



COSAC

CACHE OPEN SPACE ADVISORY COMMITTEE

PUBLIC NOTICE is hereby given that the Cache Open Space Advisory Committee will hold a site visit at **3:30 p.m., Monday, July 22, 2024** at the parcel(s) listed within this agenda

Leave the Cache County Historic Courthouse at 3:00. Meet the applicant at 496 W Main St, Richmond, UT 84333

1. Application - Site Visit and Discussion

- 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, and 09-068-0006, approximately 229 acres, located at approximately 10600 N and 300 E west of Richmond in the unincorporated county. Applicant C. Zan Harris

Notes

Any residents and/or members of the public desiring to attend the site visit may meet at the Courthouse at 3:00 p.m. and follow in their personal automobile, or they may meet at 496 W. Main Street, Richmond, Utah, 84333, at 3:30 p.m. The county will not provide transportation to the site other than for County Staff and COSAC members.

Meeting Schedule

Next regular meeting is scheduled for August 5, 2024, at 3:30 pm.



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

☐ 501c3

☐ Land Trust

☐ Other, describe



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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~~ conservation 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



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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

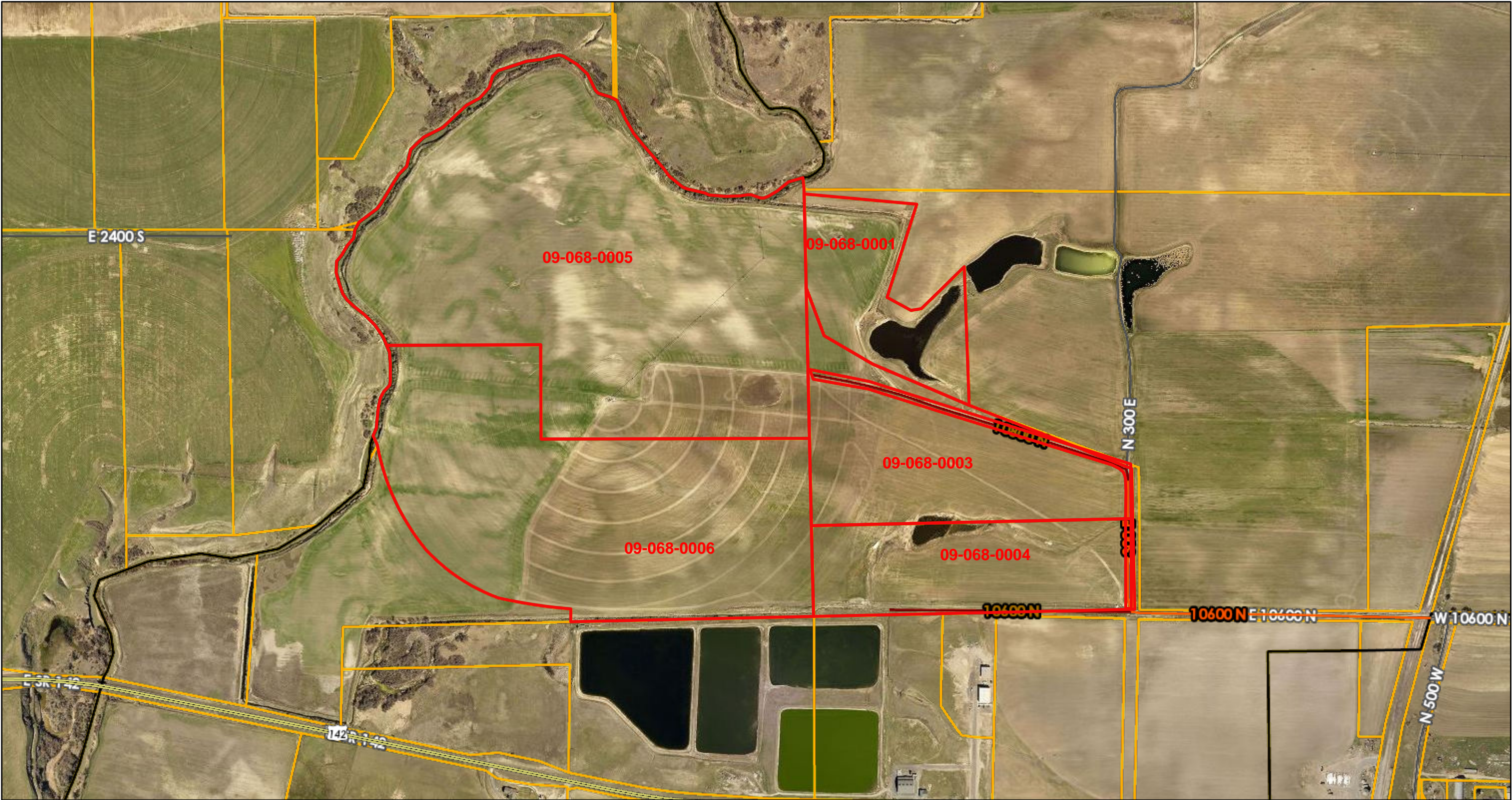
Date

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.

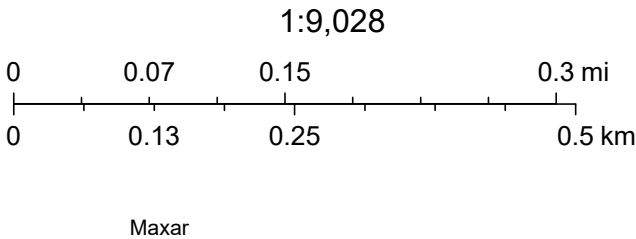
This form is subject to change as the Cache Open Space Advisory Committee sees fit.

