



COSAC

CACHE OPEN SPACE ADVISORY COMMITTEE

PUBLIC NOTICE is hereby given that the Cache Open Space Advisory Committee will hold a **REGULAR MEETING** at **3:30 p.m.** in the Cache County Historic Courthouse Council Chambers, 199 North Main Street, Logan, Utah 84321, **MONDAY, October 7, 2024.**

The meeting can be viewed at: <https://www.youtube.com/@cachecounty1996>

Agenda

- 1. Welcome, Introductions**
- 2. Approval of agenda/minutes:** September 9, 2024
- 3. Final Round Application:** Discussion and Consideration of an Open Space Application for Harris Farms, containing parcels 09-068-0001, 09-068-0003, 09-068-0004, 09-068-0005, 09-068-0006, approximately 229 acres, located approximately 10600 N and 300 E west of Richmond in unincorporated county. Applicant C. Zan Harris
- 4. First Round Application:** Discussion and Consideration of an Open Space Application for Silva Properties, containing parcels 13-002-0014, 13-002-0039, 13-002-0013, 13-002-0017. Approximately 155.44 acres, located at approximately 910 S. 800 E. in Trenton. Applicant: Adolfo and Leilani Silva.
- 5. Discussion of List of Gateway Parcels for Consideration for Preservation.**

Meeting Schedule

Next regular meeting is scheduled for November 4, 2024, at 3:30 pm.



Cache Open Space Advisory Committee

9 September 2024

Items

Page

Agenda

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2. Approval of Agenda/Minutes	2
3. First Round Application	2
4. Discussion Regarding Gateway Preservation	

DRAFT

Present: Angie Zetterquist, Brandon Bell, Regan Wheeler, Chris Sands, Clair Ellis, Brett Thomas, Eric Eliason, Kendra Penry, Landis Wengren

Start Time: 03:30:00

#1 Welcome, Introduction

Sands welcomed everyone.

#2 Approval of Agenda/Minutes

Agenda and minutes from July 22, 2024 and August 19, 2024 were adopted with no objection.

#3 First Round Application – Douglas Hendricks Family Trust

Bell updated the Committee on the Douglas Hendricks Family Trust property.

No action taken.

Discussion Regarding Gateway Preservation

Staff and Committee discussed gateway preservation.

Adjourned

DRAFT



Cache Open Space Advisory Committee (COSAC) -
 Open Space Funding Application
 For screening of projects requesting bond funding from Cache
 County.

Section A: Required Criteria

Select one ▾ The property(s) is in Cache County. yes

Select one ▾ The landowner is willing. The property owner should be engaged in the conservation of the property and willing to enter into good faith negotiations with the County. Yes

Select one ▾ Property(s) has a clear title. The appropriate title and ownership are free of disputes or other conflicts. yes

If you answered no to any of these questions your application is ineligible.

Are you aware of any legal disputes or conflicts relating to the property or proposed project? If yes, please describe. Select one ▾ NO

Section B: Property Information

Project Name: Harris Farms
 Address or location: 496 W. Main Richmond UT 84333
 Municipality or nearest city: Richmond
 Parcel number(s): 09-068-0006, 09-068-0005, 09-068-0004, 09-068-0003, 09-068-0002
 Total acres: Approx 200 09-068-0001
 Acres proposed to be preserved by conservation easement: 200
 Acres proposed to be preserved by ownership transfer (fee title): 0
 If not the entire parcel(s), provide a map of the proposed project.

Section C: Applicant Information

Property Owner(s): C. Zan Harris - Debra Lorene Harris
 Address: 496 W. Main City: Richmond State: UT Zip: 84333
 Phone: 435-512-4441 Email: charris2250@gmail.com

Contact person/ Authorized Agent (if other than property owner): _____

Title / position: _____
 Address: _____ City: _____ State: _____ Zip: _____
 Phone: _____ Email: _____

I authorize this agent as my legal contact person

Agent relationship to project, check all that apply:

- Municipality
- Land Trust
- 501c3
- Other, describe _____



Cache Open Space Advisory Committee (COSAC) -
 Open Space Funding Application
 For screening of projects requesting bond funding from Cache
 County.

Additional contacts:

Name: Casey Harris Phone: 435-994-0619 Email: charris2250@gmail.com

Name: _____ Phone: _____ Email: _____

If you are working with a land trust, please list name here: _____

Section D: Additional Information - Please answer the following questions on a separate page.

1. Please describe past, present, and future uses of the property. farm - ~~wetlands~~ converted wetland
2. Are you aware of any toxic or hazardous materials on the property? Select one - If yes, please explain. no
3. Is the property subject to any DEQ or EPA restrictions? Select one - If yes, please explain. no
4. What benefits will the public receive as a result of the proposed transaction. Select all that apply:
 - Protects scenic vistas
 - Preserves open lands near valley gateways
 - Adds trails and trail connectivity
 - Maintains agriculture
 - Maintains waterways
 - Maintains wildlife habitat
 - Other: _____
5. Are you proposing to open any portion of the property to public access? Select one - Please explain. no
6. Are you working with other organizations or agencies that may provide professional assistance or potential funding sources (such as NRCS, Bear River Land Conservancy, Utah Open Lands, Fish and Wildlife, UDAF LeRay McAllister)? If yes, please provide details.
yes, NRCS



Cache Open Space Advisory Committee (COSAC) -
Open Space Funding Application
For screening of projects requesting bond funding from Cache
County.

Section E: Supporting Documents

If your application is accepted, you will be asked to complete a final application with additional information which may include, but is not limited to, the following documents. **Please do not send them at this time.**

Current real estate appraisal
Mineral rights
Easements or right of ways
Legal description

Water rights
Encumbrances
Letters of support
Relevant planning documents

To the best of my knowledge I attest the information provided here is true and correct.

E. Ben Harris
Property Owner(s) Signature (Required)

7-3-24
Date

Authorized Agent Signature

Date

To complete and send this form:

1. Save a copy on your computer as a PDF. Your draft can be attached to an email for editing and contribution by others.
2. Submit the final version via email to devservices@cachecounty.gov.

This form is subject to change as the Cache Open Space Advisory Committee sees fit.

Cache County Development Services Staff Report

October 7, 2024

Project	Harris Farms
Applicant	C. Zan Harris and Debra Lorene Harris
Location	Located approximately 10600 N and 300 E
Total Acres	229 acres
Parcels	09-068-0001,09-068-0003, 09-068-0004, 09-068-0005, and 09-068-0006
Proposed Use	Agriculture Conservation Easement/Public Trail



Introduction

Zan Harris has applied to place a conservation easement over his property. The property contains 229 acres of farmland between Richmond and Lewiston, at approximately 10600 N and 300 E. The applicant has indicated that the proposed easement would be used for farmland and wetland mitigation and they would be open to a trail easement along the river.

COSAC Recommendation

Recommend the County Council approve the Harris Farm Open Space Application to move to the second application phase, All in favor.

The language from the bond reads as follows:

Shall Cache County, Utah, be authorized to issue General Obligation Bonds in a principal amount not to exceed TWENTY MILLION DOLLARS for the purpose of paying all or a portion of the costs of purchasing land, conservation easements, and other interests in land from willing landowners in order to protect scenic vistas, preserve open lands near valley gateways, add trails and trail connectivity, and maintain agriculture, waterways, and wildlife habitat, with all acquisitions to be selected by the County Council based upon recommendations of an Open Lands Board and subject to periodic independent audit commissioned by the County; said Bonds to be due and payable in not to exceed 20 years from the date of issuance of the Bonds?

[Cache County Code 2.26 The Cache Open Space Advisory Committee](#) provides additional information about the duties and responsibilities of COSAC.

COSAC established a review system and criteria, approved by the County Council. COSAC made a positive recommendation on the application to support a round two application, indicating that the trail easement played a significant part in their recommendation. The County Council considered the first round application, at the **August 27, 2024 County Council** meeting, and voted to move forward to a final round of consideration by COSAC and the County Council, with the notation that the public access, in the form of a trail along the Cub River as per the Richmond City Trail Master Plan, is important to the scoring of the project, as well as the need for coordination with Richmond City regarding access.

Since the last meeting at which this application was considered, the applicant has provided a funding plan that includes other sources of funding (included in this packet for review). Details regarding the funding being sought include seeking 10% from the LeRay McAllister Working Farm and Ranch Fund, 50% of the proposed funds from the Natural Resources Conservation Service, and a couple of other potential funding sources.



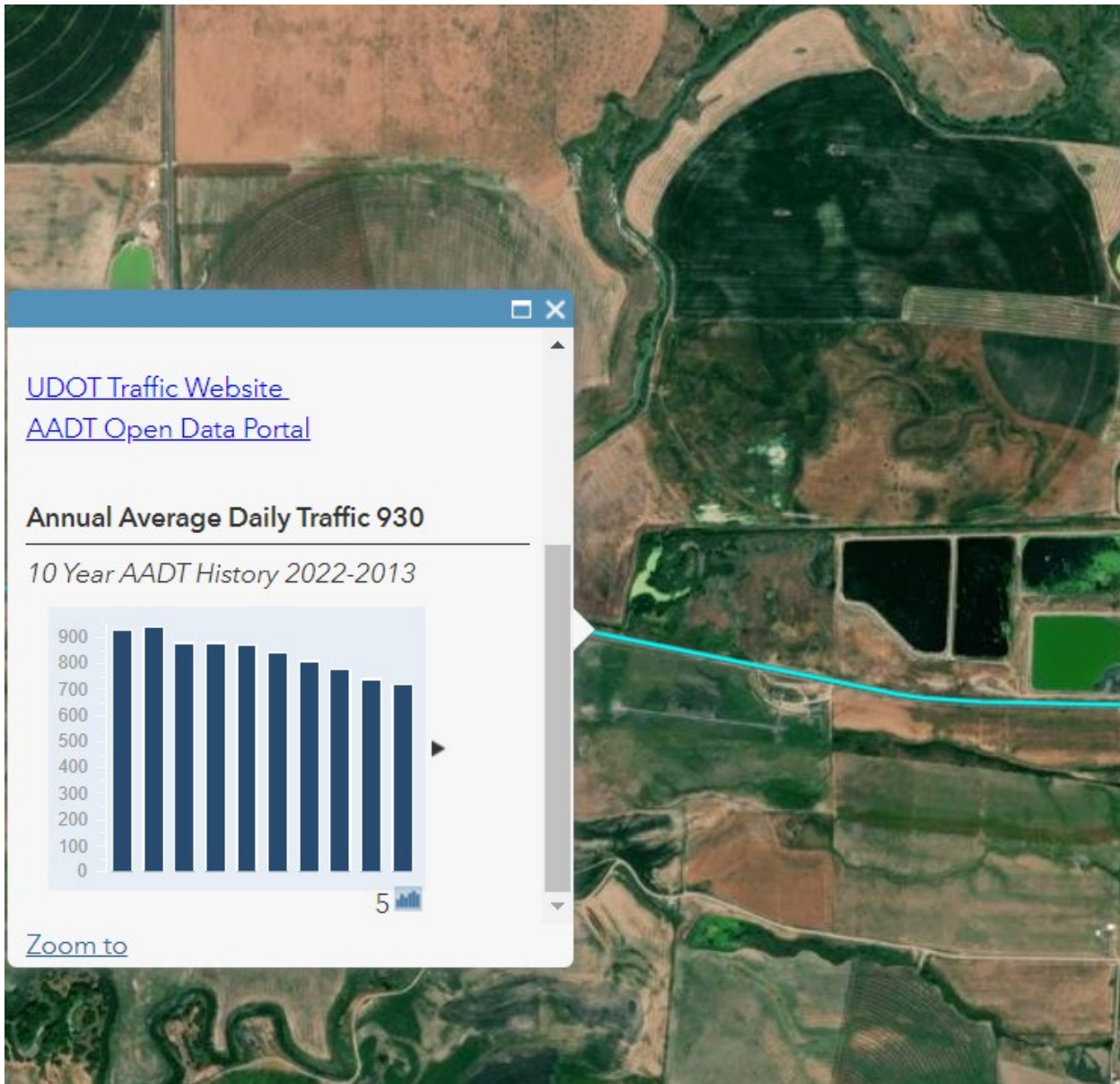
COSAC can now recommend to approve, approve with conditions, or deny this final round application.

Surrounding Uses	
North	Farmland, Cub River
East	Farmland
South	Farmland, Richmond City Ponds
West	Farmland and Cub River

Purpose of Proposed Conservation Easement

The property owner has applied for conservation bond funds to secure a conservation easement over the property. The applicant has indicated they wish to keep the property as farmland and a future wetland. At the request of COSAC, the applicant has stated that they are willing to provide a trail easement along the Cub River as part of their application.

The Cache Open Space Advisory Committee (COSAC) created a scoring sheet (attached) to help evaluate each application. The following are the main criteria for review: Protect Scenic Vistas, Preserve Open Lands Near Valley Gateways, Maintains Agriculture, Maintains Waterways, Maintains Wildlife Habitat, Allows Public Access, and Distinguishing Factors. Staff has reviewed the properties and provided the following review for each item. Each committee member to score the property according to their individual, and independent judgment, attached as part of their recommendation.



