

## CACHE COUNTY COUNCIL

DAVID L. ERICKSON, *CHAIR*

BARBARA Y. TIDWELL, *VICE CHAIR*

KATHRYN A BEUS

SANDI GOODLANDER

NOLAN P. GUNNELL

MARK R. HURD

KARL B. WARD



199 NORTH MAIN STREET  
LOGAN, UT 84321

435-755-1840

[www.cachecounty.org](http://www.cachecounty.org)

**PUBLIC NOTICE** is hereby given that the County Council of Cache County, Utah will hold a **WORKSHOP** at **3:00 p.m.** and a **REGULAR COUNCIL MEETING** at **5:00 p.m.** in the Cache County Historic Courthouse Council Chambers, 199 North Main Street, Logan, Utah 84321, **TUESDAY, SEPTEMBER 17, 2024.**

Council meetings are live streamed on the Cache County YouTube channel at:

<https://www.youtube.com/channel/UCa4xvEI8bnIEz3B9zw2teaA>

## AMENDED AGENDA

### WORKSHOP

- 3:00 p.m.**
1. **CALL TO ORDER**
  2. **2025 BUDGET PRESENTATIONS**
    - a. Library
    - b. USU Extension
    - c. Fairgrounds
    - d. Fair and Rodeo
    - e. IT
  3. **ADJOURN**

### COUNCIL MEETING

- 5:00 p.m.**
1. **CALL TO ORDER**
  2. **OPENING** – Councilmember Mark Hurd
  3. **REVIEW AND APPROVAL OF AGENDA**
  4. **REVIEW AND APPROVAL OF MINUTES** (August 27, 2024; September 9, 2024)
  5. **REPORT OF COUNTY EXECUTIVE**
    - a. **Appointments:**
    - b. **Other Items:** Presentation of the 2025 Tentative Budget
  6. **ITEMS OF SPECIAL INTEREST**
- 5:30 p.m.**  
(Estimated)
7. **PUBLIC HEARINGS**
    - a. **Set Public Hearing for September 24, 2024 – Ordinance 2024-17 – Honey Rezone**  
A request to rezone 16.67 acres from the Resort Recreation (RR) Zone to the Forest Recreation (FR40) Zone on parcel #16-016-0014 (no address has been assigned).
  8. **PENDING ACTION**
  9. **INITIAL PROPOSALS FOR CONSIDERATION OF ACTION**

10. **OTHER BUSINESS**

a. **One Utah Summit**

*October 7-9 at Southern Utah University*

**Dave**

b. **USU Homecoming Parade**

*October 12, 2024 at 10:00 am*

**Karl, Mark, Dave, Sandi**

c. **USACCC Fall Conference**

*November 14-15 at Ruby's Inn*

**Karl, Mark, Dave, Sandi**

d. August 2024 Treasure's Reconciliation

11. **COUNCIL MEMBER REPORTS**

12. **EXECUTIVE SESSION** – Utah Code 52-4-205(1)(d) – Strategy session to discuss the purchase, exchange, or lease of real property

13. **ADJOURN**



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David L. Erickson, Chair

## CACHE COUNTY COUNCIL WORKSHOP

August 27 at 3:00 p.m. - Cache County Chamber at 199 North Main, Logan, Utah.

*In accordance with the requirements of Utah Code Annotated Section 52-4-203, the County Clerk records in the minutes the names of all persons who appear and speak at a County Council meeting and the substance "in brief" of their comments. Such statements may include opinions or purported facts. The County does not verify the accuracy or truth of any statement but includes it as part of the record pursuant to State law.*

**MEMBERS PRESENT:** Chair David Erickson, Vice-Chair Barbara Tidwell, Councilmember Karl Ward, Councilmember Sandi Goodlander, Councilmember Nolan Gunnell, Councilmember Mark Hurd, Councilmember Kathryn Beus.

**MEMBERS EXCUSED:**

**STAFF PRESENT:**

**OTHER ATTENDANCE:**

### Council Meeting

1. **Call to Order 3:00 pm– :07** Start of meeting
2. **2025 Budget Presentations**
  - a. **Development Services 0:52** Stephen Nelson presented Development Services Budget. **9:18** Chair Erickson asked where the numbers are at in the packet. **9:28** Councilmember Sandi Goodlander clarified the dates of the budget May 2024 and asked if June and July are available. **9:43** Wes Bingham and Brittany Kingston answered (inaudible). **9:57** Stephen continued and talked about fees. **23:00** Councilmember Sandi Goodlander asked what type of project a zoning clearance would be. **23:04** Stephen answered whenever anyone builds a structure they need to submit a site plan that could be residential, commercial, barn structure. **23:35** Councilmember Kathryn Bues asked if there were any fees tied in with infractions. **23:42** Stephen answered no and a proposed fee schedule will be presented to planning commission for code violations. **26:32** Chair Erickson said plans used to be simpler and now a surveyor has to be hired. **26:45** Stephen answered the County recommends professionally drawn sketches but hand-drawn applications are still accepted. He continued explaining the fees.
  - b. **Personnel Management 34:00** HR Director Amy Adams presented the budget for personnel. **38:51** Councilmember Sandi Goodlander asked if the Christmas and Summer party expenses are taken from the HR budget. **38:58** Amy answered yes. **39:10** Karl Ward said he didn't have any questions.
  - c. **Compensations Committee Recommendations 39:16** Amy continued the presentation and talked about compensation. **1:02:03** Karl Ward thanked Amy for her work. Amy responded she sent them all the presentation so it could be looked at on their time. **1:02:53** Councilmember Kathryn Bues clarified if there would be discussion about insurance. **1:03:09** Amy answered an increase is expected. **1:03:45** Silence/tech support/side conversation during speaker change.
  - d. **FIRE/EMS 1:06:57** Chief Rod Hammer presented the Fire Departments overview. He asked Wes Bingham if pay increases were added in the budget **1:14:15** Wes answered they have not been added yet. **1:14:42** Chief Hammer continued and said he was unsure why the jump from 2023 actuals. **1:15:30** Council said they wondered the same thing. Discussion held between Wes, Chief Hammer, and Council. **1:17:44** Chief Hammer asked if Fire and EMS can be combined. **1:17:52** Wes answered they can be put in the same fund as long as the service area property tax for fire coverage is in the same service area as EMS. **1:18:18** Chief Hammer said it should be one service area when it is finished. He continued then stopped due to incorrect figures in the budget that Councilmember Karl Ward also noticed. **1:19:16** Councilmember Sandi Goodlander asked about the professional and technical increase. **1:19:20** Chief Hammer said there are some items duplicated. **1:19:52** Councilmember Kathryn Bues clarified it would be for this year, not next. **1:19:56** Chief Hammer answered yes then continued with presentation. **1:23:29** Wes Bingham said he could go over what he is showing for the line items that are incorrect in the presentation. **1:23:56** Councilmember Sandi Goodlander asked if the numbers for overtime and part-time employees are correct. **1:24:04** Chief answered OT was based off actuals from this year. **1:24:47** Councilmember Sandi Goodlander and Chief Hammer discussed. **1:26:47** Councilmember Nolan Gunnell asked about the decrease in gasoline. **1:27:07** Chief Hammer said based off actual costs it has gone down from budget last year. **1:28:25** Councilmember Nolan Gunnell

asked if Mendon is proposing a budget increase for fire station. [1:28:31](#) Chief Hammer answered a bay is being added to store stuff in and asked if there were any other questions. [1:29:23](#) Council gave thanks.

- e. **Finance** [1:29:48](#) Wes Bingham explained finance budget and said a lot of the requests will not be in line with what the budget can afford. [1:33:44](#) Chair Erickson asked Micah if there would be another budget workshop. [1:33:51](#) Micah answered three of four more. [1:34:02](#) Councilmember Sandi Goodlander said she thought numbers needed to be out by September. [1:34:06](#) Wes said he needs to quantify everything still. [1:35:36](#) Side discussion held among council and Micah when the tax rate increase needs to be published. [1:36:46](#) Wes added he needs to meet with council and the Executive about the rates and what to cut from the departments budgets. [1:38:46](#) He proceeded with the planned budget presentation and explained changes will need to be done by department heads and enforced by council to keep the budget in line. [1:44:24](#) Council expressed gratitude for the work he has done.

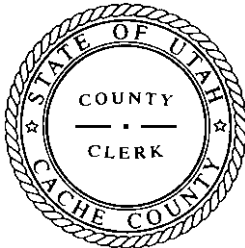
**Adjourn: 7:30 PM**

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**APPROVAL: David Erickson, Chair**  
**Cache County Council**

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**ATTEST: Bryson Behm, Clerk**  
**Cache County Council**



## CACHE COUNTY COUNCIL

August 27, 2024 at 5:00 p.m. - Cache County Chamber at 199 North Main, Logan, Utah.

*In accordance with the requirements of Utah Code Annotated Section 52-4-203, the County Clerk records in the minutes the names of all persons who appear and speak at a County Council meeting and the substance "in brief" of their comments. Such statements may include opinions or purported facts. The County does not verify the accuracy or truth of any statement but includes it as part of the record pursuant to State law.*

**MEMBERS PRESENT:** Chair David Erickson, Councilmember Karl Ward, Councilmember Sandi Goodlander, Councilmember Nolan Gunnell, Councilmember Mark Hurd, Councilmember Kathryn Beus.

**MEMBERS EXCUSED:** Vice Chair Barbara Tidwell

**STAFF PRESENT:**

**OTHER ATTENDANCE:**

### Council Meeting

1. **Call to Order 5:00p.m.** – [:03](#) Chair Erickson welcomed everyone.
2. **Opening Remarks and Pledge of Allegiance** – [0:22](#) Karl Ward gave brief remarks and opening prayer.
3. **Review and Approval of amended Agenda APPROVED** [2:29](#)  
**Action:** Motion made by Councilmember Nolan Gunnell to approve the amended agenda; seconded by Councilmember Kathryn Bues.  
**Motion passes.**  
**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Karl Ward, Mark Hurd  
**Nay:** 0
4. **Review and Approval of Minutes APPROVED** [2:41](#)  
**Action:** Motion made by Councilmember Sandi Goodlander to approve the minutes; seconded by Councilmember Karl Ward  
**Motion passes.**  
**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Karl Ward, Mark Hurd  
**Nay:** 0
5. **Report of the County Executive**
  - A. **Appointment/Discussion**  
[3:28](#) Executive Zook spoke about a suicide prevention event and 9/11 project coming in September.
6. **Items of Special Interest**
  - A. **Rural County Grant Program Discussion and Vote** – Shawn Milne, BRAG Economic Development Director  
Discussion: [4:14](#) Shawn explained the grants purpose and need from the County. [12:21](#) Councilmember Mark Hurd added there was discussion where CEO board could make recommendation on funding and the ideas lined up for something for the airport and something for Agriculture report. [13:02](#) Councilmember Karl Ward said Box Elder and Rich have already approved their contributions. [13:26](#) Councilmember Sandi Goodlander added Nephi already approved a similar ag report and it would provide potential for a great return on ag business here. [13:54](#) Chair Erickson asked Shawn to repeat how much the grant is for and if manufacturing agriculture facilities are included. [14:22](#) Stephen Nelson answered for Shawn and said the state enables code for industrial protection that an agriculture operation would have. [14:46](#) Shawn offered to share a slideshow presentation and brought up an example in Nevada how to help ag producers. [15:43](#) Chair Erickson opened for motion. [16:01](#) Council voted. [16:25](#) Councilmember Sandi Goodlander asked Shawn to keep council informed how the airport money is allocated. [16:40](#) Shawn answered operation decisions would be through Karl and Executive David Zook.

