



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, January 5, 2026.**

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

Agenda

1. **Welcome**
2. **Election - Chair & Vice Chair 2026**
3. **Approval of Agenda/Minutes:** December 1 & 15, 2025 Meeting Minutes
4. **Update - Application - UALT - Champion Land Co, LLC**
 - 242-acres total - Clarkston - 14-025-0006, 15-011-0010, 15-023-0007
5. **Outreach Letter** - Finalize letter, mailing list, and distribution
6. **Developing Conservation Funding Strategy for Small Parcels**
7. **Comments or Other Business**

Meeting Schedule

Next regular meeting is anticipated to be scheduled for February 2, 2026, at 3:30 p.m.



Cache Open Space Advisory Committee (COSAC) By-laws and Rules of Procedure

Article 1 - Objective

1-1. This committee, established in conformance with the Cache County voter-approved General Obligation Bond on the 8th day of November, 2022, has adopted the following Articles in order to facilitate its powers and duties in accordance with the provisions of Cache County Ordinance No. 2023 – 06. The official title of this Committee shall be the "Cache Open Space Advisory Committee" ("COSAC").

Article 2 - Members

2-1. The Cache Open Space Advisory Committee shall consist of (7) voting members and 2 non-voting ex-officio members. 4 of the voting members will be appointed by the County Executive with advice and consent of the County Council, with a preference for those applicants with expertise in agriculture, trails, wildlife, waterways, or outdoor recreation. 3 voting members will be selected from the general public, appointed by the County Executive with advice and consent of the County Council. The 2 ex officio members will be a member of the County Council and an expert in agriculture appointed by the County Executive with advice and consent of the County Council.

2-2. Appointed COSAC Members serve 1-year terms and may serve unlimited terms ending on the first meeting of the calendar year or as specified in the ordinance.

2-3. The County Council may remove any Member at any time with or without cause.

2-4. Upon removal or withdrawal of any Member of COSAC, the County Executive shall appoint a replacement Member with advice and consent of the County Council. The replacement Member shall complete the remainder of the term of the vacant seat.

2-5. COSAC may enlist non-voting consultants to participate as needed or advise the COSAC chair in their recommendations to the County Council and their preparations of the proposed acquisitions, including County Staff, members of the Planning Commissions, or other such persons as selected by COSAC. Such consultants shall not be considered Members.

2-6. All members shall serve without compensation, but their actual and necessary expenses incurred in the performance of their official duties may be paid or reimbursed by the County at the discretion of the County Council.

2-7. The County Attorney or his/her designee shall be legal counsel to the COSAC.

Article 3 - Officers and Their Selection

3-1. The officers of the COSAC shall consist of a Chair, a Vice-Chair, and a Secretary. If no Secretary is selected from among the serving Members, the Director of Development Services, or their designee,

will serve as Secretary of the Committee.

3-2. Officers shall be nominated and selected by majority vote.

3-3. Selection of officers shall be provided to the County Council with written notice of such selections.

3-4. In the first meeting, and annually at the first meeting of the calendar year thereafter officers of COSAC shall be selected to fill one year terms ending on the first meeting of the calendar year.

Article 4 - Duties of Officers

4-1. The Chair shall be an appointed member of the Committee and shall:

4-1-1. Preside at all meetings.

4-1-2. Appoint committees, special and/or standing and liaisons.

4-1-3. Rule on all procedural questions (subject to a reversal by a majority vote of the members present).

4-1-4. Be informed immediately of any official communication and report the same at the next regular meeting.

4-1-5. Represent the Committee before the County Council and other public bodies except when this responsibility has been delegated to an appropriate Official or Committee member.

4-1-6. Carry out other duties as assigned by the Committee.

4-1-7. Review and approve agendas prepared by staff and provisions added by Committee members.

4-2. The Vice-Chair shall be an appointed member of the COSAC and shall:

4-2-1. Act in the absence or inability of the Chair to act.

4-2-2. Have the powers to function in the same capacity as the Chair in cases of the Chair's inability to act.

4-2-3. Fill immediately any vacancy in the office of Chair.

4-2-4. Be responsible for the orientation of new members of the COSAC.

4-2-5. In case of mid-year vacancies, COSAC shall appoint a member to fulfill the remainder of the term according to 3.2.

4-3. The Secretary shall:

4-3-1. Keep a written record of all business transacted by the Committee.

4-3-2. Keep a file of all official records and reports of the Committee.

4-3-3. Certify all minutes of the Committee.

4-3-4. Give notice of all hearings and public meetings.

4-3-5. Attend to the correspondence of the Committee.

4-3-6. Keep a set of minutes.

4-3-7. Prepare and be responsible for the publishing of all advertisements relating to public hearings.

4-3-8. If the Secretary is an appointed member of the Committee, the Secretary may, with the consent of the COSAC, delegate any of the above responsibilities of the Secretary to the Director of Development Services (or similar official), except that the certification of minutes

of the Committee may not be delegated.

4-3-9. In case of mid-year vacancies, COSAC shall appoint a member to fulfill the remainder of the term according to 3.2.

Article 5 - Standing and Special Committees

5-1. Any standing sub committees to serve as recommending bodies to COSAC may be appointed by the Chair.

5-2. Any special committees may be appointed by the Chair and shall function for a duration as set by the Chair. The duties and responsibilities of any special committee shall be clearly defined and outlined at a regularly scheduled COSAC meeting.

5-3. Each standing and special committee shall prepare a written report of meetings held to become a part of the permanent records of the Committee.

Article 6 - Meetings

6-1. COSAC shall adopt a regular meeting schedule at the beginning of the year. The chair or in their absence Vice-Chair may cancel regular meeting schedules on an as needed basis.

6-2. Agendas and meeting packets will be provided to COSAC 2 business days (preferred 1 weekend) prior to the meeting.

6-3. Special meetings shall be called at the request of the Chair or at the request of any three members of the Committee. Written notice which states the time and purpose of the special meeting shall be given to each member at least five (5) days prior to such meetings. Noticing of special meetings shall be made in compliance with State Code Ann. §17-27a Part 2 and §17-53 Part 4.

6-4. A majority of the voting membership of the Committee shall constitute a quorum. When a quorum is present, a majority vote of the members present is sufficient for the adoption of any motion. Voting may be a roll call, in which case a record shall be kept as part of the minutes. Any member shall have the right to demand a roll call vote. A split vote may be advanced as a recommendation to the Council.

