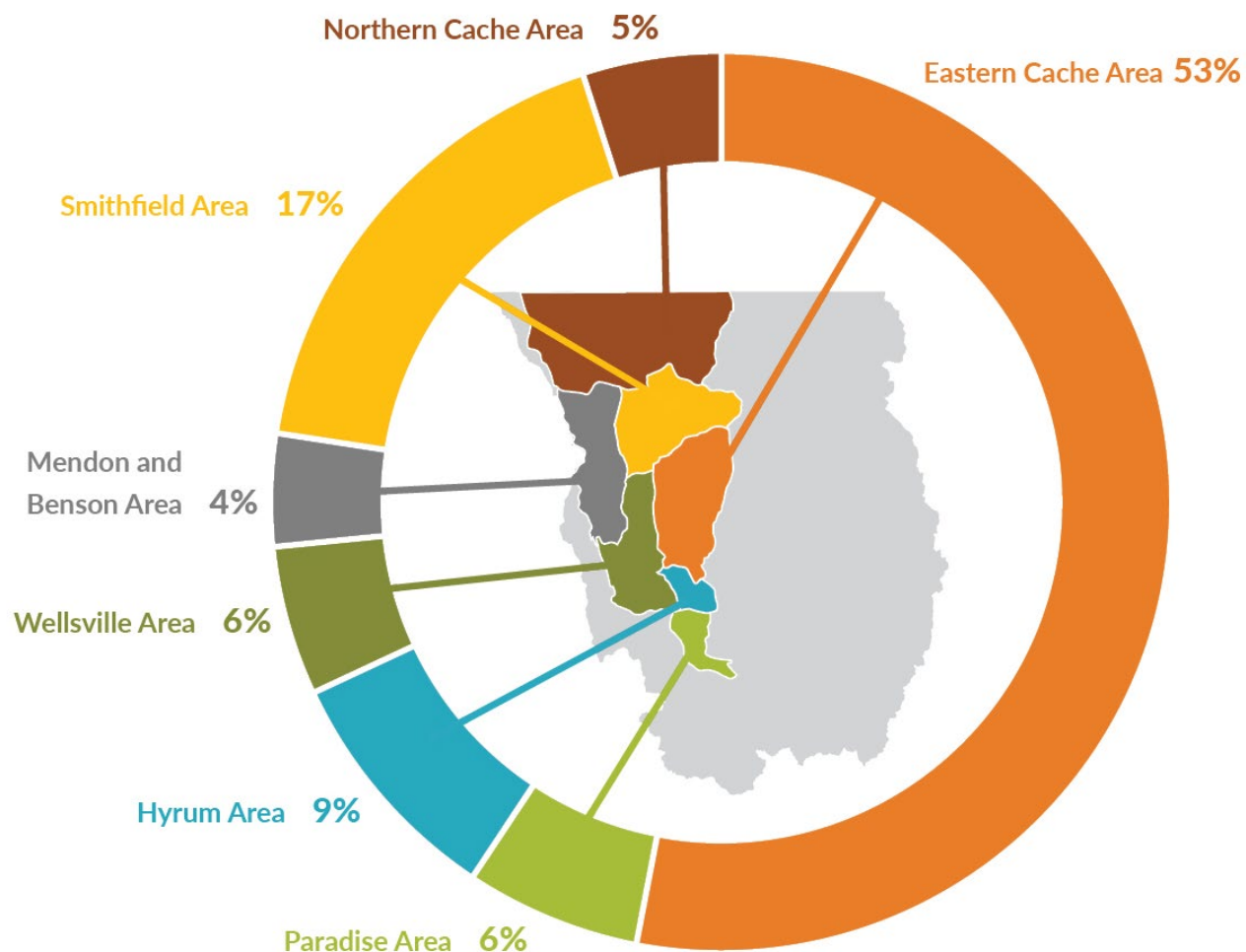




there is room for both, where is rural appropriate and where is urban appropriate?” The Visual Preference Questionnaire was divided into four regions of the County (north, south, west, and central), and eight categories (agriculture, open space and recreation, employment, transportation, housing, infrastructure, and environmental stewardship). Additionally, a digital mapping tool allowed participants to place “pins” in areas where they saw opportunity for change. These online tools mirrored the materials and questions presented at the in-person open houses to ensure a variety of participation methods.

**The second phase, *Choices***, included public outreach with one in-person public open house and a series of six topic-specific focus group workshops held in June 2021 at the County Fairgrounds. These topic-specific groups included: Active Lifestyle and Recreation, Economic Vitality, Regional Collaboration, Environmental Stewardship, Agricultural Viability, and Transportation and Infrastructure. These in-person events were then followed by digital outreach. The Draft Policy Framework Questionnaire received the most feedback with questions focused on each participants’ level of support for potential goals and strategies. Additionally, the ***Imagine Cache*** website provided an online mapping tool highlighting the Draft Future Land Use Map and inviting them to view and comment.

## WHO DID WE HEAR FROM?



The above graphic shows the generalized geographic areas of survey participants throughout the Imagine Cache planning process. Participants identified their location either by zip code or by the closest community where they live. These areas include the following communities:

**Easter Cache Area:** Hyde Park, North Logan, Logan, Providence, River Heights, Millville and Nibley

**Paradise Area:** Paradise and Avon

**Hyrum Area:** Hyrum and surrounding area

**Wellsville Area:** Wellsville, Mt. Sterling, College Ward and Young Ward

**Mendon and Benson Area:** Mendon, Petersboro, Newton, Cache Junction, and Benson

**Smithfield Area:** Smithfield and Amalga

**Northern Cache Area:** Cove, Lewiston, Cornish, Richmond, Trenton, and Clarkston



# CHAPTER 3: COUNTYWIDE GOALS AND POLICIES

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## INTERPRETING THE GOALS AND POLICIES

In reading the General Plan, it is important to understand that the goals, policies, and actions are limited to the extent that they are feasible and appropriate for the County to carry them out, and to the extent legally permitted by federal and state law. For example, policies and measures that express the intent to “provide,” “support,” “ensure,” or otherwise act, does not indicate an irreversible commitment of County funds or staff resources. Rather, such policies and measures reflect a level of County consideration when financially feasible and appropriate. In some cases, the County may carry out various policies and measures by requiring development, infrastructure, and other projects to be consistent with the policies and actions of the General Plan. In other cases, the County may include General Plan items in the Capital Improvement Program (CIP), budget, or other implementation mechanisms, as the County deems appropriate. Such targeted strategies to implement the goals and policies of the General Plan are listed in *Chapter 5, Implementation and Plan Management*.

### Definitions

#### Goals

Goal statements are expressions of community ideals. They are broad directions that establish future conditions toward which policies are focused.

#### Policies

Policies are intended to guide decision-making and give clear indication of intent. It is important to note that policies are guides for decision-makers, not decisions themselves. Policies may range in terms of commitment of resources, importance, and expected results.

## HERITAGE AND STEWARDSHIP

The character and associated lifestyle that has been built on our rich heritage and vibrant landscape have led to a community that is passionate about the place where they live. Much of the unincorporated areas are open space. According to the County’s GIS database, roughly 9% of the County’s land falls within the boundaries of incorporated cities and towns. A majority of the unincorporated areas of the County are either forested or used for agriculture. The Forest Recreation (FR40) zone applies to 73% of the unincorporated County land area, with much of that area being comprised of National Forest lands. Another 26% of the unincorporated land is zoned for Agricultural (A10) and is primarily privately owned property. This leaves less than 2% of the land zoned for additional uses such as rural residential, commercial, industrial, etc. with nearly all the commercially

### Guiding Principle

The open and rural nature of the County’s unincorporated areas is an important component of the community’s character that should be preserved.



zoned land along Highway US 89 and US 91, running through the center of Cache Valley. Most of the residential, commercial, industrial, and institutional uses in Cache County are within municipal boundaries. Within the cities and towns, agricultural uses remain a significant land use as well.

**Goal 1: Promote and preserve our natural resources and open space by identifying, protecting, and responsibly managing natural and cultural resources.**

- A. Apply appropriate land use zoning to limit residential development in sensitive land areas such as floodplains, riparian corridors, groundwater recharge areas, wildlife corridors, wildfire risk areas, hillsides, and other environmentally sensitive features.
- B. Identify tools or resources that promote forms of development that prioritize and benefit the preservation and management of natural and cultural resources.
- C. Minimize negative impacts from mining operations and natural resource extraction through updated development standards and regulations.
- D. Catalog culturally significant resources, such as historic places, structures, or sites, and explore potential strategies and incentives to promote preservation.
- E. Minimize wildfire risks adjacent to private development in the Wildland-Urban Interface (WUI) through updated development standards.

**Goal 2: Protect our watersheds, air, soil, and water.**

- A. Plan for long-term water needs through conservation and regional water supply projects.
- B. Encourage residential development to connect to municipal water systems when physically and economically feasible.
- C. Require the study of watershed areas associated with proposed development types to understand potential impacts to source water protection areas or other critical water recharge areas.
- D. Support the [Bear River Comprehensive Management Plan](#) objectives.
- E. Manage commercial and industrial development in the forest and canyon areas through updated development standards, especially when located within municipal watershed areas.
- F. Seek to reduce stationary and mobile source emissions and pollutants which cause adverse health effects, impair visibility, and contribute to climate change. Remain within the state and federal air quality standards.

**Goal 3: Preserve our working agricultural lands and areas of prime soils.**

- A. Consider new regulatory tools and programs to protect working agricultural lands, such as conservation easements, direct acquisition, Transfer of Development Rights (TDRs) or Purchase of Development Rights (PDRs) programs, density bonus incentives, or clustered development subdivisions.
- B. Assist with securing funding to preserve agricultural lands. Establish an active working relationship with local land conservation organizations.



- C. Allow for agricultural supportive industries, value-added uses, and secondary-income options on agrarian land such as agritourism and accessory rural occupation provisions.
- D. Collaborate and partner with Utah State University (USU) and its Agricultural Extension Office to identify programs and strategies to support large and small-scale agriculture, innovation, and resiliency.
- E. Promote local farms and agricultural-related industries, such as farm-to-table restaurants and farmers' markets to enhance the local food economy.
- F. Explore creative water management solutions to retain water rights on conserved agricultural lands.

## ACTIVE LIFESTYLES AND RECREATION

Parks, open space, and trails play a critical role in the countywide recreation and transportation system, as well as the health and vibrancy of the community. In recent years, trails and open spaces have found a newfound appreciation amongst non-frequent and non-traditional users for discretionary trips and recreational opportunities. Active transportation, trails, and open space provide a unique resource that is available to all demographics, economic levels, and to those who might have physical or mental disabilities that limit their ability to participate in organized recreation or travel independently. These facilities also promote active transportation as a viable and sustainable alternative to the automobile for commuter trips and short trips, thereby reducing vehicle miles traveled.

### Guiding Principle

Active lifestyles and access to open spaces and trails bring significant benefits to the community.

### Goal 1: Protect and manage our open spaces and natural areas to allow for a connected system of trails and recreational facilities.

- A. Maintain and increase public access to public lands by working with willing property owners to acquire public rights-of-way that cause the least impact to the environment.
- B. Use open spaces, wildlife habitat, and agriculture areas in conjunction with riparian and trail corridors to maintain strategic separation between communities.
- C. Explore funding opportunities to acquire conservation easements and preserve open spaces while ensuring their long-term management (e.g., bonds, impact fees, private land trusts, grants).
- D. Implement the [Trails & Active Transportation Master Plan](#) policies and program recommendations.
- E. Offer a range of passive, nature-based recreation experiences such as hiking, biking, camping, non-motorized boating, and/or horseback riding in unincorporated areas.



**Goal 2: Protect the recreational, scenic, and natural value of our hillsides, canyons, wildlife, and National Forest areas when considering development in mountainous areas.**

- A. Evaluate opportunities for recreation-specific zoning that effectively results in desired land use patterns.
- B. Address the challenges unique to activity or development within the canyons through a canyons-specific master plan or a countywide open space master plan.
- C. Coordinate emergency response and fire mitigation and ensure integration with the County's Resource Management Plan and regional recreation resources.

## ECONOMIC VITALITY

A resilient and sustainable economy is the foundation of any community, providing good jobs, a strong tax base that supports the provision of services, and a feeling of community pride and cohesiveness. Cache County has a diversified economy with strengths in education, agriculture, aerospace, food processing, manufacturing, fitness/wellness, and medical industries. The County also has unique strengths that include an established university with an accompanying research park, thereby providing a well-educated workforce and higher-level job opportunities. Located in a stunning mountain setting with a diversity of recreational opportunities, the area is well poised for future economic growth and is an attractive site for companies to locate. The County is currently challenged by a shortage of housing and employees, which is a constraint on economic growth and needs to be addressed.

### Guiding Principle

A strong economy creates a foundation for a strong community by providing jobs, goods, services, and tax revenue.

**Goal 1: Maintain a sustainable regional economic base with diverse industry types to support the community and drive tourism.**

- A. Explore opportunities to expand commercial/industrial uses in the unincorporated County through the application of cluster development to also encourage agricultural land preservation.
- B. Coordinate with local governments to locate commercial/industrial close to population centers, within annexation/growth areas, and along major transportation routes.
- C. Encourage high-tech development close to similar business and academic clusters.
- D. Pursue desired business development that is compatible with the goals of the General Plan and that offer wages substantially higher than the County median.
- E. Pursue agriculture-based industry clusters and coordinate/capitalize on resources at USU.
- F. Pursue health and wellness industries, including recreation, fitness, and medical industries.
- G. Market and continue to brand Cache County with an emphasis on wellness, medicine, agriculture, recreation, and quality of life.





### Goal 2: Pursue businesses that pay higher wages and/or high property taxes.

- A. Encourage select locations for clustered rural communities (retail neighborhood/cluster development) in the unincorporated County to reduce travel time for common retail goods.
- B. Work with EDCUtah and site selectors to identify key sites and key businesses.
- C. Pursue synergistic companies in existing, high-paying industry clusters, such as medical, innovation, aerospace, etc.
- D. Support efforts of the Innovation Campus to incubate new businesses and then to help those businesses locate to in Cache County.

### Goal 3: Support the viability and diversity of housing options to meet the changing demographics of our rural residents and to provide a supply of housing for new businesses.

- A. Consider implementing universal design standards/visitability standards.
- B. Consider allowing for a variety of housing types and residential uses in rural communities.
- C. Consider allowing Accessory Dwelling Units (ADUs) by right, within water service areas.
- D. In areas with decreasing elementary school enrollment, consider incentives and amenities to encourage young families to move into the area and utilize existing housing.

## REGIONAL COLLABORATION AND LAND USE PLANNING

Cache County is home to 19 municipalities and multiple unincorporated communities. Municipal cities and towns currently encompass 9% of the County area, and most have adopted annexation policy plans and mapped areas adjacent to their community to plan for future growth. The annexation policy plan areas cover approximately 11% of the unincorporated County area, for a total area of 20% of the County within incorporated cities and towns and annexation policy plan areas.

Public services in Cache County are provided by an array of municipal, county, federal agencies, state, as well as local service districts, each with a defined service area. Land use and resource management planning in Cache County is likewise conducted by federal, state, county, and city governments, pursuant to the governing statutes and regulations of each entity.

As discussed in the Regional Collaboration Plan (RCP) and based on stakeholder interviews and discussions with County staff, the existing formal and informal coordination platforms for the provision of public services in Cache County appear to be working as intended. However, the RCP provides more specific implementation techniques and identifies several structural and procedural steps to enhance communication and collaboration among the participating entities.

### Guiding Principle

As Cache County continues to grow, the General Plan strengthens the County's role as a regional leader in collaboration, facilitation, and cooperation, to plan regionally and assist communities with implementing policies locally.



**Goal 1: Collaborate with local communities to guide new growth and development toward urban areas with available services and minimize suburban and urban-style growth in the unincorporated County outside of annexation and growth areas.**

- A. Review existing County land use regulations and policies to determine whether existing regulations are achieving desired growth patterns and whether new regulatory tools could be more effective.
- B. Work with communities to identify common objectives regarding future development in city annexation policy areas.
- C. Consider the utility of new county-community coordination mechanisms to review and manage growth and development in the annexation policy areas.
- D. Consider new regulatory tools and programs to redirect development toward cities and towns, infrastructure, and urban-level services. This could include Transfer of Development Rights (TDRs), density bonus incentives, or clustered development subdivisions.

**Goal 2: Cultivate partnerships between community members, local governments, businesses, and non-profits to plan for the County's future and align the County's General Plan and County Code.**

- A. Continue to support local planning through the county-wide planning program.
- B. Work with communities to align their regulations and development standards to align with the General Plan.

**Goal 3: Balance growth, property rights, rural character preservation, and fiscally efficient delivery of public services.**

- A. Maximize existing infrastructure and improve standards and access to service and utility providers.
- B. Support planned expansion of utility service areas into areas appropriate for future growth.
- C. Support small-scale and locally serving non-residential and civic development in Rural Community areas (see Future Land Use Map) to preserve a sense of place and serve the daily needs of the unincorporated communities such as Cove, Avon, and Benson.

**Goal 4: Guide the location, intensity, and pattern of desired development through the Future Land Use Map.**

- A. Guide land use development as described in the Future Land Use Map and categories, to transition residential density outward from cities, conserve connected resource areas, and preserve rural character and agricultural uses.
- B. Align future rezoning of property and updates to the Zoning and Subdivision Regulations to the Future Land Use Map.
- C. Regularly review the Future Land Use Map to ensure it maintains relevancy and update as necessary.



## VALLEY CONNECTIVITY

Cache County is served by a multimodal transportation network consisting of road network facilities (streets, roads, and highways), aviation, mass transit, and bicycle and pedestrian facilities. The road network primarily follows a north-south and east-west grid pattern with shorter city blocks in the urban core that become less dense in the rural areas of the County. This grid pattern is constrained in places by land use, land ownership (private and federal land ownership), and natural features (wetlands, surface water, mountains) requiring traffic to sometimes take indirect routes. This can increase vehicle trip lengths/vehicle miles traveled (VMT) and add traffic volumes to already congested facilities.

Unique to Cache County is a valley wide transit district, Cache Valley Transit District (CVTD), authorized under Part 8 Public Transit District Act of the Utah Code Annotated. CVTD plays an integral role in the social fabric, economic vitality, and quality of life of Cache County, including USU's integration into the community by supporting mobility for transit-dependent students. The County has also made significant investment in establishing and maintaining an active transportation network resulting in some of the highest number of bike/ped commuters in the State.

Together, this system provides a safe, efficient, and comprehensive multimodal transportation network that serves a variety of users and meets the mobility and economic needs of the fast-growing communities of Cache County.

### Goal 1: Develop an efficient transportation system that provides connectivity and safety and supports active lifestyles.

- A. Coordinate arterial and collector road connections within and between local communities.
- B. Work with local municipalities, the state, and other regional partners to apply complete street principles to balance vehicle, bike, and pedestrian travel and improve trail access to recreation sites, schools, and services.
- C. Prepare a Capital Improvements Plan (CIP) to expand capacity or reduce congestion on roadways, and to expand the roadway network, consistent with other policies of the General Plan.
- D. Establish rural transit hubs and park and ride facilities to encourage fewer vehicular trips and reduce emissions.
- E. Identify and preserve locations of needed future road rights-of-way, consistent with the Cache MPO Regional Transportation Plan (RTP) and Countywide Transportation Plan.

## Guiding Principle

Transportation networks are important to allow residents to commute safely and efficiently by car, bike, bus, or on foot.



## Goal 2: Maximize existing infrastructure and provide an efficient transportation and communications network.

- A. Prioritize regional and local investments that fulfill Cache MPO RTP, CTP, and Cache Valley Transit District Short Range Transit Plan objectives in transit, active transportation, transportation demand management, and other programs that support performance outcomes.
- B. Identify regional opportunities for the growth of shared and on-demand shared-ride mobility services (i.e., ride-, car-, and bike-sharing, e-hailing, etc.).
- C. Coordinate policies across multiple partners that support the use of electric-assisted, low-speed bicycles on roads, paths, and trails to serve travel needs in Cache Valley.
- D. Develop access management plans and preservation agreements for major local corridors in coordination with the CMPO and UDOT.
- E. Establish efficient rail, air, and bus transportation connections both within Cache Valley and to communities along the Wasatch Front.



# CHAPTER 4: FUTURE LAND USE PLAN

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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.

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.

## KEEPING THE CITY, CITY AND THE COUNTRY, COUNTRY

Since 1958, with the first County zoning ordinance, development in Cache County has been guided toward locating higher intensity uses within cities and towns or adjacent to those areas with the expectation that the developed areas would soon be annexed. This was intended to support agricultural viability, maximize infrastructure investment, and buffer different uses. This direction has been documented in every iteration of the Cache County plan.

The County continues to evolve from primarily agricultural uses to a county with diverse urban and agricultural communities. Over the years, as the population increased, there has been pressure to expand urban uses such as housing subdivisions and commercial and industrial uses outside the cities.

## RELATIONSHIP WITH CITIES

The land use policies stated in this General Plan are intended to strengthen the link between urban areas and eventual annexation by a city or town. The Future Land Use Map acknowledges the importance of annexation policy areas and continued land use planning partnerships between the County and its municipal partners. It also continues an expectation that municipalities—not the County—will provide the full range of services necessary to support a quality urban environment.

Within annexation policy areas, more detailed future land use information is contained in adopted community plans. As these plans are accepted by the County and incorporated into Intergovernmental Agreements, the more detailed categories and policies of these respective community plans may take precedence over the generalized Future Land Use Map.

As identified in the Urban and Rural Area Assessment, the desired development pattern is to encourage most new growth within the planned areas of cities and towns. This pattern will enable rural areas to continue to accomplish what they are naturally suited for: to grow and process food; to protect



watersheds and ecosystems, and to continue bolstering a high quality of rural living and outdoor recreation and tourism opportunities. To that end, the Future Land Use Map categorizes areas outside of municipal boundaries in order to guide appropriate development patterns, respect private property rights, and preserve the open and rural character that County residents value.

## FUTURE LAND USE CATEGORIES

The following Future Land Use Categories provide a method of understanding and considering future development patterns within the County. In tandem with the policies in Chapter 3, the Future Land Use Map and Categories play a role when considering the placement of future land use types and development proposals.