Parcel Map

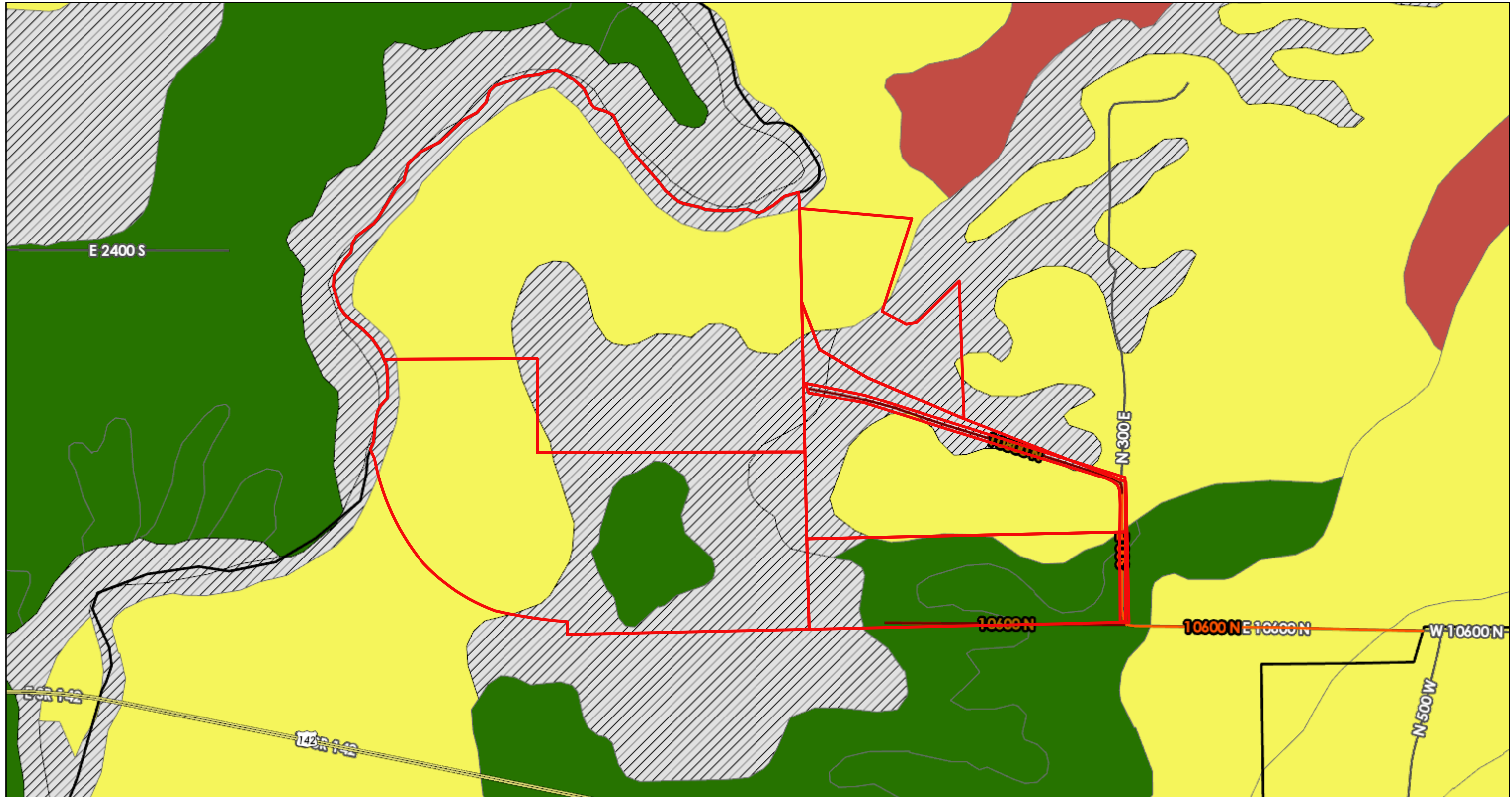


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|----------------------------------|----------------------------------|-----------------------------|
| <div></div> Override 1 | <div></div> GRAVEL | <div></div> County Boundary |
| <div></div> Class B Surface Type | <div></div> DIRT | <div></div>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