6-5. Meetings shall be open to the public except when deemed necessary, in which case the Committee may go into Executive (closed) Session, when the provisions of the Utah Open and Public Meetings Act, State Code Ann §17-53 Part 4, shall be in effect.

6-6. The rules contained in the current edition of Roberts Rules of Order Newly Revised shall govern the COSAC in all cases to which they are applicable and in which they are not inconsistent with the by-laws, any special rules of order the COSAC may adopt, and County or State code that regulates the COSAC or its meetings.

6-7. Electronic Meetings

6-7-1. A Committee meeting may be convened and conducted by means of telephonic, telecommunications, or computer conference by satisfying the requirements of Utah Code

6-7-2. The primary purpose for holding electronic meetings is to enable members of the Committee to participate in the meeting electronically. Provision may be made for a member of the public to monitor an open meeting of the Committee through electronic means, provided that the County will not be required to acquire any equipment, facilities or expertise which the County does not already possess in order to accommodate the request. Notwithstanding anything to the contrary in this Policy, with the exception of a public hearing, the general public and other interested persons need not be provided an opportunity to participate in, as opposed to attend and monitor, an electronic meeting.

6-7-3. Not less than 24 hour advance public notice, including the agenda, date, time, location, and a description of how the Committee Members will be connected to the electronic meeting, will be given for each electronic meeting of the Committee by posting a written notice at the principal office of the County, or at the building where the meeting is to be held, and providing written or electronic notice to at least one newspaper of general circulation in the County, and by posting the notice on the Utah Public Notice Website created under Utah Code Ann. § 63F-1-701. In addition, the notice must be provided to all Committee Members at least 24 hours before the meeting. These notice requirements are minimum requirements and are not to be construed as precluding such additional postings and notifications as may be directed by the Committee.

6-7-4. The Chair, or the Vice-Chair in the Chair's absence, may determine, based upon budget or logistical considerations, that it is not in the best interest of the County to hold an electronic meeting, in which event the meeting will not be held as an electronic meeting. The Chair, or the Vice-Chair in the Chair's absence, may also restrict the number of separate electronic connections that are allowed for an electronic meeting based on available equipment capacity. The request from a member of the public to participate in a meeting electronically may be denied by the Chair, or Vice-Chair in the Chair's absence, based on budget, public policy, or logistical considerations deemed sufficient by the Chair or Vice Chair.

6-7-5. No action may be taken and no business may be conducted at a meeting of the Committee unless a quorum, consisting of a simple majority of the members of the Committee, is present. A Committee Member who is not physically present may nevertheless participate in the meeting through electronic means and be counted toward the required quorum in accordance with Utah Code Ann. § 52-4-207. Any Committee Member participating via electronic means may make, second, and vote on all motions and participate in the discussion as though present.

Article 7 - Order of Business

7-1. The order of business for a Regular Meeting shall be:

7-1-1. Call to Order by the Chair

7-1-2. Roll call by the Secretary

7-1-2-1. Determination of a quorum

7-1-3. Approval of agenda

7-1-4. Approval of minutes

- 7-1-5.** Report of the Secretary
- 7-1-6.** Consent Agenda
- 7-1-9.** Agenda Items
 - 7-1-9-1.** Public Comment
 - 7-1-9-2.** Public Hearings
- 7-1-10.** Report of Special Committees
- 7-1-11.** Liaison Reports
- 7-1-12.** Chair's Report
- 7-1-13.** Adjournment

7-2. The Chair is authorized to approve and modify the staff prepared consent agenda for each meeting for consideration by the Committee. The consent agenda may include any item believed by the chair to meet all required ordinances, be routine, and not controversial in nature.

7-2-1. A single motion and vote in favor thereof shall approve all items on the consent agenda.

7-2-2. Any member of the Committee may request to have any item removed from the consent agenda. Such requests need not be seconded. Such items shall then be taken up for discussion by the Committee as a regular agenda item.

7-3. Public Comment portion of the meeting will be limited to 30 minutes for each agenda item unless otherwise specified by the Chair.

7-3-1. The agent for the agenda item will be limited to a 5-minute period of open discussion, with additional time allowed to respond to questions of the COSAC

7-3-2. Individual speakers from the public will be limited to 3 minutes each unless prior approval is obtained from the Chair.

Article 8 – Communication and Correspondence

8-1. To ensure that the decision-making process is fair and impartial, the COSAC is to abide by certain standards regarding "ex parte" communication on cases under review.

8-1-1. Ex parte communication is defined as "oral or written, off-the record communication made to or by committee members or committee decision-making personnel, without notice to parties, that is directed to the merits or outcome of an on-the-record proceeding." **8-1-2.**

If prohibited ex parte communication is attempted, the Committee Member involved should first attempt to stop the party from engaging in prohibited behavior, then document the attempt and notify the Secretary. The Secretary will then enter a statement into the public file and make copies of the statement available to other parties in the case.

8-2. If the COSAC and/or a Committee Member determines that there is a conflict of interest on an agenda item, that Committee Member shall not participate in the discussion or action on that agenda item. In such an event, the Committee Member shall seat themselves in the audience or leave the room. For purposes of determining the existence of a quorum, that Committee Member shall not be counted.

8-3. It shall be the duty of the Secretary to communicate by telephone or other means when necessary to make communications that cannot be carried out as rapidly as required through direct

correspondence.

8-4. All official papers and plans involving the authority of the Committee shall bear the signature of the Chair or Vice-Chair.

Article 9 - Amendments

9-1. These by-laws may be changed by a recorded two-thirds (2/3) vote of the entire COSAC.



Cache Open Space Advisory Committee

01 December 2025

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7. Comments or Other Business.....	

Present: Angie Zetterquist, Regan Wheeler, Chris Sands, 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

Eliason** motioned to approve the minutes from November 3, 2025 and to approve the agenda; **Wheeler** seconded; **Passed 4, 0.

Ayes: Regan Wheeler, Chris Sands, Eric Eliason, Kendra Penry

Nays: 0

Thomas arrived.

#3 Application – UALT – Champion Land, CO LLC

Zetterquist reviewed the parcels included and informed the COSAC that this is a formal application.

Committee and **Staff** discussed a site visit, and some of the merits and demerits of the project.

