



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, November 17th, at the parcel(s) listed within this agenda, in the area of the address also listed in this agenda. Since this is a site visit, no YouTube livestream of the visit will be available.

Agenda

- **Leave the Cache County Historic Courthouse at 3:00 p.m. Meet the applicant at 700 East 12100 North, Richmond, 84333 by 3:30 p.m.**

- 1. First Round Application Site Visit:** Discussion and consideration of an open space application for Vivian Christensen LLC Properties, containing parcels 09-029-0023, 09-030-0016, -0020, -0022, 09-038-0002, -0003, -0004, -0005, -0006, -0010, 09-042-0001, -0006, -0009, 09-102-0005. Approximately 334-acres, located at approximately 700 East 12100 North, in Richmond, 84333. Applicant: Utah Agricultural Land Trust (UALT).

Notes

Cache County will not be providing transportation to the site other than for COSAC Committee Members and County Staff. Any residents and/or members of the public desiring to attend the site visit are welcome to meet at the Courthouse at 3:00 p.m. and follow in their personal automobile, or they may meet at 700 East 12100 North, Richmond.

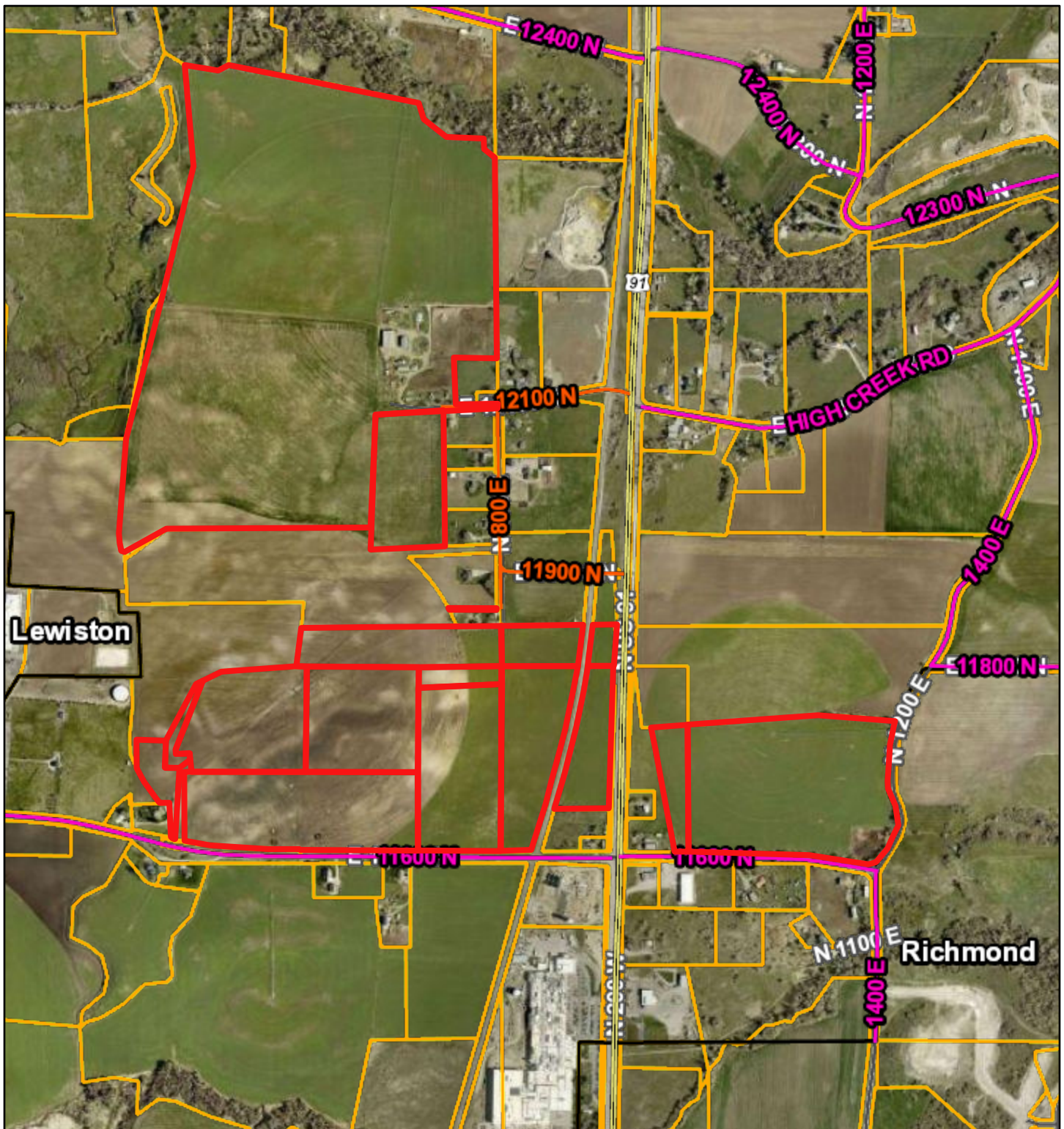
COSAC Open Space Application Evaluation

Each advisory committee member scores each criterion, and then the total scores are averaged. It is anticipated that projects will not score in every category. The scoring on this sheet represents the opinion of each committee member. These scores are for evaluation and ranking purposes only, are non-binding, and are to help make recommendations to the applicant and County Council for their final determination. The final recommendation and consideration may include additional factors, such as economic value, cost, and other funding sources.