## FOREST AND NATURAL RESOURCES

Location:	Publicly owned and conserved private lands in the mountains and canyons.
Example Areas:	<ul style="list-style-type: none"> <li>• U.S. Forest Service lands</li> <li>• State lands</li> </ul>
Purpose and Character:	Resource conservation and uses/products (i.e. forestry, ranching) on federal, state, and local government-owned lands. Some public lands are open to public access and recreation. Private lands under conservation easements (no public access). If public land is sold for private development that is not compatible with the Natural Resource category, the property should default to the Mountain Rural and Conservation future land use category.
Preferred Land Uses:	<ul style="list-style-type: none"> <li>• Multiple Resource Uses (i.e. forestry, grazing)</li> <li>• Outdoor recreation on publicly accessible lands</li> <li>• Watershed Protection</li> <li>• Hazard Mitigation (i.e. floodplain management, steep slopes, and high wildfire hazard)</li> <li>• Conservation Easements</li> </ul>
Secondary Land Uses:	<ul style="list-style-type: none"> <li>• Residential uses where permitted in a conservation easement</li> <li>• Research and public institutions</li> </ul>
Discouraged Uses:	<ul style="list-style-type: none"> <li>• Residential</li> <li>• Commercial</li> <li>• Industrial</li> <li>• Heavy industrial and mining</li> </ul>



## MOUNTAIN RURAL AND CONSERVATION

Location:	The majority of privately-owned mountain and foothill areas.
Example Areas:	<ul style="list-style-type: none"> <li>FR-40 zone that is not public land</li> </ul>
Purpose and Character:	<p>Forestry, recreation, and multiple resource uses on private lands. Forestry and recreation land uses are expected to continue. Maintaining the environmental quality of steep slopes, canyons, and forests with minimal residential development conserves watershed resources and improves resiliency from wildfire, geological, and flood hazards.</p>
Preferred Land Uses:	<ul style="list-style-type: none"> <li>Forestry</li> <li>Agriculture</li> <li>Conservation Easements (CEs) and conserved public lands</li> <li>Watershed Protection</li> <li>Hazard Mitigation (i.e. floodplain management, steep slopes, and high wildfire hazard)</li> <li>Outdoor recreation and tourism</li> </ul>
Secondary Land Uses:	<ul style="list-style-type: none"> <li>Seasonal residential housing at one unit per 40 acres</li> <li>Clustered subdivision developments</li> <li>Resorts, recreation business, and public institutions</li> </ul>
Discouraged Uses:	<ul style="list-style-type: none"> <li>Residential development at a density greater than one unit per 40 acres</li> <li>Industrial</li> <li>Commercial Office</li> <li>Commercial Retail</li> <li>Heavy Industrial</li> </ul>

## AGRICULTURE AND RANCHING

Location:	Private agriculture landscapes in the Cache Valley outside of municipalities.
Example Areas:	<ul style="list-style-type: none"> <li>• (Most of the valley)</li> </ul>
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.
Preferred Land Uses:	<ul style="list-style-type: none"> <li>• Agriculture</li> <li>• Ranching</li> <li>• Rural residential uses at densities of less than one unit per 10 acres</li> <li>• Conservation Easements (CEs) and conserved public lands</li> <li>• Agritourism</li> </ul>
Secondary Land Uses:	<ul style="list-style-type: none"> <li>• Industrial and Commercial uses directly supportive of agriculture (Processing, Packaging, Distribution)</li> <li>• Clustered subdivision developments</li> <li>• Outdoor Recreation</li> <li>• Farm Worker Housing</li> </ul>
Discouraged Uses:	<ul style="list-style-type: none"> <li>• Residential developments at densities of greater than one unit per 10 acres if not in a clustered subdivision development</li> <li>• Commercial Office</li> <li>• Commercial Retail</li> <li>• Flex Office/ Industrial</li> <li>• Heavy Industrial</li> </ul>

## RURAL COMMUNITY

Location:	Existing and emerging unincorporated communities.
Example Areas:	<ul style="list-style-type: none"> <li>• Avon</li> <li>• Cove</li> <li>• Benson</li> <li>• College Ward</li> <li>• Cache Junction</li> <li>• Petersboro</li> <li>• Young Ward</li> </ul>
Purpose and Character:	A mix of residential, agricultural, and commercial and/or civic uses that serve local needs and do not require urban level facilities and services. Historic townsites, schools, gathering spaces, and similar uses create a focal point and foster social and economic resiliency for a community within an otherwise residential, ranching, or agricultural area.
Preferred Land Uses:	<ul style="list-style-type: none"> <li>• Agriculture</li> <li>• Ranching</li> <li>• Clustered subdivision developments</li> <li>• Conservation Easements (CEs)</li> <li>• Civic</li> <li>• Educational</li> <li>• Mixed Use</li> </ul>
Secondary Land Uses:	<ul style="list-style-type: none"> <li>• Residential uses at densities of less than one unit per 10 acres.</li> <li>• Commercial Retail/Office</li> <li>• Flex Office/ Industrial</li> </ul>
Discouraged Uses:	<ul style="list-style-type: none"> <li>• Industrial</li> <li>• Heavy Industrial</li> </ul>



## INDUSTRIAL AND MINERAL EXTRACTION

Location:	Existing or strategic industrial opportunities for expansion of potential future development located along highways and/or arterials, or where a commercial mineral deposit is identified.
Example Areas:	<ul style="list-style-type: none"> <li>• Mount Pisgah</li> <li>• Clarkston Landfill</li> <li>• Logan Airport and surrounding area</li> </ul>
Purpose and Character:	Industrial uses, i.e. manufacturing, energy development, resource extraction (mining), and/or waste management. Separation from residential uses, community gateways, and high visibility corridors (US 89/91) is advantageous.
Preferred Land Uses:	<ul style="list-style-type: none"> <li>• Light Industrial</li> <li>• Heavy Industrial</li> </ul>
Secondary Land Uses:	<ul style="list-style-type: none"> <li>• Agricultural support industries (processing, packaging, distribution)</li> <li>• Commercial mineral deposits. The following factors should be considered when locating: <ol style="list-style-type: none"> <li>1. Wetlands and critical riparian areas and wildlife habitat.</li> <li>2. Size of the potential area.</li> <li>3. Existing development that effectively precludes extraction.</li> <li>4. Other site-specific factors including the quality of life of the residents in and around areas that contain commercial mineral deposits and the ability to reclaim the area.</li> </ol> </li> </ul>
Discouraged Uses:	<ul style="list-style-type: none"> <li>• Commercial Retail</li> <li>• Commercial Office</li> <li>• Residential</li> </ul>

## RETAIL COMMERCIAL

Location:	Nodes at road interchanges and along major arterials where expanding or developing future commercial uses are desired.
Example Areas:	<ul style="list-style-type: none"> <li>• The intersection of State Hwy 30 and N 600 West/State Hwy 23</li> </ul>
Purpose and Character:	Small, concentrated areas where commercial and industrial uses are supportive to agricultural and recreational uses. These will generally occur on less than 10 acres within 0.25 miles of a major intersection.
Preferred Land Uses:	<ul style="list-style-type: none"> <li>• Office</li> <li>• Flex office/industrial</li> <li>• Retail</li> </ul>
Secondary Land Uses:	<ul style="list-style-type: none"> <li>• Other uses may be compatible with adequate buffering/design</li> </ul>
Discouraged Uses:	<ul style="list-style-type: none"> <li>• Residential development</li> <li>• Heavy industrial</li> </ul>

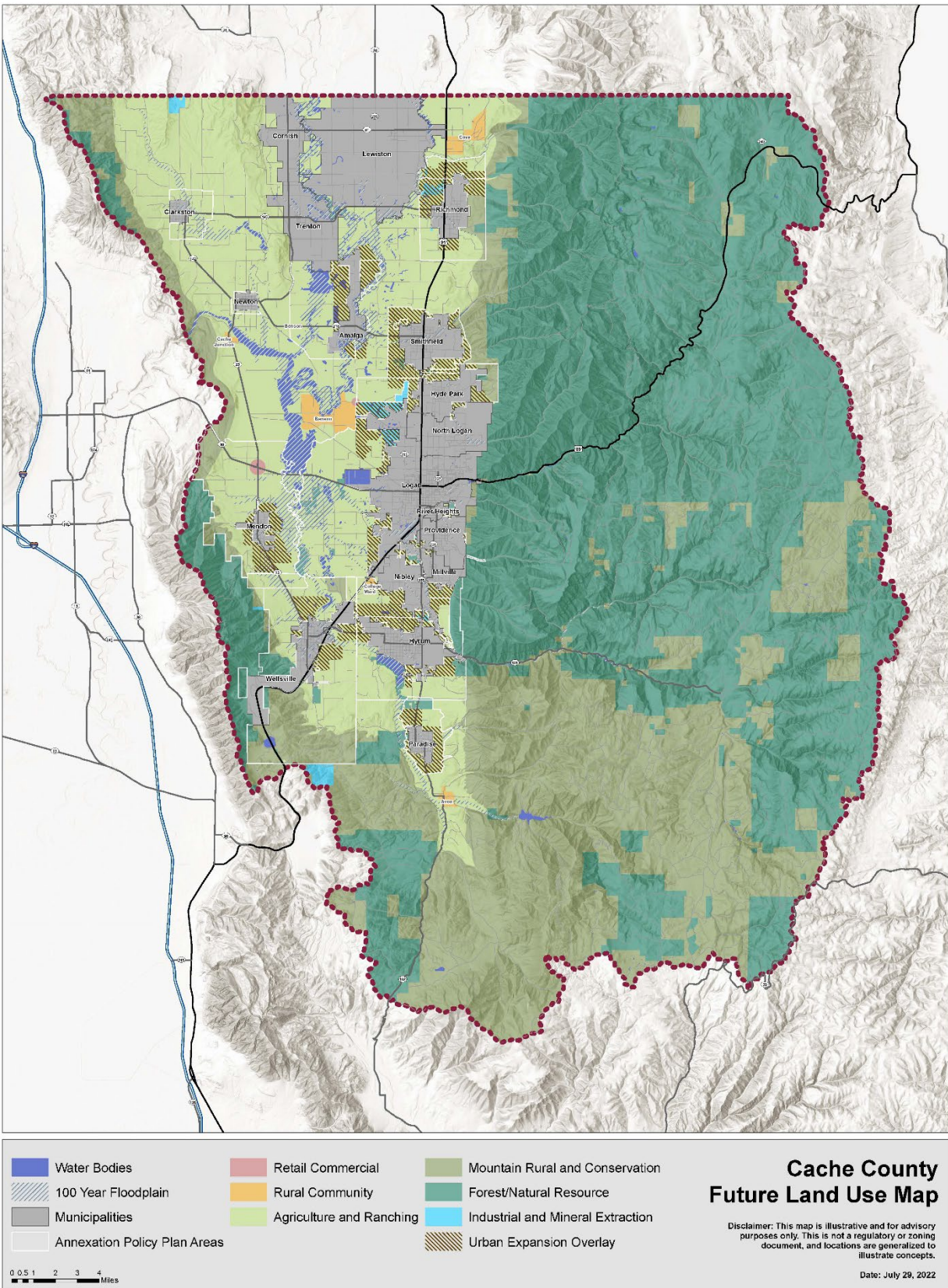
## URBAN EXPANSION OVERLAY

Location:	Adjacent to city/town limits within municipal annexation policy areas, where future development could be accommodated with urban-level services.
Example Areas:	<ul style="list-style-type: none"> <li>• Unincorporated enclaves between or within cities.</li> </ul>
Purpose and Character:	<p>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.</p> <p>The following criteria must be met for these areas:</p> <ul style="list-style-type: none"> <li>• Accommodate 20-year growth projections</li> <li>• Plan for urban-level densities, intensities</li> <li>• Meet urban design standards</li> <li>• Connect with water and sewer providers, and urban streets</li> <li>• Urban services provided by the County are minimized</li> </ul>
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.
Secondary Land Uses:	<ul style="list-style-type: none"> <li>• Civic (meeting spaces)</li> <li>• Residential Support Uses (e.g. parks, medical, schools, fire and police stations)</li> </ul>
Discouraged Uses:	<ul style="list-style-type: none"> <li>• Uses that are not consistent with the municipal general plan or existing county zoning.</li> </ul>

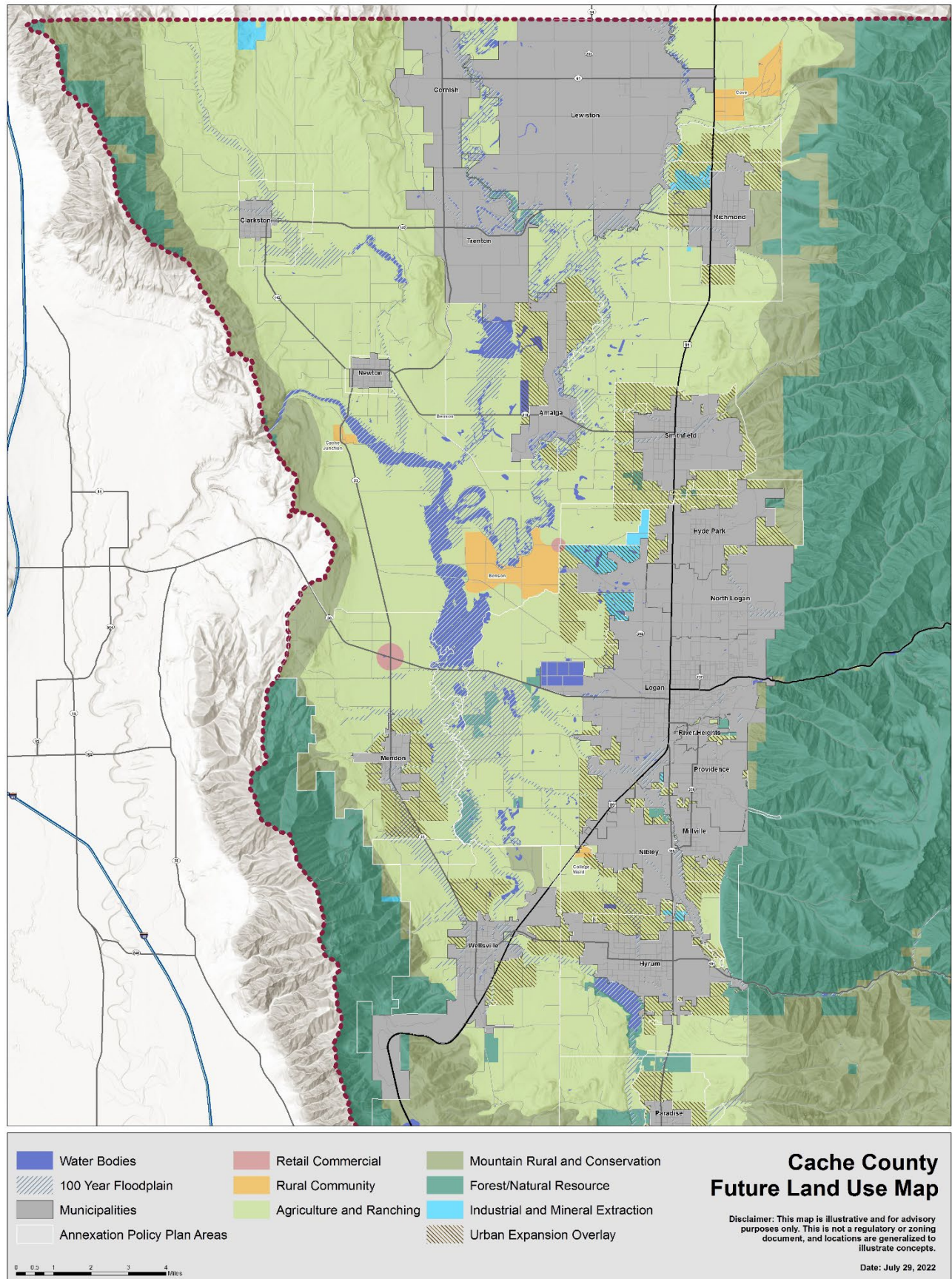




# FUTURE LAND USE MAP







# CHAPTER 5. IMPLEMENTATION AND PLAN MANAGEMENT

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## IMPLEMENTATION STRATEGIES

In addition to use in development review, this Plan will be used to its fullest practical and applicable extent, as a guide to county-initiated regulatory changes, and with capital projects, programs, and new plans or studies. It is expected that the highest priority recommendations of this Plan will be considered during the development of annual budgets and multi-year capital improvement programs.

## STUDIES AND PLANS

The General Plan's vision and goals can be fortified and realized through the creation of additional plans, studies, and programs. Examples of these potential efforts include:

- Develop subarea plans to define unincorporated communities' planning boundaries and clarify what types of development that community desires and services could support.
- Develop an Open Space Master Plan that prioritizes the preservation of open space areas.
- Update the Moderate Income Housing plan to identify barriers and gaps to homeownership.
- Undertake a study for a Transfer of Development Rights (TDRs) in the County.
- Develop and implement a Regional Countywide Transportation Plan in coordination with local communities and transportation partners.
- Coordinate with municipalities and service providers to develop a county-wide Technology Communications Plan to address such topics as fiber, broadband, telecommunications, etc.
- Develop a canyon-specific master plan, including hillside development ordinance.

## REGULATORY TOOLS

A critical and essential role of this document is to serve as a framework for future updates of the County Code including the Land Use and Subdivision Regulations, both in the form of comprehensive updates and targeted revisions. In addition to the provisions of County Code most pertinent to land use, other proposed changes to Code should be evaluated for consistency with this Plan, when relevant and applicable. Examples of regulatory tools to consider:

- Expand the Sensitive Areas code into a Critical Lands Overlay Zone to provide additional protections for wildlife corridors, riparian areas, steep slopes, groundwater recharge areas, and other environmentally sensitive features.
- Develop water-quality standards to maintain and improve the culinary water supply and ecological function of water systems.
- Study the potential to apply density bonus incentives to Agricultural and Ranching land use areas to encourage clustering of lots, and to preserve a minimum percentage of the land area as agriculture or conservation area.



- Explore appropriate cluster development subdivisions outside of a community's annexation/growth area to support continued agriculture use.
- Explore a Transfer of Development Rights (TDR) program between the County and willing cities. The County may also explore new community locations as TDR receiving zones that are serviced by water and sewer districts in order to establish more efficient growth patterns and preserve county open space. (*See graphic illustrations below.*)
- Review and consider expansion of the County's conservation development process/clustered development regulations while considering development patterns adjacent to existing communities. This could involve clustering development between non-adjacent parcels as a form of TDR.
- Review the RU5 zone district as an incentive zone to apply cluster development for appropriate rural-scale residential uses, compared to a density bonus incentive applied to the A10 zone to cluster development for land preservation.
- Review the RU2 zone district for effectiveness in allowing for appropriate rural-scale residential uses, compared to a density bonus incentive associated with the RU5 or A10 zone districts. For example, the 2-acre density of the RU2 zone could be achieved through a density transfer or fee-in-lieu TDR exchange that preserves other parcels where land preservation is desired, and where land may be less appropriate for development.
- Explore options to incentivize cluster development and/or TDR in FR-40 areas to protect watershed recharge areas, sensitive wildlife habitat, viewsheds and to minimize development reaching into higher-risk wildfire landscapes.
- Work toward more consistent development standards across all communities in the County to address local and regional planning goals and policies.
- Explore other methods of informing the public of County land use actions.
- Review the current Resort Recreation Zone to revise or remove the zone, with consideration of a canyon-specific recreation zoning category.
- Develop a dark sky land use ordinance to minimize night-time light pollution by limiting night-lighting and restricting up-lighting in rural areas.





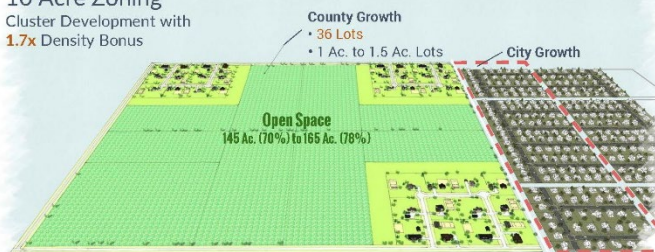
## Clustered Development and Transfer of Development Rights (TDR) Concepts

### Existing Condition

1 Unit per 10 Acres



10 Acre Zoning  
Cluster Development with  
1.7x Density Bonus



Cluster / Transfer Development  
1 Unit per 10 Acre with Bonus

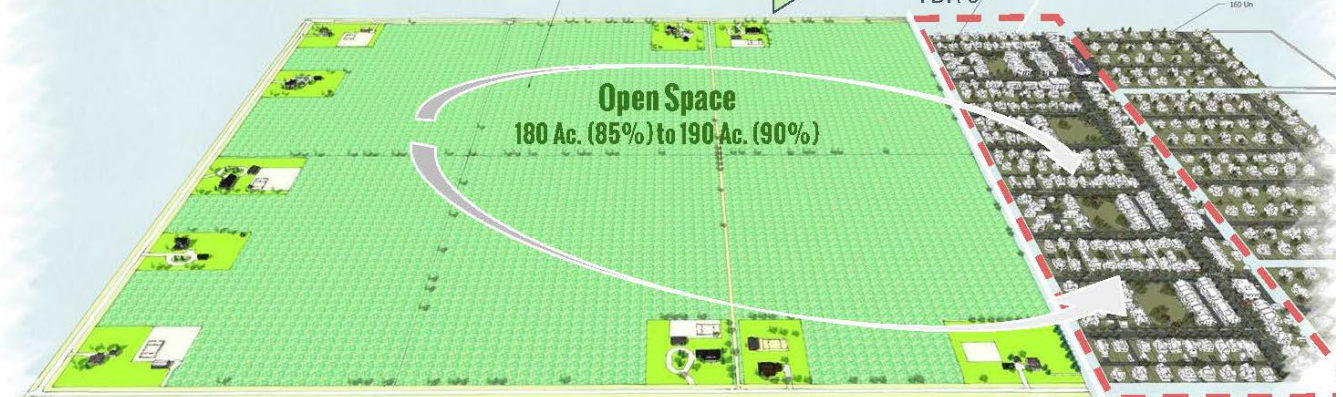


### Transferable Development Rights

- Most Development Rights Sold to Developers ... applied to a ...
- 1 Unit per 20 acres developed in County

**City or New Community Receiving Zone**

- Allows more density with purchase of TDR's



## PARTNERS AND COORDINATION

Intergovernmental and regional coordination is vital to the implementation of the General Plan, given that land use policy in one jurisdiction can produce effects on the infrastructure, transportation patterns, and economy of a neighboring jurisdiction or an entire region. Coordination between communities provides an opportunity to ensure that the General Plan supports development patterns that do not compromise the ability of municipalities to grow or expand necessary infrastructure in the future. Examples of coordination mechanisms and tools are below and further detailed in the Regional Collaboration Plan.

- Explore the use of Intergovernmental Agreements for municipal annexation policy areas that establish the following parameters:
  - Accommodate 20-year city growth projections.
  - Describe locations and areas of planned urban-level development densities and intensities.
  - Establish urban design standards compatible with those of the affected city or utilize city standards.
  - Consider making the affected city the primary reviewer of lands in the annexation area.
  - Address the provision of water, sewer, urban streets, and urban fire protection.
- Reappoint the Agriculture Advisory Board to advise the County on issues that affect production agriculture and agri-business, representing various segments of the agricultural economy and as found in their strategic plan.
- Provide training for Planning Commissioners and Council Members on development proposal and planning issue review in reference to current plans and studies affecting local and regional perspectives.
- Consider the creation of special service districts or local districts for expanded infrastructure and services in annexation policy areas.
- Address growth services through tools such as interlocal agreements and area-specific plans to coordinate between municipalities and the unincorporated county areas.
- Consider establishing Planning Advisory Commissions (or Community Councils, as the existing Plan states) for annexation policy areas.

## OTHER PROGRAMS

There are other types of implementation strategies that have programmatic, analysis, or regulatory components and may not as easily fit into the categories above. These could include establishing a process, a fee structure, or development program.

- Continue to formalize a process with cities and towns to define their planning boundaries, growth expectations, and what land use patterns are desired and supported in those annexation policy areas.



- Explore TDR (Transfer of Development Rights) options; including the potential for a fee-in-lieu program in partnership with willing municipalities to generate funds for open space preservation (see more information in the RCP).
- Consider impact fees for new development in annexation policy areas.
- Consider the potential for a special group septic/sewer and public water system(s) service districts that could support TDR receiving zones in the County (see more information in the RCP and COS Plan).
- PDR (Purchase of Development Rights) (see more information in the RCP).
- Develop a specific policy regarding the use of tax increment financing and the construction of bridges with other taxing entities to encourage participation as opportunities arise.
- Develop specific sites to promote economic development and register sites with EDCUtah. Identifying these sites could be based on key factors such as the ability to produce higher tax revenues at the site, proximity to existing key industries, or location in an opportunity zone.
- Develop a marketing/branding campaign to promote Cache Valley to potential businesses.