**Action:** Motion made by Councilmember Sandi Goodlander to approve grant application; seconded by Councilmember Mark Hurd.

**Motion passes.**

**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Karl Ward, Mark Hurd

**Nay:** 0

## 7. Department or Committee Reports

## 8. Board of Equalization

## 9. Public Hearings

### A. Set Public hearing for September 24,2024 – Resolution 2024-19 – Opening the 2024 Budget

**Discussion:** [17:38](#) Chair Erickson set public hearing for Sept 24, 2024

**Action:** Motion made by Councilmember Kathryn Bues to approve public hearing; seconded by Councilmember Mark Hurd.

**Motion passes.**

**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Karl Ward, Mark Hurd

**Nay:** 0

### B. Set Public hearing Resolution 101-16 – A Resolution Appointing Members to the Millville/Nibley Cemetery District

**Discussion:** [18:06](#) Stephen explained resolution to changes for Millville board district. [20:29](#) Chair Erickson asked those applicants in attendance to come forward. [20:54](#) Kyle Anderson gave a personal introduction why he would like to be involved with Nibley cemetery. [22:27](#) Jared Nicols from Millville introduced himself. [23:59](#) Chair Erickson opened for public hearing. Sandi moved to close.

**Action:** Motion made by Councilmember \* to approve public hearing; seconded by Councilmember \*.

**Motion passes.**

**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Karl Ward, Mark Hurd

**Nay:** 0

### C. Set Public hearing – Ordinance 2024-13 – White Bison Acres Rezone

**Discussion:** [24:35](#) Stephen Nelson explained Ordinance zone. [27:18](#) Chair Erickson opened for public hearing. [27:39](#) Derick Hendry gave comments with an example almost being in an accident right after last council meeting due to a nearby approved subdivision that this one is similar to. [29:08](#) Phil Bankhead spoke to represent Wellsville Irrigation Company North and said there is not any water on this area to irrigate and it would come from him spring that he has developed to protect it. He emotionally added the landowner is not considering needs outside gaining money for himself. [32:36](#) The landowner described his plans and presented images to show council the land and the number of lots and dry land where they would be. He spoke to the land use restrictions that have added challenges to determine the number of lots. He asked council their thoughts on clustering homes. [44:48](#) Jodi Lichty gave her comments to shut the proposal down due to the easement being too small, resources being used, and trespassing concerns. [46:55](#) Tyler Willets brought his opinions of the objectors' reasoning and asked what data had been presented. [49:31](#) Jim Lichty voiced strong concern about the home cluster built around his well that has caused sediment now in his water. He asked council who would be responsible if his water goes bad. [51:27](#) Marci Larsen started with the idea of compromise. She stated although she disapproves of the proposal she would recommend a RU5 since it would limit growth and doesn't set precedence to sell lots. [53:51](#) Bessie Hendry spoke that the owner knew the land use rule when he made the purchase and is trying to bend it now. She said A10 is the rule and it should stand. [55:52](#) Kyle Larsen asked council what is allowed/needs to be done to develop the road for the property as something to consider when making a decision. [57:10](#) Reed Bryce Darley urged council to consider the precedence being made for money. The disapproval from farmers due to water being taken was presented by his son at last meeting. He added the desire to keep the area rural. [58:45](#) Lacy

Lichty voiced her reason her family did not purchase the land originally and her disapproval of the proposal. [1:00:13](#) Landowner attempted to speak again and argued for time to speak. Chair Erickson said the landowner would be excused from the next meeting and moved to close hearing.

**Action:** Motion made by Councilmember Nolan Gunnell to approve public hearing; seconded by Councilmember Kathryn Bues.

**Motion passes.**

**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Karl Ward, Mark Hurd

**Nay:** 0

**D. Set Public hearing – Ordinance 2024-14 – River Side Rezone**

**Discussion:** [1:00:44](#) Stephen Nelson gave overview of proposal. [1:02:16](#) Chair Erickson asked anyone holding their own conversations to please exit the room. [1:02:31](#) Stephen continued. [1:04:15](#) Chair Erickson opened the hearing. [1:04:32](#) Wayne Rude the landowner explained his plans for the lots on his land for his children. [1:07:16](#) LeeAnn Rude asked council not to compare their proposal to the other one in the meeting. She explained the plans for the land would cause hardly any impact on the ground or any other homes. [1:09:11](#) Joseph Neilsen spoke in favor of keeping houses clustered together to save open space. [1:10:07](#) Chair Erickson asked to close hearing.

**Action:** Motion made by Councilmember Nolan Gunnell to close public hearing; seconded by Councilmember Mark Hurd.

**Motion passes.**

**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Karl Ward, Mark Hurd

**Nay:** 0

**E. Set Public hearing – Ordinance 2024-15 – Marshall P Maughan Family Trust Rezone**

**Discussion:** [1:10:20](#) Stephen Nelson explained the proposal. [1:13:27](#) Mike Rupp pointed out resource facts and added citizen statements made in previous meetings have been contradictory to the speakers themselves. [1:19:27](#) Lisa Cooper spoke to council about the land and its poor quality. She added everyone started with needing a home and a well and that's not grounds for denial. [1:21:58](#) Derek Hendry said he supports 1 house on their property zoned for A10. [1:22:56](#) Councilmember Karl Ward motioned to close.

**Action:** Motion made by Councilmember Karl Ward to close public hearing; seconded by Councilmember Nolan Gunnell.

**Motion passes.**

**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Karl Ward, Mark Hurd

**Nay:** 0

**F. Set Public hearing – Ordinance 2024-16 Paradise Cliffs Rezone**

**Discussion:** [1:23:05](#) Chair Ericson opened for proposal. [1:23:31](#) Stephen Nelson explained application. [1:27:41](#) Chair Erickson opened hearing. No comments.

**Action:** Motion made by Councilmember Nolan Gunnell to close public hearing; seconded by Councilmember Mark Hurd.

**Motion passes.**

**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Karl Ward, Mark Hurd

**Nay:** 0

**10. Pending Action**

**11. Initial Proposals for Consideration of Action**

**A. Ordinance/Resolution – A Resolution Appointing Members to the Millville/Nibley Cemetery District**

**Discussion:** [1:28:09](#) Doug Pearson introduced himself. [1:30:51](#) Councilmember Kathryn Bues thanked the applicants for their willingness to be on the board. She asked Mr. Pearson if relationships with Millville have been smoothed over.

[1:31:37](#) Doug Pearson answered it has improved. [1:31:48](#) Councilmember Kathryn Bues thanked the applicants again and appointed those at the meeting to be the board of trustees. [1:32:21](#) Micah corrected the process the resolution will need to be amended first. [1:32:54](#) Councilmember Kathryn Bues motioned to amend the resolution and add the three names to the board. [1:33:09](#) Chair Erickson repeated the resolution for discussion.

**Action:** Motion made by Councilmember Kathryn Bues to amend the resolution and approve Ordinance/Resolution; seconded by Councilmember Sandi Goodlander.

**Motion passes.**

**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Karl Ward, Mark Hurd

**Nay:** 0

#### **B. Ordinance/Resolution – White Bison Acres Rezone**

**Discussion:** [1:34:07](#) Chair Erickson opened for discussion. [1:34:34](#) Councilmember Sandi Goodlander asked if what was presented also shown to planning commission. [1:34:41](#) Micah said he was not at the meeting but the report given is the same. [1:35:18](#) Councilmember Nolan Gunnell said this is tough because it is his district. The argument to build fewer homes than what zoning allows does not prevent this in the future. He concluded with his agreement with what planning and zoning recommended which is denial. [1:37:15](#) Stephen recommended council to include findings behind the reasons for denial. [1:37:43](#) Councilmember Nolan Gunnell reiterated to follow recommendation from planning and zoning to deny.

**Action:** Motion made by Councilmember Nolan Gunnell to approve Ordinance; seconded by Councilmember Sandi Goodlander.

**Motion passes.**

**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Karl Ward, Mark Hurd

**Nay:** 0

#### **C. Ordinance/Resolution – River Side Rezone**

**Discussion:** [1:38:44](#) Chair Erickson opened this discussion. [1:38:53](#) Councilmember Kathryn Bues asked for clarification of an instance recently when an applicant said they were unable to apply. [1:39:15](#) Stephen answered under the open space bond there are not set standards to prevent someone from applying. NRCS does have some minimum acreage requirements. [1:40:27](#) Councilmember Sandi Goodlander voiced her stance building new homes does not follow the County's plan and supported planning and zoning denial. [1:41:20](#) Councilmember Karl Ward countered there are two established roads next to the parcel and he supported it. [1:42:31](#) Councilmember Nolan Gunnell pointed out the 2 mile rule that planning and zoning found as reason to deny. [1:43:11](#) Councilmember Kathryn Bues asked if a concern was about sensitive lands. [1:43:24](#) Micah described the topography. Council discussed. [1:44:17](#) Councilmember Sandi Goodlander asked how many it leaves not in sensitive land. [1:44:41](#) Micah answered 3.5 acres. [1:47:07](#) Executive Zook asked if rezone was not done if other options are available. [1:45:15](#) Micah read code on restrictions and started a report on gis. [1:46:17](#) Councilmember Karl Ward asked because of the acreage if RU5 would work. [1:46:27](#) Chair Erickson answered the application goes through RU2 and although he likes the idea it creates other challenges too. [1:47:35](#) Micah read the gis report to check code and stated it is a legal parcel if the road was developed to County standards. [1:48:00](#) The landowner pointed out an error in the map which Micah corrected. [1:48:15](#) Councilmember Nolan Gunnell urged Council to read the letter in their packets from Paradise City. [1:48:22](#) Chair Erickson asked for motion. [1:48:37](#) Councilmember Nolan Gunnell motioned denial for the application due to planning and zoning recommendations. [1:49:31](#) Councilmember Sandi Goodlander encouraged the owners to work with Stephen for other options.

