



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, May 4, 2026.**

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

Agenda

1. Welcome

2. Approval of Agenda and Minutes: April 6, 2026 Meeting Minutes

3. Agenda Items

a. Application-Phase 1 - Willow Ranch

- i. Willow Ranch - Kent Baker via UALT (Bryan Nielsen, Executive Director) - 12-035-0039 (70.57 acres), 12-052-0013 (46.25 acres)
- ii. Site visit -

b. Application-Phase 1 - Birch Canyon Weed & Seed

- i. Birch Canyon Weed & Seed Coop - Kayo Robertson - 08-046-0017 (5.5 acres)
- ii. Site visit - tentatively May 11, 2026 at 3:00pm

c. Application-Phase 1 - Poulson Family Valley View Farm -7645 West Hwy 30

- i. Poulson Family Valley View Farm - Don Wilcox - 12-047-0041 (24.19 acres), 12-048-0025 (96.21 acres), 12-047-0005 (28.50 acres - partial)
- ii. Post site-visit evaluation - Score
- iii. Initial review and recommendation to County Council

d. Application-Phase 1 - Hat J Ranch - Petersboro

- i. Hat J Ranch - Larry Olsen - 12-034-0001 (131.59 acres), 12-034-0002 (15.78 acres), 12-034-0008 (37.80 acres), 12-034-0017 (12 acres - partial), 12-048-0003 (57 acres), 12-048-0004 (73.52 acres), 12-048-0009 (6.75 acres)
- ii. Post site-visit evaluation - Score
- iii. Initial review and recommendation to County Council

4. Public Comment

5. Reports

6. Other Business

- a. County Council presentation - May 12 or May 26, 2026

7. Adjourn

Meeting Schedule

Next regular meeting is anticipated to be scheduled for June 1, 2026, at 3:30 p.m.



Cache Open Space Advisory Committee

06 April 2026

Items

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Agenda

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3. Funding Application: Poulsen Family Valley View Farm.....	2
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5. Comments or Other Business	2
6. Adjourn	2

DRAFT

Present: Angie Zetterquist, Lisa Aedo, Jared Ingler, Chris Sands, Eric Eliason, Brent Thomas, Kendra Penry, Justin Clawson, Emily Fletcher

Start Time: 03:30:00

#1 Welcome, Introduction

Sands welcomed everyone.

#2 Approval of Agenda/Minutes

Without objection the agenda and minutes from March 2, 2026 were approved.

#3 Funding Application: Poulsen Family Valley View Farms

Aedo reviewed the application.

Committee discussed the merits of the project and setting up a site visit.

Thomas asked about the frontage.

Mr. Don Wilcox responded about 1800 feet and mentioned that there is a family cemetery on the property.

#4 Status Summary Spreadsheet

Aedo reviewed the inquiries that have come into staff since the last meeting.

Mr. Larry Olsen reviewed his property and interest in a possibly easement.

Committee discussed doing a site visit to Mr. Olsen's property at the same time as the Poulsen farm as they are next to each other.

Committee and **Staff** discussed the other inquiries and their locations and the spreadsheet.

#5 Comments or Other Business

UALT Fundraiser on Saturday, April 18th in Garland.

#6 Adjourn

Adjourned.

Willow Ranch



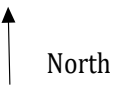


WILLOW RANCH LLC AERIAL MAP

(PLEASE CLICK [HERE](#) TO VIEW CAMERA IMAGES)



Owner: Willow Ranch LLC
Total Area: 107.36 Acres
County, State: Cache, Utah
STR: S36, T12N, R2W
Coord: -112.0074130° 41.7334792°
Date: 12/15/2025





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

Section A: Required Criteria

The property(s) is in Cache County.

Yes No

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 No

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

Yes No

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? Yes No

If yes, please describe:

Section B: Property Information

Project Name: Willow Ranch LLC

Address or location: 165 North 7100 West, Petersboro, UT

Municipality or nearest city: Logan

Parcel number(s): 12-052-0013, 12-035-0036

Total acres: 107.36

Acres proposed to be preserved by conservation easement: 107.36

Acres proposed to be preserved by ownership transfer (fee title): 0

If not the entire parcel(s), provide a map of the proposed project.



**Cache Open Space Advisory Committee (COSAC) -
Open Space Funding Application**
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Section C: Applicant Information

Property Owner(s): Kent Baker, Leslie Baker, Kaydean

Address : 165 North 7100 West City: Petersboro State: UT Zip: 84325
Phone: 435-754-5369 Email: kentbtrails113@gmail.com

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

Title / position: Executive Director-UALT
Address : 1011 West 400 North #120 City: Logan State: UT Zip: 84321
Phone: 435-757-2264 Email: bnielsen@utahaglandtrust.org

I authorize this agent as my legal contact person

Agent relationship to project, check all that apply:

- Municipality 501c3
 Land Trust Other, describe

Additional contacts:

Name: Deborah Van Noy Phone: 435-770-7095 Email: info@utahalandtrust.org
Name: _____ Phone: _____ Email: _____

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? If yes, please explain.
3. Is the property subject to any DEQ or EPA restrictions? If yes, please explain.



Cache Open Space Advisory Committee (COSAC) -
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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. The owners would consider trails on this property.

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.

NRCS-ACEP/ALE - application submitted in January 2026

UDAF LeRay McAllister Working Farm & Ranch Grant - will submit prior to August 2026 deadline.

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



**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.

Keith Baker
Property Owner(s) Signature (Required)

April 30, 2026
Date

Andrew Van Dyke
Authorized Agent Signature

April 30, 2026
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.

**Willow Ranch LLC Application to Cache Open Space Advisory Committee
Submitted by Utah Agricultural Land Trust**

**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.

Willow Ranch LLC encompasses 107 acres of partially dry-ground agricultural land located on the eastern bench of the Wellsville Mountains above Cache Valley. This land description is as follows:

DESCRIPTION	USES	PARCEL NUMBER	ACRES
Western parcel	Dryland pasture	12-052-0013	43.84
Eastern parcel	Dry cropland	12-035-0039	63.52

The rectangular-shaped property has 43.84 acres of dryland pasture with intermittent streams and rolling terrain on the western half. The southwest corner of this parcel connects to the Cache National Forest. This dryland pasture was once cropland. The eastern parcel is gently sloping cropland used for growing wheat, barley and safflower. This 63.52-acre eastern parcel is leased to another farmer.

Willow Ranch is located on what was formally the 160-acre Baker family homestead that was established in 1870. Two of the current owners of Willow Ranch-Kent Baker and Kaydean Baker-McInnis- are heirs to this land and are of the Baker lineage. The third owner, Leslie Baker is married to Kent Baker. Family members are in agreement that the land should be preserved for agricultural uses. The current owners of Willow Ranch are at or nearing retirement age and do not want to farm the land. Still, their goal is to preserve the land with a conservation easement and then sell the land at a more reasonable per acre price to a local farmer. Several local farmers and ranchers have expressed interest in buying the land for agriculture. A purchased easement is the preferred option for this family due to financial considerations.

Key Features of the Land

Western Parcel—The owners are in late stages of implementing dryland pasture on this parcel which includes the planting of native grasses such as Paiute Orchard Grass and Cache Meadow Brome. The owners have worked under the NRCS EQIP Soil Health Conservation Plan and EQIP Conservation Plan for Pasture Establishment programs to restore the health of this dryland pasture. The western acreage has two water sources— Willies Canyon Stream and Chokecherry Hollow Stream. The owners have shored up vegetation at these streams and have installed 52 Beaver Dam Analogs (BDAs) along with native plants. There is also a spring in this area known as Baker Springs which is a willow/riparian area from which water flows into an irrigation pond. This western acreage also has several species of trees and shrubs that have been planted to enhance ecological value including Blue Elderberry, Chokecherry, Golden Currant, Redoiser Dogwood, Utah Serviceberry, Woods Rose and Skunkbush Sumac. Native trees in the area include Big Tooth Maple, Willows, Box Elder and Cottonwoods. Native shrubs are Sage, Woods Rose, Golden Currant, Skunk, Snowberry, Creeping Mahonia and Chokecherry. Native flowers found on the property are the Sticky Geranium, Asters, Balsamroot, Sunflowers, Blue Penstemon, Lupines, Yarrow and Lewis Flax as well as riparian plants such as Sedges. Local wildlife find refuge in this area using the protective vegetation for rest, protection and foraging.

**Willow Ranch LLC Application to Cache Open Space Advisory Committee
Submitted by Utah Agricultural Land Trust**

Eastern Parcel—This almost 64 acres of land is used for rotational crops of wheat, barley and safflower and is leased by another farmer. The soil designation percentages on this eastern parcel are as follows: “farmland of statewide importance” – 40% and “prime farmland, if irrigated” – approximately 20%. The soil types on this eastern parcel are Mendon-Colliston Complex, Dragon Silt Loam, Crookston Loam and Avon Silt Clay Loam. While the owners have water rights, this cropland is not currently irrigated but dry-farmed by the tenant farmer. Currently, Willow Ranch’s irrigation system requires significant renovation, i.e., poorly functioning collection pond as well as sub-standard ditch irrigation and gravity flow irrigation systems. This property’s water system is very dependent on spring mountain run-off which can be variable. Historically, this cropland was flood irrigated using a ditch system. The property has 60 acre feet of water rights; however only 45 acre feet of water rights will convey with the conservation easement to ensure access to stock water and crop irrigation once the water systems are repaired and functioning properly.

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—The natural beauty of the Cache Valley region and more specifically the eastern section of the Wellsville Mountains provide a beautiful backdrop to this property which is only one mile from heavily-traveled Valley View Highway (Utah State Route 30). Willow Ranch is located between the rural communities of Mendon and Petersboro surrounded by like properties. The zoning designation for this land under Cache County zoning is A103 – Agricultural-10 acres.

Preserves open lands near valley gateways— Open space preservation at the central Cache Valley region provides enormous public benefit and Willow Ranch LLC’s location along Valley View Highway, the main highway to Tremonton, bodes well for this designation. UALT expects that other landowners along the Valley View Highway will protect their properties creating an expansive visual impact for residents and visitors alike.

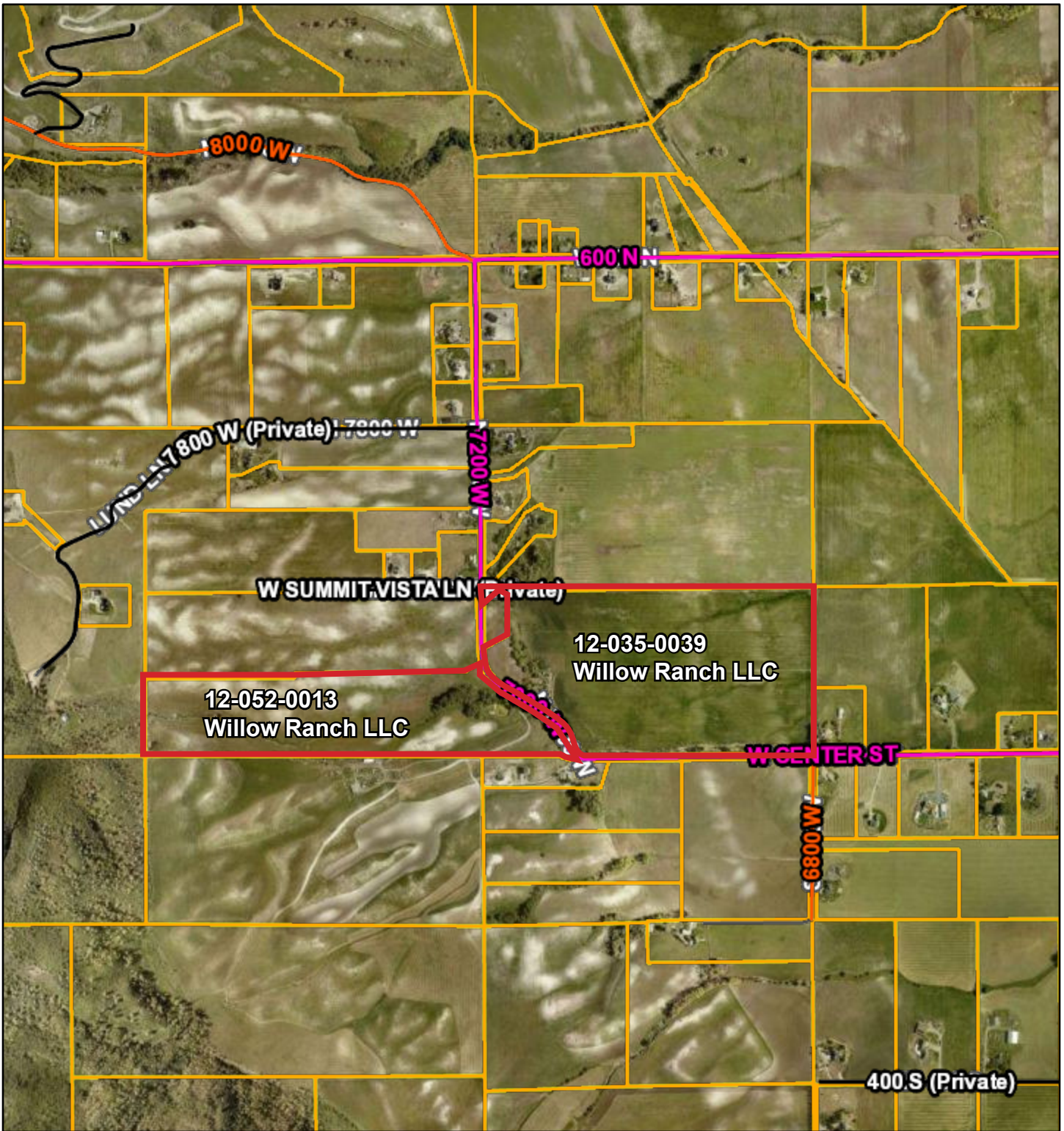
Adds trails and trail connectivity—These two parcels that make up this property could become part of Cache Valley trail connectivity. In fact, the current owners welcome this outcome as they are active hikers and trail walkers.

Maintains agriculture—Cache County is one of the most productive agricultural counties in the state of Utah. The 2022 U.S. Census of Agriculture shows that Cache Valley has just under 1,400 farms covering over 279,000 acres. The Cache County General Plan (2023) has designated this area of northern Utah to remain agricultural with the widely held credo popularized by many in Cache Valley, let’s keep the city, city and the country, country. The consensus appears to advocate for density close to urban centers rather than suburban sprawl into our agricultural areas. Historically, farming has played an important role in economic viability and cultural identity of Cache County. This will be an irrigated pasture with dryland or irrigated cropland on the eastern side of the property.