## PLAN MANAGEMENT

Planning is more than the production of a general plan and regulatory ordinances; it is an ongoing process. For this reason, the planning program adopted needs to be reassessed on a continuing basis. This is to account for changing conditions in the County as well as new planning concepts as they are developed. It is important to understand that the Countywide General Plan should be a “Living Document” which grows and changes over time.

## REVIEW AND UPDATE PROCESS

The general planning process is a dynamic one. The initial development and adoption of the General Plan and its elements are only the beginning of the total planning process. No sooner has the Plan been completed than the cycle of researching new data, evaluation and analysis of that data, plan formulation and implementation begins anew. A periodic reevaluation process helps to maintain the validity of the goals and strategies of the General Plan.

The review and update of the General Plan should be an ongoing process. Any minor revisions adopted by the Cache County Planning Commission are recommended to the Cache County Council.

- An annual review of the General Plan will be submitted to the Planning Commission for their review in November of each year. As part of this process, a public hearing should be held to receive citizen input.
- On a five-year period, the plan will have an update of all socioeconomic and demographic data to ensure the Plan is current.
- The elements and the Plan will have a total review and rewrite of the document every seven years to extend the term of the Plan.





- All recommended changes to the General Plan will be submitted to the Cache County Council for evaluation, adoption, or denial.

## AMENDING THE GENERAL PLAN

The amending of the Plan can take two different forms.

1. The County Council, with the recommendation of the Cache County Planning Commission, make amendments through an annual review process.
2. A formal request from the public may initiate an update.

It is important that these processes exist since this document should deal with changing conditions and shall be used as a decision-making tool for the public policy makers.

From time to time, there will be requests to change the General Plan by individuals. The Plan needs to remain flexible enough to change if circumstances warrant. Careful evaluation is necessary to accurately weigh the petitioner's interest and the interest of the community as a whole. This will help ensure that the Countywide General Plan will maintain pace with the physical, social, technical, and economic growth over the next twenty years. This updating process plays an important part in keeping the goals, policies, and implementation of the plan both timely and relevant.



# APPENDICES

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- A. GLOSSARY OF TERMS
- B. URBAN AND RURAL ASSESSMENT (UNDER SEPARATE COVER)
- C. COST OF SERVICES (UNDER SEPARATE COVER)
- D. REGIONAL COORDINATION PLAN (UNDER SEPARATE COVER)
- E. MODERATE INCOME HOUSING PLAN (UNDER SERARATE COVER)
- F. RESOURCE MANAGEMENT PLAN (UNDER SEPARATE COVER)
- G. EXISTING CONDITIONS WHITE PAPER ([LINK TO COUNTY STORYMAP](#))
- H. PUBLIC ENGAGEMENT SUMMARIES (UNDER SEPARATE COVER)

## APPENDIX A: GLOSSARY OF TERMS

**Access/Egress:** Points of entrance and exit from subdivisions and communities. These access and egress points prevent a population from being isolated from outside support in the event of a natural disaster.

**Accessory Dwelling Unit:** Finished habitable space in a single-family dwelling or in a detached building that is clearly accessory to the single-family dwelling on the lot. Accessory living area may contain a complete dwelling unit.

**Adequate Public Facilities:** Facilities and services (including water and sewer systems, fire protection and roads) that are available and have the capacity to serve new development without reducing levels of service below established minimum standards.

**Affordable Housing:** Subsidized or deed-restricted housing built with federal funding and designed to be affordable for specific income levels (usually 40% or 60% of the area median income). See also Attainable Housing.

**Alternative Transportation:** Any and all transportation types other than the automobile. Alternative modes of transportation include bicycles, buses, carpools, van pools, pedestrians, and passenger railroads.

**Attainable Housing:** Decent and safe housing that is within the means of the local workforce in terms of condition, size, and price, regardless of whether or not the property is restricted by income level (see Affordable Housing). Housing is generally considered attainable when its cost does not exceed 30% of the household's gross income.

**Broadband:** The Federal Communications Commission defines broadband as internet connection speeds of at least 25 Mbps downstream and 3 Mbps upstream.



**Broadband Service:** The provision, on either a commercial or non-commercial basis, of data transmission technology that provides two-way data transmission to and from the Internet with advertised speeds of at least 768 kilobits per second (kbps) downstream and greater than 200 kbps upstream to end users or providing sufficient capacity in a middle mile project to support the provision of broadband service to end-users within the project area.

**Building Code:** A set of rules that specify standards for construction of buildings and are in effect for all permits.

**Business Retention/Creation Program:** Focuses on the support of existing businesses through ongoing engagement and communication between the County and local businesses, and fostering high value, low impact employment creation in mountain communities.

**Capital Expansion Fees (CEFs):** Fees paid by new development for the impact of that development on public facilities; also known as impact fees or exactions.

**Capital Facilities:** Land and structures used by the public including fire stations, parks, and schools; also called public facilities.

**Capital Improvement Program/Plan:** A schedule and budget for future capital improvements (building or acquisition projects) for roads, utilities, and other capital facilities, to be carried out over a specific time period.

**Centralized Wastewater System:** A publicly owned, centralized sewage collection and treatment system.

**Cluster Development:** A development design which concentrates buildings on portion or portions of the site to leave the remainder undeveloped and used for agriculture, open space and/or natural resource protection.

**Community Influence Area (CIA):** An area designated in an Intergovernmental Agreement within which County development applications will be sent to the adjacent municipality for comment and review.

**Community Sewer System:** A sewage system that collects sewage from more than one parcel or lot and provides treatment at a centralized location and is not owned by a sanitation district or municipality.

**General Plan:** A document adopted by the Planning Commission to provide policy direction on the physical development of the County.

**Concurrency:** Adequate public facilities are available when the impacts of development occur.

**Conservation Easement:** A legal agreement between a landowner and a land trust or government agency that permanently limits uses of the land to protect its conservation values. The conditions of the land are monitored to ensure adherence to the terms of the conservation easement and to conserve the land in perpetuity.



**Cultural Resource:** A site or structure which is part of the area's cultural heritage; that is, which typifies a particular stage of human activity in the area. Cultural resources include archaeological sites, historic buildings and sites, and undisturbed natural sites that have historic or prehistoric associations including those with paleontological (fossil) specimens.

**Defensible Space:** An area where material capable of allowing a fire to spread unchecked has been treated, cleared, or modified to slow the rate and intensity of an advancing wildfire and create an area for fire suppression operations.

**Density Bonus:** An increase in allowable density used as an incentive to a developer to benefit the community and/or maximize the protection of open space, water quality, or air quality.

**Density:** The number of housing units per unit of land, i.e. per acre.

**Design Standards/Criteria:** A standard contained in a land use regulation which relates to design of a subdivision, site plan or structure.

**Development Potential:** A determination of how an area of land can be developed through analyzing physical attributes, carrying capacity for a specific land use, and potential market demand.

**Development Right:** The right to develop property. This right may be purchased or transferred under a Transferable Density Units program.

**Development Standards:** Standards or criteria that are applied to development based on its use, location, or other considerations.

**Disaster:** Any natural catastrophe (including, but not limited to, any tornado, storm, high water, wind-driven water, earthquake, volcanic eruption, landslide, mudslide, snowstorm, or drought), or, regardless of cause, any fire, flood or explosion in any part of Cache County, which in the determination of the Cache County Council causes damage of sufficient severity and magnitude to warrant assistance through a re-build program to alleviate the damage, loss, hardship, or suffering caused thereby.

**Entitlements:** Legal rights conveyed by approvals from governmental entities to develop a property for a certain use, intensity, building type, or building placement.

**Non-Conforming Uses:** Uses that do not comply with the existing zoning, but legally existed prior to the adoption, revision or amendment of the County Code.

**Fee-In-Lieu:** A fee paid instead of making a land dedication, capital improvement or other requirement, and equivalent to that requirement. An example is a fee-in-lieu of a school site dedication as part of a subdivision approval.

**FEMA Community Rating System Program (CRS):** A program that provides a variety of resources to improve flood mitigation and reduce risk to properties and residents. It scores communities on a scale from one to ten for their level of preparedness and mitigation measures implemented and recognizes community efforts that go beyond the minimum standards of the National Flood Insurance Program (NFIP) through reducing flood insurance premiums for property owners.



**Fire/Wildland-Urban Interface (WUI) Code:** County Code provisions that advance fire and life safety for the public, as well as property protection through a comprehensive approach to wildfire regulation and hazard management.

**Floodplain Acquisition Program:** Strategy that utilizes available funds, which could include open space funds where it matches Open Land Master Plan goals, to acquire properties or conservation easements/covenants to prevent future development on properties that are located in high hazard risk areas.

**Floodplain:** The channel and relatively flat area adjoining the channel of a natural stream or river that has been or may be covered by water during times of flood.

**Floodway:** The channel of a river or other water course and the adjacent land areas that must be reserved in order to discharge the based flood without cumulatively increasing the water surface elevation by more than 0.5 foot.

**Future Land Use Plan:** Guides the location, intensity, and design of development by identifying future growth opportunities and constraints and providing future land use categories that include information such as density/size, primary and secondary uses, and design principles.

**Goals:** Goal statements are expressions of community ideals. They are broad directions that establish future conditions toward which policies are focused.

**Growth Management:** A system of land use regulations designed to influence the location, timing, and character of development, instead of controlling the amount or rate of growth.

**Hazard Area:** All areas that are or may become hazardous due to environmental conditions, including but not limited to wildfire; avalanche; landslide; rock fall; mud flow and debris fan; unstable or potentially unstable slopes; seismic effects; radioactivity; ground subsidence; and expansive soil and rock.

**Severe Hazard Areas:** Flood Way (FW) zoning districts as adopted on official zoning maps; areas classified as 5, 6, or 7 on the official Geologic Hazards Maps adopted by the Board of County Commissioners; slopes greater than 30 percent.

**Moderate Hazard Areas:** Flood Fringe (FF) zoning districts as adopted on official zoning maps; areas classified as 3 or 4 on the official Geologic Hazards Maps adopted by the Board of County Commissioners; slopes 20 - 30 percent, dam breach areas.

**Constraint Areas:** Areas of expansive soil and rock, radon areas.

**Health Services:** Include any number of health-related facilities, services, and organizations providing support to the medical profession and patients.

**Housing Cost Burden:** Monthly housing costs as a percentage of household income over the past 12 months either as rent or mortgage payments. Housing costs equal to or greater than 30% of a household's income is considered to be a cost burden.



**Impact:** The potential direct or indirect effects of a proposed development on activities, utilities, traffic, surrounding land uses, the environment, and other factors.

**Impact Fees:** (See capital expansion fees)

**Implementation Strategies:** A plan of action intended to accomplish a specific principle.

**Intensity:** The level of concentration of non-residential land uses or activities occurring within an area.

**Intergovernmental Agreement (IGA):** A contractual agreement between the County and another governmental entity. IGAs with municipalities are the County's primary means of achieving coordinated planning for the areas adjacent to city limits. The agreements define appropriate future urban areas and establish standards and procedures for development in these areas. They may also define Cooperative Planning Areas and Community Influence Areas (defined above).

**Land Use:** A description of how land is used or occupied.

**Level Of Service:** An established minimum capacity of public facilities or services that must be provided per unit of demand, i.e. per new housing unit.

**Lifeline Services:** Services to communities that are necessary for their daily needs, to maintain a high quality of life, and to support community and individual preparedness i.e. basic utilities, communication systems, transportation systems, etc.

**Low-Impact Development:** Systems and practices that use or mimic natural processes that result in the infiltration, evapotranspiration, or use of stormwater in order to protect water quality and aquatic habitat.

**Mobility Corridor:** A corridor designated for future multi-modal transportation facilities.

**Multi-Modal Transportation:** A transportation system that includes multiple types (modes) of conveyances such as an automobile, rail, bus, pedestrian, and bicycle.

**Overlay Zoning:** A regulatory tool that creates a special zoning district, place over an existing base zone(s), which identifies special and additional provisions. These could include zoning requirements that address natural disaster risk, development patterns, the implementation of a "village pattern" in mountain communities, and areas unsuitable for intense development (including expansion of flood regulations to include geologic and wildfire hazards).

**Performance Standards:** Criteria that must be met by development to limit a particular defined impact.

**Policy:** A statement of standard or a course of action that guides governmental action and decision making. Policies are intended to guide decision-making and give clear indication of intent. It is important to note that policies are guides for decision-makers, not decisions themselves. Policies may range in terms of commitment of resources, importance, and expected results.

**Prime Agricultural Areas:** Areas where land has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses.





**Principle:** A desired ideal and a value to be sought; an end toward which effort is directed.

**Quality Of Life:** The personal perception of the physical, economic and emotional well-being that exists in the community.

**Resilience:** The capacity to prepare for disruptions, to recover from shocks and stresses, and to adapt and grow from a disruptive experience.

**Riparian Areas:** Areas of land and water forming a transition from aquatic to terrestrial ecosystems along streams, lakes, and wetlands.

**Service Districts:** Service area for fire protection, road, and water districts.

**Special Improvement Districts (SID):** Areas organized and identified by property owners and local governments that are capitalized by a self-imposed real estate tax (i.e. a few cents per \$100 of assessed value) on properties in the SID. The tax revenue can be used for revitalization and enhancement, infrastructure maintenance and enhancement, business retention, etc.

**Transfer of Development Rights (TDR):** An incentive program that allows additional density where the community wants to grow (“receiving areas”) in exchange for reservation of sensitive or hazard areas that the community wants to protect from future development (“sending areas”).

**Transit:** A public transportation system (i.e. a public bus or light rail system).

**Travel Demand Management Program (TDM):** A plan to alleviate traffic congestion through improved management of vehicle trip demand, often including strategies to reduce single-occupancy vehicles and encouraging travel at times of lower congestion.

**Visit-ability:** a measure of a place’s ease of access for people with disabilities. Often referred to in residential design to enable people who have trouble with steps or who use wheelchairs or walkers to access the home.

**Watershed:** An area of land that drains rainwater or snow into one location such as a stream, lake, or wetland and that supplies drinking water, water for agriculture and manufacturing, opportunities for recreation, and provides habitat.

**Wetland:** The land transition between water and land systems where the water table is usually at or near the surface or the land is covered by shallow water, including swamps, marshes, bogs, riparian areas, salt flats, and vernal pools.

**Wildland-Urban Interface (WUI):** A zone of transition between undeveloped wildland and human development.

**Zoning:** An element of the County Code that refers to land use entitlements and requirements that regulate appropriate use, bulk, height, density, and other characteristics appropriate for a specific site.



# REGIONAL COLLABORATION PLAN

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## INTRODUCTION

As Cache County continues to grow, the General Plan strengthens the County's role to plan regionally and coordinate land use and transportation decisions with communities. Each municipality establishes its own general plan and annexation policies that may either enhance or negatively impact quality of life, character and efficiency of services countywide. The Cache County Regional Collaboration Plan (RCP) is one of three additional long-range planning documents that support the Imagine Cache General Plan update with additional information and perspective. The four long-range documents are the General Plan policy document, an Urban and Rural Area Assessment (URAA), a Cost of Service Plan, and this Regional Collaboration Plan.

The purpose of the Regional Collaboration Plan is to establish awareness, improve communication and develop strategies for service-based growth between the County and each community, and to coordinate growth where communities expand towards each other with shared boundaries.

Growth-related issues and topics of regional significance include the following:

## LAND USE PLANNING AND REGULATION

1. **Land use compatibility:** County growth within city's future annexation areas requires coordination between property owners and a city to understand the potential for municipal services, future adjacent development patterns, and desired land preservation areas.
2. **Economic Development Opportunities):** The optimal location of commercial services and appropriate format can benefit the residents of various communities and promote economic development throughout the region.
3. **Land preservation:** Identifying the type and location of priority open space areas to preserve through strategies such as cluster development and TDR, or application of open space funding sources. Priority open space types may include viewsheds, waterways, critical habitat areas, and agricultural lands.
4. **Trails and Recreation:** Coordinating the alignment and continuity of regional trails across jurisdictions as new development is permitted and through open space preservation efforts.
5. **Access to public lands:** Open space preservation, trails, and road connectivity through new development can be applied in coordination with landowners to establish or improve access to trailheads and roads that provide safe and convenient access to the County's vast National Forest recreation areas.
6. **Culinary water protection:** Coordinating compatible land use within source water protection zones.
7. **Floodplain management:** Striving for consistency in regulating development in flood-prone areas between communities requires coordination and familiarity with FEMA regulations.



8. **Housing affordability:** Awareness and coordination of next-generation housing needs is a key component to supporting economic development and job growth, and providing wealth-building opportunities for those in the valley.
9. **Fiscal and Economic Land Use Analysis:** Drawing from the perspective provided by the Cost of Services model, community planning efforts can be informed by the property and sales tax revenues generated per acre by various types of residential and commercial land uses. Single-family residential uses generate substantially less than other uses
10. **Cost of Services and Efficient Use of Infrastructure:** The Cost of Services model provides a perspective on how land uses, and density of development affect water use and infrastructure costs. These costs can be compared to tax revenue projections also provided within the model.

## **WATER**

11. **Water availability and resources:** Water conservation measures will become increasingly important to adapt to reduced flows from springs, wells, and rivers and increasing average temperatures. Regional and local efforts to conserve water may include piping of canals, water-wise landscaping ordinances, reduced lot sizes to minimize outdoor water use, water recycling programs, researching higher-yield ground water aquifers, and other initiatives.

## **SEWER**

12. **Sewer and septic systems:** Many residences in the County are served by private septic waste disposal systems. As growth continues, ground and surface water quality may be adversely affected. The expansion of service by centralized sanitary sewer providers should be supported and encouraged.

## **ROADWAYS**

13. **Road and corridor connectivity:** Coordinating the alignment and continuity of roads between communities is critical to establishing an efficient regional transportation system that facilitates regional mobility. Local land use reviews and approvals are critical in helping to establish transportation corridors identified in the County Transportation Master Plan and the Cache County Metropolitan Planning Organization (CMPO) Regional Transportation Plan.

## **FIRE AND EMERGENCY MANAGEMENT SERVICES**

14. **Fire and Emergency Management Services (Image):** Awareness and coordination of how these critical services are provided require coordination as communities expand and grow.



## LAW ENFORCEMENT

**15. Law Enforcement:** Law enforcement is provided by the Cache County Sheriff's Office and by municipal policing agencies. Coordination of efforts among the policing agencies is essential to the provision of timely and prepared law enforcement.

At present, regional issues such as transportation, stormwater and floodplain management, infrastructure maintenance, sewer/septic systems, culinary water protection, and weed/vegetation control are individually administered by the individual municipalities, counties, the state, or the Federal Government with occasional communication between jurisdictions. An objective of the RCP is to establish a system of ongoing communications and information sharing among local, state, and federal agencies and to develop a county-wide regional plan to collaboratively manage growth in Cache County's communities and the unincorporated areas. As a regional leader in collaboration, facilitation, and cooperation, the County is working to:

- Cultivate partnerships between community members, local governments, businesses, and non-profits to plan for the County's future and align the County's General Plan and County Code;
- Provide support services to each community's planning and annexation policy areas;
- Support the viability and diversity of housing options to meet the changing demographics of rural residents; and
- Maximize existing infrastructure and improve standards and access to service and utility providers.

The development process of the RCP was designed to align with the General Plan processes to gather relevant information in a coordinated, efficient manner. The planning process began with a kick-off meeting and a series of stakeholder interviews. Information gathered from the stakeholder interviews was compared to statistical and qualitative data gathered to develop an existing conditions analysis to support all four planning documents. The existing conditions analysis identified alignments, overlaps, and misalignments of policies, regulations, and services among the jurisdictional and other responsible entities in Cache County. This information was presented in an Existing Conditions and Policy Gap Assessment Report to inform ongoing discussions and brainstorming.

Based on stakeholder interviews and discussions with County staff, the existing formal and informal coordination platforms appear to be working as intended. However, there may be structural or procedural steps that could enhance communication and collaboration among the participating entities as discussed in the section below titled *Recommendations and Implementation*.

## THE PLANNING PROCESS

The initial public outreach portion of the RCP project was integrated with the project kick-off events, stakeholder interviews, and public open houses for the General Plan update to gather information about existing regional planning efforts, and collaboration among community leaders, jurisdictional entities, and service providers to discuss current strengths and opportunities for future improvement in collaboration platforms and mechanisms.



Through these efforts, stakeholders identified and described a number of mechanisms, partnerships, and forums. The stakeholders identified that existing coordination mechanisms are generally productive and working well, but that opportunities exist to enhance those efforts.

## BACKGROUND

The URAA and Cost of Service Plan examine the levels of government services and infrastructure, and by whom those services and facilities are provided. This RCP evaluates the provision of public services and facilities by municipal, County, State, and Federal entities with an eye toward opportunities for improved communication; coordination of services; and potential collaboration on projects of mutual interest. The County Resource Management Plan (CRMP) is a statement of the County's priorities and objectives for the management of lands and resources managed by federal agencies. The CRMP emphasizes cooperation in the management of Federal resources, and so is also included here.

## LAND USE PLANNING AND REGULATION

Land use and resource management planning in Cache County is conducted by Federal, State, County, and City governments, pursuant to the governing statutes and regulations of each entity. Although the planning authority of each entity is generally limited by land ownership, location, and management responsibility, the planning entities have developed both formal and informal communication and coordination mechanisms and platforms.

Planning on private property in Cache County is undertaken by the County's 19 communities and the County through their elected and appointed officials and staff to establish visions, goals, objectives, policies, and land use regulations for their jurisdictional areas. Currently, the land use, subdivision, and access management regulations are the primary tools the County uses in land use planning in unincorporated areas. The Cache County Development Services Department also provides countywide services to participating cities in the form of planning and technical support through the Countywide Planning and Development Office program and the Regional Trail and Active Transportation Coordination program.

The Cost of Services Plan includes a cost-of-service model that provides the County with the ability to forecast the specific fiscal impacts of varying growth scenarios, with various development types and patterns (i.e., residential, retail, office, industrial, hotel), densities of development, valuation and pricing of development, and geographic distance from existing core service centers. The model can be adjusted to account for changing conditions by changing numerous inputs in the model, including:

- Inflation rates
- Property tax increases
- Revenue growth rates (i.e., sales tax revenues, road funds, etc.)
- Growth in personnel and department costs
- Development absorption rates
- Market and taxable values of various types of development
- Fixed v. variable costs of service provision



- Density of development (dwelling units per acre, floor area ratios)
- Geographic distance from core service centers

The information gained from the model is summarized in an Excel format in the Cost of Services Plan, and provides the following information to the County to inform its decision making:

- Net operating revenues by year
- Fiscal impacts of new development
- Net revenues per acre

Federal land management on USDA Forest Service property is conducted pursuant to the direction of the 2003 Revised Wasatch-Cache National Forest Plan. In 2017, Cache County adopted a County Resource Management Plan (CRMP) as an element of the County General Plan, pursuant to the direction of Utah statutes. From the Plan introduction, “This County Resource Management Plan (CRMP) is a planning document used to define policy, goals, and objectives for managing natural resources on public lands (defined in Utah Code §63L-6-103) within Cache County.” The CRMP establishes desired future conditions for 28 resources on public lands.

