

**CACHE COUNTY COUNCIL**  
SANDI GOODLANDER, *CHAIR*  
KATHRYN A. BEUS, *VICE CHAIR*  
DAVID L. ERICKSON  
KEEGAN GARRITY  
NOLAN P. GUNNELL  
MARK R. HURD  
BARBARA Y. TIDWELL



199 NORTH MAIN STREET  
LOGAN, UT 84321  
435-755-1840  
[www.cachecounty.gov](http://www.cachecounty.gov)

**CACHE COUNTY COUNCIL**

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**PUBLIC NOTICE** is hereby given that the County Council of Cache County, Utah will hold a **REGULAR COUNCIL MEETING** at **5:00 p.m.** in the Cache County Historic Courthouse Council Chambers, 199 North Main Street, Logan, Utah 84321, on **Tuesday, September 23, 2025**.

**PUBLIC NOTICE** is hereby given that the County Council, in addition to its regular business, will be holding a **PUBLIC HEARING** on a **BUDGET AMENDMENT** at the same time, date, and place as its regular meeting.

Council meetings are live streamed on the Cache County YouTube channel at:  
<https://www.youtube.com/@cachecounty1996>

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**CACHE COUNTY COUNCIL AGENDA**

**AMENDED**

**REGULAR COUNCIL MEETING – 5:00 p.m.**

- 1. Call To Order**
- 2. Opening – Councilmember Keegan Garrity**
- 3. Review and Approval of Agenda**
- 4. Review and Approval of Minutes (September 16, 2025 meeting)**
- 5. Report of the County Executive**
  - a. Appointments
- 6. Items of Special Interest**
  - a. Budget Process Update
  - b. Brandon Bair, Parcel No. 09-080-0034, Bankruptcy Tax Release
  - c. Logan Regional Hospital Total Community Gift Presentation  
- [Brandon McBride, Logan Regional Hospital CEO/Administrator](#)

**7. Public Hearings – 5:30 p.m.**

- a. **Reschedule Public Hearing for Oct. 14th @ 5:30 p.m.:**
  - i. Ordinance 2025-31 – Proposed Amendments to Compensation of Cache County Elected and Other Specified Officials
  
- b. Ordinance 2025-26 – Lower Foods - South Road Extension Rezone
- c. Ordinance 2025-28 – SBA UT24138-B Rezone
- d. Ordinance 2025-29 – Sparks Ventures Rezone
- e. Ordinance 2025-30 – Greenfield Milling Industrial Warehouse Rezone
- f. Resolution 2025-33 – 3rd Quarter County Budget Amendments

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

- a. Ordinance 2025-26 – Lower Foods - South Road Extension Rezone
- b. Ordinance 2025-28 – SBA UT24138-B Rezone
- c. Ordinance 2025-29 – Sparks Ventures Rezone
- d. Ordinance 2025-30 – Greenfield Milling Industrial Warehouse Rezone
- e. Resolution 2025-33 – 3rd Quarter County Budget Amendments
- f. Resolution 2025-37 – Adjustment to Apportionment Percentages of Sales and Use Tax for Public Safety and Transportation

**9. Pending Action**

- a. Resolution 2025-35 – Non-Substantive and Technical Compliance Amendments to the County Optional Plan
- b. Ordinance 2025-32 – County Code Amendments for the Elimination of Duplicate Provisions Found in County Optional Plan

**10. Other Business**

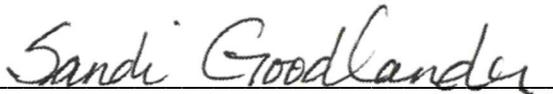
- a. USU Homecoming Parade October 17th (Saturday), 2025 @ ~9:45 a.m.

## 11. Council Member Reports

**12. Executive Session** - Per Utah Code 52-4-205(1)(d) – Strategy sessions to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares, or to discuss a proposed development agreement, project proposal, or financing proposal related to the development of land owned by the state or a political subdivision

## 13. Adjourn

- Upcoming Special County Council Meeting: September 24, 2025 @ 5:00 p.m.
- Next Scheduled Regular Council Meeting: October 14, 2025 @ 5:00 p.m.

  
Sandi Goodlander, Council Chair

## MEMORANDUM

TO: Cache County Council  
FROM: Eric Davis, Deputy County Attorney  
DATE: September 16, 2025  
SUBJECT: Brandon Bair, Parcel No. 09-080-0034, Bankruptcy Tax Release

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11 U.S. Code § 1327 establishes that chapter 13 bankruptcy plans confirmed by the Federal Bankruptcy court bind creditors to the provisions of said plan. Brandon Bair filed for chapter 13 bankruptcy on April 11, 2020 having delinquent property taxes due for 2016, 2017, 2018, and 2019 on his parcel: 09-080-0034. Cache County filed a timely proof of claim for the amounts owed on May 18, 2020. Over the last five years, Mr. Bair has paid for the delinquent property taxes for all of these delinquent years according to the confirmed chapter 13 plan to which the County did not object. Originally, the County requested that interest payments accrue from the date of the filing of the proof of claim and has calculated Mr. Bair's property tax obligation based on that request. However, the bankruptcy court accepted a plan in which interest began to accrue after the time of confirmation of the plan, thus causing a discrepancy in the property tax obligation due for 2016 taxes. As a result, federal law requires that the current amount due on the County's books of \$472.61 be released from Mr. Bair's parcel.

Mr. Bair's property tax release/cancellation is:

Approved \_\_\_\_\_ Tabled \_\_\_\_\_ Denied \_\_\_\_\_

---

Cache County Council Chair

ATTESTED:

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Cache County Clerk

**Date:** \_\_\_\_\_

**RE: Brandon Bair, Parcel No. 09-080-0034, Bankruptcy Tax Release**

PASSED AND APPROVED BY THE COUNTY COUNCIL OF CACHE COUNTY, UTAH  
THIS \_\_\_ DAY OF \_\_\_\_\_ 2025.

	In Favor	Against	Abstained	Absent
David Erickson				
Sandi Goodlander				
Nolan Gunnell				
Barbara Tidwell				
Keegan Garrity				
Mark Hurd				
Kathryn Beus				
Total				

**CACHE COUNTY:**

**ATTEST:**

By: \_\_\_\_\_  
Sandi Goodlander, Chair

By: \_\_\_\_\_  
Bryson Behm, County Clerk

## Hold a Public Hearing

### Ordinance 2025-26 – Lower Foods – South Road Extension Rezone

**Agenda request submitted by:** Angie Zetterquist, Interim Director of Development Services – Forwarded from the County Planning Commission

**Assisting Department:** Development Services

**Requested Council meeting date:** September 16th, 2025

**Agenda Item Language:** Hold a public hearing for Ordinance 2025-26 Lower Foods – South Road Extension Rezone – A request to rezone 7.8 acres, located at 700 S. Highway 91, Richmond, from the Agricultural (A10) Zone to the Industrial (I) Zone.

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

**Background:** A request to rezone 7.8 acres, located at 700 S. Highway 91, Richmond, from the Agricultural (A10) Zone to the Industrial (I) 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 August 7<sup>th</sup>, 2025 and their recommendation to approve the rezone was made on August 7<sup>th</sup>, 2025.

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:** Angie Zetterquist, Interim Director of Development Services

**Presentation Time:** 10 minutes.

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

**Legal Review:** N/A

1 **Ord 2025-26**

2 **Lower Foods – South Road Extension Rezone**

3 **Amending the Cache County Zoning Map by rezoning 7.8 acres**  
4 **from the Agricultural (A10) Zone to the Industrial (I) Zone**

5  
6 **County Council action**

7 Set a public hearing on August 26<sup>th</sup>, 2025, to be held on September 16<sup>th</sup>, 2025.

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

9  
10 **Planning Commission action**

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

12 Public hearing held on August 7<sup>th</sup>, 2025

13 Conclusion: Based on the findings of fact noted [in the staff report], the Lower Foods – South  
14 Road Extension rezone is hereby recommended for approval to the County Council as follows:

- 15 1. The subject property is reasonably consistent with the purpose of the Industrial (I) Zone:
- 16 a. “To provide locations where manufacturing, processing, warehousing, and  
17 fabrication of goods and material can be carried on with minimum conflict or  
18 deleterious effect upon the surrounding properties. The purpose of this zone is  
19 also to promote the economic well-being of the citizens and to broaden the tax  
20 base.”
- 21 b. “This zone must be appropriately served by suitable public roads, have access to  
22 the necessary water and utilities, and have adequate provision of public  
23 services.”
- 24 2. The rezone is partially consistent with the Cache County General Plan:
- 25 a. This parcel is located in the “Urban Expansion” Overlay:
- 26 i. “Preferred Land Uses: Annexations within these areas should strive to  
27 accomplish the densities, intensities, and street patterns contained  
28 where urban-level infrastructure is available. Affordable housing options  
29 are also appropriate in this area.”
- 30 3. Richmond City provided a public comment stating they had no issues with the rezone.
- 31 4. Lower Foods’ plant is located directly to the north of this property.

32  
33 **Staff Report review by Interim Director**

34 Angie Zetterquist

35  
36 **Staff Report by County Planner**

37 Conner Smith

38

39 **General Description**

40 This ordinance amends the County Zoning Map by rezoning 7.8 acres from the Agricultural  
41 (A10) Zone to the Industrial (I) Zone.

42

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

44 Staff Report to Planning Commission – revised

**Staff Report: Lower Foods – South Road Extension Rezone**

7 August 2025

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:** Jake Leatham

**Parcel ID#:** 08-002-0008

**Staff Recommendation:** None

**Type of Action:** Legislative

**Land Use Authority:** Cache County Council

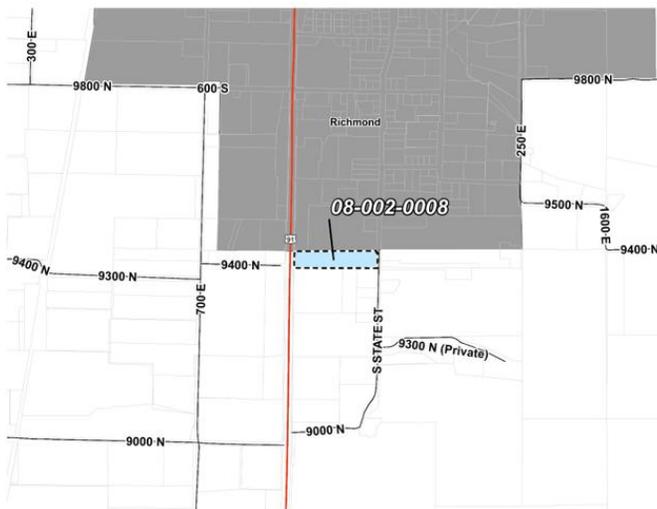
**Location**

*Reviewed by Conner Smith*

**Project Address:**  
 700 S. Highway 91,  
 Richmond, UT  
**Current Zoning:**  
 Agricultural (A10)

**Acres:** 7.8  
  
**Proposed Zoning:**  
 Industrial (I)

**Surrounding Uses:**  
 North – Richmond/Lower Foods  
 South – Residential/Agricultural  
 East – Residential/Agricultural  
 West – Agricultural/Highway 91



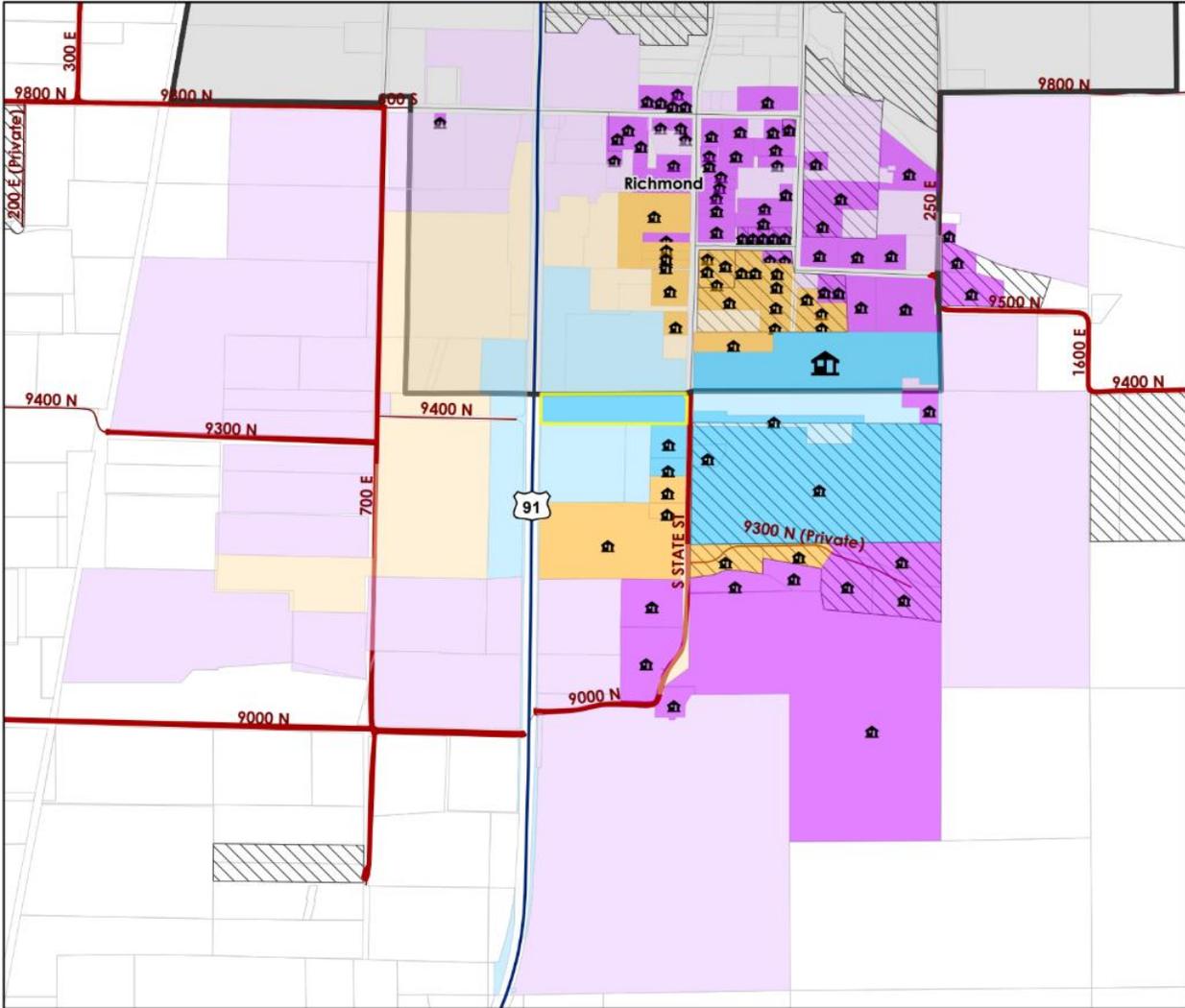
**Findings of Fact**

**A. Request description**

1. A request to rezone 7.8 acres from the Agricultural (A10) Zone to the Industrial (I) Zone.
2. This rezone may allow the parcel to establish uses permitted in the Industrial (I) Zone.
3. 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 Industrial (I) Zone will 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:

## Revised Pg. 6 and 7 - Planning Commission Recommendation

- i. Parcel status: The property does not match the configuration it had on August 8, 2006 as it has gone through boundary line adjustments. Therefore, it is still a legal parcel.
- ii. Average Lot Size: (See Attachment A)



