

1.



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, June 1st, 2026.**

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

Agenda

1. Welcome

2. Approval of Agenda and Minutes:

- a. May 4th, 2026 Meeting Minutes
- b. May 11th, 2026 - Site visit to Birch Canyon
- c. May 18th, 2026 - Site visit to Willow Ranch

3. Agenda Items

- a. **Application - Round 1- Birch Canyon Weed & Seed - Evaluation**
Site visit - Points
- b. **Application-Round 1 - Willow Ranch (UALT)- Evaluation**
Site visit - Points
- c. **County Council approval Round 1:**
Poulson Family Valley View Farm (UALT)
Resolution 2026-15 approved by County Council (Unanimous)
- d. **County Council approval Round 1:**
Hat J Ranch (UALT in process)
Resolution 2026-16 approved by County Council (Unanimous)

4. Public Comment

5. Other Business

- a. GIS COSAC layer - Seneca Francis
- b. COSAC table at Cache County Fair - August 5-8

6. Adjourn

Meeting Schedule

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

2a.



Cache Open Space Advisory Committee

04 May 2026

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3 a. Application-Phase 1: Willow Ranch.....2

 b. Application-Phase 1: Birch Canyon Weed & Seed.....2

 c. Application-Phase 1: Poulson Family Valley View Farm.....2

 d. Application-Phase 1: Hat J Ranch.....2

4. Public Comment or Other Business.....3

5. Adjourn.....3

Present: Christopher Sands, Kendra Penry, Jared Imbler, Regan Wheeler, Angie Zetterquist, Lisa Aedo, Don Wilcox, Larry Olsen, Brian Nielson, other interested parties.

Start Time: 03:30:00

#1 Welcome, Introduction

Sands welcomed everyone.

#2 Approval of Agenda/Minutes

Without objection the agenda and minutes from April 6, 2026 were approved.

#3a Application - Phase 1: Willow Ranch

Aedo reviewed the application.

Nielson of UALT answered questions.

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

b Application - Phase 1: Birch Canyon Weed & Seed

Aedo reviewed the application.

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

c Application - Phase 1: Poulson Family Valley View Farm

Aedo reviewed the evaluation score

Sands asked about the valuation format

Aedo explained that it would be corrected to conform with previous evaluations.

Motion to recommend for County Council approval

(4 Yea, 0 Nay, 3 Absent) Motion passes

d Application - Phase 1: Hat J Ranch

Aedo reviewed the evaluation score

Motion to recommend for County Council approval

(4 Yea, 0 Nay, 3 Absent) Motion passes

#4 Public Comments or Other Business

None

#5 Adjourn

Adjourned at 4:11:40

draft

2b.



Cache Open Space Advisory Committee - Site Visit - Birch Canyon 11 May 2026

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1. Meet at appointed location and carpool to Birch Canyon site.....	2
2. Reconnaissance of project area.....	2
3. Adjourn.....	2

Present: Christopher Sands, Brent Thomas, Lisa Aedo, Seneca Francis, Cherie Davis, Property Owners.

Start Time: 03:30:00

#1 Meeting point

COSAC members and County staff met with owners at the appointed location and carpooled to project property.

#2 Reconnaissance of project area

Owners showed COSAC members Christopher Sands and Brent Thomas special features of the property, noting wildlife habitat, water feature, vegetation, pipeline, and proximity to Cache County land. County GIS staff took photos and flew a drone to obtain footage of the area.

#3 Return to meeting point and adjourn

Adjourned at 5:10:00

2c.



Cache Open Space Advisory Committee - Site Visit

18 May 2026

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3. Adjourn.....	2

Present: Christopher Sands, Kendra Penry, Lisa Aedo, Property Owner.

Start Time: 03:30:00

#1 Meeting at Willow Ranch

COSAC members and County staff met with owner at Willow Ranch

#2 Reconnaissance of project area

Owner showed COSAC members Christopher Sands and Kendra Penry, and County staff Lisa Aedo, special features of the property, noting leased farm area, water feature, beaver analogs, vegetation, possible right-of-way, and proximity to National Forest land. There was no drone footage, but photos were taken.