From Section 13 of the CRMP, Land Use, “Public lands in Cache County serve as critical drinking water sources, important wildlife habitat, pasture for livestock, and frequently utilized recreational areas to name a few. Land use decisions are made by land managers to establish priorities for various resources among the many competing desires and potential uses for those resources. The best land use decisions are made through planning procedures that consider a range of options and provide opportunities for input from a diverse range of affected stakeholders. Land use decisions are made by federal, state, and local governments, which have jurisdiction over the lands following planning procedures outlined in federal and state statutes.”

From Section 13 of the CRMP, “Cache County desires that federal land management agencies (specifically, the Forest Service), cooperate, to the fullest extent, possible with county goals and objectives for resource management as spelled out in the National Forest Management Act, Federal Land and Policy Management Act, and National Environmental Policy Act. It is the county’s position that local concerns and interests should be acknowledged and addressed by public land management agencies prior to decisions being made and implemented. Land use designations must also be sensitive to the site-specific natural resource and landscape context to minimize impacts.” Other resource sections of the CRMP emphasize coordination with the federal managing agencies, and participation in federal resource planning, to accomplish County goals.

The 1998 Cache County Countywide Comprehensive Plan (1998 Plan) set goals and policies for land use, transportation, and services, and gives direction to the County’s land use regulatory program. The Envision Cache Valley project was completed in 2010, which articulated an overall vision for the future of the Valley, and evaluated four alternative future growth scenarios, including the baseline projection of current trends. The 1998 Plan and Envision Cache Valley both suggest that the County adopt a collaborative County-wide perspective on planning, reiterating the importance of participation in





County-wide planning by the 19 County communities. This current planning effort is to update the 1998 Comprehensive Plan and to incorporate policies and objectives described in the Envision Cache Valley document.

## WATER

Centralized culinary water production, treatment, and delivery systems are provided by 22 municipal and private entities in Cache County and serve a population of 128,625 based on the 2020 census and water connection data. Outside the service areas of these water providers, culinary water is provided by private wells. Based on the 2020 census population and the population served by central water systems, it is estimated that approximately 5,600 County residents are served by private wells.

The Cache Water District's purpose is to "...include planning for and facilitating the long-term conservation, development, protection, distribution, management and stabilization of water rights and water supplies for domestic, irrigation, power, manufacturing, municipal, recreation and other beneficial uses, including the natural stream environment, in a cost effective way to meet the needs of the residents and growing population of Cache County ([www.cachewaterdistrict.com](http://www.cachewaterdistrict.com))."

The Water District adopted a Water Master Plan in 2019 to identify priority projects for the next five years. One priority is "Local Outreach – Meet annually with city managers, city councils, and the Logan City Water Board to promote 40-year water right plans, give legislative updates, and discuss other key water issues. Plan annual Northern Utah Water Conference and participate in annual local water fair."

## SEWER

Full service sanitary sewer systems, including sewer collection and processing, are provided by three entities in Cache County.

- Logan City – Collects sewer from the incorporated areas of Logan City, Smithfield, Hyde Park, North Logan, River Heights, and Nibley
- Hyrum City – serves the incorporated area of Hyrum City
- Wellsville City – serves the incorporated area of Wellsville City

In the unincorporated areas of Cache County, sewage is handled by private septic systems. A sanitary sewer master plan was prepared in August 2007 by Hansen, Allen, and Luce and was updated in 2018 by JUB Engineers. The master plan estimates future required flows for sewage treatment for each community based on master plan population projections.

Hyrum City is currently in the process of getting construction bids to upgrade their wastewater treatment facility. According to Kevin Maughan, the Wastewater Superintendent, the new plan should accommodate double the capacity of the existing system.

Cache County does not have its own sewer treatment facility. In Millville, many residents wanted to create their own special service sewer district and hook into Nibley's sewer system. In the fall of 2019, the Millville City Council approved a bond to establish a sewer system throughout the city. Many of the communities in Cache County have completed sewer master plans or identified future projects that will



allow future capacity of their sewer treatment facilities to accommodate the future growth in the Cache County area.

## ROADWAYS

Cache County is served by a multi-modal transportation network consisting of road network facilities (streets, roads, and highways), aviation, mass transit, and bicycle and pedestrian facilities. The road network primarily follows a north-south and east-west grid pattern with shorter city blocks in the urban core that become less dense out in the rural areas of the County. This grid pattern is constrained in places by land use, land ownership (private and federal land ownership), and natural features (wetlands, surface water, mountains) requiring traffic to sometimes take indirect routes. This can increase vehicle trip lengths/vehicle miles traveled (VMT) and add traffic volumes to already congested facilities.

Each Cache community that has adopted a general plan has included a transportation element that anticipates future transportation needs. The consolidated urbanized areas of the County are designated as the Cache Metropolitan Planning Organization, CMPO, which encompasses 44 sq. miles. The Cache MPO is an urbanizing area established under federal transportation legislation to ensure coordination between federal, state, and local agencies regarding transportation funding and projects. The CMPO is the designated regional transportation planning agency.

The CMPO has developed a Regional Transportation Plan 2040 (RTP 2040) which contains both fiscally constrained and fiscally unconstrained future capital project lists. The RTP 2040 also contains a comprehensive list of both fiscally constrained and fiscally unconstrained projects to show the proposed roads network based on full buildout in the County as projected by the RTP 2040.

## FIRE AND EMERGENCY MANAGEMENT SERVICES

From its website, "The Cache County Fire District protects life, property, and the environment and we support the various fire departments in Cache County as they provide fire service to all residents of the County." Services include:

- Code Enforcement
- Training
- Hazardous Materials
- Tech Rescue
- Wildland Fire
- Local Emergency Planning and Community (LEPC)
- Burn Permits

Many communities in Cache County also provide fire services, and County emergency services are available at three locations in the County: Hyrum, Logan, and Smithfield. County and municipal fire and emergency services stations are located in:

- Clarkston Fire Department, East Center Street Clarkston, UT



- Hyrum City Fire Department and Cache County Emergency Services, 40 North 100 West Hyrum, UT
- Lewiston City Fire Department, 60 East Center Street Lewiston, UT
- Logan City Fire Chief, 76 East 200 North Logan, UT
- Logan Fire Department Station and Cache County Emergency Services, 76 East 200 North Logan, UT
- Logan Fire Department Station 71 – Hillcrest, 1244 East 1100 North Logan, UT
- Mendon Fire Department, 30 East 100 North, Mendon, UT
- Newton Fire Department, 51 South Center Street
- North Logan Fire Department Station 120, 2005 North 1200 East North Logan, UT
- Paradise Fire Department, 9035 South 100 West Paradise, UT
- Richmond Fire Department, PO Box 9 Richmond, UT
- Smithfield Fire and Emergency Medical Services Station 42, 50 North 100 East Hyde Park, UT
- Smithfield Fire and Emergency Medical Services Station 43, 6590 North 2400 West Amalga, UT
- Smithfield Fire Department – Headquarters and Cache County Emergency Services, 325 West 100 North Smithfield, UT
- Trenton Fire Department, 37 East Main Street Trenton, UT
- Wellsville Fire Department, 73 East Main Street Wellsville, UT
- Wellsville Fire Department Station 60, 65 East Main Street

The Logan City Fire Department operates the County's central fire and emergency dispatch under an automatic aid agreement among the County and municipalities. All 911 calls within the County, including the municipalities, are routed to central dispatch in Logan for distribution to the applicable stations and departments.

In addition to responding to calls for fire suppression, fire departments respond to medical emergencies, incidents involving hazardous materials, rescue calls, and motor vehicle or other accidents. The types of emergencies that fall within the jurisdiction of the Cache County Emergency Management agency include natural disasters, severe weather incidents, civil unrest, and other events that pose a major threat to public safety or a significant disruption to civil society.

For fires on State and Federal lands, the Northern Utah Interagency Fire Center (NUIFC), located in Draper, is a joint dispatch center in cooperation between the Bureau of Land Management, US Forest Service, and the State of Utah Forestry Fire and State Lands. NUIFC is responsible for dispatching and coordination of wildfires and incidents for approximately 15 million acres located in the following counties: Box Elder, Cache, Rich, Tooele, Weber, Morgan, Davis, Duchesne, Juab, Sanpete, Salt Lake, Summit, Wasatch, and Utah. The NUIFC focuses on fire management in wildland areas of Cache County and coordinates with the County's Emergency Management Agency.



## LAW ENFORCEMENT

From the Cache County website: “Since the election of Cache County’s first Sheriff in 1857, the primary mission of the Sheriff and his office has been to preserve the peace and to make all lawful arrests. The deputy sheriffs of the Criminal Division continue a strong commitment to that mission.” The Sheriff’s Office contracts with 14 communities, the U.S. Forest Service, and the Cache Valley Transit District to provide law enforcement services.

As with fire and emergency response, the Logan City Fire Department operates the County’s central fire and emergency dispatch under an automatic aid agreement among the County and municipalities. The availability of County-providing policing pursuant to contracting with willing communities is the primary opportunity to improve coordination among policing entities in the County.

## ANALYSIS AND POLICY ALTERNATIVES

The focus of this RCP is to identify opportunities to enhance existing and current communications, coordination, and collaboration platforms and mechanisms among the entities that provide public services, facilities, and infrastructure in the County, both within cities and towns and in the unincorporated County. This RCP also addresses opportunities for enhanced collaboration between Cache County and the managers of Federal lands and resources in the County.

Several of the services analyzed in the URAA and the Cost of Services Plan are currently being provided by public agencies that have established and employed joint planning, communications, and collaboration mechanisms that are reported to be working well. Some, like centralized water and sanitary sewer services, are being provided by municipalities that have developed internal plans and policies that govern how and when city service providers are authorized to seek collaboration with other providers, and therefore offer fewer opportunities to work together. On-going joint planning for services and infrastructure such as roadways, water supply, and emergency management are proving to be beneficial and should be supported going forward.

## LAND USE PLANNING AND REGULATION

Both formal and informal organizations provide land use and planning coordination and support to the County, its communities, and incorporated cities. The County actively participates in the following regional organizations:

- **Bear River Association of Governments (BRAG)** – Cache, Rich, and Box Elder Counties are members of BRAG, which administers the Community Development Block Grants program; provides community planning assistance; and conducts regional and transportation planning, among other community services.
- **Cache Metropolitan Planning Organization (CMPO)** – Every metropolitan area with a population of more than 50,000 persons must have a designated Metropolitan Planning Organization (MPO) for transportation to qualify for federal highway or transit assistance. The CMPO is the MPO for the Logan Urbanized Area covering Smithfield, Hyde Park, North Logan, Logan, River Heights, Providence, Millville, Nibley, Hyrum, and Wellsville, as well as portions of



unincorporated Cache County. The CMPO also provides technical assistance to participating communities.

- **Cache County Council of Governments (CCCOG)** – The CCCOG works to administer and allocate the proceeds from the ¼ of 1% local option sales tax for highway improvements and develops recommendations to the County Council for prioritization and funding for road projects in the County.

Cache County's two main formal planning coordination mechanisms, BRAG and CMPO, offer venues for on-going discussions, planning, and issue resolution among the County and its communities. The County also supports county-wide planning to provide planning staff to support planning and land use regulations for the smaller cities, and a Regional Trails Coordinator to coordinate the identification and improvement of trails throughout the County.

Pursuant to County Resolution 2006-05, County-wide planning is provided to participating municipalities through Interlocal Agreements between the County and participating city. The Interlocal Agreement template addresses coordination between the County and the city on land use guidelines and commonly delivered essential services (solid waste, water, electricity, natural gas, and sanitary sewer). The Resolution also provides for creation of a Cache Valley Regional Council, which, according to County staff, was active in the run-up to the Envision Cache planning project but has not been active in recent years.

The County also participates in less formal coordination mechanisms that were identified during stakeholder interviews as useful and productive forums for inter-governmental communication and coordination. The Mayor's Forum conducts regular monthly meetings among County mayors and the County Executive. A chair is elected annually, and the chair solicits agenda items from among the membership for discussion at monthly meetings. An informal planners' group, comprised of the planning and community development staff of some of the communities, the County, and other planning entities such as the CMPO, BRAG, BRHD, and UDOT also meet monthly to compare notes, discuss issues, and possible collaboration on various topics.

The City Managers and County Executive also meet on a monthly basis to discuss matters of common interest and coordinate the activities of the County and cities. Currently, coordination between the County's municipalities is effective through the means mentioned above; however, the Imagine Cache Stakeholder Interviews revealed several of the smaller communities fear being left out of important decision-making.

## WATER

Our understanding is that the culinary water service providers in Cache County have established service areas, and that many have addressed future expansions of service in their planning. The Cache Water District's objective to conduct outreach to cities and other water providers to "...promote 40-year water rights plans," among other communications, could provide a vehicle for greater communication and possible coordination among County water providers. Some communities have convened committees of water providers to evaluate future water supplies and existing and potential sources to develop area-



wide plans for collaborative water source and transmission projects. The Cache Water District could provide a forum for those discussions as well.

As with sanitary sewer service providers, coordination among water providers takes place primarily in the context of proposed new development within or near their existing service areas, and is addressed in more detail in the Land Use Planning and Regulation section below.

## SEWER

The three centralized sanitary sewer providers have identified service areas and have adopted plans and policies that govern the expansion of their services. Coordination among sanitary sewer service providers occurs primarily in the context of proposed new development within or near their existing service areas. In some communities, the capital costs associated with the construction of treatment facilities have supported projects to construct jointly owned and operated facilities, generally under the umbrella of a sewer service district.

The opportunities for enhanced coordination and/or collaboration are discussed in more detail in the Land Use Planning and Regulation section.

## ROADWAYS

The Cache MPO is the primary coordination mechanism for planning for roadways and other modes of transportation among the County and participating municipalities and is reported by project interviewees to be functioning well. The Regional Transportation Plan 2040 represents the most recent collaboration between the County and cities to cooperatively evaluate future transportation needs and potential collaborative projects.

## FIRE AND EMERGENCY MANAGEMENT SERVICES

Interviews with the Cache County Fire District and several local fire and emergency services agencies suggest that the existing Automatic Aid Agreement among the County and participating agencies is working well. The central dispatch function ensures that all appropriate agencies are notified when 911 calls are received and that appropriate backup for emergencies is made available. No specific steps to improve coordination among the agencies have been suggested.

## LAW ENFORCEMENT

Law enforcement agencies in Cache County are also utilizing the central dispatch services provided by the County. The Cache County's Sheriff's Office offers contract policing to cities and towns, which is a vehicle to explore efficiencies in services. These arrangements are voluntary and subject to negotiation between the Sheriff's Office and the subject community. All law enforcement agencies in Cache County participate in the central dispatch function under the Automatic Aid Agreement.





## RECOMMENDATIONS AND IMPLEMENTATION

The Imagine Cache General Plan identifies three umbrella goals for the Regional Collaboration element of the general plan, and associated implementation steps to achieve the stated goals.

- Goal 1. Collaborate with local communities to guide new growth and development toward urban areas with available services and minimize suburban and urban-style growth in the unincorporated County outside of annexation and growth areas.
- Goal 2. Cultivate partnerships between community members, local governments, businesses, and non-profits to plan for the County's future and align the County's General Plan and County Code.
- Goal 3. Balance growth, property rights, rural character preservation, and fiscally efficient delivery of public services.

Based on the above General Plan goals for Regional Collaboration and input from stakeholders, County leaders and staff, and the general public, a number of implementation strategies could be considered to enhance communications and coordination in the provision of public services and facilities.

### LAND USE PLANNING AND REGULATION

Based on stakeholder interviews and discussions with County staff, the existing formal and informal coordination platforms appear to be working as intended. However, there may be structural or procedural steps that could enhance communication and collaboration among the participating entities.

The County's County-wide planning support program is meeting with the cities regularly to discuss planning, growth management, housing, public service provision, annexation and other planning-related matters. As the Regional Council/County-wide planning resolution documents, opportunities exist to better align the planning and growth management policies among the communities and the County.

#### Imagine Cache General Plan

The Imagine Cache General Plan identifies a number of policies and goals that will prompt the review of the County's ordinances and policies. In order to take a regional approach to planning and growth management, it would be helpful for municipal planning agencies to be aware of county-wide goals, and to consider adjustments to their regulatory programs to coordinate planning county-wide. The county-wide planning program provides an excellent vehicle for communicating Imagine Cache goals and implementation strategies for consideration by the municipalities.

Cache County Resolution 95-19 identified eight planning districts in the County in preparation for updating the General Plan, which was adopted in 1998. Those districts were not used as the basis for developing the Imagine Cache General Plan but could be useful in identifying areas in Cache County that are of common interest to the cities, towns, and the County in those areas. Again, the county-wide planning program could be the venue for conversations among the communities in the planning districts, or other identified areas of common interest.



### *Recommendation 1 – Model Ordinances for Cities and Towns*

The County should consider the development of model policies and ordinances consistent with the goals and policies of the Imagine Cache General Plan for consideration by the County's cities and towns. An approach would be to audit existing city plans and ordinances for common themes that align with Imagine Cache goals. The County could also consider developing a program to endorse city and town plans that adopt smart growth standards and are consistent with the Imagine Cache General Plan.

### *Recommendation 2 – Formalized Planning Group or Forum*

Working in conjunction with affected cities and towns and starting with the planning districts identified in Resolution 95-19, the County could identify planning areas of common interest to several communities and establish a structure or forum for regular communication regarding annexation, growth management, and infrastructure planning and development. Some communities have found it useful to establish shared planning and project review functions in areas of common interest. The County should discuss the idea with communities in shared areas of interest. Examples include combined planning commissions or community councils that make recommendations to all participating entities' governing councils. An alternative would be a system for review of development applications in identified areas.

### **Annexation Policy Areas**

Fourteen of the nineteen Cache County cities and towns have adopted annexation policy plans and have mapped areas adjacent to their boundaries that may be suitable for future annexation. The policy areas, as a whole, are much larger than needed to accommodate anticipated future growth in the County. The General Plan Future Land Use Map identifies areas within the annexation policy areas that likely have higher development potential due to proximity to central water and sewer and existing utilities and public infrastructure. While the County currently requires a minimum level of consultation with cities adjacent to unincorporated areas under consideration for rezoning, the County may benefit from a more active approach to coordination between the County and affected cities in annexation policy areas.

### *Recommendation 1 - Annexation Policy Areas*

Cache County should continue to work with the cities and towns to identify areas within their annexation policy areas that are most suitable for development and should consider identifying probable growth boundaries to guide development toward properties most likely to develop in the near to intermediate term. If cities are able to identify probable growth boundaries, public service providers will be able to better plan for expansion of future needed services. Landowners and the development community will also be able to better plan future uses of the land in the growth boundary areas. The County could explore the use of intergovernmental agreements for municipal annexation policy areas that address the following considerations:

- Identify a probable 20-year city growth projection.
- Describe suitable locations and areas of planned urban-level development densities and intensities.



- Identify land development patterns agreeable to the affected city, and establish urban design standards compatible with those of the affected city.
- Consider making the affected city a co-reviewer of land development applications in the identified growth area.
- Address the provision of water, sewer, urban streets, and urban fire protection.

#### *Recommendation 2 – Special Service Districts*

The County could consider the creation of special service districts or local districts for expanded infrastructure and services in annexation policy areas. If districts are created, the County should consider establishing impact fees for new development in the affected annexation policy areas.

#### *Land Use Ordinance*

Title 17 of Cache County's current code provides for residential uses on parcels of property of 2, 5, 10, and 40 acres. The County may want to review the effectiveness of its current zone districts, particularly those that provide for residential uses, and consider whether there may be better regulatory tools to achieve the County's and communities' objectives.

#### *Recommendation 1 – Average Density Standards*

The RU2 and RU5 zone districts were created to allow for limited residential uses in generally agricultural areas. The County may want to consider moving from managing development density by minimum lot size and consider zoning by average units per acre density. That could allow for the clustering of entitled residential density onto smaller lots without the need for rezoning. For example, a 40-acre parcel in the A10 zone district could "cluster" its 4 units onto smaller lots, while leaving the balance of the parcel open for continuing agricultural uses.

#### *Recommendation 2 – Township Zoning*

There may be land uses that would be appropriate in the unincorporated County for which there are no suitable zone districts. Unincorporated towns and important crossroads may be suitable for additional development without a need to incorporate. The County may want to consider a "township zone" that allows for smaller lot sizes appropriate in select locations in the County.

#### *Recommendation 3 – Zoning within Annexation Policy Areas*

Concern has been expressed that the patterns of development in the unincorporated County close to an incorporated community may be inconsistent with the City's development patterns, inhibiting the ability to potentially annex the property in the future. The County may wish to consider higher-density zone districts for use only within identified locations within city annexation policy areas to allow for current development that will be compatible with the city's land use patterns when/if annexation occurs.

#### *Recommendation 4 – Clustered Development Regulations*

Review and consider expansion of the County's conservation development process/clustered development regulations while considering development patterns adjacent to existing communities.



### *Recommendation 5 – Transfer of Development Rights Program*

The County could explore the creation of a Transfer of Development Rights (TDR) program to encourage the transfer of development entitlements from agricultural areas into more suitable locations near to or within cities. A TDR program would require the identification of sending areas, from which entitlements would be removed, and receiving areas, to which entitlements would be moved. A key component of a successful TDR program is the advance agreement by the managing entity of the receiving area that increased density in the receiving area is appropriate, and an agreement to not increase density in the area, except by using the TDR program. Locating the sending and receiving areas both in the County simplifies the process. TDR programs have been used successfully by some counties and communities but require careful consideration and the agreement of all involved parties.

## **WATER**

As with sewer services, the most likely scenario for expanded facilities to provide culinary water is the expansion of the service areas of current water service providers through annexation into existing service areas, or service agreements with landowners outside of current service areas. For larger-scale private developments remote from existing water service areas, development of new central water systems could be feasible. For municipal water service providers, expansion of services is most likely within city annexation policy areas, as described in the Land Use Planning and Regulation section.

## **SEWER**

The most likely scenario for expanded facilities for sanitary sewer services in Cache County is the expansion of the service areas of the three current providers pursuant to annexation into an incorporated city or execution of service agreements between landowners and service providers within feasible distances from existing collection facilities. Data that supports the URAA and Cost of Service Plan can be used to identify those areas in the County that could be feasibly served by centralized sewer service.

The main opportunity for coordination among sewer service providers and Cache County will be in the context of managing growth in the city annexation policy areas, where extension of sewer services would be most feasible. Recommended strategies to managing growth in annexation policy areas are discussed below in Land Use Planning and Regulation.

## **ROADWAYS**

The County should continue to support implementation of the Regional Transportation Plan 2040 to cooperatively evaluate future transportation needs and potential collaborative projects.

## **FIRE AND EMERGENCY MANAGEMENT SERVICES**

The Cache Emergency Management Agency and the centralized dispatch functions appear to be working effectively to coordinate fire and emergency response in the County. No specific steps to improve coordination among the emergency management agencies have been suggested.



## LAW ENFORCEMENT

The coordination of policing and law enforcement in the County is said to be working well. Periodic reviews of policies and procedures should be conducted regularly to ensure that law enforcement coordination is effective and efficient. The availability of County-providing policing pursuant to contracting with willing communities is the primary opportunity to improve coordination among policing entities in the County.