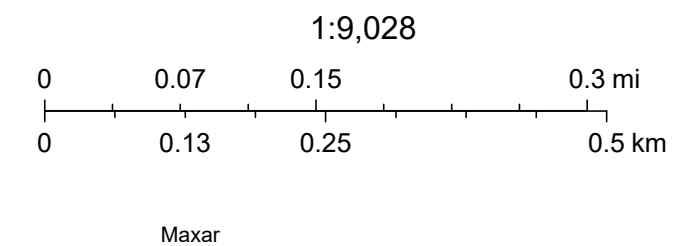


Harris Farms Farmland

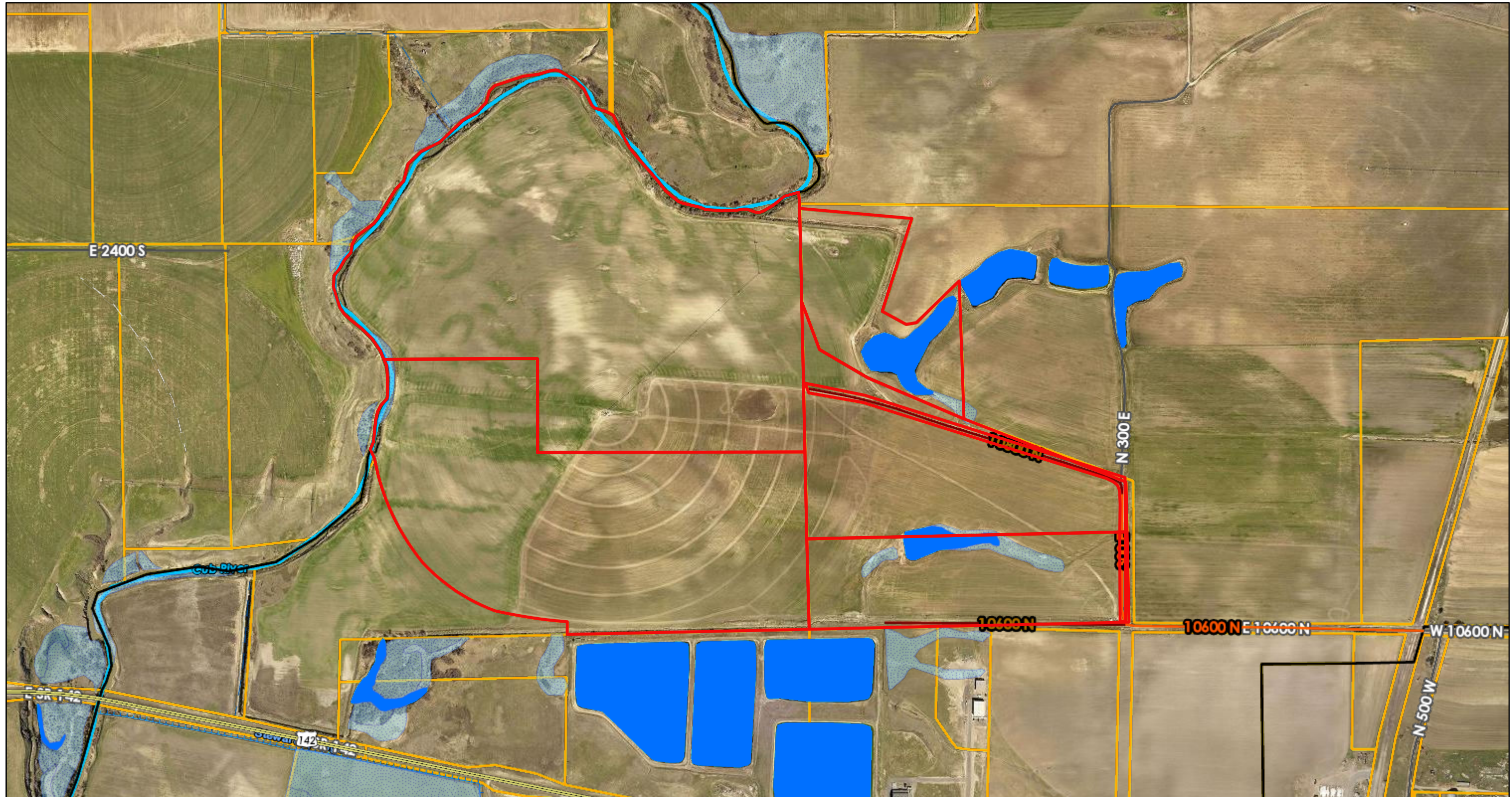


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|---|--|--|---|
| Override 1 | DIRT | NRCS Soils Farmland | |
| Class B Surface Type | Municipal Boundaries | Not Classified | Prime Farmland If Irrigated |
| ASPHALT | County Boundary | Farmland Of Local Importance | Ag. Protection Areas 300 FT Buffer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