**Willow Ranch LLC Application to Cache Open Space Advisory Committee
Submitted by Utah Agricultural Land Trust**

Maintains wildlife habitat—Wildlife is abundant in this area with the Wellsville Mountains within the areas abutting this land. Wildlife typically seen on this property include owls, hawks, wild turkey, pheasant, song birds, chukar, ducks, badgers, skunks, raccoon, fox and mule deer. In the past, moose have been found on the property. The cut crop fields also allow wildlife to forage, especially critical during colder fall and winter months. On the western parcel, the owners have added native vegetation to support wildlife along the gully area. To support the Greater Sage-Grouse, the landowner maintains a sagebrush grassland ecosystem along the upland area of the stream corridor on the western parcel. This land is located in the national *Working Lands for Wildlife* program as part of the sage-grouse initiative. The natural setting of agriculture fields, rolling hills and adjacent higher peaks creates an environment conducive to the habitat of the Greater Sage Grouse. The sage-grouse also benefit from a relatively undisturbed environment as the Cache National Forest is located along the southwest corner of the western parcel

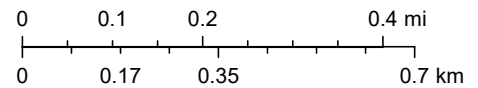
Willow Ranch Parcels



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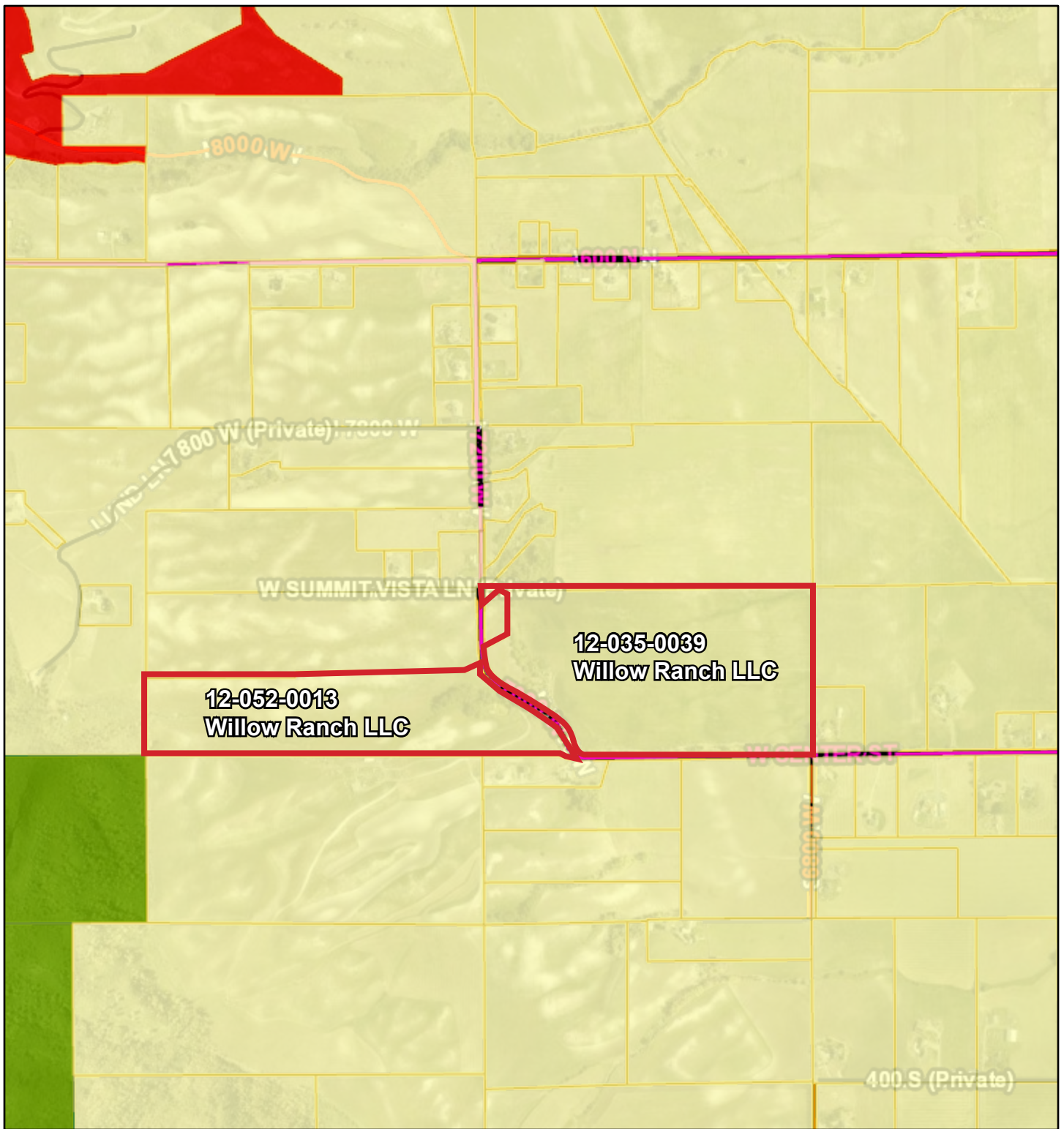
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- | | | |
|----------------------|---|----------------------|
| Class B Surface Type | — | Private |
| Asphalt | — | Municipal Boundaries |
| Gravel | — | County Boundary |
| Dirt | — | Cache Parcels |
| Future | — | |



Vantor

Willow Ranch Zoning



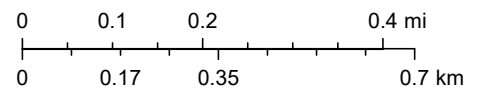
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County Zoning Base Districts

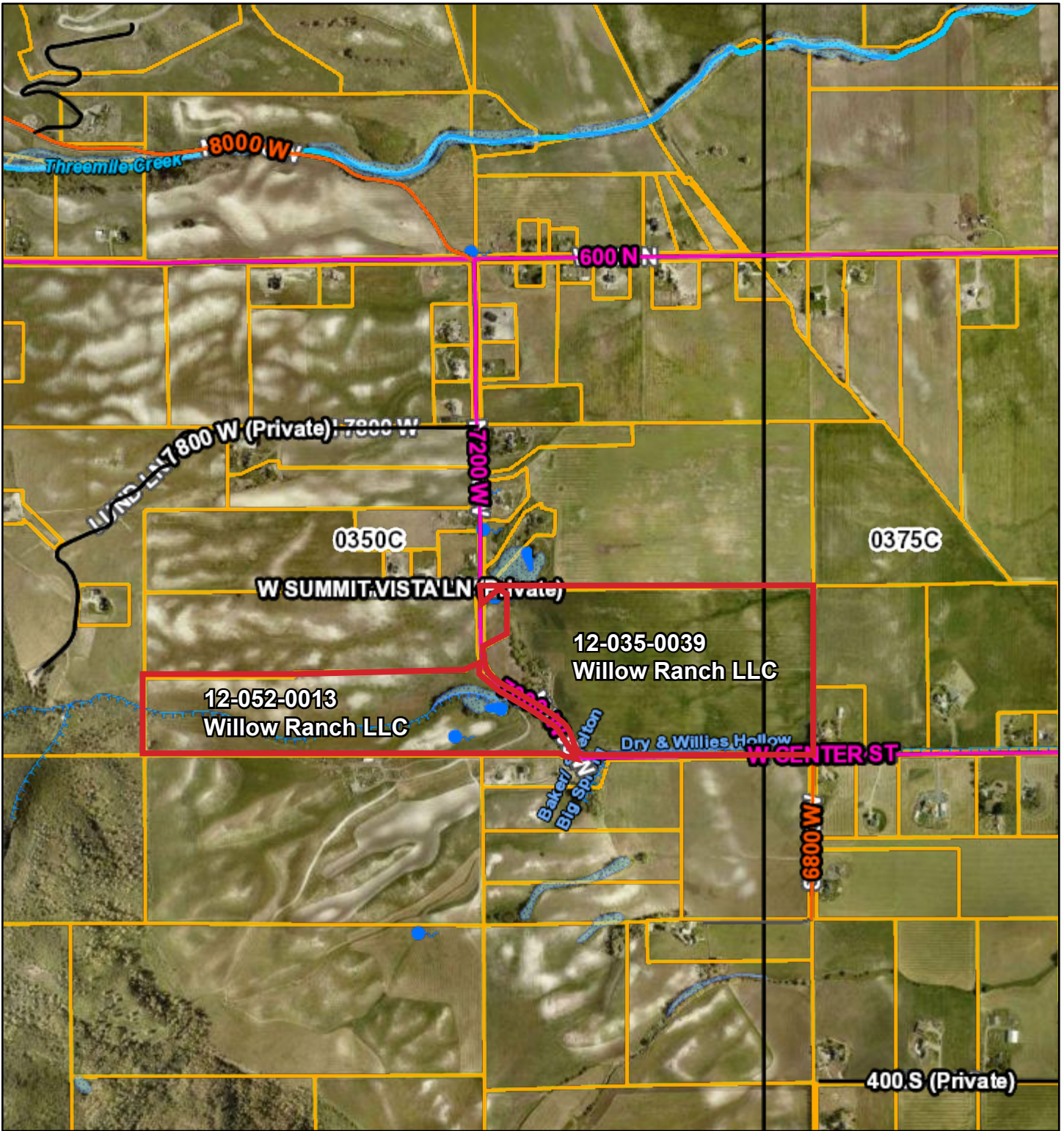
- A10: Agriculture 10 acres
- C: Commercial
- FR40: Forest Recreation 40 acres
- I: Industrial
- RR: Resort Recreation
- RU-2: Rural - 2 Zoning District

RU-5: Rural- 5 Zoning District



Vantor

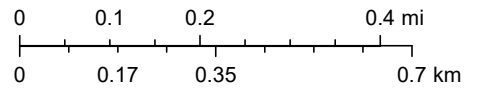
Willow Ranch Wetlands, Waterbodies, Waterways



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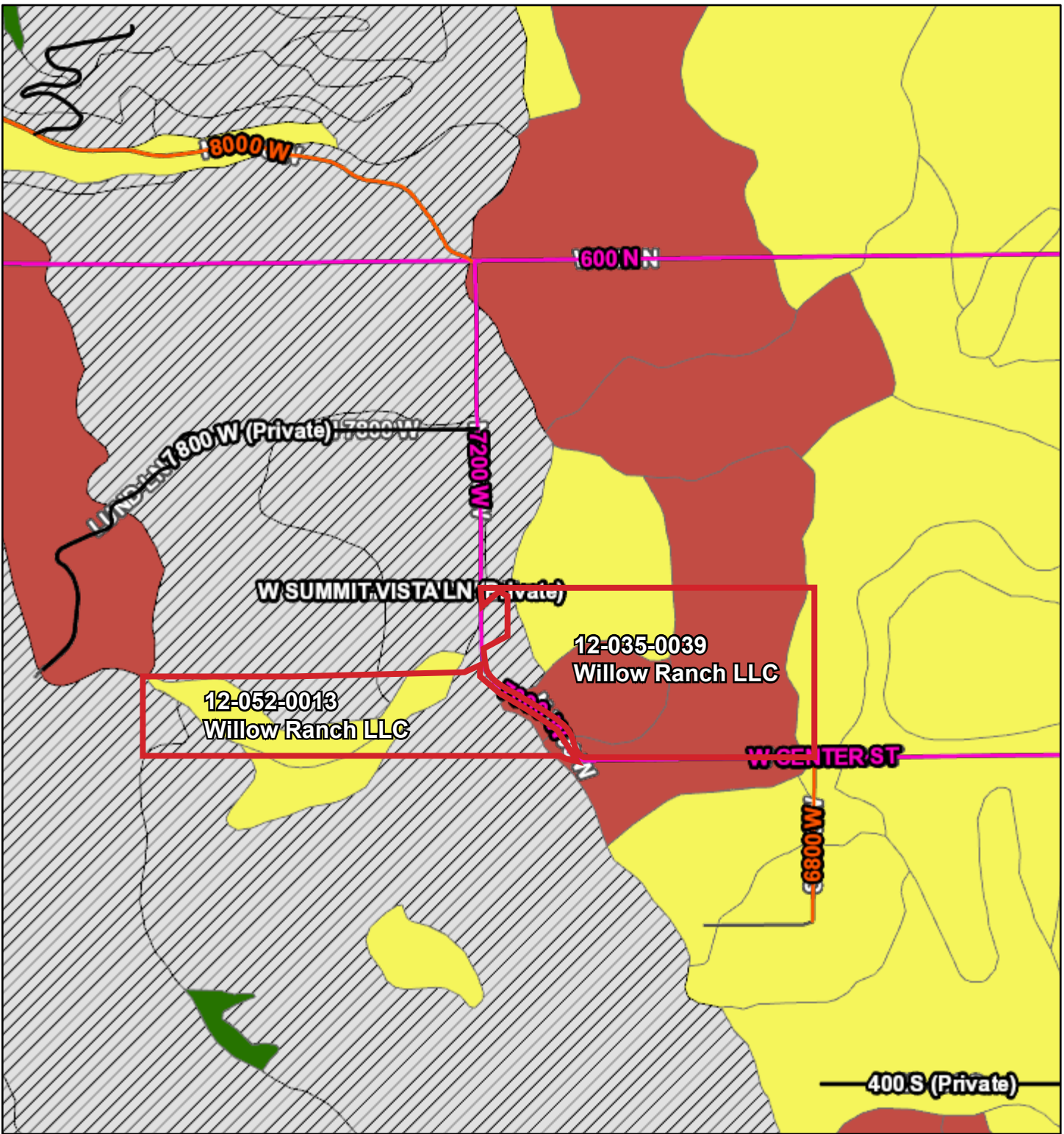
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|----------------------|------------------------------------|
| Class B Surface Type | County Boundary |
| Asphalt | Canals/Laterals |
| Gravel | Springs National Hydrology Dataset |
| Dirt | Water Bodies |
| Future | Major Waterways |
| Private | Wetlands (NWI) |
| Municipal Boundaries | Floodplain Panels |