Average Parcel Size	
<b>Adjacent Parcels</b>	With a Home: 11.3 Acres (5 Parcels)
	With a Home in Richmond City: 5.6 Acres (5 Parcels)
	Without a Home: 6.6 Acres (7 Parcels)
<b>1/4 Mile Buffer</b>	Without a Home in Richmond City: 22.5 Acres (1 Parcels)
	With a Home: 8.4 Acres (10 Parcels)
	With a Home in Richmond City: 2.3 Acres (22 Parcels)
<b>1/2 Mile Buffer</b>	Without a Home: 8.5 Acres (12 Parcels)
	Without a Home in Richmond City: 4.9 Acres (17 Parcels)
	With a Home: 8.9 Acres (23 Parcels)
<b>1/2 Mile Buffer</b>	With a Home in Richmond City: 1.5 Acres (74 Parcels)
	Without a Home: 16.6 Acres (39 Parcels)
	Without a Home in Richmond City: 3.1 Acres (49 Parcels)

## Revised Pg. 6 and 7 - Planning Commission Recommendation

**iii.** Schedule of Zoning Uses: The Industrial (I) Zone allows for a variety of uses with the approval of a zoning clearance and/or conditional use permit. These uses include:

1. Caretaker's Residence
2. General Manufacturing
3. Commercial Kennel/Animal Shelter
4. Storage and Warehousing
5. Self Service Storage Facility
6. Transport Services
7. General Vehicle Repair
8. Mobile Food Truck
9. Sexually Oriented Business
10. Telecommunications Facility, Major

**iv.** Adjacent Uses:

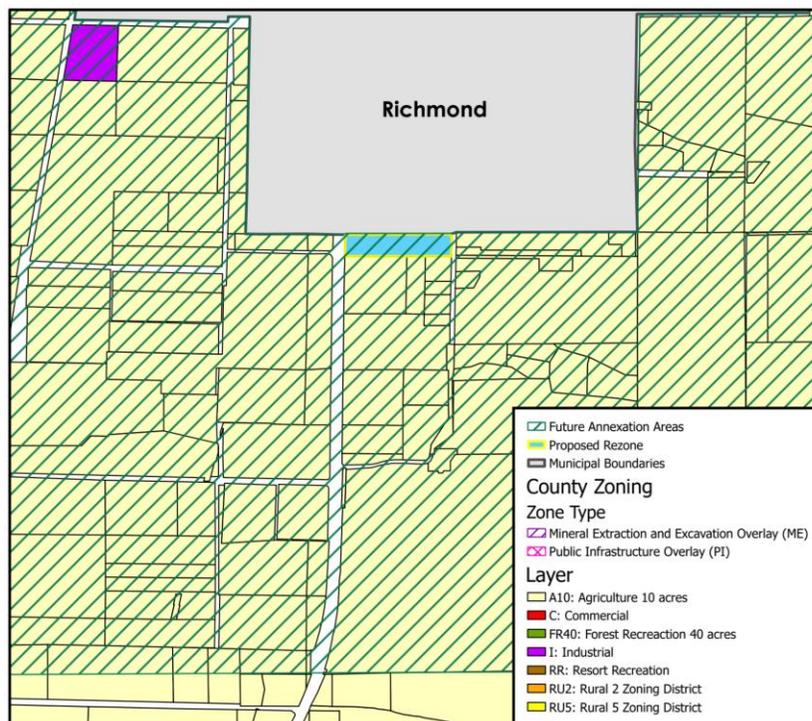
1. The properties to the east and south are primarily a mix of agricultural and residential, the properties to the west are primarily agricultural, and both Richmond City and the Lower Food's plant is directly to the north.

**v.** The nearest property in the County that is in the Industrial (I) Zone is located 3/5ths (0.63) of a mile to the northwest of the subject property.

1. The Yonker Rezone, located 0.63 miles to the northwest of the subject property, was a request to rezone 9.13 acres from the Agricultural (A10) Zone to the Industrial (I) Zone and was approved by County Council as Ordinance 2016-015.

**vi.** Annexation Areas:

1. The subject property is located in the Richmond City future annexation area.



**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 Industrial (I) Zone but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030(F) identifies the purpose of the Industrial (I) Zone and includes the following:
  - a. “To provide locations where manufacturing, processing, warehousing, and fabrication of goods and material can be carried on with minimum conflict or deleterious effect upon the surrounding properties. The purpose of this zone is also to promote the electronic wellbeing of the citizens and to broaden the tax base.”
  - b. “This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.”
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 “Agriculture and Ranching.” *Cache County General Plan, Chapter 4, Page 26*. This section states:
  - a. Location: Private agriculture landscapes in the Cache Valley outside of municipalities.
  - b. Example Areas: Most of the valley.
  - c. Purpose and Character: Agricultural and rangeland uses on private lands under conservation easements (no public access) are expected to continue in the Valley. Separation from dense residential developments is advantageous. The agricultural landscape provides separation between adjacent municipalities and protects suitable soils.
  - d. Preferred Land Uses: Agriculture, ranching, rural residential uses at densities of less than one unit per 10 acres, Conservation Easements (CEs) and conserved public lands, Agritourism.
  - e. Secondary Land Uses: Industrial and Commercial uses directly supportive of agriculture (Processing, Packaging, Distribution), clustered subdivision developments, outdoor recreation, farm worker housing.
  - f. Discouraged Uses: Residential developments at densities of greater than one unit per 10 acres if not in a clustered subdivision development, commercial office, commercial retail, flex office/industrial, heavy industrial.

9. 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 “Urban Expansion Overlay.” *Cache County General Plan, Chapter 4, Page 29*. This section states:
- a. Location: Adjacent to city/town limits within municipal annexation policy areas, where future development could be accommodated with urban-level services. As communities may provide additional information, these reference areas may be updated on the Future Land Use Map without an adopted amendment to reflect the probable expansion of services within a 10 to 20 year timeframe.
  - b. Example Areas: Unincorporated enclaves between or within cities.
  - c. Purpose and Character: To provide for unified municipal growth that aligns with the municipal land use plan in an approved annexation policy area with an approved County Intergovernmental Agreement. If developed, these areas would need to be annexed into the neighboring community which would facilitate service provision. The following criteria must be met for these areas
    - i. Accommodate 20-year growth projections
    - ii. Plan for urban-level densities, intensities
    - iii. Meet urban design standards
    - iv. Connect with water and sewer providers, and urban streets
    - v. Urban services provided by the County are minimized
  - d. Preferred Land Uses: Annexations within these areas should strive to accomplish the densities, intensities, and street patterns contained where urban-level infrastructure is available. Affordable housing options are also appropriate in this area.
  - e. Secondary Land Uses: Civic (meeting spaces), residential support uses (e.g. parks, medical, schools, fire and police stations).
  - f. Discouraged Uses: Uses that are not consistent with the municipal general plan or existing county zoning.
10. Consideration of impacts related to uses allowed within the Industrial (I) 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 Industrial (I) Zone is 150’.
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. Roadway Functional Classification:
- a. Minor Collector (C): Minor collector roads provide service to smaller communities and link important traffic generators with the rural hinterland. These routes should be spaced at intervals consistent with population density in order to accumulate traffic from local

roads and bring traffic from all developed areas within a reasonable distance of collector roads.

18. A basic review of the access to the subject property identifies the following:

- a. The property has access to Highway 91 and State Street.

19. Highway 91:

- a. West of the subject parcel, Highway 91 is a Utah Department of Transportation (UDOT) road classified as Principal Arterial.
- b. Provides access to agricultural fields and residential homes but is primarily the main connection between Smithfield and Richmond.
- c. This section of Highway 91 is classified as an Access Category 4 which has an access spacing of 500 feet and a minimum street spacing of 660 feet.
- d. Access to any proposed development must be approved by UDOT.

20. State Street:

- a. East of the subject parcel, State Street is a County road classified as a Minor Collector (MC).
- b. Provides access to agricultural fields and residential homes and is a main route for buses to North Cache Junior High.
- c. Is currently twenty-two feet wide and has a planned width of thirty feet.

**D. Service Provisions:**

21. §16.04.080 [C] Fire Control – The County Fire District had no comments in regards to this application.

22. §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**

23. Public notice was posted online to the Utah Public Notice Website on 23 July 2025.

24. Notices were posted in three public places on 25 July 2025.

25. Notices were mailed to all property owners within 300 feet on 25 July 2025.

26. The meeting agenda was posted to the County website on 25 July 2025.

27. At this time, one written public comment regarding this proposal has been received by the Development Services Office.

- a. Richmond City provided a public comment stating that they have no concerns about the rezone request.

## **Conclusion**

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The Lower Foods – South Road Extension rezone, a request to rezone 7.8 acres from the Agricultural (A10) Zone to the Industrial (I) 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**

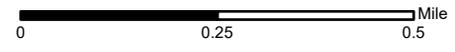
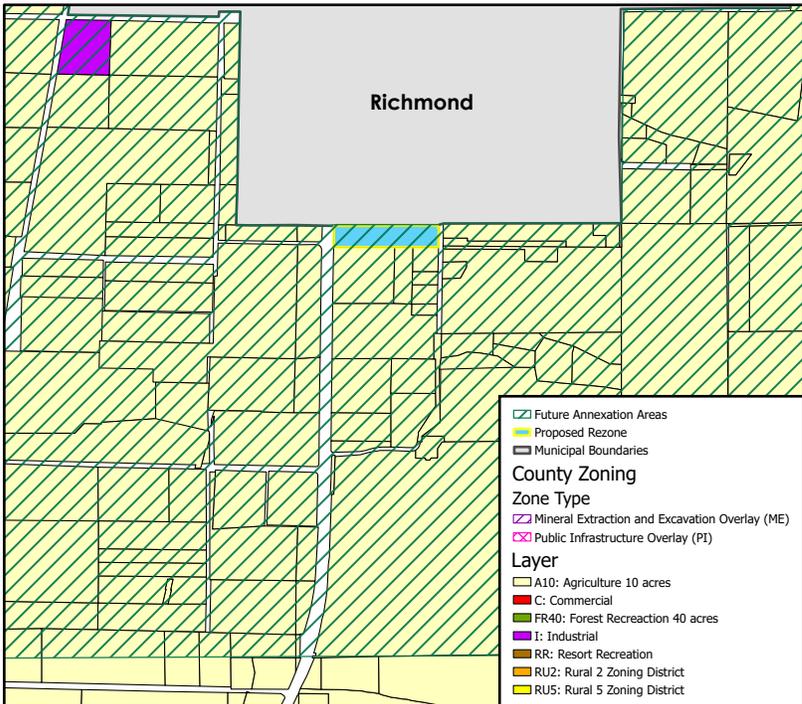
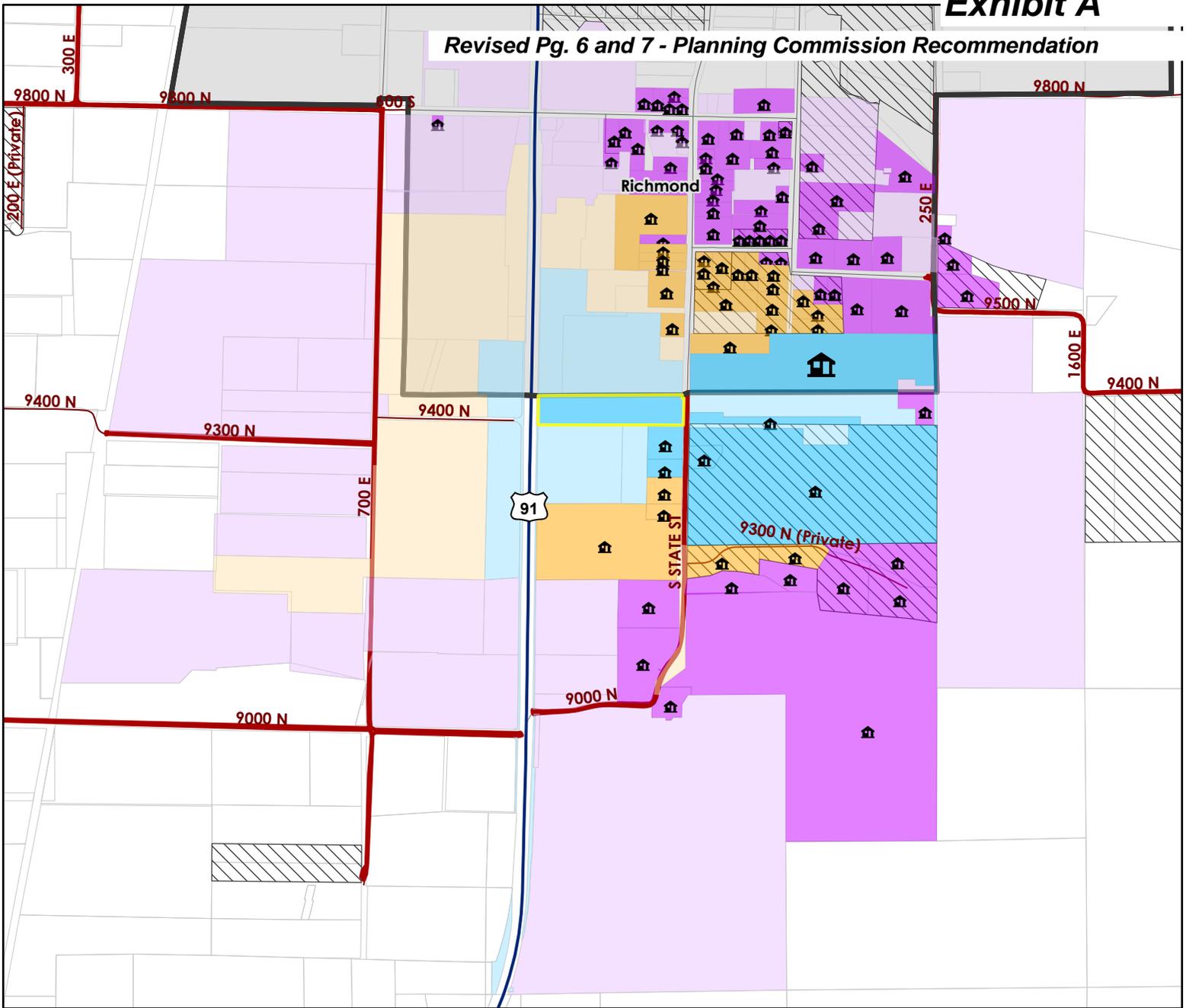
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Based on the findings of fact noted herein, the Lower Foods – South Road Extension rezone is hereby recommended for approval to the County Council as follows:

1. The subject property is reasonably consistent with the purpose of the Industrial (I) Zone:
  - a. “To provide locations where manufacturing, processing, warehousing, and fabrication of goods and material can be carried on with minimum conflict or