Protect Scenic Vistas

The Harris Farms Open Space Application is not directly adjacent to any major state or local highway. The closest state highway, SR 142, is more than 900 ft from the property. The highway currently has an Annual Average Daily Traffic Count of 930 with a slight increase over the last 10 years. You can see the property from SR142, shown within the redbox below. The property is also about 4,000 feet west of US 91 and sections can be seen, but more generally blends into the surrounding farmland.



Preserve Open Lands Near Valley Gateways

This property falls outside the traditional valley gateways (Wellsville Canyon, Valley View Highway, and SR 91 at the Idaho/Utah border) that COSAC has discussed.

Maintain Agriculture

The property is currently being farmed, mainly to grow corn. The NRCS has identified a large section of the property as “Prime Farmland If Irrigated” and some “Farmland of Local Importance” (see attached map). The property is irrigated and does contain water rights. The property has actively been farmed for many decades within the Harris family.

Maintain Waterways

The Cub River marks its northern and western boundary. The property includes at least one pond and some registered wetlands. The applicant has indicated that the very northern part of the property, about 10 acres, will likely be used as wetland mitigation for North Logan and will be returned to wetland.



Maintains Wildlife Habitat

Several species of animals live on the property, including birds and some deer. If sections of the property are returned to wetland, that would increase the habitat area within the property. The Cub River is home to several species of birds and fish. Staff could not find an official Utah guide or list, but Idaho Fish and Game has produced a fishing guide for the river: [Idaho Fishing Planner: Cub River](#).

Allows Public Access

Cache County and Richmond City have master plan trails in the area (see the attached map). This includes a non-paved multi-use trail along the river. Richmond's 2023 Trail's Master Plan shows a trailhead along SR 142 on their property directly south of the Harris property, shown on the map below. The applicant has told staff that they are open to having a trail along the river within their property as long as there is no trailhead or vehicle access. The Utah Department of Agriculture and Food has also indicated that the trail may help the property owner secure additional grants. Staff has

contacted Richmond City about the possibility of the County partnering with Richmond City on a trail design to allow the construction of a trailhead and trail in the area if the application is awarded. Richmond City has told staff they are supportive of the process but cannot commit to anything at this time.



[Richmond City Trail Master Plan-Proposed Trail Map \(a small section, full map on page 16\)](#)

Distinguishing Factors

The property has remained in the Harris family for several generations. According to the applicant, his family homesteaded the property.

Partnering Organizations

The property owner is working with the Utah Department of Agriculture and Food, which has communicated to staff that, if awarded, they can hold the easement. Staff from the state have also told county staff that they are working with the Harris family to apply for additional funding from



NRCS and LeRay McAllister Working Farm and Ranch Fund; see attached letter. In addition, staff with the Utah Agricultural Land Trust, a local non-profit, have indicated that they would like to hold the easement if needed. COSAC should consider the provided funding plan, and consider what action they would like to take, including any conditions to the action or recommendation that they take.

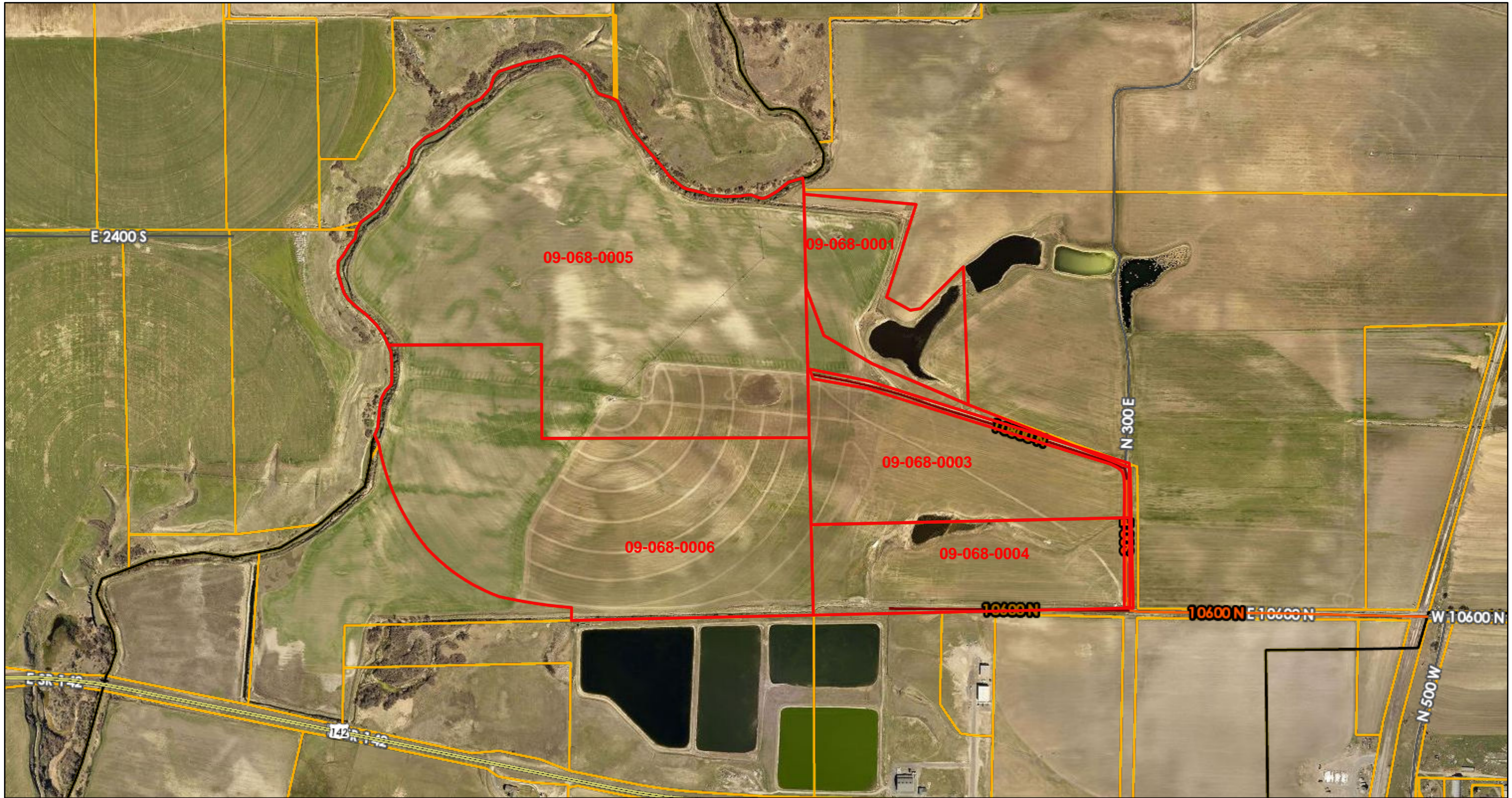
Cache County has reached out to Richmond City to discuss potential trail access and easement and to look at options and potential designs for such. They have communicated that they support the project but cannot provide additional support at this time.

Next Steps

COSAC is a recommendation body for the County Council, while the County Council is the approval authority. COSAC may now consider options of whether to recommend approval of the project, continue or table the project, or other actions. COSAC should consider the provided funding plan, and consider what action they would like to take, including any conditions to the action or recommendation that they take. The applicant needs to get the project surveyed to provide a description of the agricultural easement, and the related trail easement. Both of these will become part of the easement document. The County will also need to work out an agreement for the constructions, details of design, and the timing of construction of the trail; this agreement should be completed prior to the purchase of the easement.

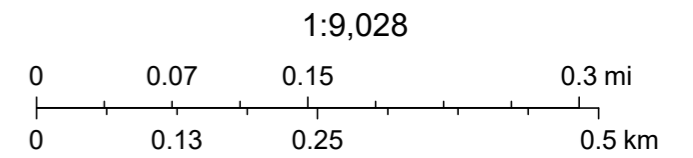


Parcel Map



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|----------------------|----------------------|-----------------|
| Override 1 | GRAVEL | County Boundary |
| Class B Surface Type | DIRT | Cache Parcels |
| ASPHALT | Municipal Boundaries | |



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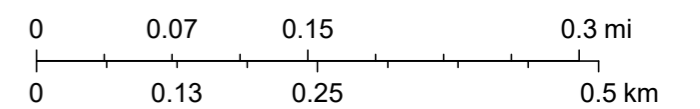
Harris Farms Master Plan Trails



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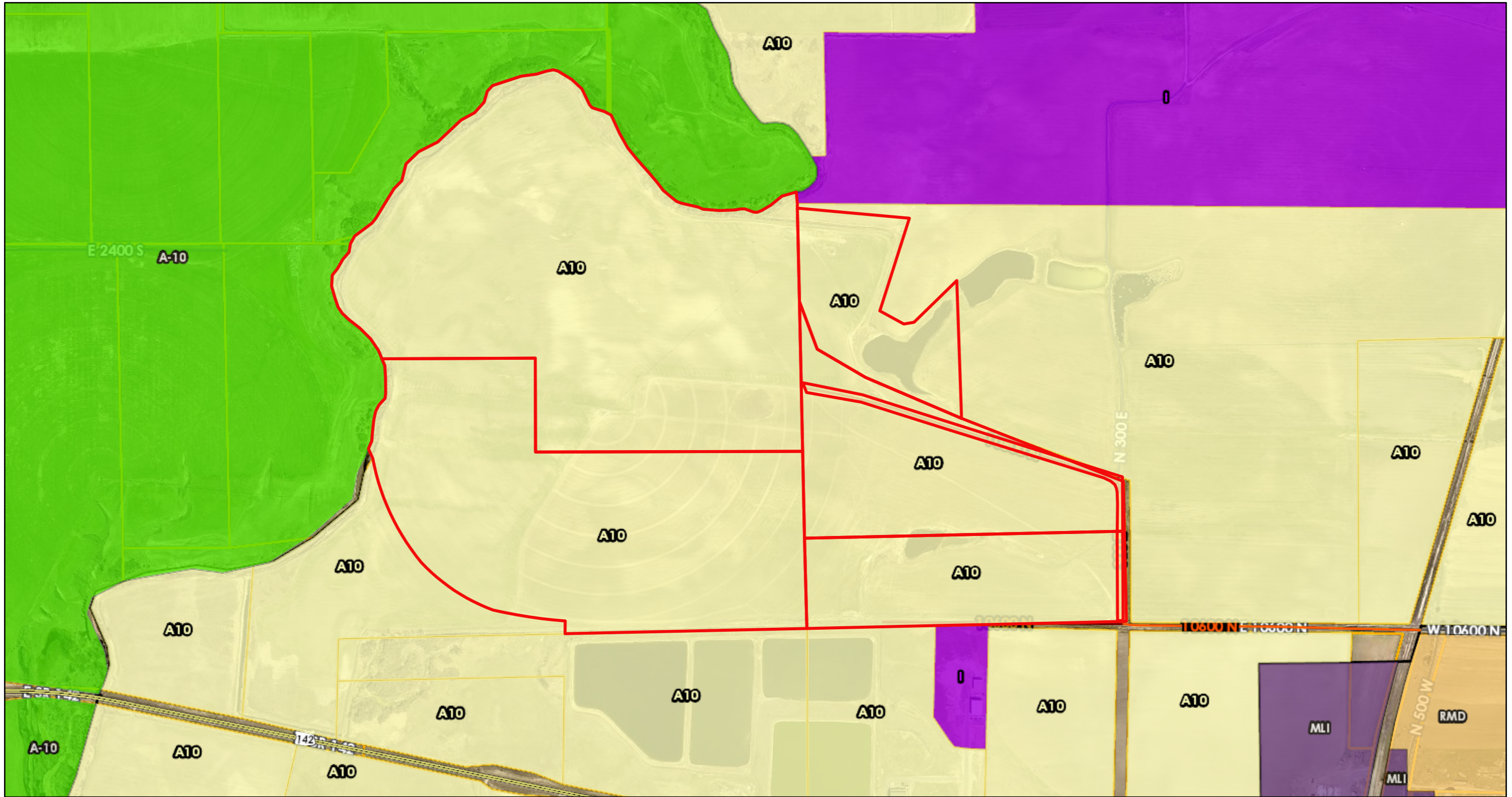
- | | | | |
|---|---------------------------|---------------------------------------|---|
| Override 1 | Sidewalk Trail | Richmond, Non-Paved Multi-Use | Mendon, <Null> |
| Cache Bikeways Near Term/ Long Term Recommendations | Quiet Street | Hyde Park, Arterial Street Trail | Millville, Equestrian Trail |
| Proposed Sharrows | Bike Lane | Hyde Park, Sidewalk Trail | Millville, Multi-Use Trail |
| Proposed Bike Lanes | Paved Pathway | Hyde Park, Bike Lane | Millville, Sidewalk Trail |
| Parking Restrictions - Side Specific | Improved Pathway | Hyde Park, Improved Pathway | Millville, Bike Route |
| Bike Lanes | Mountain Road | Hyde Park, Mountain Road | Nibley, 8' Connecting Trail |
| Proposed Advisory Bike Lanes | Mountain Trail | Hyde Park, Mountain Trail | Nibley, 10' Roadside Trail |
| Parking on Gravel Shoulder Only | Spot Improvements | Hyde Park, Bonneville Shoreline Trail | Nibley, 10' Major Trail |
| Proposed Bike Lane Up / Sharrows Down | Crossing Improvement | Hyde Park, Powerline Trail | North Logan, ; North Logan, 8' Multi-use Path; North Logan, <Null>; North Logan, Bike Lane; North Logan, Improved Pathway; North Logan, Unpaved Pathway |
| Bike Lane Up / Sharrows Down | Future City Trailhead | Hyde Park, Quiet Street | Paradise, <Null> |
| Buffered Bike Lanes | City Master Trail Plan | Hyrum, <Null> | Providence, Proposed Cache Bikeway Roadside Pathway |
| Paved Trail | Richmond, Motorized | Logan, Sidewalk Route | Providence, Proposed Natural Surface Trail |
| Proposed Paved Trail | Richmond, Single Track | Logan, Paved Shared Use Trail | Providence, Proposed Roadside Pathway |
| Sharrows | Richmond, Sidewalks | Logan, Unpaved Trail | Providence, Proposed Shared Pathway |
| Trails Master Plan Future | Richmond, On Street Bike | Logan, Bike Lane | Richmond, Bike Lane |
| Arterial Street Trail | Richmond, Paved Multi-Use | | |

