



# 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, March 2, 2026.**

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

## **Agenda** (Updated 3/2/26)

- 1. Welcome**
- 2. Approval of Agenda/Minutes:** January 5, 2026 Meeting Minutes
- 3. Pre-Application**
  - 18.18 acres - Wellsville Canyon - 10-053-0004
- 4. Pre-Application**
  - 54.06 acres - Poulsen Historical Cemetery - 12-047-0005
  - 96.21 acres - Poulsen Family Valley View Farm-12-048-0025
  - 24.19 acres - Poulson Family Valley View Farm-12-047-0041
- 5. Executive Session**
  - Per Utah Code 52-4-205(1)(d) - Strategy sessions to discuss the purchase, exchange, or lease of real property, or to discuss a proposed development agreement, project proposal, or financing proposal
- 6. Status Summary Spreadsheet**
- 7. Comments or Other Business**
- 8. Adjourn**

## **Meeting Schedule**

Next regular meeting is anticipated to be scheduled for April 6, 2026, at 3:30 p.m.



**Cache Open Space Advisory Committee**

**05 January 2026**

**Items**

**Page**

**Agenda**

1. Welcome, Introductions.....	2
2. Election – Chair & Vice Chair 2026.....	2
3. Approval of Agenda/Minutes: December 1 & 15, 2025.....	2
4. Update - Application – UALT – Champion Land CO, LLC.....	2
5. Outreach Letter.....	2
6. Developing Conservation Funding Strategy for Small Parcels.....	2
7. Comments or Other Business.....	

DRAFT

**Present:** Angie Zetterquist, Regan Wheeler, Chris Sands, Clair Ellis, Eric Eliason, Brent Thomas, Kendra Penry, Keegan Garrity, Justin Clawson, Landis Wenger, Emily Fletcher

**Start Time: 03:30:00**

### **#1 Welcome, Introduction**

**Sands** welcomed everyone.

### **#2 Approval of Agenda/Minutes**

Agenda and minutes from December 1, 2025 and December 15, 2025 were approved with no objection.

### **#3 Election – Chair and Vice Chair 2026**

*Wheeler* motioned to nominate Eric Eliason as chair and Chris Sands as vice chair; **Motion dies due to lack of a second.**

*Thomas* motioned to nominate Chris Sands as chair and Eric Eliason as vice chair; **Eliason** seconded; **Passed 6, 0.**

### **#4 Update – Application – UALT – Champion Land Co, LLC**

**Zetterquist** reviewed the scoring\ for the UALT Champion Land Co, LLC application.

**Committee** and **Staff** discussed the scoring for the UALT – Champion Land Co, LLC project.

**Brian Wright** explained the funding UALT is requesting which is about 12.5%.

**Committee** and **Staff** discussed location, vista overlook, and agricultural resources in the area.

**Mr. Wright** discussed NRCS Funding, LeRay McAllister funding, and the landowner’s donation back to the project.

**Committee** discussed the merits of the project and whether or not to recommend approval.

*Eliason* motioned to recommend approval to the County Council for the Round 1 Application for the UALT Champion Land Co, LLC; **Thomas** seconded; **Passed 6, 0.**

**Committee** discussed funding and what is left in the bond.

### **#5 Outreach Letter**

**Eliason** reviewed the letter and map.

**Committee** and **Staff** discussed mailing out the letter and holding a landowner workshop for those interested.

### **#6 Developing Conservation Funding Strategy for Small Parcels**

**Committee** discussed the greenbelt kickback.

**#7 Comments or Other Business**

**Committee** and **Staff** discussed the COSAC website being scraped, and adding a member to the committee.

**Landis Wenger** gave an update on trails.

**Adjourned.**

DRAFT

**GIS PARCEL SUMMARY**

*Not Authoritative — For Preliminary Review Only*

*Generated on 27 Feb. 2026 at 03:29 PM*

**Parcel Number:** 10-053-0004  
**Property Address:** (Not Available)  
**Tax Roll Acreage:** 18.18  
**Owner Name:** STATE OF UTAH  
**Owner Address:** 210 N 1950 W  
 SALT LAKE CITY, UT 84134-9000  
**Jurisdiction:** Wellsville  
**Future Annexation Area:** n/a  
**Base Zone:** Contact Wellsville for Zoning  
**Overlay Zone:** n/a



*Comprehensive maps can be found at [www.cachecounty.gov/gis](http://www.cachecounty.gov/gis)*

**Initial Parcel** Incorporated Area  
**Legality Review:** Contact Wellsville for Applicable Regulations

*NOTE: Parcel legality does NOT guarantee that a parcel or lot is buildable; it is only one step in the development process. All other requirements must still be met. Parcel legality should be verified before submitting a land use application.*

**Areas That May Require Further Analysis**

- |                         |                 |                       |
|-------------------------|-----------------|-----------------------|
| Noxious Weeds           | Moderate Slopes | Wildfire Hazard Areas |
| Source Water Protection | Steep Slopes    |                       |
| Zones 1 or 2            |                 |                       |

This overview is based on the information in the Cache County GIS databases. Please verify the potential presence of areas requiring further analysis with the County's webmaps. Sections 17.10, 17.17, and 17.18 of the Cache County Land Use Ordinance contain the development standards and requirements associated with these areas. The definition of "Parcel/Lot" in Section 17.07.040 outlines parcel legality.

Cache County assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein. All datasets may contain errors. The information shown here is not intended to replace evaluation by a competent, licensed professional. In particular, the parcel boundaries are representational only and are not legal definitions of real property, nor are they intended to replace a land survey by a licensed surveyor.

# PARCEL LEGALITY

---

## Summary

Parcel legality in the unincorporated county is established by the definition of “Lot/Parcel” in section 17.07 of the Cache County Land Use Ordinance (<https://bit.ly/lotparcel>). In a nutshell, there are two checks to see if a parcel is legal:

1. Is the parcel currently the same as shown on an approved, recorded subdivision plat?
2. If it's not in a recorded subdivision, is it the same size and shape as it was on August 8, 2006?

## How the Legality Check Works?

The GIS Parcel Summary Tool is designed to get you 80% of the way towards determining whether a parcel is legal. Determining if one parcel has the same shape as another is simple for humans but much more difficult for a computer. Instead of comparing the parcel's current shape with its 2006 shape, the Tool does two separate checks for each parcel:

1. Is the center point of the parcel inside a subdivision boundary?
2. Is the parcel's current System ID in the list of System IDs that existed as of August 8, 2006?

### What is a System ID?

System IDs are an internal number assigned to each variation of a parcel to track its acreage over time for tax purposes. A new System ID is generated any time a parcel's legal acreage changes or a new parcel is created. So, if a parcel still has the same System ID, it's a good bet it hasn't significantly changed.

If the center is inside a subdivision boundary, the Tool reports “Potentially a subdivision lot.” If it isn't, you'll see “Potentially a legal parcel” or “Potentially a restricted parcel” based on the results of the second check. Regardless, the Tool will always report whether it thinks the parcel has changed since August 8, 2006.

## Limitations

The Tool is not perfect and can miss some situations like the following:

- The parcel hasn't changed, but the legal acreage has been updated.
- A boundary line agreement updates the legal description without significantly changing the property (but still triggers a change in System ID).
- A subdivision lot's boundary is changed without a subdivision amendment, which would make the lot restricted until the plat is properly amended.
- A sliver of a parcel is split off for right-of-way on a UDOT project.

The GIS Parcel Summary Tool should **only be used as the first step** in the legality and sensitive area reviews. **County Planning and Zoning staff** can help you verify if a parcel is legal.