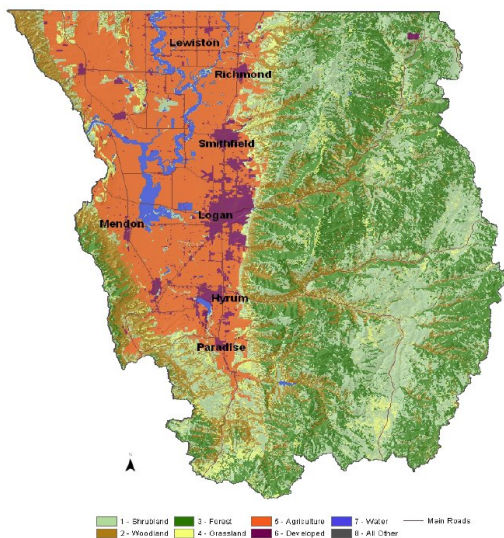
# Cache Countywide Urban and Rural Area Assessment (DRAFT)

## A 'Cost of Services' Analysis of Alternative Development Patterns



Photo Credit: [Mike Johnson](#)

With great access to a thriving economy, education, outdoor recreation, performance arts, and so much more, Cache County continues to grow as a highly desirable area to live and work with great amenities. **The County's 2022 population of around 137,000** is projected to increase to about **186,000 by 2040**, adding approximately **48,100 new residents, 22,100 new households, and 23,400 new employees**. 85% of the County's growth has been internal, suggesting that the majority of new households stem from younger generations growing up and staying in Cache Valley. Dramatic housing cost increases are generating strong demand for more diverse housing, including large and small lot single family, townhomes, condos, and apartments.



About 70% of the unincorporated area of the County is occupied by less developable Forest Recreation areas that include private, State, and Federal Lands. The area of focus of this Assessment is the Cache Valley region where existing Cities and Towns and surrounding unincorporated areas occupy approximately 30% of the County area. The USDA Cache County Resource Assessment Map shows the Cache Valley area as agriculture, water, and developed areas where services are generally more available to support new development ([Cache County Resource Assessment, USDA](#)).

The purpose of the County's Urban and Rural Area Assessment (URAA, or Assessment) is to explore new policies and zoning tools that could shape more desirable and beneficial growth patterns within this changing area. Key considerations for communities include the fiscal and



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economic impacts, roads and infrastructure demand, water use, emergency services, and open space preservation.

### **Rural Areas Contract as Urban Areas Expand**

As with many high-growth areas in the United States, county unincorporated areas become smaller as adjacent cities and towns become larger. This can greatly change the feel and look of an area and be difficult to maintain. Counties are often home to agricultural fields, pastures, open space, or natural terrain. The difference between urban and rural can sometimes be abrupt and other times be a gradual transition from higher to lower densities. The rate at which land uses change from urban to rural becomes important when looking at the cost and impact of building infrastructure such as roads, sewer, water lines, and providing services such as Fire, EMS, and Law Enforcement. The very definition of urban, rural, and high or low densities is debatable based on varying perspectives and is subject to the standards of the local area. There are a variety of factors to consider when planning growth:

- How are current services impacted?
- What new services can be incorporated?
- What environmental impacts does growth cause?
- How might open space and trail corridors be preserved as land develops?
- Are current development trends sustainable moving forward?
- What housing needs are being met?
- How/what should develop to improve economic development?
- How to fund improvements to promote growth?

### **GROWTH SCENARIOS TO EXPLORE POTENTIAL IMPACTS**

This document focuses on three countywide growth scenarios for future growth, and provides a starting point for additional future scenarios to be explored for an individual community, a sub-regional area, or a countywide analysis. Scenarios allow for the exploration of different land uses and development densities to understand infrastructure costs, water use, fiscal and economic impacts, housing choices, and open space preservation. By highlighting trade-offs associated with future development, growth costs and resource demands that will impact communities for generations to come can be quantified for each alternative. This method of Rural and Urban area assessment supports the implementation of the General Plan for

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continued regional land use collaboration and provides communities with a comprehensive perspective when making land use decisions.

The projected impacts of each development alternative are calculated through the County's **'Cost of Services Planning Model,' or 'Growth Projection Model' (or 'Model')**. This model was created as part of the General Plan update to quantify the benefits of implementing plan recommendations, with a local community and countywide perspective in mind. The following Appendices to this Assessment provide a detailed description of the methodologies used to model the scenarios:

- **Appendix A - Countywide Urban and Rural Area Assessment .**
- **Appendix B - Cost of Services Model.**

Each scenario explores varying growth patterns and densities to accommodate the County's 2040 increase in population, households, and employees. The potential acreage developed for each scenario varies substantially, which in turn changes the amount and cost of infrastructure, utilities, and water use associated with each alternative.

**Note: See Section 3.** for a listing of land use planning principles, definitions, and statements applicable to the growth scenarios. These statements provide context of the land use authority and zoning tools that could be applied to achieve the desired community benefits.

## 2. countywide GROWTH SCENARIOS

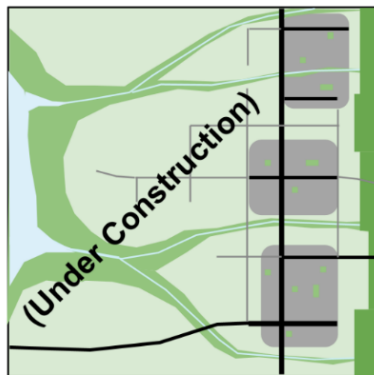
**Table 1. Cache County Growth Projections**

	2022	2040	Increase	The scenarios below demonstrate how greater housing diversity can result in more open space preservation through cluster development or TDR, and a reduced development footprint with less infrastructure and reduced water demand.
<b>H.H. Population</b> <sup>1</sup>	137,900	186,000	<b>48,100</b>	
<b>Households</b> <sup>1</sup>	43,100	65,200	<b>22,100</b>	
<b>Employees</b> <sup>2</sup>	64,600	88,000	<b>23,400</b>	<b>DATA SOURCES</b> 1. Kem C. Gardner Institute 2. Utah Division of Workforce Services



### SCENARIO 1. EXPANSIVE GROWTH

**Develops 12,925 acres**, including **16,133** single family dwellings and 768 ADU's on **11,152** acres (86%), **3,114** townhomes on **233** acres (1.8%), and **2,102** multi-family units on **85** acres (0.66%). Nonresidential development is on **1,133** acres (9%). 73% of new growth is single-family residential with an average density of 3.3 units per acre in cities and towns, and 0.16 per acre (or 1 unit per 6.25 acres) in the County's unincorporated area. Some voluntary cluster development creates about **1,000** acres of protected agricultural open space (ag remainder parcels) in the unincorporated County area. This growth pattern reflects a trend toward rezoning from A10 to RU5 and RU2 in the County.



### SCENARIO 2. CLUSTERED DEVELOPMENT

**Develops 9,016 acres**, including **11,462** single-family dwellings and 768 ADU's on **7,137** acres (79%), **4,251** townhomes on **316** acres (3.5%), and **5,358** multi-family units on **217** acres (2.4%). Nonresidential development is on **1,133** acres (13%). 52% of new growth is single-family residential with an average density of 3.2 units per acre in cities and towns, and 0.22 per acre (or 1 unit per 4.45 acres) in the County's unincorporated area. Clustered development is encouraged through a density bonus, resulting in nearly **3,000** acres of preserved open space in the unincorporated County area. This growth pattern results in more housing diversity, less infrastructure, and less water consumption.



### SCENARIO 3. TRANSFERRED DEVELOPMENT

**Develops 6,205 acres**, including **10,562** single-family dwellings and 1,033 ADU's on **4,340** acres (70%), **4,981** townhomes on **370** acres (6%), and **5,570** multi-family units on **223** acres (3.6%). Nonresidential development is on **1,133** acres (18%). 48% of new growth is single-family residential with an average density of 3.5 units per acre in cities and towns, and 0.32 per acre (or 1 unit per 3.1 acres) in the County's unincorporated area. Transferred development is encouraged through a density bonus, resulting in about **6,770** acres of preserved open space (including ag remainder parcels) in the unincorporated County area. This growth pattern results in substantially more housing diversity, less infrastructure, and less water consumption.

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### 3. LAND USE PLANNING PRINCIPLES AND DEFINITIONS

This Assessment is based on the understanding that local governments determine the type, density, and character of growth through zoning and development standards.

Consistent with State Code and recommendations from the General Plan, the following land use planning principles, definitions and statements provide context for considering the legal framework and potential application of each scenario. These statements are intended to encourage ongoing conversations between communities to explore how urban and rural areas could be shaped to benefit Cache County residents and businesses.

#### LAND USE AUTHORITY AND PRIVATE PROPERTY RIGHTS

- **Cache County recognizes a Municipality's authority** to govern and make land use decisions as a political subdivision of the State. Each community may choose to annex unincorporated land into the expanding city limits and apply adopted zoning and development standards. With annexation and development approvals, the City becomes responsible to provide services to new residential and/or commercial areas.
- An appropriate balance should be found between private property rights and the policies and regulations of local land use authority. Cache County must recognize legal private property rights within the unincorporated area, and permit new development based on current zoning and applicable development standards.
- **Growth and development patterns** affect the visual quality of our valley, the potential open space preservation, infrastructure costs and property tax rates, economic development opportunities, and the diversity of housing choices available for future generations.
- The majority of **property rights** in the unincorporated area of Cache Valley are defined by the A-10 zoning district or 1 unit per 10 acres.
- **Downzoning of property** in the County's unincorporated area is not recommended in the General Plan in deference to current property rights. The Plan recommends the A10 zone as a base density to achieve a clustered or transferred development pattern to achieve potential conservation of sensitive land areas, recreational areas, and agricultural areas.
- **Upzoning of Property:** A growing trend in the unincorporated area is for property owners to seek an upzoning of property to a potential higher density of development, such as a rezone from A10 to RU5 or RU2. The intent of the owners is to increase property values and offset development costs by adding the potential for more single-family dwellings on the property.
  - This rezone trend is reflected in the '**Baseline' growth scenario** to explore the impacts of this development pattern as predominant throughout the County's unincorporated area. The upzoning trend may run counter to the goal of other

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property owners who wish to maintain a lower density and continued agricultural use.

## DEVELOPMENT AS A DRIVER FOR OPEN SPACE PRESERVATION

- **Density Bonus to Incentivize Land Conservation:** As an alternative to upzoning property, a density bonus could be offered to property owners with A-10 zoning as an incentive to preserve the majority of the property as open space, and to design the development to be placed onto smaller building lots.
- The following zoning tools use development as a catalyst to explore an appropriate balance of land development and land preservation. Desirable areas for preservation may include trail corridors, agricultural lands, riparian corridors, habitat areas, and other types of open spaces.
  - **Cluster Development** - building lower density development on medium to smaller lot sizes in order to preserve adjacent open space areas. A density bonus incentive to cluster can encourage this development pattern.
  - **Transferable Development Rights (TDR)** - Transferring, or selling the right to develop lower density development from desired open space areas (or sending areas) to desired development areas (receiving zones). Receiving zones may increase density to moderate or higher densities upon purchasing development rights. A density bonus incentive to sell and buy TDRs can encourage this development pattern.
  - **Land Values and Preservation Potential:** Land typically appraises for more when located near improved roads and utilities, vs. land that is further away from improvements. TDR presents opportunities for remotely located property owners to transfer development rights to development receiving zones located closer to utilities and services.

## LAND USE DEVELOPMENT TYPES AND DENSITIES

- **Very low densities** consist primarily of single-family residences on larger lots, ranging from 1 to 10 acres, with the potential for accessory dwelling units (ADU's).
- **Lower densities** include single-family residential development with the potential for accessory dwelling units (ADU's) at a density ranging from 1 to 3 units per acre. This development type generates lower traffic volumes on local and minor collector streets compared to moderate and higher densities but costs more to service roads and utilities given the limited number of homes per mile of road/utility.
- **Moderate densities** include single-family residential and townhome development ranging from 1 to 2.5 stories. Development at this scale utilizes infrastructure more



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efficiently than lower densities and generates moderate traffic volumes that can be supported by local and collector streets.

- **Higher densities** including apartments, townhomes, and mixed use development ranging from 3 to 5 stories are best located near existing transit and services in urban areas. This results in shorter vehicle trips, and more walking, biking, and transit use, resulting in a potential reduction in total vehicle miles traveled (VMT). More vehicle traffic is generated compared to moderate and lower densities, which can be supported by a mix of local, collector, and arterial streets.
  - Higher densities are typically more compatible with commercial areas, allowing for mixed-use development opportunities. These include ground-level flex commercial spaces or adjacent commercial businesses that are supported by multiple surrounding residents within close proximity.
- **Accessory Dwelling Units (ADU)** provide an additional property right to a single-family homeowner to create a moderate income housing rental opportunity. This can benefit the owner with an additional source of income to pay for increased housing costs and benefit the renter to live in a moderately-priced home while saving for a future homeownership opportunity.
  - This housing option can increase the housing supply without changing the character of predominantly single-family residential areas.
  - ADUs include internal ADU's, such as a basement or attached-wall unit to the primary structure, or external ADU's as a detached unit.
  - The percentage of households with ADUs varies by scenario, with fewer ADU's in the Expansive Growth Scenario (1), and greater percentages in Scenario 2 (Clustered Development) and Scenario 3 (Transferred Development).

## LAND USE DEVELOPMENT TYPES AND DENSITIES

- Some municipalities struggle to provide utility services for new development, particularly when it is proposed beyond the practical reach of municipal sewer and/or water services. The feasibility of extending these services can be more challenging in smaller communities where there is less commercial development and a lower tax base to invest in community development.
  - Cache County could explore cluster or transferred growth (TDR) options with density bonus incentives adjacent to municipalities when services cannot be provided. This approach could be a catalyst for preserving surrounding open space areas, including sensitive areas, trail corridors, and agricultural areas.

- 
- County transferred growth adjacent to existing communities may warrant new road and utility standards that are designed to be consistent with an adjacent community's development standards for roads, pathways, open space for recreation, etc.
  - Development throughout the Cache County unincorporated area has typically occurred at very low residential densities based on individual wells and septic systems provided on each parcel or lot.
  - Group water systems and septic systems could support the establishment of moderate to higher density receiving zones through a TDR (Transferable Development Right) program as a means to transfer density from surrounding open space areas and preserve open space.
    - Additional development density could be established within the County's unincorporated area through (1) a County Water District to support the development of new public water systems, and (2) a septic service district to support the establishment, operation, and inspection of group septic systems.
    - Group septic systems require consolidated drainage areas (roughly 30% of the development area) that could be used for recreation, and SPIN (Small Plot Intensive) agriculture, or common gardening areas.

## LAND USE CONNECTIVITY AND MOBILITY

- **Connectivity and Mobility:** As development occurs in County unincorporated areas, the County will require roads to be improved and expanded to provide access and improve the County's road grid consistent with **County Transportation Master Plan**, the **Cache Metropolitan Planning Organization Long Range Plan**, and the **Cache County Road Manual**.
  - Grid or continuous flow public roads rather than dead-end streets result in more efficient maintenance, snow removal, and provision of services. A road grid for connectivity and access to new growth areas provides better route access for Fire and EMT, deliveries, and general circulation.
  - All roads shall be located on the grid, and rights-of-way should vary based on roadway functional classification.
  - New development follows a grid pattern for all new roads being constructed wherever practical, with connections to existing and future planned roads and adjacent properties as development progresses.
  - The road grid generally follows north/south and east/west orthogonal directions although variations or modified grid patterns may be necessary to avoid steep slopes, sensitive lands, or protected areas.

- 
- Spacing of the grid or distance between road intersections may vary based on the density of new development to gain access and receive services such as road maintenance, snow plowing, Fire/EMT, garbage, deliveries, etc.
  - Two points of access required for more than 30 homes, per the Fire Code
  - For example, where clustered or transferred development may be more concentrated, a tighter grid spacing would be required, while areas preserved for open space would require minimal road connectivity.

#### **OPPORTUNITIES TO EXPLORE THROUGH COLLABORATION WITH COMMUNITIES**

- Timing, character, and approach to balancing growth and land preservation within the future annexation areas of each existing community.
- Interlocal agreements and annexation agreements to establish land use master plans within future annexation areas..
- Appropriate density bonus incentives for trails and greenway corridors, particularly along drainages and riparian areas.
- Density bonus incentives that encourage property owners to explore cooperation in master-planning larger consolidated land areas, with emphasis on development transfers for equity and beneficial outcomes.
- Growth patterns are achieved in cooperation with municipalities, or independent of municipal annexations and development to shape growth. A land development pattern may be established to support the preservation of sensitive areas, trail corridors, and agricultural open space areas. This can be achieved through inter-local cooperation between the County and Cities.
- More compact growth patterns place less pressure on open land areas, including areas that could be preserved through Cluster, TDR, or PDR.



## APPEDIX A: URBAN AND RURAL AREA ASSESSMENT

# Urban and Rural Area Assessment

## METHODOLOGY AND ASSESSMENT CRITERIA

For each service, the following methodology and assessment criteria will be used to assess impact due to growth:

- Determine existing metrics for each service based on capacity/costs that can be used to measure the impact of growth
- Determine how metrics change per each growth scenario
- Assess impact to each service based on specific growth scenario

The following describes each service included in the URAA analysis and the metrics used to determine growth impact.

## ASSESSMENT CRITERIA FOR EACH SERVICE

### FIRE AND EMS

The service that Fire and EMS provide the County is one of the most vital due to its nature of responding to emergencies. As growth occurs, it is typical at a minimum to maintain the current response time per capita. Currently, in Cache County there are 14 Fire Stations. For each growth scenario, the analysis will investigate how development changes travel times based on distance traveled to new development and what improvements are needed to maintain current response time per capita.

### LAW ENFORCEMENT (SHERIFF)

Police as a service provides a very important role, similar to Fire and EMS within the County and is measured in a similar way. As growth occurs, this analysis will focus on maintaining existing response times. Currently, in Cache County there are 135 full deputized staff and seven part-time staff. For each growth scenario, the analysis will investigate how development changes travel times based on distance traveled to new development and what improvements are needed to maintain current response time per capita.

### SEWER

Currently in unincorporated Cache County, development uses septic for its sewer. There are municipalities within the County that have full-service sewer systems:

- Logan City – Collects sewer for Logan City, Smithfield, Hyde Park, North Logan, River Heights and Nibley
- Hyrum City
- Wellsville City

Analysis will be focused on areas where there are sewer systems as septic tanks are typically installed and maintained by private development. The greatest impact to sewer is due to the type of future uses as well as the location of the development. For each growth scenario, the analysis will look at the

improvements needed based on the current master planning for each system and how project costs and how timelines could be changed.

## WATER

The analysis for water will be split into two sections, Culinary and Agriculture (Irrigation).

For Culinary, the analysis will be based on the supply and demands based on growth. In addition to this, it is assumed that the goal created by the Division of Water Resources (DWRe) of 25% reduction will be reached by 2025. The impact of future growth, outside of the demand for water, is the infrastructure required to serve new development. The Existing Conditions White Paper shows future deficiency on supply based on proposed future populations. For each growth scenario, the analysis will look at the overall water demand based on the location and type of development and provide, at a high level, the improvements required to meet those demands.

For Irrigation, the analysis will look at the current usage for agriculture from the Blacksmith Fork River, High Creek, Little Bear River, Logan River, Lower Bear River and Summit Creek. The analysis will look at how much irrigation water is required per land use based on current conditions. For each growth scenario, the required irrigation per land use will be applied to determine the required water required for the county.

## ROADWAYS

Transportation networks are important for economic development and travel within the County. Roadway capacities are based on the type of roadway and number of lanes. All cities have a transportation element to their General Plan that includes proposed roadway networks that plan to meet the demands of future growth. Cache County also has a transportation plan in place to help meet the demands of future growth.

Typically, roadway performance is measured in Level of Service (LOS) based on roadway volumes and functional classification. Roadway volumes in the unincorporated areas will mainly be lower volume roadways and roadway capacity will not be a problem. Therefore, capacity analysis will not be included as part of the overall analysis. This analysis will focus on the current plans and connectivity future roadways bring to the County. For each growth scenario, an approximate cost for roadway infrastructure will be assigned based on the type and location of development to determine impacts to the roadway network. The analysis will also determine if the current projects within the master plan would be altered due to growth patterns.

## GROWTH SCENARIOS

The assessment criteria for each service above will be analyzed for each growth scenario included in this URAA. The assumption is that the future population projections for each growth scenario will remain the same, but the land uses affiliated with the growth scenario will shift to estimate growth patterns. Each growth scenario will not determine what will happen on specific properties within the County. The following describes each growth scenario:



### SCENARIO 1: BASELINE GROWTH (EXISTING GROWTH PATTERNS)

This scenario looks at the growth over the past 10 years and assumes similar growth patterns moving forward. Some characteristics of this growth scenario are:

- Growth occurring throughout the County

### SCENARIO 2: GROWTH OUTWARD FROM CITIES

This scenario will assume the growth projections in Scenario 1 are used but will allocate that growth starting at the current city boundaries moving outward.

- All growth will be pushed to the city boundary lines
- Incentives, such as Transfer of Development Rights (TDRs) are used to increase available densities in those areas and reserving low density/agriculture in the rural areas

### SCENARIO 3: GROWTH IN RURAL AREAS

This scenario will assume the growth projections in Scenario 1 are used but will allocate that growth in the rural areas of the County. In this scenario, rural areas of the County have connections to utility systems such as water and sewer.

- All growth will be pushed to be in the rural areas in the County
- Incentives, such as cluster zoning (RU-2 and RU-5) are used to increase available densities while maintaining agriculture uses

### SCENARIO 4: GROWTH IN EMERGING AREAS

This scenario will assume the growth projections in Scenario 1 are used but will allocate that growth in areas indicated as emerging areas within the County.

- For each service provider, the following methodology and assessment criteria to be used:
  - Pattern and geographic reach of existing services and pattern/impact of individual systems – how each service provides functions
  - Determination if this pattern can be sustainable and how they impact existing and future municipal systems
  - Better pattern for future growth? Transition to three growth scenarios by explaining the three growth scenarios analyzed
    - Baseline (existing growth patterns)
    - Growth Outward from Cities
    - Growth in Rural Areas
    - Growth in Emerging Areas
  - Provide parameters for the Cost of Services Model

## Growth Patterns and Future Needs Analysis

Horrocks analyzed infrastructure needs under different growth patterns to determine the costs and impacts associated with varying growth patterns within Cache County. Growth patterns can change as economic and lifestyle choices change over time. The following sections outline the findings for four types of growth patterns.