#4 Update – Application – UALT Vivian Christensne, LLC

Zetterquist reviewed the scoring that has been received.

Committee and **Staff** discussed the scoring for public access and funding that has already been received from LeRay McAllister.

Eliason** motioned to recommend to the County Council for the UALT Vivian Christensen, LLC to move to a phase 2 application; **Thomas** seconded; **Passed 5, 0.

Ayes: Regan Wheeler, Chris Sands, Eric Eliason, Brent Thomas, Kendra Penry

Nays: 0

#5 Developing Conservation Funding Strategy for Small Parcels

Eliason informed the Committee that the mailer should be ready to send out in January and funding for that has been approved by the County Council. He will also work on putting a strategy together for smaller parcels.

#6 2026 Meeting Schedule

Sands reviewed the schedule.

Wheeler** motioned to approve the 2026 meeting schedule; **Penry** seconded; **Passed 5, 0.

Ayes: Regan Wheeler, Chris Sands, Eric Eliason, Brent Thomas, Kendra Penry

Nays: 0

#7 Comments or Other Business

Zetterquist informed the committee that elections will be held in January.

Wenger gave an update on the trails.

Committee and **Staff** discussed the requested amount of \$725,000 for the Vivian Christensen, LLC application.

Adjourned.

DRAFT



Cache Open Space Advisory Committee

15 December 2025

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Agenda

1. First Round Application Site Visit: Champion Land, Co. LLC 2

DRAFT

Present: Angie Zetterquist, Bryan Nielsen – UALT, Christian Ravsten – Property Owner, Chris Sands, Eric Eliason, Regan Wheeler, Justin Clawson

Start Time: 03:30:00

#1 First Round Application Site Visit: Champion Land Co., LLC

Staff, Committee, and Applicant visited the property located at approximately ~5946-8330 SR 142, Clarkston. The merits of the property were discussed and no action was taken.

DRAFT

Champion Land Co LLC - Open Space Score Sheet

January 5, 2026

Based on 5 responses as of 10:00 AM, Monday, January 5th

OVERALL SCORE: Average 40 (200/500)

Comparisons: Vivian Christensen - Average 71.6 (573/800)

Elkhorn Ranch - Average 71.4 (571/800)

Harris Farms - Average 65.7 (447/700)

1. PROTECT SCENIC VISTAS (0-15)

The location is along major corridors

- a. Major state highways
- b. Minor state highways
- c. Major county roadways
- d. Visibility
- e. Traffic counts
- f. Foothills

TOTAL: 28
Average: 5.6

2. PRESERVE OPEN LANDS NEAR VALLEY GATEWAYS

The location is seen from major gateways

- a. View from entry way into the valley at the mouth of Wellsville Canyon or the transit through Wellsville Canyon
- b. First full view of the valley along Highway 30 heading east from Box Elder county (roughly 1.2 miles from county border)
- c. View from Highway 89 heading west from Logan canyon, just before the road drops down around the USU campus (roughly at 900 E.)
- d. View from Highway 91 just south of the Idaho Border
- e. View from Highway 91 north of Smithfield where the road traverses the side of Crow Mountain

TOTAL: 22
Average: 4.4

- f. View from the rise along Highway 165 just north of Hyrum
- g. View from the visitor center at the American West Heritage Center

3. MAINTAINS AGRICULTURE

Land evaluation components and other considerations

- a. Soil Productivity Index (SPI)
- b. Land Capability Index (LCI)
- c. Size of Parcel
- d. Commercial farm activity
- e. Proximity to protected lands (APA's & CE's)
- f. Canals/ Laterals
- g. Century Farm Dedication

TOTAL: 56
Average: 11.2

4. MAINTAINS WATERWAYS

The following will be included in consideration

- a. Floodplain
- b. Wetlands
- c. Major Waterways
- d. Waterbodies
- e. Springs

TOTAL: 9
Average: 1.8

5. MAINTAINS WILDLIFE HABITAT

The following will be included in consideration

- a. Important Habitat Areas
- b. Wildland-Urban Interface
- c. Migratory Bird Production Area
- d. Deer & Elk Migration Corridors
- e. Mule Deer Habitat
- g. Deer & Elk Winter Range
- h. Fish Habitat

TOTAL: 40
Average: 8

6. ALLOWS PUBLIC ACCESS

The following will be considered when scoring:

- a. A trail easement will be included in the project
- b. The project allows for another form of broad public access