**Action:** Motion made by Councilmember Nolan Gunnell to deny Ordinance; seconded by Councilmember Mark Hurd.

**Motion passes.**

**Aye:** 5 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd

**Nay:** 1 Karl Ward

#### **D. Ordinance/Resolution – Marshall P Maughan Family Trust Rezone**

**Discussion:** [1:49:40](#) Chair Erickson opened for discussion. [1:50:10](#) Councilmember Sandi Goodlander asked about zoning. [1:50:17](#) Micah showed council the property in question and where RU2, RU5, and A10 zones are. [1:50:44](#) Councilmember Kathryn Bues confirmed the distance from the boundary to the property. [1:51:00](#) Councilmember Sandi Goodlander clarified the map in her packet has a lot of development around it. [1:51:13](#) Micah answered the map doesn't reflect zoning but more what the current uses are. [1:51:37](#) Councilmember Kathryn Bues referenced to a reason for denial from planning and zoning about a failure to provide approval from UDOT and if that is something we require at



this point in the process. [1:52:05](#) Micah answered typically it is not required at this stage but is before development. [1:52:35](#) Councilmember Kathryn Bues confirmed it would be required at a later date. [1:52:45](#) Chair Erickson added UDOT may have other input. [1:53:06](#) Micah answered it is unlikely UDOT would allow multiple accesses. [1:53:26](#) Councilmember Sandi Goodlander read the description of the property and its tie in Mendon cities plan. [1:54:07](#) Chair Erickson confirmed the frontage size. [1:54:31](#) Councilmember Sandi Goodlander clarified what planning commission voted. She asked Councilmember Nolan Gunnell what the major concerns were. [1:55:54](#) Councilmember Nolan Gunnell read the commission's response the property is not consistent with Cache County general plan. [1:56:12](#) Councilmember Sandi Goodlander referenced 3b states it is consistent. [1:56:26](#) Councilmember Karl Ward said public comments talked about the size of boulders. [1:56:43](#) Councilmember Kathryn Bues said the potential seven lots is not consistent with 300 feet away from the road. [1:57:22](#) Micah brought up the commission was concerned with water rights and the county would accept the state's opinion. [1:58:03](#) Councilmember Kathryn Bues confirmed that would come at a later point in the process and made motion. [1:58:22](#) Chair Erickson opened for discussion after motion. [1:58:40](#) Councilmember Mark Hurd asked how far this parcel is from the other application discussed in the meeting. [1:59:01](#) Micah answered 1.42 miles. [1:59:08](#) Chair Erickson said the area is classified for UDOT as access category 4 and explained zoning restrictions then opened for vote.

**Action:** Motion made by Councilmember Kathryn Bues to approve Ordinance; seconded by Councilmember Sandi Goodlander.

**Motion passes.**

**Aye:** 3 David Erickson, Kathryn Bues, Sandi Goodlander, Karl Ward

**Nay:** 3 Nolan Gunnell, Mark Hurd, David Erickson

#### **E. Ordinance/Resolution – Paradise Cliffs Rezone**

**Discussion:** [2:00:58](#) Chair Erickson opened for questions. No Discussion. [2:01:33](#) Chair Erickson repeated vote and added his surprise that the application was done without frontage and thanked Stephen for clarifying the sensitive areas. [2:02:22](#) Stephen answered an ordinance was denied last summer to provide an exemption for Fr40. He said if the applicant could resolve the frontage and access issue they would be able to build. [2:03:22](#) Chair Erickson said he was in a similar area and there were cabins built in pockets of steep slopes that aren't supposed to be. [2:03:52](#) Stephen said it happens and investigations are done on those illegally built. He said normal requirements would be topography studies to show the slopes. [2:04:43](#) Chair Erickson opened for questions and vote.

**Action:** Motion made by Councilmember Kathryn Bues to uphold denial Ordinance for reasons from the planning commission; seconded by Councilmember Nolan Gunnell.

**Motion passes.**

**Aye:** 6 David Erickson, Kathryn Bues, Nolan Gunnell, Sandi Goodlander, Karl Ward, Mark Hurd

**Nay:** 0

#### **F. Ordinance/Resolution – Consideration of a Memorandum of Understanding between Cache County, Rich County, Box Elder County, Bear River Health Department, and Bear River Mental Health Services to proceed with the creation of a Multicounty United Health Department**

**Discussion:** [2:05:00](#) Chair Erickson read agenda headline. [2:05:45](#) Jordan Mathis described the memorandum between the counties was for assurance of a receiving center and has been reviewed by all three. [2:07:04](#) Councilmember Nolan Gunnell asked what steps are in place for what bumps may arise. [2:07:36](#) Jordan answered redrafting the agreement would be the next step to allow governance over substance and mental health in addition to public health. He confirmed with attorney Taylor Sorenson that the county would hold authority but the advisory council would oversee the contracts. [2:08:29](#) Councilmember Nolan Gunnell asked when the advisory council would take effect. [2:08:35](#) Jordan answered that would be in place through the inter-local agreement and prior to 2025. The plan is to have something to the County's legislative body for an inter-local agreement at the end of the year. [2:09:17](#) Taylor added the most difficult part is managing the relationships and making sure all the different entities are on the same page. [2:09:46](#) Councilmember Karl Ward said it turned out to be a clean way to clear up a sticky problem. [2:10:25](#) Jordan said it would be taken to the board of Health in September. [2:11:18](#) Taylor added the most important thing to know is making these changes are for real improvements to the county. [2:11:43](#) Chair Erickson commended the work done by the counties and then opened for motion.

**Action:** Motion made by Councilmember Mark Hurd to enter in Memorandum of Understanding; seconded by Councilmember Karl Ward.

**Motion passes.**

**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Karl Ward, Mark Hurd

**Nay:** 0

**G. Resolution 2024-18 – Accepting the Dedication of Sections of 1590 West**

**Discussion:** [2:13:28](#) Stephen Nelson explained application. [2:17:05](#) Chair Erickson asked if the road is up to standard already. [2:17:17](#) Stephen answered public works has reviewed it and feels comfortable with the plan. [2:17:31](#) Chair Erickson opened for discussion.

**Action:** Motion made by Councilmember Karl Ward to approve Resolution; seconded by Councilmember Mark Hurd.

**Motion passes.**

**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Karl Ward, Mark Hurd

**Nay:** 0

**H. Resolution 2024-20 – A resolution Approving the Harris Farm Round Inland Port Authority Project Area in Hyde Park City and Encompassing Certain Unincorporated Areas of Cache County.**

**Discussion:** [2:18:23](#) Stephen Nelson explained application. [2:21:10](#) Councilmember Sandi Goodlander asked how far from highway 89 it is. Stephen answered 4,000 feet. [2:21:16](#) Chair Erickson said it is closer to conference road. [2:21:27](#) Karl Ward asked what crops are planted there. Stephen answered corn. He continued what the land is being used for and said the State Department of Food and Agriculture is very interested in preserving the land. North Logan is also interested in preserving the land. He continued with the criteria and the scores given from COSAC. [2:26:10](#) Karl Ward asked who controls the area between the highway and the application. [2:26:33](#) Chair Erickson responded straight east is farmland. [2:26:45](#) The landowner spoke to where the land is. [2:26:59](#) Stephen provided further explanation of where the property is. [2:27:28](#) Executive Zook asked if COSAC considered pending developments nearby. [2:28:00](#) Stephen answered it is not weighted on the scores other than to protect scenic vistas. [2:28:15](#) Executive Zook followed up and asked if it was discussed at all on this application. [2:28:18](#) Stephen answered yes. He predicted a lot of development in the area in the future. [2:29:10](#) Councilmember Sandi Goodlander asked what criteria the State has that caused them to want to preserve the land. [2:29:21](#) Stephen answered the state representative wanted to help the owner apply for NRCS or Leroy McAllister funds to provide technical support and hold the conversation easement. [2:30:35](#) Chair Erickson said the application will be sent back to COSAC and opened motion.

**Action:** Motion made by Councilmember Sandi Goodlander to pass Resolution and send back to COSAC for next round; seconded by Councilmember Nolan Gunnell.

**Motion passes.**

**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Karl Ward, Mark Hurd

**Nay:** 0

**I. Resolution 2024-21 – A Resolution Supporting the Creation of a Utah Inland Port Authority Project Area in Hyde Park City and Encompassing Certain Unincorporated Areas of Cache County.**

**Discussion:** [2:32:30](#) Chair Erickson introduced next subject [2:33:22](#) \_\_\_\_\_ explained application and asked Council to recognize as businesses develop the County will enforce they be annexed into the city. [2:36:10](#) Councilmember Mark Hurd added the reason there are two resolutions is to help the timeline. He said the resolution Hyde Park passed is the same with this one to have intent for the County to get the project going. [2:37:25](#) \_\_\_\_\_ continued [2:40:16](#) Chair Erickson gave light comments and joked about the cities good economic base. He asked if lines had been drawn yet. [2:40:43](#) \_\_\_\_\_ answered no. [2:41:01](#) Chair Erickson said maps will be helpful. [2:41:16](#) Councilmember Mark Hurd commented the resolution would need to be before the inland port by October. He added the scope may change and the obligation for the County would not be for anything but the request for the project area. [2:42:11](#) \_\_\_\_\_ said something will be included in the scope and if it is successful take off with it. [2:42:39](#) Chair Erickson joked all the airport authority would be taken care of by Hyde Park. [2:42:56](#) \_\_\_\_\_ said there is an opportunity for more economical success and the best interest of the airport. [2:43:19](#) Councilmember Nolan Gunnell asked if the landing zones and take off has been studied with this application. [2:43:29](#) \_\_\_\_\_ answered yes. [2:43:53](#) Councilmember Nolan Gunnell asked about sensitive

lands. [2:43:55](#) \_\_\_\_ said there are wetlands that may have to deal with mitigation. [2:44:11](#) Councilmember Karl Ward asked if the project is going to encompass velvet lane. [2:44:20](#) \_\_\_\_ answered it would be the West end. [2:44:53](#) Councilmember Sandi Goodlander questioned the process to approve something they don't know the boundaries of and if changes are requested can those be done. [2:45:06](#) Councilmember Mark Hurd said the vote will not be tonight and will be presented next meeting. [2:45:20](#) \_\_\_\_\_ said there is a non-profit parcel owner who is interested in being a part of this. [2:45:51](#) An audience member joked and everyone laughed. [2:46:10](#) Chair Erickson asked for questions. [2:46:13](#) \_\_\_\_\_ and council gave final comments.