**ATTACHMENT  
A**



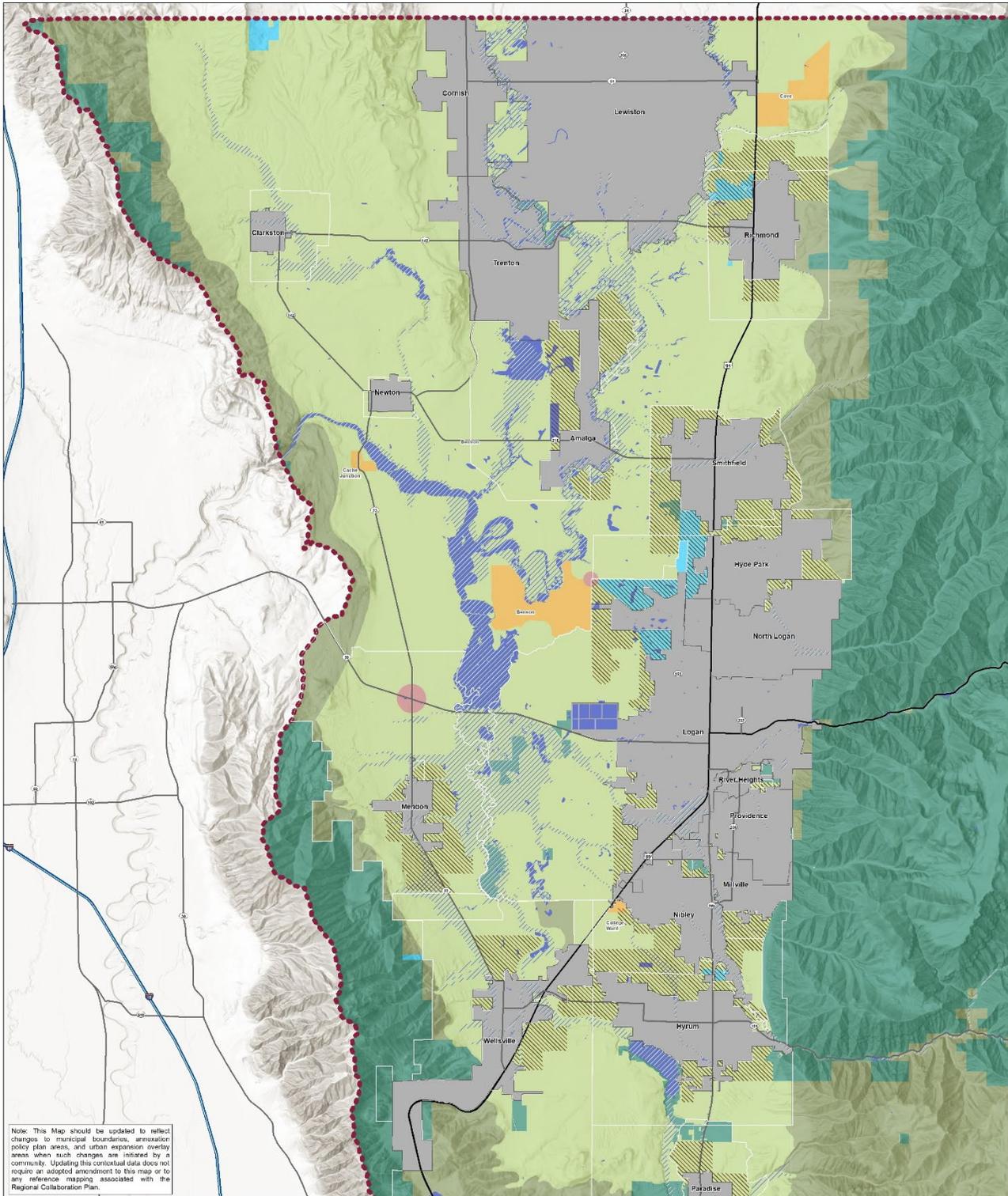
### Legend

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

Average Parcel Size	
Adjacent Parcels	With a Home: 11.3 Acres (5 Parcels)
	With a Home in Richmond City: 5.6 Acres (5 Parcels)
	Without a Home: 6.6 Acres (7 Parcels)
1/4 Mile Buffer	Without a Home in Richmond City: 22.5 Acres (1 Parcels)
	With a Home: 8.4 Acres (10 Parcels)
	With a Home in Richmond City: 2.3 Acres (22 Parcels)
1/2 Mile Buffer	Without a Home: 8.5 Acres (12 Parcels)
	Without a Home in Richmond City: 4.9 Acres (17 Parcels)
	With a Home: 8.9 Acres (23 Parcels)
1/2 Mile Buffer	With a Home in Richmond City: 1.5 Acres (74 Parcels)
	Without a Home: 16.6 Acres (39 Parcels)
	Without a Home in Richmond City: 3.1 Acres (49 Parcels)



# **ATTACHMENT B**



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
- Agriculture and Ranching
- Mountain Rural and Conservation
- Forest and Natural Resource
- Urban Expansion Overlay
- Retail Commercial
- Rural Community
- Industrial and Mineral Extraction

**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



# **OPTIONS**

**Lower Foods – South Road Extension Rezone****Option 1 – Recommend Denial****Planning Commission Conclusion**

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Based on the findings of fact noted herein, the Lower Foods – South Road Extension rezone is hereby recommended for denial to the County Council as follows:

1. Although this parcel is not included in the Richmond City General Plan, parcels directly to the north of it are planned to be Agriculture (A-10) or Residential Medium Density (RMD).
  - a. Richmond City Code §12-903-1 states that the purpose of the Agriculture (A-10) Zone is “to preserve appropriate areas of Richmond, Utah, for permanent agricultural use.
  - b. Richmond City Code §12-905-1 states that the purpose of the Residential Medium Density (RMD) Zone is “to provide appropriate locations where medium and low density residential neighborhoods may be established, maintained, and protected.
2. The nearest area, in the County, that is in the Industrial (I) Zone is located 3/5<sup>ths</sup> (0.63) of a mile away.
3. The rezone is partially not consistent with the Cache County General Plan:
  - a. This parcel is located in the “Agriculture and Ranching” area which places an emphasis on agriculture related activities. The Industrial (I) Zone has fewer agricultural related use types than the Agricultural (A10) Zone.

**Option 2 – Recommend Approval****Planning Commission Conclusion**

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Based on the findings of fact noted herein, the Lower Foods – South Road Extension rezone is hereby recommended for approval to the County Council as follows:

1. The subject property is reasonably consistent with the purpose of the Industrial (I) Zone:
  - a. “To provide locations where manufacturing, processing, warehousing, and fabrication of goods and material can be carried on with minimum conflict or deleterious effect upon the surrounding properties. The purpose of this zone is also to promote the economic well-being of the citizens and to broaden the tax base.”
  - b. “This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.”
2. The rezone is partially consistent with the Cache County General Plan:
  - a. This parcel is located in the “Urban Expansion” Overlay.
    - i. “Preferred Land Uses: Annexations within these areas should strive to accomplish the densities, intensities, and street patterns contained where urban-level infrastructure is available. Affordable housing options are also appropriate in this area.”
3. Richmond City provided a public comment stating they had no issues with the rezone.
4. Lower Foods’ plant is located directly to the north of this property.

# **PUBLIC COMMENTS**

**From:** Justin Lewis <[jlewis@richmondutah.gov](mailto:jlewis@richmondutah.gov)>  
**Date:** July 1, 2025 at 10:03:11 AM MDT  
**To:** Tucker Thatcher <[tucker@lranch.com](mailto:tucker@lranch.com)>  
**Cc:** HollyJo Karren <[hkarren@richmondutah.gov](mailto:hkarren@richmondutah.gov)>  
**Subject:** Parcel# 08-002-0008

To Whom It May Concern:

Richmond City has not been contacted regarding annexing Parcel Number 08-002-0008 into the Richmond City limits and would not consider annexation of the parcel without an application being submitted by the property owner. The City does not have any concern regarding the request by Lower Properties LLC to rezone the parcel from agricultural. Let me know if you have any questions or concerns.

Sincerely,

Justin Lewis  
City Recorder



Conner Smith <conner.smith@cachecounty.gov>

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**RE: Webform submission from: Contact**

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**Justin Lewis** <jlewis@richmondutah.gov>  
To: HollyJo Karren <hkarren@richmondutah.gov>  
Cc: Conner Smith <conner.smith@cachecounty.gov>

Mon, Jul 28, 2025 at 11:40 AM

Conner:

Good late morning,

Richmond City does not have any concern regarding this rezone request. Mr. Lower reached out to us and made us aware of this request. We appreciate you reaching out to us as well. Let us know if you have further questions.

I have been asked in the past regarding potential annexation of parcels like this which border the city. This parcel has not been requested for annexation and the city would not annex the parcel without an application being submitted by the property owner. An application has not been submitted in this regard.

Sincerely,

Justin Lewis  
City Recorder

On Jul 28, 2025, at 7:24 PM, HollyJo Karren <hkarren@richmondutah.gov> wrote:

**Conner,**

**I am going to refer this recommendation to our Recorder, Justin Lewis. He is out of the office, but will be returning soon. He will be the best one to give an opinion here. He is cc'd on this email.**

**Regards,**

<image001.jpg>

[Quoted text hidden]



**image001.jpg**  
15K

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# Lower Foods - South Road Extension Rezone

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# Overview

## Rezone Request

- Rezone 7.8 acres from Agricultural (A10) to Industrial (I).
- Parcel # 08-002-0008
- ~700 S. Hwy 91, south of Richmond
  
- Proposed project associated with the rezone is an expansion of Lower Foods located within Richmond City, which is immediately north of the subject property
  
- Applicant does not want to annex into Richmond
  
- Richmond stated that they have no  
——concerns with the rezone





Richmond

08-002-0008

91

S STATE ST

---

# Potential Issues for future development

## Access/Roads

- Primary access is from UDOT Hwy 91 - Limited Access
  - County road (S. State Street) borders property on east side
  - Potential for road along south boundary to align with 9400 North on the west side of Hwy 91
-

---

# Planning Commission recommendation

Public Hearing - August 7, 2025

Planning Commission recommended approval of the rezone to the County Council on a 6, 0 vote.

Conclusions:

- Property is consistent with the Industrial Zone
  - Appropriately served by public roads & services
  - Partially consistent with General Plan (“Urban Expansion Overlay”)
  - Subject property is immediately adjacent to an industrial facility in Richmond
-



## Hold a Public Hearing

### Ordinance 2025-28 – SBA UT24138-B Paradise Rezone

**Agenda request submitted by:** Angie Zetterquist, Interim Director of Development Services – Forwarded from the County Planning Commission

**Assisting Department:** Development Services

**Requested Council meeting date:** September 23<sup>rd</sup>, 2025

**Agenda Item Language:** Hold a public hearing for Ordinance 2025-28 – SBA UT 24138-B Paradise Rezone – A request to apply the Public Infrastructure (PI) Overlay to a portion of a 16.00 acre parcel, located at 180 E. 8600 S., Paradise, that is in the Agricultural (A10) Zone.

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

**Background:** A request to apply the Public Infrastructure (PI) Overlay to a portion of a 16.00 acre parcel, located at 180 E. 8600 S., Paradise, that is in the Agricultural (A10) 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 4<sup>th</sup>, 2025 and their recommendation to approve the rezone was made on September 4<sup>th</sup>, 2025.

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:** Angie Zetterquist, Interim Director of Development Services

**Presentation Time:** 10 minutes.

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

**Legal Review:** N/A





Staff Report: SBA UT24138-B Rezone

4 September 2025

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: Ben Feldman

Parcel ID#: 01-093-0002

Staff Recommendation: Approval

Type of Action: Legislative

Land Use Authority: Cache County Council

Location

Reviewed by Conner Smith

Project Address: Acres: 0.057 of 16

180 E. 8600 S.,  
Paradise

Surrounding Uses:

North – Agricultural

South – Agricultural/Residential/Paradise City

East – Agricultural

West – Agricultural/Residential/Paradise City

Current Zoning:  
Agricultural (A10)

Proposed Zoning:  
Public Infrastructure  
(PI) Overlay



Findings of Fact

A. Request description

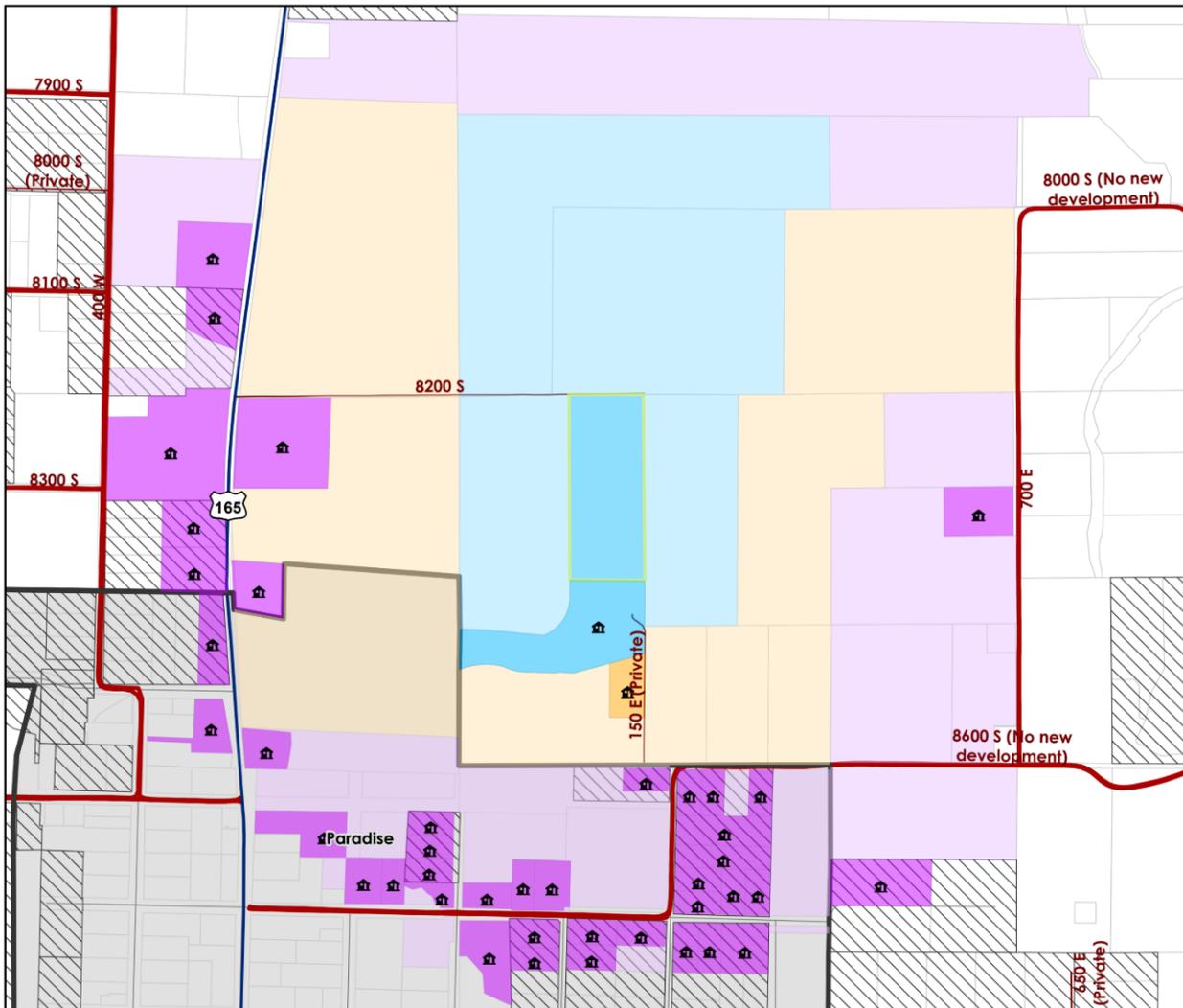
1. A request to approve the addition of the Public Infrastructure (PI) Overlay to a portion (0.057 acres) of a 30.64-acre parcel in the Agricultural (A10) Zone.
2. This rezone may allow the parcel to establish uses permitted in the Public Infrastructure (PI) Overlay. A rezone request is general in nature and is not tied to any proposed use. Any impacts related to permitted and conditional uses allowed within the Public Infrastructure (PI) Overlay will be addressed as part of each respective approval process required prior to site development activities.