	Points Possible	Score Given
PROTECT SCENIC VISTAS The location is along major corridors a. Major state highways b. Minor state highways c. Major county roadways d. Visibility e. Traffic counts f. Foothills	15	
PRESERVE OPEN LANDS NEAR VALLEY GATEWAYS The location is seen from major gateways a. View from entry way into the valley at the mouth of Wellsville Canyon or the transit through Wellsville Canyon b. First full view of the valley along Highway 30 heading east from Box Elder county (roughly 1.2 miles from county border) c. View from Highway 89 heading west from Logan canyon, just before the road drops down around the USU campus (roughly at 900 E.) d. View from Highway 91 just south of the Idaho border. e. View from Highway 91 north of Smithfield where the road traverses the side of Crow Mountain f. View from the rise along Highway 165 just north of Hyrum; g. View from the visitor center at the American West Heritage Center	15	

MAINTAINS AGRICULTURE Land evaluation components and other considerations a. Soil Productivity Index (SPI) b. Land Capability Index (LCI) c. Size of Parcel d. Commercial farm activity e. Proximity to protected lands (APA's & CE's) f. Canals/ Laterals g. Century Farm Dedication	15	
MAINTAINS WATERWAYS The following will be included in consideration a. Floodplain b. Wetlands c. Major Waterways d. Waterbodies e. Springs	15	
MAINTAINS WILDLIFE HABITAT The following will be included in consideration a. Important Habitat Areas b. Wildland-Urban Interface c. Migratory Bird Production Area d. Deer & Elk Migration Corridors e. Mule Deer Habitat g. Deer & Elk Winter Range h. Fish Habitat	15	
ALLOWS PUBLIC ACCESS Please see the COSAC Trail Application for trail only projects. The following will be considered when scoring: a. A trail easement will be included in the project b. The project allows for another form of broad public access	15	
DISTINGUISHING FACTORS Other factors including uniqueness, historic value, urgency, irreplaceability.	10	
TOTAL	100	

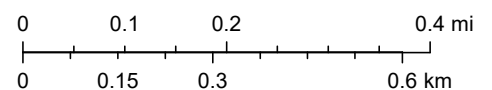
Christensen Property - Parcels



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|---|---|
| Override 1 | Future |
| Class B Surface Type | Private |
| Asphalt | Municipal Boundaries |
| Gravel | County Boundary |
| Dirt | Cache Parcels |

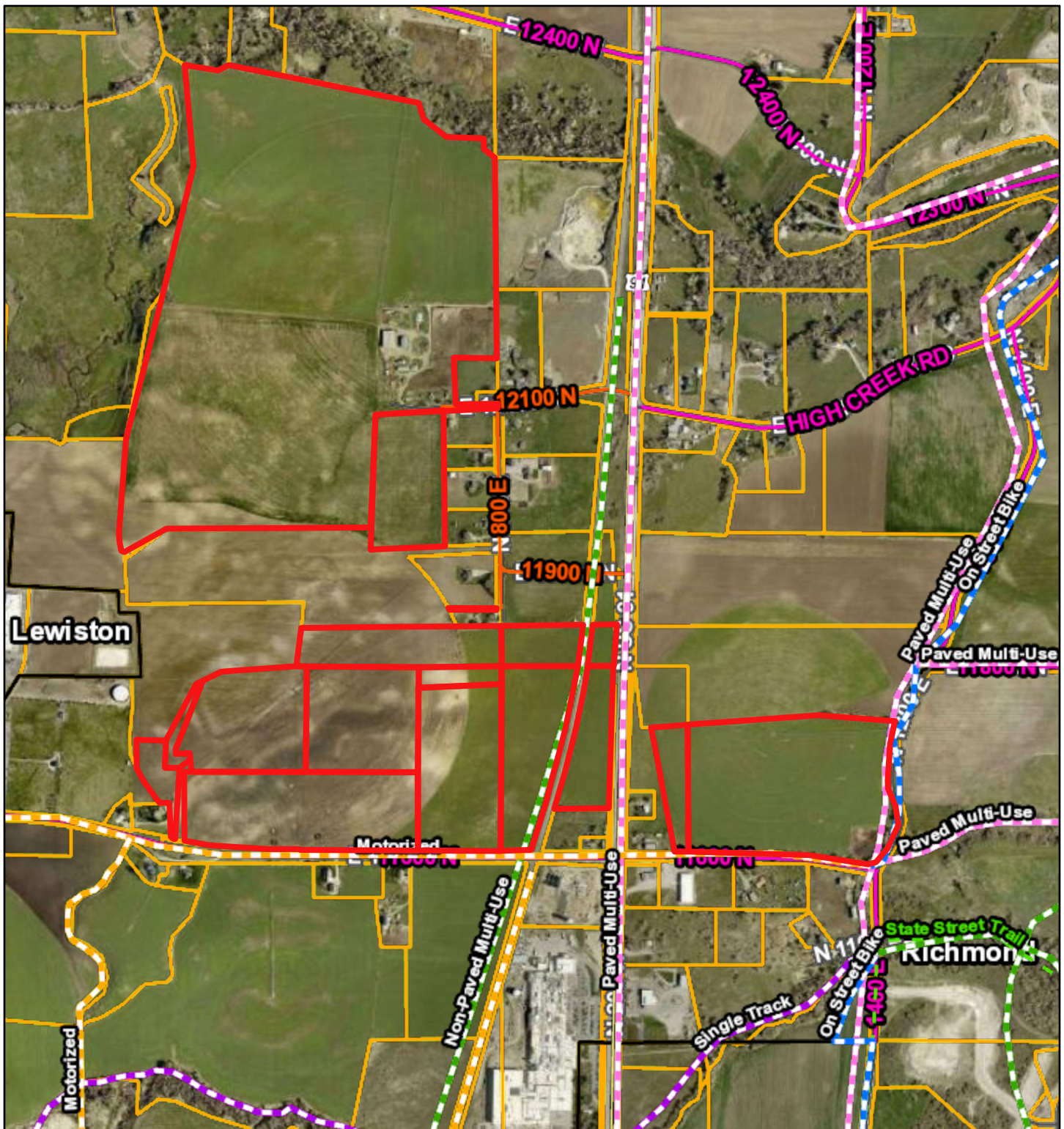


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ArcGIS Web AppBuilder

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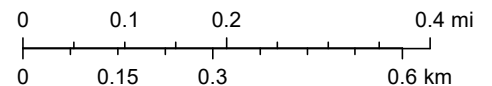
Christensen Property - Master Planned Trails



