



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, April 6, 2026.**

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

Agenda

1. **Welcome**
2. **Approval of Agenda/Minutes:** March 2, 2026 Meeting Minutes
3. **Application**
 - 96.21 acres - Poulson Family Valley View Farm- [REDACTED]
 - 24.19 acres - Poulson Family Valley View Farm- [REDACTED]
4. **Update: Mail-out Inquiries**
 - Soccer Fields
 - Wetland/Bear River
 - Farmland
5. UALT Fundraiser, April 18, 2026, 6-9:30pm at Shaffer Farms in Garland
6. **Status Summary Spreadsheet**
7. **Comments or Other Business**
8. **Adjourn**

Meeting Schedule

Next regular meeting is anticipated to be scheduled for May 4, 2026, at 3:30 p.m.



Cache Open Space Advisory Committee

02 March 2026

Items

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Agenda

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2. Approval of Agenda/Minutes: January 5, 2026..... 2

3. Pre-Application: 18.18 Acres – Wellsville Canyon..... 2

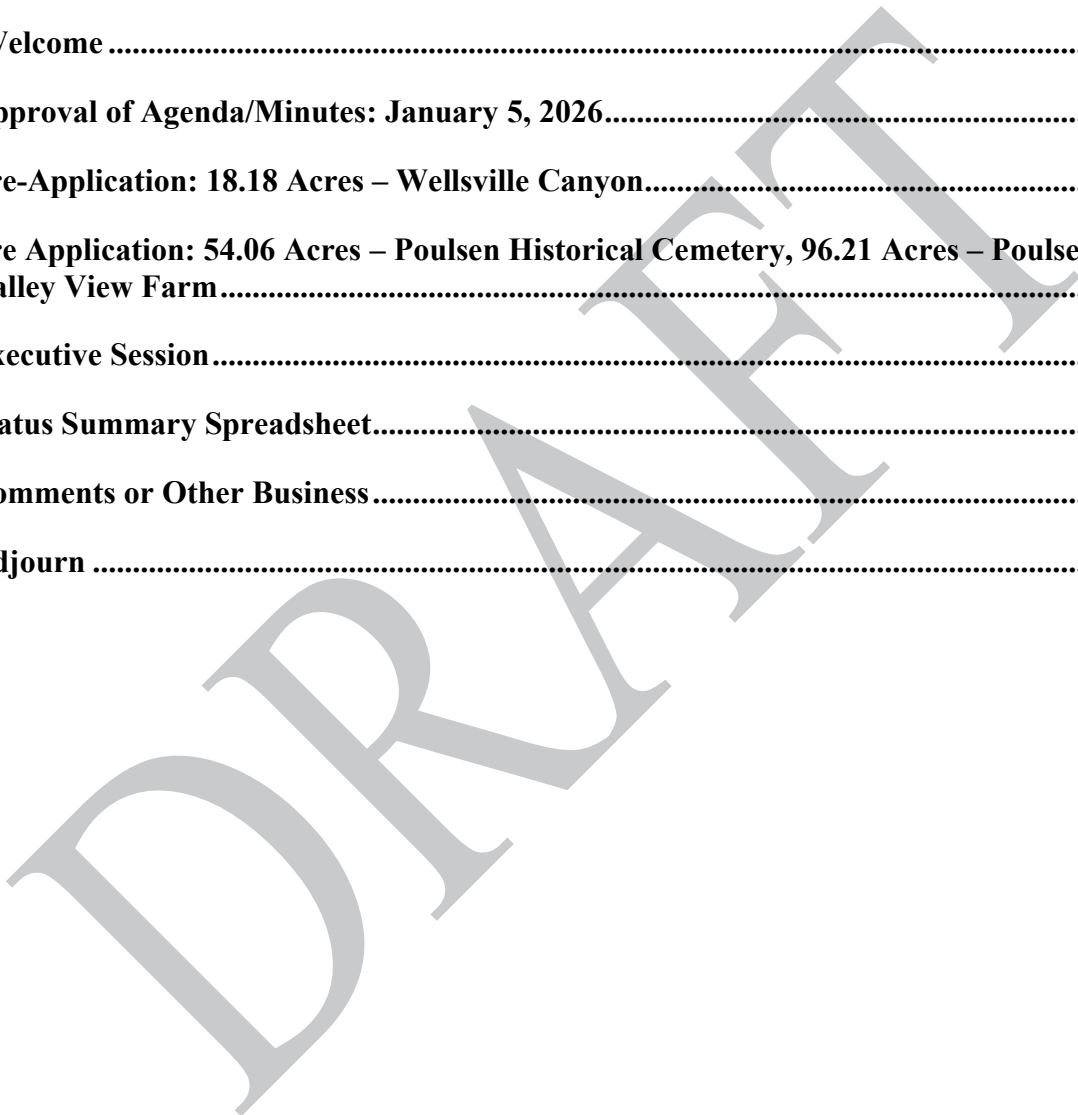
4. Pre Application: 54.06 Acres – Poulsen Historical Cemetery, 96.21 Acres – Poulsen Family Valley View Farm..... 2