#3 Return to meeting point and adjourn

Adjourned at 5:00:00

3a. BIRCH CANYON WEED AND FEED 5.5 ACRES

BACKGROUND

The Birch Canyon Weed & Feed project comprises a triangular parcel of 5.5 acres. It is adjacent to Cache County's Shupe purchase in Smithfield, and bisects a 50' road R/W (Birch Canyon Rd) and the Birch Creek. There is also a 30' pipeline R/W on the SE slope portion that could become part of a trail.

The owners bought the property in 2014 to be close to nature, and want to ensure that it remains a haven for wildlife and native plants in perpetuity. They are hoping that any funding available for placing it in a conservation easement can help fund oversight and any future maintenance or rehabilitation that might be needed.

SITE VISIT

The owners showed us their attempts at introducing more native species and their passion for protecting the land. They are open to being part of a trail network.

IMAGES FROM SITE VISIT



View East in Birch Canyon



Following a footpath through the property



Stair feature leading to Birch Creek



Drone image showing Birch Canyon Rd and gallery of trees along Birch Creek

Birch Canyon - Parcel



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



Birch Canyon Weed & Feed - Open Space Score Sheet

June 1st, 2026

Based on 7 responses as of 1:30 PM, Monday, June 1st.

OVERALL SCORE: Average points 51.5 (345/700)

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

Elkhorn Ranch - Average 71.4 (571/800)

Harris Farms - Average 65.7 (447/700)

Cooper Mt Sterling Open Space - Average 43.4

Champion Land Company - Average 40.0

Silva Farms Project - Average 42.6

1. PROTECT SCENIC VISTAS

Total: 40

The location is along major corridors

Average: 5.71/15

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

2. PRESERVE OPEN LANDS NEAR VALLEY GATEWAYS

Total: 10

The location is seen from major gateways

Average: 1.43/15

- a. View from entry way into the valley at the mouth of Wellsville Canyon or the transit through Wellsville Canyon
- b. First full view of the valley along Highway 30 heading east from Box Elder county (roughly 1.2 miles from county border)
- c. View from Highway 89 heading west from Logan Canyon, just before the road drops down around the USU campus (roughly at 900 E.)
- d. View from Highway 91 just south of the Idaho Border
- e. View from Highway 91 north of Smithfield where the road traverses the side of Crow Mountain
- f. View from the rise along Highway 165 just north of Hyrum.
- g. View from the visitor center at the American West Heritage Center

3. MAINTAINS AGRICULTURE

Total: 20

Land evaluation components and other considerations

Average: 2.86/15

- 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 and CE's)
- f. Canals/Laterals
- g. Century Farm Dedication