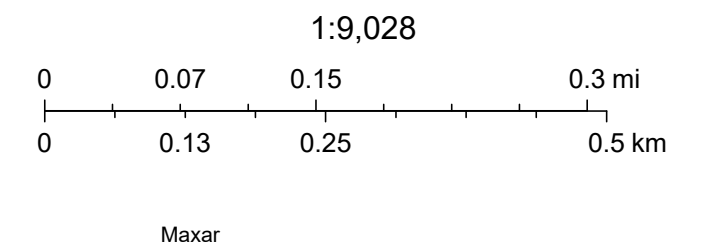


Harris Farms Waterways

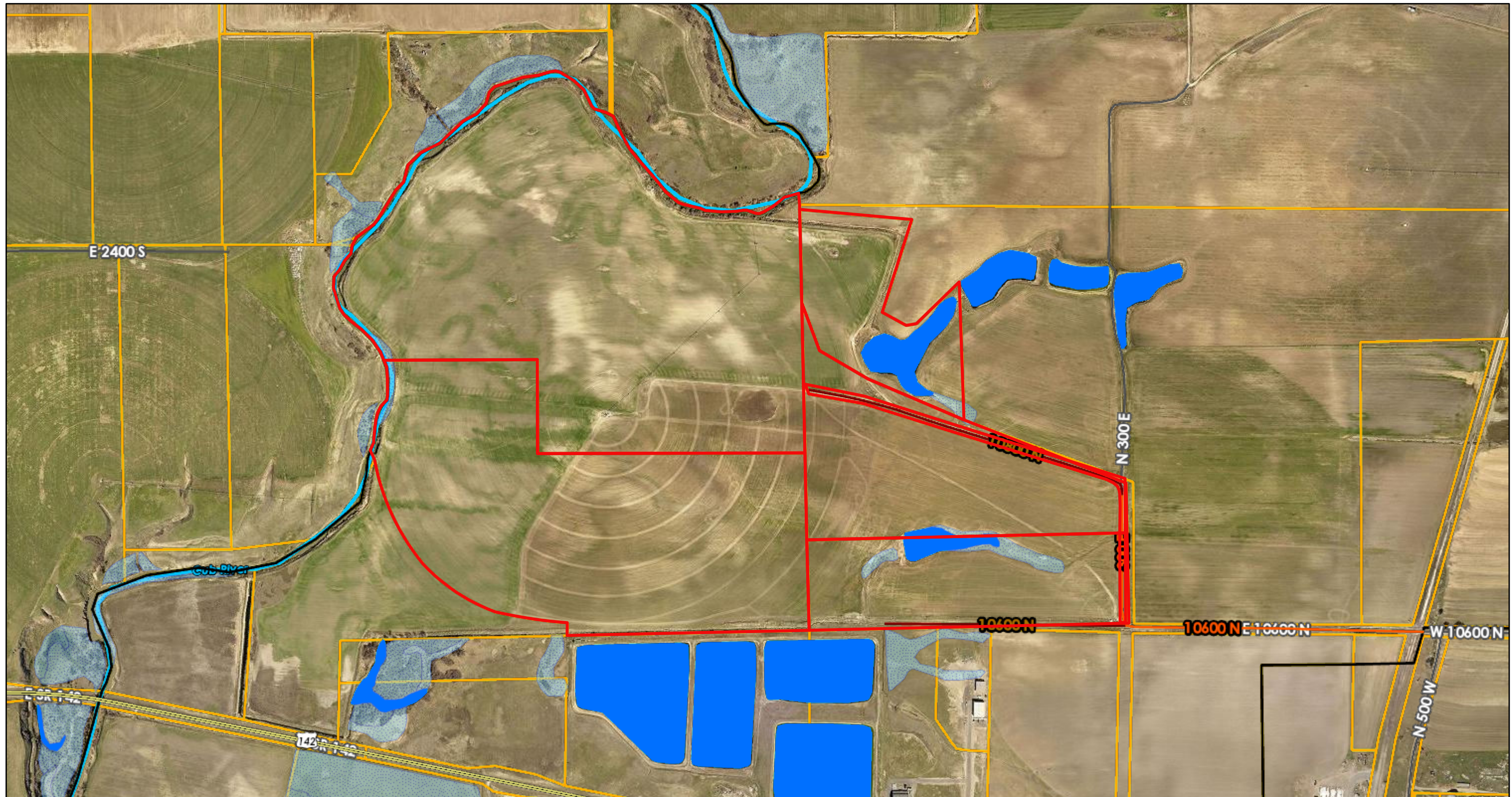


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| Override 1 | DIRT | Lewiston Open Field Drains | Major Waterways |
| Class B Surface Type | Municipal Boundaries | Canals/Laterals | Wetlands (NWI) |
| ASPHALT | County Boundary | ● Springs National Hydrology Dataset | Cache Parcels |
| GRAVEL |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