# SENSITIVE AREAS

AREA	LEGEND	IF AREA IS PRESENT:
<b>Natural and/or Manmade Waterways</b>		
Wetlands		Wetland delineation, the review and determination of wetland areas, may be required. Development in wetland areas shall not occur except as permitted by the U.S. Army Corps of Engineers. Wetland acreage does not count toward the assessment of developable acreage.
Water Bodies		Development shall not occur in waterways, and acreage identified as waterways does not count toward the assessment of developable acreage. Additional setbacks are required from waterways. <a href="#">See 17.18.050 Standards and Development Plan [A-3-a-b].</a> for additional setback requirements.
Major Waterways		
Canals		
<b>Floodplain</b>		
FEMA Floodplain Floodplain Buffer	 	A Floodplain Development Permit is required. <a href="#">See §17.18.040 Sensitive Areas Analysis [A-2-c]</a> and <a href="#">§17.18.050 Standards and Development Plan [B-3]</a> for requirements. If structures are located within the county floodplain buffer, the owner/developer must provide an elevation certificate documenting a minimum of 1' of freeboard for structures, or meet the requirements of FEMA Technical Bulletin 1 / August 2008.
<b>Source Water Protection Zones</b>		
Zone 1 or 2	 Zone 1  Zone 2	Septic systems are not permitted within Zone 1 or 2 of a source water protection zone. <a href="#">See §17.10.050 Supplemental Standards [A-3-b].</a>
<b>Slopes</b>		
Moderate Slopes		Any development on moderate slopes requires a geotechnical report. <a href="#">See §17.18.040 Sensitive Areas Analysis [A-2-a]</a> and <a href="#">§17.18.050 Standards and Development Plan [B-1, 5]</a> , and <a href="#">§17.18.060 Geotechnical Report Minimum Standards for requirements.</a>
Steep Slopes		Development is not permitted on steep slopes, and this acreage does not count toward the assessment of developable acreage. <a href="#">See §17.18.040 Sensitive Areas Analysis [A-1-b]</a> and <a href="#">§17.18.050 Standards and Development Plan [A-2]</a> for requirements.
<b>Geologic Hazards</b>		
Fault Lines (UGS) Fault Lines Surface Rupture Study Zone Areas (UGS)	 	A geotechnical report is required if development is proposed within the hazard area(s). <a href="#">See §17.07.040 General Definitions; Geologic Hazard; Sensitive Area;</a> for requirements see <a href="#">§17.18.040 Sensitive Areas Analysis [A-2-e]</a> and <a href="#">§17.18.050 Standards and Development Plan [B-5]</a> , and <a href="#">§17.18.060 Geotechnical Report Minimum Standards.</a>
Debris Flow		
Landslide Scarps		
Landslide		
<b>Liquefaction Potential:</b>		
6=Moderate to High 7= High	 	
<b>Important Habitat Areas</b>		
Maguire Primrose		A Habitat Management Plan is required. <a href="#">See §17.18.040 Sensitive Areas Analysis [A-2-d]</a> and <a href="#">§17.18.050 Standards and Development Plan [B-4]</a> for requirements.
Canada Lynx		
Greater Sage Grouse		
Yellow-Billed Cuckoo		

AREA	LEGEND	IF AREA IS PRESENT:																	
<b>Wildfire Hazards</b>																			
Wildland-Urban Interface		Wildland-Urban Interface; Additional requirements and standards may apply. Contact the Cache County Fire District (435) 755-1670 and refer to the <a href="#">2006 Utah Wildland-Urban Interface Code</a> .																	
<b>Wildfire Threat Level Index</b>																			
<table border="1"> <thead> <tr> <th>Wildfire Threat Level</th> <th>Assess Group</th> </tr> </thead> <tbody> <tr> <td>0 Urban, Agriculture, Barren or Water</td> <td></td> </tr> <tr> <td>1 Very Very Low</td> <td rowspan="3">LOW</td> </tr> <tr> <td>2 Very Low</td> </tr> <tr> <td>3 Low</td> </tr> <tr> <td>4 Low to Moderate</td> <td rowspan="2">MODERATE</td> </tr> <tr> <td>5 Moderate</td> </tr> <tr> <td>6 Moderate to High</td> <td rowspan="3">HIGH</td> </tr> <tr> <td>7 High</td> </tr> <tr> <td>8 Very High</td> </tr> <tr> <td>9 Extreme</td> <td></td> </tr> </tbody> </table>	Wildfire Threat Level	Assess Group	0 Urban, Agriculture, Barren or Water		1 Very Very Low	LOW	2 Very Low	3 Low	4 Low to Moderate	MODERATE	5 Moderate	6 Moderate to High	HIGH	7 High	8 Very High	9 Extreme			The Utah Wildfire Risk Assessment Portal ( <a href="https://wildfirerisk.utah.gov/">https://wildfirerisk.utah.gov/</a> ) is the primary mechanism for Utah Division of Forestry, Fire, and State Lands to deploy wildfire risk information and create awareness about wildfire issues across the state. The Wildfire risk and threat data layers were developed as part of the West Wide Wildfire Assessment covering the seventeen Western States. Collectively these applications will provide the baseline information needed to support mitigation and prevention efforts across the state. A more detail report can be generated from the website link above.
Wildfire Threat Level	Assess Group																		
0 Urban, Agriculture, Barren or Water																			
1 Very Very Low	LOW																		
2 Very Low																			
3 Low																			
4 Low to Moderate	MODERATE																		
5 Moderate																			
6 Moderate to High	HIGH																		
7 High																			
8 Very High																			
9 Extreme																			
<b>Agricultural Protection Areas</b>																			
Protection Areas 300ft Buffer	 	See the recorded Agriculture Protection Area. <a href="#">See §2.70 Agriculture Protection Area Advisory Board</a> ; See also <a href="#">UCA §17-41</a> .																	
<b>Airport Overlays</b>																			
65 Ldn Noise Area		For airport areas, <a href="#">see §17.17.060 Schedule of Uses to determine if the proposed use is permitted in the airport zone</a> . Federal Aviation Administration (FAA) review may also be required.																	
Inner Approach Zone																			
Approach Zone																			
Traffic Pattern Zone																			
Influence Area																			
<b>FAA Regulation Part 77</b>																			
1,000ft / 100 = 10ft																			
2,000ft/ 100 = 20ft																			
3,000ft/ 100 = 30ft																			
4,000ft/ 100 = 40ft																			
4,500ft/ 100 = 45ft																			
<b>Encroachment Permit</b>																			
Encroachment Permit	(No Symbol)	An Encroachment Permit is required when working within the county right-of-way see, <a href="#">§12.02.020: Development of Roadways</a>																	