Vantor

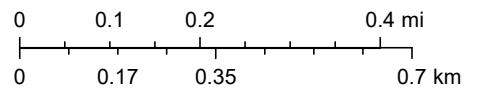
Willow Ranch Farmland



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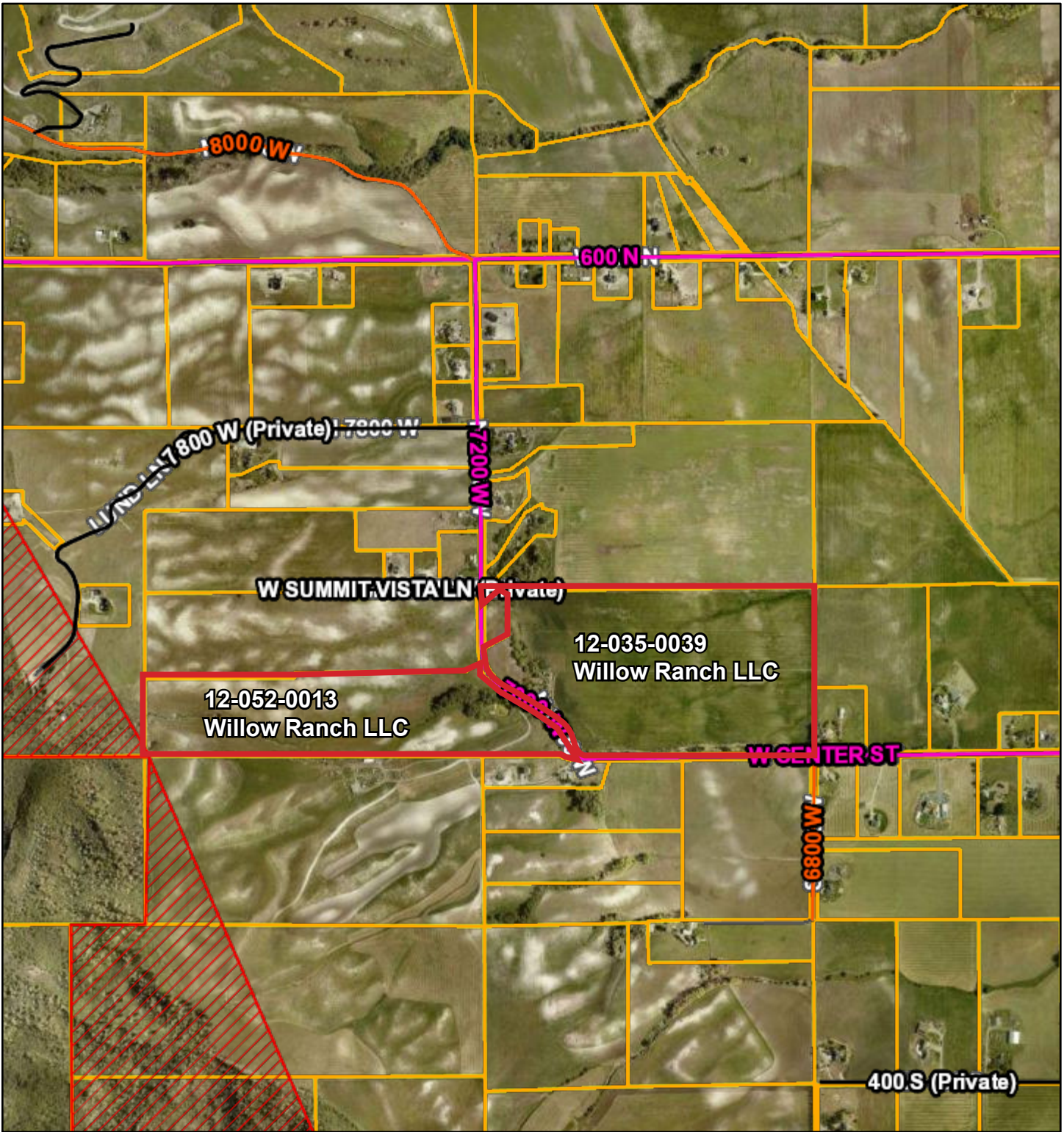
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|----------------------|----------------------------------|
| Class B Surface Type | County Boundary |
| Asphalt | NRCS Soils Farmland |
| Gravel | Not Classified |
| Dirt | Farmland Of Local Importance |
| Future | Farmland Of Statewide Importance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



Vantor

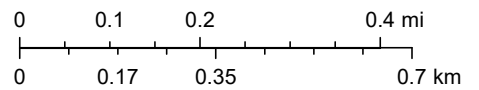
Willow Ranch Wildlife



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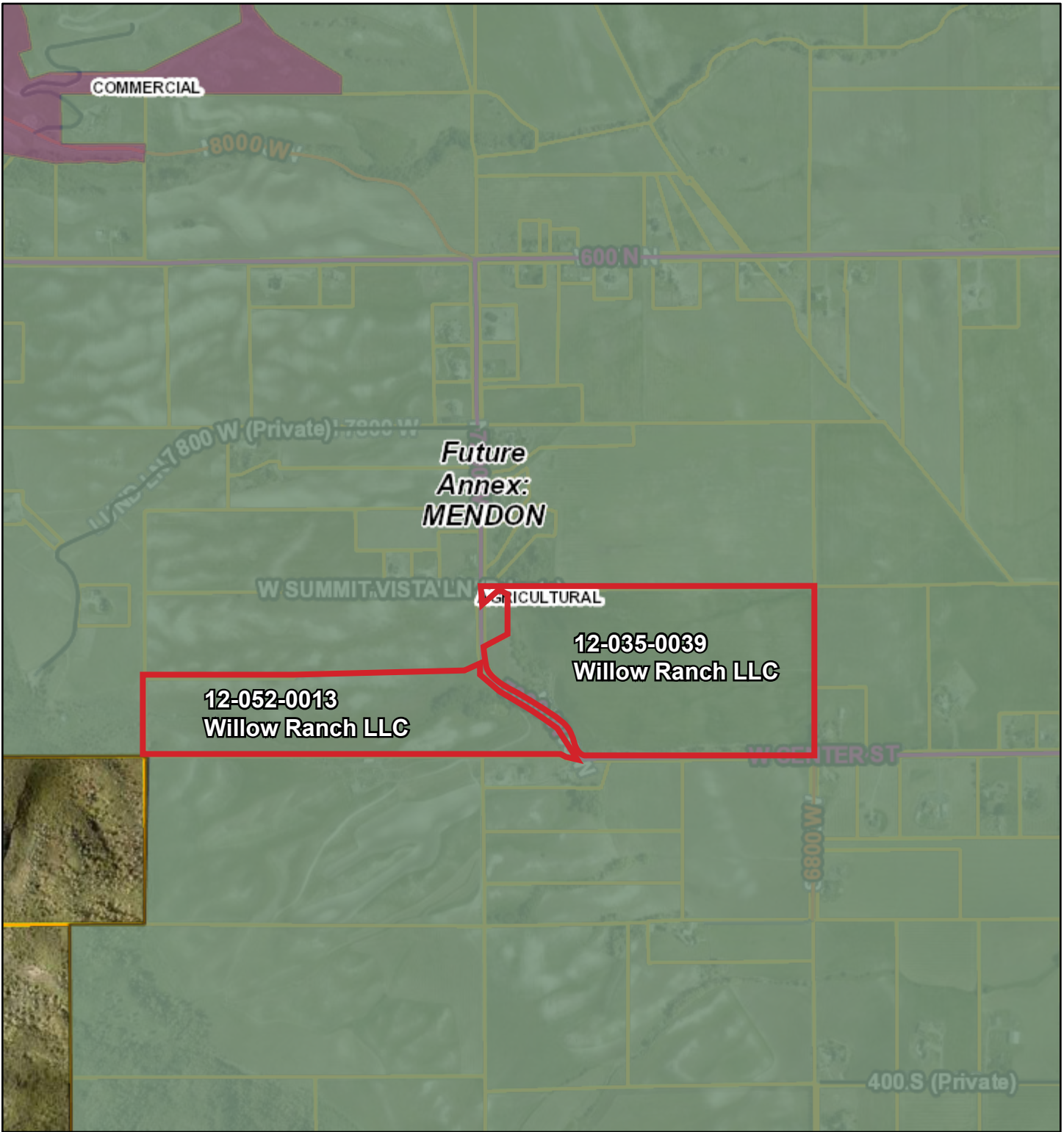
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- | | |
|----------------------|--|
| Class B Surface Type | County Boundary |
| Asphalt | Yellow-Billed Cuckoo |
| Gravel | Greater Sage Grouse |
| Dirt | Canada Lynx |
| Future | Maguire Primrose |
| Private | Migratory Bird Production Area |
| Municipal Boundaries | Migratory Bird Production Area 1,000 ft Buffer |



Vantor

Willow Ranch Annexation and Trails

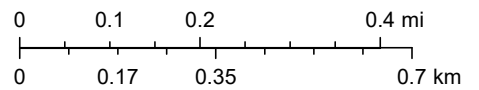


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Cache Bikeways Near Term/ Long Term Recommendations

- Proposed Sharrows
- Proposed Bike Lanes
- Parking Restrictions – Side Specific
- Bike Lanes
- Proposed Advisory Bike Lanes
- Parking on Gravel Shoulder Only

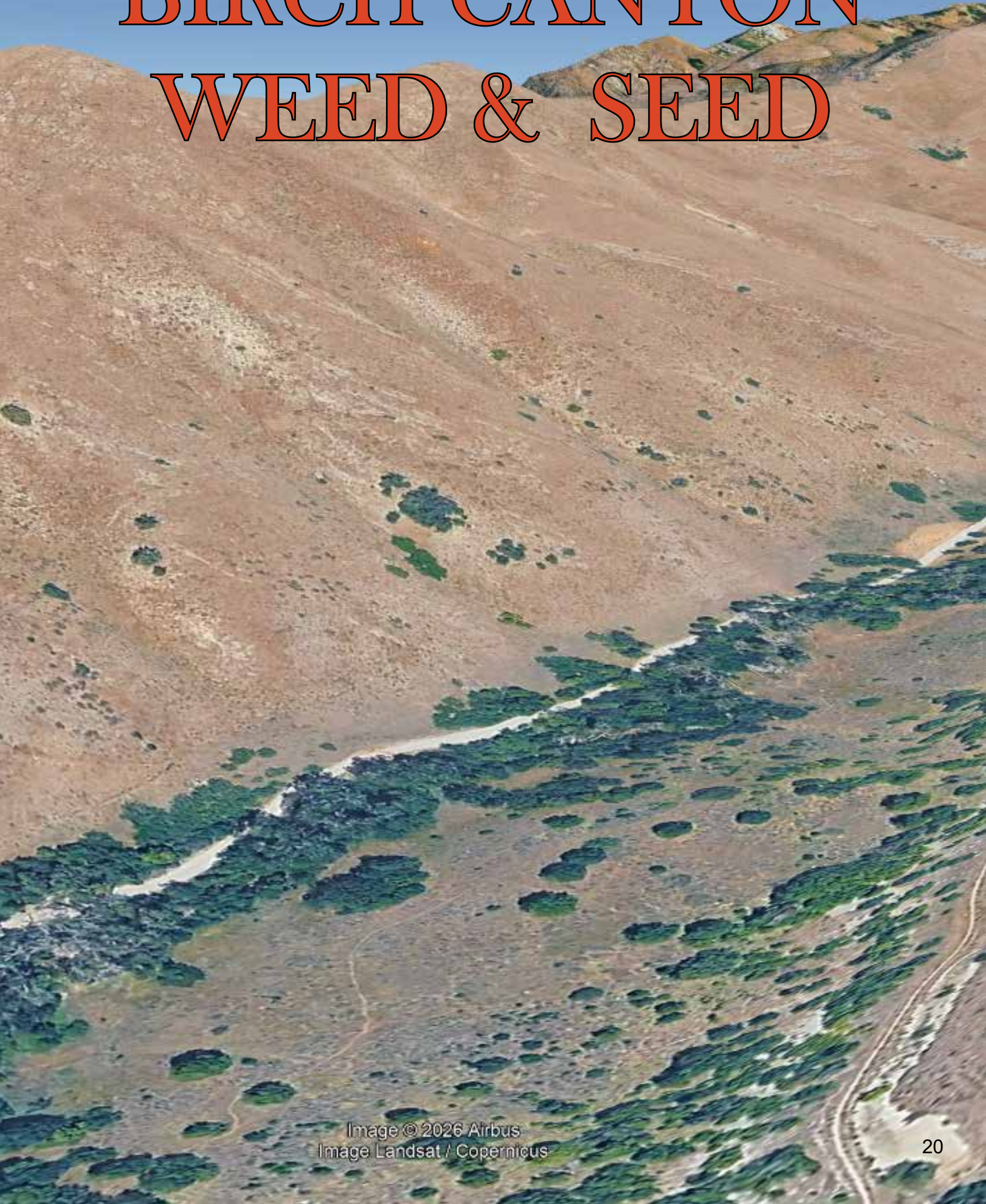
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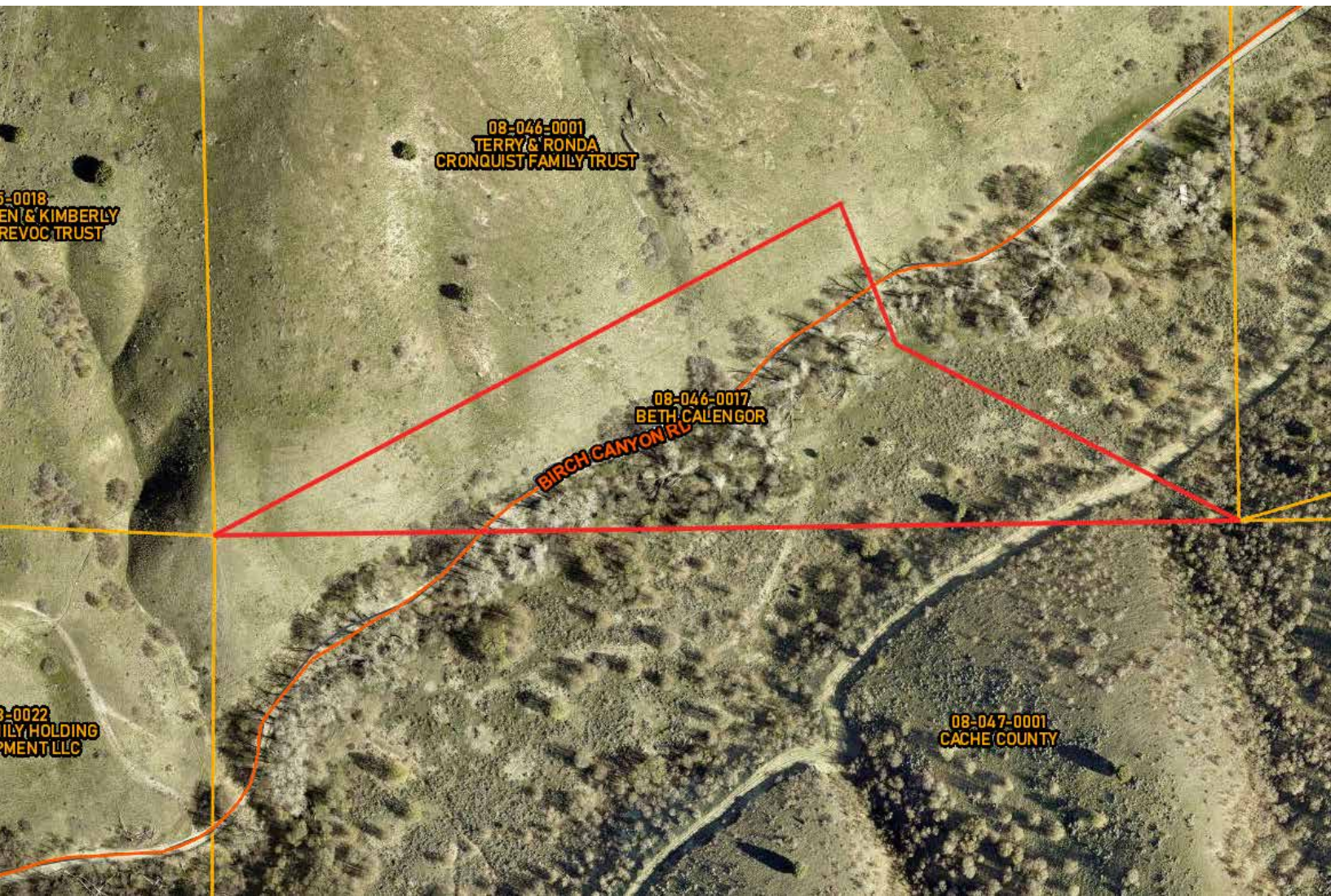