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Harris Farms Zoning



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- Override 1
- Richmond Zoning
 - AGRICULTURAL A-10
 - AGRICULTURAL A-5
 - CENTRAL BUSINESS DISTRICT CBD
 - PLANNED INDUSTRIAL COMMERCIAL PIC
 - HIGHWAY COMMERCIAL HC
 - MANUFACTURING - LIGHT INDUSTRIAL MLI
 - PLANNED INDUSTRIAL COMMERCIAL PIC

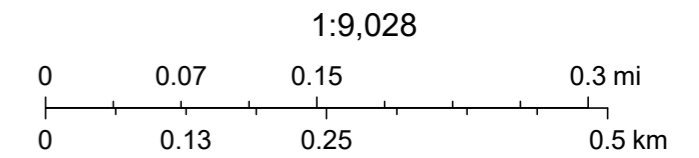
- RESIDENTIAL ESTATE RE-1
- RESIDENTIAL ESTATE RE-2
- RICHMOND, RESIDENTIAL LOW DENSITY RLD
- RESIDENTIAL MEDIUM DENSITY RMD
- PLANNED UNIT DEVELOPMENT
- RESIDENTIAL MULTI-FAMILY MF
- CITY
- SCHOOL
- TRAILER

- PARK
- CEMETERY
- Lewiston Zoning
 - AGRICULTURAL A-10
 - RESIDENTIAL R-1-10
 - RESIDENTIAL R-1-12
 - COMMERCIAL C-1
 - COMMERCIAL C-2
 - MANUFACTURING M-1

- County Zoning Base Districts
 - A10: Agriculture 10 acres
 - C: Commercial
 - FR40: Forest Recreation 40 acres
 - I: Industrial
 - RR: Resort Recreation
 - RU-2: Rural - 2 Zoning District
 - RU-5: Rural - 5 Zoning District

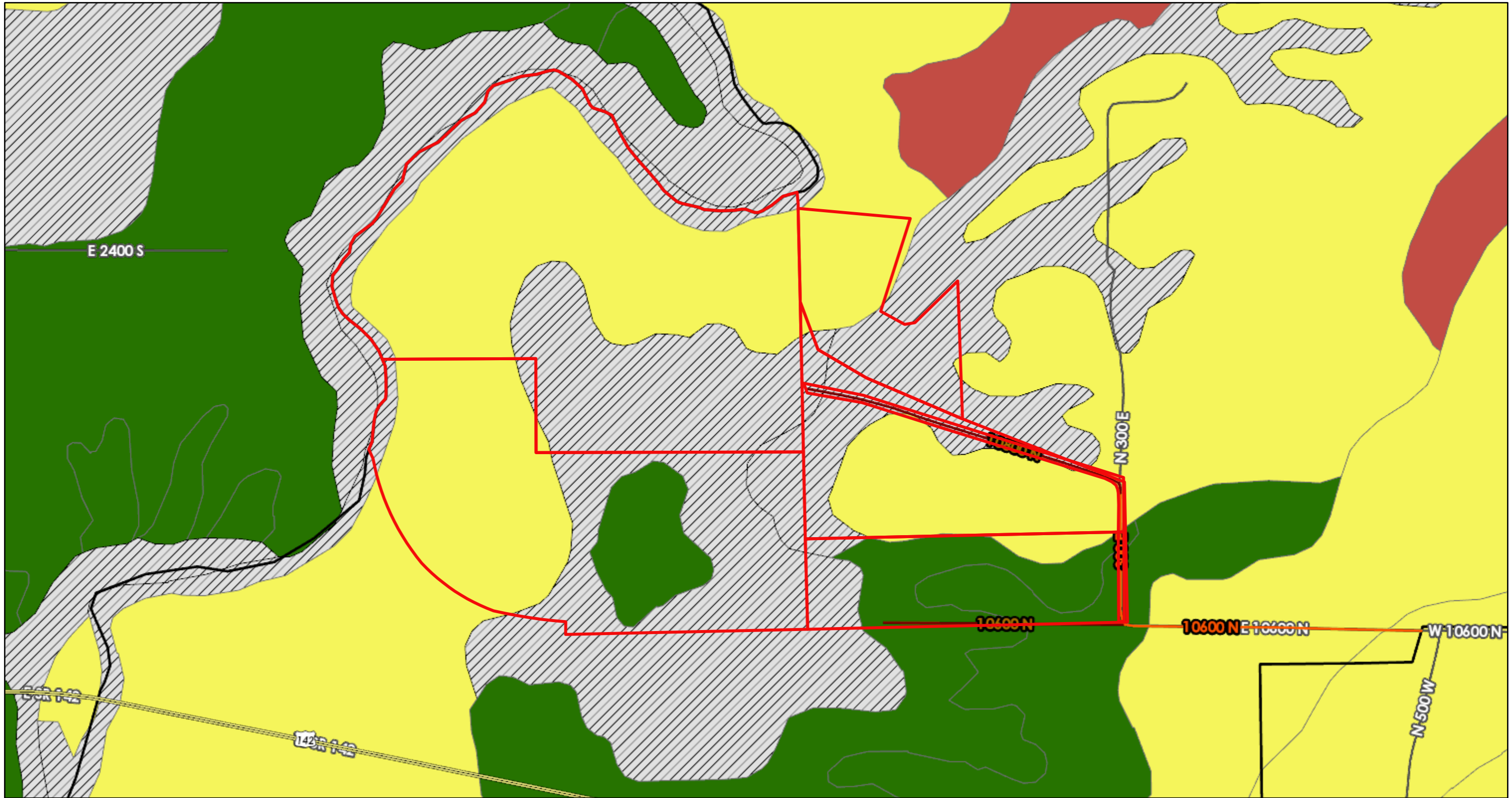
- County Zoning Overlay Districts
 - Mineral Extraction and Excavation Overlay (ME)

- Public Infrastructure Overlay (PI)
- Class B Surface Type
 - ASPHALT
 - GRAVEL
 - DIRT
- Municipal Boundaries
- County Boundary
- Cache Parcels



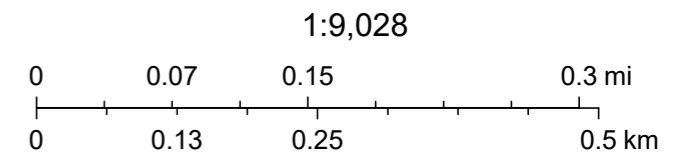
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Harris Farms Farmland



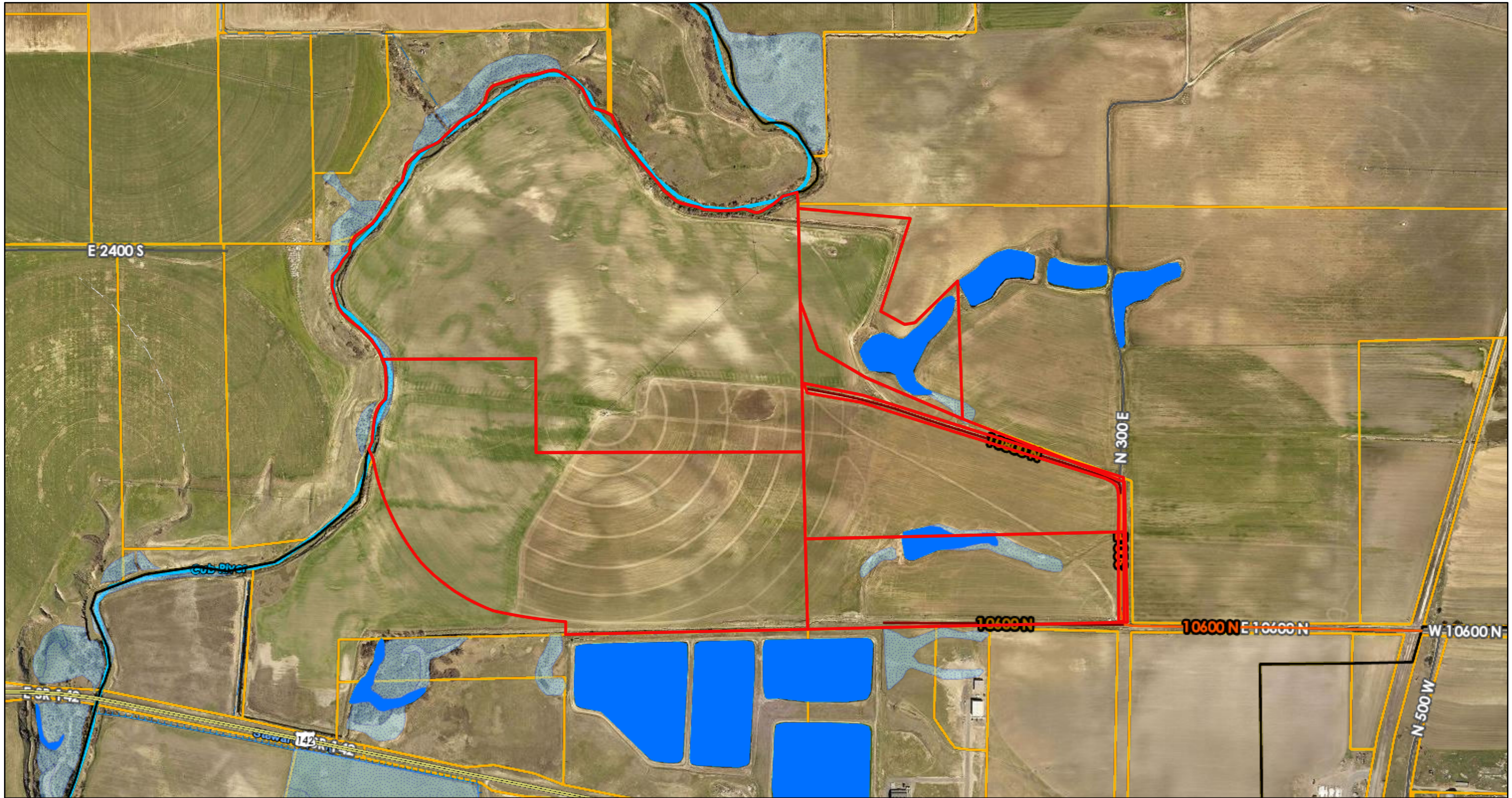
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|-----------------------------|----------------------|----------------------------------|------------------------------------|
| Override 1 | DIRT | NRCS Soils Farmland | Prime Farmland If Irrigated |
| Class B Surface Type | Municipal Boundaries | Not Classified | Ag. Protection Areas 300 FT Buffer |
| ASPHALT | County Boundary | Farmland Of Local Importance | Ag. Protection Areas |
| GRAVEL | | Farmland Of Statewide Importance | Cache Parcels |



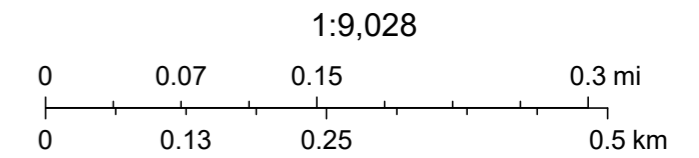
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Harris Farms Waterways