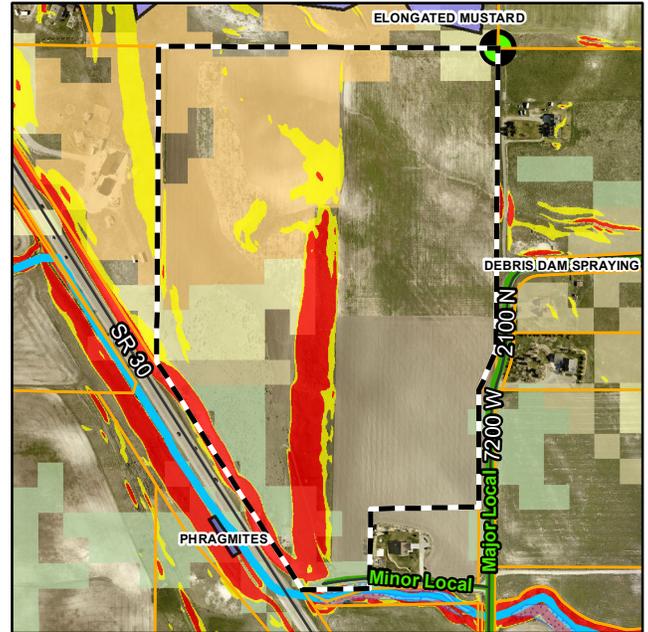
AREA	LEGEND	IF AREA IS PRESENT:
<b>Section Corner Disturbance Notification</b>		
Corner Disturbance		Disturbed section corner—County Surveyor to be notified. <a href="#">See Utah State Code 17-23-14</a>
<b>County Road Functional Classification</b>		
Functional Classification	<p><b>Function Class</b></p> <ul style="list-style-type: none"> <li><span style="color: red;">—</span> Minor Arterial</li> <li><span style="color: blue;">—</span> Major Collector</li> <li><span style="color: lightblue;">—</span> Minor Collector</li> <li><span style="color: green;">—</span> Major Local</li> <li><span style="color: lightgreen;">—</span> Minor Local</li> <li><span style="color: black;">—</span> Major Private</li> <li><span style="color: gray;">—</span> Minor Private</li> <li><span style="color: yellow;">—</span> Agricultural Access</li> <li><span style="color: brown;">—</span> Seasonal/Recreation</li> <li><span style="color: purple;">—</span> Unimproved</li> </ul>	<p>The functional classification of a roadway identifies the relative importance of the mobility and access functions for that roadway. Function class also identifies the following; *<b>Minimum Access Spacing:</b> <a href="#">See Table 5.1 Road Manual</a></p> <p>*<b>Right-of-Way (feet):</b> <a href="#">See Table B-6 Road Manual</a></p> <p>*<b>Setback of Structure:</b> <a href="#">See Table 17.10.040 Dev. Standards</a></p> <p>General County Roadway Standards: <a href="#">§12.02: Roadway Standards</a></p>
<b>Migratory Bird Production Area</b>		
Production Area 1,000ft Buffer	 	Migratory Bird Production Area- an owner of a new development located in whole or in part within 1,000 feet of a migratory bird production area shall provide the following notice on any plat filed with the county recorder. <a href="#">See Utah State Code 28-23-1,2,3 Migratory Bird Production Area.</a>
Conservation Easements		A conservation easement is a voluntary and binding legal agreement between a property owner and an easement holder (a land trust or governmental agency) that permanently restricts the use of open land and water areas for the purpose of preservation. <a href="#">See Utah State Code 57-18 Land Conservation Easement Act</a>
<b>Noxious Weeds</b>		
Noxious Weeds	<p><i>Sample Legend</i></p> <ul style="list-style-type: none"> <li> DYERS WOOD</li> <li> ELONGATED MUSTARD</li> <li> EURASIAN MILFOIL</li> <li> FIELD BINDWEED</li> <li> GARLIC MUSTARD</li> <li> GIANT REED</li> <li> GOATSRUE</li> </ul>	Under the <a href="#">Utah Noxious Weed Act</a> and <a href="#">County Ordinance No. 2015-06</a> your project may need to be inspected by a Cache County employed Noxious Weed Control Supervisor to either detect and treat noxious weeds and/or to inspect the disturbance of, removal of or deposit of soils onto the property. More info. can be found on the <a href="#">County's Vegetation Management</a> website.

GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Generated on 27 Feb. 2026 at 03:22 PM

**Parcel Number:** 12-047-0005  
**Property Address:** COUNTY  
**Tax Roll Acreage:** 54.06  
**Owner Name:** POULSEN FAMILY VALLEY VIEW FARM LLC  
**Owner Address:** 7645 W HIGHWAY 30 MENDON, UT 84325-9713  
**Jurisdiction:** Cache County  
**Future Annexation Area:** Mendon  
**Base Zone:** A10  
**Overlay Zone:** None



Comprehensive maps can be found at [www.cachecounty.gov/gis](http://www.cachecounty.gov/gis)

**Initial Parcel:** Potentially a subdivision lot, verify on plat  
**Legality Review:** Does not appear to match its August 8, 2006 configuration

*NOTE: Parcel legality does NOT guarantee that a parcel or lot is buildable; it is only one step in the development process. All other requirements must still be met. Parcel legality should be verified before submitting a land use application.*

**Areas That May Require Further Analysis**

Roads	Noxious Weeds	Moderate Slopes
County Road Function Class	Wetlands	Steep Slopes
Encroachment Permit	Major Waterways	Wildfire Hazard Areas
Section Corner		

This overview is based on the information in the Cache County GIS databases. Please verify the potential presence of areas requiring further analysis with the County's webmaps. Sections 17.10, 17.17, and 17.18 of the Cache County Land Use Ordinance contain the development standards and requirements associated with these areas. The definition of "Parcel/Lot" in Section 17.07.040 outlines parcel legality.

Cache County assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein. All datasets may contain errors. The information shown here is not intended to replace evaluation by a competent, licensed professional. In particular, the parcel boundaries are representational only and are not legal definitions of real property, nor are they intended to replace a land survey by a licensed surveyor.

# PARCEL LEGALITY

---

## Summary

Parcel legality in the unincorporated county is established by the definition of “Lot/Parcel” in section 17.07 of the Cache County Land Use Ordinance (<https://bit.ly/lotparcel>). In a nutshell, there are two checks to see if a parcel is legal:

1. Is the parcel currently the same as shown on an approved, recorded subdivision plat?
2. If it's not in a recorded subdivision, is it the same size and shape as it was on August 8, 2006?

## How the Legality Check Works?

The GIS Parcel Summary Tool is designed to get you 80% of the way towards determining whether a parcel is legal. Determining if one parcel has the same shape as another is simple for humans but much more difficult for a computer. Instead of comparing the parcel's current shape with its 2006 shape, the Tool does two separate checks for each parcel:

1. Is the center point of the parcel inside a subdivision boundary?
2. Is the parcel's current System ID in the list of System IDs that existed as of August 8, 2006?

### What is a System ID?

System IDs are an internal number assigned to each variation of a parcel to track its acreage over time for tax purposes. A new System ID is generated any time a parcel's legal acreage changes or a new parcel is created. So, if a parcel still has the same System ID, it's a good bet it hasn't significantly changed.

If the center is inside a subdivision boundary, the Tool reports “Potentially a subdivision lot.” If it isn't, you'll see “Potentially a legal parcel” or “Potentially a restricted parcel” based on the results of the second check. Regardless, the Tool will always report whether it thinks the parcel has changed since August 8, 2006.

## Limitations

The Tool is not perfect and can miss some situations like the following:

- The parcel hasn't changed, but the legal acreage has been updated.
- A boundary line agreement updates the legal description without significantly changing the property (but still triggers a change in System ID).
- A subdivision lot's boundary is changed without a subdivision amendment, which would make the lot restricted until the plat is properly amended.
- A sliver of a parcel is split off for right-of-way on a UDOT project.

The GIS Parcel Summary Tool should **only be used as the first step** in the legality and sensitive area reviews. **County Planning and Zoning staff** can help you verify if a parcel is legal.