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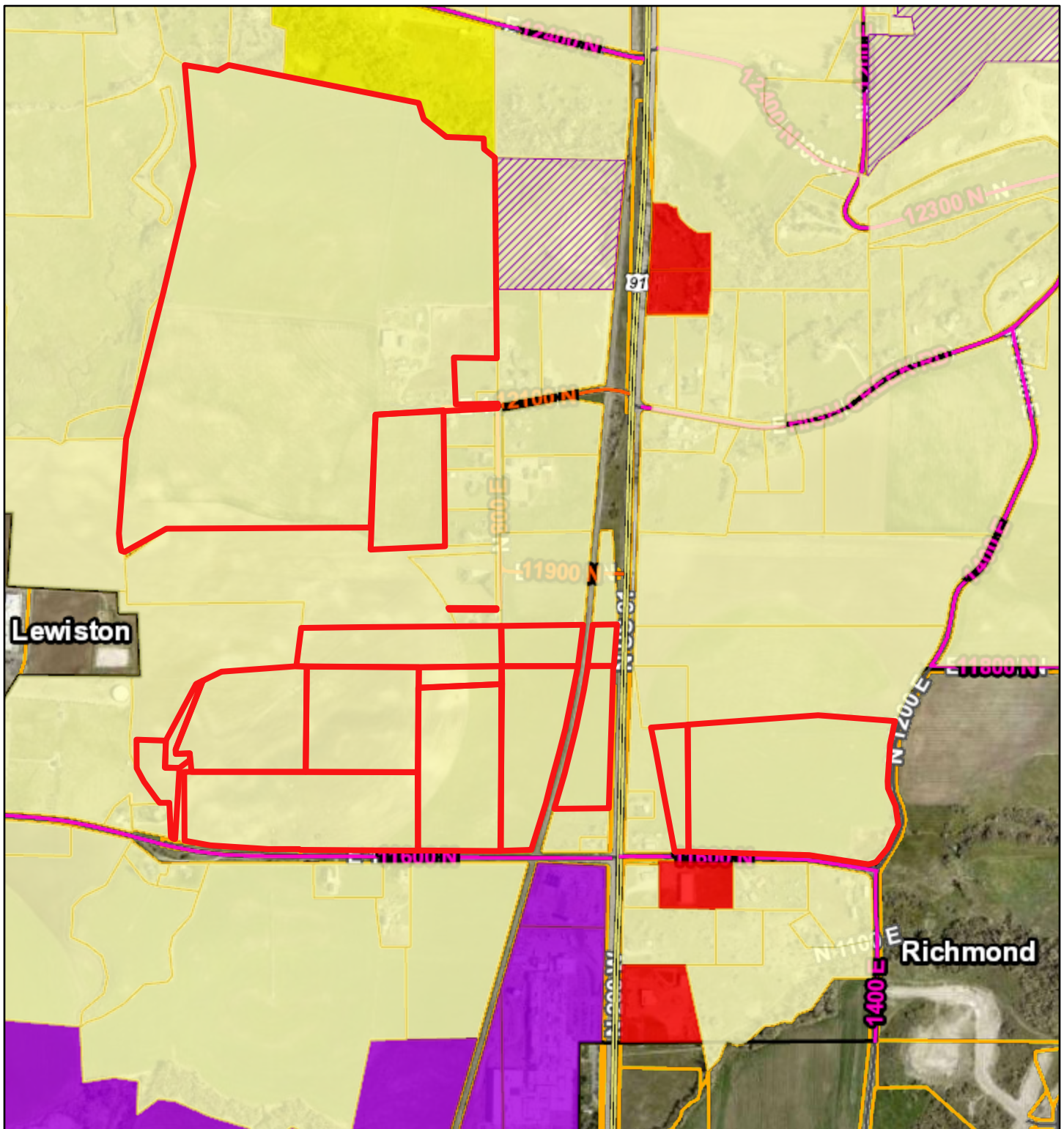
- Override 1
- Cache Bikeways Near Term/ Long Term Recommendations
- Proposed Sharrows
- Proposed Bike Lanes
- Parking Restrictions - Side Specific
- Bike Lanes
- Proposed Advisory Bike Lanes
- Parking on Gravel Shoulder Only
- Proposed Bike Lane Up / Sharrows Down
- Bike Lane Up / Sharrows Down
- Buffered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



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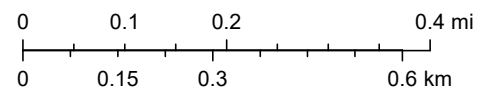
Christensen Property - County Zoning