TOTAL: 23
Average: 4.6

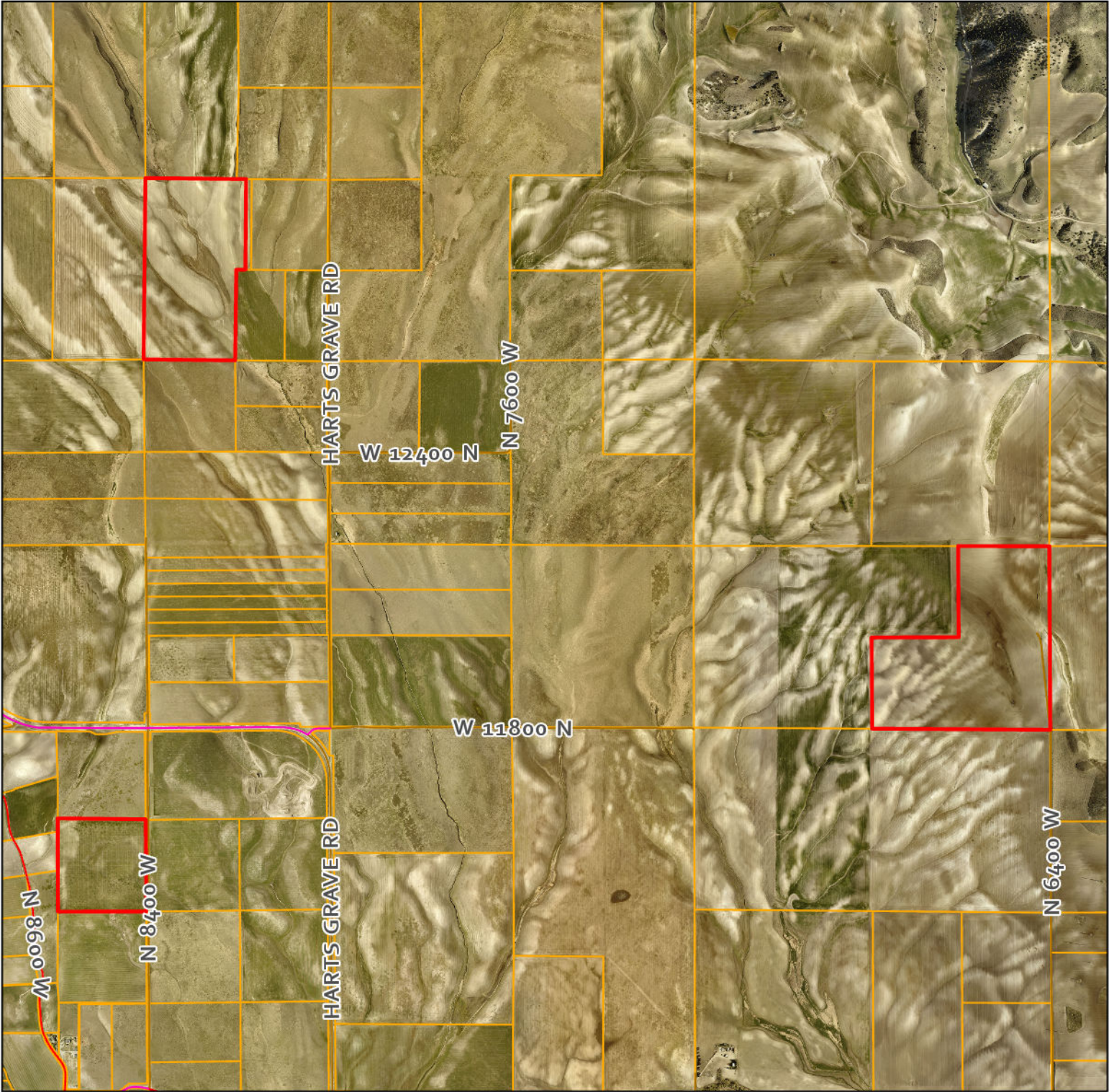
7. DISTINGUISHING FACTORS

Other factors including uniqueness, historic value, urgency, irreplaceability.

TOTAL: 22
Average: 4.4

Comment: One of the site locations was near a DWR walk-in access area.

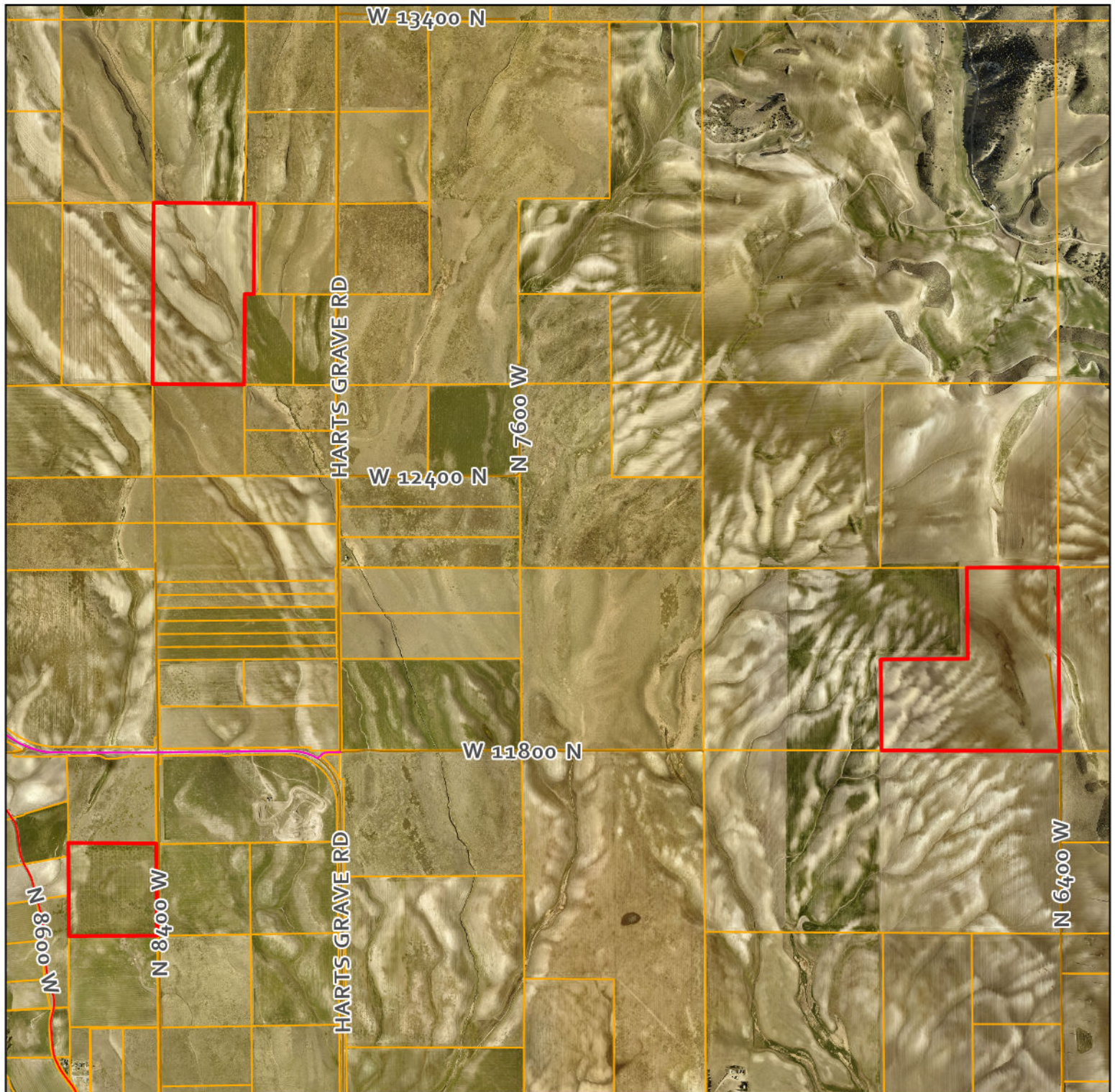
Champion Land Co, LLC - Parcels



- | | | |
|--------|-----------------|--------------------------|
| Dirt | City Boundaries | Wildland-Urban Interface |
| Gravel | County Parcels | Champion Land Co |
| Paved | | |