Vantor



BIRCH CANYON WEED & SEED





08-046-0001
TERRY & RONDA
CRONQUIST FAMILY TRUST

08-0018
JEN & KIMBERLY
REVOC TRUST

08-046-0017
BETH CALENGOR

BIRCH CANYON RD

08-0022
FAMILY HOLDING
COMPONENT LLC

08-047-0001
CACHE COUNTY



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

3:30 p.m. 4/6
Council Chamber
199 Main
Attn: Lisa Aedo

Section A: Required Criteria

The property(s) is in Cache County.

Yes No

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 No

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

Yes No

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? Yes No

If yes, please describe:

Section B: Property Information

Project Name: Birch Cr. Weed: Seed Coop

Address or location: Birch Canyon

Municipality or nearest city: Smithfield, UT

Parcel number(s): 08-046-0017

Total acres: 5.5 acres

Acres proposed to be preserved by conservation easement: 5.5

Acres proposed to be preserved by ownership transfer (fee title): _____

If not the entire parcel(s), provide a map of the proposed project.



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

Section C: Applicant Information

Property Owner(s): Beth Glendon / Kayo Robertson
 Address: 10 S. 200 E. City: Smithfield State: UT Zip: 84335
 Phone: 435-563-8272 Email: Kayorobertson2@gmail.com

Contact person/ Authorized Agent (if other than property owner): _____
 Title / position: _____
 Address: _____ City: _____ State: _____ Zip: _____
 Phone: _____ Email: _____

I authorize this agent as my legal contact person

Agent relationship to project, check all that apply:

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

Additional contacts:

Name: _____ Phone: _____ Email: _____
 Name: _____ Phone: _____ Email: _____

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

Section D: Additional Information

Please answer the following questions on a separate page.

1. Please describe past, present, and future uses of the property. Grazing. Rehabilitation
2. Are you aware of any toxic or hazardous materials on the property? If yes, please explain.
3. Is the property subject to any DEQ or EPA restrictions? If yes, please explain.



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. _____

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.

Not at the present time

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.

Kays
Property Owner(s) Signature (Required)

4/6/26
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.

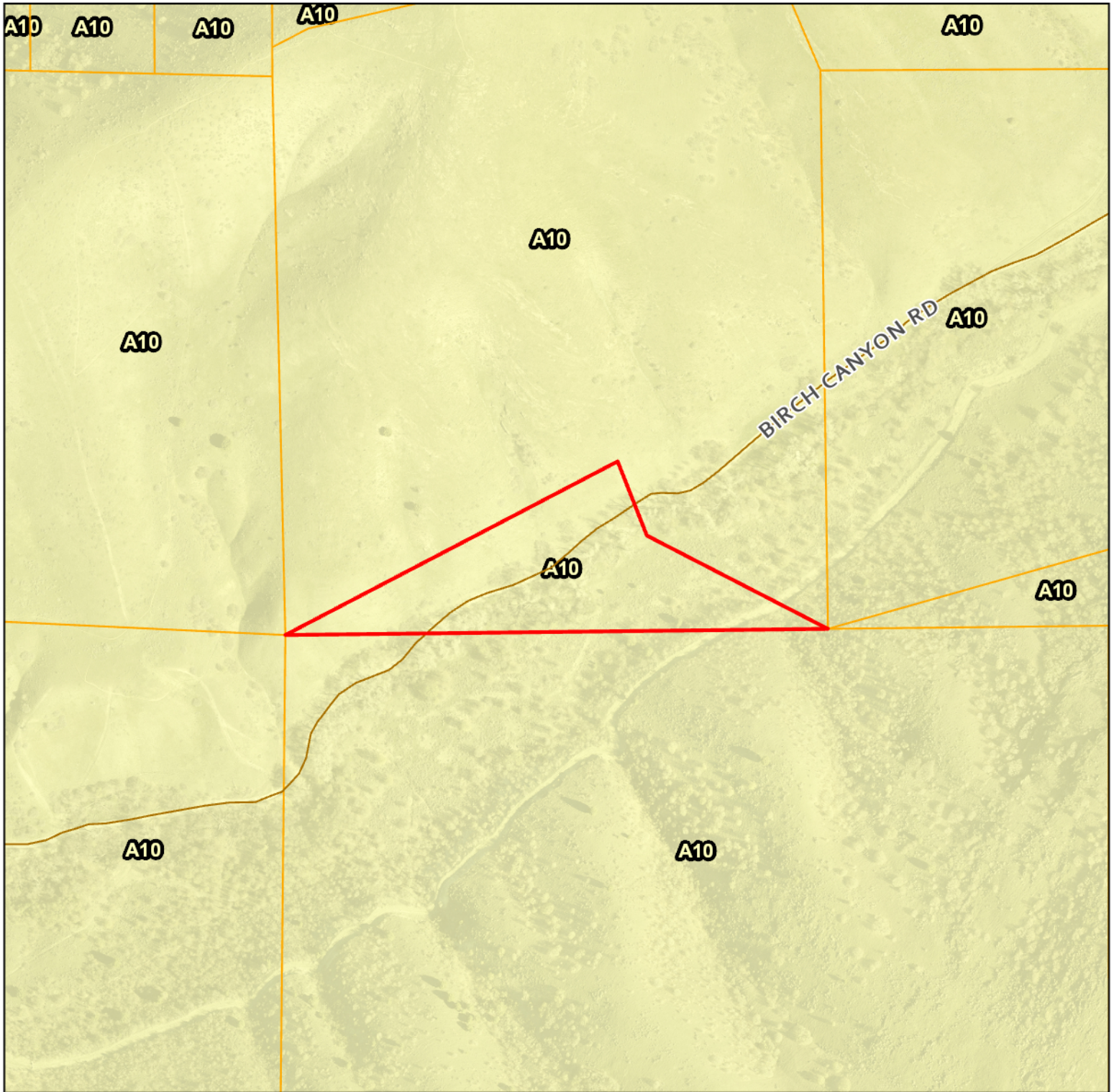
This form is subject to change as the Cache Open Space Advisory Committee sees fit.

Birch Canyon - Parcel



-  Dirt
-  Gravel
-  Paved
-  City Boundaries
-  County Parcels
-  Birch Canyon Parcel

Birch Canyon - 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 | Birch Canyon Parcel |










Birch Canyon - Wildlife



- Dirt
- Gravel
- Paved
- City Boundaries
- County Parcels
- ▨ Wildland-Urban Interface
- Birch Canyon Parcel

Birch Canyon Wetlands, Waterbodies, & Waterways



- | | | |
|---|---|---|
|  Dirt |  City Boundaries |  Water Bodies |
|  Gravel |  County Parcels |  Major Waterways |
|  Paved |  Wetlands (NWI) |  Birch Canyon Parcel |

Birch Canyon - 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

Birch Canyon Parcel

Birch Canyon Master Planned Trails

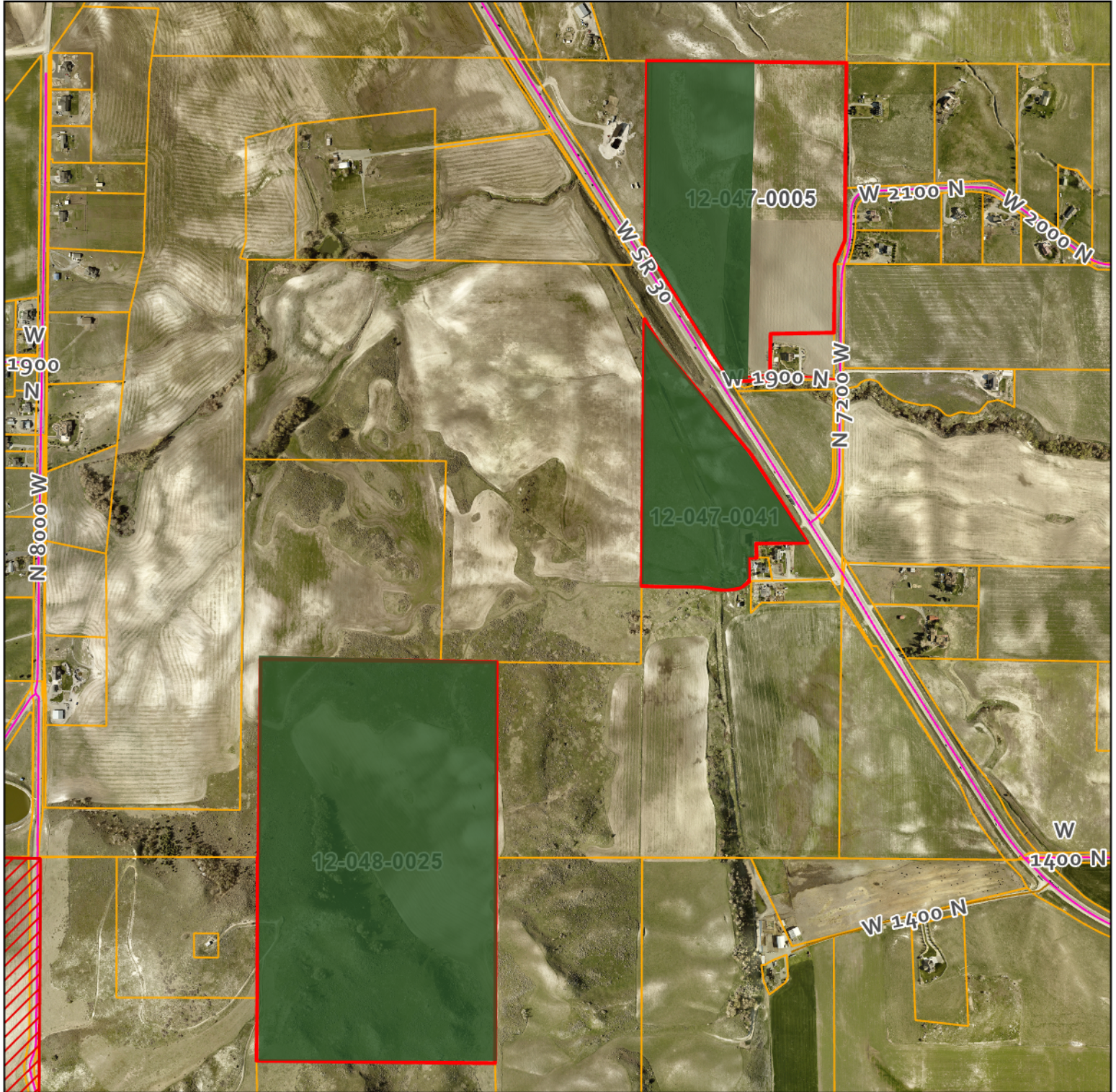


- Dirt
- Gravel
- Paved
- City Boundaries
- County Parcels
- Birch Canyon Parcel






Poulsen Family Valley View Farm



Poulsen Family Valley View Farm - Parcels



- Dirt
- Gravel
- Paved

-  City Boundaries
-  County Parcels
-  Wildland-Urban Interface
-  Poulsen Family Valley View Farm
-  Area(s) to be placed in Conservation Easement
(Total is approximately 148.90 acres)

Parcel Numbers	Acreage
12047-0005 (Partial)	28.50
12-047-0041	24.19
12.048-0025	96.21
Total	148.90



Cache Open Space Advisory Committee (COSAC) -
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Section A: Required Criteria

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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.

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

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Are you aware of any legal disputes or conflicts relating to the property or proposed project? Yes No

If yes, please describe:

Section B: Property Information

Project Name: Poulsen Family Valley View Frm

Address or location: 7645 West Hwy 30

Municipality or nearest city: Mendon

Parcel number(s): 12-047-005, 12-047-0041,

Total acres: 148.90

Acres proposed to be preserved by conservation easement: 148.90

Acres proposed to be preserved by ownership transfer (fee title): 0

If not the entire parcel(s), provide a map of the proposed project.



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

Section C: Applicant Information

Property Owner(s): Poulsen Family Valley View Farm, L
Address : 7645 West Hwy 30 City: Mendon State: Utah Zip: 84325
Phone: 435-713-5619 Email: dcwilcox@yahoo.com

Contact person/ Authorized Agent (if other than property owner): Don Wilcox
Title / position: Partner/Manager
Address : 7641 West Hwy 30 City: Mendon State: Utah Zip: 84325
Phone: 435-713-5619 Email: dcwilcox@yahoo.com

[X] I authorize this agent as my legal contact person

Agent relationship to project, check all that apply:

- [] Municipality [] 501c3
[] Land Trust [X] Other, describe
Member of family LLC

Additional contacts:
Name: Nancy Wilcox Phone: 435-770-0557 Email: nfwilcox@yahoo.com
Name: Phone: Email:

If you are working with a land trust, please list name here:
None

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? If yes, please explain.
3. Is the property subject to any DEQ or EPA restrictions? If yes, please explain.