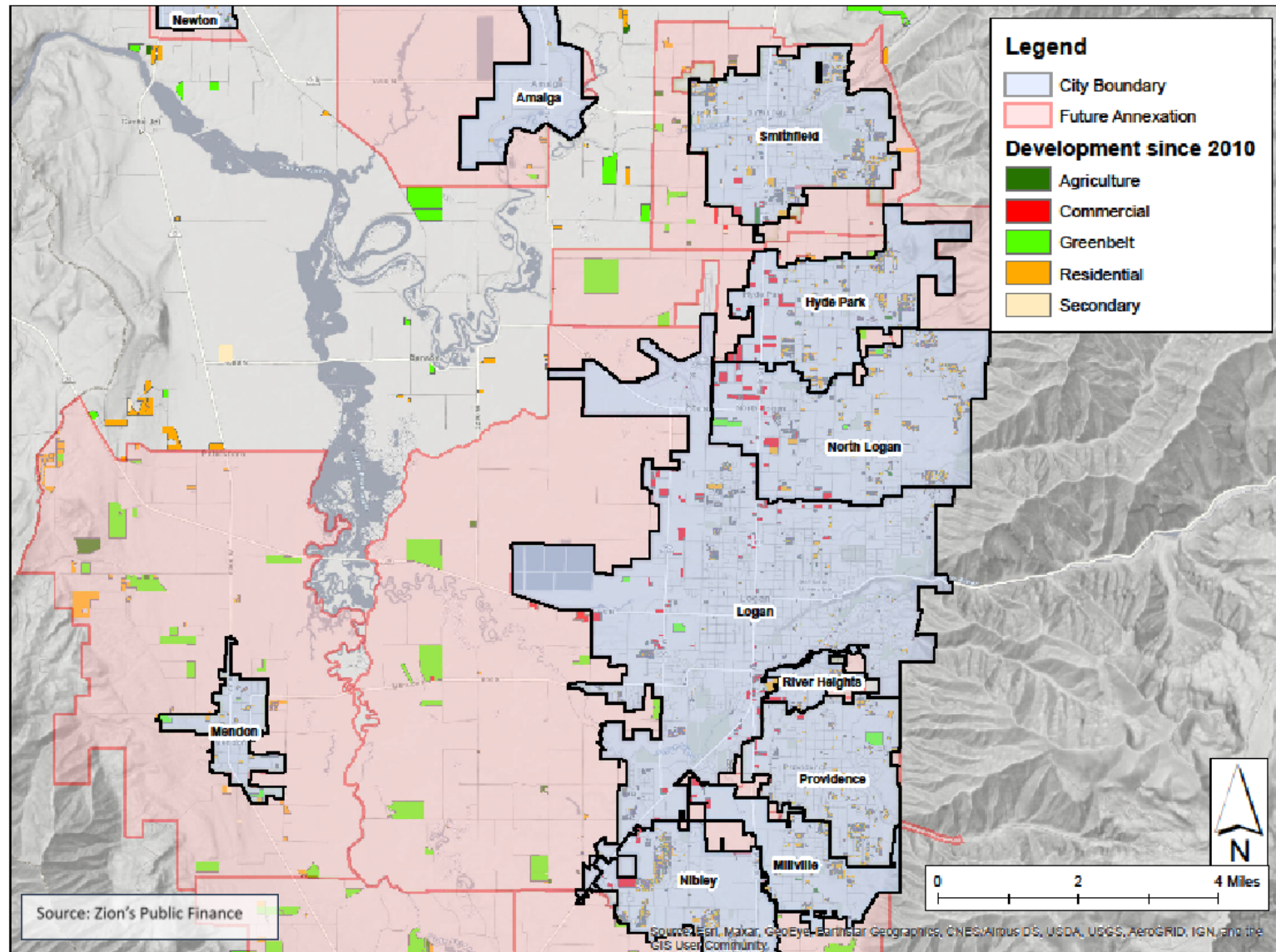
### SCENARIO 1: BASELINE (EXISTING GROWTH PATTERNS)

This growth scenario looks at the growth patterns from the previous 10 years throughout the County and patterns that growth into the future to determine the impact. During the past decade, there has been an economic recession as well as an economic boom. With opposing economic situations occurring during the same decade, it is assumed that the growth between 2010 and 2020 represents a solid foundation to estimate average growth into the future.

To provide an overview of recent growth, the parcels developed throughout the County were mapped with the northern and southern areas of the county shown in **Figure 1** and **Figure 2**, respectively with the number of residential dwellings, commercial and institutional development in **Table 1** and **Table 2**.

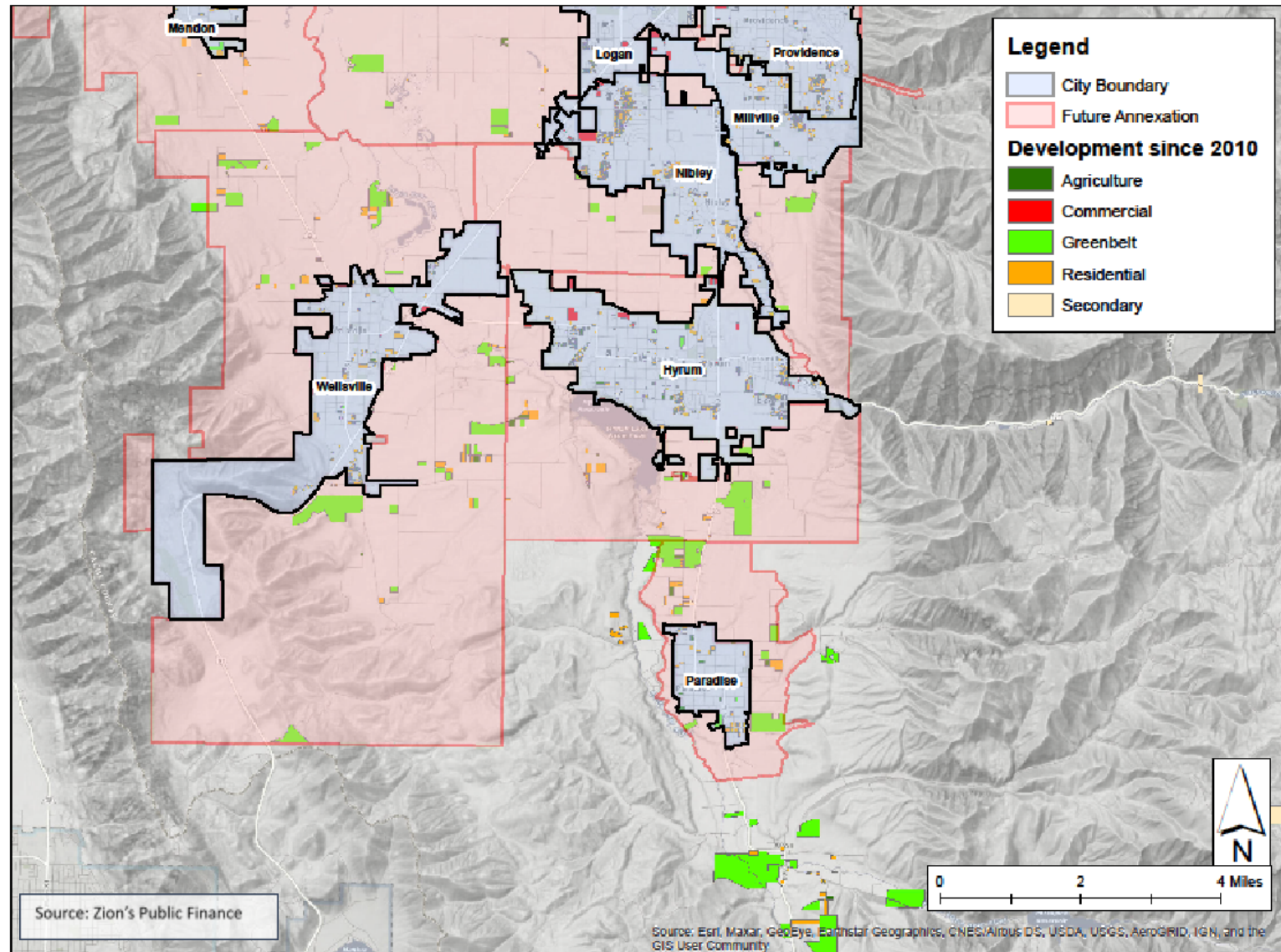


**Figure 1: Development in Cache County Since 2010 (Northern Area)**





**Figure 2: Development in Cache County Since 2010 (Southern Area)**





**Table 1: Residential Dwellings developed Since 2010**

Community	Residential Dwellings Added
Smithfield	1,136
Logan City	961
Hyrum	522
North Logan	471
Nibley	405

**Table 2: Commercial and Institutional Development Since 2010**

Community	Commercial Development Added	Institutional Development Added
Logan City	243	52
North Logan	34	9
Smithfield	23	5
Hyde Park	20	4
Hyrum	0	33

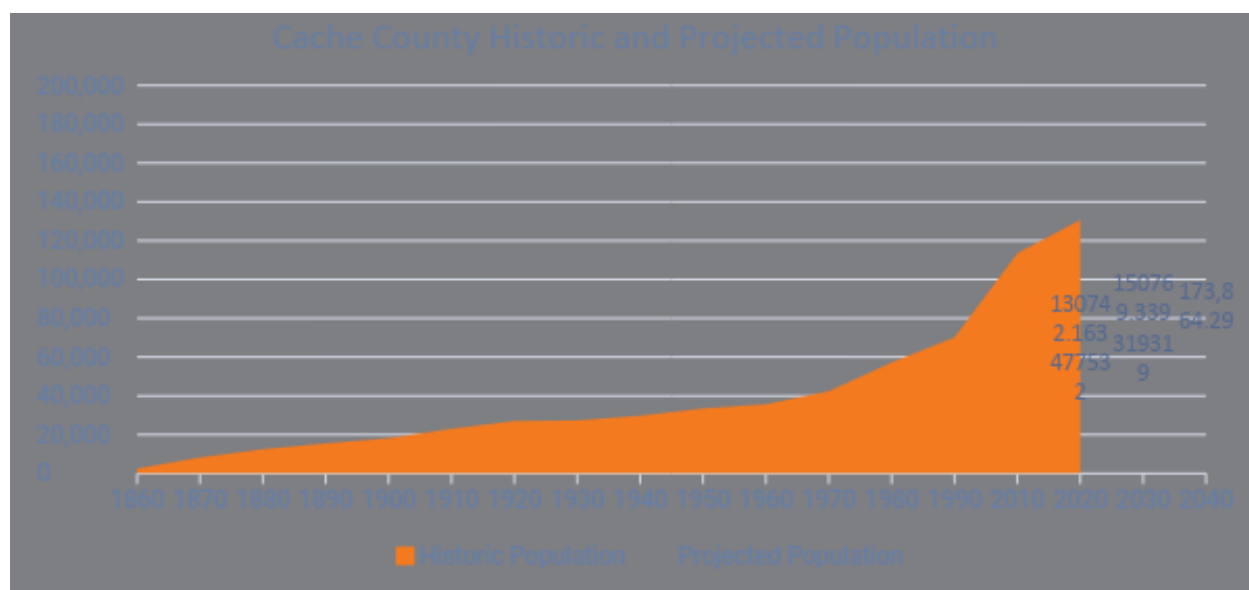
The following describes some observations from the data gathered in **Figure 1**, **Figure 2**, **Table 1** and **Table 2**:

- A significant amount of growth occurred within City Boundaries with development spread throughout the unincorporated County area.
- In northern Cache County, within Hyde Park and North Logan, a lot of commercial development happened along US-91.
- Residential development occurred mainly within municipal boundaries, except for a few areas:
  - Between Smithfield and Amalga
  - South of Newton
  - North of Mendon
  - North and East of Wellsville
  - Surrounding Paradise
- There was little development along the current municipal boundary lines.

### POPULATION PROJECTIONS FOR SCENARIO 1

Horrocks reviewed all available data to estimate population projections based on current growth patterns. Included in the Cache County Existing Conditions and Policy Gap report, the population growth is estimated to follow a similar pattern as seen from 2010-2020 and is shown in **Figure 3** (Figure 2 of the Existing Conditions and Policy Gap Report), with an estimated population of 170,000 by 2040.

Figure 3: Cache County Historic and Projected Population



Another method to estimate population and growth trends is to review water connections. **Table 3** shows the population growth for communities in Cache County based on water connections.

Table 3: Population Growth from 2010 – 2020 (Based on Water Connections)

Community	2010 Population	2020 Population	Growth (Pop)
Amalga	490	520	30
Benson	709	675	-34
Clarkston	272	764	492
Cornish	271	315	44
Goasland Spring	48	50	2
High Creek	125	130	5
Hyde Park	3,750	4,990	1,240
Hyrum (Culinary)	7,600	8,860	1,260
Lewiston	2,078	1,800	-278
Logan	50,000	54,325	4,325
Mendon	1,400	1,480	80
Millville	1,900	2,180	280
Newton	800	845	45

Community	2010 Population	2020 Population	Growth (Pop)
Nibley	5,600	7,730	2,130
North Logan	8,600	10,875	2,275
Paradise	830	999	169
Providence	6,441	7,990	1,549
Richmond	2,350	2,740	390
River Heights	1,670	2,345	675
Smithfield (Culinary)	10,223	13,624	3,401
Trenton	503	530	27
Wellsville	330	4,860	4,530
<b>Total</b>	<b>105,992</b>	<b>128,625</b>	<b>22,633</b>

Existing projection data provided by the Kem. Gardner Policy Institute 2015-2065 State and County Projections released in July 2017 was reviewed. The data shows a 10-year growth of 20,294 as shown in **Table 4**. The 2020 population in this report is 3,000 higher than the actual 2020 population from the Existing Conditions and Policy Gap Report.

**Table 4: Kem. Gardner Policy Institute 2010-2020 Growth**

Source	2010 Population	2020 Population	Difference from Policy and Gap Report
Existing Conditions and Policy Gap	113,307	133,601	3,000

To determine the growth to establish a baseline condition, Horrocks reviewed the growth patterns included in the Existing Conditions and Policy Gap report, the Kem Gardner Policy and by using Water Connections. The Existing Conditions and Policy Gap report and water connections assume straight line growth, meaning the 10-year growth from 2010-2020 is applied every 10-years to establish a 2040 population. The Kem Gardner Policy Institute shows a little more aggressive growth between 2020-2040 but is based on household and socioeconomic data throughout the county. As shown in **Table 5**, the growth from 2020-2040 ranges from 39,200 to 51,050.

**Table 5: Population Projection Summary**

Source	2020 Population	2040 Population	Growth
Existing Conditions and Policy Gap	130,739	170,000	39,261
Kem. Gardner Policy	133,601	184,635	51,034
Water Connection	128,625	173,891	45,266

Assuming the same growth patterns for each growth reviewed, Horrocks looked at the 2040 population if the 2020 populations were set to match the Existing Conditions and Policy Gap Report. **Table 6** shows that even with a similar starting population, using both the water connections data and Kem Gardner Policy yields higher projected population data.

**Table 6: Population Projection Summary (Assuming Similar 2020 Populations)**

Source	2020 Population	2040 Population	Difference from Existing Conditions Report
Existing Conditions and Policy Gap	130,739	170,000	-
Kem. Gardner Policy	130,739*	181,773	11,773
Water Connection	130,739*	176,005	6,005

After review, we believe these three methodologies provide a realistic range for growth from 2020-2040 and beyond and will be used as the baseline growth for the analysis.

### GROWTH ANALYSIS

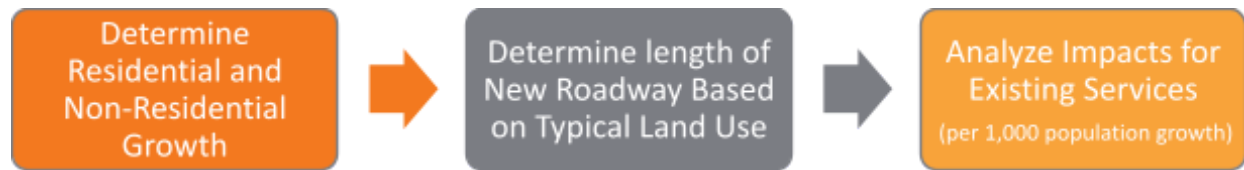
Using the baseline growth condition, a model was created to best estimate the impact of future growth moving forward. The goal is to use similar characteristics between existing services to create a simple, easy to use model that can be updated as needed in the future. The following lists similar characteristics that can be used to help analyze and estimate future impacts of baseline growth:

- Infrastructure/Departments use the existing roadway network to provide services to the population
- Base infrastructure is required regardless of land use and density
- As density increases so does the impact to the services (i.e., density brings wider roadways, bigger water/sewer infrastructure)

### *Establish a Rate for Growth*

Focusing on an exact future population with the analysis can be difficult to maintain over time. If growth patterns change over time, it makes the model obsolete and unusable. This model focuses on determining a growth rate per a 1,000 increase in population. This allows for flexibility moving forward to account for potential changes in population growth rate or pattern. It focuses on what impacts are expected in Cache County based on the change in population, not what is projected in 2040.

The rate for growth will be calculated for each specific service but will be derived from the same model using the similar characteristics listed above. The following flowchart outlines the general process the model uses to establish the rate of growth for each service with the following sections describing the analysis in detail:



### **Determine Residential and Non-Residential Growth**

To estimate residential and non-residential growth, the following data were used:

#### **Residential**

- Typical lot sizes for single family and multi-family residential uses
- The approximate percentage of total growth occurring for residential and non-residential uses
- Total people per household
- Projected population data

#### **Non-Residential**

- Size of Non-Residential space per employee
- Assumptions on ratios between Retail, Office, Civic and Industrial uses
- Assumption that employment growth mimics population growth

Horrocks worked with County Staff to leverage this information to provide an estimate number of new households and employment opportunities throughout the County. The data generated by the County looks specifically at assumptions for every city as well as the unincorporated portions of the County while this analysis focuses on a summary of all Cities versus the Unincorporated County. **Table 7**, shows the estimated residential and non-residential baseline growth from 2020-2040.

**Table 7: New Household Data (2020-2040)**

Community	New Population	Ave. People Per Household	New Households
Total Incorporated	45,234	3.20*	15,716
Total Unincorporated	2,616	2.77	945
<b>Total</b>	<b>47,850</b>	<b>2.87*</b>	<b>16,661</b>

\*Average People Per Household for all Cities in Cache County Averaged

It is estimated that there are 13,991 employment opportunities throughout the County as of 2020, which correlates to one employment opportunity per 9.73 people in the County. It is assumed that the growth for employment throughout the county will directly correlate with the population growth. The 2020-2040 growth will provide an estimated 4,985 new employee opportunities that are separated into Retail, Office, Civic and Industrial as shown in **Table 8**.

**Table 8: New Non-Residential Data (2020-2040)**

Employment Type	% New Employment	New Employment
Retail	20%	997
Office	40%	1,994
Civic	10%	498
Industrial	30%	1,495
<b>Total</b>		<b>4,985</b>

### **Determine Length of New Roadway Based on Typical Land Use**

Using the growth provided for residential and non-residential, the length of new roadways can be estimated using typical sizing for land uses in the County. For this analysis, the density per acre for residential as well as the typical roadway sizing for Local, Collector, and Arterial roadways in the county. Specifically, the analysis looked at land uses and densities for single family and multi-family homes to determine the gross acreage for each additional residential unit. For new households the Gross Acreage is 3,169 for incorporated cities and 4,498 for unincorporated areas, as shown in **Table 9**.

**Table 9: Total Gross Acres of Residential Growth (2020-2040)**

Community	New Population	New Households	Gross Acres
Total Incorporated	45,234	15,716	2,951
Total Unincorporated	2,616	945	4,498



Community	New Population	New Households	Gross Acres
Total	47,850	16,661	7,749

The square feet per employee type was multiplied and converted into acreage needed for non-residential uses. **Table 10** shows the total gross acres required for employee growth based on typical spacing per employee.

**Table 10: Total Gross Acres of Non-Residential Growth (2020-2040)**

Employment Type	New Employment	S.F. per Employee	Gross Acres
Retail	997	450	49.6
Office	1,994	200	34.0
Civic	498	333	20.3
Industrial	1,495	1,000	114.4
<b>Total</b>	<b>4,985</b>		<b>218.3</b>

Good transportation planning practices place roadways in as close to a grid system as possible with proper spacing between Collector and Arterial roadways. National guidance from the Federal Highway Administration (FHWA) indicates Collectors should be spaced every  $\frac{1}{4}$  -  $\frac{1}{2}$  mile with Arterials at  $\frac{1}{2}$  - 1 mile. For this analysis, Horrocks will use  $\frac{1}{2}$  and 1 mile spacing for Collector and Arterial roadways, respectively.

Also included in the analysis is a factor for each city specifically for “Leapfrog” development. This is to take in to account the variability of where development occurs, since development will not occur directly next to each other. This increases the number of roadway miles needed to connect development together.

Typical roadway Right-of-Way (ROW) widths will also be used to calculate the amount of the gross acres from residential and non-residential development will be used for the allocation of Collector and Arterial roadways. Since the municipalities and unincorporated counties will pay for the upsize from a local roadway to an Arterial or Collector as shown in **Table 11**.

**Table 11: Gross Acres per Mile for Roadway Classifications**

Classification	ROW Width (ft)	Gross Acres (per mile)	Gross Acres Used (per mile)
Local	60	7.27	0
Collector	80	9.70	2.43
Arterial	100	12.12	4.85

Arterials and Collector roadways will be built differently depending on their location based on City or County standards. To best estimate impacts throughout the County, there are three types of roadways that will be used, listed below. The designation for each City is included in **Table 12**:

**Type 1: Urban/Suburban Areas (higher density)** – Includes roadway, bike lanes/parking, curb & gutter, parkstrip and sidewalks fit within a concise area to preserve space for higher density development

**Type 2: Rural Areas (Lower Density)** – Similar characteristics to a Type 1 but includes wider side treatments set in areas more suburban rural.

**Type 3: County** – County roadways with roadway and shoulders and minimal side treatments.

Table 12: Roadway Type for Each Community

Community	Roadway Type	Community	Roadway Type
Logan	Type 1	Mendon	Type 2
North Logan	Type 1	Amalga	Type 2
Hyde Park	Type 1	Paradise	Type 2
Smithfield	Type 1	River Heights	Type 1
Providence	Type 1	Lewiston	Type 2
Hyrum	Type 1	Trenton	Type 2
Nibley	Type 1	Newton	Type 2
Millville	Type 1	Clarkston	Type 2
Richmond	Type 2	Cornish	Type 2
Wellsville	Type 1	County Unincorporated	Type 3

Based on the data discussed above, **Table 13** shows the additional roadway miles required to meet the demands of baseline growth.

Table 13: Length of Roadway Required by Type

Roadway Type	Arterial (mi.)	Collector (mi.)
Type 1	12.63	12.63
Type 2	2.56	2.56
Type 3	N/A	18.36
<b>Total</b>	<b>15.19</b>	<b>33.55</b>

The total cost for new roadways based on current growth trends were calculated based on the total roadway miles of each roadway. **Table 14** shows the total cost per 1,000 population growth for municipalities and unincorporated county.

Table 14: Total Required Roadways and Cost for Growth (2020-2040)

	Total Roadway Length (ft)	Total Roadway Cost	Population Growth	Cost per 1,000 Pop Growth
Municipalities	30.38	\$42,539,700	48,804	\$928,725
Unincorporated County	18.36	\$57,226,000	2,303	\$1,189,556
<b>Total</b>	<b>48.73</b>	<b>\$57,225,961</b>	<b>48,107</b>	<b>\$1,189,556</b>

### ***Impacts on Water Infrastructure and Use***

The analysis to determine impacts for Water can be split into two analyses: Infrastructure and Use. Water infrastructure is correlated with the number of roadway miles built. As the roadway miles increases, so does the pipe required to connect new development. Therefore, for roadways within areas with water systems, the length of new Arterial and Collector roadways is also the length of pipe required for waterlines as shown in **Table 15**. This assumes all development will provide waterlines within their development and is not an impact to the Cities or County.