Champion Land Co, LLC Property

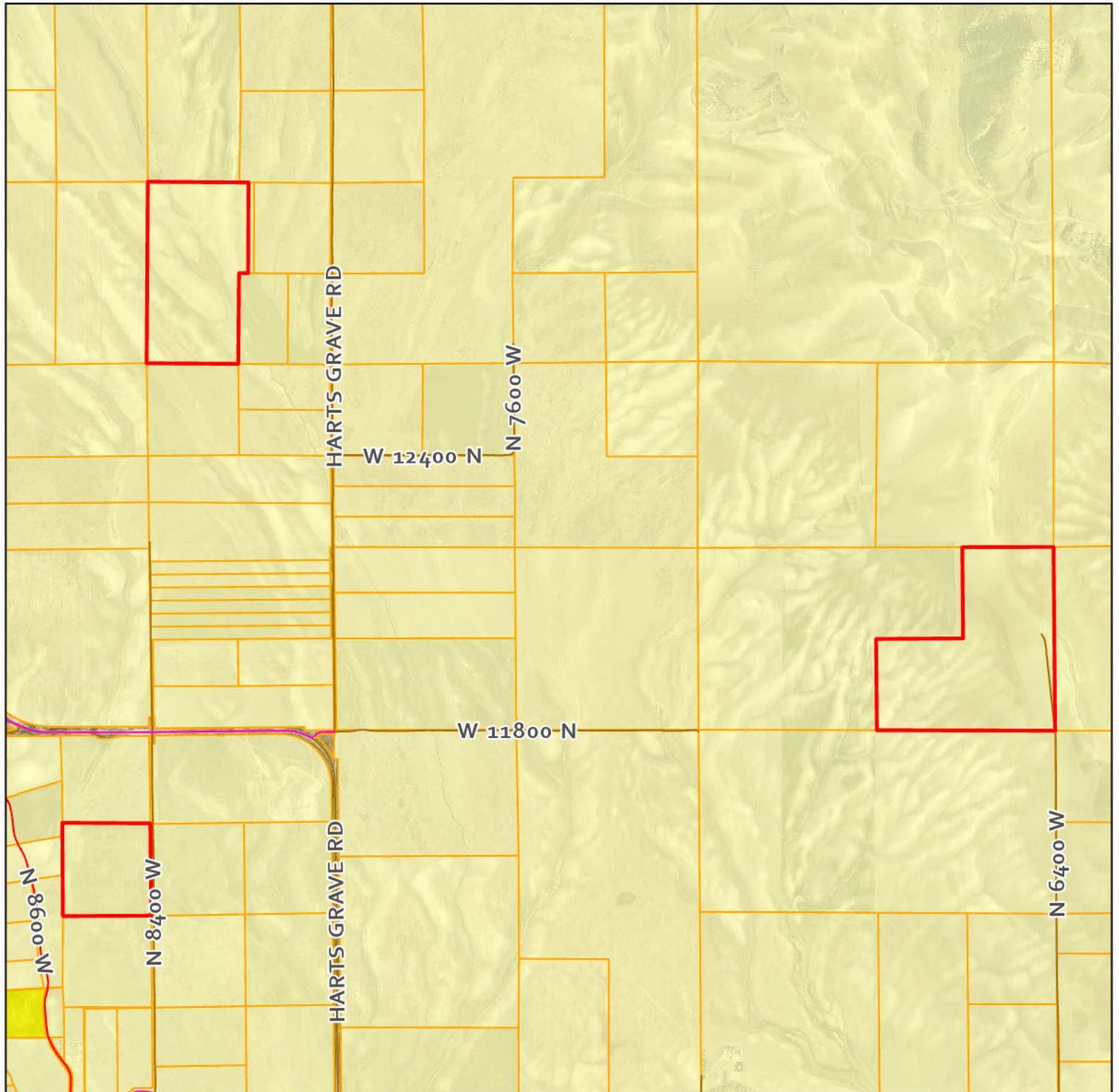
Master Planned Trails



- 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 Road
- Hyde Park, Mountain Trail
- Hyde Park, Bonneville Shoreline
- Hyde Park, Powerline Trail
- Hyde Park, Quiet Street
- Hyrum, <Null>