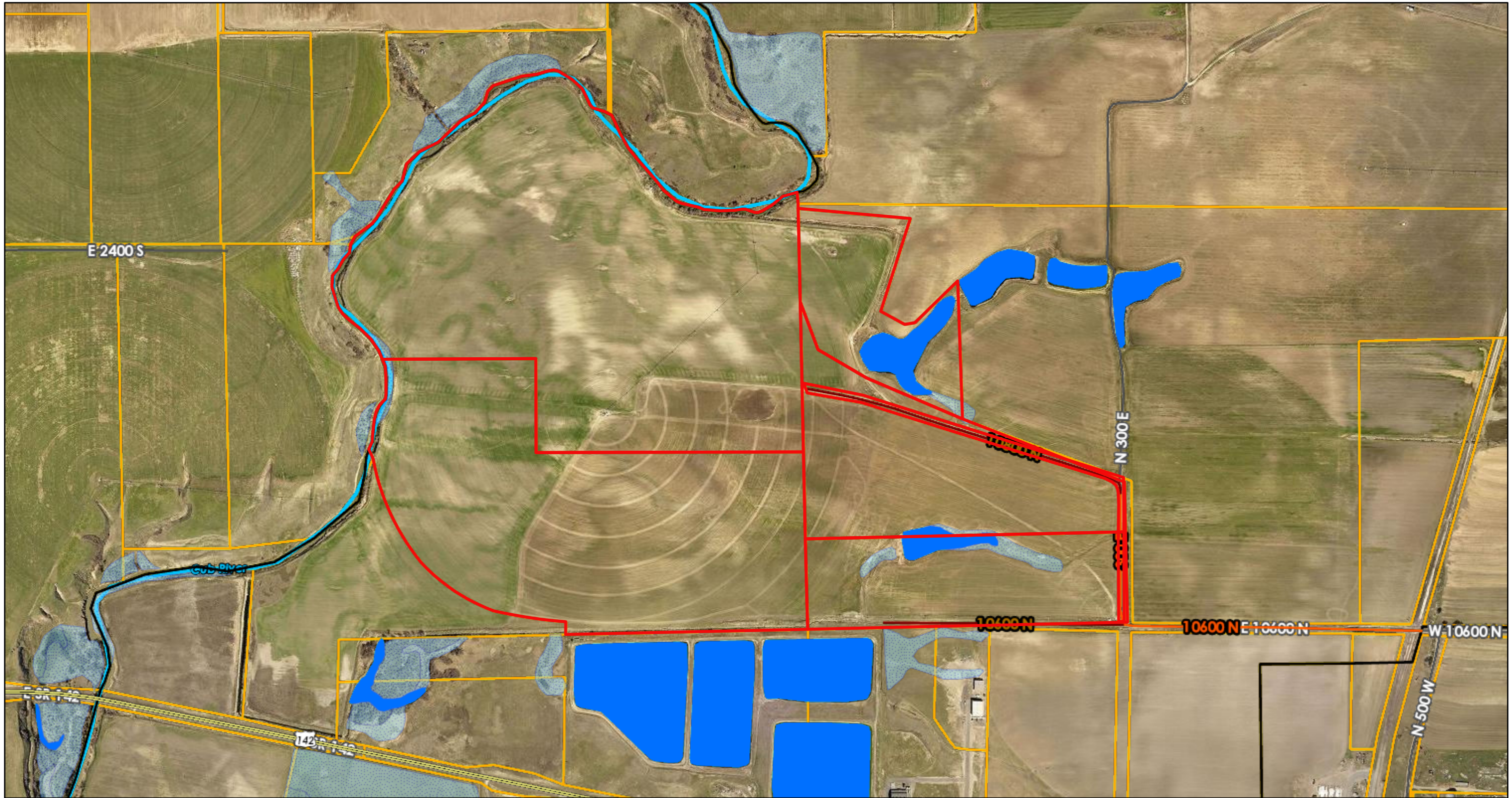
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|----------------------|------------------------------|------------------------------------|-----------------|
| Override 1 | DIRT | Lewiston Open Field Drains | Major Waterways |
| Class B Surface Type | Municipal Boundaries | Canals/Laterals | Wetlands (NWI) |
| ASPHALT | County Boundary | Springs National Hydrology Dataset | Cache Parcels |
| GRAVEL | Lewiston Closed Field Drains | Water Bodies | |



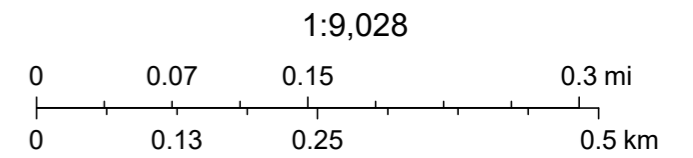
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Harris Farms Wildlife



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- | | | | |
|----------------------|----------------------|--------------------------|-----------------|
| Override 1 | DIRT | Greater Sage Grouse | Water Bodies |
| Class B Surface Type | Municipal Boundaries | Canada Lynx | Major Waterways |
| ASPHALT | County Boundary | Maguire Primrose | Wetlands (NWI) |
| GRAVEL | Yellow-Billed Cuckoo | Wildland-Urban Interface | Cache Parcels |



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Utah Department of Agriculture and Food
Land Conservation Program

Harris Farm Conservation Plan

8/27/2024

Charles Zan Harris & Casey Harris
Harris Farms
496 W. Main St. Richmond, UT

Budget Overview

- Acres to be Preserved: **225**
- Property Fair Market Value (Before Easement): **\$3,150,000 (\$14,000/acre)**
(Based on comparable market analysis)
- Estimated Easement Value: **\$2,362,500***
**Estimated 75% diminution in value based on recent comparable easement closings.
Actual easement value will be determined by a qualified appraisal.*

Targeted Funding Sources:

- Natural Resources Conservation Service (NRCS) Agricultural Conservation Easement Program (ACEP): **\$1,181,250** *(50% of estimated easement value; application due 10/7/24)*
- Cache County Open Space Bond (COSAC): **\$590,625** *(25% of easement value; application pending)*
- LeRay McAllister Working Farm and Ranch Fund: **\$236,250** *(10% of easement value; application to be submitted in 2025 Funding Cycle).*

Other Potential Funding Sources:

- North Logan City wetlands mitigation funding: **\$TBD** *(negotiating per-acre compensation for including wetland mitigation to benefit N. Logan City).*
- Greenbelt Rollback Taxes: **\$TBD** *(exploring the possibility of requesting a portion of the 20% of county rollback taxes that are required to be set aside for agricultural land conservation projects pursuant to HB371, 2022).*

TOTAL FUNDRAISING TARGET: **\$2,008,125**

LANDOWNER DONATION: **\$354,375** (*15% of easement value*).

Project Costs (Landowners):

- **Appraisal \$7,500**
- **Easement Documentation Report \$250**
- **Stewardship Fee \$10,000** (*due to Holder at closing*)
- **Title Insurance \$2,500**
- **Closing Fee \$500**
- **Easement Purchase Price \$2,520,000**

TOTAL PROJECT COST: \$2,540,750



CACHE COUNTY

RESOLUTION NO. 2024 -XX

A RESOLUTION APPROVING THE HARRIS FARM ROUND TWO OPEN SPACE APPLICATION

- (A) WHEREAS, the 2022 Cache County voter-approved General Obligation Bond authorizing a principal amount not to exceed twenty million dollars (\$20,000,000) to protect scenic vistas, preserve open lands near valley gateways, add trails and trail connectivity, and maintain agriculture, waterways, and wildlife habitat within Cache County; and
- (B) WHEREAS, Cache County Council adopted Ordinance 2023-06, creating code section 2.76 and establishing the Cache Open Space Advisory Committee; and
- (C) WHEREAS, the Cache Open Space Advisory Committee has reviewed the Harris Farm Open Space Application, scored it according to the approved scoring criteria, and recommended the County Council approve the Harris Farm Open Space Application (Parcels 09-068-006, 09-018-0005, 09-068-0004, 09-068-0003, 09-068-0002, and 09-068-0001) to move to the second application phase noting that the public access, in the form of a trail along the Cub River, as per the Richmond City and Cache County Trail Master Plans, is important to the scoring of the project and the need for coordination with Richmond City regarding access; and
- (D) WHEREAS, after review, the County Council approved the Round One Application to move forward to the Round Two application phase; and
- (E) WHEREAS, the Applicant has submitted the attached Round Two Open Space Funding Application (the “Round Two Application”), included herein as Exhibit A, with additional project details and a funding request for \$590,625.00; and
- (F) WHEREAS, the Cache Open Space Advisory Committee has reviewed the Round Two Application and funding request submitted by the Applicant and has made a positive recommendation that the County fund up to 25% of the total project cost of the conservation easement, or \$590,625.00; and
- (G) WHEREAS, Cache County Council has found that the application meets many of the goals established in the General Obligation Open Space Bond.

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

1. The County Council approves the Harris Farm Open Space Application (Exhibit A) containing parcels 09-068-006, 09-018-0005, 09-068-0004, 09-068-0003, 09-068-0002, and 09-068-0001, subject to the following criteria:
 - a. The County shall fund no more than **\$590,625** (*25% of easement value; application pending*).



CACHE COUNTY

RESOLUTION NO. 2024 -XX

A RESOLUTION APPROVING THE HARRIS FARM ROUND TWO OPEN SPACE APPLICATION

- b. The County shall review and approve the easement documents and enter into a written agreement with the Applicant before disbursing any funds.
- c. The final easement(s) shall preserve the agricultural use of the property and establish a trail easement along the Cub River.

DRAFT



CACHE COUNTY

RESOLUTION NO. 2024 -XX

A RESOLUTION APPROVING THE HARRIS FARM ROUND TWO OPEN SPACE APPLICATION

PASSED AND APPROVED BY THE COUNTY COUNCIL OF CACHE COUNTY, UTAH,
THIS ____ DAY OF _____ 2024.

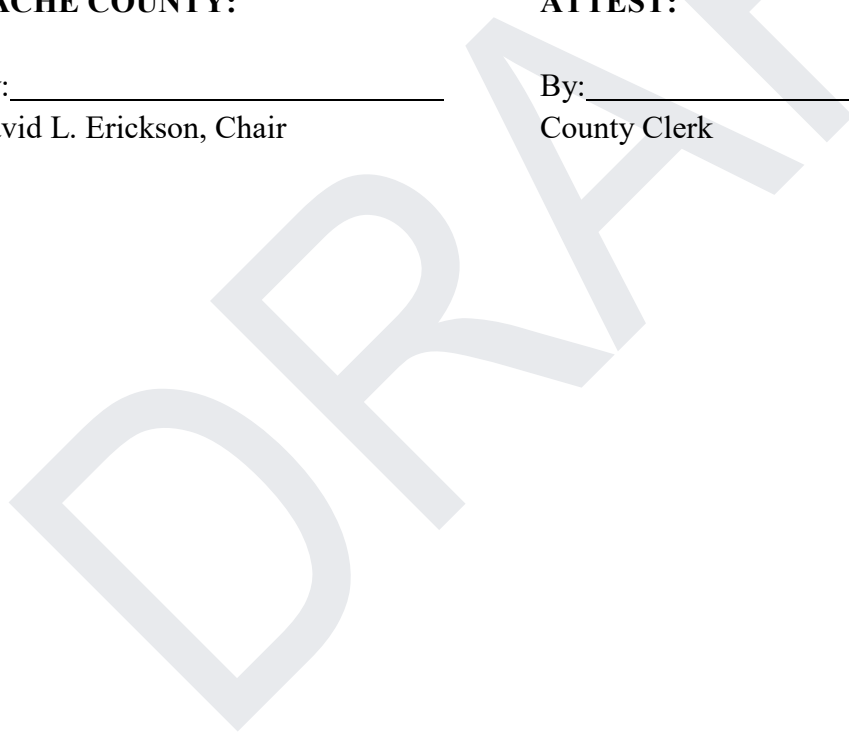
	In Favor	Against	Abstained	Absent
David Erickson				
Sandi Goodlander				
Nolan Gunnell				
Barbara Tidwell				
Karl Ward				
Mark Hurd				
Kathryn Beus				
Total				

CACHE COUNTY:

ATTEST:

By: _____
David L. Erickson, Chair

By: _____
County Clerk





CACHE COUNTY

RESOLUTION NO. 2024 -XX

**A RESOLUTION APPROVING THE HARRIS FARM ROUND TWO OPEN SPACE
APPLICATION**

DRAFT



CACHE COUNTY

RESOLUTION NO. 2024 -XX

**A RESOLUTION APPROVING THE HARRIS FARM ROUND TWO OPEN SPACE
APPLICATION**

EXHIBIT A

Harris Farms Open Space Application

DRAFT



State of Utah

SPENCER J. COX
Governor

DEIDRE M. HENDERSON
Lieutenant Governor

Department of Agriculture and Food

CRAIG W. BUTTARS
Commissioner

KELLY PEHRSON
Deputy Commissioner

JAMES D. BOWCUTT
Director, Division of Conservation

Charles Zan Harris
496 West Main
Richmond, Utah 84333

9/17/2024

Re: Proposed Conservation Easement - Cache County, UT

Mr. Harris,

I appreciate your interest in pursuing a conservation easement on approximately 260 acres of property that you own in Cache County, Utah. You have requested that The Utah Department of Agriculture and Food (UDAF) assist you in securing funding and to be the eventual holder of a proposed conservation easement.

Conservation Easements are willing-buyer, willing-seller transactions that require mutual agreement on terms and conditions to complete the transaction. This Letter of Intent outlines our shared interest and mutual intent to work together in good faith to assist with placing a conservation easement on your property. This letter does not legally bind you to encumber your property with a conservation easement, nor does it obligate UDAF to accept and hold the easement or to provide any funding for your project. This letter is intended to give UDAF and other potential funding partners assurance that you intend to complete the conservation easement and are committed to the process. It furthermore confirms that you are entering these discussions with UDAF voluntarily.