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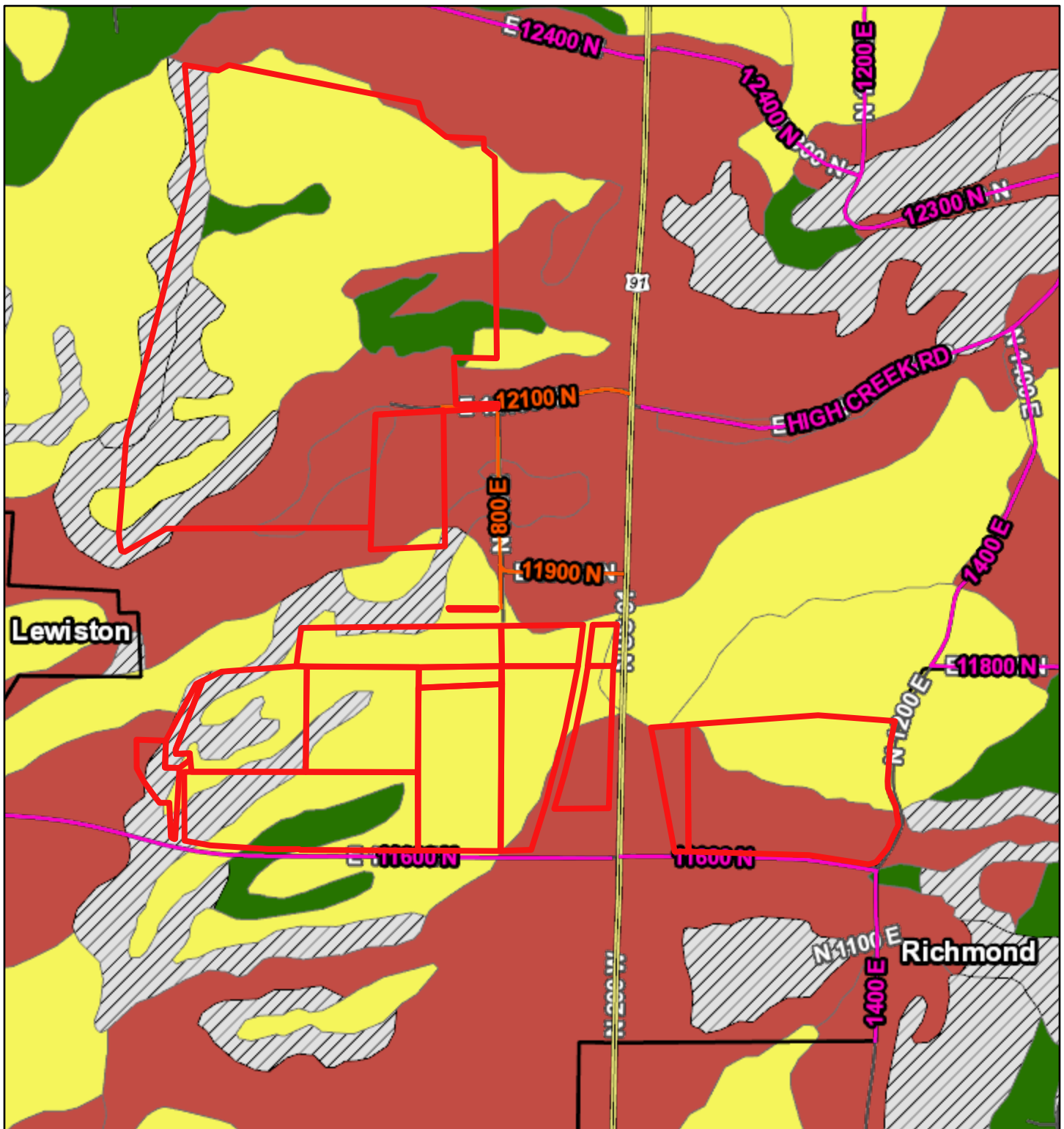
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|--|------------------------------------|
| Override 1 | Public Infrastructure Overlay (PI) |
| County Zoning Base Districts | Class B Surface Type |
| A10: Agriculture 10 acres | Asphalt |
| C: Commercial | Gravel |
| FR40: Forest Recreation 40 acres | Dirt |
| I: Industrial | Future |
| RR: Resort Recreation | Private |
| RU-2: Rural - 2 Zoning District | Municipal Boundaries |
| RU-5: Rural - 5 Zoning District | County Boundary |
| County Zoning Overlay Districts | Cache Parcels |
| Mineral Extraction and Excavation Overlay (ME) | |



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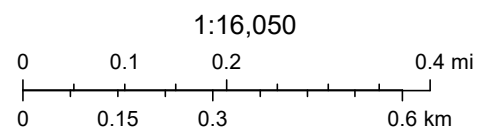
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Christensen Property - Farmland