Champion Land Co, LLC - Zoning



Champion Land Co

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

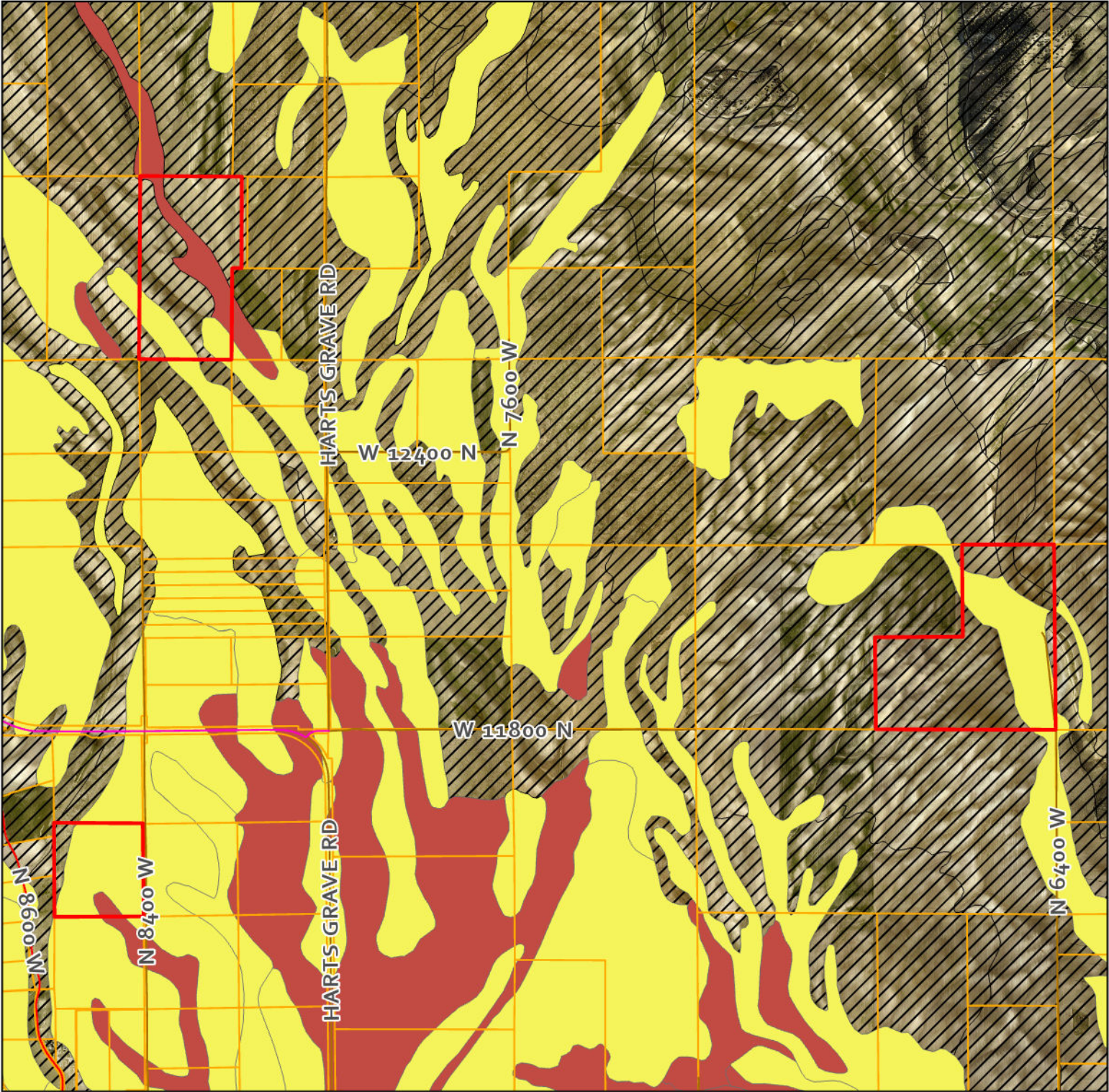
I: Industrial

RR: Resort Recreation

RU-2: Rural - 2 Zoning District

RU-5: Rural- 5 Zoning District

Champion Land Co, LLC - Farmland



Champion Land Co

Roads

PAVE

Dirt

Gravel

Paved

City Boundaries

County Parcels

NRCS Soils Farmland

Not Classified

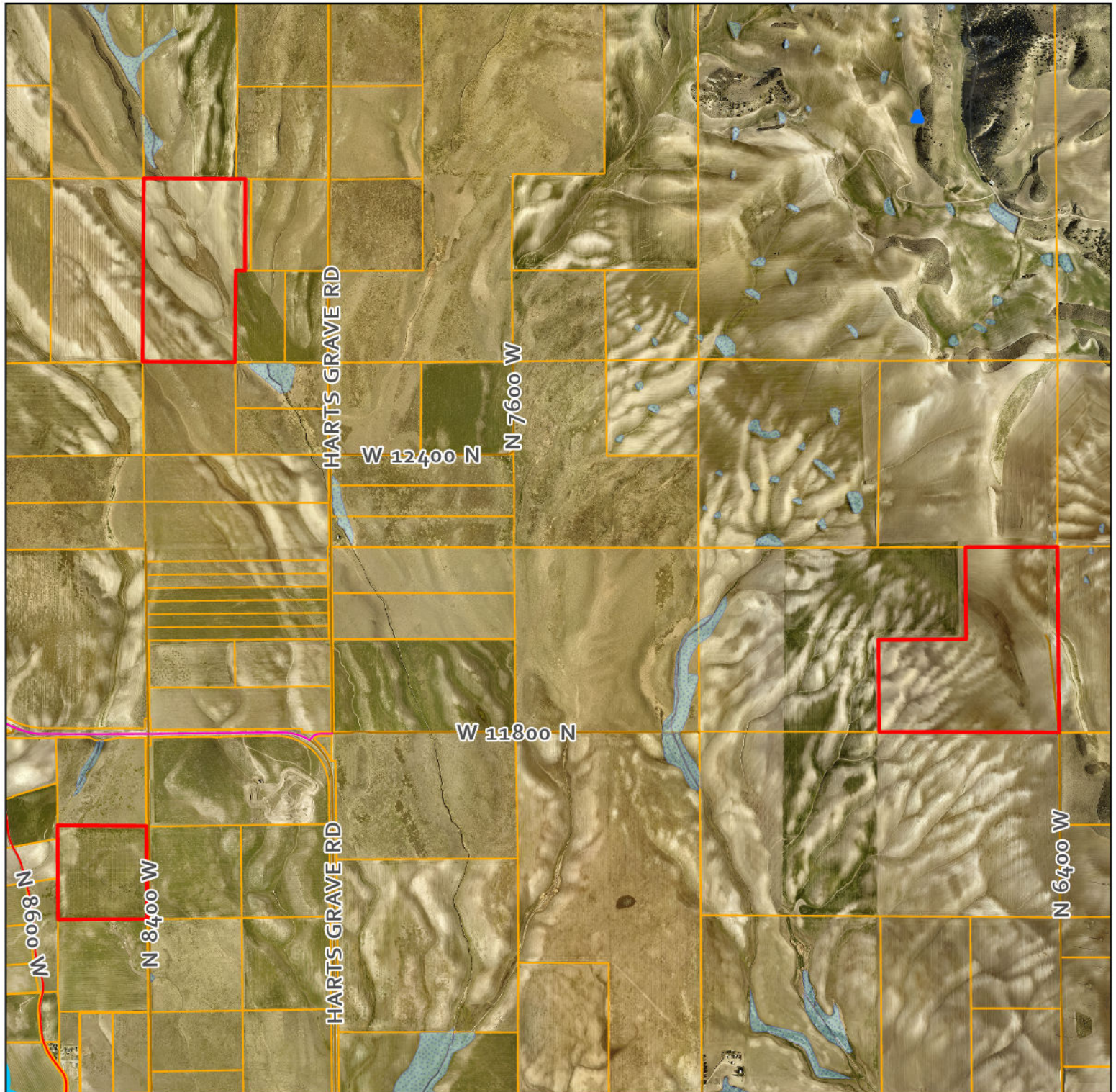
Farmland Of Local Importance

Farmland Of Statewide Importance

Prime Farmland If Irrigated

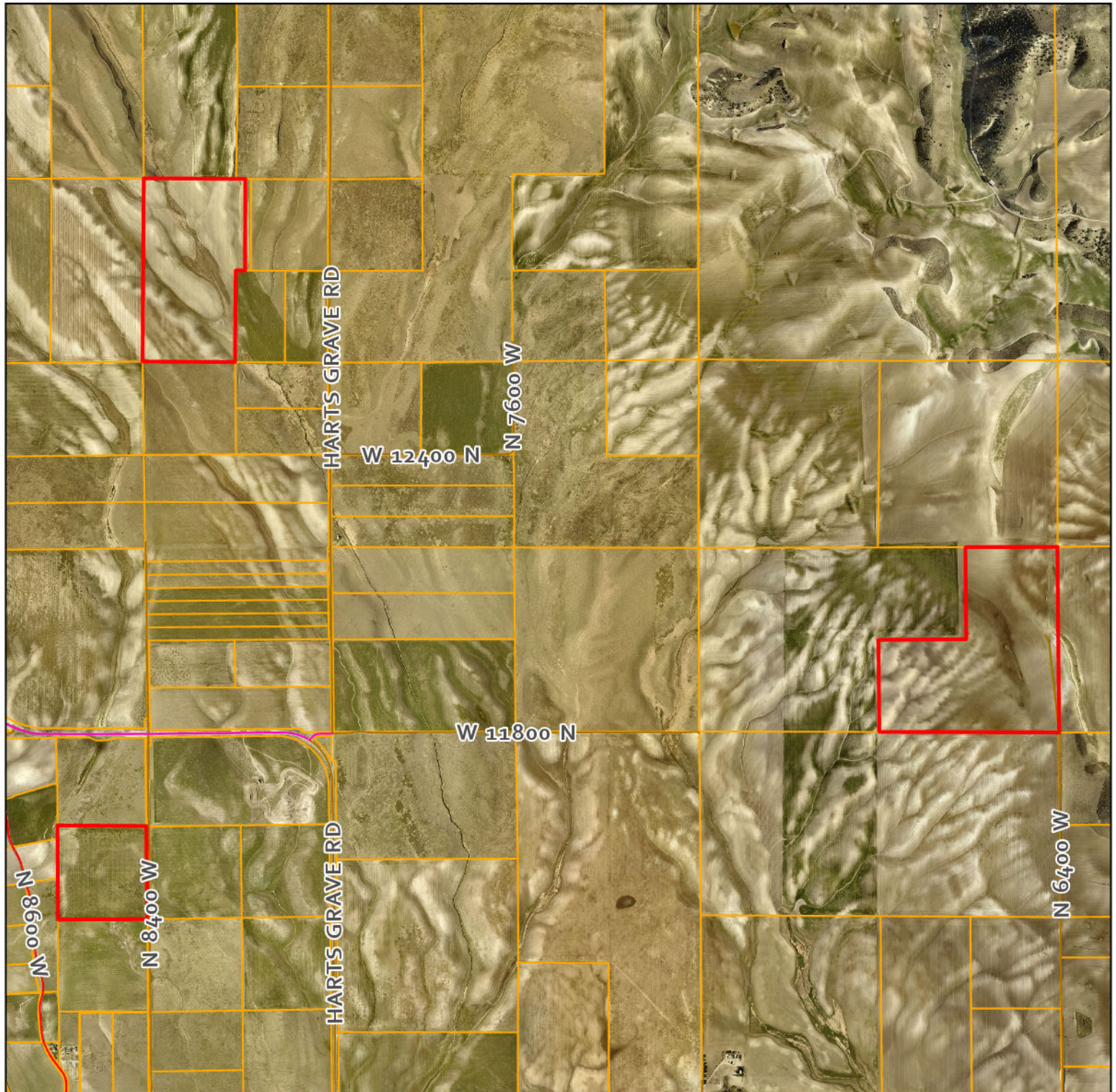
Champion Land Co, LLC

Wetlands, Waterbodies, & Waterways



- | | | |
|------------------|-----------------|-----------------|
| Champion Land Co | Paved | Wetlands (NWI) |
| Dirt | City Boundaries | Water Bodies |
| Gravel | County Parcels | Major Waterways |

Christensen Property - Wildlife



- | | |
|---|--|
|  Champion Land Co |  City Boundaries |
|  Dirt |  County Parcels |
|  Gravel |  Wildland-Urban Interface |
|  Paved | |



Cache Open Space Advisory Committee (COSAC) -
Open Space Funding Application

For screening of projects requesting bond funding from Cache
County.

Section A: Required Criteria

Select one ▾ The property(s) is in Cache County. Yes

Select one ▾ The landowner is willing. The property owner should be engaged in the conservation of the property and willing to enter into good faith negotiations with the County.
Yes

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

Yes *If you answered no to any of these questions your application is ineligible.*

Are you aware of any legal disputes or conflicts relating to the property or proposed project? If yes, please describe. Select one ▾ None.

Section B: Property Information

Project Name: Champion Land Co. LLC

Address or location: Near Hwy 142 in Clarkston

Municipality or nearest city: Clarkston

Parcel number(s): 14-025-0006, 15-011-0010, 15-023-0007

Total acres: 242

Acres proposed to be preserved by conservation easement: 242

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