The property you are considering for a conservation easement is approximately 260 acres and is located in Cache County, UT. The proposed conservation easement would allow continued agricultural uses while protecting important farmland, wildlife habitat, open space, recreational opportunities, and other resources as conservation values. The conservation easement agreement will generally prohibit the development or subdivision of the property and will be perpetual.

An easement document including specific terms and conditions will need to be specially tailored to your property, identifying its conservation values, and the standards and requirements of any funding partners. A deed of conservation easement will then be recorded with the Cache County Recorder's Office and will run with your property in perpetuity, meaning that all future owners will be bound by the terms and conditions mutually agreed upon in the deed of conservation easement.

This process is very similar to a real estate transaction and will require the sharing of information such as mortgages, liens, title commitments, and other encumbrances. Copies of water rights, leases, other easements, and

- 4315 South 2700 West TSOB Building Floor 2, Taylorsville, Utah 84129-2128 PO Box 146500, Salt Lake City, Utah 84114-6500
Telephone 801-982-2200
- <http://ag.utah.gov>

other contractual arrangements on the property will also be needed. Each step is an important part of the process and is necessary to comply with state and federal guidelines as well as UDAF policies for conservation easement transactions. Because conservation easements can be an important part of estate and tax planning, we strongly suggest you seek legal and tax advice from trusted, qualified professionals. UDAF cannot provide you with legal or tax advice, and nothing in this letter, or past or future discussions, should be construed as legal or tax advice.

While we will work to help you secure funding for your easement, it is our understanding that you are willing to a portion of the total easement value to meet the NRCS cost share requirements for its Agricultural Conservation Easement Program (ACEP) Agricultural Land Easement (ALE), depending on your ability to secure funds to purchase the conservation easement.

Please be aware that to claim a federal tax deduction, the donation must meet the requirements of Internal Revenue Code §170 and the accompanying Treasury Department regulations, in addition to any other federal or state requirements. The Treasury Department regulations require an Internal Revenue Service-qualified appraisal prepared by a qualified appraiser for gifts of property valued at more than \$5,000. This is separate from the appraisal required by NRCS. As the donor, you are ultimately responsible for any determination of the value of the donation. UDAF cannot ensure your easement's tax deductibility. It is entirely incumbent upon the landowner, in consultation with their attorney and tax advisor, to ensure that all requirements are met for a tax-deductible easement.

This agreement does not guarantee funding. Our ability to complete this conservation easement is contingent on you securing the funds to both purchase the conservation easement and cover the transaction and stewardship costs. If UDAF is the intended holder, it requires a Stewardship contribution of 1% of the total easement value, or \$10,000, whichever is less, to be paid by the Grantor at the easement closing. This helps offset the costs of any litigation or if UDAF needs to expend monies to bring the easement into compliance and is not used to defray yearly monitoring or other recurring administrative costs.

A summary of some key steps in purchasing and closing the conservation easement are as follows:

1. Letter of Intent signed and landowner consent to proceed.
2. Gathering of preliminary information such as deeds, title reports, surveys, etc.
3. Negotiation of specific terms and conditions of the conservation easement.
4. Fundraising to cover easement purchase, transactions costs, and stewardship as needed.
5. Completion of necessary due diligence items such as minerals assessments and Phase I Environmental Reports.
6. Conservation easement and baseline documents are drafted and discussed.
7. Obtaining a qualified Uniform Standards of Professional Appraisal Practice (USPAP) appraisal meeting the requirements of funding partners.
8. Completion of a baseline documentation report.
9. Legal review by the landowner (or legal representative/counsel) and UDAF.
10. Submitting all documents for approval by funding partners.
11. Close of purchase by signing and recording the conservation easement.

UDAF will work with you to identify possible sources of funding to help defray some of these expenses, however, the cost of the due diligence items such as the appraisal (which must be contracted by UDAF), minerals assessment, legal fees, title insurance, and other needed items is the responsibility of the Landowner and generally must be paid before closing. UDAF will contact you for approval before contracting with a third party for any due diligence items.

If you decide to discontinue the easement process after UDAF has incurred costs for due diligence, you hereby


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Telephone 801-982-2200
- <http://ag.utah.gov>

agree to reimburse UDAF for the actual costs incurred for contracted items required by the funding sources as part of the due diligence and transaction costs associated with your conservation easement project.

Disclaimer: The parties to this agreement acknowledge that UDAF is a governmental entity as defined by the Utah Governmental Immunity Act, UCA § 63G-7-101, et. seq. UDAF does not waive any defenses otherwise available under the Governmental Immunity Act and all parties shall indemnify, hold harmless, and release the state of Utah, and all of its officers, agents, employees and volunteers from and against any and all loss, damages, injury, liability, suits, and proceedings relating to this Agreement which are caused in whole or in part by the acts, omissions, or negligence of UDAF or any of its officers, agents, employees and volunteers. The provisions of this Agreement shall be construed and governed by the laws of the State of Utah. The parties will submit to the jurisdiction of the courts of Utah for any dispute arising out of this Agreement or the breach thereof. The venue shall be in Salt Lake City, in the Third Judicial District Court for Salt Lake County, Utah.

This agreement has a term of 24 months from the date this letter is signed by both parties unless extended in writing by mutual agreement. Please feel free to contact Jeremy Christensen – UDAF Land Conservation Program Manager, at 385-441-4106, or jeremyc@utah.gov with any questions you may have. If you agree with the information provided, please sign and date the acknowledgement below.

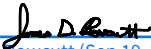
Signed,



Kelly Pehrson, Deputy Commissioner
Utah Department of Agriculture and Food

09/20/2024

Date




[Jim Bowcutt \(Sep 19, 2024 16:22 MDT\)](#)
Jim Bowcutt, Director of Conservation
Utah Department of Agriculture and Food

09/19/2024

Date

The signature below on this letter acknowledges that I am the legal owner or the legal representative of approximately 260 acres of land in Cache County and that I intend to work with UDAF to permanently conserve this land through a perpetual conservation easement. I acknowledge that UDAF has advised me to seek independent legal and tax advice and has advised us of the perpetual nature of conservation easements. We acknowledge that completion of this conservation easement is predicated on several factors, some of which are listed in this letter. This letter represents an accurate portrayal of my intent to work with UDAF cooperatively and in good faith.

Signed,



[Charles Harris \(Sep 23, 2024 08:22 MDT\)](#)
Charles Zan Harris

09/23/2024

Date

August 23, 2024

Chris Sands
Cache Open Space Advisory Committee
179 N. Main St.
Logan, Ut 84321

Dear Chris,

I want to provide a letter of enthusiastic support for the Cache Open Space Advisory Committee's consideration of the Harris property near the Cub River as potential conservation easement through the Cache Open Space Program.

North Logan City would be very supportive of the Harris property for the following reasons:

1. This property fits the mission to conserve productive farm and ranch land that has a positive impact on Utah's agricultural future.
2. A piece of this property near the edge of the Cub River, outside the irrigation pivot for the large amount of acreage of farmable land, is a part of a historic wetland complex that would be ideal for wetland mitigation needs within the Cache Valley for North Logan City, and other entities within the valley for public projects.
3. A trail along the river could be accommodated to separate the agricultural use and wetland mitigation areas as part of a larger Cache County trail system.
4. This may be a great benefit for floodplain management for the Cub River.
5. This could be a great starting point to pursue easements or purchases for an even broader perpetual working agricultural landscape, as well as a future trail corridor along the river, given the development pressure of nearby Richmond, Utah.
6. The City would be willing to contribute to cost the easement for this piece of property for purposes of wetland mitigation, and potentially engage with other entities in the State to identify additional support. The Utah Department of Agriculture and Food (UDAF) is very supportive of this potential conservation easement.

Thank you again for your consideration. North Logan is very pleased Cache Open Space Advisory Committee will be providing a positive impact to Cache County's future, and in our view, this opportunity for needed wetland mitigation could be a win/win for both Cache County and the City of North Logan.

Best wishes,



Lyndsay Peterson
North Logan City Mayor



Cache County
1857

**Cache Open Space Advisory Committee (COSAC) -
Open Space Funding Application**
For screening of projects requesting bond funding from Cache County.

Section A: Required Criteria

Select one ▾ The property(s) is in Cache County. Yes

Select one ▾ The landowner is willing. The property owner should be engaged in the conservation of the property and willing to enter into good faith negotiations with the County. Yes

Select one ▾ Property(s) has a clear title. The appropriate title and ownership are free of disputes or other conflicts. Yes

If you answered no to any of these questions your application is ineligible.

Are you aware of any legal disputes or conflicts relating to the property or proposed project? If yes, please describe. Select one ▾ No

Section B: Property Information

Project Name: _____
 Address or location: TT 910S, 800E, Trenton UT 84338
 Municipality or nearest city: Trenton UT
 Parcel number(s): 13-002-0014, 13-002-0039, 13-002-0013, 13-002-0017
 Total acres: ~~130.00~~ 155.44
 Acres proposed to be preserved by conservation easement: 130.
 Acres proposed to be preserved by ownership transfer (fee title): _____ ?
 If not the entire parcel(s), provide a map of the proposed project.

Section C: Applicant Information

Property Owner(s): Adolfo and Leilani Silva
 Address: 910S, 800E City: Trenton State: UT Zip: 84338
 Phone: 435-237-3232 Email: leilanisilvaldo@gmail.com
 Contact person/ Authorized Agent (if other than property owner): N/A
 Title / position: N/A
 Address: N/A City: N/A State: Zip:
 Phone: N/A Email: N/A
 I authorize this agent as my legal contact person

Agent relationship to project, check all that apply: N/A

- Municipality
- Land Trust
- 501c3
- Other, describe



Cache Open Space Advisory Committee (COSAC) -
Open Space Funding Application
For screening of projects requesting bond funding from Cache
County.

Additional contacts: N/A

Name: _____ Phone: _____ Email: _____

Name: _____ Phone: _____ Email: _____

If you are working with a land trust, please list name here: _____

Section D: Additional Information - Please answer the following questions on a separate page.

1. Please describe past, present, and future uses of the property. We grow alfalfa and potatoes, corn, grass, grain. There are geese, swans, ducks, muskrats, raccoons, deer, coyotes, pheasants on property.
2. Are you aware of any toxic or hazardous materials on the property? Select one - If yes, NO please explain.
3. Is the property subject to any DEQ or EPA restrictions? Select one - If yes, please Not that I know of. explain.
4. What benefits will the public receive as a result of the proposed transaction. Select all that apply:
 - Protects scenic vistas
 - Preserves open lands near valley gateways
 - Adds trails and trail connectivity
 - Maintains agriculture
 - Maintains waterways
 - Maintains wildlife habitat
 - Other: _____
5. Are you proposing to open any portion of the property to public access? Select one - NO Please explain.
6. Are you working with other organizations or agencies that may provide professional assistance or potential funding sources (such as NRCS, Bear River Land Conservancy, Utah Open Lands, Fish and Wildlife, UDAF LeRay McAllister)? If yes, please provide details.



**Cache Open Space Advisory Committee (COSAC) -
Open Space Funding Application**
For screening of projects requesting bond funding from Cache
County.

Section E: Supporting Documents

If your application is accepted, you will be asked to complete a final application with additional information which may include, but is not limited to, the following documents. **Please do not send them at this time.**

- | | |
|-------------------------------|-----------------------------|
| Current real estate appraisal | Water rights |
| Mineral rights | Encumbrances |
| Easements or right of ways | Letters of support |
| Legal description | Relevant planning documents |

To the best of my knowledge I attest the information provided here is true and correct.

x *Adelle Silva* *Heilani Silva* *9-18-2024*
 Property Owner(s) Signature (Required) Date