**Table 15: Length of Waterline Required for Growth (2020-2040)**

Total Length (mi)	Total Length (ft)	Cost per Foot	Total Cost	Cost per 1,000 Pop Growth
30.4	160,382	\$110	\$17,641,970	\$385

Water use is split into irrigation and culinary water as there is one system used for both. Based on the most recent study completed in Cache County (JUB, 2019), Cache County uses 130 gallons per day per person.

### **Culinary Water Use**

Horrocks coordinated with County Staff to determine the demand for water based on current growth trends with the assumption of 130 gallons a day per person. Using the typical household size per residential type, **Table 16** shows a summary for municipalities and unincorporated county water use in MGD.

**Table 16: Residential Culinary Water Use for Current Growth Trends**

Residential Type	Municipalities (MGD)	Unincorporated County (MGD)
Single Family	4.86	0.31
Townhome	0.86	0.00
Multi-Family	0.50	0.00
<b>Total</b>	<b>6.23</b>	<b>0.31</b>

Analysis for non-residential uses was completed using a similar methodology by reviewing the total number of employees calculated in **Table 8**. The additional input was to determine the total gallons of water use per day for each non-residential use and is included in **Table 17**.

**Table 17: Non- Residential Culinary Water Use for Current Growth Trends**

Non-Residential Type	Water Use (GPD)	Municipalities (MGD)	Unincorporated County (MGD)
Retail	80	0.26	0.00
Office	80	0.03	0.00
Civic	80	0.02	0.00
Industrial	130	0.05	0.00
<b>Total</b>		<b>0.37</b>	<b>0.00</b>





## Irrigation Water Use

Horrocks coordinated with County staff to determine irrigation water depending on the average lot size and approximate irrigation acreage per residential use type as shown in **Table 18**.

**Table 18: Residential Irrigation Water Use for Current Growth Trends**

Residential Type	Municipalities (Acre-ft)	Unincorporated County (Acre-ft)
Single Family	5,597.70	513.19
Townhome	207.95	0.00
Multi-Family	57.67	0.00
<b>Total</b>	<b>5,863.33</b>	<b>513.19</b>

County staff helped Horrocks to determine the rate of irrigation water use by providing the percentage of the non-residential uses that would be irrigated. As part of this analysis, additional uses that typically use significant irrigation water were added with schools, churches, and parks. **Table 19** shows a summary of the non-residential irrigation water use.

**Table 19: Non- Residential Culinary Water Use for Current Growth Trends**

Non-Residential Type	% Acreage Irrigated	Municipalities (Acre-ft)	Unincorporated County (Acre-ft)
Retail	12	18.01	0.00
Office	15	9.54	0.00
Civic	20	9.86	0.00
Industrial	15	27.77	0.00
Schools	47	43.17	0.00
Churches	20	62.55	3.67
Parks	75	330.95	19.67
<b>Total</b>		<b>501.85</b>	<b>23.34</b>

## Water Source Summary

To summarize, **Table 20** includes the total water use for indoor and irrigation for the Cities and Unincorporated County.

**Table 20: Total Water Use by New Growth (2020-2040)**

Jurisdiction	Culinary Use (MGD)	Irrigation Use (MGD)
Municipalities	6.59	5.67
Unincorporated County	0.31	0.02
<b>Total</b>	<b>6.90</b>	<b>5.69</b>

### Impacts on Sewer Infrastructure

The sewer infrastructure is correlated with the number of roadway miles built that include sewer infrastructure. As the roadway miles increases, so does the pipe required to connect new development. Therefore, for roadways within areas with sewer systems, the length of new Arterial and Collector roadways is also the length of pipe required for waterlines for areas with sewer systems. **Table 21** shows the total cost per 1,000 population growth based on the total length of roadway with anticipated sewer pipe installed. It is assumed that the municipalities in charge of the sewer infrastructure will implement the mitigations necessary to provide appropriate treatment for the sewer demand.

**Table 21: Length of Sewer Lines Required for Growth (2020-2040)**

Total Length (mi)	Total Length (ft)	Cost per Foot	Total Cost	Cost per 1,000 Pop Growth
79.5	419,522	\$200	\$26,679,981	\$582

### Impacts on Fire and EMS

Fire and EMS are correlated with the population growth. To determine the required deputized and part-time staff to serve future need, it is assumed that the same proportion of current deputized and part-time staff and population will be met in the future. **Table 22** shows that to meet the future population demand for Fire and EMS, Cache County will need 32 Deputized Staff and 7 Part-Time Staff totaling 38 staff which will cost \$551 per 1,000 population growth.

**Table 22: Impact on Fire and EMS**

Jurisdiction	Existing Staff	Existing Population	Staff/Existing Population	Future Population	Future Need	Cost per Staff (Average)	Cost per 1,000 Pop Growth
Deputized Staff	20	5,657	1/283	7,960	29	\$102,929	\$402
Part-Time Staff	4		1,415		6		
<b>Total</b>	<b>24</b>		<b>1/236</b>		<b>35</b>		

### Impacts on Law Enforcement (Sherriff)

Law Enforcement is correlated with the population growth. To determine the required deputized and part-time staff to serve future need, it is assumed that the same proportion of current deputized and part-time staff and population will be met in the future. **Table 23** shows that to meet the future

population demand for Fire and EMS, Cache County will need 210 Deputized Staff and 11 Part-Time Staff totaling 221 staff which will cost \$3,892 per 1,000 population growth.

**Table 23: Impact on Law Enforcement (Sherriff)**

Jurisdiction	Existin g Staff	Existing Population	Staff/Existing Population	Future Population	Future Need	Cost per Staff (Average)	Cost per 1,000 Pop Growth
Deputized Staff	135	136,132	1/36	183,982	183	\$102,929	\$551
Part-Time Staff	7		1/678		10		
<b>Total</b>	<b>142</b>		<b>1/34</b>		<b>193</b>		

## SUMMARY

Looking at current trends, the impact can be summarized looking at the cost per 1,000 population growth as shown in **Table 20**.

**Table 24: Summary of Impact from Current Trends**

Jurisdiction	Municipal Cost per 1,000 Pop Growth	Unincorporated County Cost per 1,000 Population Growth
Roadway	\$928,725	\$1,189,556
Waterline	\$385	NA
Sewerline	\$582	NA
Fire and EMS	NA	\$402
Law Enforcement	NA	\$551
<b>Total (per 1,000 pop)</b>	<b>\$929,692</b>	<b>\$1,190,509</b>

## SCENARIO 2: GROWTH OUTWARD FROM CITIES

This scenario utilizes the methodology used to determine the baseline growth and impact with different growth assumptions. This growth scenario looks as focusing growth at the current municipal boundaries and grows outward from there, reducing leapfrog type development. Horrocks worked with Cache County staff to review and make updates to the following assumptions:

**County-wide Population Growth** – Discussion on any Growth changes

**Residential Units** – Discussion in detail on what changes within the household types

**Non-Residential Uses** – Discussion on what changes for non-residential uses

**Roadway Calculations** – Discussion on what changes for how roadway lengths were calculated

**Landscape Water Use** – Discussion on what changes for how roadway lengths were calculated

**Indoor Water Use** – Discussion on what changes for how roadway lengths were calculated

### Impacts on Roadway Infrastructure

The amount of roadway infrastructure needed to meet the demands for this growth scenario were analyzed using the above assumptions. By growing outward from the municipal boundaries, it reduces the length of roadways needed and is summarized in **Table 25**.

**Table 25: Length of Roadway Required by Type for Growth Outward from Cities**

	Total Roadway Length (ft)	Total Roadway Cost	Population Growth	Cost per 1,000 Pop Growth
Municipalities	22.70	\$31,993,885	45,804	\$698,489
Unincorporated County	9.80	\$7,837,819	2,303	\$3,403,921
<b>Total</b>	<b>32.49</b>	<b>\$39,831,704</b>	<b>48,107</b>	<b>\$827,981</b>

### Impacts on Water Infrastructure and Source

The impact on water infrastructure shows a similar decrease since the cost is attributed to the total length of roadway as shown in **Table 26**.

**Table 26: Length of Waterline Required by Type for Growth Outward from Cities**

Total Length (mi)	Total Length (ft)	Cost per Mile	Total Cost	Cost per 1,000 Pop Growth
22.7	119,834	\$110	\$13,181,735	\$288

For irrigation and indoor water use, **Table 27** includes the total water use for indoor and irrigation for the Cities and Unincorporated County using the updated assumptions.

**Table 27: Total Water Use by New Growth Outward from Cities**



Jurisdiction	Culinary Use	Irrigation Use
Municipalities	6.59	0.31
Unincorporated County	0.31	0.48
<b>Total</b>	<b>6.90</b>	<b>0.79</b>

### Impacts on Sewer Infrastructure

The impact on water infrastructure shows a similar decrease since the cost is attributed to the total length of roadway as shown in **Table 28**.

**Table 28: Length of Sewer Lines Required for Growth Outward from Cities**

Total Length (mi)	Total Length (ft)	Cost per Mile	Total Cost	Cost per 1,000 Pop Growth
18.0	95,994	\$200	\$19,198,872	\$419

### Impacts on Fire and EMS

For growth outward from Cities, **Table 29** shows that to meet the future population demand for Fire and EMS, Cache County will need 29 Deputized Staff and 6 Part-Time Staff totaling 35 staff which will cost \$402 per 1,000 population growth.

**Table 29: Impact on Fire and EMS for Growth Outward from Cities**

Jurisdiction	Existing Staff	Existing Population	Staff/Existing Population	Future Population	Future Need	Cost per Staff (Average)	Cost per 1,000 Pop Growth
Deputized Staff	20	5,657	1/283	7,960	29	\$102,929	\$402
Part-Time Staff	4		1,415		6		
<b>Total</b>	<b>24</b>		<b>1/236</b>		<b>35</b>		

### Impacts on Law Enforcement (Sherriff)

For growth outward from cities, **Table 30** shows that to meet the future population demand for Fire and EMS, Cache County will need 183 Deputized Staff and 10 Part-Time Staff totaling 193 staff which will cost \$551 per 1,000 population growth.

**Table 30: Impact on Law Enforcement (Sherriff) for Growth Outward from Cities**

Jurisdiction	Existing Staff	Existing Population	Staff/Existing Population	Future Population	Future Need	Cost per Staff (Average)	Cost per 1,000 Pop Growth
Deputized Staff	135	136,132	1/36	183,982	183	\$102,929	\$551
Part-Time Staff	7		1/678		10		
<b>Total</b>	<b>142</b>		<b>1/34</b>		<b>193</b>		

## SUMMARY

Looking at growth outward from cities, the impact and change from current trends can be summarized looking at the cost per 1,000 population growth as shown in **Table 31**.

**Table 31: Summary of Impact for Growth Outward from Cities**

Jurisdiction	Municipal Cost per 1,000 Pop Growth (CHANGE)	Unincorporated County Cost per 1,000 Population Growth
Roadway	\$698,489 (-\$230,236)	\$3,403,921 (\$2,214,365)
Waterline	\$288 (-\$97)	NA
Sewerline	\$419 (-\$163)	NA
Fire and EMS	NA	\$402 (\$0)
Law Enforcement	NA	\$551 (\$0)
<b>Total (per 1,000 pop)</b>	<b>\$1,520,009 (-\$230,496)</b>	<b>\$9,547,778 (\$2,214,365)</b>

### SCENARIO 3: GROWTH IN RURAL AREAS

This scenario utilizes the methodology used to determine the baseline growth and impact with different growth assumptions. This growth scenario looks as focusing growth within the rural areas of the county. Horrocks worked with Cache County staff to review and make updates to the following assumptions:

**County-wide Population Growth** – Discussion on any Growth changes

**Residential Units** – Discussion in detail on what changes within the household types

**Non-Residential Uses** – Discussion on what changes for non-residential uses

**Roadway Calculations** – Discussion on what changes for how roadway lengths were calculated

**Landscape Water Use** – Discussion on what changes for how roadway lengths were calculated

**Indoor Water Use** – Discussion on what changes for how roadway lengths were calculated

#### Impacts on Roadway Infrastructure

The amount of roadway infrastructure needed to meet the demands for this growth scenario were analyzed using the above assumptions. By growing outward from the municipal boundaries, it reduces the length of roadways needed and is summarized in **Table 32**.

**Table 32: Length of Roadway Required by Type for Growth in Rural Areas**

	Total Roadway Length (ft)	Total Roadway Cost	Population Growth	Cost per 1,000 Pop Growth
Municipalities	19.42	\$27,375,317	45,804	\$597,657
Unincorporated County	2.86	\$2,289,081	2,303	\$994,135
<b>Total</b>	<b>22.28</b>	<b>\$29,664,398</b>	<b>48,107</b>	<b>\$616,634</b>

#### Impacts on Water Infrastructure and Source

The impact on water infrastructure shows a similar decrease since the cost is attributed to the total length of roadway as shown in **Table 33**.

**Table 33: Length of Roadway Required by Type for Growth in Rural Areas**

Total Length (mi)	Total Length (ft)	Cost per Mile	Total Cost	Cost per 1,000 Pop Growth
19.4	102,515	\$110	\$11,2786,644	\$246

For irrigation and indoor water use, **Table 34** includes the total water use for indoor and irrigation for the Cities and Unincorporated County using the updated assumptions.

**Table 34: Total Water Use by New Growth in Rural Areas**

Jurisdiction	Culinary Use	Irrigation Use
Municipalities	6.59	0.31
Unincorporated County	5.67	0.48
<b>Total</b>	<b>12.26</b>	<b>0.79</b>

### Impacts on Sewer Infrastructure

The impact on water infrastructure shows a similar decrease since the cost is attributed to the total length of roadway as shown in **Table 35**.

**Table 35: Length of Sewer Lines Required for Growth in Rural Areas**

Total Length (mi)	Total Length (ft)	Cost per Mile	Total Cost	Cost per 1,000 Pop Growth
16	82,027	\$200	\$16,405,325	\$358

### Impacts on Fire and EMS

For growth outward from Cities, **Table 36** shows that to meet the future population demand for Fire and EMS, Cache County will need 29 Deputized Staff and 6 Part-Time Staff totaling 35 staff which will cost \$402 per 1,000 population growth.

**Table 36: Impact on Fire and EMS for Growth in Rural Areas**

Jurisdiction	Existing Staff	Existing Population	Staff/Existing Population	Future Population	Future Need	Cost per Staff (Average)	Cost per 1,000 Pop Growth
Deputized Staff	20	5,657	1/283	7,960	29	\$102,929	\$402
Part-Time Staff	4		1,415		6		
<b>Total</b>	<b>24</b>		<b>1/236</b>		<b>35</b>		

### Impacts on Law Enforcement (Sherriff)

For growth outward from cities, **Table 37** shows that to meet the future population demand for Fire and EMS, Cache County will need 183 Deputized Staff and 10 Part-Time Staff totaling 193 staff which will cost \$551 per 1,000 population growth.

**Table 37: Impact on Law Enforcement (Sherriff) for Growth in Rural Areas**

Jurisdiction	Existing Staff	Existing Population	Staff/Existing Population	Future Population	Future Need	Cost per Staff (Average)	Cost per 1,000 Pop Growth
Deputized Staff	135	136,132	1/36	183,982	183	\$102,929	\$551
Part-Time Staff	7		1/678		10		
<b>Total</b>	<b>142</b>		<b>1/34</b>		<b>193</b>		

### SUMMARY

Looking at growth in rural areas, the impact and change from current trends can be summarized looking at the cost per 1,000 population growth as shown in **Table 38**.

**Table 38: Summary of Impact for Growth in Rural Areas**

Jurisdiction	Municipal Cost per 1,000 Pop Growth (CHANGE)	Unincorporated County Cost per 1,000 Population Growth
Roadway	\$597,657 (-\$331,068)	\$994,135 (-\$195,421)
Waterline	\$246 (-\$139)	NA
Sewerline	\$358 (-\$224)	NA
Fire and EMS	NA	\$402 (\$0)
Law Enforcement	NA	\$551 (\$0)
<b>Total (per 1,000 pop)</b>	<b>\$598,261 (-\$331,431)</b>	<b>\$995,087 (-\$195,422)</b>

## SCENARIO 4: GROWTH IN EMERGING AREAS

This scenario utilizes the methodology used to determine the baseline growth and impact with different growth assumptions. This growth scenario looks as focusing growth within the rural areas of the county. Horrocks worked with Cache County staff to review and make updates to the following assumptions:

**County-wide Population Growth** – Discussion on any Growth changes

**Residential Units** – Discussion in detail on what changes within the household types

**Non-Residential Uses** – Discussion on what changes for non-residential uses

**Roadway Calculations** – Discussion on what changes for how roadway lengths were calculated

**Landscape Water Use** – Discussion on what changes for how roadway lengths were calculated

**Indoor Water Use** – Discussion on what changes for how roadway lengths were calculated

### Impacts on Roadway Infrastructure

The amount of roadway infrastructure needed to meet the demands for this growth scenario were analyzed using the above assumptions. By growing outward from the municipal boundaries, it reduces the length of roadways needed and is summarized in **Table 39**.

**Table 39: Length of Roadway Required by Type for Growth in Emerging Areas**

Total Length (mi)	Total Length (ft)	Cost per Mile	Total Cost
19.8	104,593	\$XX	\$XX

### Impacts on Water Infrastructure and Source

The impact on water infrastructure shows a similar decrease since the cost is attributed to the total length of roadway as shown in **Table 40**.

**Table 40: Length of Roadway Required by Type for Growth in Emerging Areas**

Total Length (mi)	Total Length (ft)	Cost per Mile	Total Cost
19.8	104,593	\$XX	\$XX

For irrigation and indoor water use, **Table 41** includes the total water use for indoor and irrigation for the Cities and Unincorporated County using the updated assumptions.

**Table 41: Total Water Use by New Growth in Emerging Areas**

Jurisdiction	Culinary Use	Irrigation Use
Municipalities	10.37	4,783.80
Unincorporated County	0.56	2,047.7



Jurisdiction	Culinary Use	Irrigation Use
Total	10.93	6,831.5

### Impacts on Sewer Infrastructure

The impact on water infrastructure shows a similar decrease since the cost is attributed to the total length of roadway as shown in **Table 42**.

**Table 42: Length of Sewer Lines Required for Growth in Emerging Areas**

Total Length (mi)	Total Length (ft)	Cost per Mile	Total Cost
17.9	94,632	\$XX	\$XX

### Impacts on Fire and EMS

For growth outward from Cities, **Table 43** shows that to meet the future population demand for Fire and EMS, Cache County will need 29 Deputized Staff and 6 Part-Time Staff totaling 35 staff which will cost \$402 per 1,000 population growth.

**Table 43: Impact on Fire and EMS for Growth in Emerging Areas**

Jurisdiction	Existing Staff	Existing Population	Staff/Existing Population	Future Population	Future Need	Cost per Staff (Average)	Cost per 1,000 Pop Growth
Deputized Staff	135	136,132	1/36	183,982	183	\$102,929	\$551
Part-Time Staff	7		1/678		10		
Total	142		1/34		193		

### Impacts on Law Enforcement (Sherriff)

For growth in emerging areas, **Table 44** shows that to meet the future population demand for Fire and EMS, Cache County will need 183 Deputized Staff and 10 Part-Time Staff totaling 193 staff which will cost \$551 per 1,000 population growth.

**Table 44: Impact on Law Enforcement (Sherriff) for Growth in Emerging Areas**

Jurisdiction	Existing Staff	Existing Population	Staff/Existing Population	Future Population	Future Need	Cost per Staff (Average)	Cost per 1,000 Pop Growth
Deputized Staff	135	136,132	1/36	183,982	183	\$102,929	\$551
Part-Time Staff	7		1/678		10		
Total	142		1/34		193		

## SUMMARY

Looking at growth in emerging areas, the impact and change from current trends can be summarized looking at the cost per 1,000 population growth as shown in **Table 45**.

**Table 45: Summary of Impact for Growth in Emerging Areas**

Jurisdiction	Municipal Cost per 1,000 Pop Growth (CHANGE)	Unincorporated County Cost per 1,000 Population Growth
Roadway	\$1,517,923 (CHANGE)	\$9,546,676 (CHANGE)
Waterline	\$1,066 (CHANGE)	NA
Water Source	\$xx (CHANGE)	\$xx (CHANGE)
Sewerline	\$1,020 (CHANGE)	NA
Fire and EMS	NA	\$551 (CHANGE)
Law Enforcement	NA	\$551 (CHANGE)
<b>Total (per 1,000 pop)</b>	<b>\$1,520,009 (CHANGE)</b>	<b>\$9,547,778 (CHANGE)</b>

## COST-OF-SERVICE MODEL

### Background

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Zions Public Finance, Inc. created a cost-of-service model that provides the County with the ability to forecast varying growth scenarios, with specific fiscal impacts of various development types (i.e., residential, retail, office, industrial, hotel), densities of development, valuation and pricing of development, and geographic distance from existing core service centers. Sensitivity analysis can be conducted by changing numerous inputs in the model, including:

- Inflation rates
- Property tax increases
- Revenue growth rates (i.e., sales tax revenues, road funds, etc.)
- Growth in personnel and department costs
- Development absorption rates
- Market and taxable values of various types of development
- Fixed v. variable costs of service provision
- Density of development (dwelling units per acre, floor area ratios)
- Geographic distance from core service centers

The information gained from this complex model is summarized on a “Summary” tab in Excel and provides the following information to the County in its decision making:

- Net operating revenues by year
- Fiscal impacts of new development
- Net revenues per acre

The consultants have met with the County on several occasions to demonstrate how the model works and are providing the Excel model to the County as part of this study.

### Scenario Analysis

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The consultants have analyzed development in Cache County under a variety of scenarios, a few of which are included in this summary of the cost-of-service model:

- Residential v. commercial development
- Density of residential development
- Home prices per unit
- Geographic location in terms of distance from core services

The analysis shows positive fiscal impact trends resulting from the following factors:

- Commercial development
- Higher home prices and valuation for tax purposes
- Development in geographic locations closer to existing core services
- Higher density development

Negative fiscal impact trends are more closely related to:

- Lower-value residential development
- Development in geographic locations further removed from core service areas
- Lower density development

All scenarios are analyzed in comparison to the “Base Case Scenario” which includes the following assumptions for residential development as well as the assumption of 50 single-family and 50 multi-family residential units absorbed per year.