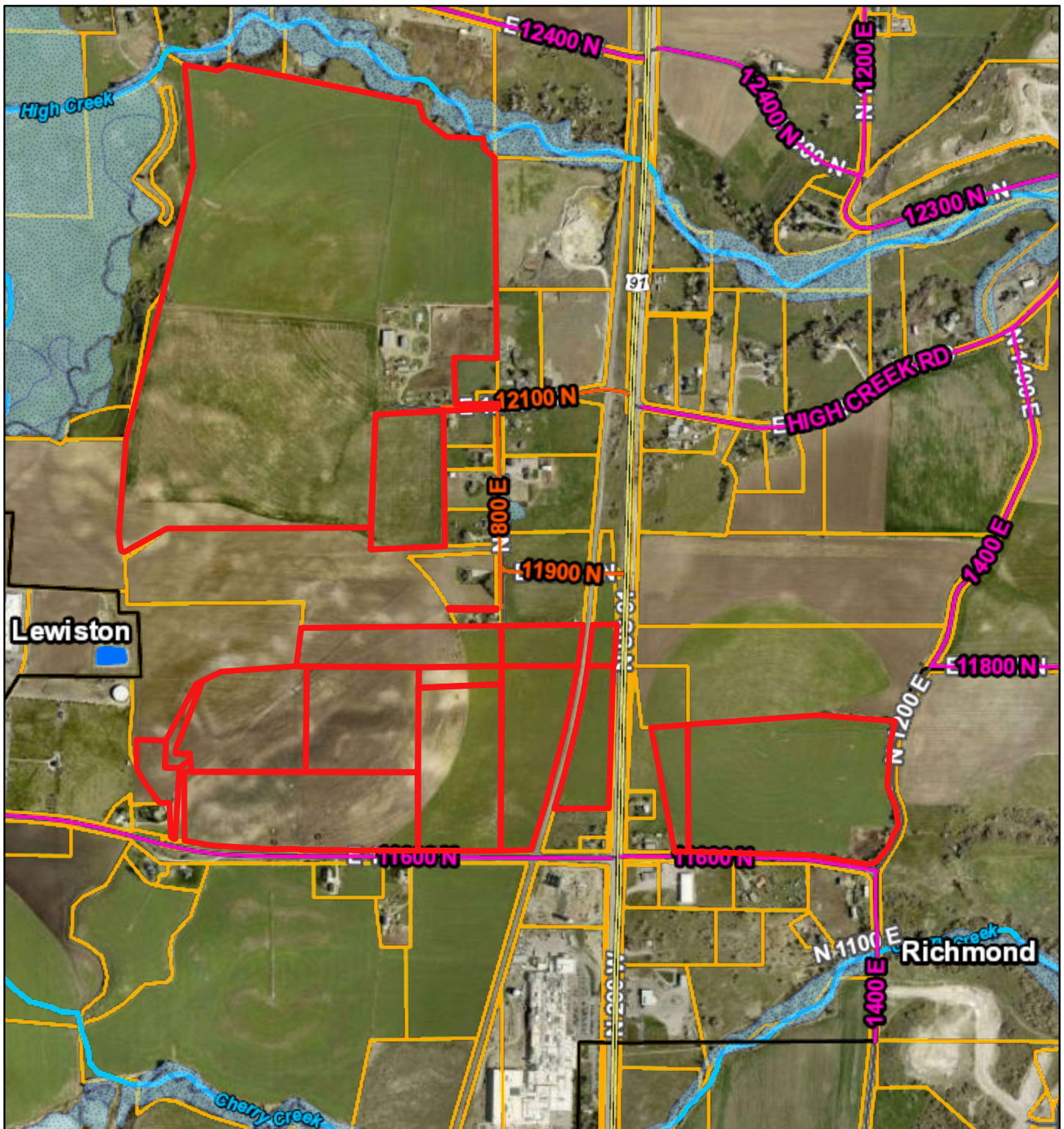
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|----------------------|----------------------------------|
| Override 1 | County Boundary |
| Class B Surface Type | NRCS Soils Farmland |
| Asphalt | Not Classified |
| Gravel | Farmland Of Local Importance |
| Dirt | Farmland Of Statewide Importance |
| Future | Prime Farmland If Irrigated |
| Private | Cache Parcels |
| Municipal Boundaries | |



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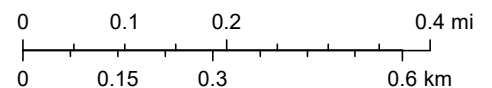
Christensen Property - Wetlands, Waterbodies, Waterways



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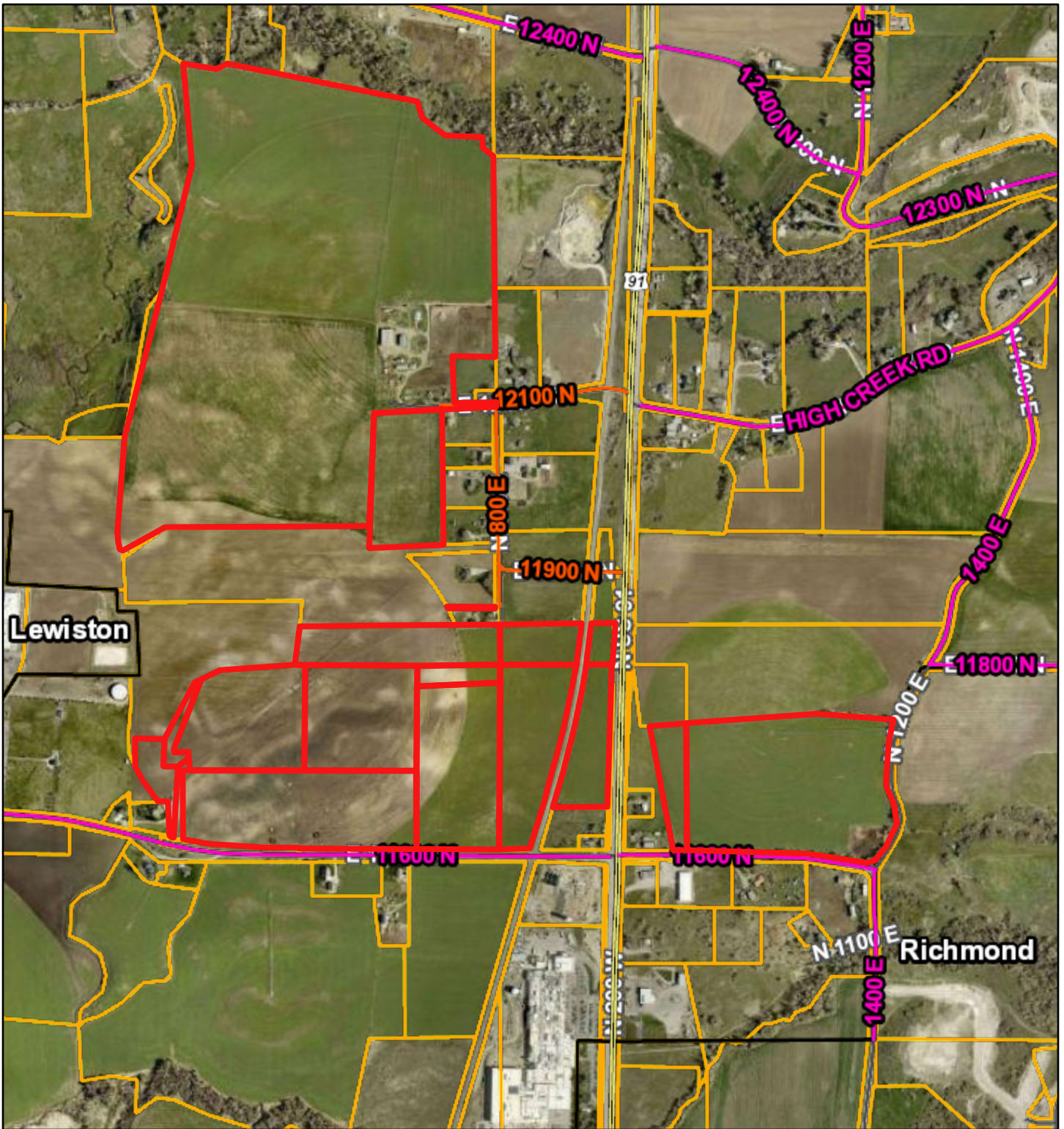
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|--|--|--|
| Override 1 | --- Future | --- Major Waterways |
| Class B Surface Type | Private | Water Bodies |
| --- Asphalt | Municipal Boundaries | Wetlands (NWI) |
| --- Gravel | County Boundary | Cache Parcels |
| --- Dirt | | |