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Present: Angie Zetterquist, Lisa Aedo, Regan Wheeler, Clair Ellis, Chris Sands, Eric Eliason, Brent Thomas, Kendra Penry, Keegan Garrity, Justin Clawson, Curt Webb, George Daines, Landis Wenger, Emily Fletcher

Start Time: 03:30:00

#1 Welcome, Introduction

Sands welcomed everyone.

#2 Approval of Agenda/Minutes

With out objection the agenda and minutes from January 5, 2026 were approved.

#3 Pre-Application: 18.18 Acres Wellsville Canyon

Curt Webb and **Executive Daines** reviewed the pre-application for 18.18 acres in Wellsville Canyon.

Committee and **Staff** discussed the pre-application and how the county is preparing to use the property as of now.

Eliason** motioned to recommend approval to the County Council that the COSAC waive the application rules and that the County Council to approve the spending up to \$175,000 for the 18.18 acres Wellsville Canyon project; **Thomas** seconded. **Passed 6, 0.

#4 Pre-Application: 54.06 Acres Poulsen Historical Cemetery, 96.21 Acres Poulsen Family Valley View Farm

Poulsen family representative reviewed the pre-application for the 54.06 acres Poulsen Historical cemetery and 96.21 acres Poulsen Family Valley View Farm.

Family representative and **Committee** discussed the merits of the pre-application and the next steps for the project.

#5 Executive Session

Wheeler** motioned to move into an executive session for the purpose of discussing the purchase/exchange/lease of real property ad to discuss potential development agreements or proposals; **Ellis** seconded. **Passed 6, 0.

#6 Status Summary Spreadsheet

Sands revied the spreadsheet of projects that have or will use bond funds.

Committee and **Staff** discussed the details of the spreadsheet.

#7 Comments or Other Business

Committee discussed the mailers and adding another member to the Committee.

Wenger gave an update on trails.

#8 Adjourn

Adjourned.

DRAFT



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

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?

Yes No

Please explain. These parcels _____ are part of a working farm

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.

no

Section E: Supporting Documents

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

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



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

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

[Redacted Signature]

Property Owner(s) Signature (Required)

18 Mar 26

Date

[Redacted Signature]

Authorized Agent Signature

18 Mar 26

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.

ADDENDUM TO PFVVFarm COSAC APPLICATION

Section D: Additional Information

1. These 2 parcels [REDACTED] have been farmed by the Poulsen Family since the farm was established around 1895. They will continue to be farmed in the future.
2. There are no toxic or hazardous materials anywhere on the properties.
3. There are no DEQ or EPA restrictions on any of our parcels.



Filed in the Office of <i>Adam Watson</i> Director, Division of Corporations and Commercial Code Filed in the State of Utah	Filing Number 250902538110B Filed On September 02, 2025 Entity Number 8783630-0160 Number of Pages 1
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State of Utah
Department of Commerce
Division of Corporations and Commercial Code