## 12. Other Business

- |   |   |
|---|---|
| A. Wellsville Founders' Day Parade<br><a href="#">2:47:04</a> Council discussed | September 2, 2024 at 10:00<br>Sandi, Dave, Nolan                                      |
| B. UAC Annual Convention<br><a href="#">2:48:18</a> Council discussed           | September 11-12 at Utah Valley Convention Center<br>All Council Members               |
| C. UAC Council Summer Party<br><a href="#">2:49:53</a> Council discussed        | September 19, 2024 at 6:00 pm   |
| D. One Utah Summit<br><a href="#">2:51:40</a> Council discussed                 | October 7-9 at Southern Utah University<br>Dave                                       |
| E. USU Homecoming Parade<br><a href="#">2:52:37</a>                             | October 12, 2024 at 10:00 am<br>Karl Ward, Mark Hurd, Sandi Goodlander, Dave Erickson |
| F. USACCC Fall Conference<br><a href="#">2:53:31</a>                            | November 14-15 at Ruby's Inn<br>Karl Ward, Dave Erickson, Sandi Goodlander, Mark Hurd |
| G. July 2024 Treasurer's Reconciliation   |   |

## 13. Councilmember Reports

**David Erickson** – [2:55:12](#) Thanked everyone for being mindful of the budget efforts. [2:55:57](#) Councilmember Karl Ward asked when the last time a tax increase happened. [2:56:05](#) Council discussed that increase and property tax cuts.

**Sandi Goodlander** – [2:54:42](#)

**Karl Ward** – [2:54:39](#)

**Barbara Tidwell** – Absent

**Kathryn Beus** – [2:54:32](#)

**Nolan Gunnell** – [2:54:19](#)

**Mark Hurd** – [2:54:00](#) Thanked council for the discussion about the inland port.

## 14. Executive Session

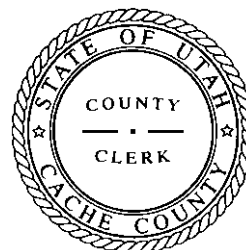
Adjourn: 7:30 PM [2:56:54](#)

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**APPROVAL: David Erickson, Chair**  
Cache County Council

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**ATTEST: Bryson Behm, Clerk**  
Cache County Council



## CACHE COUNTY COUNCIL

September 9 at 3:00 p.m. - Cache County Chamber at 199 North Main, Logan, Utah.

*In accordance with the requirements of Utah Code Annotated Section 52-4-203, the County Clerk records in the minutes the names of all persons who appear and speak at a County Council meeting and the substance "in brief" of their comments. Such statements may include opinions or purported facts. The County does not verify the accuracy or truth of any statement but includes it as part of the record pursuant to State law.*

**MEMBERS PRESENT:** Chair David Erickson, Vice-Chair Barbara Tidwell, Councilmember Karl Ward, Councilmember Sandi Goodlander, Councilmember Nolan Gunnell, Councilmember Mark Hurd, Councilmember Kathryn Beus.

**MEMBERS EXCUSED:**

**STAFF PRESENT:** Dirk Anderson

**OTHER ATTENDANCE:**

### Council Meeting

1. Call to Order 3:00p.m. – [0:05](#)

2. 2025 BUDGET DISCUSSION

[0:35](#) Wes Bingham went through the summary of funds and explained budget for 2025. [8:59](#) Councilmember Kathryn Bues asked if the annualized manpower and rural transportation grant is revenue. [9:08](#) Wes explained the transportation grant was once for the year, and the manpower is the net difference of increases and revenues. [9:47](#) Councilmember Karl Ward questioned why the grant adds to the use of surplus. [9:55](#) Wes answered the money was used to balance the budget instead of on a one-time capital project. [10:21](#) Dirk Anderson clarified the grant is a benefit that won't be received again. Wes said yes. [10:57](#) Councilmember Sandi Goodlander asked if the 5.4 mil is what is projected to use out of general fund for 2024. [11:09](#) Wes answered the budget is set for 7.4 but moving forward in 2025 we are at the 5.4 level because mid-year requests were not factored in or the rural transportation grant. [13:43](#) Vice Chair Barbara Tidwell asked if the positions were filled. [13:48](#) Wes said those requests have been sorted through and included in the budget. [14:12](#) Vice Chair Barbara Tidwell asked if a list of manpower requests will be given to council. [14:18](#) Wes answered these have been added to the budget already. [15:05](#) Councilmember Karl Ward asked what the title 'School Sec. Ch' is. Wes answered School Security Chief. He continued with the manpower budget considerations. [16:43](#) Councilmember Kathryn Bues asked if the increase is for 2025. Wes answered yes. [17:06](#) Vice Chair Barbara Tidwell confirmed the insurance increase is not cemented in. Wes answered yes. [17:33](#) Amy Adams said three bids have been received. [17:48](#) Councilmember Sandi Goodlander asked if they were all are self-insured quotes. Amy answered they would be fully insured. [18:04](#) Wes continued with capital requests. [19:38](#) Councilmember Kathryn Bues clarified not everything listed is to be included in funds for the budget. [19:46](#) Wes answered one COG project in Richmond that may be moved to ARPA. He moved on to fee proposals. [23:05](#) Dirk Anderson clarified the transportation tax can be done by the council without voter approval. [23:14](#) Wes answered yes by resolution. [23:29](#) Micah clarified the county does not have that tax implemented at all currently. [23:88](#) Wes answered Alma is looking into it. [24:01](#) Councilmember Nolan Gunnell asked if that tax stays with the county. Micah answered yes. [24:15](#) Councilmember Kathryn Bues asked how much it will generate. Micah answered \$600,000. [24:31](#) Vice Chair Barbara Tidwell asked when the notice needed to be given to Craig. [24:39](#) Craig said 24 days and gave the timeline. [26:40](#) Vice Chair Barbara Tidwell asked how it is expected to make a determination without everything. [26:53](#) Wes answered he will be working with the Executive in the next week. [27:57](#) Vice Chair Barbara Tidwell asked Dirk when the Executive planned to present his budget. Dirk answered next week. [28:06](#) Councilmember Sandi Goodlander asked if there was a good number for the revenue projections. [28:15](#) Wes answered he is not 100% and not confident in those numbers yet. He continued with Manpower projections. [29:27](#) Dirk said the Executive may also have his own manpower suggestions in his budget. He added fund balance and asked council to be mindful of that in their discussion. [30:59](#) Wes suggested keeping a reserve in the operating budgets of 35% and will present a reserve policy at a later date. He preceded to the manpower positions. [33:41](#) Bryson answered the position is no longer needed. [34:14](#) Vice Chair Barbara Tidwell asked about the chief building inspector position. [34:22](#) Wes answered those positions are filled already with existing employees. [35:36](#) Councilmember Sandi Goodlander asked if it is

better to have a position they don't believe they will need to be requested at a later date. [36:05](#) Wes answered he would like to get away from mid-year requests. [37:03](#) Vice Chair Barbara Tidwell asked Tenille what she predicts. [37:09](#) Tenille answered the work is expected to come and she needs to be in a position to get it filled when the time arises. [38:21](#) Vice Chair Barbara Tidwell asked Amy how long it would take to fill. Amy answered 8 weeks. [38:37](#) Wes added if it's not approved in the budget he would need to present it to council before it would even be opened. [39:02](#) Vice Chair Barbara Tidwell and Tenille discussed the details and costs of the position. [40:18](#) Dirk explained the next position of Roads Foreman. [41:55](#) Wes said it is vital to address the needs of the projects. [42:35](#) Councilmember Nolan Gunnell said he understood funds for projects were in good shape for ARPA funds. [43:09](#) Wes agreed with the concern. [43:22](#) Nolan continued he understood contracts were already done and anything left would be pushed in. [43:13](#) Wes answered recommitting to something else is his concern. [44:30](#) Councilmember Mark Hurd asked why the projects are waiting. [44:51](#) Wes answered many won't be constructed until after the committal date and if the estimates are incorrect and overestimated he is unsure if those can legally be recommitted. [45:37](#) Vice Chair Barbara Tidwell asked Wes to explain what would happen if the project funds are committed, but not used by the end of the year. [45:58](#) Wes answered there is two years to spend and if they are under budget they cannot be re-contracted. [46:30](#) Councilmember Sandi Goodlander proposed an idea how to allocate funds for projects that are not going to be completed by the end of the year. [47:17](#) Wes said it would need to be in the contract and he is working with Alma to get a report to the department heads to see what is going on with ARPA funds. [48:24](#) Alma spoke to the flooding and said the state reimbursed the County already. He agreed with the concern of Wes if the project came in under budget. [49:21](#) Councilmember Nolan Gunnell clarified the contracts are done but the fact of 2 million is less likely. [49:36](#) Alma answered projects coming in under budget is the concern. [49:54](#) Councilmember Nolan Gunnell confirmed the project under budget has been the parking project. [50:11](#) Councilmember Sandi Goodlander repeated to Also her proposal idea how to allocate funds. [50:53](#) Wes said based on the local contract it would take local dollars. [51:19](#) Alma said he needed to confirm some caveats. [51:37](#) Wes said this is about the County what to do with the funds. He continued to explain the staffing needs. [53:39](#) Bartt Nelson spoke to his departments need. [54:34](#) Wes continued. [55:09](#) Rod Hammer answered the needs for fire coverage. [55:46](#) Wes continued. [57:59](#) Vice Chair Barbara Tidwell asked how many positions. Wes answered one. [58:14](#) Councilmember Sandi Goodlander asked if the green rows were 2024 positions. [58:35](#) Vice Chair Tidwell followed up and asked if they are all filled. [58:40](#) Wes answered he understood yes. [59:22](#) Councilmember Kathryn Bues asked if the fleet coordinator position had been filled. [59:27](#) Amy answered it is filled. [59:38](#) Wes continued. [1:00:13](#) Councilmember Sandi Goodlander asked if what Wes was presented is shown in what they have been given. [1:00:18](#) Wes answered not in the tentative column. [1:01:41](#) Sheriff Jensen said what needs his department had. [1:02:39](#) Councilmember Sandi Goodlander asked about a VAR truck. [1:02:46](#) Wes explained what it would be used for. [1:03:37](#) Councilmember Kathryn Bues asked if they would like to keep in this year requests. Wes answered yes. [1:04:47](#) Councilmember Kathryn Bues asked about the COG requests. [1:04:50](#) Wes answered COG would be included, but also funded with COG monies. [1:05:31](#) Councilmember Sandi Goodlander asked about fleet vehicles and her concern if they are being used. [1:06:07](#) Amy answered an audit is planned to be done. [1:06:29](#) Wes added reallocation of the department is an option. [1:06:57](#) Councilmember Sandi Goodlander reiterated her stance to be conservative. [1:07:04](#) Councilmember Nolan Gunnell asked if the departments ranked them. [1:07:09](#) Wes said we aren't there yet. [1:07:31](#) Councilmember Sandi Goodlander said it is unknown what will come back in the tentative budget. [1:07:39](#) Wes said he planned for each department speak about their capital requests specifically. [1:08:31](#) Council discussed. [1:08:39](#) Wes said Executive Zook wanted a meeting to discuss. [1:09:18](#) Vice Chair Barbara Tidwell asked if the airport grant projects are funded by grants or if the County will have to match. [1:09:28](#) Wes answered there are portions the County and Logan have to put in. [1:10:09](#) Councilmember Karl Ward added the Authority Board is working on that. [1:10:20](#) Bob added his comments about the airport. [1:12:53](#) Dirk asked what match would be on the grants. [1:13:32](#) Vice Chair Barbara Tidwell asked if there is a stipulation the County needs to follow. [1:13:46](#) Bob answered the breakouts for what is planned. [1:15:01](#) Councilmember Nolan Gunnell clarified if both Logan and the County contribute. [1:15:00](#) Bob answered yes. [1:15:08](#) Wes added nothing in addition needs to be done for funding this year. [1:15:46](#) Vice Chair Barbara Tidwell asked if the 5% came from each or in combination. [1:15:55](#) Bob answered for both. [1:15:59](#) Wes said Logan nor the County needs to put anything more but he is unsure what will happen next year. [1:16:26](#) Councilmember Nolan Gunnell asked Karl Ward if there is a push for one entity to control it. [1:16:35](#) Councilmember Karl Ward answered what has worked is still working. [1:16:58](#) Vice Chair Barbara Tidwell opened for questions. [1:17:16](#) Councilmember Kathryn Bues