# SENSITIVE AREAS

AREA	LEGEND	IF AREA IS PRESENT:
<b>Natural and/or Manmade Waterways</b>		
Wetlands		Wetland delineation, the review and determination of wetland areas, may be required. Development in wetland areas shall not occur except as permitted by the U.S. Army Corps of Engineers. Wetland acreage does not count toward the assessment of developable acreage.
Water Bodies		Development shall not occur in waterways, and acreage identified as waterways does not count toward the assessment of developable acreage. Additional setbacks are required from waterways. <a href="#">See 17.18.050 Standards and Development Plan [A-3-a-b].</a> for additional setback requirements.
Major Waterways		
Canals		
<b>Floodplain</b>		
FEMA Floodplain Floodplain Buffer	 	A Floodplain Development Permit is required. <a href="#">See §17.18.040 Sensitive Areas Analysis [A-2-c]</a> and <a href="#">§17.18.050 Standards and Development Plan [B-3]</a> for requirements. If structures are located within the county floodplain buffer, the owner/developer must provide an elevation certificate documenting a minimum of 1' of freeboard for structures, or meet the requirements of FEMA Technical Bulletin 1 / August 2008.
<b>Source Water Protection Zones</b>		
Zone 1 or 2	 Zone 1  Zone 2	Septic systems are not permitted within Zone 1 or 2 of a source water protection zone. <a href="#">See §17.10.050 Supplemental Standards [A-3-b].</a>
<b>Slopes</b>		
Moderate Slopes		Any development on moderate slopes requires a geotechnical report. <a href="#">See §17.18.040 Sensitive Areas Analysis [A-2-a]</a> and <a href="#">§17.18.050 Standards and Development Plan [B-1, 5]</a> , and <a href="#">§17.18.060 Geotechnical Report Minimum Standards for requirements.</a>
Steep Slopes		Development is not permitted on steep slopes, and this acreage does not count toward the assessment of developable acreage. <a href="#">See §17.18.040 Sensitive Areas Analysis [A-1-b]</a> and <a href="#">§17.18.050 Standards and Development Plan [A-2]</a> for requirements.
<b>Geologic Hazards</b>		
Fault Lines (UGS) Fault Lines Surface Rupture Study Zone Areas (UGS)	 	A geotechnical report is required if development is proposed within the hazard area(s). <a href="#">See §17.07.040 General Definitions; Geologic Hazard; Sensitive Area;</a> for requirements see <a href="#">§17.18.040 Sensitive Areas Analysis [A-2-e]</a> and <a href="#">§17.18.050 Standards and Development Plan [B-5]</a> , and <a href="#">§17.18.060 Geotechnical Report Minimum Standards.</a>
Debris Flow		
Landslide Scarps		
Landslide		
<b>Liquefaction Potential:</b>		
6=Moderate to High 7= High	 	
<b>Important Habitat Areas</b>		
Maguire Primrose		A Habitat Management Plan is required. <a href="#">See §17.18.040 Sensitive Areas Analysis [A-2-d]</a> and <a href="#">§17.18.050 Standards and Development Plan [B-4]</a> for requirements.
Canada Lynx		
Greater Sage Grouse		
Yellow-Billed Cuckoo		

AREA	LEGEND	IF AREA IS PRESENT:																	
<b>Wildfire Hazards</b>																			
Wildland-Urban Interface		Wildland-Urban Interface; Additional requirements and standards may apply. Contact the Cache County Fire District (435) 755-1670 and refer to the <a href="#">2006 Utah Wildland-Urban Interface Code</a> .																	
<b>Wildfire Threat Level Index</b>																			
<table border="1"> <thead> <tr> <th>Wildfire Threat Level</th> <th>Assess Group</th> </tr> </thead> <tbody> <tr> <td>0 Urban, Agriculture, Barren or Water</td> <td></td> </tr> <tr> <td>1 Very Very Low</td> <td rowspan="3">LOW</td> </tr> <tr> <td>2 Very Low</td> </tr> <tr> <td>3 Low</td> </tr> <tr> <td>4 Low to Moderate</td> <td rowspan="2">MODERATE</td> </tr> <tr> <td>5 Moderate</td> </tr> <tr> <td>6 Moderate to High</td> <td rowspan="3">HIGH</td> </tr> <tr> <td>7 High</td> </tr> <tr> <td>8 Very High</td> </tr> <tr> <td>9 Extreme</td> <td></td> </tr> </tbody> </table>	Wildfire Threat Level	Assess Group	0 Urban, Agriculture, Barren or Water		1 Very Very Low	LOW	2 Very Low	3 Low	4 Low to Moderate	MODERATE	5 Moderate	6 Moderate to High	HIGH	7 High	8 Very High	9 Extreme			The Utah Wildfire Risk Assessment Portal ( <a href="https://wildfirerisk.utah.gov/">https://wildfirerisk.utah.gov/</a> ) is the primary mechanism for Utah Division of Forestry, Fire, and State Lands to deploy wildfire risk information and create awareness about wildfire issues across the state. The Wildfire risk and threat data layers were developed as part of the West Wide Wildfire Assessment covering the seventeen Western States. Collectively these applications will provide the baseline information needed to support mitigation and prevention efforts across the state. A more detail report can be generated from the website link above.
Wildfire Threat Level	Assess Group																		
0 Urban, Agriculture, Barren or Water																			
1 Very Very Low	LOW																		
2 Very Low																			
3 Low																			
4 Low to Moderate	MODERATE																		
5 Moderate																			
6 Moderate to High	HIGH																		
7 High																			
8 Very High																			
9 Extreme																			
<b>Agricultural Protection Areas</b>																			
Protection Areas		See the recorded Agriculture Protection Area. <a href="#">See §2.70 Agriculture Protection Area Advisory Board</a> ; See also <a href="#">UCA §17-41</a> .																	
300ft Buffer																			
<b>Airport Overlays</b>																			
65 Ldn Noise Area		For airport areas, <a href="#">see §17.17.060 Schedule of Uses to determine if the proposed use is permitted in the airport zone</a> . Federal Aviation Administration (FAA) review may also be required.																	
Inner Approach Zone																			
Approach Zone																			
Traffic Pattern Zone																			
Influence Area																			
<b>FAA Regulation Part 77</b>																			
1,000ft / 100 = 10ft																			
2,000ft/ 100 = 20ft																			
3,000ft/ 100 = 30ft																			
4,000ft/ 100 = 40ft																			
4,500ft/ 100 = 45ft																			
<b>Encroachment Permit</b>																			
Encroachment Permit	(No Symbol)	An Encroachment Permit is required when working within the county right-of-way see, <a href="#">§12.02.020: Development of Roadways</a>																	