3. 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:

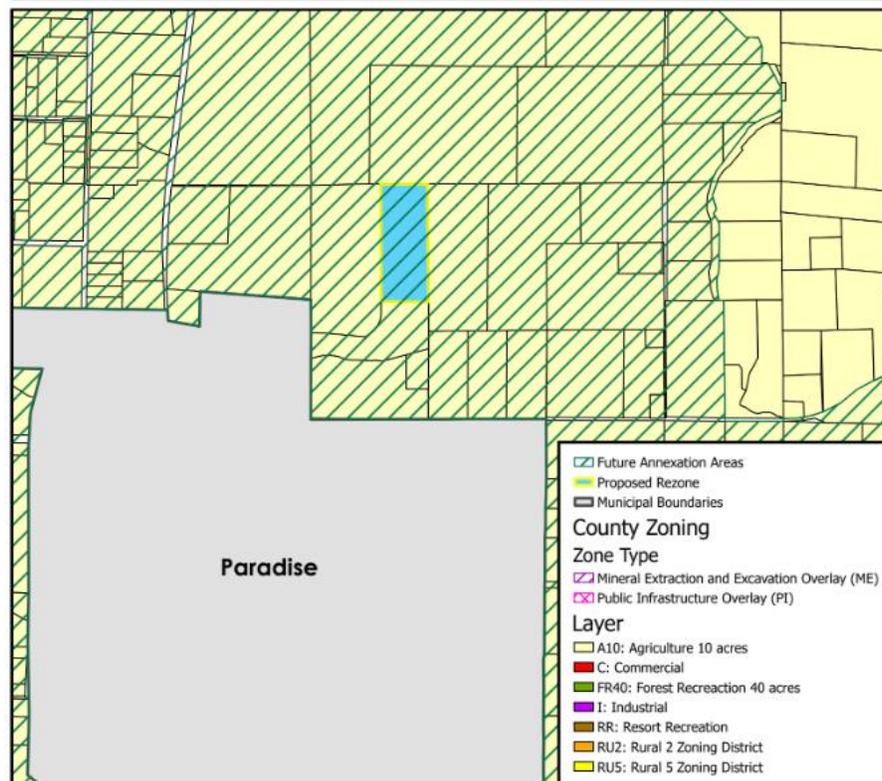
- i. Parcel status: The property matches the configuration it had on August 8<sup>th</sup>, 2006 and is legal.
- ii. Schedule of Zoning Uses: The Public Infrastructure (PI) Overlay allows for a variety of uses with the approval of a zoning clearance and/or conditional use permit. These uses include:
  - 1. Utility Facility, Transmission
  - 2. Utility Facility, Distribution
  - 3. Utility Facility, Service
  - 4. Telecommunication Facility, Major
  - 5. Telecommunication Facility, Minor
  - 6. Public Airport
  - 7. Solid Waste Facilities

iii. Average Lot Size:



Average Parcel Size	
<b>Adjacent Parcels</b>	With a Home: 12 Acres (1 Parcel)
	Without a Home: 36.4 Acres (5 Parcels)
<b>1/4 Mile Buffer</b>	With a Home: 7.2 Acres (2 Parcels)
	Without a Home: 32 Acres (13 Parcels)
	Without a Home in Paradise Town: 38.8 Acres (1 Parcel)
<b>1/2 Mile Buffer</b>	With a Home: 6.1 Acres (11 Parcels)
	With a Home in Paradise Town: 1.8 Acres (32 Parcels)
	Without a Home: 26.1 Acres (24 Parcels)
	Without a Home in Paradise Town: 6.1 Acres (17 Parcels)

- iv. Adjacent Uses: Adjacent Uses: The parcels to the north and east are primarily agricultural while the parcels to the south and west are a mix of agricultural and residential. Paradise City limits are located to the south and west of the subject property.
- v. The nearest parcel, in the county, with the Public Infrastructure (PI) Overlay, is located five miles to the south of the subject parcel.
  - 1. The Ruby Pipeline rezone was a request to add the Public Infrastructure to a multitude of parcels and was approved on 21 September 2009 as Ordinance 2009-06.
- vi. Annexation Areas: The subject property is located in the Paradise City annexation area.



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

4. 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.
5. The current County Land Use Ordinance does not specify appropriate locations for the Public Infrastructure (PI) Overlay but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030 [E] identifies the purpose of the Public Infrastructure (PI) Overlay and includes the following:
  - a. “To provide for the siting and operation of public infrastructure in an environmentally sound and economically competitive manner.”
  - b. “To inform current and potential residents of the county of the possible location of future public infrastructure locations.”
  - c. “To ensure that any public infrastructure be designed, constructed, and operated in a safe and efficient manner, and in compliance with all federal, state, and local laws and regulations for the protection of the general health, welfare, and safety of the citizens of the county.”
6. 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.
7. The future land use map (Attachment C) adopted as part of the Cache County General Plan identifies the area where the subject property is located as “Agriculture and Ranching.” *Cache County General Plan, Chapter 4, Page 26*. This section states:
  - a. Location: Private agriculture landscapes in the Cache Valley outside of municipalities.
  - b. Example Areas: Most of the valley.
  - c. Purpose and Character: Agricultural and rangeland uses on private lands under conservation easements (no public access) are expected to continue in the Valley. Separation from dense residential developments is advantageous. The agricultural landscape provides separation between adjacent municipalities and protects suitable soils.
  - d. Preferred Land Uses: Agriculture, ranching, rural residential uses at densities of less than one unit per 10 acres, Conservation Easements (CEs) and conserved public lands, Agritourism.
  - e. Secondary Land Uses: Industrial and Commercial uses directly supportive of agriculture (Processing, Packaging, Distribution), clustered subdivision developments, outdoor recreation, farm worker housing.

- f. Discouraged Uses: Residential developments at densities of greater than one unit per 10 acres if not in a clustered subdivision development, commercial office, commercial retail, flex office/industrial, heavy industrial.

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

- 8. §12.02.010 adopts the Manual of Roadway Design and Construction Standards (Road Manual) for roadway improvement requirements.
- 9. §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.
- 10. §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
- 11. §16.04.040 [A] Roads – All roads must be designed and constructed in accordance with Title 12 of the County Code.
- 12. §12.02.010 Roadway Standards – Requirements for roadway improvement are provided in the current Manual of Roadway Design and Construction Standards (Road Manual).
- 13. The Road Manual specifies the following:
  - a. Minor Local (L): Minor local roads serve almost exclusively to provide access to properties adjacent to the road. Minor local roads generally serve residential or other non-commercial land uses. Many minor local roads are cul-de-sacs or loop roads with no through continuity. The length of minor local roads is typically short. Because the sole function of local roads is to provide local access, such roads are used predominantly by drivers who are familiar with them.
- 14. A basic review of the access to the subject property identifies the following:
  - a. The property has access to 8200 South.
- 15. 8200 South:
  - a. North of the subject parcel, 8200 South is a County road and is classified as a Minor Local.
  - b. Provides access to residential and agricultural properties.
  - c. Is maintained by the County only in the summer.
  - d. Is 20-feet wide and is a gravel road.

**D. Service Provisions:**

- 16. §16.04.080 [C] Fire Control – The County Fire District did not have any comments or concerns regarding this rezone. Any future development on the property must be reevaluated and may require improvements based on the location of the proposed access and development.
- 17. §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**

- 18. Public notice was posted online to the Utah Public Notice Website on 22 August 2025.
- 19. Notices were posted in three public places on 22 August 2025.
- 20. Notices were mailed to all property owners within 300 feet on 22 August 2025.
- 21. The meeting agenda was posted to the County website on 22 August 2025.
- 22. At this time, no written public comment regarding this proposal has been received by the Development Services Office.

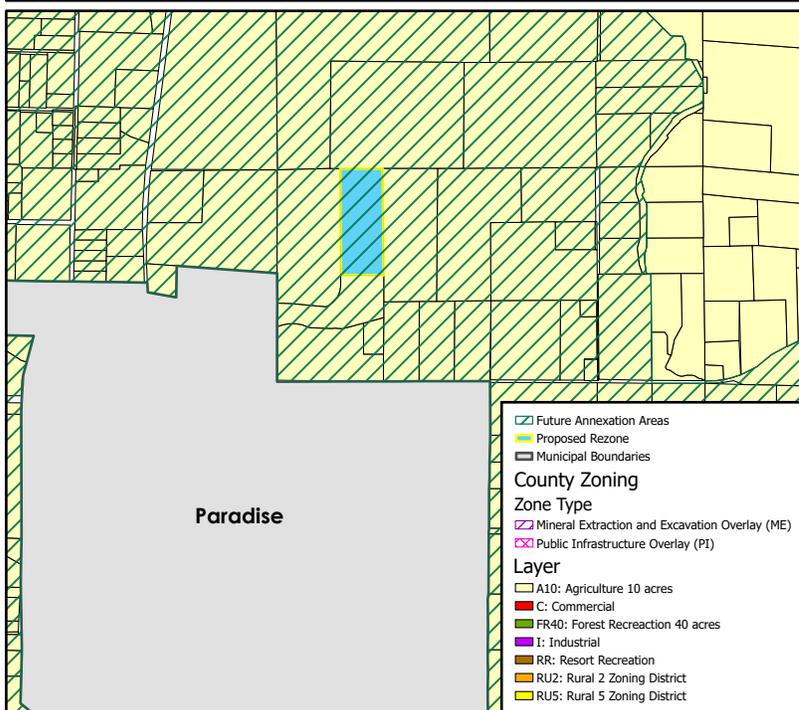
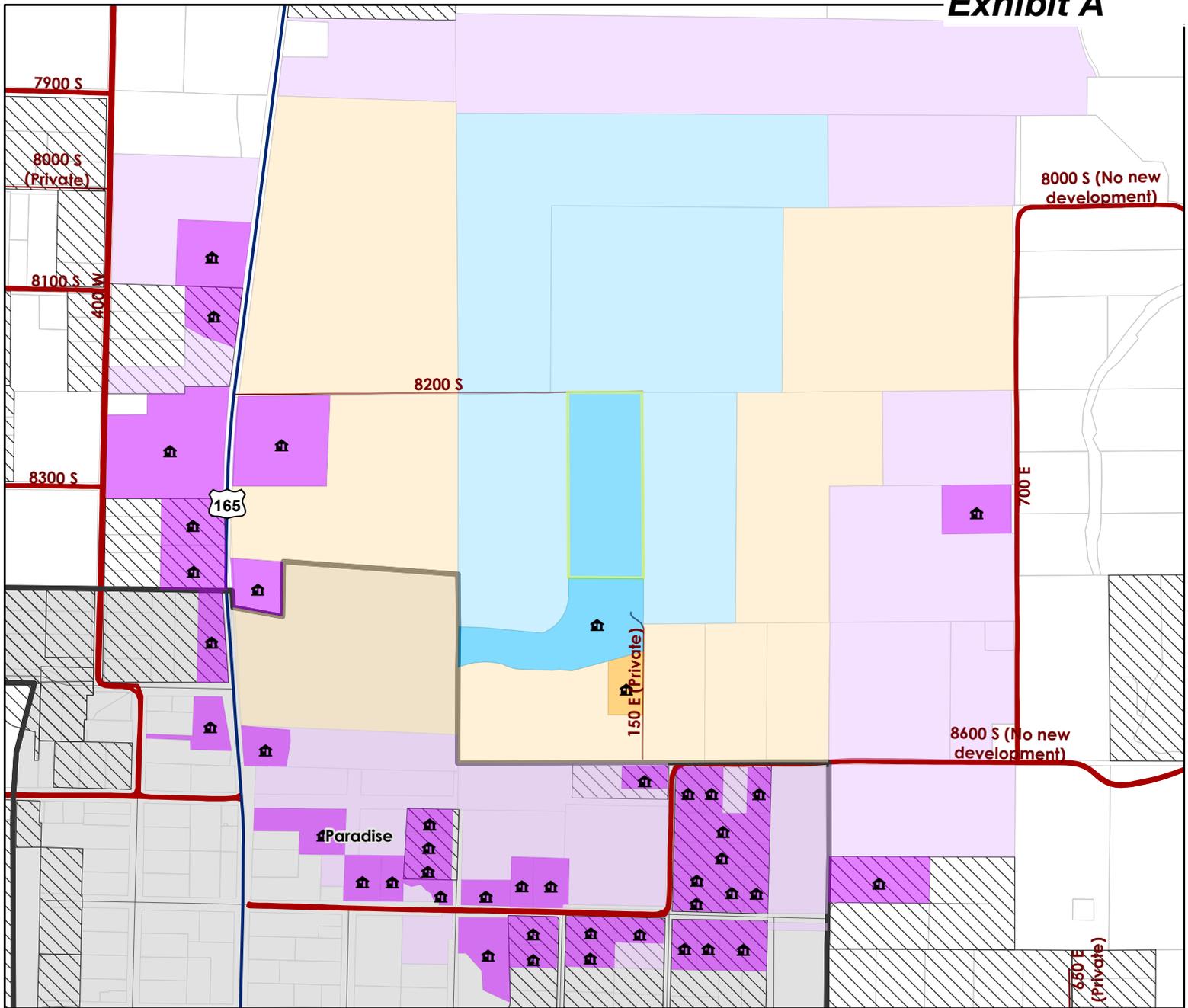
**Planning Commission Conclusion**

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Based on the findings of fact noted herein, the SBA UT24138-B rezone is hereby recommended for approval to the County Council as follows:

1. The subject property is reasonably consistent with the purpose of the Public Infrastructure (PI) Overlay:
  - a. “To provide for the siting and operation of public infrastructure in an environmentally sound and economically competitive manner.”
  - b. “To inform current and potential residents of the county of the possible location of future public infrastructure locations.”
  - c. “To ensure that any public infrastructure be designed, constructed, and operated in a safe and efficient manner, and in compliance with all federal, state, and local laws and regulations for the protection of the general health, welfare, and safety of the citizens of the county.”

# **ATTACHMENT A**



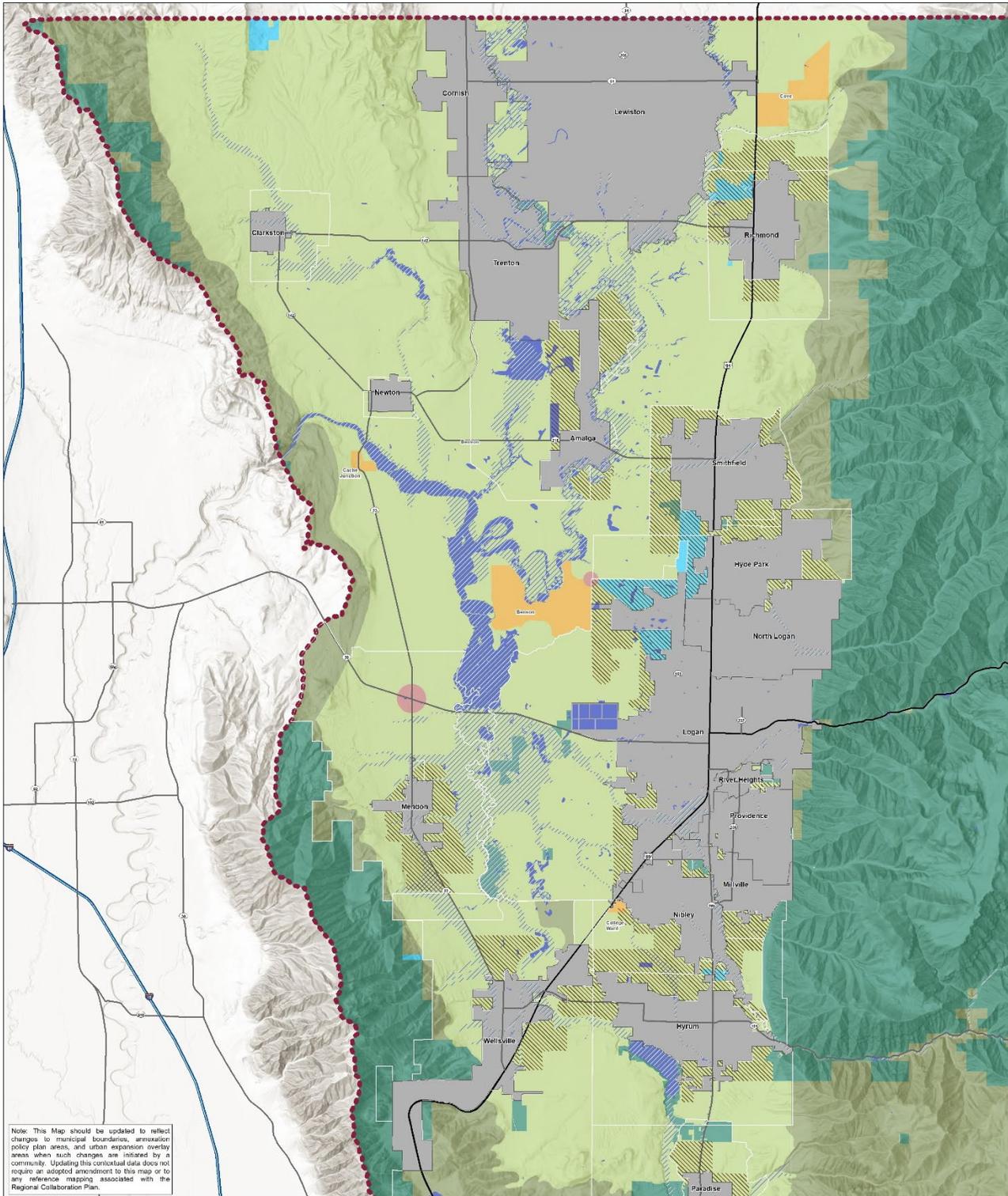
## Legend

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

Average Parcel Size	
<b>Adjacent Parcels</b>	With a Home: 12 Acres (1 Parcel)
	Without a Home: 36.4 Acres (5 Parcels)
<b>1/4 Mile Buffer</b>	With a Home: 7.2 Acres (2 Parcels)
	Without a Home: 32 Acres (13 Parcels)
<b>1/2 Mile Buffer</b>	Without a Home in Paradise Town: 38.8 Acres (1 Parcel)
	With a Home: 6.1 Acres (11 Parcels)
<b>1/2 Mile Buffer</b>	Without a Home in Paradise Town: 1.8 Acres (32 Parcels)
	Without a Home: 26.1 Acres (24 Parcels)
<b>1/2 Mile Buffer</b>	Without a Home in Paradise Town: 6.1 Acres (17 Parcels)



# **ATTACHMENT B**



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
- Agriculture and Ranching
- Mountain Rural and Conservation
- Forest and Natural Resource
- Urban Expansion Overlay
- Retail Commercial
- Rural Community
- Industrial and Mineral Extraction

### 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



# **PUBLIC COMMENTS**



August 27, 2025

Conner Smith,  
[Conner.smith@cachecounty.gov](mailto:Conner.smith@cachecounty.gov)

Cache County Planning Commission  
[devservices@cachecounty.gov](mailto:devservices@cachecounty.gov)

Dear Cache County Planning Commission and Staff Members,

Thank you for your efforts in keeping us informed of land-use applications that may affect Paradise Town.