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 (12-0447-005, 12-047-0041, and 12-048-0025) sustain a working fe

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
Mineral rights
Easements or right of ways
Legal description
Water rights
Encumbrances
Letters of support
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.

Don Wilcox
Property Owner(s) Signature (Required)

22 Apr 26
Date

Don Wilcox
Authorized Agent Signature

22 Apr 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 3 parcels (12-047-005,12-047-0041 & 12-048-0025) have been farmed by the Poulsen Family since the farm was established around 1870. 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

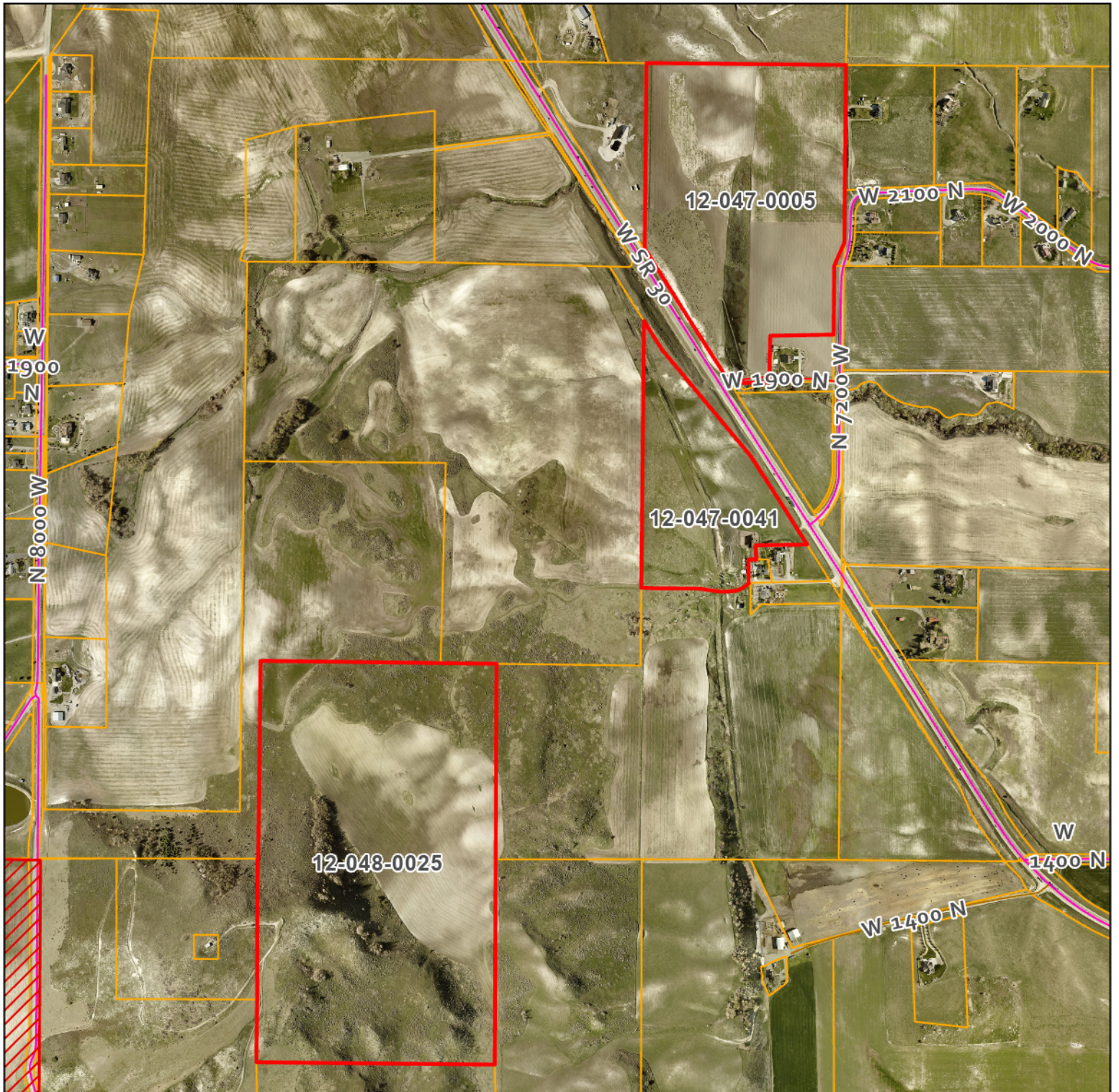
Effective Time: 02:12 PM

BUSINESS DETAILS

REQUIRED SIGNATURES

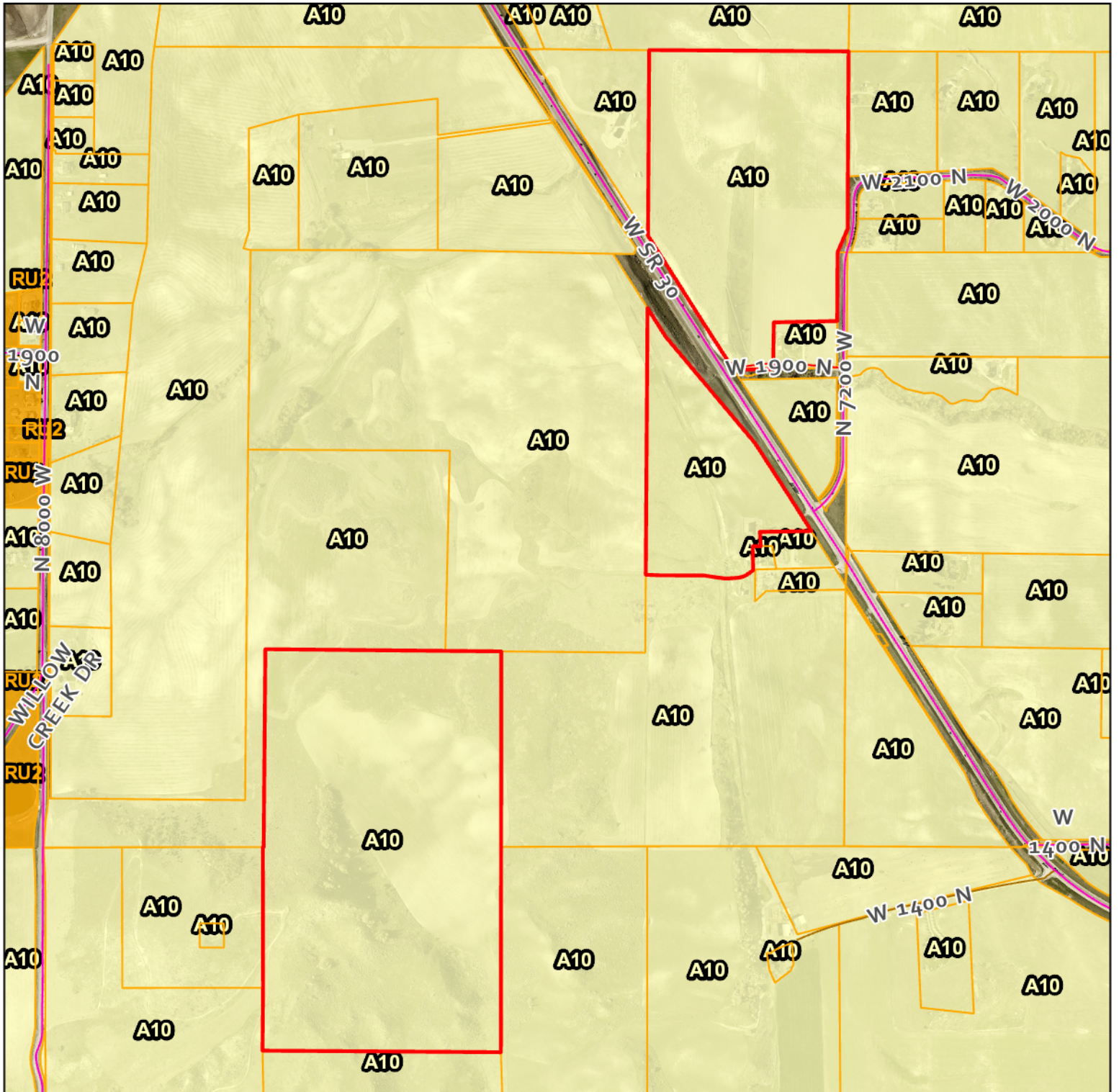
- I declare that the information contained in this electronic submission is true and accurate.
- I affirm that I am legally authorized to sign this document.
- I acknowledge receipt of the below information:
 - The information provided in this form will be used by the Division to evaluate and complete 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:** Don Wilcox
Title/Capacity: Authorized Person

Poulsen Family Valley View Farm - Parcels



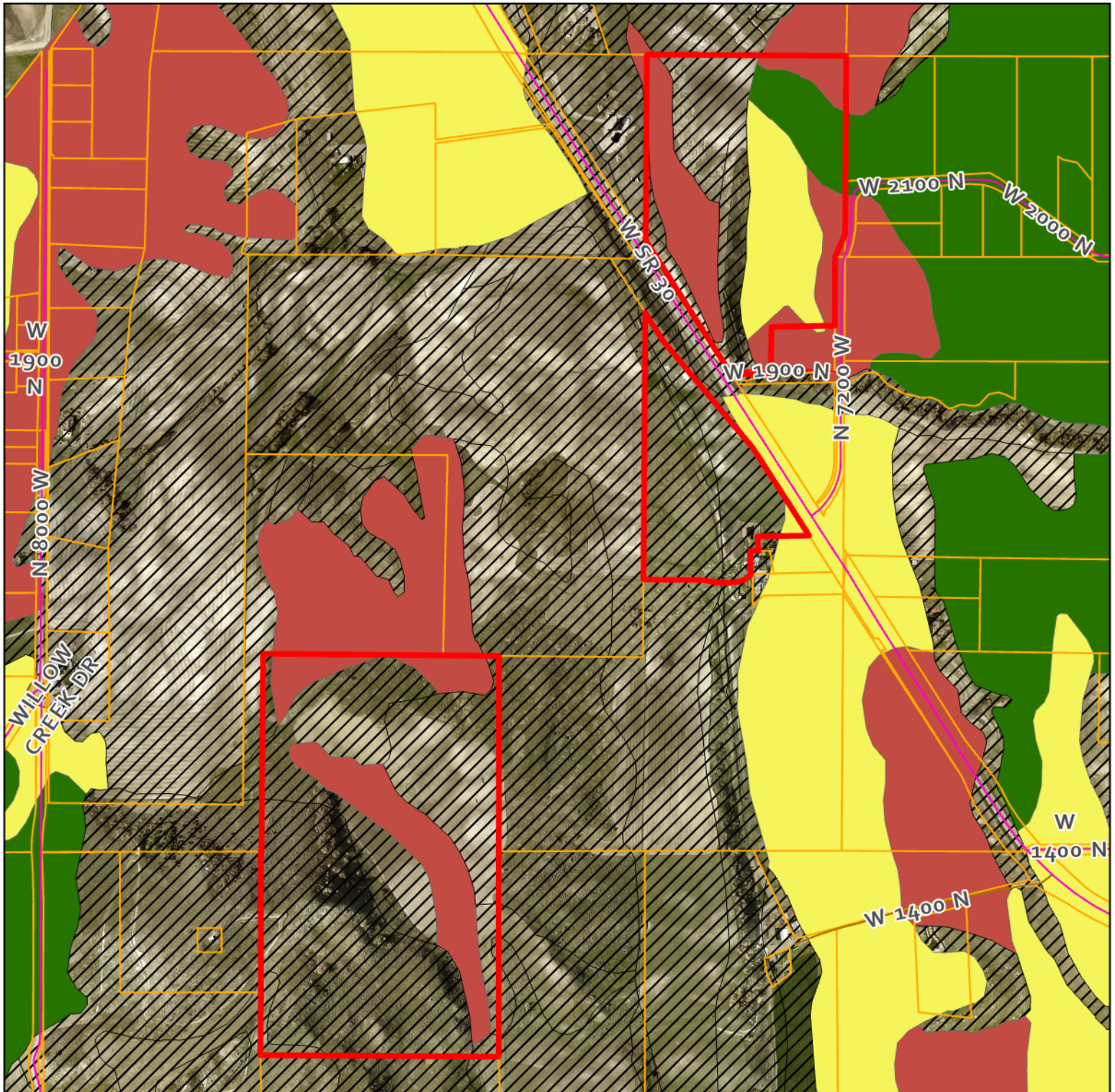
- Dirt
- Gravel
- Paved
- City Boundaries
- County Parcels
- Wildland-Urban Interface
- Poulsen Family Valley View Farm