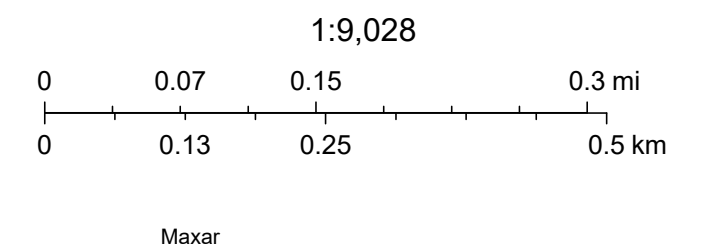


Harris Farms Wildlife

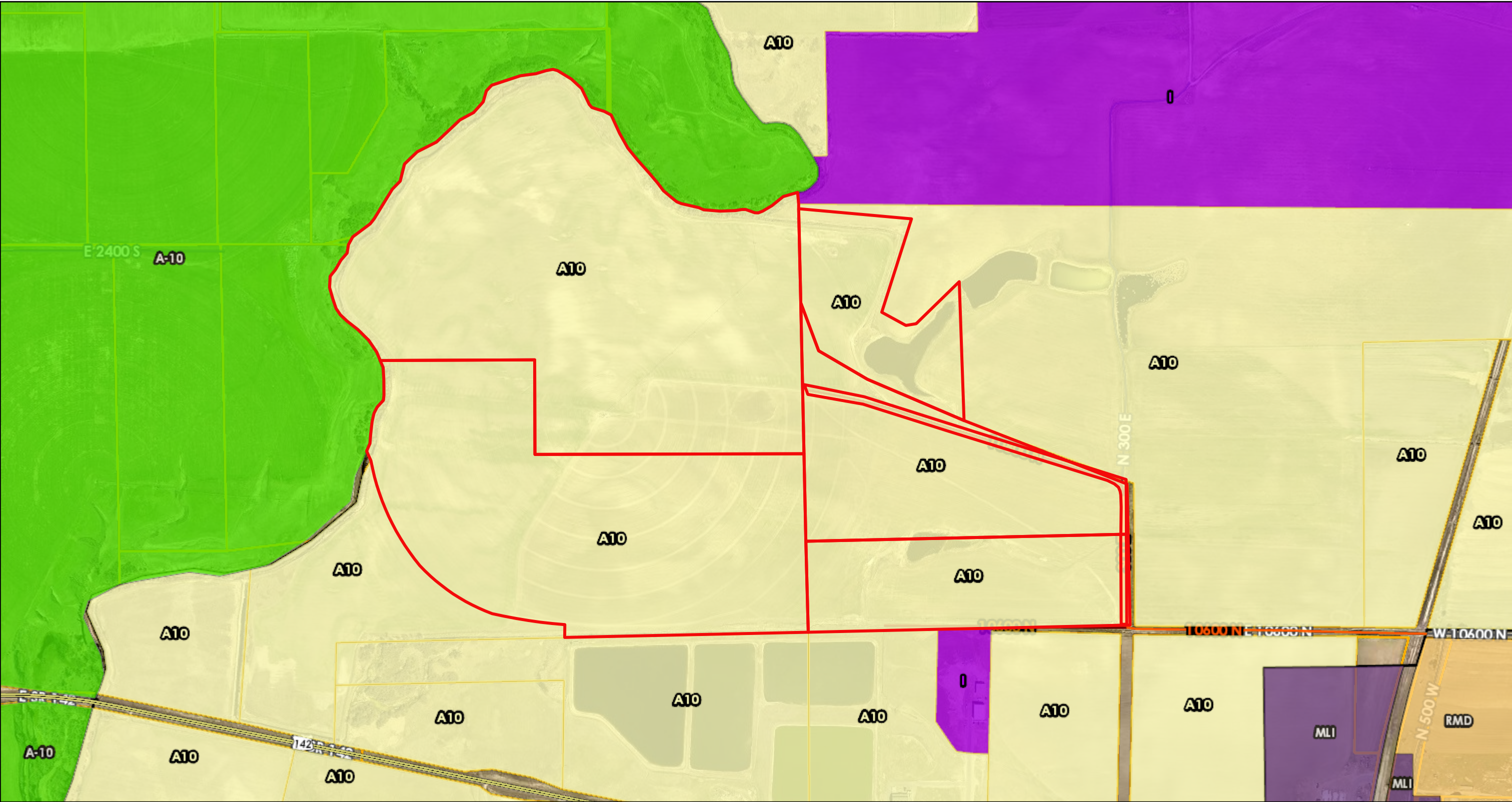


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|---|---|--|--|
| Override 1 | DIRT | Greater Sage Grouse | Water Bodies |
| Class B Surface Type | Municipal Boundaries | Canada Lynx | Major Waterways |
| ASPHALT | County Boundary | Maguire Primrose | Wetlands (NWI) |
| GRAVEL | Yellow-Billed Cuckoo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