Chapter 16 of Paradise Town Zoning Ordinances addresses Wireless Telecommunications Facilities. Paradise Town requires a stealth monopole with a maximum height of 40' situated on Public Property. Antennas mounted on existing buildings are preferred over new monopoles because they are more easily hidden or less conspicuous.

The purpose of Chapter 16 is to protect Paradise Town's aesthetic resources and community character and to assure compatibility with Paradise Town Master Plan. The location and design of telecommunication facilities have the potential to have long-term negative effects on surrounding properties. The intent of the regulations is to reduce those effects by locating wireless telecommunication facilities where they are least visible from public streets and public areas, and to the best extent possible, provide screening from adjacent property owners.

The proposed site is within Paradise Town's annexation plan and is within 800 feet of current corporate limits. Paradise Towns Master Plan and Zoning Ordinances project growth in that area will be residential or agricultural, not commercial. Paradise Towns General Plan encourages joint cooperation with Cache County to ensure that proper impact review and analysis are performed before approval.

Paradise Town has concerns about selective or "spot" zoning as it deviates from Paradise's General Plan and specifically benefits an individual property owner.

Thank you for your consideration,

Paradise Town Council

Paradise Town Corporation  
PO Box 286, Paradise UT 84328  
435-245-6737  
[www.paradise.utah.gov](http://www.paradise.utah.gov)

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# **SBA UT 24138-B**

## **Paradise Rezone**

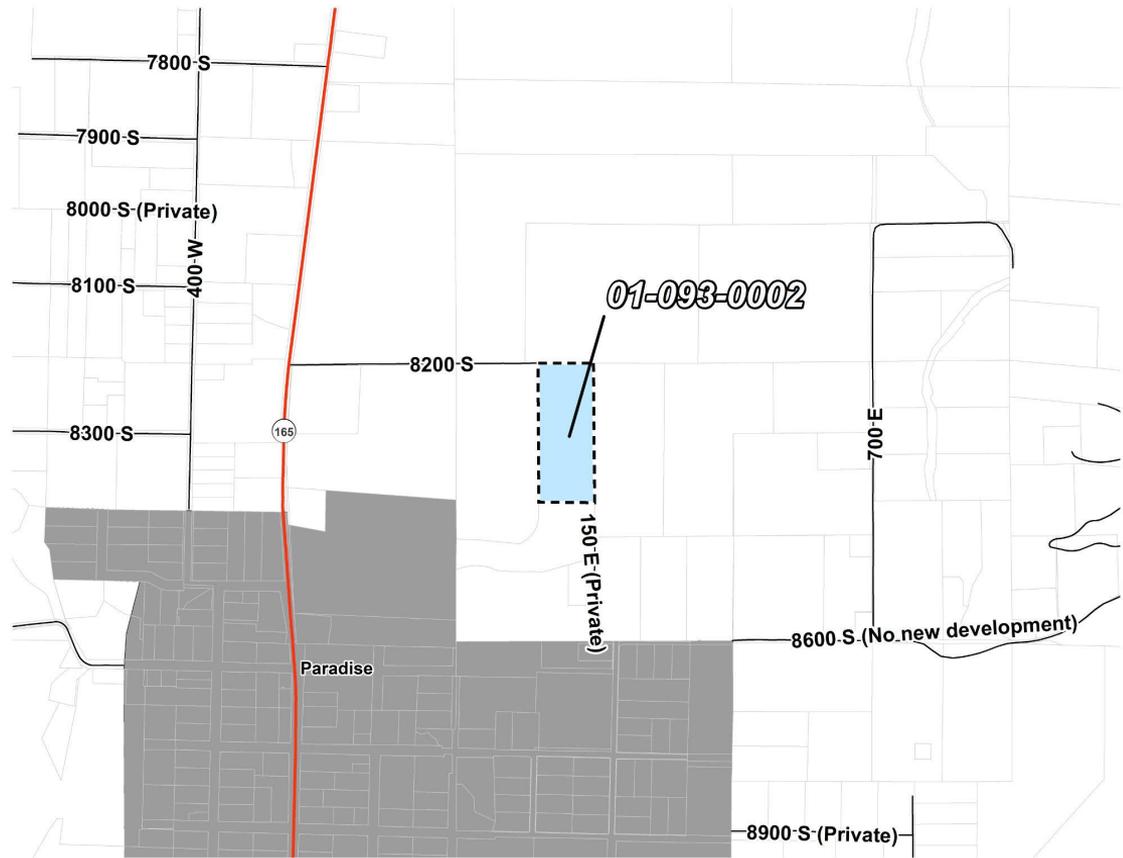
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# Overview

## Rezone Request

- Establish Public Infrastructure (PI) Overlay Zone to ~2,500 square feet on a 16.0 acres in the Agricultural (A10)
  - Parcel # 01-093-0002
  - PI Overlay allows for the construction of a telecommunications facility
-





# Planning Commission recommendation

Public Hearing - September 4, 2025

Planning Commission recommended approval of the rezone to the County Council on a 6, 0 vote.

Conclusions:

- The subject property is consistent with the purpose of the Public Infrastructure (PI) Overlay Zone.
- Development Services did receive written comment from Paradise Town concerned about the rezone request as their code requires stealth monopoles and a preference for building mounted antennas.
- The property is within 80 feet of the town limits and in the annexation area.



## Hold a Public Hearing

### Ordinance 2025-29 – Sparks Ventures Rezone

**Agenda request submitted by:** Angie Zetterquist, Interim Director of Development Services – Forwarded from the County Planning Commission

**Assisting Department:** Development Services

**Requested Council meeting date:** September 23<sup>rd</sup>, 2025

**Agenda Item Language:** Hold a public hearing for Ordinance 2025-29 – Sparks Ventures Rezone – A request to rezone 10.00 acres, located at 4200 N. 800 W., Smithfield, from the Agricultural (A10) Zone to the Industrial (I) Zone.

**Action:** Planning Commission – Recommendation of Denial (5-yea; 1-nay)

**Background:** A request to rezone 10.00 acres, located at 4200 N. 800 W., Smithfield, from the Agricultural (A10) Zone to the Industrial (I) 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 4<sup>th</sup>, 2025 and their recommendation to deny the rezone was made on September 4<sup>th</sup>, 2025.

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:** Angie Zetterquist, Interim Director of Development Services

**Presentation Time:** 10 minutes.

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

**Legal Review:** N/A

1 **Ord 2025-29**  
2 **Sparks Ventures Rezone**  
3 **Amending the Cache County Zoning Map by rezoning 10.00 acres from**  
4 **the Agricultural (A10) Zone to the Industrial (I) Zone**  
5

6 **County Council action**

7 Hold a public hearing on September 23<sup>rd</sup>, 2025.

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

10 **Planning Commission action**

11 Denial (5-yea; 1-nay).

12 Public hearing held on September 4<sup>th</sup>, 2025

13 Conclusion: Based on the findings of fact noted [in the staff report], the Sparks Ventures rezone  
14 is hereby recommended for denial to the County Council as follows:

- 15 1. The rezone is partially not consistent with the Cache County General Plan:
  - 16 a. This parcel is located in the “Agriculture and Ranching” area which places an  
17 emphasis on agriculture related activities. The Industrial (I) Zone has fewer  
18 agricultural related use types than the Agricultural (A10) Zone.
- 19 2. Both 4200 North and 800 West are considered a substandard road and would need  
20 substantial improvements for most development approvals (e.g., conditional use permits).
- 21 3. Hyde Park City provided a comment expressing their concern about being able to provide  
22 services to the subject property and would be opposed to a large septic system being  
23 installed in the area.  
24

25 **Staff Report review by Interim Director**

26 Angie Zetterquist  
27

28 **Staff Report by County Planner**

29 Conner Smith  
30

31 **General Description**

32 This ordinance amends the County Zoning Map by rezoning 10.00 acres from the Agricultural  
33 (A10) Zone to the Industrial (I) Zone.  
34

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

36 Staff Report to Planning Commission – revised

**Staff Report: Sparks Ventures Rezone**

4 September 2025

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:** Blake Sparks

**Parcel ID#:** 04-019-0004

**Staff Recommendation:** None

**Type of Action:** Legislative

**Land Use Authority:** Cache County Council

**Location**

*Reviewed by Conner Smith*

**Project Address:**

4200 N. 800 W.,  
 Smithfield

**Acres:** 10.00

**Surrounding Uses:**

North – Agricultural/Residential  
 South – Agricultural  
 East – Agricultural  
 West – Agricultural

**Current Zoning:**  
 Agricultural (A10)

**Proposed Zoning:**  
 Industrial (I)



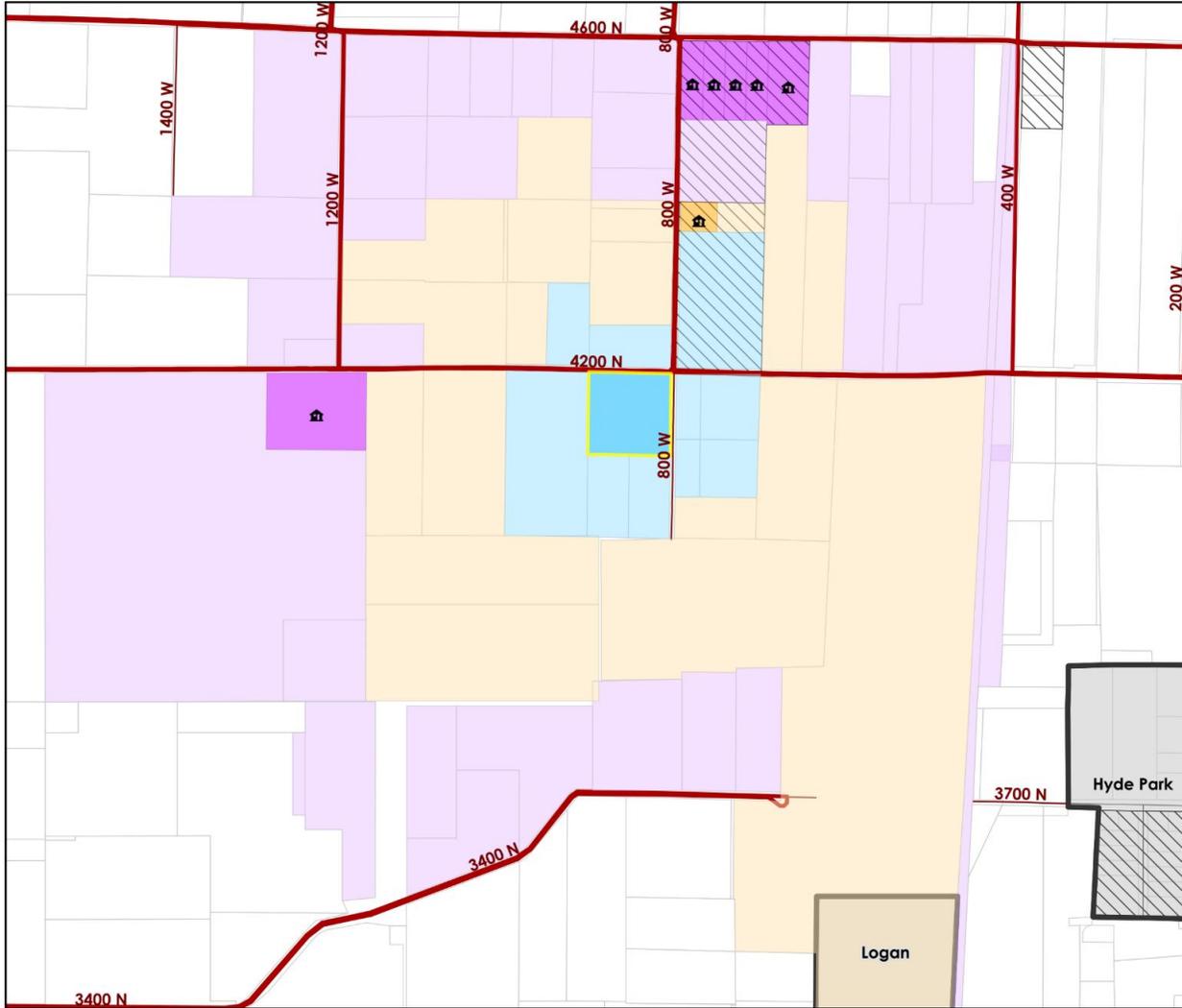
**Findings of Fact**

**A. Request description**

1. A request to rezone 10.00 acres from the Agricultural (A10) Zone to the Industrial (I) Zone.
2. This rezone may allow the parcel to establish uses permitted in the Industrial (I) Zone.
3. 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 Industrial (I) Zone will 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:**