asked about 2024 budget numbers. [1:18:06](#) Wes went back to the slide show and explained the numbers. [1:22:21](#) Councilmember Sandi Goodlander clarified what the report is showing. [1:22:34](#) Wes explained how the figures are calculated. [1:24:34](#) Councilmember Karl Ward asked Wes to explain the estate statute. [1:25:05](#) Wes answered what the statute is and included what his proposed plan is for the year. [1:27:28](#) Council asked for clarification how the numbers are being calculated for the general fund. [1:27:36](#) Micah helped explain the numbers. [1:27:50](#) Wes and council discussed the property tax, capital projects, and general fund. [1:29:57](#) Councilmember Karl Ward said something needs to be done to account for the expenses to balance with revenues. Councilmember Nolan Gunnell and Vice Chair Barbara Tidwell agreed. [1:31:49](#) Wes continued and provided some guidance in comparison of Cache County to other counties in Utah and pointed out Cache County's high conservative approach to determine if additional funding is needed. [1:36:25](#) Councilmember Karl Ward said the revenues need to be looked at. [1:37:04](#) Councilmember Sandi Goodlander asked what the total tax would be. [1:37:18](#) Councilmember Kathryn Bues answered and added observatory comments about the situation. [1:37:57](#) Wes said the past rate increases have been small. [1:38:15](#) Dirk Anderson said the rate itself has not been raised since 2012. [1:38:23](#) Council and Wes discussed. [1:39:20](#) Vice Chair Barbara Tidwell said she agreed with Karl and the County needs to get revenues on track. Councilmember Nolan Gunnell agreed. [1:39:55](#) Karl Ward added to do so in a way not to burden the taxpayers. [1:40:13](#) Councilmember Nolan Gunnell asked Craig McCallister when the last tax increase was and how much. [1:41:03](#) Councilmember Sandi Goodlander expressed her thoughts on the matter and asked if the truth in taxation hearing was in 2021. [1:41:14](#) Craig answered the can has been kicked and at some point the services can't be provided. [1:41:43](#) Councilmember Karl Ward agreed. [1:42:03](#) Dirk Anderson complimented council for having the discussion. [1:43:22](#) Micah presented the general fund figures and rate history has gone down. [1:44:10](#) Craig added the value has gone up. [1:44:28](#) Wes said he is looking at fees so property tax is last to consider. [1:44:52](#) Craig added other factors are happening. [1:45:10](#) Councilmember Nolan Gunnell asked how to predict when the change will go back to commercial. [1:45:17](#) Craig answered housing went up so fast the rate didn't. [1:45:32](#) Councilmember Nolan Gunnell said if interest rate cuts continue the housing will not stop going up. [1:45:46](#) Councilmember Sandi Goodlander asked what percent the tax went up in 2020. [1:46:14](#) Wes said the percent of the general fund budget paid by property tax is more informative and explained that piece will be decided by Council on capital projects to get approved as part of the budget. [1:47:40](#) Councilmember Kathryn Bues said the project comes back next year if they are not funded. [1:47:52](#) Wes answered he is informing council so they can make a decision. [1:48:08](#) Vice Chair Barbara Tidwell said the employees are the most valuable assets. She asked Wes to see a list of revenues and expenses to compare. [1:49:35](#) Wes said the 2025 projected revenues without any of the manpower and capital project expenditures is what he had presented. [1:50:24](#) Dirk Anderson confirmed no merit or market increases. [1:50:31](#) Councilmember Kathryn Bues asked how it balanced. [1:50:34](#) Wes answered 5.5 mil surplus. [1:50:49](#) Councilmember Kathryn Bues asked what does rate does that use. [1:50:54](#) Wes said no property tax increase has been factored in yet and based on the current rate and growth that was his projection. [1:51:30](#) Tenille spoke about her interns and how important they are for her projects and the fees collected by those projects. [1:51:55](#) Vice Chair Barbara Tidwell stressed importance of customer service to the County and asked council how to bring in revenue to continue that. [1:52:38](#) Councilmember Karl Ward said to look at the shortfall and make a decision to charge more for services. He echoed Sandi the 10% tax doesn't meet the surplus. [1:53:25](#) Councilmember Nolan Gunnell asked Craig and Tenille how much property is improperly recorded. He said examples of cabins on Ant Flat Road coded as vacant land and would not be taxed. [1:54:05](#) Brett Robison answered a new system is being implemented over the next couple of years. [1:54:21](#) Councilmember Nolan Gunnell said he and Dirk sat in a meeting of those places improperly recorded and bypassing tax. [1:54:41](#) Brett said he is aware however there are gates around the areas. [1:54:54](#) Councilmember Nolan Gunnell said he is unsure the proper permits have been issued. [1:55:08](#) Dirk Anderson said for those who follow the process it can seem are punished, and those others can build cabins on properties that aren't taxed at all. [1:56:07](#) Councilmember Nolan Gunnell said the focus is on every citizen by raising taxes and that includes everyone. He added properties must be assessed and recorded in the correct fashion. [1:56:39](#) Dirk Anderson said notices need to be upfront to watch if someone is not going through the proper permits to inform them properly and respectfully. [1:57:18](#) Councilmember Nolan Gunnell asked Brett about google earth to look at the areas. [1:57:34](#) Brett said he is unsure what property is being discussed and if there is something missing they can correct it. [1:58:05](#) Councilmember Nolan Gunnell said everyone should pull their fair share of this load. [1:58:42](#) Dirk Anderson said it is a good way of looking at how to increase revenue. Council agreed. [1:59:00](#) Councilmember Mark Hurd said the duty of government is to hold the people accountable

to the rules. [1:59:11](#) Brett said verbiage is needed from the building department that allows the assessor to access the property. [2:00:05](#) Councilmember Nolan Gunnell said the second value home is a full asset value tax. [2:00:11](#) There is an assortment of cabins that range in value. [2:00:49](#) Councilmember Nolan Gunnell said he wondered how many got permits. [2:01:02](#) Councilmember Karl Ward joked the Assessors needs horses. [2:01:20](#) Brett said a lack of resources is why those haven't been looked at closer and with more dedication they can be looked at. [2:01:50](#) Councilmember Kathryn Bues asked if that can be done using google earth. Brett answered he has imagery but it's not quite as good in the cabin area. [2:02:18](#) Councilmember Nolan Gunnell said he nearly passed out when he was shown two of three cabin images. [2:02:31](#) Brett asked where. [2:02:32](#) Councilmember Nolan Gunnell answered Ant Flat Road and Scare Canyon. [2:02:36](#) Brett said the area is extremely vast. [2:02:57](#) Dirk Anderson said the owners aren't the County residents and should be looked at to be vigilant. [2:03:24](#) Sheriff Jensen added a comment about the cost of services. Council and Dirk discussed. [2:03:49](#) Craig McCallister gave council a packet that had tax increases from 2016 to last year and explained what it showed. [2:04:52](#) Councilmember Sandi Goodlander asked if there was a tax increase 2021. [2:04:56](#) Craig answered that was the Cache Water District. [2:05:20](#) Councilmember Sandi Goodlander asked if the school district bond is on this year. [2:05:27](#) Craig answered no and explained the report further. [2:06:38](#) Wes said if the tax increases are done on a regular basis the County would be collecting revenue for a longer time. He added a large portion of the general fund is used for Fire and asked Council to consider it for next year. [2:09:10](#) Councilmember Nolan Gunnell said if the fire district is pulled it will fall to the unincorporated parts which impacts them twice. [2:09:32](#) Councilmember Karl Ward mentioned discussion last year of raising fees at the airport for those who use it. He said the same holds true for who is paying for the fire district. Those paying should not be charged double. [2:10:17](#) Craig added comments to explain what the numbers on his report show. [2:11:45](#) Wes added the tax increase of \$31 over the year is not an astronomical amount and is a step toward solving the problem. [2:23:23](#) Councilmember Kathryn Bues asked what the next steps are. [2:12:36](#) Councilmember Sandi Goodlander thanked the department heads for attending. [2:13:17](#) Craig said he needs something by Sept. 24 but Oct. 8 is the latest. [2:14:05](#) Councilmember Kathryn Bues confirmed the rules that the number can change and show the truth in taxation hearing will take place in order not to exceed the maximum amount. [2:14:21](#) Council and Craig discussed the schedule. [2:15:26](#) Dirk Anderson asked what action needs to be done by council to get the number. [2:15:38](#) Wes answered a week to give the Executive time and look at his budget. [2:16:01](#) Councilmember Kathryn Bues confirmed again the budget does not include any capital projects, merit, or insurance. Wes answered that is correct. [2:16:11](#) Dirk Anderson said the positions need to be looked at and weighed. Councilmember Nolan Gunnell added there should be a ranking system. [2:16:59](#) Vice Chair Barbara Tidwell asked if this could all be prepared by next week. [2:17:01](#) Wes responded he wanted to work with Executive Zook and the department heads over the next two weeks. [2:17:33](#) Councilmember Nolan Gunnell said the revenues need to be looked at still. [2:17:40](#) Vice Chair Barbara Tidwell said two weeks is too far. [2:17:46](#) Dirk Anderson responded the budget will be presented next week and then it would be up to Council to adopt the tentative budget. [2:18:24](#) Chatter among Council. Dirk continued and expressed the benefits of the meeting. [2:19:08](#) Vice Chair Barbara Tidwell thanked Wes and Council for their input. [2:19:25](#) Councilmember Karl Ward echoed the appreciation.