Domestic Limited Liability Company - Annual Report / Renewal without changes

ENTITY INFORMATION

Entity Name: POULSEN FAMILY VALLEY VIEW FARM LIMITED LIABILITY COMPANY

Entity Number: 8783630-0160

Effective Date: September 02, 2025

Effective Time: 02:12 PM

BUSINESS DETAILS

REQUIRED SIGNATURES

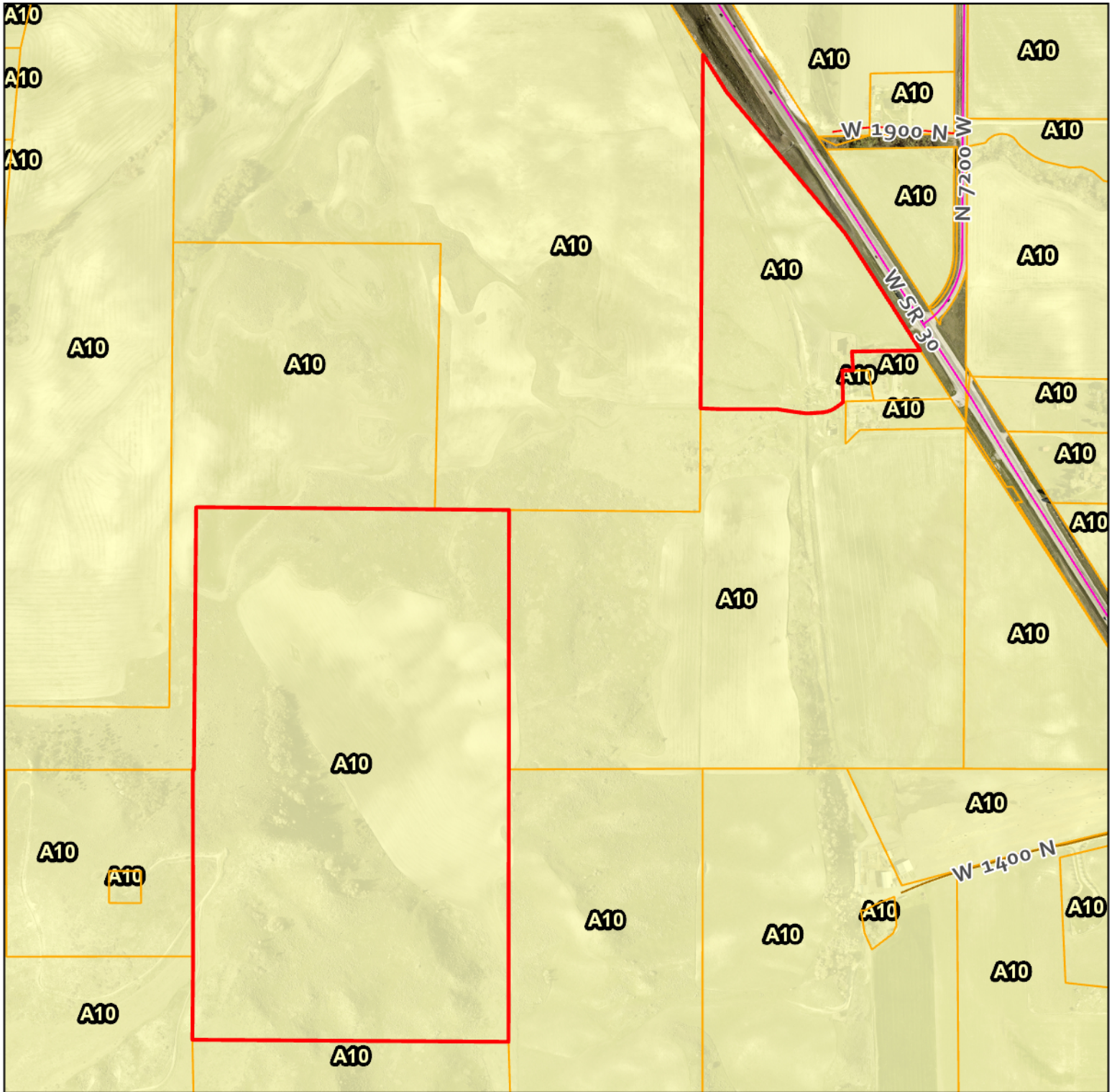
- I declare that the information contained in this electronic submission is true and accurate.
- I affirm that I am legally authorized to sign this document.
- I acknowledge receipt of the below information:
 - The information provided in this form will be used by the Division to evaluate and complete your request. Failure to provide complete information as requested will result in the denial of your request as incomplete.
 - Information provided in this form is retained in accordance with state record retention laws. For specific information about the records retention for this form, please visit <https://corporations.utah.gov/records/>.
 - In order to comply with legal and regulatory requirements, we may share information provided in this form with authorized parties such as other government agencies, national licensing databases, contracted vendors, etc. Additionally, many items collected by the Division are classified as "public" under the Government Records Access and Management Act, Utah Code § 63G-2-101 et seq.
 - For more information on how the information you provide is shared, please refer to <https://corporations.utah.gov/records/>.
- **Electronic Signature:**
Title/Capacity: Authorized Person