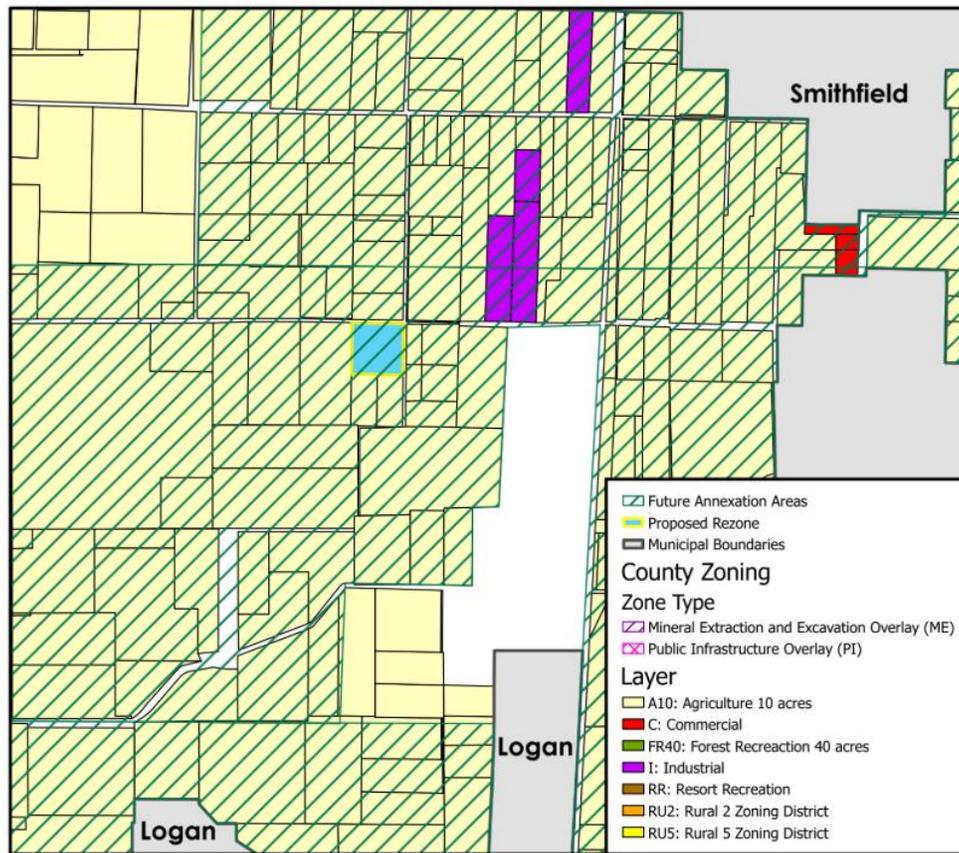
- i.** Parcel status: The property matches the configuration it had on August 8<sup>th</sup>, 2006 and is legal.
- ii.** Average Lot Size: (See Attachment A)



Average Parcel Size	
<b>Adjacent Parcels</b>	Without a Home: 7.5 Acres (11 Parcels)
<b>1/4 Mile Buffer</b>	With a Home: 1.6 Acres (1 Parcel) Without a Home: 11.9 Acres (28 Parcels) Without a Home in Logan City: 563 Acres (1 Parcel)
<b>1/2 Mile Buffer</b>	With a Home: 4 Acres (7 Parcels) Without a Home: 11.8 (66 Parcels) Without a Home in Logan City: 563 Acres (1 Parcel)

- iii.** Schedule of Zoning Uses: The Industrial (I) Zone allows for a variety of uses with the approval of a zoning clearance and/or conditional use permit. These uses include:

1. Caretaker's Residence
  2. General Manufacturing
  3. Commercial Kennel/Animal Shelter
  4. Storage and Warehousing
  5. Self Service Storage Facility
  6. Transport Services
  7. General Vehicle Repair
  8. Mobile Food Truck
  9. Sexually Oriented Business
  10. Telecommunications Facility, Major
- iv.** Adjacent Uses:
1. The properties to the properties to the north are a mix of agricultural and residential while the properties to the east, south, and west are agricultural.
- v.** The nearest parcel in the County that is in the Industrial (I) Zone is located 1/5<sup>th</sup> (0.20) of a mile to the east of the subject property.
1. The TYJ Storage Rezone, located 1/5<sup>th</sup> of a mile to the east of the subject property, was a request to rezone 26.42 acres from the Agricultural (A10) Zone to the Industrial (I) Zone and was approved by the County Council as Ordinance 2023-12.
    - a. At the time of writing this staff report the property has not been developed.
- vi.** Annexation Areas:
1. The subject property is located in the Hyde Park City future annexation area.



**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 Industrial (I) Zone but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030(F) identifies the purpose of the Industrial (I) Zone and includes the following:
  - a. “To provide locations where manufacturing, processing, warehousing, and fabrication of goods and material can be carried on with minimum conflict or deleterious effect upon the surrounding properties. The purpose of this zone is also to promote the economic wellbeing of the citizens and to broaden the tax base.”
  - b. “This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.”
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 “Agriculture and Ranching.” *Cache County General Plan, Chapter 4, Page 26*. This section states:
- a. Location: Private agriculture landscapes in the Cache Valley outside of municipalities.
  - b. Example Areas: Most of the valley.
  - c. Purpose and Character: Agricultural and rangeland uses on private lands under conservation easements (no public access) are expected to continue in the Valley. Separation from dense residential developments is advantageous. The agricultural landscape provides separation between adjacent municipalities and protects suitable soils.
  - d. Preferred Land Uses: Agriculture, ranching, rural residential uses at densities of less than one unit per 10 acres, Conservation Easements (CEs) and conserved public lands, Agritourism.
  - e. Secondary Land Uses: Industrial and Commercial uses directly supportive of agriculture (Processing, Packaging, Distribution), clustered subdivision developments, outdoor recreation, farm worker housing.
  - f. Discouraged Uses: Residential developments at densities of greater than one unit per 10 acres if not in a clustered subdivision development, commercial office, commercial retail, flex office/industrial, heavy industrial.
9. 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 “Urban Expansion Overlay.” *Cache County General Plan, Chapter 4, Page 29*. This section states:
- a. Location: Adjacent to city/town limits within municipal annexation policy areas, where future development could be accommodated with urban-level services. As communities may provide additional information, these reference areas may be updated on the Future Land Use Map without an adopted amendment to reflect the probable expansion of services within a 10 to 20 year timeframe.
  - b. Example Areas: Unincorporated enclaves between or within cities.
  - c. Purpose and Character: To provide for unified municipal growth that aligns with the municipal land use plan in an approved annexation policy area with an approved County Intergovernmental Agreement. If developed, these areas would need to be annexed into the neighboring community which would facilitate service provision. The following criteria must be met for these areas
    - i. Accommodate 20-year growth projections
    - ii. Plan for urban-level densities, intensities
    - iii. Meet urban design standards
    - iv. Connect with water and sewer providers, and urban streets
    - v. Urban services provided by the County are minimized
  - d. Preferred Land Uses: Annexations within these areas should strive to accomplish the densities, intensities, and street patterns contained where urban-level infrastructure is available. Affordable housing options are also appropriate in this area.
  - e. Secondary Land Uses: Civic (meeting spaces), residential support uses (e.g. parks, medical, schools, fire and police stations).
  - f. Discouraged Uses: Uses that are not consistent with the municipal general plan or existing county zoning.

10. Consideration of impacts related to uses allowed within the Industrial (I) 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 Industrial (I) Zone is 150’.

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. Roadway Functional Classification:

- a. Major Collector (MC): Major collector roads serve larger towns and other traffic generators of equivalent inter-county importance, such as schools, shipping points, and county parks, which are not directly served by minor arterial roads.

18. A basic review of the access to the subject property identifies the following:

- a. The property has access to 4200 North and 800 West.

19. 4200 North:

- a. North of the subject parcel, 4200 North is a County road and is classified as a Major Collector.
- b. Provides access to agricultural properties and generally serves to provide through access from Benson to US 91.
- c. Is maintained by the County year round and, because it has no posted speed limit, has a speed limit of 55 miles per hour.
- d. Has an existing width of 20-feet, a 66-foot right-of-way, no paved shoulder, a one to five-foot gravel shoulder, a zero to eighteen-foot clear zone, and is paved.
- e. Is considered substandard as to paved shoulder, gravel shoulder, and clear zone.
- f. Future proposed developments will require significant road improvements.

<b>Primary Access Road – 4200 North</b>			
<b>Functional Classification</b>	Major Collector	<b>Summer Maintenance</b>	Yes
<b>Speed Limit</b>	NP - 55 MPH	<b>Winter Maintenance</b>	Yes
<b>Dedicated ROW</b>	Yes	<b>Municipal Boundary</b>	No

<b>Analysis of Roadway – 4200 North</b>				
<b>Roadway Element</b>	<b>Existing Width (ft)</b>	<b>Future Width (ft)</b>	<b>*Required Width (ft)</b>	<b>Comments or Findings</b>
Travel Lanes	20	24	20	OK
Right-of-Way	66	80	66	OK
Paved Shoulder	0	4	2	Substandard
Gravel Shoulder	0-5	4	4	Substandard

**Revised Pg. 7 and 8 - Planning Commission Recommendation**

Clear Zone (4:1)	0-18	24	24	Substandard
Material	Paved	Paved	Paved	OK
Structural				Visually OK

Road is classified as a Major Collector. The development would, at a minimum, be required to meet a Major Local Road standards.

<b>Minimum Access Spacing Standard (Feet)</b>			
<b>Classification</b>	<b>Public/Private Roads</b>	<b>Commercial</b>	<b>Residential/Farm</b>
Major Collector	350	200	200

**20. 800 West:**

- a. East of the subject parcel, 800 West is an unimproved gravel road that is 12 feet wide, provides access to agricultural fields.
- b. Is planned to continue south to 3700 North in the future.
- c. Is maintained by the County in the winter.
- d. Future proposed developments will require significant road improvements.

**D. Service Provisions:**

- 21. §16.04.080 [C] Fire Control – The County Fire District did not have any comments or concerns regarding this rezone. Any future development on the property must be reevaluated and may require improvements based on the location of the proposed access and development.
- 22. §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**

- 23. Public notice was posted online to the Utah Public Notice Website on 22 August 2025.
- 24. Notices were posted in three public places on 22 August 2025.
- 25. Notices were mailed to all property owners within 300 feet on 22 August 2025.
- 26. The meeting agenda was posted to the County website on 22 August 2025.
- 27. At this time, one written public comment regarding this proposal has been received by the Development Services Office.
  - a. Hyde Park City expressed concerns related to the provision of services as they cannot guarantee that services could be provided even if they annexed into Hyde Park City. Additionally, they expressed opposition to a large septic system being approved in the area.

**Conclusion**

The Sparks Ventures rezone, a request to rezone 10.00 acres from the Agricultural (A10) Zone to the Industrial (I) 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.

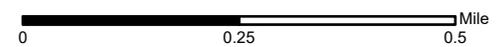
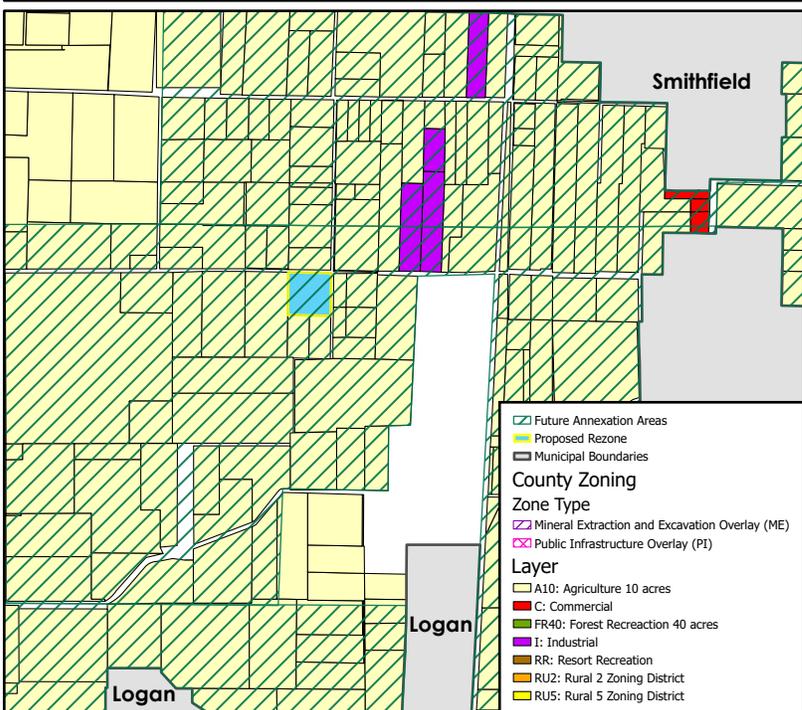
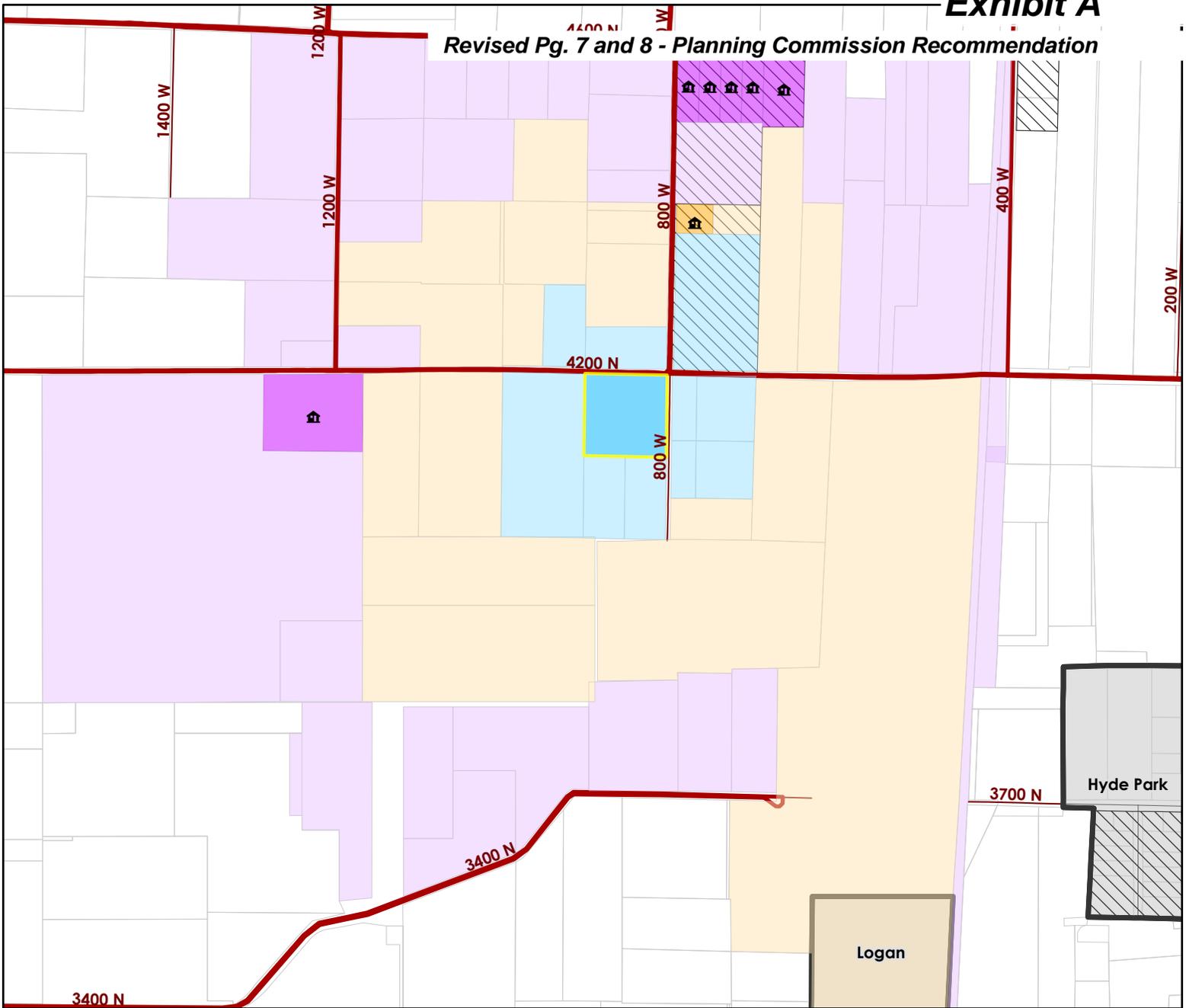
**Planning Commission Conclusion**

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

- 1. The subject property is reasonably consistent with the purpose of the Industrial (I) Zone:



# **ATTACHMENT A**



**Legend**

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

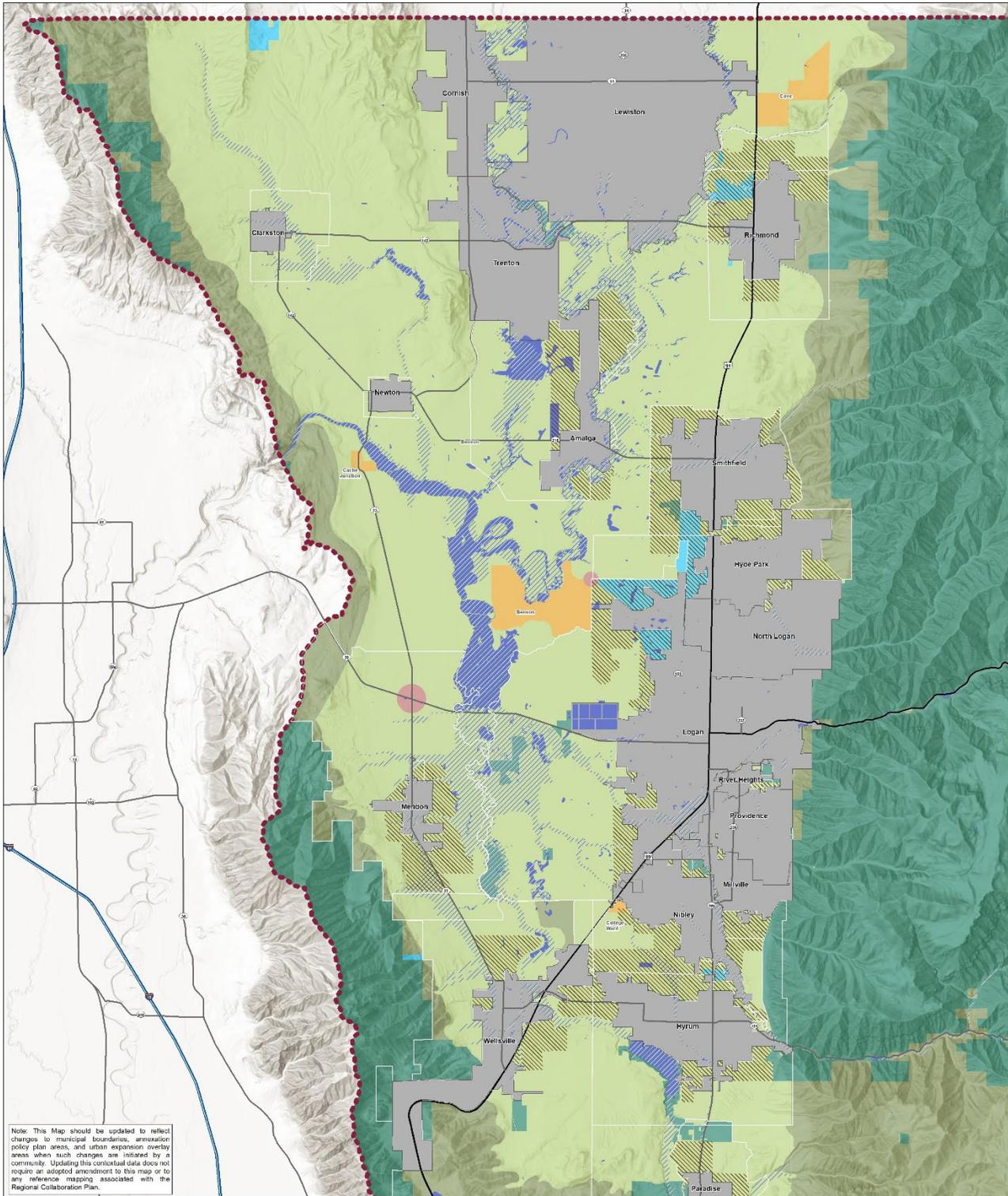
**Average Parcel Size**

Adjacent Parcels	Without a Home: 7.5 Acres (11 Parcels)
1/4 Mile Buffer	With a Home: 1.6 Acres (1 Parcel)
	Without a Home: 11.9 Acres (28 Parcels)
1/2 Mile Buffer	Without a Home in Logan City: 563 Acres (1 Parcel)
	With a Home: 4 Acres (7 Parcels)
	Without a Home: 11.8 (66 Parcels)
	Without a Home in Logan City: 563 Acres (1 Parcel)

- Future Annexation Areas
- Proposed Rezone
- Municipal Boundaries
- County Zoning**
- Zone Type**
- Mineral Extraction and Excavation Overlay (ME)
- Public Infrastructure Overlay (PI)
- Layer**
- 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



# **ATTACHMENT B**



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
- Agriculture and Ranching
- Mountain Rural and Conservation
- Forest and Natural Resource
- Urban Expansion Overlay
- Retail Commercial
- Rural Community
- Industrial and Mineral Extraction

### 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



# **PUBLIC COMMENTS**



Conner Smith &lt;conner.smith@cachecounty.gov&gt;

---

**Sparks Ventures Rezone - Request for Comment**

---

**Marcus Allton** <marcus.a@hpcutah.gov>

Tue, Aug 26, 2025 at 7:23 AM

To: Conner Smith &lt;conner.smith@cachecounty.gov&gt;, Machael Layton &lt;machael.l@hpcutah.gov&gt;

Connor,

In addition to Machael's comments, Hyde Park City passed a resolution a few years ago stating that we no longer provide utilities to areas outside of our city boundaries. If anyone wants access to city water or sewer, they must annex.

Thank you,  
Marcus Allton

Get [Outlook for iOS](#)

---

**From:** Conner Smith <conner.smith@cachecounty.gov>**Sent:** Monday, August 25, 2025 3:51:52 PM**To:** Machael Layton <machael.l@hpcutah.gov>**Cc:** Marcus Allton <marcus.a@hpcutah.gov>**Subject:** Re: Sparks Ventures Rezone - Request for Comment

[Quoted text hidden]



Conner Smith &lt;conner.smith@cachecounty.gov&gt;

---

**Sparks Ventures Rezone - Request for Comment**

---

**Machael Layton** <machael.l@hpcutah.gov>  
To: Conner Smith <conner.smith@cachecounty.gov>  
Cc: Marcus Allton <marcus.a@hpcutah.gov>

Mon, Aug 25, 2025 at 2:55 PM

Hi Conner,

I just looked quickly, but I am not seeing the criteria for approving rezones that the County uses to make their decisions--however I did find this in the ordinances:

*Industrial Zone (I):*

*To provide locations where manufacturing, processing, warehousing, and fabrication of goods and material can be carried on with minimum conflict or deleterious effect upon the surrounding properties. The purpose of this zone is also to promote the economic well being of the citizens and to broaden the tax base.*

*This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.*

At this time, Hyde Park City cannot provide water or sewer to this parcel without a significant amount of infrastructure being built. We would be opposed to a large septic system being approved in this area. Should this parcel apply to annex into the City we cannot guarantee services. The suitability of the road would depend on the type of industrial use.

---

**From:** Conner Smith <conner.smith@cachecounty.gov>  
**Sent:** Monday, August 25, 2025 10:50 AM  
**To:** Machael Layton <machael.l@hpcutah.gov>  
**Subject:** Sparks Ventures Rezone - Request for Comment

You don't often get email from [conner.smith@cachecounty.gov](mailto:conner.smith@cachecounty.gov). [Learn why this is important](#)

[Quoted text hidden]

# Sparks Ventures Rezone

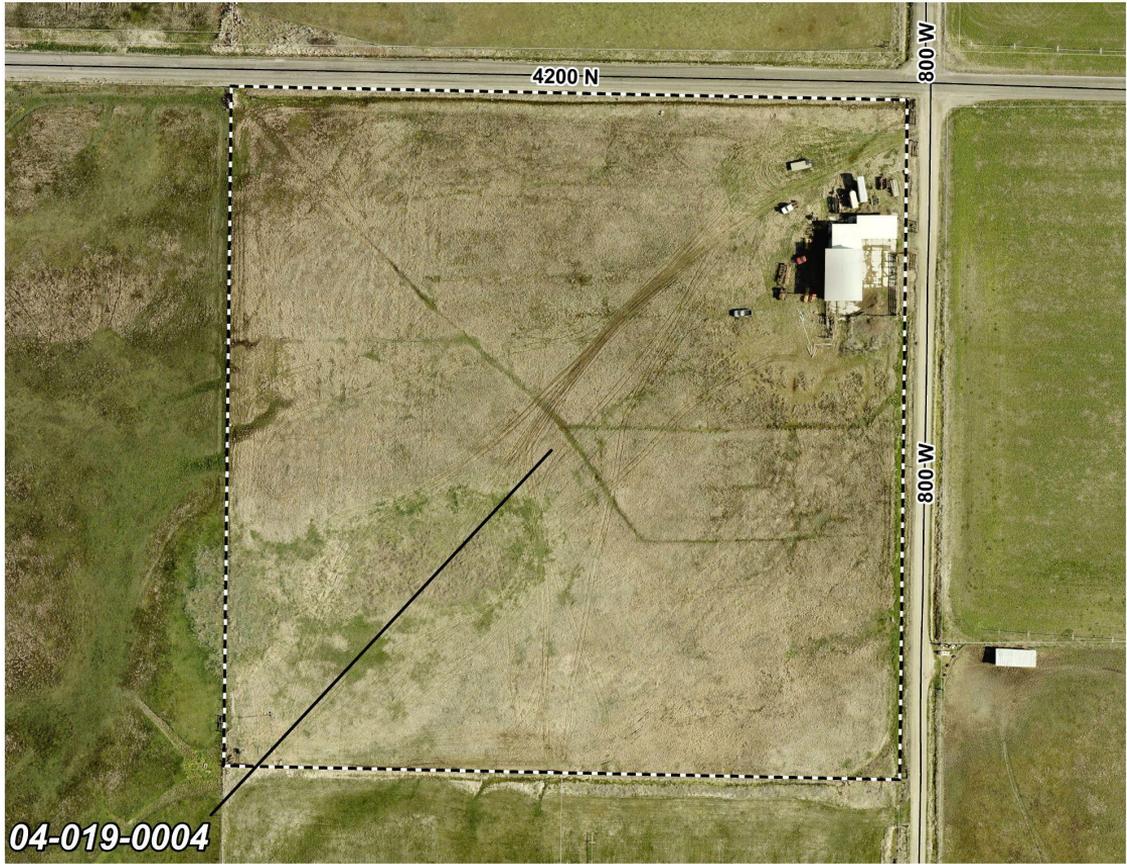


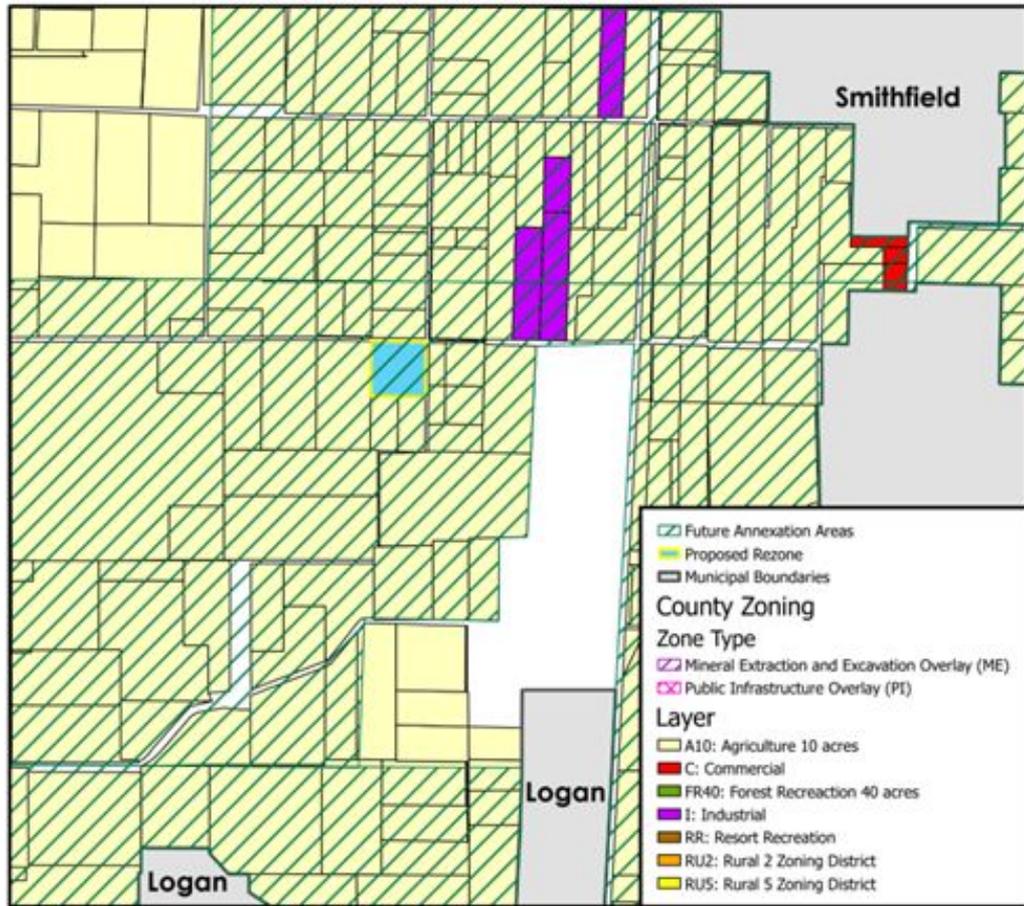
# Overview

## Rezone Request

- Rezone 10.0 acres from Agricultural (A10) to Industrial (I)
  - Parcel # 04-019-0004
  - 4200 N 800 W, near Smithfield
  - Nearest Industrial (I) Zone is on 4200 North about 1,000 feet east of the subject property - Ord 2023-12 TYJ Storage Rezone - remains undeveloped
-







# Planning Commission recommendation

Public Hearing - September 4, 2025

Planning Commission recommended denial of the rezone to the County Council on a 5, 1 vote.

Conclusions:

- Property is not consistent with the Industrial Zone
- Is not appropriately served by public roads & services -
- Hyde Park City provided comments expressing their concern about being able to provide services to the subject property, which is located in their future annexation area, and are opposed to the installation of a septic system due to the low water table

**Ordinance No. 2025-29**  
**Cache County, Utah**  
**Sparks Ventures Rezone**

---

An ordinance amending the County Zoning Map by rezoning 10.00 acres from the Agricultural (A10) Zone to the Industrial (I) Zone.

**Whereas**, the “County Land Use Development and Management Act,” Utah Code Ann. §17-27a-101 et seq., as amended (the “Act”), provides that each county may enact a land use ordinance and a zoning map establishing regulations for land use and development; and

**Whereas**, pursuant to the Act, the County’s Planning Commission (the “Planning Commission”) shall prepare and recommend to the county’s legislative body, following a public hearing, a proposed land use ordinance and a zoning map, or amendments thereto, that represent the Planning Commission’s recommendations for zoning the area within the county; and

**Whereas**, the Planning Commission caused notice of a public hearing for the rezone to be posted at least ten (10) days before the date of the public hearing; and

**Whereas**, on September 4<sup>th</sup>, 2025 the Planning Commission held a public hearing, accepted all comments, and recommended the denial of the proposed rezone (5-1) to the County council for final action; and

**Whereas**, the Act also provides certain procedures for the county legislative body to adopt or reject amendments to the land use ordinance and zoning map for the county; and

**Whereas**, on September 23<sup>rd</sup>, 2025, the County Council held a public hearing, to consider any comments regarding the proposed rezone. The County Council accepted all comments; and

**Whereas**, the Cache County Council has determined that it is both necessary and appropriate for the County to deny this ordinance.

**Now, therefore**, the County Legislative Body of Cache County ordains as follows:

**1. Statutory Authority**

The statutory authority for enacting this ordinance is Utah Code Annotated Sections 17-27a Part 1 and Part 3, and 17-53 part 2(1953, as amended to date).

**2. Adoption of amended Zoning Map**

The County Council hereby amends the County’s Zoning Map to reflect the rezone of the property affected by this ordinance and hereby adopts the amended Zoning Map with the amendment identified as Exhibit B, of which a detailed digital or paper copy is available in the Development Services Department.