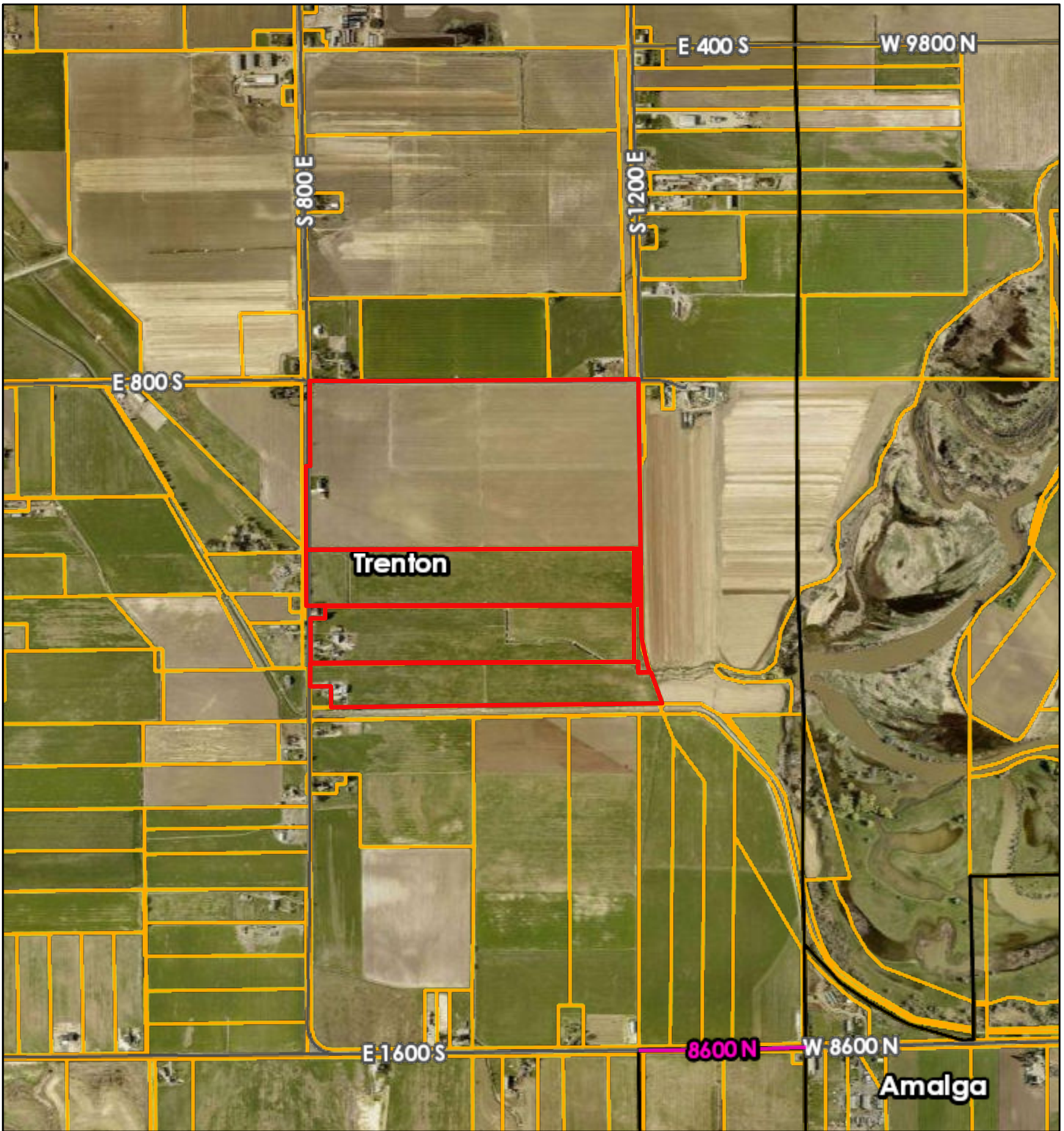
 Authorized Agent Signature Date

- To complete and send this form:
1. Save a copy on your computer as a PDF. Your draft can be attached to an email for editing and contribution by others.
 2. Submit the final version via email to devservices@cachecounty.gov.

This form is subject to change as the Cache Open Space Advisory Committee sees fit.










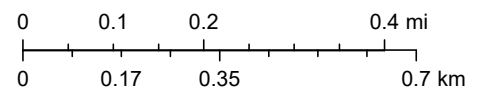
Silva Property - Parcels Map



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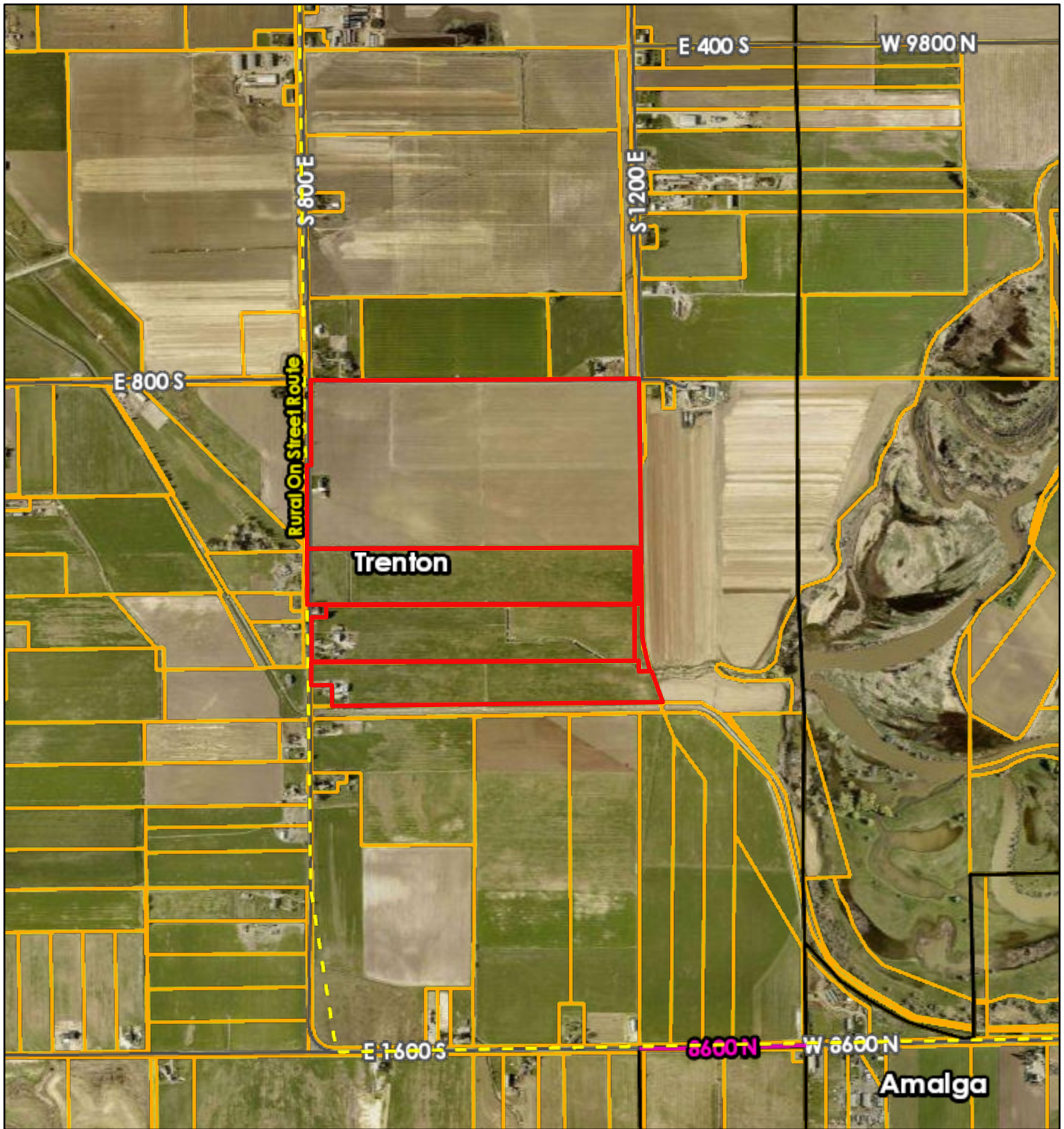
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- | | |
|---|--|
|  Override 1 |  DIRT |
| Class B Surface Type |  Municipal Boundaries |
|  ASPHALT |  County Boundary |
|  GRAVEL |  Cache Parcels |



Maxar

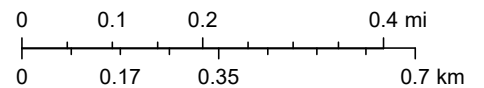
Silva Property - Master Planned Trails



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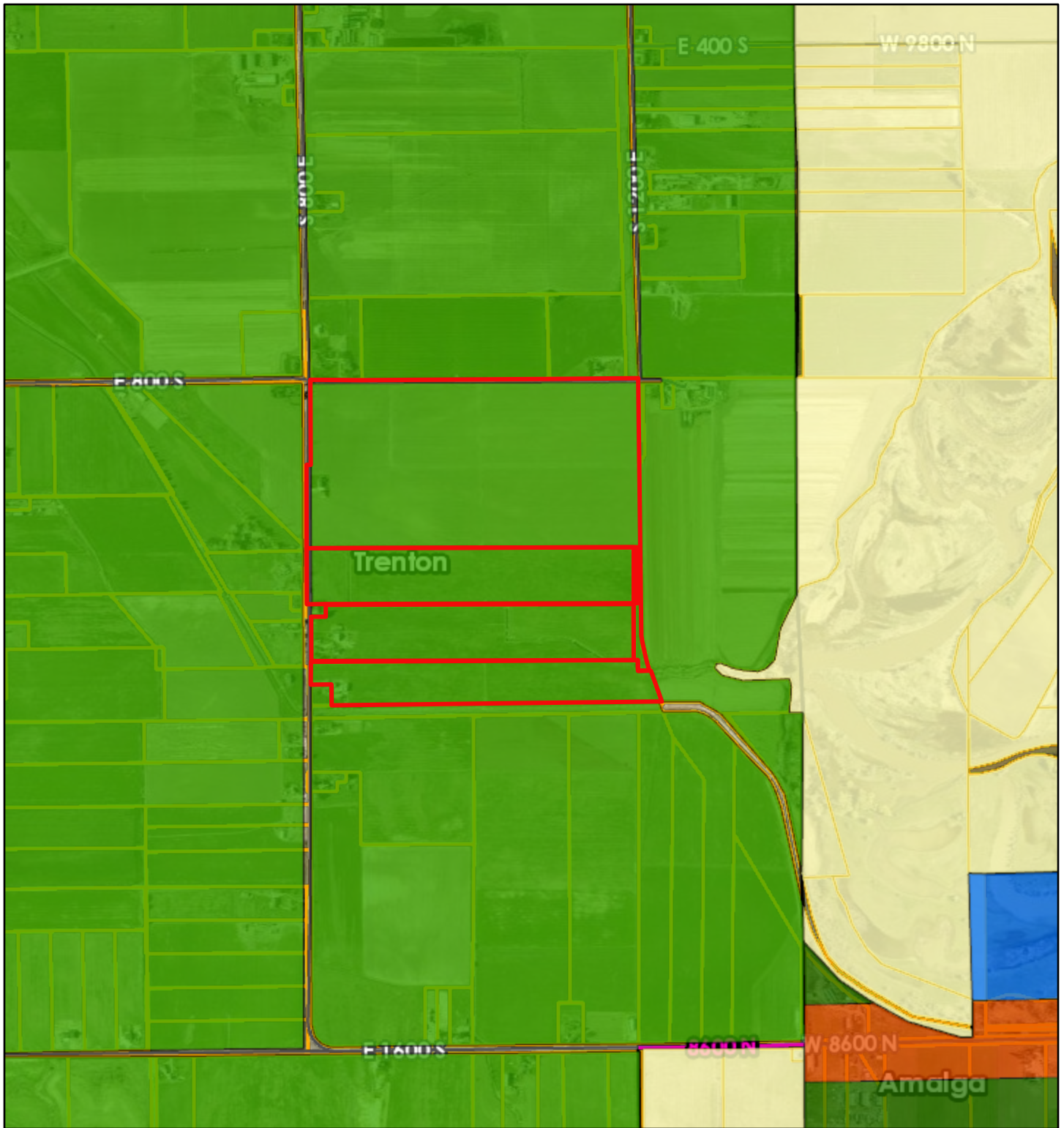
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- | | | |
|---|---------------------------|---------------------------------------|
| Override 1 | Sharrows | City Master Trail Plan |
| City Master Plan Trailheads | Trails Master Plan Future | Richmond, Motorized |
| Cache Bikeways Near Term/ Long Term Recommendations | Arterial Street Trail | Richmond, Single Track |
| Proposed Sharrows | Sidewalk Trail | Richmond, Sidewalks |
| Proposed Bike Lanes | Quiet Street | Richmond, On Street Bike |
| Parking Restrictions - Side Specific | Bike Lane | Richmond, Paved Multi-Use |
| Bike Lanes | Paved Pathway | Richmond, Non-Paved Multi-Use |
| Proposed Advisory Bike Lanes | Improved Pathway | Hyde Park, Arterial Street Trail |
| Parking on Gravel Shoulder Only | Mountain Road | Hyde Park, Sidewalk Trail |
| Proposed Bike Lane Up / Sharrows Down | Mountain Trail | Hyde Park, Bike Lane |
| Bike Lane Up / Sharrows Down | Spot Improvements | Hyde Park, Improved Pathway |
| Buffered Bike Lanes | Crossing Improvement | Hyde Park, Mountain Road |
| Paved Trail | Future City Trailhead | Hyde Park, Mountain Trail |
| Proposed Paved Trail | | Hyde Park, Bonneville Shoreline Trail |



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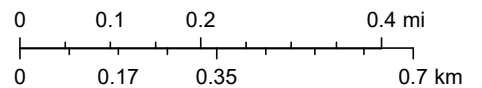
Silva Property - City and County Zoning