Poulsen Family Valley View Farm - Parcels



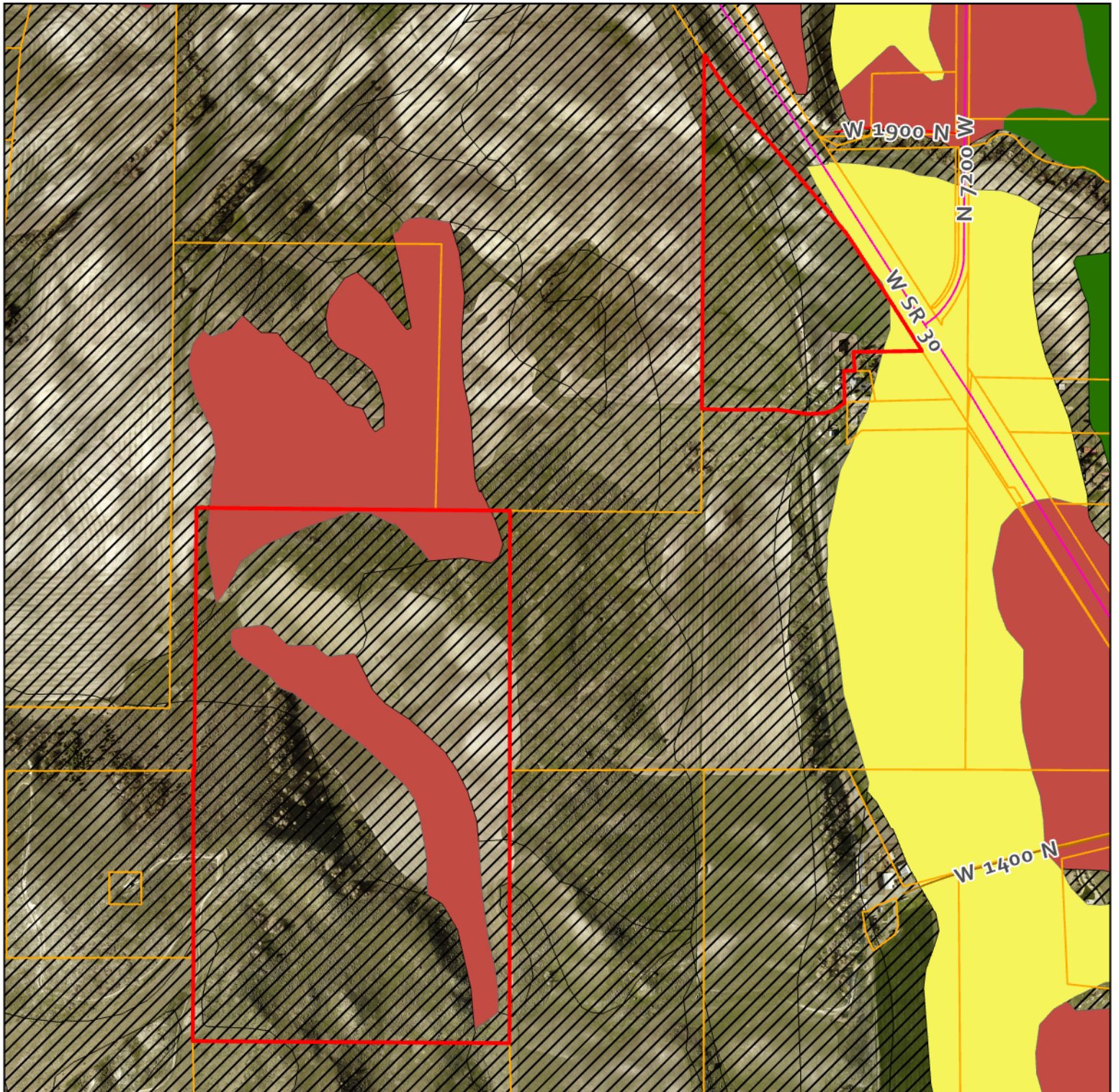
- Dirt
- Gravel
- Paved
- City Boundaries
- County Parcels
- Wildland-Urban Interface
- Poulsen Family Valley View Farm