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

Section C: Applicant Information

Property Owner(s): Champion Land Co. LLC

Address: 947 East 8575 North City: Richmond State: UY Zip: 84333

Phone: 435-770-7701 Email: chrisravsten@gmail.com

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

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

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

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

☒ I authorize this agent as my legal contact person

Agent relationship to project, check all that apply:

☐ Municipality

☒ Land Trust

☒ 501c3

☐ Other, describe



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Cache Open Space Advisory Committee (COSAC) -
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For screening of projects requesting bond funding from Cache
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Additional contacts:

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

Name: Christian Ravsten Phone: 435-770-7701 Email: chrisravsten@gmail.com

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

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

1. Please describe past, present, and future uses of the property.
2. Are you aware of any toxic or hazardous materials on the property? Select one If yes, please explain.
3. Is the property subject to any DEQ or EPA restrictions? Select one If yes, please explain.
4. What benefits will the public receive as a result of the proposed transaction. Select all that apply:
 - ☒ Protects scenic vistas
 - ☐ Preserves open lands near valley gateways
 - ☐ Adds trails and trail connectivity
 - ☒ Maintains agriculture
 - ☐ Maintains waterways
 - ☒ Maintains wildlife habitat
 - ☐ Other: _____
5. Are you proposing to open any portion of the property to public access? Select one
Please explain. No. This is private, productive agricultural 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.
Applications are under review with the following government agencies:
-NRCS (award will be announced Jan/Feb 2026).