AREA	LEGEND	IF AREA IS PRESENT:
<b>Section Corner Disturbance Notification</b>		
Corner Disturbance		Disturbed section corner—County Surveyor to be notified. <a href="#">See Utah State Code 17-23-14</a>
<b>County Road Functional Classification</b>		
Functional Classification	<p><b>Function Class</b></p> <ul style="list-style-type: none"> <li><span style="color: red;">—</span> Minor Arterial</li> <li><span style="color: blue;">—</span> Major Collector</li> <li><span style="color: lightblue;">—</span> Minor Collector</li> <li><span style="color: green;">—</span> Major Local</li> <li><span style="color: lightgreen;">—</span> Minor Local</li> <li><span style="color: black;">—</span> Major Private</li> <li><span style="color: gray;">—</span> Minor Private</li> <li><span style="color: yellow;">—</span> Agricultural Access</li> <li><span style="color: brown;">—</span> Seasonal/Recreation</li> <li><span style="color: purple;">—</span> Unimproved</li> </ul>	<p>The functional classification of a roadway identifies the relative importance of the mobility and access functions for that roadway. Function class also identifies the following; *<b>Minimum Access Spacing:</b> <a href="#">See Table 5.1 Road Manual</a></p> <p>*<b>Right-of-Way (feet):</b> <a href="#">See Table B-6 Road Manual</a></p> <p>*<b>Setback of Structure:</b> <a href="#">See Table 17.10.040 Dev. Standards</a></p> <p>General County Roadway Standards: <a href="#">§12.02: Roadway Standards</a></p>
<b>Migratory Bird Production Area</b>		
Production Area 1,000ft Buffer	 	Migratory Bird Production Area- an owner of a new development located in whole or in part within 1,000 feet of a migratory bird production area shall provide the following notice on any plat filed with the county recorder. <a href="#">See Utah State Code 28-23-1,2,3 Migratory Bird Production Area.</a>
Conservation Easements		A conservation easement is a voluntary and binding legal agreement between a property owner and an easement holder (a land trust or governmental agency) that permanently restricts the use of open land and water areas for the purpose of preservation. <a href="#">See Utah State Code 57-18 Land Conservation Easement Act</a>
<b>Noxious Weeds</b>		
Noxious Weeds	<p><i>Sample Legend</i></p> <ul style="list-style-type: none"> <li> DYERS WOOD</li> <li> ELONGATED MUSTARD</li> <li> EURASIAN MILFOIL</li> <li> FIELD BINDWEED</li> <li> GARLIC MUSTARD</li> <li> GIANT REED</li> <li> GOATSRUE</li> </ul>	Under the <a href="#">Utah Noxious Weed Act</a> and <a href="#">County Ordinance No. 2015-06</a> your project may need to be inspected by a Cache County employed Noxious Weed Control Supervisor to either detect and treat noxious weeds and/or to inspect the disturbance of, removal of or deposit of soils onto the property. More info. can be found on the <a href="#">County's Vegetation Management</a> website.



### GIS PARCEL SUMMARY

*Not Authoritative — For Preliminary Review Only*

*Generated on 27 Feb. 2026 at 03:24 PM*

**Parcel Number:** 12-048-0025

**Property Address:**  
COUNTY

**Tax Roll Acreage:** 96.21

**Owner Name:** POULSEN FAMILY VALLEY  
VIEW FARM LLC

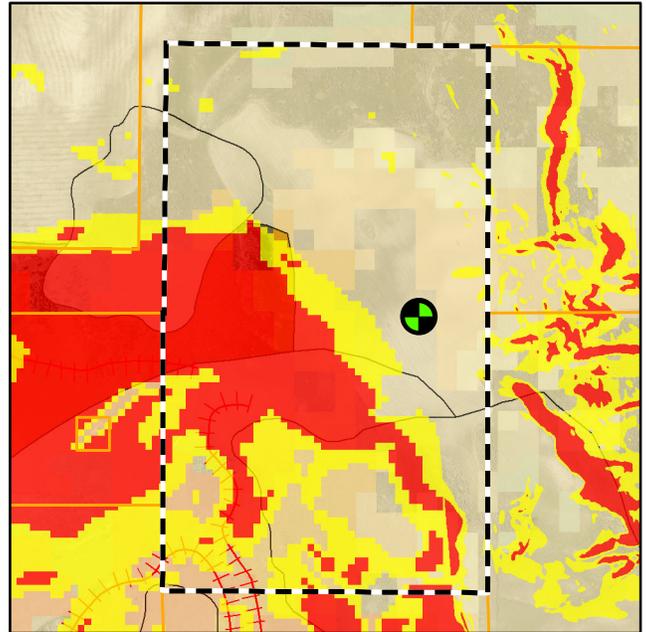
**Owner Address:** 7645 W HIGHWAY 30  
MENDON, UT 84325-9713

**Jurisdiction:** Cache County

**Future Annexation Area:** Mendon

**Base Zone:** A10

**Overlay Zone:** None



*Comprehensive maps can be found at [www.cachecounty.gov/gis](http://www.cachecounty.gov/gis)*

**Initial Parcel:** Potentially a subdivision lot, verify on plat

**Legality Review:** Does not appear to match its August 8, 2006 configuration

*NOTE: Parcel legality does NOT guarantee that a parcel or lot is buildable; it is only one step in the development process. All other requirements must still be met. Parcel legality should be verified before submitting a land use application.*

### Areas That May Require Further Analysis

Section Corner	Steep Slopes	Landslides
Moderate Slopes	Landslide Scarp	Wildfire Hazard Areas

This overview is based on the information in the Cache County GIS databases. Please verify the potential presence of areas requiring further analysis with the County's webmaps. Sections 17.10, 17.17, and 17.18 of the Cache County Land Use Ordinance contain the development standards and requirements associated with these areas. The definition of "Parcel/Lot" in Section 17.07.040 outlines parcel legality.

Cache County assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein. All datasets may contain errors. The information shown here is not intended to replace evaluation by a competent, licensed professional. In particular, the parcel boundaries are representational only and are not legal definitions of real property, nor are they intended to replace a land survey by a licensed surveyor.

# PARCEL LEGALITY

---

## Summary

Parcel legality in the unincorporated county is established by the definition of “Lot/Parcel” in section 17.07 of the Cache County Land Use Ordinance (<https://bit.ly/lotparcel>). In a nutshell, there are two checks to see if a parcel is legal:

1. Is the parcel currently the same as shown on an approved, recorded subdivision plat?
2. If it's not in a recorded subdivision, is it the same size and shape as it was on August 8, 2006?

## How the Legality Check Works?

The GIS Parcel Summary Tool is designed to get you 80% of the way towards determining whether a parcel is legal. Determining if one parcel has the same shape as another is simple for humans but much more difficult for a computer. Instead of comparing the parcel's current shape with its 2006 shape, the Tool does two separate checks for each parcel:

1. Is the center point of the parcel inside a subdivision boundary?
2. Is the parcel's current System ID in the list of System IDs that existed as of August 8, 2006?

### What is a System ID?

System IDs are an internal number assigned to each variation of a parcel to track its acreage over time for tax purposes. A new System ID is generated any time a parcel's legal acreage changes or a new parcel is created. So, if a parcel still has the same System ID, it's a good bet it hasn't significantly changed.

If the center is inside a subdivision boundary, the Tool reports “Potentially a subdivision lot.” If it isn't, you'll see “Potentially a legal parcel” or “Potentially a restricted parcel” based on the results of the second check. Regardless, the Tool will always report whether it thinks the parcel has changed since August 8, 2006.

## Limitations

The Tool is not perfect and can miss some situations like the following:

- The parcel hasn't changed, but the legal acreage has been updated.
- A boundary line agreement updates the legal description without significantly changing the property (but still triggers a change in System ID).
- A subdivision lot's boundary is changed without a subdivision amendment, which would make the lot restricted until the plat is properly amended.
- A sliver of a parcel is split off for right-of-way on a UDOT project.

The GIS Parcel Summary Tool should **only be used as the first step** in the legality and sensitive area reviews. **County Planning and Zoning staff** can help you verify if a parcel is legal.