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

AGRICULTURAL A-10

RESIDENTIAL R-1-10

RESIDENTIAL R-1-12

COMMERCIAL C-1

COMMERCIAL C-2

MANUFACTURING M-1

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

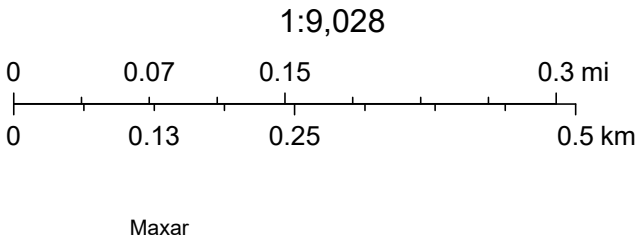
GRAVEL

DIRT

Municipal Boundaries

County Boundary

Cache Parcels

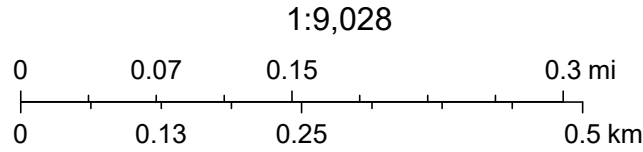


Harris Farms Master Plan Trails



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| <ul style="list-style-type: none">Override 1Cache Bikeways Near Term/ Long Term Recommendations<ul style="list-style-type: none">Proposed SharrowsProposed Bike LanesParking Restrictions - Side SpecificBike LanesProposed Advisory Bike LanesParking on Gravel Shoulder OnlyProposed Bike Lane Up / Sharrows DownBike Lane Up / Sharrows DownBuffered Bike LanesPaved TrailProposed Paved TrailSharrowsTrails Master Plan FutureArterial Street Trail | <ul style="list-style-type: none">Sidewalk TrailQuiet StreetBike LanePaved PathwayImproved PathwayMountain RoadMountain TrailSpot Improvements<ul style="list-style-type: none">Crossing ImprovementFuture City TrailheadCity Master Trail Plan<ul style="list-style-type: none">Richmond, MotorizedRichmond, Single TrackRichmond, SidewalksRichmond, On Street BikeRichmond, Paved Multi-Use | <ul style="list-style-type: none">Richmond, Non-Paved Multi-UseHyde Park, Arterial Street TrailHyde Park, Sidewalk TrailHyde Park, Bike LaneHyde Park, Improved PathwayHyde Park, Mountain RoadHyde Park, Mountain TrailHyde Park, Bonneville Shoreline TrailHyde Park, Powerline TrailHyde Park, Quiet StreetLogan, Sidewalk RouteLogan, Paved Shared Use TrailLogan, Unpaved TrailLogan, Bike Lane | <ul style="list-style-type: none">Mendon, <Null>Millville, Equestrian TrailMillville, Multi-Use TrailMillville, Sidewalk TrailMillville, Bike RouteNibley, 8' Connecting TrailNibley, 10' Roadside TrailNibley, 10' Major TrailNorth Logan, ; North Logan, 8' Multi-use Path; North Logan, <Null>; North Logan, Bike Lane; North Logan, Improved Pathway; North Logan, Unpaved PathwayParadise, <Null>Providence, Proposed Cache Bikeway Roadside PathwayProvidence, Proposed Natural Surface TrailProvidence, Proposed Roadside PathwayProvidence, Proposed Shared PathwayRichmond, Bike Lane |
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