Poulsen Family Valley View Farm - Zoning



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

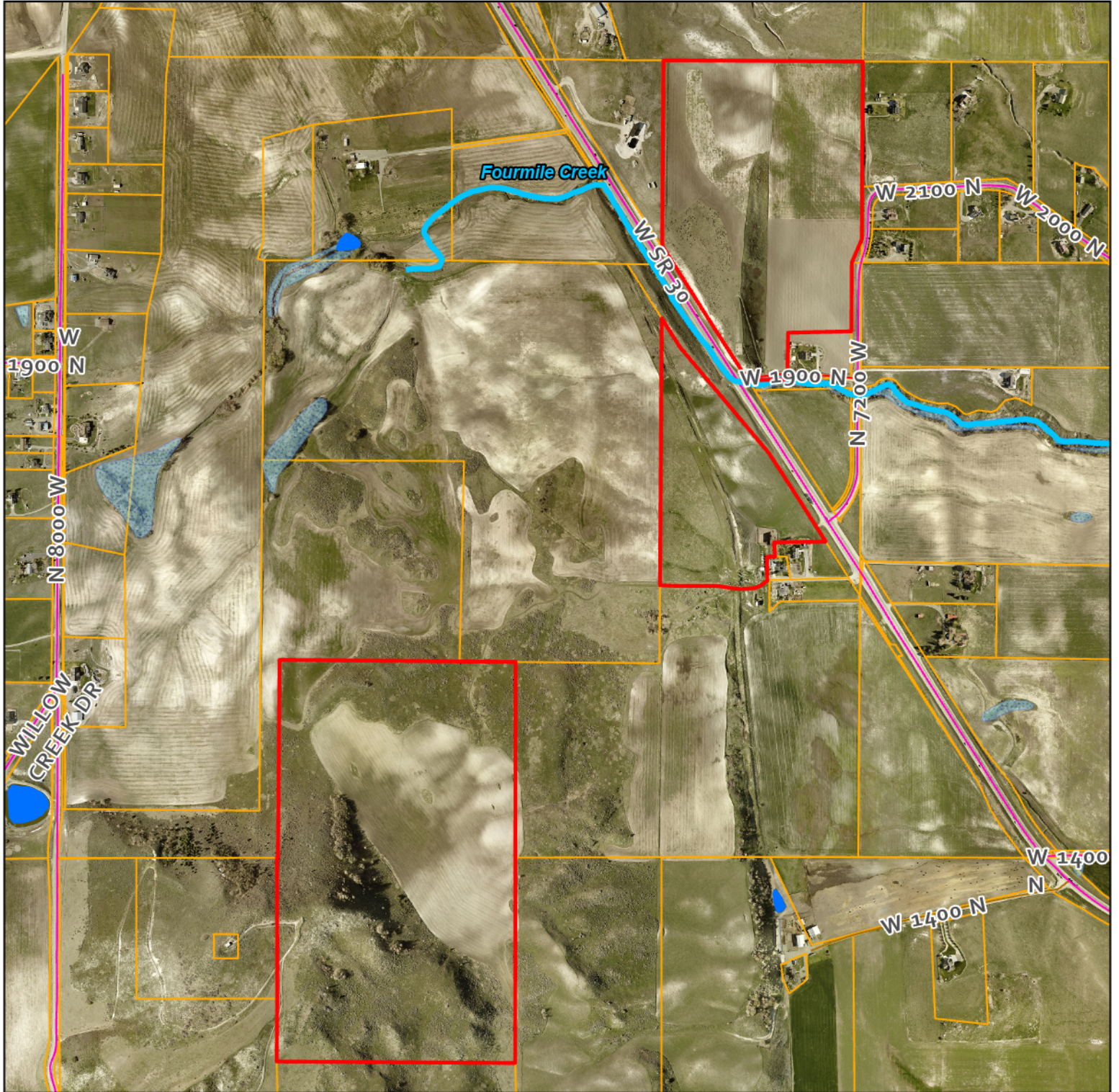
Farmland Of Local Importance

Farmland Of Statewide Importance

Prime Farmland If Irrigated

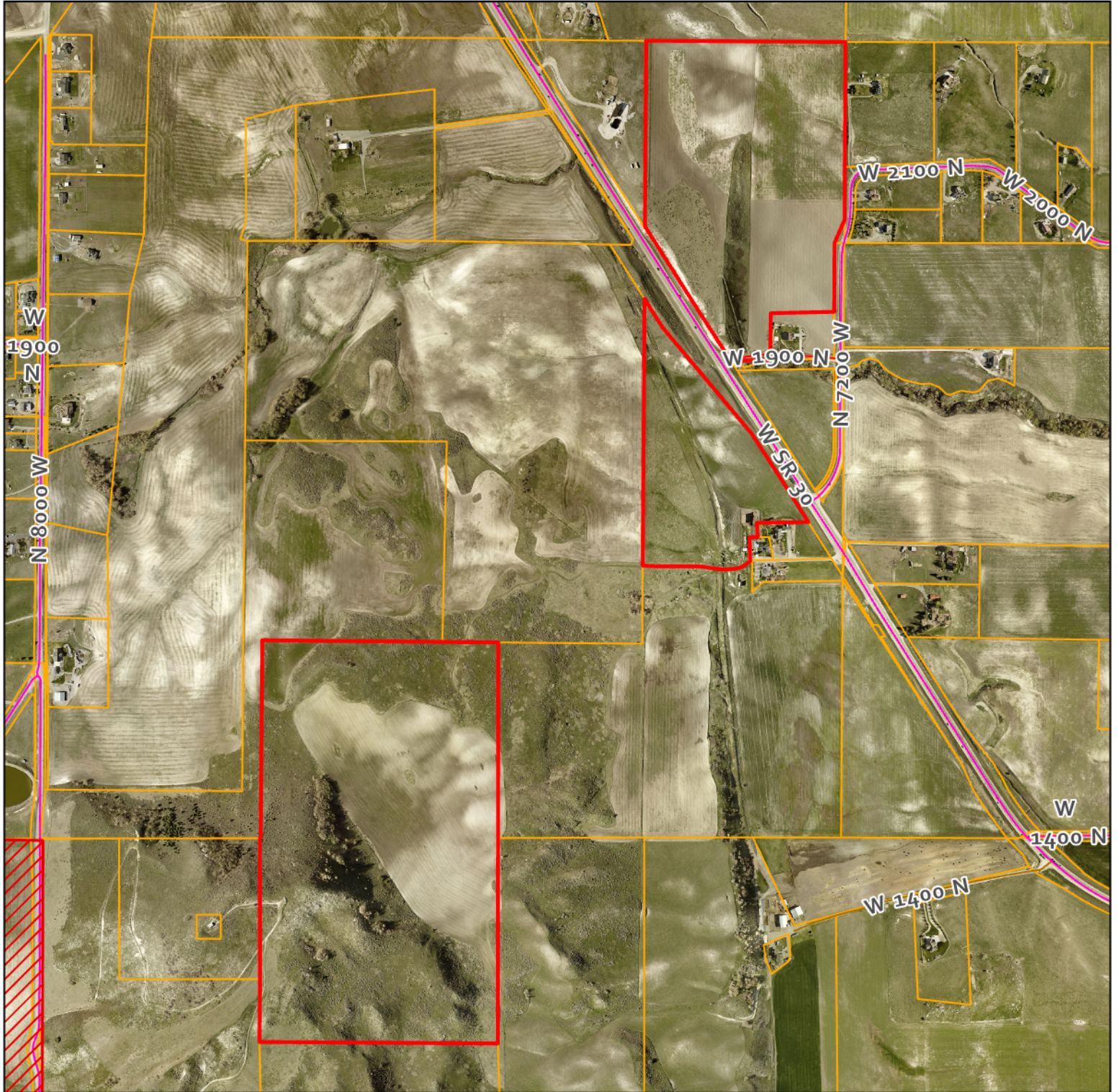
Poulsen Family Valley View Farm

Poulsen Family Valley View Farm Wetlands, Waterbodies, & Waterways



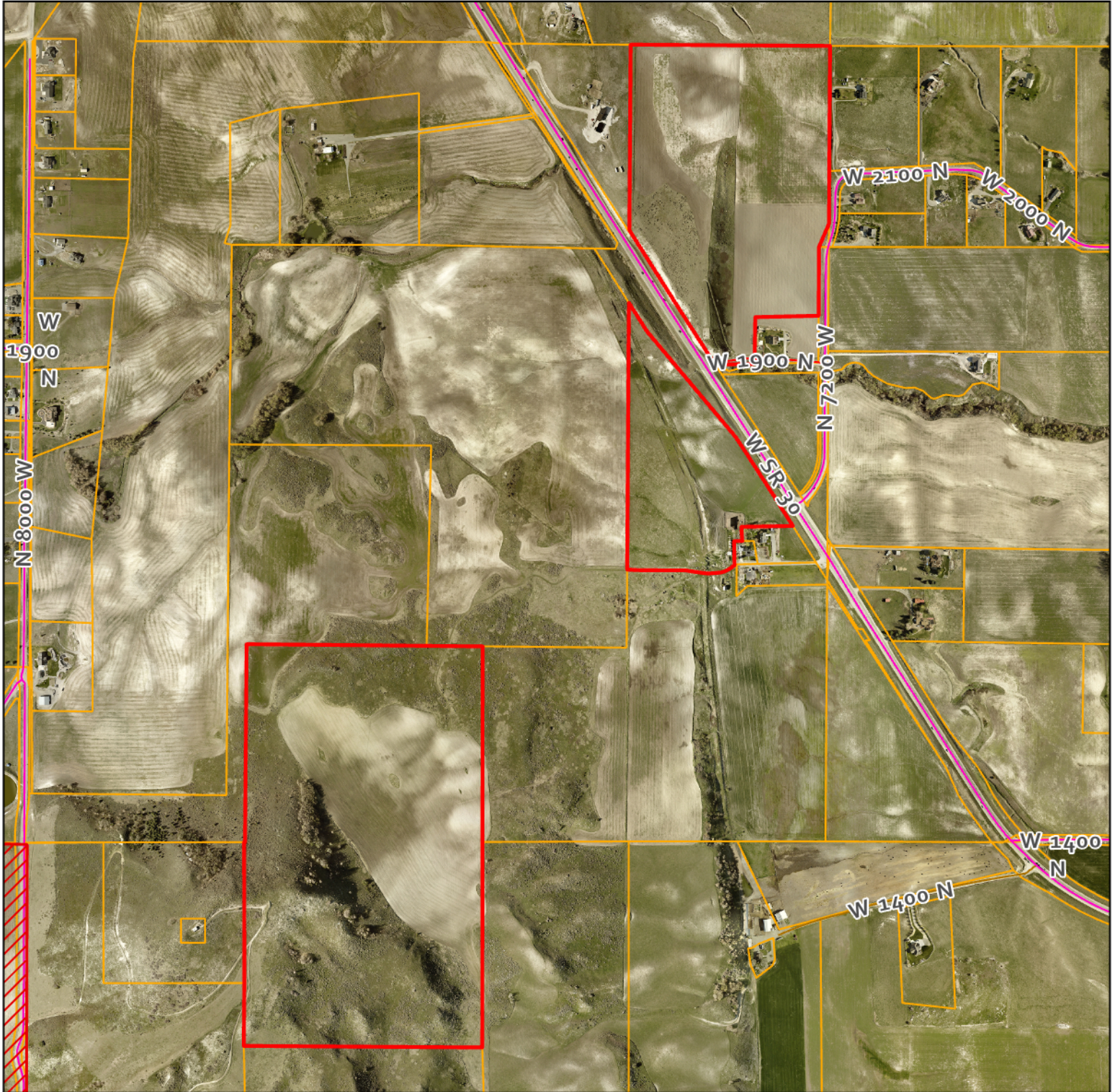
- Dirt
- Gravel
- Paved
- City Boundaries
- County Parcels
- Wetlands (NWI)
- Water Bodies
- Major Waterways
- Poulsen Family Valley View Farm

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

Poulsen Family

Valley View Farm

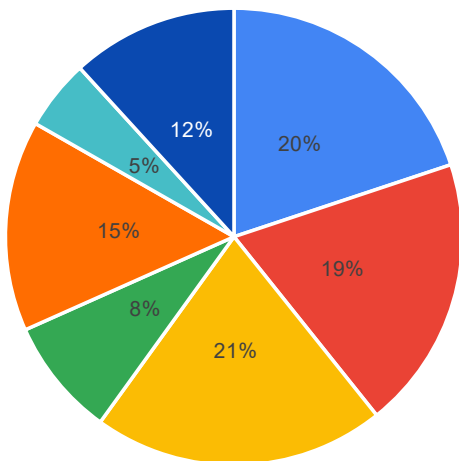
SITE VISIT AND SCORING RESULTS*



Poulsen Family Valley View Farm

Scoring: 63.67%*

*6 of 7 respondents

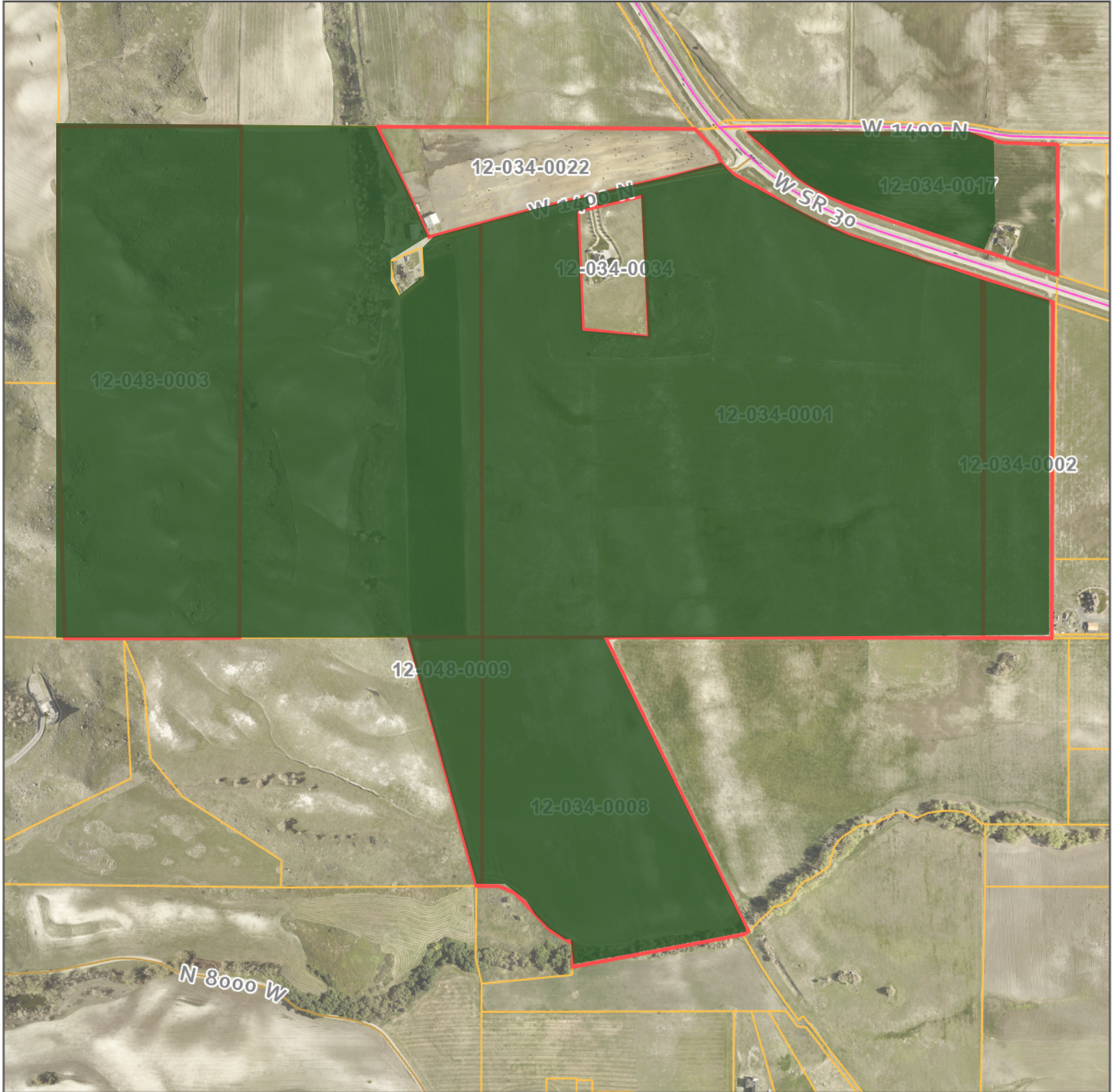


- Protect Scenic Vistas
- Preserve Open Lands Near Valley Gateways
- Maintains Agriculture
- Maintains Waterways
- Maintains Wildlife Habitat
- Allows Public Access
- Distinguishing Factors

HAT J RANCH



Hat J Ranch - Parcels



- Dirt
- Gravel
- Paved
- City Boundaries
- County Parcels
- Wildland-Urban Interface
- Hat J Ranch
- Area proposed to place into Conservation Easement
(Total is approximately 334.44 acres)

Parcel Numbers	Acreage
12-034-0001	131.59
12-034-0002	15.78
12-034-0008	37.80
12-034-0017 (Partial)	12.00
12-048-0003	57.00
12-048-0004	73.52
12-048-0009	48
Total	334.44



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

Section A: Required Criteria

The property(s) is in Cache County.