# SENSITIVE AREAS

AREA	LEGEND	IF AREA IS PRESENT:
<b>Natural and/or Manmade Waterways</b>		
Wetlands		Wetland delineation, the review and determination of wetland areas, may be required. Development in wetland areas shall not occur except as permitted by the U.S. Army Corps of Engineers. Wetland acreage does not count toward the assessment of developable acreage.
Water Bodies		Development shall not occur in waterways, and acreage identified as waterways does not count toward the assessment of developable acreage. Additional setbacks are required from waterways. <a href="#">See 17.18.050 Standards and Development Plan [A-3-a-b].</a> for additional setback requirements.
Major Waterways		
Canals		
<b>Floodplain</b>		
FEMA Floodplain Floodplain Buffer	 	A Floodplain Development Permit is required. <a href="#">See §17.18.040 Sensitive Areas Analysis [A-2-c]</a> and <a href="#">§17.18.050 Standards and Development Plan [B-3]</a> for requirements. If structures are located within the county floodplain buffer, the owner/developer must provide an elevation certificate documenting a minimum of 1' of freeboard for structures, or meet the requirements of FEMA Technical Bulletin 1 / August 2008.
<b>Source Water Protection Zones</b>		
Zone 1 or 2	 Zone 1  Zone 2	Septic systems are not permitted within Zone 1 or 2 of a source water protection zone. <a href="#">See §17.10.050 Supplemental Standards [A-3-b].</a>
<b>Slopes</b>		
Moderate Slopes		Any development on moderate slopes requires a geotechnical report. <a href="#">See §17.18.040 Sensitive Areas Analysis [A-2-a]</a> and <a href="#">§17.18.050 Standards and Development Plan [B-1, 5]</a> , and <a href="#">§17.18.060 Geotechnical Report Minimum Standards for requirements.</a>
Steep Slopes		Development is not permitted on steep slopes, and this acreage does not count toward the assessment of developable acreage. <a href="#">See §17.18.040 Sensitive Areas Analysis [A-1-b]</a> and <a href="#">§17.18.050 Standards and Development Plan [A-2]</a> for requirements.
<b>Geologic Hazards</b>		
Fault Lines (UGS) Fault Lines Surface Rupture Study Zone Areas (UGS)	 	A geotechnical report is required if development is proposed within the hazard area(s). <a href="#">See §17.07.040 General Definitions; Geologic Hazard; Sensitive Area;</a> for requirements see <a href="#">§17.18.040 Sensitive Areas Analysis [A-2-e]</a> and <a href="#">§17.18.050 Standards and Development Plan [B-5]</a> , and <a href="#">§17.18.060 Geotechnical Report Minimum Standards.</a>
Debris Flow		
Landslide Scarps		
Landslide		
<b>Liquefaction Potential:</b>		
6=Moderate to High 7= High	 	
<b>Important Habitat Areas</b>		
Maguire Primrose		A Habitat Management Plan is required. <a href="#">See §17.18.040 Sensitive Areas Analysis [A-2-d]</a> and <a href="#">§17.18.050 Standards and Development Plan [B-4]</a> for requirements.
Canada Lynx		
Greater Sage Grouse		
Yellow-Billed Cuckoo		

AREA	LEGEND	IF AREA IS PRESENT:																	
<b>Wildfire Hazards</b>																			
Wildland-Urban Interface		Wildland-Urban Interface; Additional requirements and standards may apply. Contact the Cache County Fire District (435) 755-1670 and refer to the <a href="#">2006 Utah Wildland-Urban Interface Code</a> .																	
<b>Wildfire Threat Level Index</b>																			
<table border="1"> <thead> <tr> <th>Wildfire Threat Level</th> <th>Assess Group</th> </tr> </thead> <tbody> <tr> <td>0 Urban, Agriculture, Barren or Water</td> <td></td> </tr> <tr> <td>1 Very Very Low</td> <td rowspan="3">LOW</td> </tr> <tr> <td>2 Very Low</td> </tr> <tr> <td>3 Low</td> </tr> <tr> <td>4 Low to Moderate</td> <td rowspan="2">MODERATE</td> </tr> <tr> <td>5 Moderate</td> </tr> <tr> <td>6 Moderate to High</td> <td rowspan="3">HIGH</td> </tr> <tr> <td>7 High</td> </tr> <tr> <td>8 Very High</td> </tr> <tr> <td>9 Extreme</td> <td></td> </tr> </tbody> </table>	Wildfire Threat Level	Assess Group	0 Urban, Agriculture, Barren or Water		1 Very Very Low	LOW	2 Very Low	3 Low	4 Low to Moderate	MODERATE	5 Moderate	6 Moderate to High	HIGH	7 High	8 Very High	9 Extreme			The Utah Wildfire Risk Assessment Portal ( <a href="https://wildfirerisk.utah.gov/">https://wildfirerisk.utah.gov/</a> ) is the primary mechanism for Utah Division of Forestry, Fire, and State Lands to deploy wildfire risk information and create awareness about wildfire issues across the state. The Wildfire risk and threat data layers were developed as part of the West Wide Wildfire Assessment covering the seventeen Western States. Collectively these applications will provide the baseline information needed to support mitigation and prevention efforts across the state. A more detail report can be generated from the website link above.
Wildfire Threat Level	Assess Group																		
0 Urban, Agriculture, Barren or Water																			
1 Very Very Low	LOW																		
2 Very Low																			
3 Low																			
4 Low to Moderate	MODERATE																		
5 Moderate																			
6 Moderate to High	HIGH																		
7 High																			
8 Very High																			
9 Extreme																			
<b>Agricultural Protection Areas</b>																			
Protection Areas 300ft Buffer	 	See the recorded Agriculture Protection Area. <a href="#">See §2.70 Agriculture Protection Area Advisory Board</a> ; See also <a href="#">UCA §17-41</a> .																	
<b>Airport Overlays</b>																			
65 Ldn Noise Area		For airport areas, <a href="#">see §17.17.060 Schedule of Uses to determine if the proposed use is permitted in the airport zone</a> . Federal Aviation Administration (FAA) review may also be required.																	
Inner Approach Zone																			
Approach Zone																			
Traffic Pattern Zone																			
Influence Area																			
<b>FAA Regulation Part 77</b>																			
1,000ft / 100 = 10ft																			
2,000ft/ 100 = 20ft																			
3,000ft/ 100 = 30ft																			
4,000ft/ 100 = 40ft																			
4,500ft/ 100 = 45ft																			
<b>Encroachment Permit</b>																			
Encroachment Permit	(No Symbol)	An Encroachment Permit is required when working within the county right-of-way see, <a href="#">§12.02.020: Development of Roadways</a>																	