4. MAINTAINS WATERWAYS

Total: 69

The following will be included in the consideration

Average: 9.86/15

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

5. MAINTAINS WILDLIFE HABITAT

Total: 83

The following will be included in the consideration

Average: 11.86/15

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

6. ALLOWS PUBLIC ACCESS

Total: 82

The following are considered

Average: 11.71/15

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

7. DISTINGUISHING FACTORS

Total: 41

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

Average: 5.86/10

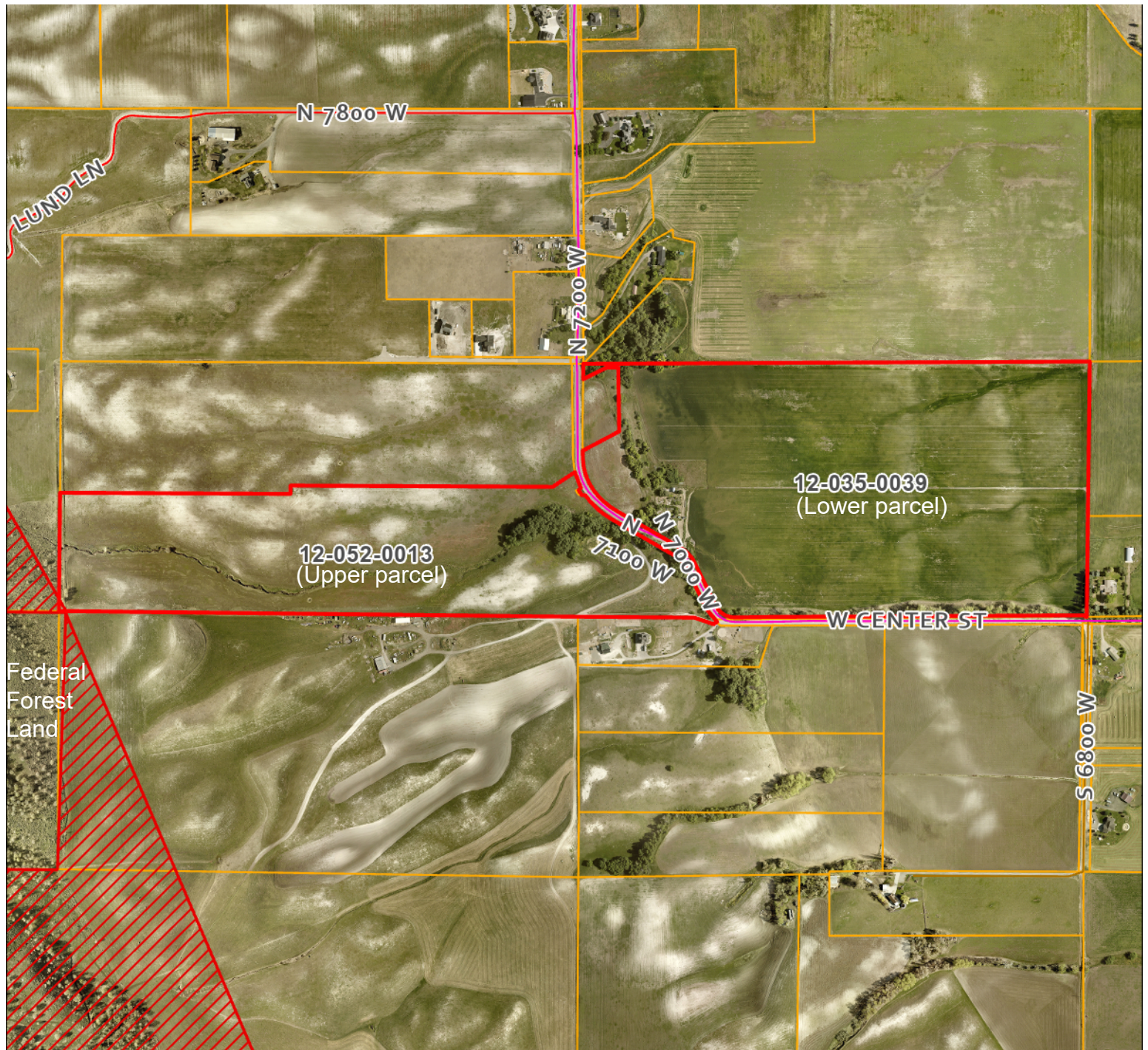
3b.

WILLOW RANCH

~100 ACRES

BACKGROUND

WILLOW RANCH is located at the Eastern foothills of the Wellsville Range in Mendon. The ranch has been in the family since the area was settled over 150 years ago. There are two parcels, roughly divided by the road at N 7000 W. The lower parcel will not include the homestead. The owners are interested in preserving the farmland for the benefit of posterity. The upper parcel has an intermittent stream running through it. Several beaver analogs have been placed in it to encourage moisture detention and habitat restoration. The gallery of large Crack Willows and Box Elder trees near the road were planted by the pioneers and run along irrigation ditches used to irrigate the fields in their time. There are plans to raise cattle on the upper portion. The application for funding is in the coordination with Utah Agricultural Lands Trust (UALT).



SITE VISIT

We were shown the lower parcel from an elevated vantage point above the escarpment. The steep slope was vegetated with native trees, including bigtooth maple, choke cherries, among others. The lower parcel is currently leased out to a farmer who practices no or low till to encourage healthy soil structure.