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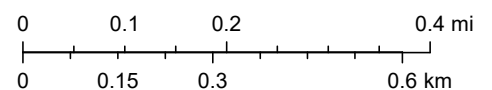
Christensen Property - Wildlife



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- | | | | |
|--|---|---|--------------------------|
|  | Override 1 | | Private |
| Class B Surface Type |  |  | Municipal Boundaries |
|  | Asphalt |  | County Boundary |
|  | Gravel |  | Wildland-Urban Interface |
|  | Dirt |  | Cache Parcels |
|  | Future | | |



Vantor



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: Vivian S. Christensen LLC

Address or location: 754 East 12100 North Cove, Utah 84333

Municipality or nearest city: Richmond

Parcel number(s): Please see attached parcel sheet.

Total acres: 334

Acres proposed to be preserved by conservation easement: 334

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): Vivian S. Christensen

Address: 754 East 12100 North City: Cove State: UT Zip: 84320

Phone: 435-770-2138 Email: zane.christensen@ccsdut.org

Contact person/ Authorized Agent (if other than property owner): Deborah Van Noy

Title / position: Board Treasurer/Secretary-Utah Agricultural Land Trust

Address: 1011 West 400 North City: Logan State: UT Zip: 84321

Phone: 435-770-7095 Email: info@utahaglandtrust.org

☒ 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: Bryan Nielsen Phone: 435-757-2264 Email: bnielsen@utahaglandtrust.org

Name: Zane Christensen Phone: 435-770-5661 Email: zane.christensen@ccsdut.org

If you are working with a land trust, please list name here: Utah Agricultural Land Trust

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

1. Please describe past, present, and future uses of the property.
2. Are you aware of any toxic or hazardous materials on the property? Select one ▾ If yes, please explain.
3. Is the property subject to any DEQ or EPA restrictions? Select one ▾ If yes, please 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 Possible
 - ☒ 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. This is a private agricultural property. However, this property's location bordering Richmond City recreation facilities could result in some consideration along this line.
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.

Applications are under review the following government entities:

- NRCS (award will be announced in Jan/Feb 2026)
- UDAF LeRay McAllister Fund (award will be announced in Oct/Nov 2025)



Cache
County
1857

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

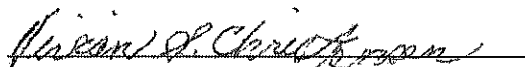
Section E: Supporting Documents

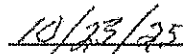
If your application is accepted, you will be asked to complete a final application with additional information which may include, but is not limited to, the following documents. **Please do not send them at this time.**

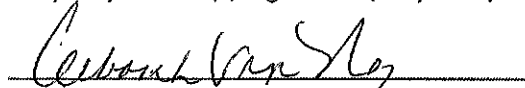
Current real estate appraisal
Mineral rights
Easements or right of ways
Legal description

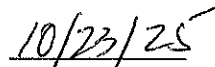
Water rights
Encumbrances
Letters of support
Relevant planning documents

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


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.