Intend to apply to UDAF LeRay McAllister Working Farm & Ranch Grant Fund in March 2026.



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


Section E: Supporting Documents

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

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

Water rights
Encumbrances
Letters of support
Relevant planning documents

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


Property Owner(s) Signature (Required)

11/5/2025
Date


Authorized Agent Signature

11-6-2025
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.

**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.

Champion Land Co. LLC's application involves a dry farming operation includes wheat and safflower crops which are rotated annually for maintenance of soil health. The three non-contiguous parcels that make of the 242 acres are part of a generational family farm and have been used for crop planting and harvesting by the landowner, Christian Ravsten, his father, grandfather and great-grandfather for over 120 years. No water rights are attached to this land. Ravsten and his family have deep roots in the Clarkston, Utah community and the parcels will continue to be farmed for years to come as the safflower crop is associated with a profitable seed business that provides product to high-end bird seed vendors worldwide. This particular safflower (black) provides ample protein, fats and fiber for the bird population. Wholesalers revere the quality of the safflower seed grown in northern Utah suggesting that the climate, soil, and general environment offers a premier end-product for their customers. Ravsten began farming two of the parcels over thirty years ago (123 acres). In 2013, he inherited the remaining 119 acres from his father. Ravsten utilizes cover crops on the three parcels for soil enrichment and to reduce topsoil erosion. He has in the past and commence again in 2026, participating in the NRCS Conservation Stewardship Program. The program provides Ravsten tools to assure his soil can sustain the annual wheat and safflower crops. Specifically, these programs encompass the following: 1) a cover crop program (rotational oilseed, flax, clover, barley plantings disc-ed down for green manure each fall); 2) noxious weed control on specific parcels (steep sections); and 3) nutrient management program (soil samples taken pre-planting and then after harvesting of the plant to assess soil health. Plant tissue samples are taken to determine additional nutrient needs for the planted crop.

These three parcels are located on natural rising berms that are visible from Hwy. 142, the main arterial from Clarkston to Richmond. When the wheat shafts appear and the safflower blooms, this area is a visual feast of color and fragrance that is unique and extremely pleasant. Safflower bloom is usually in mid-July with harvest shortly after. Ravsten has additional acreage in this area that will also be protected in the future – a testament to his commitment to agriculture in Cache Valley.

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 area is truly significant with a mountain range bordering Clarkston to the west and rolling hills and crop fields for miles to the north and east. The Newton Reservoir is a short distance from this farming community and cyclists are often seen using the paved roadways for their cycling. There are no designated trails in this part of northern Utah (Newton, Clarkston, Trenton triangle) but should Cache County develop a well-thought-out plan that would satisfy the agricultural landowners and the outdoor recreation community, this could be a beautiful area for flatland or hillside day trail walking/hiking. It is pristine in character. These 242 acres are located near Hwy. 142, an arterial road between Clarkston and Richmond, Utah. While not located on a major state highway, this is a heavily traveled road by the local community and by recreational cyclists who place great value on this beautiful landscape for their cycling pleasure. Annually, almost 5,000 cyclists pass this area for the *Grand Fondo* cycling race (1,400) and the *Little Red* cycling event (3,500). *Little Red* occurs in June just as both wheat and safflower crops are in their green stage. *Grand Fondo* is held just as the safflower is blooming providing a beautiful carpet of yellow with a unique and very pleasant fragrance.

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 is a dry-farming operation and with so little water in Clarkston, the addition of residential subdivisions and/or commercial operations seems not a good use for this land.

Maintains wildlife habitat—The wildlife which occupies the adjacent mountains above Clarkston travel onto the cropland to forage on harvested crops. This includes elk and mule deer. Left over wheat plots attract these large game animals and provide them with much-needed nutrients. Not only important for their feeding but critical to female does who return to the nearby mountains into secluded fawning territories to give birth. Ravsten also plants high-protein clover as a cover crop which provides double the benefit – soil health and wildlife forage. Other examples of wildlife found in this area include pheasant, sharp tail grouse, Hungarian partridge, coyotes, badgers, black-tailed jack rabbits, mourning doves and hawks.



COSAC

CACHE OPEN SPACE ADVISORY COMMITTEE

Subject: Opportunity to Qualify for Cache County Open Space Bond Funding

Dear [use property owner's name],

Many owners of Cache County's beautiful open lands are wondering how they can preserve their property's unique character and still meet their family's financial goals.

Your property, which is located near a scenic valley gateway, may qualify for funding from Cache County's recently approved \$20 million Open Space Bond due to its location and acreage. The bond proceeds are to purchase "land, conservation easements, and other interests in land from willing landowners in order to protect scenic vistas, preserve open lands near valley gateways, add trails and trail connectivity, and maintain agriculture, waterways, and wildlife habitat."

A conservation easement is a voluntary, legally binding agreement that permanently limits certain development on your property while allowing you to retain ownership, continue current uses, and sell or transfer the land, subject to the easement. Participation offers compensation for preserving your land.

We encourage you to explore whether this opportunity suits you and your property. Funding amounts vary for each unique property and there are often additional funds available from federal, state, and private sources to maximize available funding. Below are two examples of properties that have been approved for funding:

- Elkhorn Ranch, Nibley: 115 acres, \$4.1 million total (48% federal, 30% Cache Open Space Bond, 6% state, + landowner contribution)
- Harris Farms, Richmond: 229 acres, \$2.3 million total (50% federal, 25% Cache Open Space Bond, 10% state, + landowner contribution)

Open Space Bond funds are limited and applications undergo a competitive review process that is designed in phases to be helpful to landowners. For details on applying, visit the Cache Open Space Advisory Committee (COSAC) website.

You are welcome to attend COSAC meetings to learn more and observe the process; the schedule is available on the website. We look forward to addressing your questions and exploring this opportunity with you.

Thank you for your consideration.

Sincerely,

Cache Open Space Advisory Committee

Cache County Development Services

179 N Main St #305, Logan UT 84321

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Website: <https://www.cachecounty.gov/pz/cosac/>

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