Poulsen Family Valley View Farm - Zoning



- | | | |
|-----------------|--|---------------------------------|
| Dirt | Mineral Extraction and Excavation Overlay (ME) | I: Industrial |
| Gravel | Public Infrastructure Overlay (PI) | RR: Resort Recreation |
| Paved | A10: Agriculture 10 acres | RU-2: Rural - 2 Zoning District |
| City Boundaries | C: Commercial | RU-5: Rural- 5 Zoning District |
| County Parcels | FR40: Forest Recreation 40 acres | Poulsen Family Valley View Farm |

Poulsen Family Valley View Farm - Farmland




Roads



PAVE


-  Dirt
-  Gravel
-  Paved


City Boundaries

-  County Parcels

NRCS Soils Farmland

-  Not Classified
-  Farmland Of Local Importance










-  Farmland Of Statewide Importance

-  Prime Farmland If Irrigated

-  Poulsen Family Valley View Farm

Poulsen Family Valley View Farm Wetlands, Waterbodies, & Waterways



- | | |
|--|---|
|  Dirt |  County Parcels |
|  Gravel |  Wetlands (NWI) |
|  Paved |  Water Bodies |
|  City Boundaries |  Major Waterways |
| |  Poulsen Family Valley View Farm |

Poulsen Family Valley View Farm - Wildlife



- Dirt
- Gravel
- Paved
- City Boundaries
- County Parcels
- Wildland-Urban Interface
- Poulsen Family Valley View Farm

Poulsen Family Valley View Farm Master Planned Trails



- Richmond, Motorized
- 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
- Hyde Park, Mountain
- Hyde Park, Bonneville
- Hyde Park, Powerline
- Hyde Park, Quiet Street
- Hyrum, <Null>
- Logan, Sidewalk Route
- Logan, Paved Shared
- Logan, Unpaved Trail
- Logan, Bike Lane

	INQUIRIES	ACRES	DATE	PARCEL #	PHONE	EMAIL	COMMENTS
1		20	1-Mar-26				
2		35	24-Mar-26				
3		131.59 13.49 (Others?)	1-Mar-26				
4		31.35	1-Mar-26				
5		20+ (?)	2-Apr-26				
6		6+- acres	2-Apr-26				
7		30	13-Mar-26				

UALT

UTAH AGRICULTURAL
LAND TRUST



Our Land...Our Legacy

Ensuring the future of Utah's farms & ranches

UALT's Annual Fundraiser & Moonlight Market

Saturday, April 18, 2026

6 P.M. to 9:30 P.M.

Shaffer Farms in Garland

Hwy. 30 just east of Riverside (15158 N. 4450 W)

Right off Interstate 15 at the Riverside Exit



We're serving up farm fresh pulled pork sandwiches with all the fixins topped off with delicious hot fudge sundaes for dessert. For entertainment, we'll enjoy renowned western band Rough Stock who will entertain us with some of our favorite tunes. Plan to dance the night away. Bear River City's own Rich Holmgren will lead the live auction which includes beautiful works of art, faux leather jackets and hand crafted jewelry designed with Utah's own precious gems. Join us for a great evening and support Utah's agricultural producers eager to protect their properties and continue farming and ranching. Get your tickets today! Only \$60 per person. Teens and young adults (15 to 25) enjoy discounted prices of \$25 and KIDS ARE FREE! Bring the whole family and have a country style good time!



Purchase your ticket here with the QR Code, online or at the event. If you cannot attend, a donation to UALT is welcome.
501(c)(3) tax exempt organization
utahaglandtrust.org
A BBB Accredited Charity