Vivian S. Christensen LLC Property

Parcel	Acres	Legal Description
09-029-0023	4.61	BEG AT SW COR OF SW/4 SEC 14 T 14N R 1E & TH E 48 RDS M/L TO W LN OF CO ROAD TH N 17 RDS 3 FT ALG ROAD TH W 48 RDS TH S 17 RDS 3 FT TO BEG LESS RR R/W NET 4.62 AC LESS: BEG SW COR SEC 14 T 14N R 1E & TH N 283.5 FT TH E 823.08 FT TO W LN OF US HWY 91 & TRUE POB & TH S 3*16'35" W 40 FT TH W 15 FT TH N 3*16'35" E 40 FT TH E 15 FT TO TRUE POB CONT 0.01 AC NET 4.61 AC M/L
09-042-0001	18.09	BEG AT NW COR SEC 23 T 14N R 1E E 11.70 CHS S 15.50 CHS W 7.50 CHS SW'LY ALG W LINE OSLRR 4.50 CHS W 4 CHS N 20 CHS TO BEG CONT 19 AC LESS.72 FOR RR NET 18.28 AC LESS 0.19 AC FOR HWY 91 ENT 837584 NET 18.09 AC
09-042-0006	3.6	BEG ON N SIDE OF ST AT CENTER OF NW/4 OF SEC 23 T 14N R 1E N 899 FT S 86*31' W 259 FT TO E R/W LN OF UICRR R/R FOL SD R/W TO N LINE OF ST S 10*55'E 891 FT E ALG N LINE OF ST 92.4 FT TO BEG 3.60 AC C2411
09-042-0009	31.12	BEG AT SW COR NE/4 OF NW/4 SEC 23 T 14N R 1E, N 14.10 CH N 86*31' E 15 CH S 84*08' E 7.30 CH S 8*25' W 7.8 CH S 31*35' E 2.95 CH S 29* W 4.60 CH W 20.40 CH TO BEG 31.59 AC C2402
09-030-0016	155.58	BEG AT E/4 COR SEC 15 T 14N R 1E & TH S'LY ALG E LN SD SEC S 0*28'31" E 490.02 FT TH N 88*48'05" W 302.66 FT TH S 1*22'42" E 326.89 FT TH N 89*09'29" E 148.89 FT TH E 9 RDS TH S 0*28'31" E 33 FT TO NE COR ROBERTSON MINOR SUBD TH S 88*56'36" W 311.39 FT TH S 86*19'58" W 556.4 FT TH S 2*24'09" W 807.28 FT TH W 1452 FT TO A PT ON DITCH TH FOLL DITCH S 57*40'50" W 340.63 FT TO AN ANGLE POINT ON RECORD OF SVY 2002-157 BEING N 2*09'08" W 280.96 FT FROM N LN OF LT 3 CASPER'S ICE CREAM 3 LOT SUBD TH N66*38'34"W 24.25 FT TO IRRIG RISER TH N15*35'45"W 58.5 FT TO IRRIG RISER TH N4*30'58"W 60.28 FT TO IRRIG RISER TH N4*23'12"E 679.58 FT ALG IRRIG LINE TH N 10*50'41" E 928.77 FT N 37*37'12" E 163.4 FT N 14*50'53" E 901.52 FT N 4*21'43" W 717.03 FT TH S 79*24'46" E 236.41 FT TO BNDRY LN 882/720 TH S 79*14'45" E 643.13 FT TH S 78*09'44" E 732.24 FT TH S 17*28'22" E 119.15 FT TH S 43*43'34" E 32.4 FT TH S 51*55'17" E 171.41 FT TH S 87*35'17" E 264.42 FT TH S 3*48'17" E 75.86 FT TH S 52*31' E 97.83 FT TH ALG E LN OF SD SEC S 0*28'31" E 933.46 FT TO BEG CONT 155.58 AC M/L SUBJ TO R/W & EASEMENT (SEE ENT 1014441) SUBJ & WITH EASEMENTS (SEE ENT 1032375)
09-030-0020	28.69	AGRICULTURAL PARCEL ON PLAT OF WYATT CHRISTENSEN SUBDIVISION CONT 28.7 AC LESS: TWO STRIPS FOR 800 EAST ST BY QC ROAD DEDICATION ENT 1046502 CONT 0.01 AC NET 28.69 AC SIT SEC 15 T 14N R 1E

Vivian S. Christensen LLC Property

09-030-0022	9.52	BEG AT SE COR OF SEC 15 T 14N R 1E W 86 RDS N 18 RDS E 50 RDS S 1 RD E 36 RDS TO E LINE OF SEC S 17 RDS 3 FT TO BEG 9.52 AC
09-102-0005	11.07	BEG AT NW COR LT 1 ROBERTSON MINOR SUBD & TH S 0°28'31" E 962.75 FT TH S 87°30'33" W 527.73 FT TH N 2°24'09" E 955.78 FT TH N 86°19'58" E 480.16 FT TO BEG CONT 11.07 AC M/B DESIGNATED AS REMAINDER PARCEL WITHIN SD SUBD WITH R/W ACROSS THE NW COR OF LT 1 SD SUBD (SEE ENT 896967)
09-038-0002	13	BEG 83.5 RDS W OF NE COR OF SEC 22 T 14N R 1E S 45 RDS W 49 RDS N 9 RDS W 6 RDS NE 41 RDS FOL DITCH TO A PT DUE W OF BEG E 43.5 RDS TO BEG CONT 13 AC
09-038-0003	22.89	BEG 35.5 RDS W & 45.5 RDS S OF NE COR OF NE/4 SEC 22 T 14N R 1E S 32.5 RDS TO THE N SIDE OF CO ROAD W ALG N SIDE OF CO ROAD 102 RDS N 29.25 RDS E 100 RDS TO BEG ALSO: BEG 30 RDS S OF NW COR OF NE/4 OF SEC 22 & TH S 465 FT E 270 FT S TO N LN OF CO ROAD SE'LY TO A PT 64 RDS S & SE'LY 25 RDS TH N 34 RDS W 6 RDS NW'LY ALG DITCH 11 RDS TH W 15 RDS TO BEG NET 23.69 AC WITH & SUBJ TO R/W IN BK 838 PG 1174-1176 LESS: BEG AT N/4 COR SEC 22 T 14N R 1E & TH S 0°12'28"E 495.0 FT TO TRUE POB TH N 89°41'35"E 7.06 FT TH S 1°22'06"E 112.47 FT TH ALG curve left radius 1242' arc 409.85' chord S 31°03'56"E 408.0 FT TO N LN OF DURRANT PARCEL (0011) TH S 88°46'04"W 218.64 FT TO N-S CL OF SEC 22 TH N 0°12'28"W 466.59 FT ALG SD LN TO TRUE POB CONT 0.80 AC (PT 09-037-0014) NET 22.89 AC
09-038-0004	13.5	BEG AT PT 35.5 RDS W OF NE COR SEC 22 T 14N R 1E S 45 RD W 48 RD N 45 RD E 48 RD TO BEG 13.5 AC C2362
09-038-0005	1.9	BEG AT THE NE COR OF NE/4 SEC 22 T 14 N R 1E W 35.5 RDS S 9 RD E 35.5 RD N 7.5 RD TO BEG 1.90 AC C2360
09-038-0006	16.2	BEG 7.5 RDS S OF NE COR OF NE/4 SEC 22 T 14N R 1E S 72 RDS W 37 RDS ALG COUNTY ROAD N 70 RDS E 35 RDS TO BEG CONT 16.20 AC
09-038-0010	5.03	BEG 15 RDS E OF PT 30 RDS S OF NW COR NE/4 SEC 22 T 14N R 1E & TH S 11 RDS TH E 6 RDS TH NE'LY 6.5 RDS TH N 3.8 RDS TH NE'LY 41 RDS TO N LN OF SD 1/4 SEC 32 RDS E OF NW COR OF SD 1/4 SEC TH W 4.5 RDS TO WATER DITCH TH SE'LY ALG SD DITCH 34 RDS TO BEG CONT 5.03 AC M/L
	334.8	