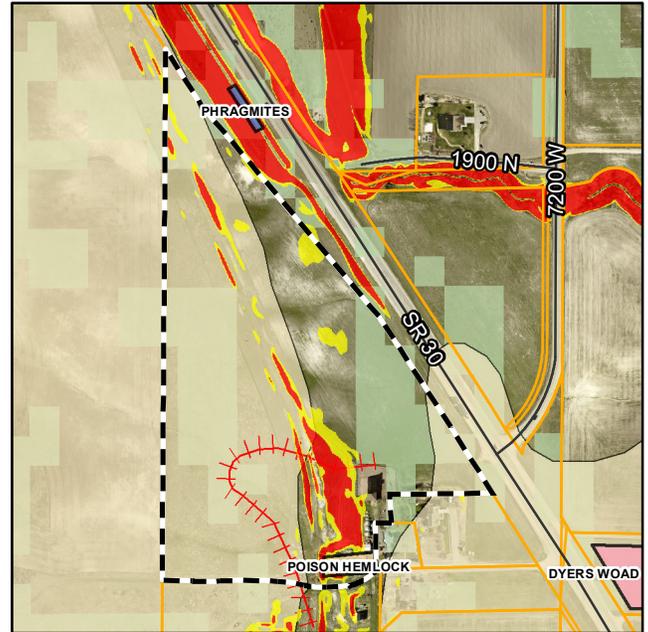
AREA	LEGEND	IF AREA IS PRESENT:
<b>Section Corner Disturbance Notification</b>		
Corner Disturbance		Disturbed section corner—County Surveyor to be notified. <a href="#">See Utah State Code 17-23-14</a>
<b>County Road Functional Classification</b>		
Functional Classification	<p><b>Function Class</b></p> <ul style="list-style-type: none"> <li> Minor Arterial</li> <li> Major Collector</li> <li> Minor Collector</li> <li> Major Local</li> <li> Minor Local</li> <li> Major Private</li> <li> Minor Private</li> <li> Agricultural Access</li> <li> Seasonal/Recreation</li> <li> Unimproved</li> </ul>	<p>The functional classification of a roadway identifies the relative importance of the mobility and access functions for that roadway. Function class also identifies the following; *<b>Minimum Access Spacing:</b> <a href="#">See Table 5.1 Road Manual</a>  *<b>Right-of-Way (feet):</b> <a href="#">See Table B-6 Road Manual</a>  *<b>Setback of Structure:</b> <a href="#">See Table 17.10.040 Dev. Standards</a></p> <p>General County Roadway Standards: <a href="#">§12.02: Roadway Standards</a></p>
<b>Migratory Bird Production Area</b>		
Production Area  1,000ft Buffer	  	Migratory Bird Production Area- an owner of a new development located in whole or in part within 1,000 feet of a migratory bird production area shall provide the following notice on any plat filed with the county recorder. <a href="#">See Utah State Code 28-23-1,2,3 Migratory Bird Production Area.</a>
Conservation Easements		A conservation easement is a voluntary and binding legal agreement between a property owner and an easement holder (a land trust or governmental agency) that permanently restricts the use of open land and water areas for the purpose of preservation. <a href="#">See Utah State Code 57-18 Land Conservation Easement Act</a>
<b>Noxious Weeds</b>		
Noxious Weeds	<p><i>Sample Legend</i></p> <ul style="list-style-type: none"> <li> DYERS WOOD</li> <li> ELONGATED MUSTARD</li> <li> EURASIAN MILFOIL</li> <li> FIELD BINDWEED</li> <li> GARLIC MUSTARD</li> <li> GIANT REED</li> <li> GOATSRUE</li> </ul>	Under the <a href="#">Utah Noxious Weed Act</a> and <a href="#">County Ordinance No. 2015-06</a> your project may need to be inspected by a Cache County employed Noxious Weed Control Supervisor to either detect and treat noxious weeds and/or to inspect the disturbance of, removal of or deposit of soils onto the property. More info. can be found on the <a href="#">County's Vegetation Management</a> website.

### GIS PARCEL SUMMARY

*Not Authoritative — For Preliminary Review Only*

Generated on 02 Mar. 2026 at 09:23 AM

**Parcel Number:** 12-047-0041  
**Property Address:** PETERSBORO  
**Tax Roll Acreage:** 24.19  
**Owner Name:** POULSEN FAMILY VALLEY VIEW FARM LLC  
**Owner Address:** 7645 W HIGHWAY 30  
 MENDON, UT 84325-9713  
**Jurisdiction:** Cache County  
**Future Annexation Area:** Mendon  
**Base Zone:** A10  
**Overlay Zone:** None



*Comprehensive maps can be found at [www.cachecounty.gov/gis](http://www.cachecounty.gov/gis)*

**Initial Parcel:** Potentially a subdivision lot, verify on plat  
**Legality Review:** Does not appear to match its August 8, 2006 configuration

*NOTE: Parcel legality does NOT guarantee that a parcel or lot is buildable; it is only one step in the development process. All other requirements must still be met. Parcel legality should be verified before submitting a land use application.*

### Areas That May Require Further Analysis

Roads	Steep Slopes	Landslides
Noxious Weeds	Landslide Scarps	Wildfire Hazard Areas
Moderate Slopes		

This overview is based on the information in the Cache County GIS databases. Please verify the potential presence of areas requiring further analysis with the County's webmaps. Sections 17.10, 17.17, and 17.18 of the Cache County Land Use Ordinance contain the development standards and requirements associated with these areas. The definition of "Parcel/Lot" in Section 17.07.040 outlines parcel legality.

Cache County assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein. All datasets may contain errors. The information shown here is not intended to replace evaluation by a competent, licensed professional. In particular, the parcel boundaries are representational only and are not legal definitions of real property, nor are they intended to replace a land survey by a licensed surveyor.

# PARCEL LEGALITY

---

## Summary

Parcel legality in the unincorporated county is established by the definition of “Lot/Parcel” in section 17.07 of the Cache County Land Use Ordinance (<https://bit.ly/lotparcel>). In a nutshell, there are two checks to see if a parcel is legal:

1. Is the parcel currently the same as shown on an approved, recorded subdivision plat?
2. If it's not in a recorded subdivision, is it the same size and shape as it was on August 8, 2006?

## How the Legality Check Works?

The GIS Parcel Summary Tool is designed to get you 80% of the way towards determining whether a parcel is legal. Determining if one parcel has the same shape as another is simple for humans but much more difficult for a computer. Instead of comparing the parcel's current shape with its 2006 shape, the Tool does two separate checks for each parcel:

1. Is the center point of the parcel inside a subdivision boundary?
2. Is the parcel's current System ID in the list of System IDs that existed as of August 8, 2006?

### What is a System ID?

System IDs are an internal number assigned to each variation of a parcel to track its acreage over time for tax purposes. A new System ID is generated any time a parcel's legal acreage changes or a new parcel is created. So, if a parcel still has the same System ID, it's a good bet it hasn't significantly changed.

If the center is inside a subdivision boundary, the Tool reports “Potentially a subdivision lot.” If it isn't, you'll see “Potentially a legal parcel” or “Potentially a restricted parcel” based on the results of the second check. Regardless, the Tool will always report whether it thinks the parcel has changed since August 8, 2006.

## Limitations

The Tool is not perfect and can miss some situations like the following:

- The parcel hasn't changed, but the legal acreage has been updated.
- A boundary line agreement updates the legal description without significantly changing the property (but still triggers a change in System ID).
- A subdivision lot's boundary is changed without a subdivision amendment, which would make the lot restricted until the plat is properly amended.
- A sliver of a parcel is split off for right-of-way on a UDOT project.

The GIS Parcel Summary Tool should **only be used as the first step** in the legality and sensitive area reviews. **County Planning and Zoning staff** can help you verify if a parcel is legal.

# SENSITIVE AREAS

AREA	LEGEND	IF AREA IS PRESENT:
<b>Natural and/or Manmade Waterways</b>		
Wetlands		Wetland delineation, the review and determination of wetland areas, may be required. Development in wetland areas shall not occur except as permitted by the U.S. Army Corps of Engineers. Wetland acreage does not count toward the assessment of developable acreage.
Water Bodies		Development shall not occur in waterways, and acreage identified as waterways does not count toward the assessment of developable acreage. Additional setbacks are required from waterways. <a href="#">See 17.18.050 Standards and Development Plan [A-3-a-b].</a> for additional setback requirements.
Major Waterways		
Canals		
<b>Floodplain</b>		
FEMA Floodplain Floodplain Buffer	 	A Floodplain Development Permit is required. <a href="#">See §17.18.040 Sensitive Areas Analysis [A-2-c]</a> and <a href="#">§17.18.050 Standards and Development Plan [B-3]</a> for requirements. If structures are located within the county floodplain buffer, the owner/developer must provide an elevation certificate documenting a minimum of 1' of freeboard for structures, or meet the requirements of FEMA Technical Bulletin 1 / August 2008.
<b>Source Water Protection Zones</b>		
Zone 1 or 2	 Zone 1  Zone 2	Septic systems are not permitted within Zone 1 or 2 of a source water protection zone. <a href="#">See §17.10.050 Supplemental Standards [A-3-b].</a>
<b>Slopes</b>		
Moderate Slopes		Any development on moderate slopes requires a geotechnical report. <a href="#">See §17.18.040 Sensitive Areas Analysis [A-2-a]</a> and <a href="#">§17.18.050 Standards and Development Plan [B-1, 5]</a> , and <a href="#">§17.18.060 Geotechnical Report Minimum Standards for requirements.</a>
Steep Slopes		Development is not permitted on steep slopes, and this acreage does not count toward the assessment of developable acreage. <a href="#">See §17.18.040 Sensitive Areas Analysis [A-1-b]</a> and <a href="#">§17.18.050 Standards and Development Plan [A-2]</a> for requirements.
<b>Geologic Hazards</b>		
Fault Lines (UGS) Fault Lines Surface Rupture Study Zone Areas (UGS)	 	A geotechnical report is required if development is proposed within the hazard area(s). <a href="#">See §17.07.040 General Definitions; Geologic Hazard; Sensitive Area;</a> for requirements see <a href="#">§17.18.040 Sensitive Areas Analysis [A-2-e]</a> and <a href="#">§17.18.050 Standards and Development Plan [B-5]</a> , and <a href="#">§17.18.060 Geotechnical Report Minimum Standards.</a>
Debris Flow		
Landslide Scarps		
Landslide		
<b>Liquefaction Potential:</b>		
6=Moderate to High 7= High	 	
<b>Important Habitat Areas</b>		
Maguire Primrose		A Habitat Management Plan is required. <a href="#">See §17.18.040 Sensitive Areas Analysis [A-2-d]</a> and <a href="#">§17.18.050 Standards and Development Plan [B-4]</a> for requirements.
Canada Lynx		
Greater Sage Grouse		
Yellow-Billed Cuckoo		