Yes No

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 No

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

Yes No

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? Yes No

If yes, please describe:

Section B: Property Information

Project Name: Hat J Ranch

Address or location: Petersboro

Municipality or nearest city: MCDON

Parcel number(s): 1A-034-0001 1A-04B-0003

Total acres: 357 -0002 -0004

Acres proposed to be preserved by conservation easement: 334.25

Acres proposed to be preserved by ownership transfer (fee title): ~~334.25~~ 22.78

If not the entire parcel(s), provide a map of the proposed project.



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. Open grazing of cattle & horses - not adjacent to any other trails

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.

Utah Agricultural Land Trust

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 |



Section C: Applicant Information

Property Owner(s): LARRY J & Vicki S Olsen
Address: 6791 West Hwy 30 City: PETERSBORO State: UT Zip: 84325
Phone: 435-757-5970 Email: OLSENVICKIS@gmail.com

Contact person/ Authorized Agent (if other than property owner):
Title / position: (same as above)
Address: City: State: Zip:
Phone: Email:
I authorize this agent as my legal contact person

Agent relationship to project, check all that apply:
Municipality 501c3
Land Trust Other, describe

Additional contacts:
Name: Phone: Email:
Name: Phone: Email:

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

Section D: Additional Information

Please answer the following questions on a separate page.

- 1. Please describe past, present, and future uses of the property. Since 1860's - Ag. (Farming) and cattle grazing
2. Are you aware of any toxic or hazardous materials on the property? If yes, please explain. No!
3. Is the property subject to any DEQ or EPA restrictions? If yes, please explain. No!



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

Vicki J. Olsen
Jimmy G. Olson

Property Owner(s) Signature (Required)

30 Apr 2026

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.

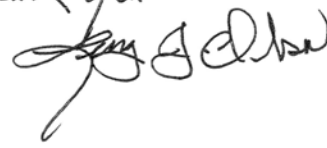
Section D:

#1. Original Homestead settled by my great grandfather (Paul Michael Poulsen) in the 1860's under the Homestead Act, approx 2000 acres. My grandmother inherited approx. a half-section of land on his death - married my grandfather in 1895 and established the Hat J Ranch. From those grandparents to my Mom (Pearlie) and my father (J. Edwin), to me, my son (Chad) and now to his sons. The land has and will be continually used for agriculture, crops, cattle and home life for the family. Multiply times a year we are offered "big money - millions) to sell and move on - we all want only one thing, "to keep the Ranch in the family and raise families along with the crops and cattle." The Ranch site is one of the most beautiful sites in the valley - good ground, well kept and loved and provides a rich legacy for families of the Olsen (Jensen, Poulsen) clan.

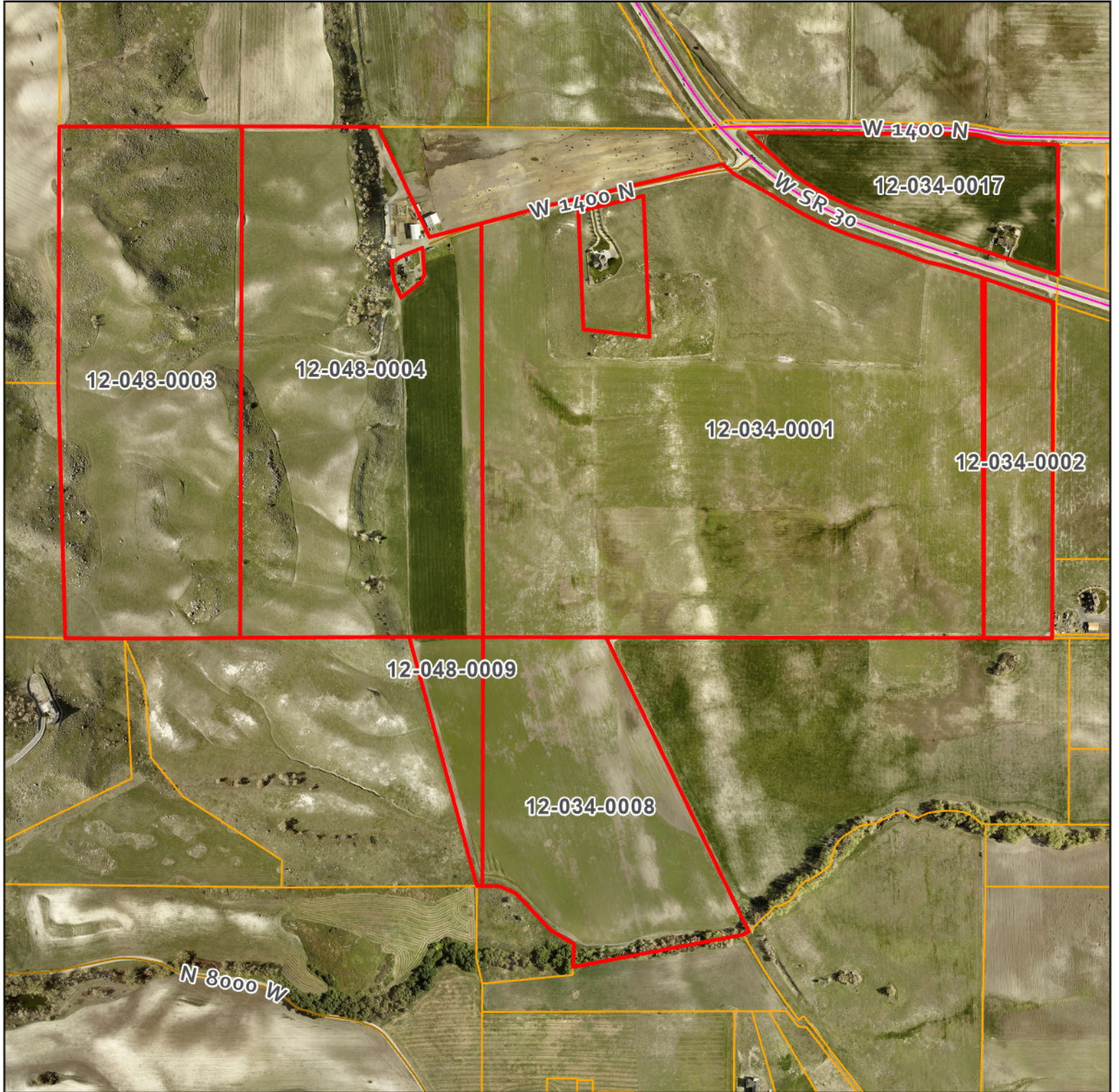
The additional compensation (\$\$) would be greatly appreciated

#2. No! at this particular time!

#3. No!

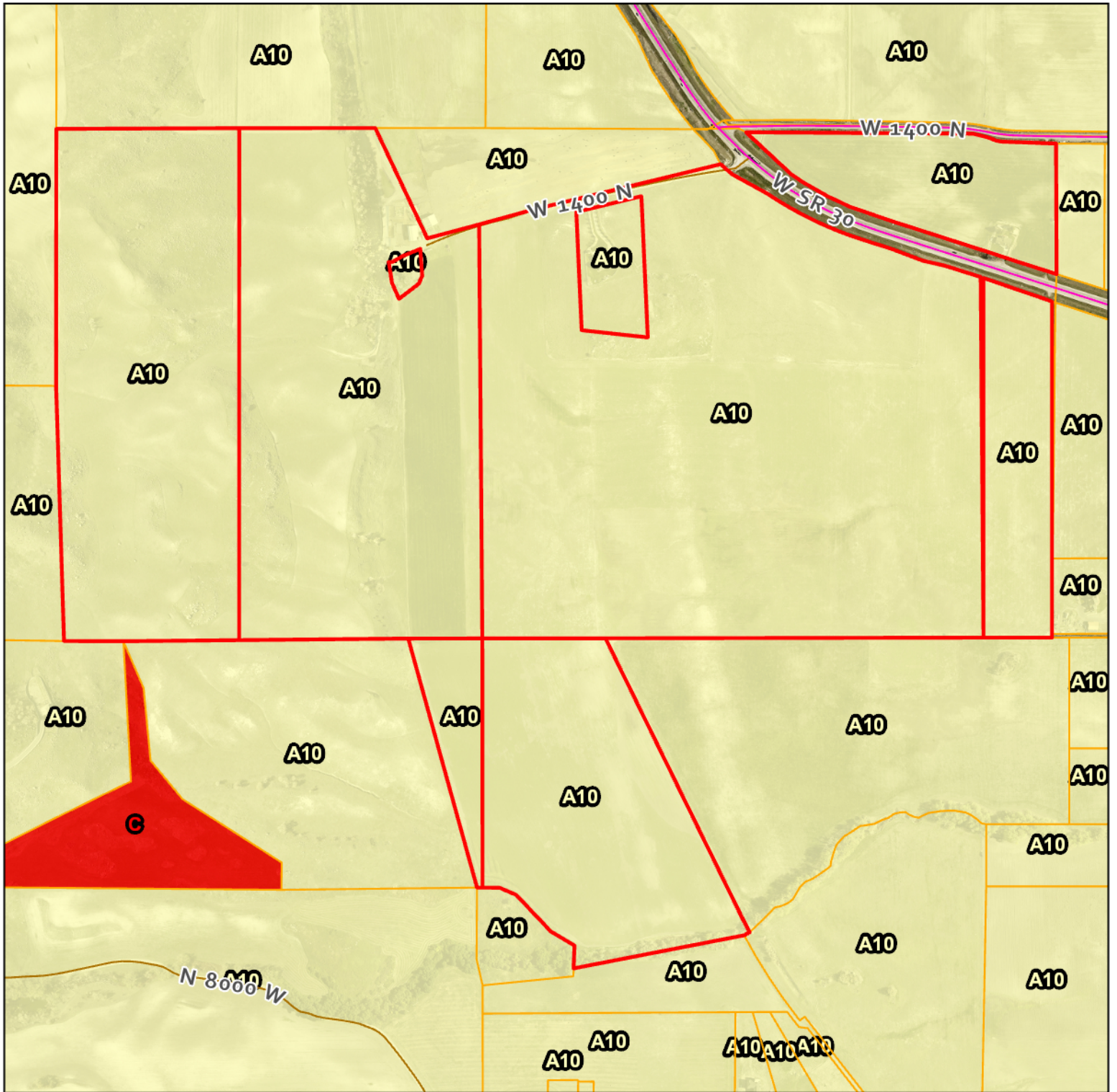
Thank You


Hat J Ranch - Parcels



- Dirt
- Gravel
- Paved
- City Boundaries
- County Parcels
- Wildland-Urban Interface
- Hat J Ranch

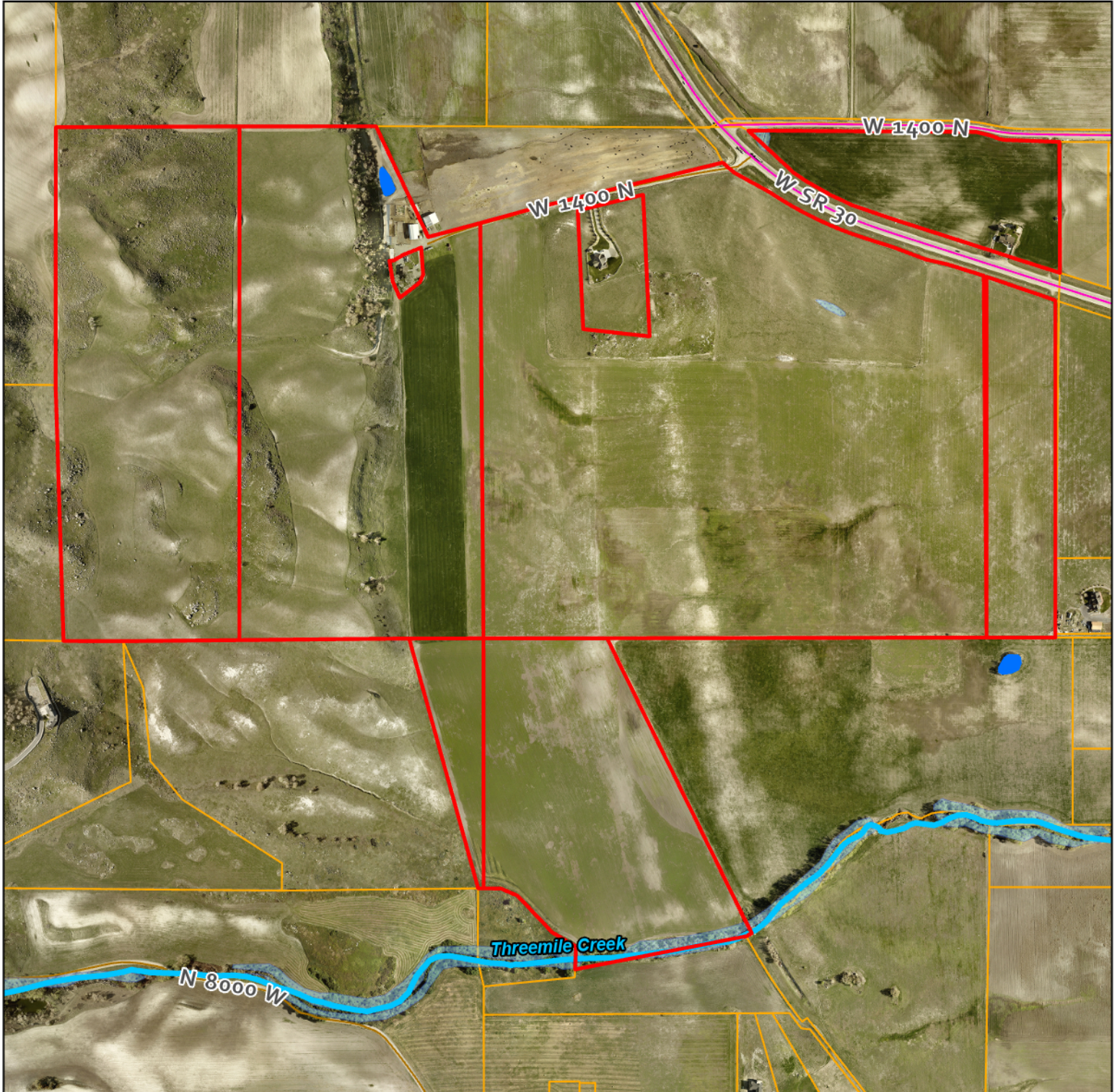
Hat J Ranch - Zoning












- | | | |
|-----------------|--|---------------------------------|
| 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 | Hat J Ranch |