Cache Open Space Advisory Committee (COSAC)-Open Space Funding Application
Section D: Additional Information

1. Please describe past, present, and future uses of the property.

This property encompasses an established, multi-generational family farming enterprise, currently operated by the fourth generation. The operation features diversified crop production, including alfalfa, wheat, barley, and corn during the summer months, and cattle management throughout fall and winter. Onsite infrastructure supports the farm's operations, with reliable irrigation sourced both from a well system and gravity-fed supply from High Creek. The owners hold valid water rights and possess shares in the local irrigation company. This 334-acre farm is located at the eastern-most part of the Newton, Clarkston, Richmond and Smithfield quadrant located just north of Richmond and rounds out an incredible view shed as it sits along Hwy. 91 just north of Richmond. Farming predominates in this 100 square mile area with many generational farming operations continuing their agricultural operations. Cache County is one of the most productive agricultural counties in the state of Utah. The Christensen family is intent on continuing their agricultural operations into the future. Vivian Christensen, a widow, has eight adult children, 37 grandchildren and three great-grandchildren. Three of the adult children run the farming operation with the others pitching in at various times during the year. The grandchildren are also involved in farming on the Christensen property. The business operates a diversified model, producing crops during the summer and managing cattle in winter. The location of the Christensen farm is in area designated by Cache County as "Agriculture and Ranching" as part of the Cache County General Plan (2023) Future Land Use Plan. In addition, the property is located in an unconsolidated basin-fill aquifer (US Geological Society) and along High Creek, a gravity-fed creek which is tributary of the Cub River (part of the Bear River). This property is also in an aquifer recharge zone and the ground water classification is Class I – Pristine. Primary soil type is Battle Creek Silty Clay Loam which makes up 36% of the acreage. This soil is classified as prime farmland if irrigated according to the USDA. The next largest concentration of soil is Steed Gravelly Loam which covers 26% of the acreage and is classified as farmland of statewide importance by USDA. Battle Creek soils are deep, well drained, and formed from lacustrine deposits with gentle slopes. Steed soil is similarly deep and well-drained, found on flood plains and terraces,

2. Are you aware of any toxic or hazardous materials on the property?

None.

3. Is the property subject to any DEQ or EPA restrictions?

None.

4. What benefits will the public receive as a result of the proposed transaction?

Protects scenic vistas— These 14 parcels of cropland and cattle pastureland making up 334 acres are located on along heavily traveled Highway 91 between Richmond and Cove, Utah. The scenic views and open lands, visible from multiple public roadways contribute to local quality of life and serves as the northern scenic gateway along US-91, a major arterial that crosses the Utah-Idaho border. Not only does the local community benefit from this open space, but visitors to northern Utah enjoy the scenic beauty as well.

Preserves open lands near valley gateways— Open space preservation at the northern gateway into Cache Valley provides enormous public benefit and this property is situated along the north-south corridor near the Utah-Idaho border. Public benefits from this visual scene are intangible but striking and are universally supported by local residents and visitors alike. The size of this property provides that expansive open space feature that adds to its public value.

Adds trails and trail connectivity— Parcels within this property border Richmond City recreational facilities and are near Casper's Ice Cream and Casper's Creamery. Whether trails would exist adjacent to the property or on the property boundary at this location could be a discussion point for this application.

Maintains agriculture—Cache Valley has a strong and vibrant agricultural economy. The Christensen farm is an established part of the local agricultural economy and this family has been a mainstay of the local community. The Christensen farm is involved in diversified crop production, including alfalfa, wheat, barley, and corn during the summer months and livestock management throughout fall and winter. Onsite infrastructure supports the farm's operations, with reliable irrigation sourced both from a well system and gravity-fed supplies from High Creek.

Maintains wildlife habitat—Wildlife abounds in this area including Elk, mule deer, pheasant, sharp tail grouse, Hungarian partridge, coyotes, badgers, black-tailed jack rabbits, mourning doves and hawks. The wildlife in this area benefit from the natural conditions of this land including remnants of harvested crops such as wheat plots, and remains of cut barley, corn and alfalfa. Maintaining the easement will benefit these species by limiting intensive development in this area and preserving the natural habitat.