AREA	LEGEND	IF AREA IS PRESENT:																	
<b>Wildfire Hazards</b>																			
Wildland-Urban Interface		Wildland-Urban Interface; Additional requirements and standards may apply. Contact the Cache County Fire District (435) 755-1670 and refer to the <a href="#">2006 Utah Wildland-Urban Interface Code</a> .																	
<b>Wildfire Threat Level Index</b>																			
<table border="1"> <thead> <tr> <th>Wildfire Threat Level</th> <th>Assess Group</th> </tr> </thead> <tbody> <tr> <td>0 Urban, Agriculture, Barren or Water</td> <td></td> </tr> <tr> <td>1 Very Very Low</td> <td rowspan="3">LOW</td> </tr> <tr> <td>2 Very Low</td> </tr> <tr> <td>3 Low</td> </tr> <tr> <td>4 Low to Moderate</td> <td rowspan="2">MODERATE</td> </tr> <tr> <td>5 Moderate</td> </tr> <tr> <td>6 Moderate to High</td> <td rowspan="3">HIGH</td> </tr> <tr> <td>7 High</td> </tr> <tr> <td>8 Very High</td> </tr> <tr> <td>9 Extreme</td> <td></td> </tr> </tbody> </table>	Wildfire Threat Level	Assess Group	0 Urban, Agriculture, Barren or Water		1 Very Very Low	LOW	2 Very Low	3 Low	4 Low to Moderate	MODERATE	5 Moderate	6 Moderate to High	HIGH	7 High	8 Very High	9 Extreme			The Utah Wildfire Risk Assessment Portal ( <a href="https://wildfirerisk.utah.gov/">https://wildfirerisk.utah.gov/</a> ) is the primary mechanism for Utah Division of Forestry, Fire, and State Lands to deploy wildfire risk information and create awareness about wildfire issues across the state. The Wildfire risk and threat data layers were developed as part of the West Wide Wildfire Assessment covering the seventeen Western States. Collectively these applications will provide the baseline information needed to support mitigation and prevention efforts across the state. A more detail report can be generated from the website link above.
Wildfire Threat Level	Assess Group																		
0 Urban, Agriculture, Barren or Water																			
1 Very Very Low	LOW																		
2 Very Low																			
3 Low																			
4 Low to Moderate	MODERATE																		
5 Moderate																			
6 Moderate to High	HIGH																		
7 High																			
8 Very High																			
9 Extreme																			
<b>Agricultural Protection Areas</b>																			
Protection Areas 300ft Buffer	 	See the recorded Agriculture Protection Area. <a href="#">See §2.70 Agriculture Protection Area Advisory Board</a> ; See also <a href="#">UCA §17-41</a> .																	
<b>Airport Overlays</b>																			
65 Ldn Noise Area		For airport areas, <a href="#">see §17.17.060 Schedule of Uses to determine if the proposed use is permitted in the airport zone</a> . Federal Aviation Administration (FAA) review may also be required.																	
Inner Approach Zone																			
Approach Zone																			
Traffic Pattern Zone																			
Influence Area																			
<b>FAA Regulation Part 77</b>																			
1,000ft / 100 = 10ft																			
2,000ft/ 100 = 20ft																			
3,000ft/ 100 = 30ft																			
4,000ft/ 100 = 40ft																			
4,500ft/ 100 = 45ft																			
<b>Encroachment Permit</b>																			
Encroachment Permit	(No Symbol)	An Encroachment Permit is required when working within the county right-of-way see, <a href="#">§12.02.020: Development of Roadways</a>																	

AREA	LEGEND	IF AREA IS PRESENT:
<b>Section Corner Disturbance Notification</b>		
Corner Disturbance		Disturbed section corner—County Surveyor to be notified. <a href="#">See Utah State Code 17-23-14</a>
<b>County Road Functional Classification</b>		
Functional Classification	<p><b>Function Class</b></p> <ul style="list-style-type: none"> <li> Minor Arterial</li> <li> Major Collector</li> <li> Minor Collector</li> <li> Major Local</li> <li> Minor Local</li> <li> Major Private</li> <li> Minor Private</li> <li> Agricultural Access</li> <li> Seasonal/Recreation</li> <li> Unimproved</li> </ul>	<p>The functional classification of a roadway identifies the relative importance of the mobility and access functions for that roadway. Function class also identifies the following; *<b>Minimum Access Spacing:</b> <a href="#">See Table 5.1 Road Manual</a>  *<b>Right-of-Way (feet):</b> <a href="#">See Table B-6 Road Manual</a>  *<b>Setback of Structure:</b> <a href="#">See Table 17.10.040 Dev. Standards</a></p> <p>General County Roadway Standards: <a href="#">§12.02: Roadway Standards</a></p>
<b>Migratory Bird Production Area</b>		
Production Area  1,000ft Buffer	  	Migratory Bird Production Area- an owner of a new development located in whole or in part within 1,000 feet of a migratory bird production area shall provide the following notice on any plat filed with the county recorder. <a href="#">See Utah State Code 28-23-1,2,3 Migratory Bird Production Area.</a>
Conservation Easements		A conservation easement is a voluntary and binding legal agreement between a property owner and an easement holder (a land trust or governmental agency) that permanently restricts the use of open land and water areas for the purpose of preservation. <a href="#">See Utah State Code 57-18 Land Conservation Easement Act</a>
<b>Noxious Weeds</b>		
Noxious Weeds	<p><i>Sample Legend</i></p> <ul style="list-style-type: none"> <li> DYERS WOOD</li> <li> ELONGATED MUSTARD</li> <li> EURASIAN MILFOIL</li> <li> FIELD BINDWEED</li> <li> GARLIC MUSTARD</li> <li> GIANT REED</li> <li> GOATSRUE</li> </ul>	Under the <a href="#">Utah Noxious Weed Act</a> and <a href="#">County Ordinance No. 2015-06</a> your project may need to be inspected by a Cache County employed Noxious Weed Control Supervisor to either detect and treat noxious weeds and/or to inspect the disturbance of, removal of or deposit of soils onto the property. More info. can be found on the <a href="#">County's Vegetation Management</a> website.