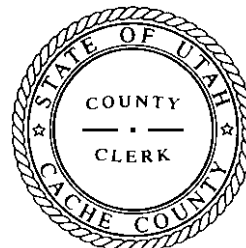
**Adjourn: 7:30 PM**

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**APPROVAL: David Erickson, Chair  
Cache County Council**

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**ATTEST: Bryson Behm, Clerk  
Cache County Council**





## Hold a Public Hearing Ordinance 2024-17 – Honey Rezone

**Agenda request submitted by:** Stephen Nelson, Director of Development Services –  
Forwarded from the County Planning Commission

**Assisting Department:** Development Services

**Requested Council meeting date:** September 24<sup>th</sup>, 2024

**Agenda Item Language:** Hold a public hearing for Ordinance 2024-17 Honey Rezone – A request to rezone 16.67 acres, located on Parcel 16-016-0014, from the Resort Recreation (RR) Zone to the Forest Recreation (FR40) Zone.

**Action:** Planning Commission – Recommendation of Approval (6-yea; 0-nay)

**Background:** A request to rezone 16.67 acres located on Parcel 16-016-0014, from the Resort Recreation (RR) Zone to the Forest Recreation (FR40) Zone.

**Fiscal Impact:** N/A

**Public Hearing Required:** Rezone requests require a public hearing before the County Planning Commission (PC). This hearing was held on September 5<sup>th</sup>, 2024 and their recommendation to approve the rezone was made on September 5<sup>th</sup>, 2024.

No additional hearing is required under the requirements of the State Code, however, the Council has previously directed it is beneficial to rehear the public comment and hold an additional hearing before the Council.  
See attached for additional information.

**County Staff Presenter:** Stephen Nelson, Director of Development Services

**Presentation Time:** 10 minutes.

**County Staff Point of Contact:** Conner Smith, Assistant Planner

**Legal Review:** N/A



1 **Ord 2024-17**  
2 **Honey Rezone**  
3 **Amending the Cache County Zoning Map by rezoning**  
4 **16.67 acres of property from the Resort Recreation (RR) Zone**  
5 **to the Forest Recreation (FR40) Zone**  
6

7 **County Council action**

8 Set a public hearing on September 17<sup>th</sup>, 2024 to be held on September 24<sup>th</sup>, 2024.

9 If approved, the rezone will take effect 15 days from the date of approval.  
10

11 **Planning Commission action**

12 Approval (6-yea; 0-nay).

13 Public hearing held on September 5<sup>th</sup>, 2024

14 Conclusion: Based on the findings of fact noted [in the staff report], the Honey Rezone is hereby  
15 recommended for approval to the County Council as follows:

- 16 1. The nearest parcel, in the County, in the Forest Recreation (FR40) Zone is immediately  
17 adjacent to the subject property.
- 18 2. The subject property is consistent with the Cache County General Plan:
  - 19 a. The Cache County General Plan has identified this area as “Mountain Rural and  
20 Conservation” which states:
    - 21 i. Purpose and Character: Forestry, recreation, and multiple resource uses  
22 on private lands. Forestry and recreation land uses are expected to  
23 continue. Maintaining the environmental quality of steep slopes,  
24 canyons, and forests with minimal residential development conserves  
25 watershed resources and improves resiliency from wildfire, geological,  
26 and flood hazards.
    - 27 ii. Preferred Land Uses: Forestry, agriculture, conservation easements (CEs)  
28 and conserved public lands, watershed protection, hazard mitigation (i.e.  
29 floodplain management, steep slopes, and high wildfire hazard), outdoor  
30 recreation and tourism.
    - 31 iii. Secondary Land Uses: Seasonal residential housing at one unit per 40  
32 acres, clustered subdivision developments, resorts, recreation business,  
33 and public institutions.
    - 34 iv. Discouraged Uses: Residential development at a density greater than one  
35 unit per 40 acres, industrial, commercial office, commercial retail, heavy  
36 industrial.

37 1. It should be noted that, as the Forest Recreation (FR40) Zone is  
38 more restrictive than the Resort Recreational (RR) Zone, many of  
39 these discouraged land uses are no longer permitted.

40 3. The location of the subject property to be rezoned is compatible with the purpose of the  
41 Forest Recreation (FR40) Zone:

42 a. "To permit the proper use of the forest areas of Cache County for grazing,  
43 forestry, mining, recreation, and other activities to the extent compatible with  
44 the protection of the natural and scenic resources of the forests for the benefit  
45 of present and future generations."

46 **Staff Report review by Development Services Director**

47 Stephen Nelson

48

49 **Staff Report by County Planner**

50 Conner Smith

51

52 **General Description**

53 This ordinance amends the County Zoning Map by rezoning 16.67 acres from the Resort  
54 Recreation (RR) Zone to the Forest Recreation (FR40) Zone.

55

56 **Additional review materials included as part of Exhibit A**

57 Staff Report to Planning Commission - revised



**Staff Report: Honey Rezone**

5 September 2024

This staff report is an analysis of the application based on adopted county documents, standard county development practices, and available information. The report is to be used to review and consider the merits of the application. Additional information may be provided that supplements or amends this staff report.

**Agent:** George Honey  
**Staff Recommendation:** None  
**Type of Action:** Legislative  
**Land Use Authority:** Cache County Council

**Parcel ID#:** 16-016-0014

**Location**

*Reviewed by Conner Smith*

**Project Address:** N/A  
**Acres:** 16.67  
**Current Zoning:** Resort Recreation (RR)  
**Proposed Zoning:** Forest Recreation (FR40)

**Surrounding Uses:**  
North – Recreation/Forest  
South – Recreation/Forest  
East – Recreation/Forest  
West – Recreation/Forest



**Findings of Fact**

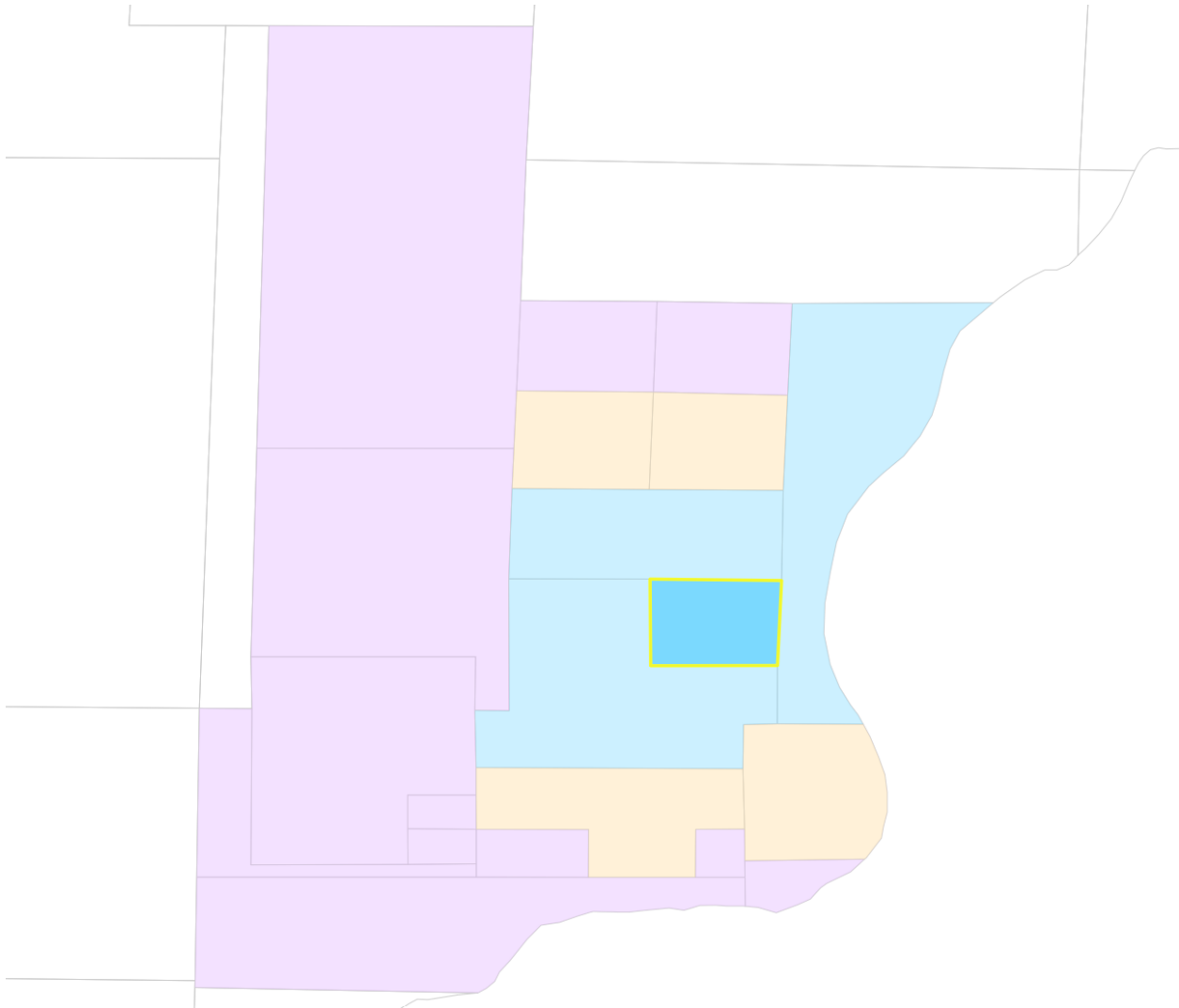
**A. Request description**

1. A request to rezone 16.67 acres from the Resort Recreation (RR) Zone to the Forest Recreation (FR40) Zone.
2. Should the rezone request be approved, the maximum number of potential buildable lots is one.
3. This rezone may allow the parcel to establish uses permitted in the Forest Recreation (FR40) Zone. A rezone request is general in nature and is not tied to any proposed use. Any impacts related to permitted and conditional uses allowed within the Forest Recreation (FR40) Zone will