TABLE 1: BASE CASE ASSUMPTIONS

	Central	Periphery	Emerging
Variations by Area	Area 1	Area 2	Area 3
Single-Family Residential Value	110%	100%	90%
Multi-Family Residential Value	110%	100%	90%
Single-Family Residential Value	\$495,000	\$450,000	\$405,000
Multi-Family Residential Value	\$242,000	\$220,000	\$198,000
Single-Family Units per Acre	4	4	4
Multi-Family Units per Acre	12	12	12

Scenarios are further analyzed by 3 geographic locations as follows:

- Central – Area 1: within 0.5 miles of existing services
- Periphery – Area 2: within 1 mile of existing services
- Emerging – Area 3: within 3 miles of existing services

## Summary of Case Scenarios

While thousands of scenarios can be run with the Excel model, a comparison of a few scenarios analyzed in this report is shown in the table below:

TABLE 2: SUMMARY COMPARISON OF SCENARIOS – NET REVENUES PER ACRE

Net Revenues per Acre	Year 1	Year 5
<b>Distance Analysis</b>		
1 - Central; residential only; SF 4 units per acre; MF 12 units per acre	\$575	\$253
2 - Periphery; residential only; SF 4 units per acre; MF 12 units per acre	\$377	\$52
3 - Emerging; residential only; SF 4 units per acre; MF 12 units per acre	\$42	(\$290)
<b>Development Type Analysis</b>		
1 - Central; residential - SF 4 units per acre, MF 12 units per acre; 2 acres per year of retail and office	\$1,967	\$1,654
<b>Density Analysis</b>		
1 - Central; residential only; SF 6 units per acre; MF 18 units per acre	\$818	\$332

<b>Net Revenues per Acre</b>	<b>Year 1</b>	<b>Year 5</b>
2 - Periphery; residential only; SF 6 units per acre; MF 18 units per acre	\$500	\$10
3 - Emerging; residential only; SF 6 units per acre; MF 18 units per acre	(\$21)	(\$523)
<b>Pricing Analysis – Increased Valuations</b>		
1 - Central; residential only; SF 4 units per acre; MF 12 units per acre	\$768	\$447
2 - Periphery; residential only; SF 4 units per acre; MF 12 units per acre	\$569	\$246
3 -Emerging; residential only; SF 4 units per acre; MF 12 units per acre	\$235	(\$96)
<b>Pricing Analysis – Decreased Valuations</b>		
1 - Central; residential only; SF 4 units per acre; MF 12 units per acre	\$383	\$58
2 - Periphery; residential only; SF 4 units per acre; MF 12 units per acre	\$184	(\$142)
3 - Emerging; residential only; SF 4 units per acre; MF 12 units per acre	(\$151)	(\$484)

Some of the increasing negative fiscal impacts of development, over time, is attributed to the fact that both the General Fund and Municipal Fund are considered in this analysis. The Municipal Fund does not receive any property tax revenues and no property tax increases are forecast for the General Fund. Given inflationary costs, the County therefore will see decreasing net revenues over time in any development scenario.

## Distance

The three scenarios analyzed in this section vary the distance from core services and use the assumptions shown in the table below for property value and densities. All scenarios assume residential development of 50 units of single-family and 50 units of multi-family development per year.

TABLE 3: ASSUMPTIONS

	<b>Central</b>	<b>Periphery</b>	<b>Emerging</b>
<b>Variations by Area</b>	<b>Area 1</b>	<b>Area 2</b>	<b>Area 3</b>
Single-Family Residential Value	110%	100%	90%
Multi-Family Residential Value	110%	100%	90%
Single-Family Residential Value	\$495,000	\$450,000	\$405,000
Multi-Family Residential Value	\$242,000	\$220,000	\$198,000
Single-Family Units per Acre	4	4	4
Multi-Family Units per Acre	12	12	12
Distance to Area - not weighted miles	0.5	1	3

Throughout this report, three areas are listed for a variety of development options. These areas are based on distance from core services.

- Central – Area 1 – 0.5 miles
- Periphery – Area 2 – 1 mile
- Emerging – Area 3 – 3 miles

Results indicate that net revenues decrease over time for all three scenarios due to the inflationary costs projected in the model. In general, because the County has many fixed costs in place, new development and growth benefit the County. However, net revenues decrease over time due to inflationary factors under all scenarios.

TABLE 4: DISTANCE SCENARIO – CENTRAL AREA 1

	Year 1	Year 5
<b>Area</b>	<b>1</b>	<b>1</b>
Single-Family Residential Units Total to Date	50	250
Multi-Family Residential Units Total to Date	50	250
Non-Residential SF Total to Date	0	0
Total Acres Developed	17	83
General Fund Net Revenues	\$12,046	\$49,425
Municipal Services Net Revenues	(\$2,455)	(\$28,372)
TOTAL Net Revenues	\$9,591	\$21,053
<b>Net Revenues per Acre</b>	<b>\$575</b>	<b>\$253</b>

TABLE 5: DISTANCE SCENARIO – PERIPHERY AREA 2

	Year 1	Year 5
<b>Area</b>	<b>2</b>	<b>2</b>
Single-Family Residential Units Total to Date	50	250
Multi-Family Residential Units Total to Date	50	250
Non-Residential SF Total to Date	0	0
Total Acres Developed	17	83
General Fund Net Revenues	\$8,833	\$33,235
Municipal Services Net Revenues	(\$2,556)	(\$28,896)
TOTAL Net Revenues	\$6,277	\$4,340
<b>Net Revenues per Acre</b>	<b>\$377</b>	<b>\$52</b>

TABLE 6: DISTANCE SCENARIO – EMERGING AREA 3

	Year 1	Year 5
<b>Area</b>	<b>3</b>	<b>3</b>
Single-Family Residential Units Total to Date	50	250
Multi-Family Residential Units Total to Date	50	250
Non-Residential SF Total to Date	0	0
Total Acres Developed	17	83
General Fund Net Revenues	\$5,621	\$17,058
Municipal Services Net Revenues	(\$4,919)	(\$41,194)
TOTAL Net Revenues	\$701	(\$24,136)



	Year 1	Year 5
<b>Net Revenues per Acre</b>	<b>\$42</b>	<b>(\$290)</b>

## Development Types

The following scenario assumes the addition of 2 acres of retail and 2 acres of office space per year, in addition to the 50 single-family residential and 50 multi-family units shown above. This analysis demonstrates how the addition of commercial development has significant positive fiscal impacts. This analysis is conducted only for the “Central – Area 1” where commercial development is more likely to occur.

TABLE 7: BASE DEVELOPMENT WITH THE ADDITION OF COMMERCIAL DEVELOPMENT

	Year 1	Year 5
<b>Area</b>	<b>1</b>	<b>1</b>
Single-Family Residential Units Total to Date	50	250
Multi-Family Residential Units Total to Date	50	250
Non-Residential SF Total to Date	54,886	274,428
Total Acres Developed	21	103
General Fund Net Revenues	\$21,564	\$97,288
Municipal Services Net Revenues	\$19,089	\$73,646
TOTAL Net Revenues	\$40,653	\$170,934
<b>Net Revenues per Acre</b>	<b>\$1,967</b>	<b>\$1,654</b>

## Densities of Development

This section of the report explores the impacts of different densities of development, increasing density on single-family units from 4 to 6 units per acre and from 12 to 18 units per acre for multi-family.

TABLE 8: INCREASED DENSITIES OF DEVELOPMENT – AREA 1

<b>COST PER ACRE ANALYSIS</b>	Year 1	Year 5
<b>Area</b>	<b>1</b>	<b>1</b>
Single-Family Residential Units Total to Date	50	250
Multi-Family Residential Units Total to Date	50	250
Non-Residential SF Total to Date	0	0
Total Acres Developed	11	56
General Fund Net Revenues	\$12,046	\$49,425
Municipal Services Net Revenues	(\$2,960)	(\$30,998)
TOTAL Net Revenues	\$9,086	\$18,427
<b>Net Revenues per Acre</b>	<b>\$818</b>	<b>\$332</b>

TABLE 9: INCREASED DENSITIES OF DEVELOPMENT – AREA 2

<b>COST PER ACRE ANALYSIS</b>	Year 1	Year 5
<b>Area</b>	<b>2</b>	<b>2</b>
Single-Family Residential Units Total to Date	50	250

<b>COST PER ACRE ANALYSIS</b>	<b>Year 1</b>	<b>Year 5</b>
Multi-Family Residential Units Total to Date	50	250
Non-Residential SF Total to Date	0	0
Total Acres Developed	11	56
General Fund Net Revenues	\$8,833	\$33,235
Municipal Services Net Revenues	(\$3,278)	(\$32,655)
TOTAL Net Revenues	\$5,555	\$580
<b>Net Revenues per Acre</b>	<b>\$500</b>	<b>\$10</b>

TABLE 10: INCREASED DENSITIES OF DEVELOPMENT – AREA 3

<b>COST PER ACRE ANALYSIS</b>	<b>Year 1</b>	<b>Year 5</b>
<b>Area</b>	<b>3</b>	<b>3</b>
Single-Family Residential Units Total to Date	50	250
Multi-Family Residential Units Total to Date	50	250
Non-Residential SF Total to Date	0	0
Total Acres Developed	11	56
General Fund Net Revenues	\$5,621	\$17,058
Municipal Services Net Revenues	(\$5,859)	(\$46,087)
TOTAL Net Revenues	(\$239)	(\$29,030)
<b>Net Revenues per Acre</b>	<b>(\$21)</b>	<b>(\$523)</b>

## Pricing and Valuation

The pricing and valuation analysis increases unit values from those shown in Table 11, as used in the base assumptions, to the values shown in Table 12.

TABLE 11: BASE RESIDENTIAL PRICING

<b>Unit Type</b>	<b>Central - Area 1</b>	<b>Periphery - Area 2</b>	<b>Emerging - Area 3</b>
Single-Family Residential Value	110%	100%	90%
Multi-Family Residential Value	110%	100%	90%
Single-Family Residential Value	\$495,000	\$450,000	\$405,000
Multi-Family Residential Value	\$242,000	\$220,000	\$198,000

TABLE 12: INCREASED RESIDENTIAL PRICING

<b>Unit Type</b>	<b>Central - Area 1</b>	<b>Periphery - Area 2</b>	<b>Emerging - Area 3</b>
Single-Family Residential Value	120%	110%	100%
Multi-Family Residential Value	120%	110%	100%
Single-Family Residential Value	\$540,000	\$495,000	\$450,000
Multi-Family Residential Value	\$264,000	\$242,000	\$220,000

The increased residential pricing results in positive fiscal impacts to the County.

TABLE 13: PRICING AND VALUATION INCREASED – CENTRAL AREA 1

<b>COST PER ACRE ANALYSIS</b>	<b>Year 1</b>	<b>Year 5</b>
<b>Area</b>	<b>1</b>	<b>1</b>
Single-Family Residential Units Total to Date	50	250
Multi-Family Residential Units Total to Date	50	250
Non-Residential SF Total to Date	0	0
Total Acres Developed	17	83
General Fund Net Revenues	\$15,258	\$65,627
Municipal Services Net Revenues	(\$2,455)	(\$28,372)
TOTAL Net Revenues	\$12,803	\$37,255
<b>Net Revenues per Acre</b>	<b>\$768</b>	<b>\$447</b>

TABLE 14: PRICING AND VALUATION INCREASED – PERIPHERY AREA 2

<b>COST PER ACRE ANALYSIS</b>	<b>Year 1</b>	<b>Year 5</b>	<b>Year 10</b>
<b>Scenario</b>	<b>2</b>	<b>2</b>	<b>2</b>
Single-Family Residential Units Total to Date	50	250	500
Multi-Family Residential Units Total to Date	50	250	500
Non-Residential SF Total to Date	0	0	0
Total Acres Developed	17	83	167
General Fund Net Revenues	\$12,046	\$49,425	\$67,839
Municipal Services Net Revenues	(\$2,556)	(\$28,896)	(\$105,592)
TOTAL Net Revenues	\$9,490	\$20,530	(\$37,752)
<b>Net Revenues per Acre</b>	<b>\$569</b>	<b>\$246</b>	<b>(\$227)</b>

TABLE 15: PRICING AND VALUATION INCREASED – EMERGING AREA 3

<b>COST PER ACRE ANALYSIS</b>	<b>Year 1</b>	<b>Year 5</b>	<b>Year 10</b>
<b>Scenario</b>	<b>3</b>	<b>3</b>	<b>3</b>
Single-Family Residential Units Total to Date	50	250	500
Multi-Family Residential Units Total to Date	50	250	500
Non-Residential SF Total to Date	0	0	0
Total Acres Developed	17	83	167
General Fund Net Revenues	\$8,833	\$33,235	\$35,140
Municipal Services Net Revenues	(\$4,919)	(\$41,194)	(\$131,469)
TOTAL Net Revenues	\$3,914	(\$7,959)	(\$96,329)
<b>Net Revenues per Acre</b>	<b>\$235</b>	<b>(\$96)</b>	<b>(\$578)</b>

If pricing is decreased as shown in the following table, then negative fiscal impacts result.

TABLE 16: DECREASED RESIDENTIAL PRICING

<b>Unit Type</b>	<b>Central - Area 1</b>	<b>Periphery - Area 2</b>	<b>Emerging - Area 3</b>
Single-Family Residential Value	100%	90%	80%
Multi-Family Residential Value	100%	90%	80%
Single-Family Residential Value	\$450,000	\$405,000	\$360,000
Multi-Family Residential Value	\$220,000	\$198,000	\$176,000

TABLE 17: PRICING AND VALUATION DECREASED – CENTRAL AREA 1

<b>COST PER ACRE ANALYSIS</b>	<b>Year 1</b>	<b>Year 5</b>	<b>Year 10</b>
<b>Area</b>	<b>1</b>	<b>1</b>	<b>1</b>
Single-Family Residential Units Total to Date	50	250	500
Multi-Family Residential Units Total to Date	50	250	500
Non-Residential SF Total to Date	0	0	0
Total Acres Developed	17	83	167
General Fund Net Revenues	\$8,833	\$33,235	\$35,140
Municipal Services Net Revenues	(\$2,455)	(\$28,372)	(\$104,489)
TOTAL Net Revenues	\$6,378	\$4,864	(\$69,350)
<b>Net Revenues per Acre</b>	<b>\$383</b>	<b>\$58</b>	<b>(\$416)</b>

TABLE 18: PRICING AND VALUATION DECREASED — PERIPHERY AREA 2

<b>COST PER ACRE ANALYSIS</b>	<b>Year 1</b>	<b>Year 5</b>	<b>Year 10</b>
<b>Area</b>	<b>2</b>	<b>2</b>	<b>2</b>
Single-Family Residential Units Total to Date	50	250	500
Multi-Family Residential Units Total to Date	50	250	500
Non-Residential SF Total to Date	0	0	0
Total Acres Developed	17	83	167
General Fund Net Revenues	\$5,621	\$17,058	\$2,495
Municipal Services Net Revenues	(\$2,556)	(\$28,896)	(\$105,592)
TOTAL Net Revenues	\$3,065	(\$11,838)	(\$103,097)
<b>Net Revenues per Acre</b>	<b>\$184</b>	<b>(\$142)</b>	<b>(\$619)</b>

TABLE 19: PRICING AND VALUATION DECREASED — EMERGING AREA 3

<b>COST PER ACRE ANALYSIS</b>	<b>Year 1</b>	<b>Year 5</b>	<b>Year 10</b>
<b>Area</b>	<b>3</b>	<b>3</b>	<b>3</b>
Single-Family Residential Units Total to Date	50	250	500
Multi-Family Residential Units Total to Date	50	250	500
Non-Residential SF Total to Date	0	0	0
Total Acres Developed	17	83	167
General Fund Net Revenues	\$2,408	\$892	(\$30,095)
Municipal Services Net Revenues	(\$4,919)	(\$41,194)	(\$131,469)
TOTAL Net Revenues	(\$2,511)	(\$40,302)	(\$161,563)
<b>Net Revenues per Acre</b>	<b>(\$151)</b>	<b>(\$484)</b>	<b>(\$969)</b>

**Memorandum – Recreational Facility / Campground Amendments**

August 4, 2022

To: Planning Commission

From: Tim Watkins, Planning Manager

Cache County Development Services submitted an application on February 10, 2022 to amend definitions to Use Type 4100 – Recreational Facility, and the Schedule of Uses by Zoning District in Section 17.09.030.

The Planning Commission discussed the item with staff during two subsequent meetings. Discussion included reference to a future comprehensive update to Use Type 6140 - Agritourism for consideration of potential smaller-scale recreational and camping uses that could be appropriate in the A10 zone.

The Planning Commission generally felt that a larger-scale campground could be more appropriate in the FR40 zone and RR zone, further away from residential areas in the A10 zone.

Two options are provided below for consideration during the scheduled public hearing:

**Option 1.** Retain the Recreational Use in the A10 zone, while removing 'Campground' and creating its own new use type for conditional use in the FR40 and RR Zones only. This option would require an additional public hearing to notice additional amendments to the use definitions and general definitions.

**Option 2.** Remove A10 and Commercial Zones from the Recreation Use, allowing it for conditional use in the FR40 and RR zones only. This option would not require any further public hearings prior to the Planning Commission taking action on a potential recommendation to the County Council.

## **DRAFT Language for Proposed 4100 Recreational Facility Amendments**

July 7, 2022

Section 17.07.030: Use Related Definitions – 4100 Recreational Facility, and  
Section 17.09.030: Schedule of Uses by Zoning District – 4100 Recreation Facility,  
(and adding a new Use Definition of Campground).

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**Option 1.** (Requires an additional hearing to notice potential amendment of general definitions)

- Remove the specific use of campground from the definition of use type 4100 Recreational Facility in Section 17.07.030: Use Related Definitions,
- Remove 'CAMPGROUND' definition from 17.07.040: General Provisions and add it to use type 41~~10~~ 'CAMPGROUND' to Section 17.07.030: Use Related Definitions,
- Add 41~~10~~ 'CAMPGROUND' to Section 17.09.030: Schedule of Uses by Zoning District

### **17.07.030: Use Related Definitions**

4100 - RECREATIONAL FACILITY: A place, either indoor or outdoor, designed and equipped for the conduct of sports and leisure time activities that is operated as a business and/or open to the general public. A recreational facility is operated for a period of greater than thirty (30) days per year and may also include incidental transient lodging accommodations for up to fifteen (15) rooms. For the purposes of a recreational facility only, "room" is defined as a self-contained area within a structure that has a maximum of two (2) sleeping areas, one bathroom, and no provision for cooking. A room provides sleeping accommodations for the general public utilizing the associated recreational facility. All rooms associated with a recreational facility must be contained within a single structure, and access to rooms must be primarily from interior lobbies or halls. A central kitchen and dining room catering to guests and the general public can be provided within the same structure. ~~The term recreational facility includes, but is not limited to, the following: ski facility, and golf course, and campground. A Recreation Facility does not include Use Type 41~~~~10~~ ~~– Campground.~~

### **17.07.040: General Definitions**

~~CAMPGROUND: Any area with 2 or more campsites in the FR40 or RR zones that are improved for occupancy by transients using recreational vehicles, motor homes, mobile trailers, or tents for dwelling, lodging, or sleeping purposes with a duration of state for a period of 30 days or less.~~



### 17.07.030: Use Related Definitions

4110 – Campground: Any area with 2 or more campsites in the FR40 or RR zones that are improved for occupancy by transients using recreational vehicles, motor homes, mobile trailers, or tents for dwelling, lodging, or sleeping purposes with a duration of state for a period of 30 days or less. Water and sewage facilities shall comply with State requirements (see § 17-10.040.3.a.).

### Section 17.09.030: Schedule of Uses by Zoning District

Index	Description	Base Zone							Overlay Zone	
4000	Cultural, Entertainment, and Recreation	RU2	RU5	A10	FR40	RR	C	I	ME	PI
4100	Recreation facility	N	N	C	C	C	C	N	N	-
<u>4110</u>	<u>Campground</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>-</u>

### Option 2. (Does not require an additional hearing)

- Amend use type 4100 Recreational Facility in Section 17.00.030: Use Related Definitions to apply only to FR40 and RR zones.

### Section 17.09.030: Schedule of Uses by Zoning District

Index	Description	Base Zone							Overlay Zone	
4000	Cultural, Entertainment, and Recreation	RU2	RU5	A10	FR40	RR	C	I	ME	PI
4100	Recreation facility	N	N	<del>C</del> N	C	C	<del>C</del> N	N	N	-



### Application: Ordinance Amendment

Date Received:	By:	Receipt #:	Amount:	Check #:
2/10/22	A. Hanks	N/A	N/A	N/A

1. Applications are accepted by appointment only. Call (435) 755-1640 to set an appointment.
2. The items indicated in the attached checklist must accompany this application.
3. Incomplete applications are not accepted.
4. Late applications are held for the next meeting's agenda.
5. The application fee is not refundable.
6. Any information submitted with this application becomes public record and is posted online.

### Ordinance Information

Ordinance Section(s): 17.07.030: Use Related Definitions - 4100 Recreational Facility  
17.09.030: Schedule of Uses by Zoning District - 4100 Recreation Facility  
Affected Zones: A10, FR40, RR, C

### Agent Contact Information

Agent Name: CHRIS HARRILD Email: Chris.harrild@cachecounty.org  
Phone: 755-1630 Mailing Address: 179 N Main, Suite 305  
Logan, UT 84321

### Review Process

- 1) Staff will review the application with the applicant to ensure that the information submitted is sufficient to completely review the request.
- 2) Complete applications are forwarded to the necessary county departments for review and comment. The application, site visits, and department reviews are used in the preparation of the staff report that is presented to the county land use authority and is available to all interested parties and is posted online at <http://www.cachecounty.org/pz/>.
- 3) Notices are posted in the Herald Journal. Agendas are posted online at [www.cachecounty.org](http://www.cachecounty.org) and at <http://www.utah.gov/pmn/index.html>.
- 4) Projects requiring County Council approval are placed on the next available council agenda once the Planning Commission has made a recommendation. Staff forwards the staff report, the Planning Commission's recommendation, and any other pertinent information for County Council's review.

2022 Meeting Dates and Application Deadlines					
Planning Commission (1 <sup>st</sup> Thursday of each month*)		County Council (2nd & 4th Tuesday*)		Board of Adjustments (3 <sup>rd</sup> Thursday of each month)	
Application Deadline 3:00 PM	MEETING DATE 5:30 PM	MEETING DATE 5:00 PM		Application Deadline 3:00 PM	MEETING DATE 6:00 PM
1 Dec 21	6 Jan	11 Jan	25 Jan	30 Dec 21	20 Jan
5 Jan	3 Feb	8 Feb	22 Feb	27 Jan	17 Feb
2 Feb	3 Mar	8 Mar	22 Mar	24 Feb	17 Mar
2 Mar	7 Apr	12 Apr	26 Apr	31 Mar	21 Apr
6 Apr	5 May	10 May	24 May	28 Apr	19 May
4 May	2 Jun	14 Jun	28 Jun	26 May	16 Jun
1 Jun	7 Jul	12 Jul	26 Jul	30 Jun	21 July
6 Jul	4 Aug	9 Aug	23 Aug	28 Jul	18 Aug
3 Aug	1 Sep	13 Sep	27 Sep	25 Aug	15 Sep
31 Aug	6 Oct	11 Oct	25 Oct	29 Sep	20 Oct
5 Oct	3 Nov	8 Nov	22 Nov	27 Oct	17 Nov
2 Nov	1 Dec	6 Dec*	13 Dec*	23 Nov	15 Dec

## Ordinance Amendment

### Application Checklist and Acknowledgment

A complete application must include the items noted below unless specified otherwise. Further information may be required by staff, other departments and agencies, and/or the authority that reviews the application based on the proposed amendment.

- 1) ☒ A completed Ordinance Amendment application form and non-refundable review fees: \$600 N/A
- 2) ☒ A copy of the proposed ordinance amendment and any supporting materials. *af*

## Acknowledgment

I, Chris Harwood the undersigned agent and/or owner of the property acknowledge that I have read and understand the information and requirements presented in this application, and that the information I have provided is accurate and complete.

Signature

Date

**Proposed Text Amendments to**

Section 17.07.030: Use Related Definitions – 4100 Recreational Facility, and

Section 17.09.030: Schedule of Uses by Zoning District – 4100 Recreation Facility

Cache County Development Services would propose either to remove campground from the definition of use type 4100 Recreational Facility in Section 17.07.030: Use Related Definitions, or amend 17.09.030 Schedule of Uses by Zoning District – 4100 Recreation Facility to change from C (allowed as a Conditional Use Permit) to N (prohibited) in the A10 Zoning District.