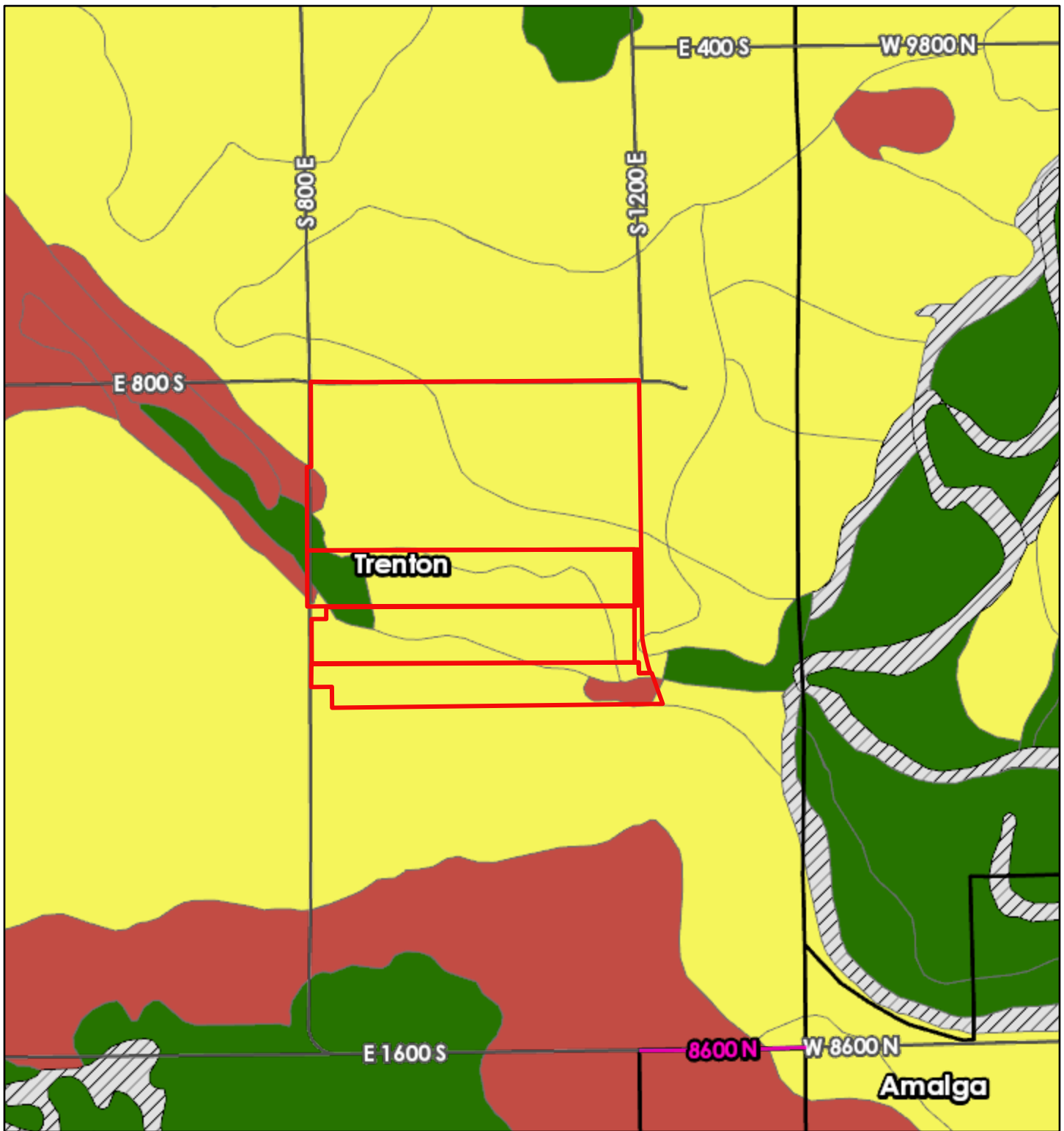
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- | | | | |
|--|--|---|--|
| <ul style="list-style-type: none"> █ Override 1 Smithfield Zoning █ NEIGHBORHOOD COMMERCIAL - NC █ COMMUNITY COMMERCIAL - C1 - C2 █ GENERAL COMMERCIAL - GC █ HIGHWAY COMMERCIAL - CH █ MANUFACTURING █ RESIDENTIAL AGRICULTURE - 5 ACRE █ RESIDENTIAL - 1 ACRE █ RESIDENTIAL - 1/2 ACRE █ RESIDENTIAL - 12,000 SF █ RESIDENTIAL - MULTIFAMILY █ RECREATIONAL PLANNED DEVELOPMENT █ RESIDENTIAL CRITICAL AREA | <ul style="list-style-type: none"> █ FOREST RECREATION - 40 ACRE River Heights Zoning █ AGRICULTURAL █ COMMERCIAL C1 █ COMMERCIAL C2 █ PARK █ RESIDENTIAL Richmond Zoning █ PUD OVERLAY █ MIXED USE OVERLAY █ AGRICULTURAL - A-3 █ AGRICULTURAL - A-5 █ AGRICULTURAL - A-10 █ CENTRAL BUSINESS DISTRICT - CB | <ul style="list-style-type: none"> █ COMMERCIAL PROFESSIONAL █ COMMUNITY COMMERCIAL - CC █ GENERAL COMMERCIAL - GC █ INSTITUTIONAL - I-1 █ MANUFACTURING - M1 █ MULTIPLE FAMILY RESIDENTIAL - RM █ RESIDENTIAL AGRICULTURAL - RA-1 █ RESIDENTIAL AGRICULTURAL - RA-2 █ RESIDENTIAL R-1-10 █ RESIDENTIAL R-1-12 █ RESIDENTIAL R-1-20 █ MASTER PLANNED COMMUNITY - MPC Providence Zoning █ AGRICULTURAL - AG | <ul style="list-style-type: none"> █ COMMERCIAL - C █ COMMERCIAL PARKING █ PARK - PR █ MIXED USE - MU █ HISTORIC █ RESIDENTIAL - R-1-8 █ RESIDENTIAL - R-1-10 █ RESIDENTIAL - R-1-12 Paradise Zoning █ AGRICULTURAL A-10 █ AGRICULTURAL A-5 █ CENTRAL BUSINESS █ PLANNED INDUSTRIAL █ HIGHWAY |
|--|--|---|--|



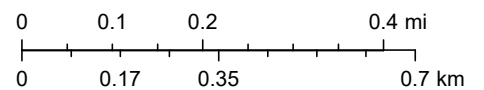
Silva Property - Farmland



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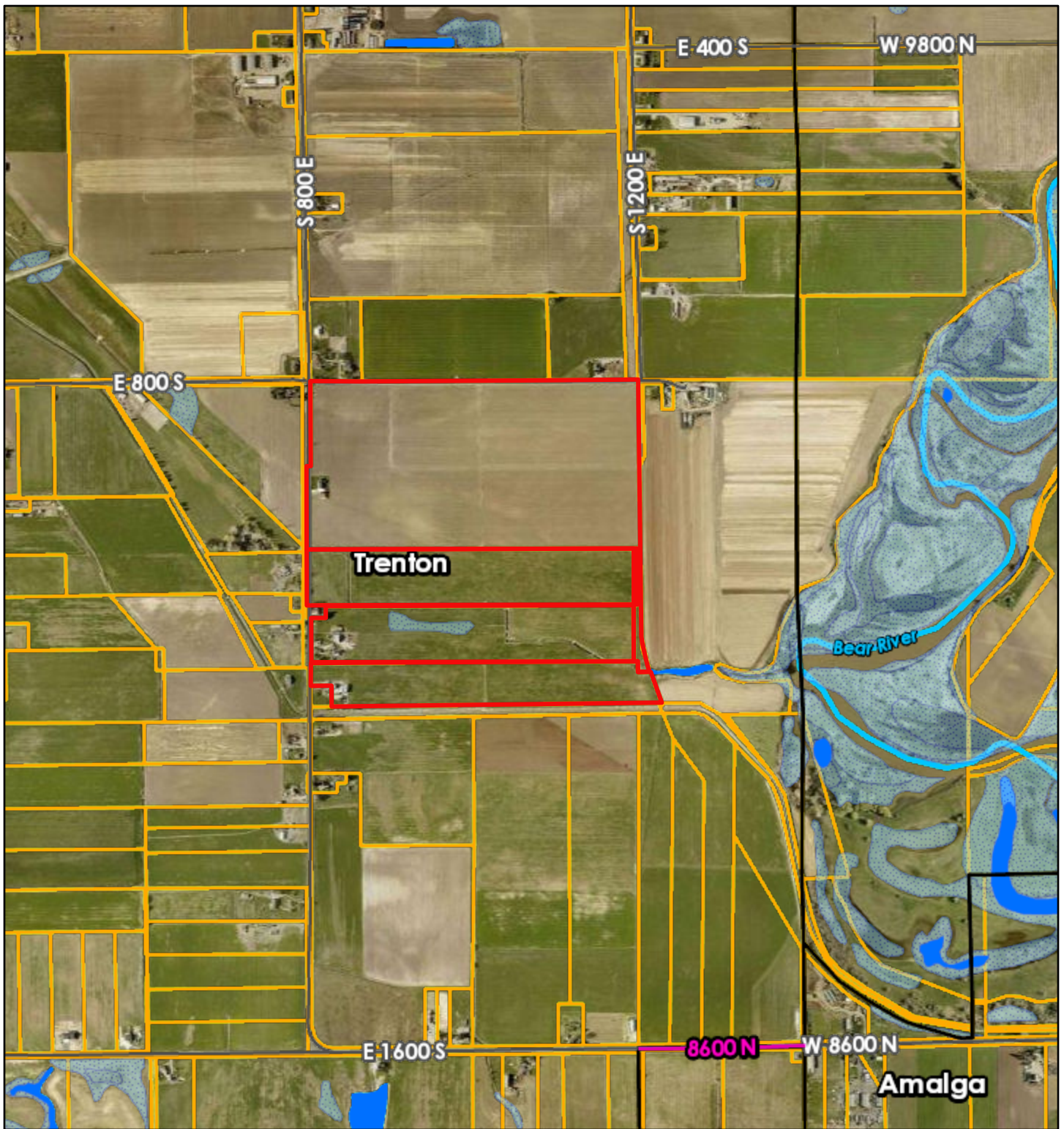
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- Override 1
- Class B Surface Type
- ASPHALT
- GRAVEL
- DIRT
- Municipal Boundaries
- County Boundary
- Ag. Protection Areas 300 FT Buffer
- Ag. Protection Areas
- NRCS Soils Farmland
- Not Classified
- Farmland Of Local Importance
- Farmland Of Statewide Importance
- Prime Farmland If Irrigated
- Cache Parcels



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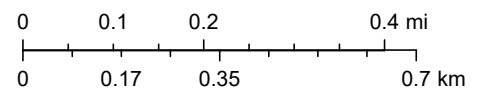
Silva Property - Wetlands, Waterbodies, and Waterways



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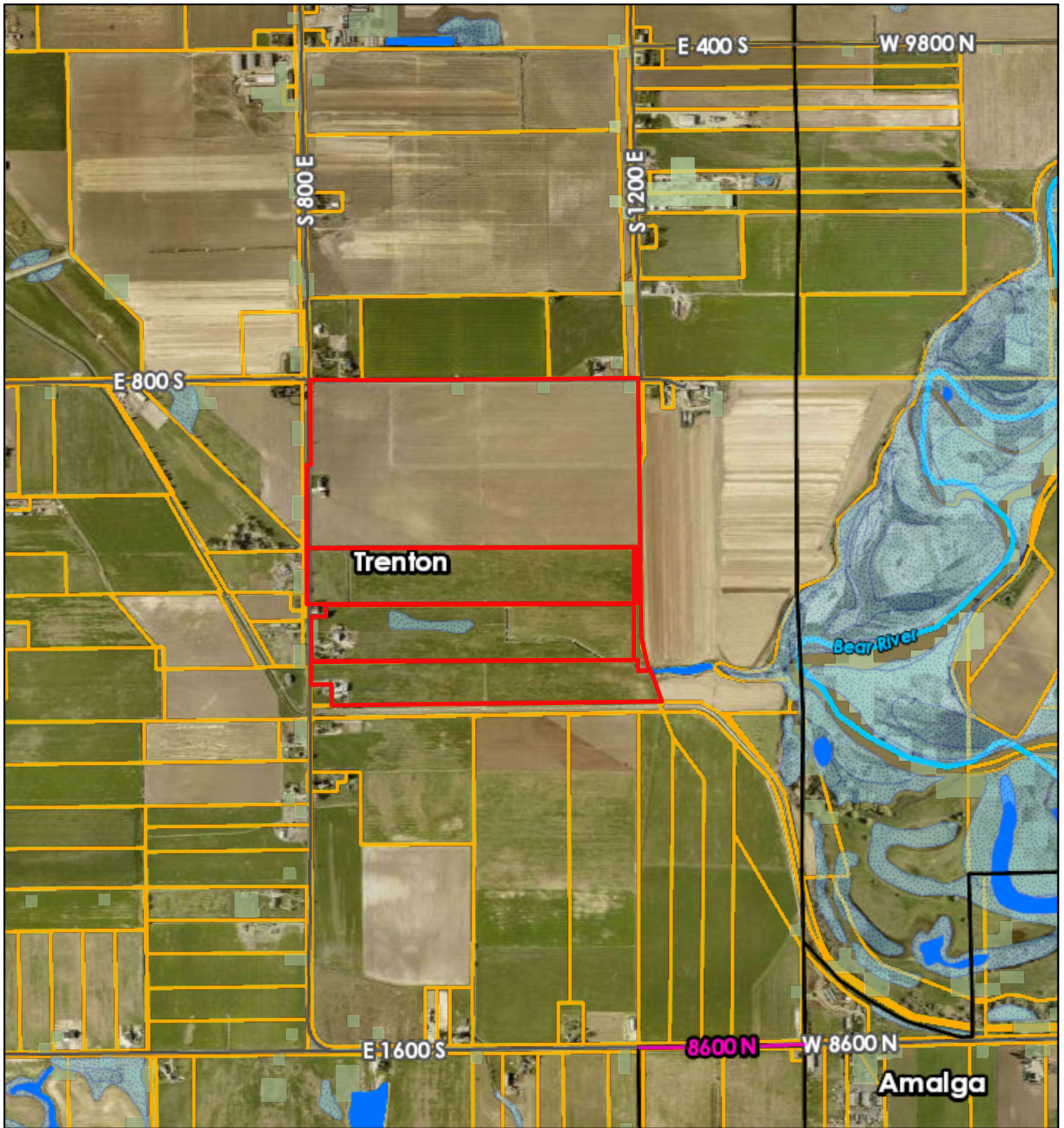
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- Override 1
- County Boundary
- Class B Surface Type
- Wetlands (NWI)
- ASPHALT
- Water Bodies
- GRAVEL
- DIRT
- Major Waterways
- Cache Parcels
- Municipal Boundaries