## Revised Pg. 6 - Planning Commission Recommendation

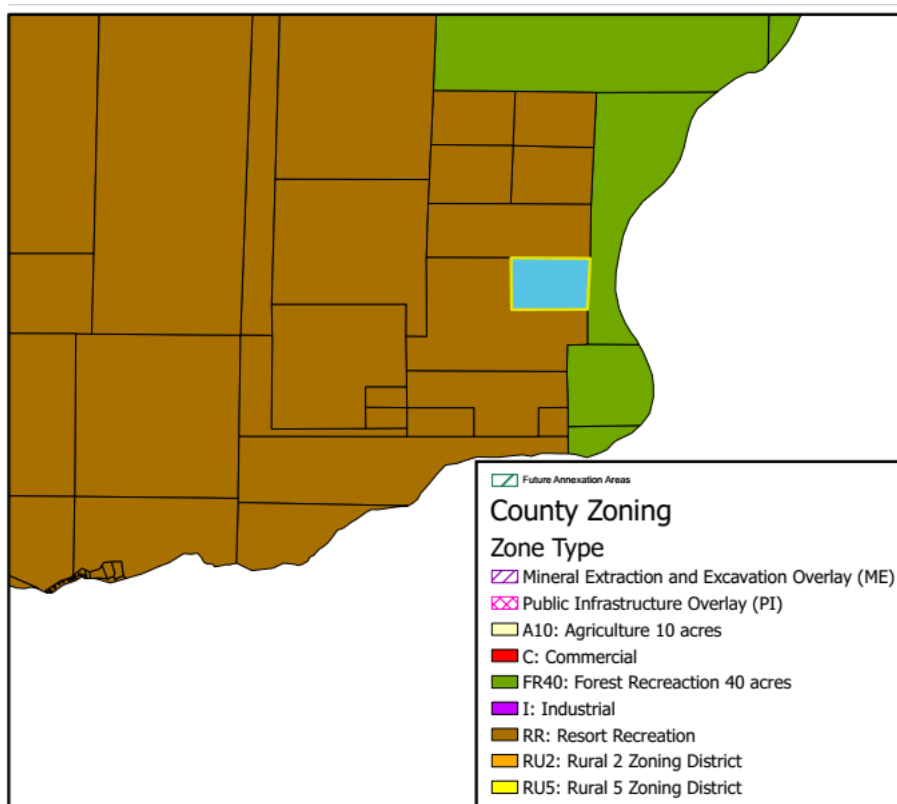
be addressed as part of each respective approval process required prior to site development activities.

4. Staff has identified general information as pertains to the subject property to assist the Planning Commission and County Council in arriving at a decision. This information is reflected in the attached map (Attachment A) and in the following text.
  - a. Land Use Context:
    - i. Parcel status: The property matches the configuration it had on August 8, 2006 and is legal.
    - ii. Average Lot Size: (See Attachment A)



Average Parcel Size	
Adjacent Parcels	Without a Cabin: 62 Acres (4 Parcels)
1/4 Mile Buffer	Without a Cabin: 47.8 Acres (8 Parcels)
1/2 Mile Buffer	Without a Cabin: 49.6 Acres (20 Parcels)

- i. Schedule of Zoning Uses: The Forest Recreation (FR40) Zone is more restrictive than the Resort Recreation (RR) Zone. The following uses are ones that are permitted, with the use of a zoning clearance or CUP, in the Resort Recreation (RR) Zone but not in the Forest Recreation (FR40) Zone:
- Single Family Dwelling
  - Foster Home
  - Accessory Apartment
  - Home Based Business
  - Multi-Family Dwelling
  - Residential Living Facilities
  - Commercial Business
  - Home Based Kennel
  - General Vehicle Repair
  - Medical Services/Facilities
  - Human Care Services
  - Resort
  - Transient Lodging
  - Restaurant
  - Mobile Food Truck
  - Religious Meeting House
  - Farm Stand
  - Boarding Facility
- ii. Schedule of Zoning Uses: Although the Resort Recreation (RR) Zone has more Use Types, it has stricter requirements due to Cache County Code §17.14 RESORT RECREATION (RR) ZONE. These requirements include a minimum of 2,000 acres for development, the creation and approval of a Master Plan, Development Agreement, and Development Plan.
- iii. Adjacent Uses: The properties adjacent to the subject parcel are used for forestry and recreation. The nearest parcel, in the County, in the Forest Recreation (FR40) Zone is directly adjacent to the east of the subject parcel.
- iv. Annexation Areas: The subject property is not located in any future annexation areas.



**B. Ordinance—§12.02.010, §17.02.060; §17.08.030 [E]**

5. As per §17.02.060, Establishment of Land Use Authority, the County Council is authorized to act as the Land Use Authority for this application.
6. The current County Land Use Ordinance does not specify appropriate locations for the Forest Recreation (FR40) Zone but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030 [E] identifies the purpose of the Forest Recreation (FR40) Zone and includes the following:
  - a. “To permit the proper use of the forest areas of Cache County for grazing, forestry, mining, recreation, and other activities to the extent compatible with the protection of the natural and scenic resources of the forests for the benefit of present and future generations.”
7. Chapter 4: Future Land Use Plan of the Cache County General Plan states:
  - a. “The use of land is one of the most important and fundamental values for landowners, residents, civic leaders, and elected officials. This determines, in large measure, the future of Cache County. The Future Land Use Map represents the County’s collective vision of our desired future. It conveys the patterns and priorities of economic development and community character, the locations of neighborhoods and industries, and the preservation of natural, agricultural, and rural landscapes.”
  - b. “The Future Land Use Plan is advisory and does not change the existing zoning of any property or the ability of landowners to continue existing legal uses consistent with the existing zoning or nonconforming uses. It serves as a starting point for conversations about regional initiatives and development proposals by illustrating how sometimes separate and uncoordinated activities can help or harm our desired future. The timing of future development will depend on a number of factors including choices made by

individual landowners, aspirations of the community, and future availability of facilities and services.”

8. The future land use map (Attachment B) adopted as part of the Cache County General Plan identifies the area where the subject property is located as “Mountain Rural and Conservation”. *Cache County General Plan, Chapter 4, Page 25*. This section states:

- a. Location: The majority of privately-owned mountain and foothill areas.
- b. Example Areas: FR-40 zone that is not public land.
- c. Purpose and Character: Forestry, recreation, and multiple resource uses on private lands. Forestry and recreation land uses are expected to continue. Maintaining the environmental quality of steep slopes, canyons, and forests with minimal residential development conserves watershed resources and improves resiliency from wildfire, geological, and flood hazards.
- d. Preferred Land Uses: Forestry, agriculture, conservation easements (CEs) and conserved public lands, watershed protection, hazard mitigation (i.e. floodplain management, steep slopes, and high wildfire hazard), outdoor recreation and tourism.
- e. Secondary Land Uses: Seasonal residential housing at one unit per 40 acres, clustered subdivision developments, resorts, recreation business, and public institutions.
- f. Discouraged Uses: Residential development at a density greater than one unit per 40 acres, industrial, commercial office, commercial retail, heavy industrial.

9. The future land use map (Attachment B) adopted as part of the Cache County General Plan identifies that the subject property is not located in the “Urban Expansion Overlay.”

10. Consideration of impacts related to uses allowed within the Forest Recreation (FR40) Zone will be addressed as part of each respective approval process required prior to site development activities.

**C. Access—16.04.040 [A], 16.04.080 [E], Road Manual**

11. §12.02.010 adopts the Manual of Roadway Design and Construction Standards (Road Manual) for roadway improvement requirements.
12. §16.02.010 Standards and Lot Size – All subdivisions must meet the minimum lot and development standards as outlined in each base zone of the Cache County Zoning Ordinance and within this title.
13. Table §17.10.040 Site Development Standards – Minimum lot frontage required in the Forest Recreation (FR40) Zone is 150 feet.
14. §17.07.040 General Definitions – Lot/Parcel Frontage: that portion of a development site that abuts a public or private roadway. For the purposes of determining setback requirements on corner lots, all sides of a lot adjacent to a roadway shall be considered frontage
15. §16.04.040 [A] Roads – All roads must be designed and constructed in accordance with Title 12 of the County Code.
16. §12.02.010 Roadway Standards – Requirements for roadway improvement are provided in the current Manual of Roadway Design and Construction Standards (Road Manual).
17. A basic review of the access to the subject property identifies the following:
  - a. The parcel does not have frontage along a County Road and there are no County Roads in the immediate vicinity. The parcel is accessed by taking Powder Mountain Road from the Weber County side and then using private mountain roads.

**D. Service Provisions:**

18. §16.04.080 [C] Fire Control – The County Fire District had no comments in regards to this application.
19. §16.04.080 [F] Solid Waste Disposal – Applicant must work with Waste Management for solid waste disposal.

**E. Public Notice and Comment—§17.02.040 Notice of Meetings**

20. Public notice was posted online to the Utah Public Notice Website on August 23<sup>rd</sup>, 2024.

21. Notices were posted in three public places on August 23<sup>rd</sup>, 2024.

22. Notices were mailed to all property owners within 300 feet on August 23<sup>rd</sup>, 2024.

23. At this time, no written public comment regarding this proposal has been received by the Development Services Office.

**Conclusion**

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The Honey Rezone, a request to rezone 16.67 acres from the Resort Recreation (RR) Zone to the Forest Recreation (FR40) Zone has been reviewed in conformance with Title 17 of the Cache County Land Use Ordinance and the County Manual of Roadway Design and Construction Standards. Staff has not made a recommendation based on the findings of fact identified above and any others identified at the public hearing. Although Staff has not made a recommendation for approval or denial, they can help Planning Commission draft a recommendation to County Council.