The upper parcel is less hydrated. It is hoped that rotational grazing will help improve the soil and plant diversity. The SW corner of the parcel connects to federal forest land. There is an old right-of-way on the West boundary that could be a connection to a trail in the future. (There are no drone images as Justin was not able to attend.)



N 7000 W heading South, lined by Willows and Box Elders



Lower parcel



Vegetation growing along old retention pond



Beaver analog in intermittent stream on upper parcel



View from high point on West boundary of upper parcel



SW corner of upper parcel bordering federal lands



Willow Ranch - Open Space Score Sheet

June 1st, 2026

Based on 7 responses as of 1:30 PM, Monday, June 1st.

OVERALL SCORE: Average points 58.0 (406/700)

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

Elkhorn Ranch - Average 71.4 (571/800)

Harris Farms - Average 65.7 (447/700)

Cooper Mt Sterling Open Space - Average 43.4

Champion Land Company - Average 40.0

Silva Farms Project - Average 42.6

1. PROTECT SCENIC VISTAS

Total: 59

The location is along major corridors

Average: 8.43/15

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

2. PRESERVE OPEN LANDS NEAR VALLEY GATEWAYS

Total: 47

The location is seen from major gateways

Average: 6.71/15

- a. View from entry way into the valley at the mouth of Wellsville Canyon or the transit through Wellsville Canyon
- b. First full view of the valley along Highway 30 heading east from Box Elder county (roughly 1.2 miles from county border)
- c. View from Highway 89 heading west from Logan Canyon, just before the road drops down around the USU campus (roughly at 900 E.)
- d. View from Highway 91 just south of the Idaho Border
- e. View from Highway 91 north of Smithfield where the road traverses the side of Crow Mountain
- f. View from the rise along Highway 165 just north of Hyrum.
- g. View from the visitor center at the American West Heritage Center

3. MAINTAINS AGRICULTURE

Total: 77

Land evaluation components and other considerations

Average: 11/15

- 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 and CE's)
- f. Canals/Laterals
- g. Century Farm Dedication

4. MAINTAINS WATERWAYS

Total: 64

The following will be included in the consideration

Average: 9.14/15

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

5. MAINTAINS WILDLIFE HABITAT

Total: 67

The following will be included in the consideration

Average: 9.57/15

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

6. ALLOWS PUBLIC ACCESS

Total: 56

The following are considered

Average: 8/15

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

7. DISTINGUISHING FACTORS

Total: 36

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

Average: 5.14/10

3c. POULSEN FAMILY VALLEY VIEW FARM
Resolution 2026-15
Next Steps

3d. HAT J RANCH
Resolution 2026-16 approved
Next Steps

5a. Cache County GIS Department COSAC maps:

Seneca Francis & Cherie Davis

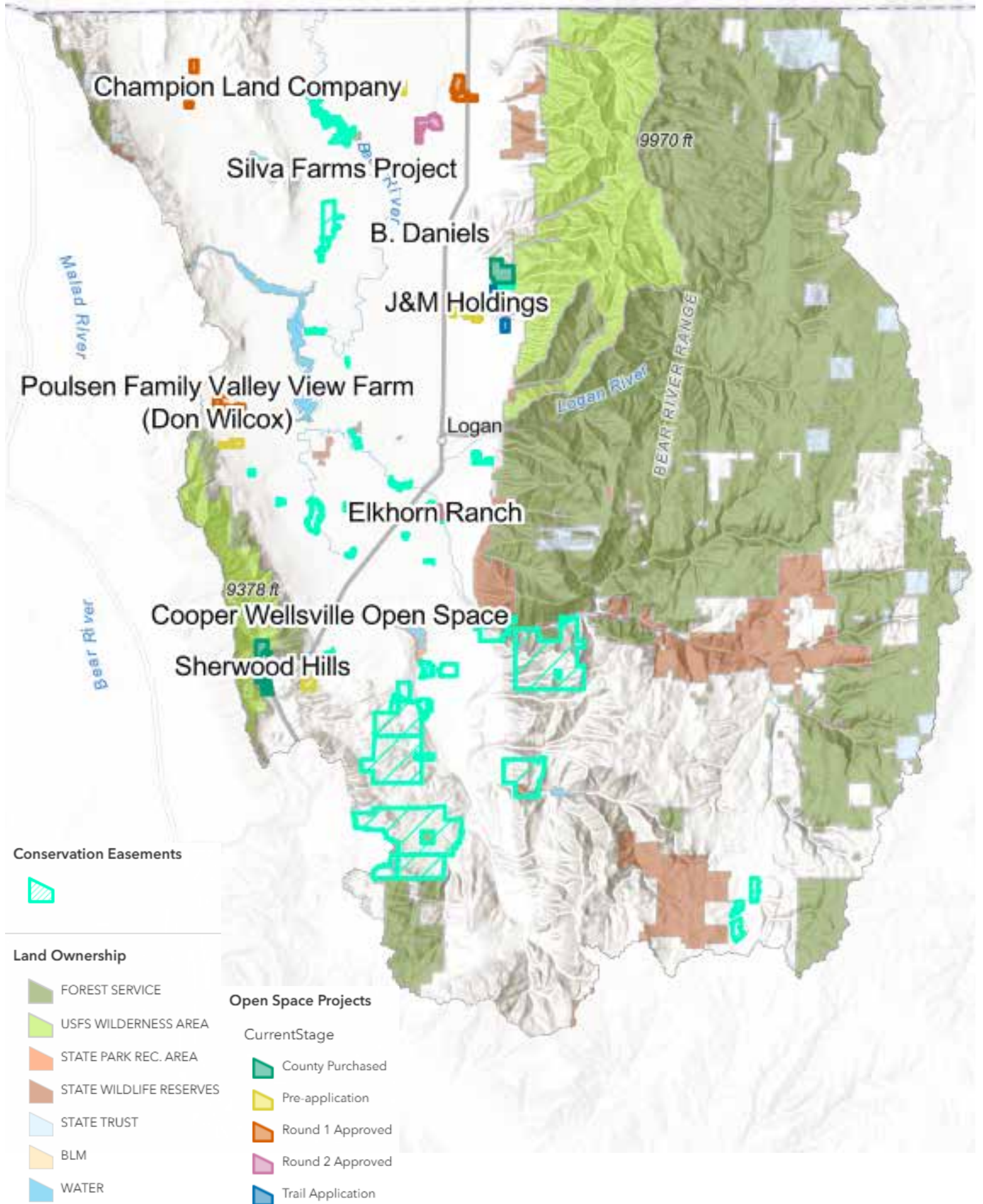
<https://www.cachecounty.gov/gis/map-viewers.html>

<https://storymaps.arcgis.com/stories/8d170aa7e-4524ae9b55771731f457da9>



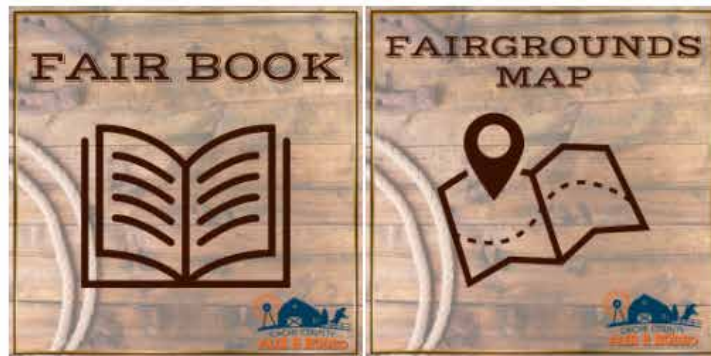
Shows the history, selection process,
and current status of applicants

5a.



5b.

Join us August 5-8, 2026 at the Cache County Fair and Rodeo.
Celebrating 147 years at the Fair!



COSAC presence at the fair:

10' x 10' space

Canopy (borrowed from Trails Cache)

Need:

Table & Chairs

Volunteers to answer questions

Handouts/QR code

Potential collaboration with other groups?

UALT

BRLT

Others?