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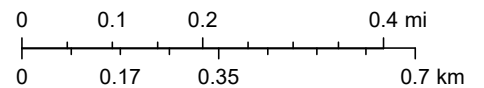
Silva Property - Wildlife



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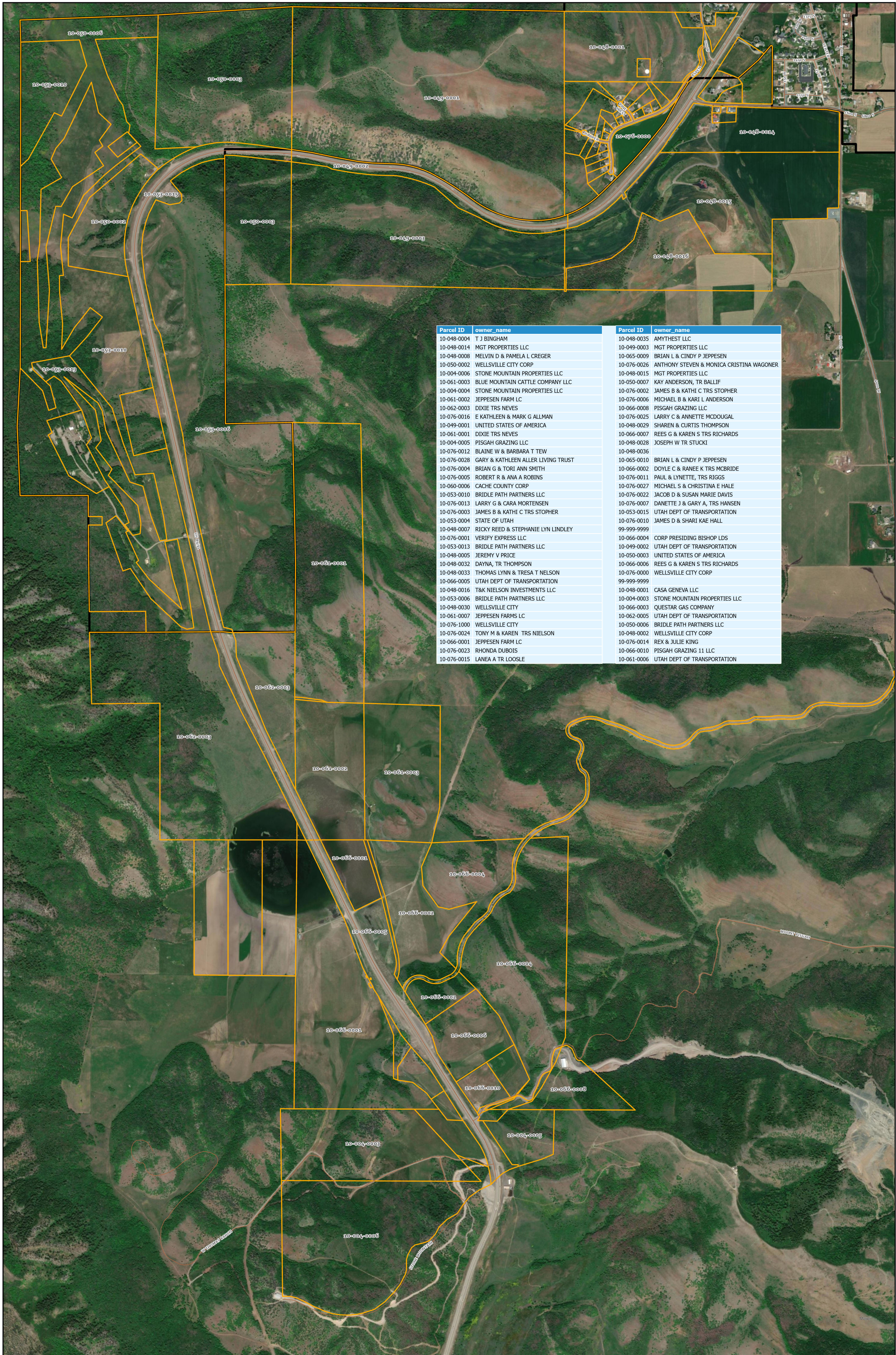
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- | | | |
|--|--------------------------------|----------------------|
| Override 1 | Migratory Bird Production Area | 6 - Moderate to High |
| Class B Surface Type ASPHALT | Wildland-Urban Interface | 7 - High |
| GRAVEL | Wildfire Hazard Areas | 8 - Very High |
| DIRT | 1 - Very Very Low | 9 - Extreme |
| Municipal Boundaries | 2 - Very Low | Water Bodies |
| County Boundary | 3 - Low | Major Waterways |
| Migratory Bird Production Area 1,000 ft Buffer | 4 - Low to Moderate | Wetlands (NWI) |
| | 5 - Moderate | Cache Parcels |





Parcel ID	owner_name	owner_address1	owner_city_state_zip
11-059-0006	CII ENTERPRISES LLC	PO BOX 58089	SALT LAKE CITY, UT 84158-0089
03-053-0026	UTAH STATE UNIVERSITY	1445 OLD MAIN HILL	LOGAN, UT 84322-1445
11-061-0003	A-BAR HOLDINGS LLC	332 N 200 E	WELLSVILLE, UT 84339-9598
11-061-0002	UTAH STATE UNIVERSITY	1445 OLD MAIN HILL	LOGAN, UT 84322-1445
03-013-0012	WESLEY NELSON FARMS INC	3334 W 775 N	LAYTON, UT 84041-8801
11-059-0011	TC ENTERPRISE INVESTMENTS LLC	PO BOX 58089	SALT LAKE CITY, UT 84158-0089
11-059-0008	CACHE COUNTY CORPORATION	179 N MAIN ST	LOGAN, UT 84321-4527
03-013-0001	FARMLAND RESERVE INC	PO BOX 511196	SALT LAKE CITY, UT 84151-1196
11-059-0014	WIT'S END LC	3681 S 2650 W	WELLSVILLE, UT 84339-9306
11-061-0001	TC ENTERPRISE INVESTMENTS LLC	PO BOX 58089	SALT LAKE CITY, UT 84158-0089
03-013-0010	WESLEY NELSON FARMS INC	3334 W 775 N	LAYTON, UT 84041-8801
03-013-0013	7037 WAREHOUSE LLC	1881 E JEREMY DR	MURRAY, UT 84121-2135
03-013-0011	ROBERT J TR LEATHAM	5803 COLFAX AVE	NORTH HOLLYWOOD, CA 91601-1014
11-059-0002	ARVONA R TR JENSON	2165 S 1600 W	WELLSVILLE, UT 84339-9606
11-061-0010	UTAH DEPT OF TRANSPORTATION	PO BOX 141510	SALT LAKE CITY, UT 84114-1510
19-030-0029	PUBLIC RIGHT-OF-WAY	NO VALID ADDRESS	
11-060-0008	UTAH STATE UNIVERSITY	1445 OLD MAIN HILL	LOGAN, UT 84322-1445
03-053-0024	FARMLAND RESERVE INC	PO BOX 511196	SALT LAKE CITY, UT 84151-1196
11-057-0004	ARVONA R TR JENSON	2165 S 1600 W	WELLSVILLE, UT 84339-9606
11-058-0013	CACHE COUNTY CORPORATION	179 N MAIN ST	LOGAN, UT 84321-4527
11-059-0010	CII ENTERPRISES LLC	PO BOX 58089	SALT LAKE CITY, UT 84158-0089
03-013-0002	FARMLAND RESERVE INC	PO BOX 511196	SALT LAKE CITY, UT 84151-1196
11-059-0005	CII ENTERPRISES LLC	PO BOX 58089	SALT LAKE CITY, UT 84158-0089



Parcel ID	owner_name	Parcel ID	owner_name
10-048-0004	T J BINGHAM	10-048-0035	AMYSTHET LLC
10-048-0014	MGT PROPERTIES LLC	10-049-0003	MGT PROPERTIES LLC
10-048-0008	MELVIN D & PAMELA L CREGER	10-065-0009	BRIAN L & CINDY P JEPPESEN
10-050-0002	WELLSVILLE CITY CORP	10-076-0026	ANTHONY STEVEN & MONICA CRISTINA WAGONER
10-004-0006	STONE MOUNTAIN PROPERTIES LLC	10-048-0015	MGT PROPERTIES LLC
10-061-0003	BLUE MOUNTAIN CATTLE COMPANY LLC	10-050-0007	KAY ANDERSON, TR BALLIF
10-004-0004	STONE MOUNTAIN PROPERTIES LLC	10-076-0002	JAMES B & KATHI C TRS STOPHER
10-061-0002	JEPPESEN FARM LC	10-076-0006	MICHAEL B & KARI L ANDERSON
10-062-0003	DIXIE TRS NEVES	10-066-0008	PISGAH GRAZING LLC
10-076-0016	E KATHLEEN & MARK G ALLMAN	10-076-0025	LARRY C & ANNETTE MCDUGAL
10-049-0001	UNITED STATES OF AMERICA	10-048-0029	SHAREN & CURTIS THOMPSON
10-061-0001	DIXIE TRS NEVES	10-066-0007	REES G & KAREN S TRS RICHARDS
10-004-0005	PISGAH GRAZING LLC	10-048-0028	JOSEPH W TR STUCKI
10-076-0012	BLAINE W & BARBARA T TEW	10-048-0036	
10-076-0028	GARY & KATHLEEN ALLER LIVING TRUST	10-065-0010	BRIAN L & CINDY P JEPPESEN
10-076-0004	BRIAN G & TORI ANN SMITH	10-066-0002	DOYLE C & RANEE K TRS MCBRIDE
10-076-0005	ROBERT R & ANA A ROBINS	10-076-0011	PAUL & LYNETTE, TRS RIGGS
10-060-0006	CACHE COUNTY CORP	10-076-0027	MICHAEL S & CHRISTINA E HALE
10-053-0010	BRIDLE PATH PARTNERS LLC	10-076-0022	JACOB D & SUSAN MARIE DAVIS
10-076-0013	LARRY G & CARA MORTENSEN	10-076-0007	DANETTE J & GARY A, TRS HANSEN
10-076-0003	JAMES B & KATHI C TRS STOPHER	10-053-0015	UTAH DEPT OF TRANSPORTATION
10-053-0004	STATE OF UTAH	10-076-0010	JAMES D & SHARI KAE HALL
10-048-0007	RICKY REED & STEPHANIE LYN LINDLEY	99-999-9999	
10-076-0001	VERIFY EXPRESS LLC	10-066-0004	CORP PRESIDING BISHOP LDS
10-053-0013	BRIDLE PATH PARTNERS LLC	10-049-0002	UTAH DEPT OF TRANSPORTATION
10-048-0005	JEREMY V PRICE	10-050-0003	UNITED STATES OF AMERICA
10-048-0032	DAYNA, TR THOMPSON	10-066-0006	REES G & KAREN S TRS RICHARDS
10-048-0033	THOMAS LYNN & TRESA T NELSON	10-076-0000	WELLSVILLE CITY CORP
10-066-0005	UTAH DEPT OF TRANSPORTATION	99-999-9999	
10-048-0016	T&K NIELSON INVESTMENTS LLC	10-048-0001	CASA GENEVA LLC
10-053-0006	BRIDLE PATH PARTNERS LLC	10-004-0003	STONE MOUNTAIN PROPERTIES LLC
10-048-0030	WELLSVILLE CITY	10-066-0003	QUESTAR GAS COMPANY
10-061-0007	JEPPESEN FARMS LC	10-062-0005	UTAH DEPT OF TRANSPORTATION
10-076-1000	WELLSVILLE CITY	10-050-0006	BRIDLE PATH PARTNERS LLC
10-076-0024	TONY M & KAREN TRS NIELSON	10-048-0002	WELLSVILLE CITY CORP
10-066-0001	JEPPESEN FARM LC	10-076-0014	REX & JULIE KING
10-076-0023	RHONDA DUBOIS	10-066-0010	PISGAH GRAZING 11 LLC
10-076-0015	LANEA A TR LOOSLE	10-061-0006	UTAH DEPT OF TRANSPORTATION