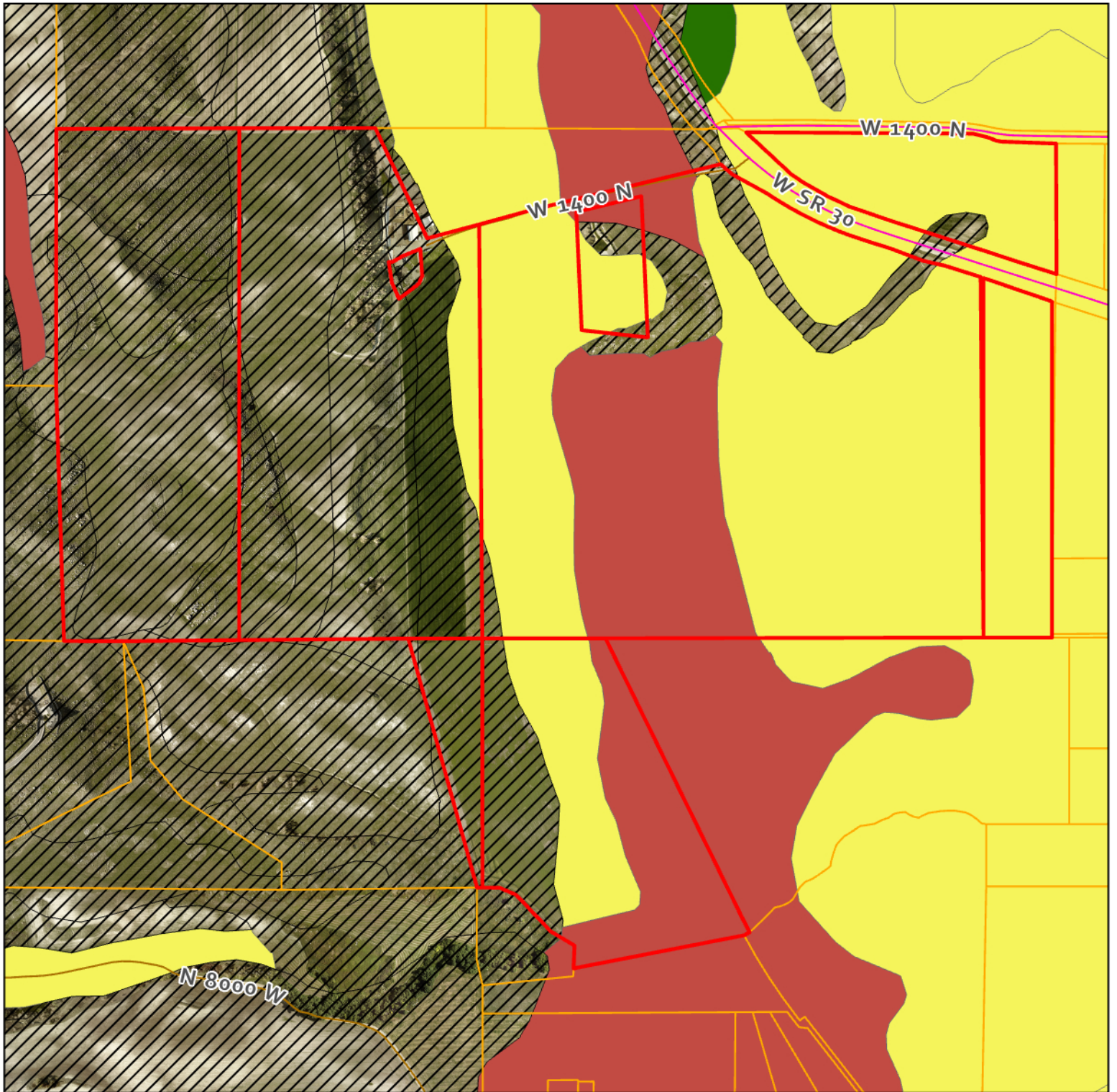
Hat J Ranch

Wetlands, Waterbodies, & Waterways



- | | | |
|---|---|---|
|  Dirt |  City Boundaries |  Water Bodies |
|  Gravel |  County Parcels |  Major Waterways |
|  Paved |  Wetlands (NWI) |  Hat J Ranch |

Hat J Ranch - Farmland



Roads

PAVE

- Dirt
- Gravel
- Paved

City Boundaries

County Parcels

NRCS Soils Farmland

Not Classified

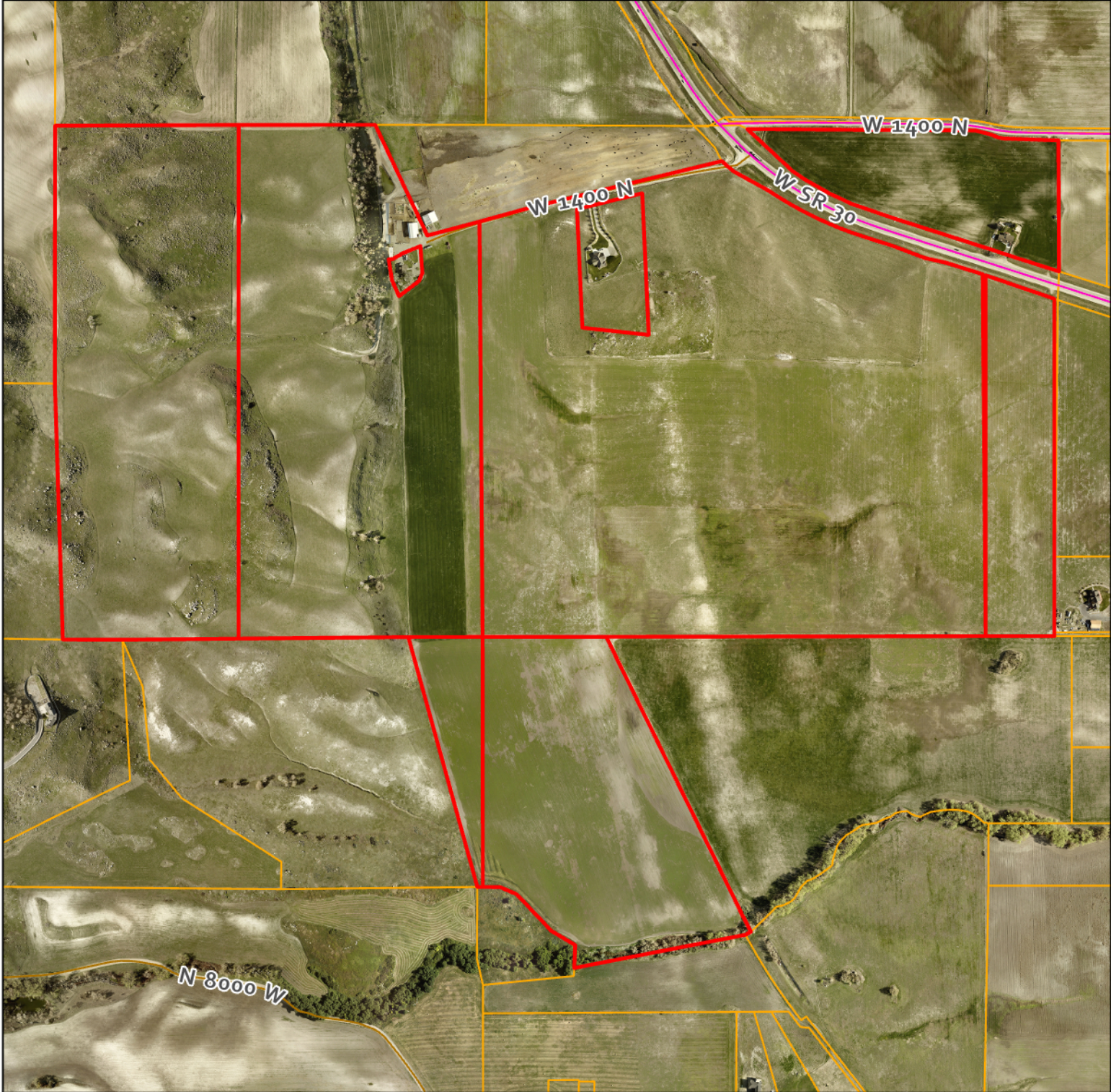
Farmland Of Local Importance

Farmland Of Statewide Importance

Prime Farmland If Irrigated

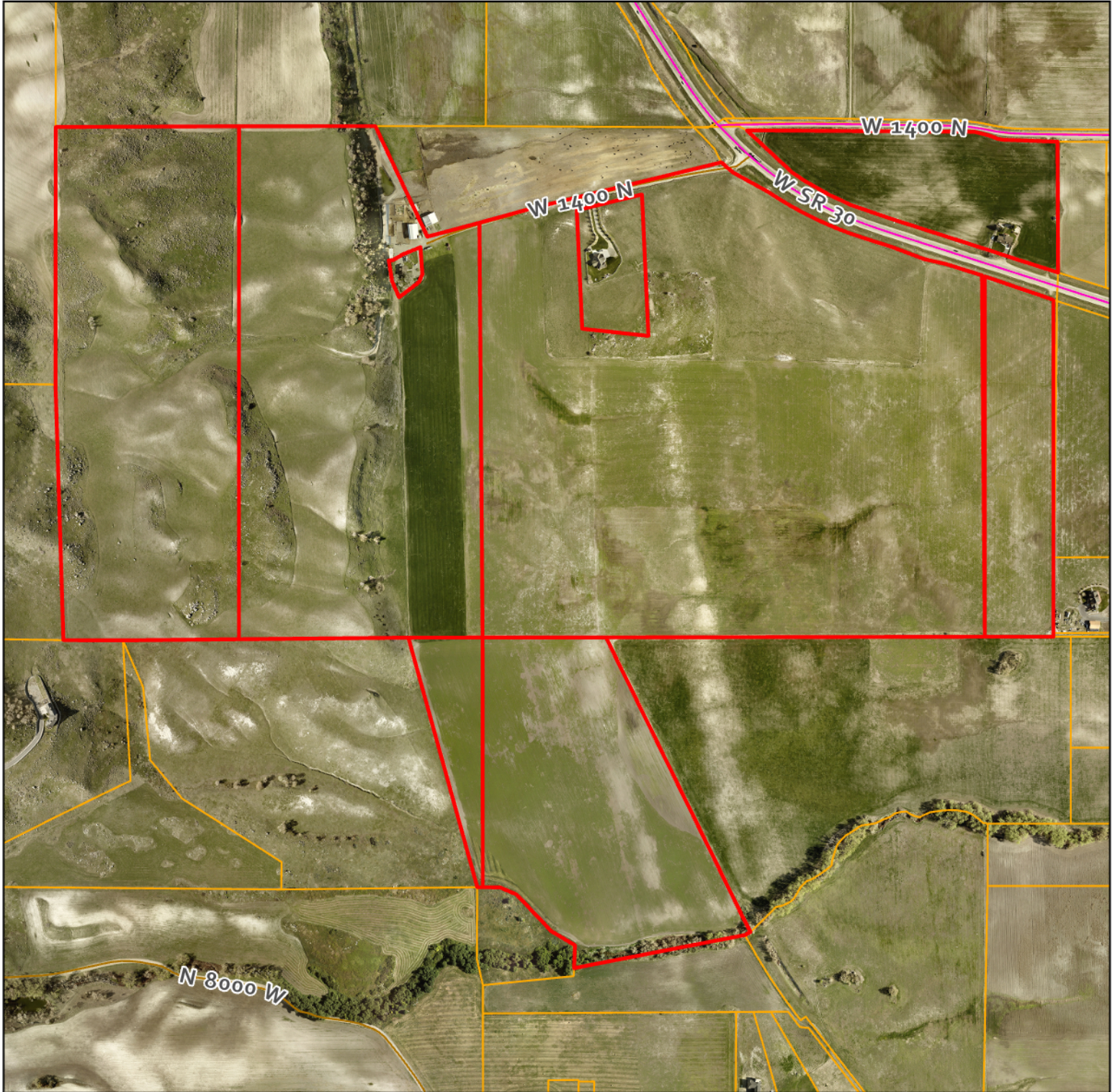
Hat J Ranch

Hat J Ranch - Wildlife



-  Dirt
-  Gravel
-  Paved
-  City Boundaries
-  County Parcels
-  Wildland-Urban Interface
-  Hat J Ranch

Hat J Ranch 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
- Hyde Park, Mountain Road
- Hyde Park, Mountain Trail
- Hyde Park, Bonneville
- Hyde Park, Powerline Trail
- Hyde Park, Quiet Street
- Hyrum, <Null>

HAT J RANCH

SITE VISIT AND SCORING RESULTS*



HAT J

- Protect Scenic Vistas
- Preserves Open Lands Near Valley Gateways
- Maintains Agriculture
- Maintains Waterways
- Maintains Wildlife Habitat
- Allows Public Access
- Distinguishing Factors

Scoring: 62%*

*6 of 7 respondents