**Planning Commission Conclusion**

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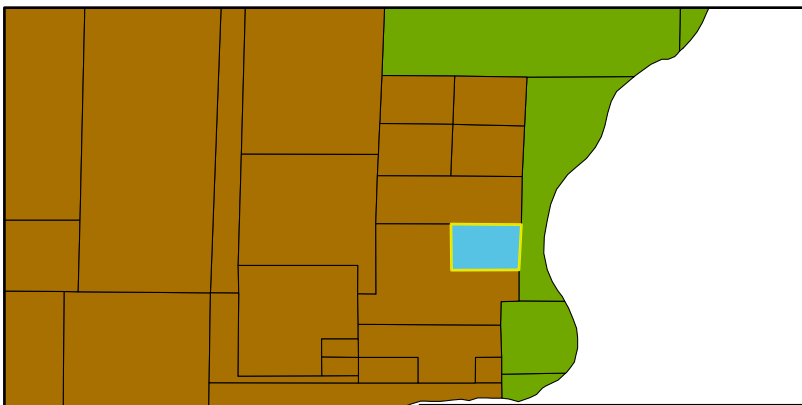
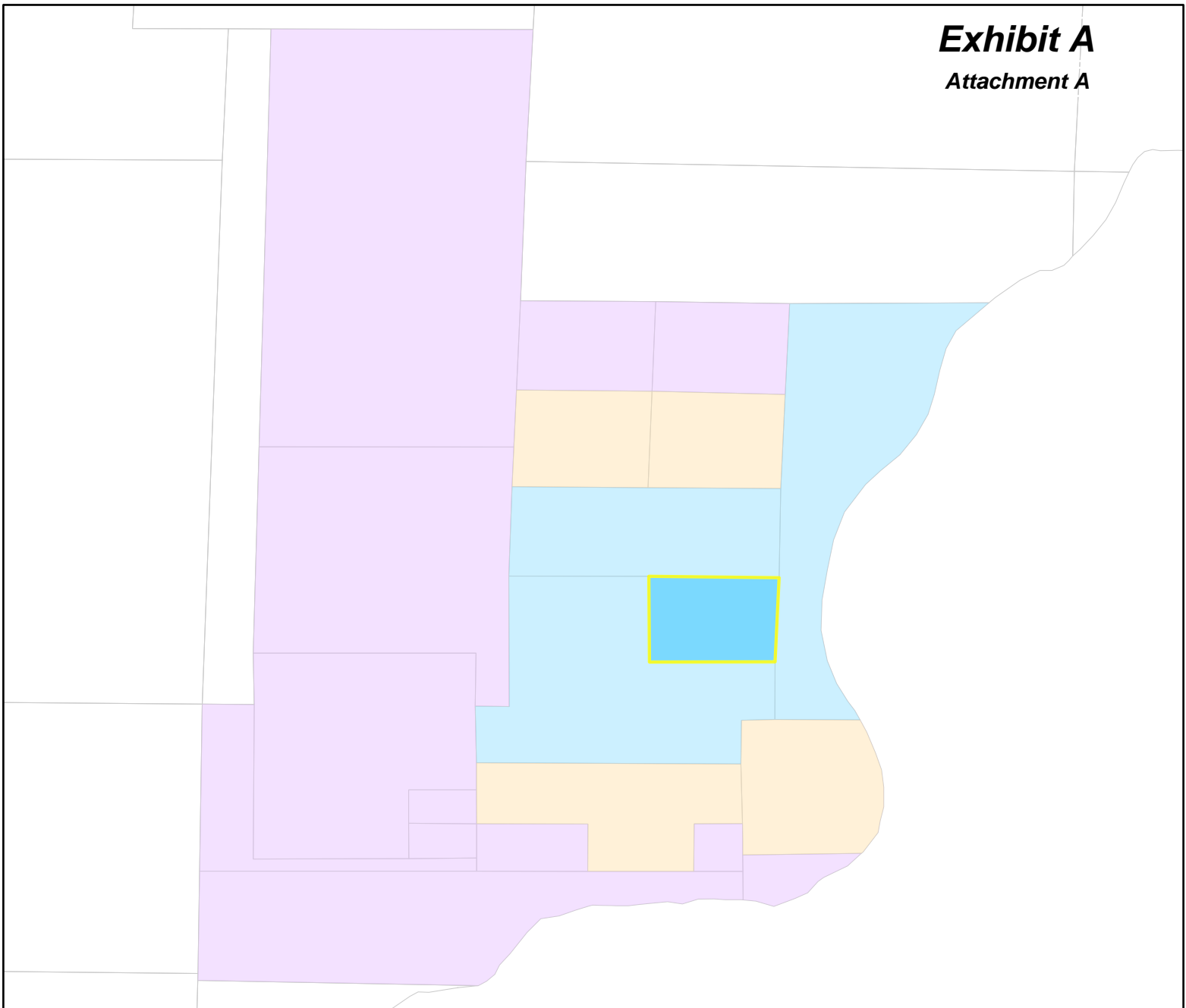
Based on the findings of fact noted herein, the Honey rezone is hereby recommended for approval to the County Council as follows:

1. The nearest parcel, in the County, in the Forest Recreation (FR40) Zone is immediately adjacent to the subject property.
2. The subject property is consistent with the Cache County General Plan:
  - a. The Cache County General Plan has identified this area as “Mountain Rural and Conservation” which states:
    - i. Purpose and Character: Forestry, recreation, and multiple resource uses on private lands. Forestry and recreation land uses are expected to continue. Maintaining the environmental quality of steep slopes, canyons, and forests with minimal residential development conserves watershed resources and improves resiliency from wildfire, geological, and flood hazards.
    - ii. Preferred Land Uses: Forestry, agriculture, conservation easements (CEs) and conserved public lands, watershed protection, hazard mitigation (i.e. floodplain management, steep slopes, and high wildfire hazard), outdoor recreation and tourism.
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    - iv. Discouraged Uses: Residential development at a density greater than one unit per 40 acres, industrial, commercial office, commercial retail, heavy industrial.
      1. It should be noted that, as the Forest Recreation (FR40) Zone is more restrictive than the Resort Recreational (RR) Zone, many of these discouraged land uses are no longer permitted.
3. The location of the subject property to be rezoned is compatible with the purpose of the Forest Recreation (FR40) Zone:
  - a. “To permit the proper use of the forest areas of Cache County for grazing, forestry, mining, recreation, and other activities to the extent compatible with the protection of the natural and scenic resources of the forests for the benefit of present and future generations.”

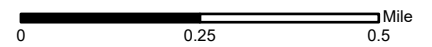


# Exhibit A

## Attachment A



- County Zoning**
- Zone Type
- 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
  - RU2: Rural 2 Zoning District
  - RU5: Rural 5 Zoning District



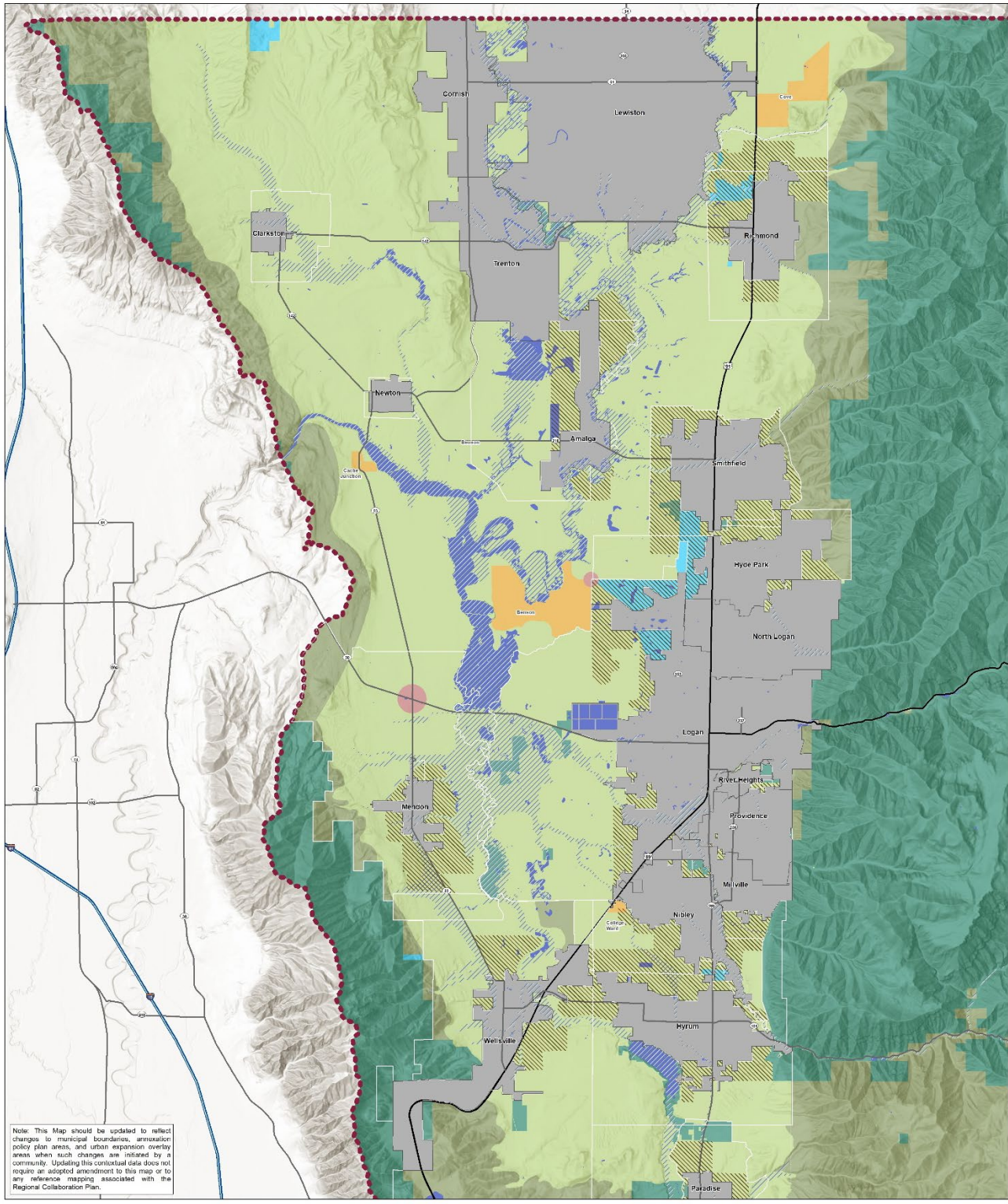
### Legend

- Proposed Rezone
- Winter Maintenance
- Municipal Boundaries
- County Roads
- Subdivisions
- Highways
- Parcels

Average Parcel Size	
<b>Adjacent Parcels</b>	Without a Cabin: 62 Acres (4 Parcels)
<b>1/4 Mile Buffer</b>	Without a Cabin: 47.8 Acres (8 Parcels)
<b>1/2 Mile Buffer</b>	Without a Cabin: 49.6 Acres (20 Parcels)



8/15/2024



Note: This Map should be updated to reflect changes to municipal boundaries, annexation policy plan areas, and urban expansion overlay areas when such changes are initiated by a community. Updating this cartographic data does not require an adopted amendment to this map or to any reference mapping associated with the Regional Collaboration Plan.

- Water Bodies
- 100 Year Floodplain
- Municipalities
- Annexation Policy Plan Areas
- Urban Expansion Overlay
- Retail Commercial
- Rural Community
- Industrial and Mineral Extraction
- Agriculture and Ranching
- Mountain Rural and Conservation
- Forest and Natural Resource

**Cache County**  
**Future Land Use Map**

Disclaimer: This map is illustrative and for advisory purposes only. This is not a regulatory or zoning document, and locations are generalized to illustrate concepts.

Date: February 28, 2023