### **3. Conclusions**

**A.** The subject property is reasonably consistent with the purpose of the Public Infrastructure (PI) Overlay:

- i.** “To provide for the siting and operation of public infrastructure in an environmentally sound and economically competitive manner.”
- ii.** “To inform current and potential residents of the county of the possible location of future public infrastructure locations.”
- iii.** “To ensure that any public infrastructure be designed, constructed, and operated in a safe and efficient manner, and in compliance with all federal, state, and local laws and regulations for the protection of the general health, welfare, and safety of the citizens of the county.”

### **4. Prior ordinances, resolutions, policies, and actions superseded**

This ordinance amends and supersedes the Zoning Map of Cache County, and all prior ordinances, resolutions, policies, and actions of the Cache County Council to the extent that the provisions of such prior ordinances, resolutions, policies, or actions are in conflict with this ordinance. In all other respects, such prior ordinances, resolutions, policies, and actions shall remain in full force and effect.

### **5. Prior ordinances, resolutions, policies, and actions superseded**

This ordinance amends and supersedes the Zoning Map of Cache County, and all prior ordinances, resolutions, policies, and actions of the Cache County Council to the extent that the provisions of such prior ordinances, resolutions, policies, or actions are in conflict with this ordinance. In all other respects, such prior ordinances, resolutions, policies, and actions shall remain in full force and effect.

### **6. Exhibits**

**A.** Exhibit A: Rezone summary and information

**B.** Exhibit B: Zoning Map of Cache County showing affected portion.

### **7. Effective date**

This ordinance takes effect on \_\_\_\_\_, 2025. Following its passage but prior to the effective date, a copy of the ordinance shall be deposited with the County Clerk and a short summary of the ordinance shall be published in a newspaper of general circulation within the County as required by law.

**7. Council Vote and Final Action**

Date: ____ / ____ / ____	<u>Council Votes</u>			
<u>Council members</u>	In Favor	Against	Abstain	Absent
Kathryn Beus				
Dave Erickson				
Sandi Goodlander				
Nolan Gunnell				
Mark Hurd				
Barbara Tidwell				
Keegan Garrity				
<b>Total:</b>				
<b>Final action:</b>	_____ <b>Adopt</b> _____ <b>Reject</b>			

Cache County Council:

Attest:

\_\_\_\_\_  
Sandi Goodlander, Chair

\_\_\_\_\_  
Bryson Behm, County Clerk

---

## **Action of the County Executive**

Regarding Ordinance 2025-29, Sparks Ventures Rezone

\_\_\_\_\_ Approve

\_\_\_\_\_ Disapprove (A Statement of Objection is attached)

---

George Daines, Executive  
Cache County

Date

**Staff Report: Sparks Ventures Rezone**

4 September 2025

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:** Blake Sparks

**Parcel ID#:** 04-019-0004

**Staff Recommendation:** None

**Type of Action:** Legislative

**Land Use Authority:** Cache County Council

**Location**

*Reviewed by Conner Smith*

**Project Address:**

4200 N. 800 W.,  
Smithfield

**Acres:** 10.00

**Surrounding Uses:**

North – Agricultural/Residential  
 South – Agricultural  
 East – Agricultural  
 West – Agricultural

**Current Zoning:**  
Agricultural (A10)

**Proposed Zoning:**  
Industrial (I)



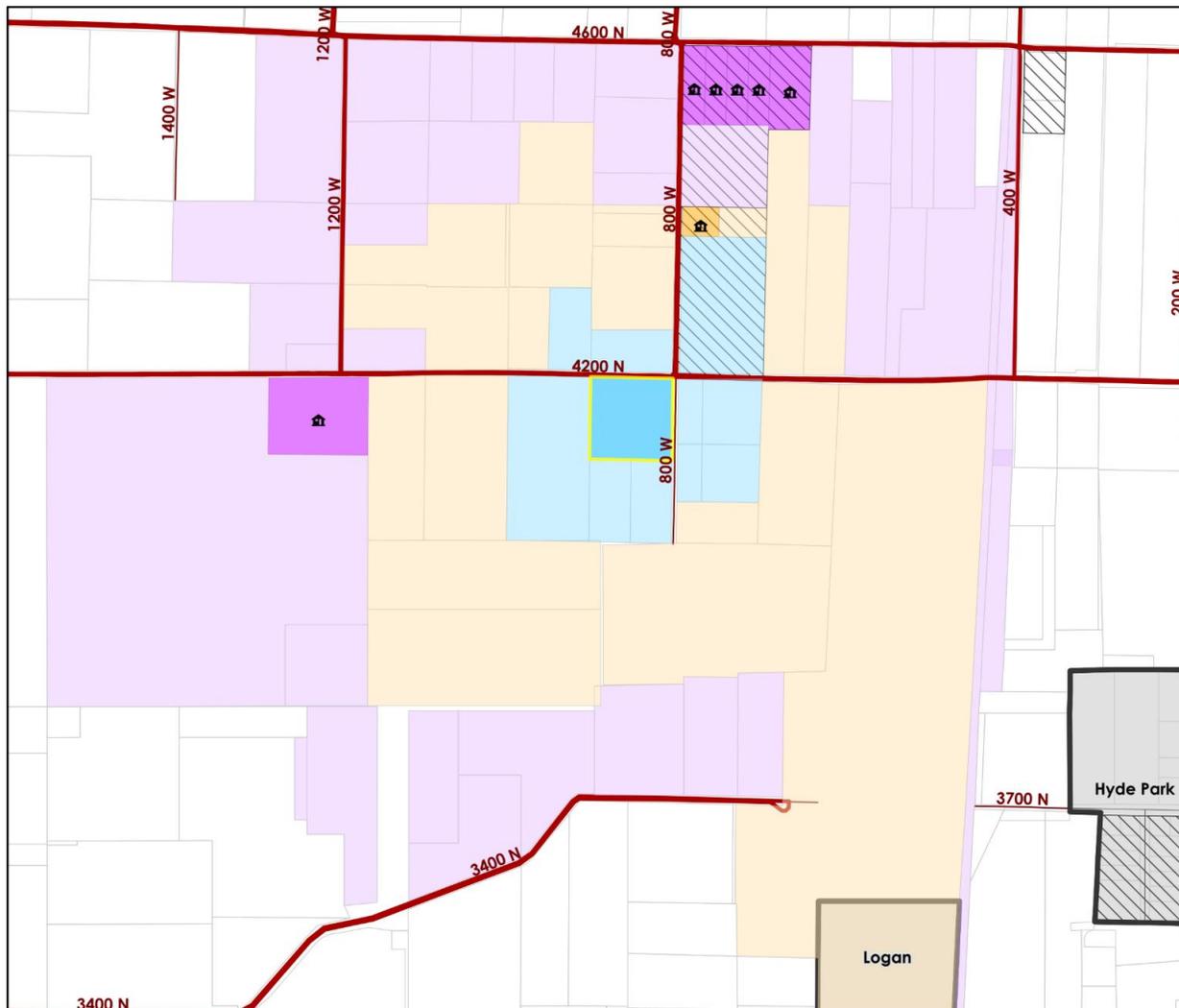
**Findings of Fact**

**A. Request description**

1. A request to rezone 10.00 acres from the Agricultural (A10) Zone to the Industrial (I) Zone.
2. This rezone may allow the parcel to establish uses permitted in the Industrial (I) Zone.
3. 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 Industrial (I) Zone will 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:**

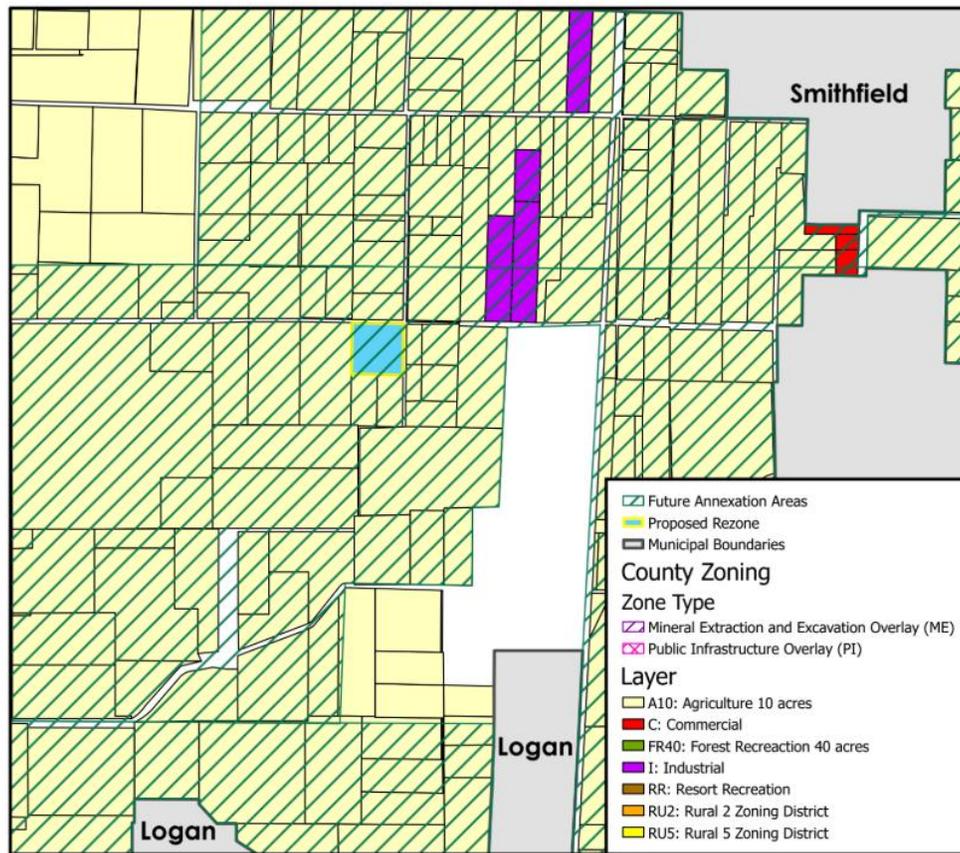
- i.** Parcel status: The property matches the configuration it had on August 8<sup>th</sup>, 2006 and is legal.
- ii.** Average Lot Size: (See Attachment A)



Average Parcel Size	
<b>Adjacent Parcels</b>	Without a Home: 7.5 Acres (11 Parcels)
<b>1/4 Mile Buffer</b>	With a Home: 1.6 Acres (1 Parcel) Without a Home: 11.9 Acres (28 Parcels) Without a Home in Logan City: 563 Acres (1 Parcel)
<b>1/2 Mile Buffer</b>	With a Home: 4 Acres (7 Parcels) Without a Home: 11.8 (66 Parcels) Without a Home in Logan City: 563 Acres (1 Parcel)

- iii.** Schedule of Zoning Uses: The Industrial (I) Zone allows for a variety of uses with the approval of a zoning clearance and/or conditional use permit. These uses include:

1. Caretaker's Residence
  2. General Manufacturing
  3. Commercial Kennel/Animal Shelter
  4. Storage and Warehousing
  5. Self Service Storage Facility
  6. Transport Services
  7. General Vehicle Repair
  8. Mobile Food Truck
  9. Sexually Oriented Business
  10. Telecommunications Facility, Major
- iv.** Adjacent Uses:
1. The properties to the properties to the north are a mix of agricultural and residential while the properties to the east, south, and west are agricultural.
- v.** The nearest parcel in the County that is in the Industrial (I) Zone is located 1/5<sup>th</sup> (0.20) of a mile to the east of the subject property.
1. The TYJ Storage Rezone, located 1/5<sup>th</sup> of a mile to the east of the subject property, was a request to rezone 26.42 acres from the Agricultural (A10) Zone to the Industrial (I) Zone and was approved by the County Council as Ordinance 2023-12.
    - a. At the time of writing this staff report the property has not been developed.
- vi.** Annexation Areas:
1. The subject property is located in the Hyde Park City future annexation area.



**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 Industrial (I) Zone but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030(F) identifies the purpose of the Industrial (I) Zone and includes the following:
  - a. “To provide locations where manufacturing, processing, warehousing, and fabrication of goods and material can be carried on with minimum conflict or deleterious effect upon the surrounding properties. The purpose of this zone is also to promote the electronic wellbeing of the citizens and to broaden the tax base.”
  - b. “This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.”
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 “Agriculture and Ranching.” *Cache County General Plan, Chapter 4, Page 26*. This section states:
    - a. Location: Private agriculture landscapes in the Cache Valley outside of municipalities.
    - b. Example Areas: Most of the valley.
    - c. Purpose and Character: Agricultural and rangeland uses on private lands under conservation easements (no public access) are expected to continue in the Valley. Separation from dense residential developments is advantageous. The agricultural landscape provides separation between adjacent municipalities and protects suitable soils.
    - d. Preferred Land Uses: Agriculture, ranching, rural residential uses at densities of less than one unit per 10 acres, Conservation Easements (CEs) and conserved public lands, Agritourism.
    - e. Secondary Land Uses: Industrial and Commercial uses directly supportive of agriculture (Processing, Packaging, Distribution), clustered subdivision developments, outdoor recreation, farm worker housing.
    - f. Discouraged Uses: Residential developments at densities of greater than one unit per 10 acres if not in a clustered subdivision development, commercial office, commercial retail, flex office/industrial, heavy industrial.
  9. 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 “Urban Expansion Overlay.” *Cache County General Plan, Chapter 4, Page 29*. This section states:
    - a. Location: Adjacent to city/town limits within municipal annexation policy areas, where future development could be accommodated with urban-level services. As communities may provide additional information, these reference areas may be updated on the Future Land Use Map without an adopted amendment to reflect the probable expansion of services within a 10 to 20 year timeframe.
    - b. Example Areas: Unincorporated enclaves between or within cities.
    - c. Purpose and Character: To provide for unified municipal growth that aligns with the municipal land use plan in an approved annexation policy area with an approved County Intergovernmental Agreement. If developed, these areas would need to be annexed into the neighboring community which would facilitate service provision. The following criteria must be met for these areas
      - i. Accommodate 20-year growth projections
      - ii. Plan for urban-level densities, intensities
      - iii. Meet urban design standards
      - iv. Connect with water and sewer providers, and urban streets
      - v. Urban services provided by the County are minimized
    - d. Preferred Land Uses: Annexations within these areas should strive to accomplish the densities, intensities, and street patterns contained where urban-level infrastructure is available. Affordable housing options are also appropriate in this area.
    - e. Secondary Land Uses: Civic (meeting spaces), residential support uses (e.g. parks, medical, schools, fire and police stations).
    - f. Discouraged Uses: Uses that are not consistent with the municipal general plan or existing county zoning.

- 10. Consideration of impacts related to uses allowed within the Industrial (I) 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 Industrial (I) Zone is 150’.
  - 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.
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  - 17. Roadway Functional Classification:
    - a. Major Collector (MC): Major collector roads serve larger towns and other traffic generators of equivalent inter-county importance, such as schools, shipping points, and county parks, which are not directly served by minor arterial roads.
  - 18. A basic review of the access to the subject property identifies the following:
    - a. The property has access to 4200 North and 800 West.
  - 19. 4200 North:
    - a. North of the subject parcel, 4200 North is a County road and is classified as a Major Collector.
    - b. Provides access to agricultural properties and generally serves to provide through access from Benson to US 91.
    - c. Is maintained by the County year round and, because it has no posted speed limit, has a speed limit of 55 miles per hour.
    - d. Has an existing width of 20-feet, a 66-foot right-of-way, no paved shoulder, a one to five-foot gravel shoulder, a zero to eighteen-foot clear zone, and is paved.
    - e. Is considered substandard as to paved shoulder, gravel shoulder, and clear zone.
    - f. Future proposed developments will require significant road improvements.

<b>Primary Access Road – 4200 North</b>			
<b>Functional Classification</b>	Major Collector	<b>Summer Maintenance</b>	Yes
<b>Speed Limit</b>	NP - 55 MPH	<b>Winter Maintenance</b>	Yes
<b>Dedicated ROW</b>	Yes	<b>Municipal Boundary</b>	No

<b>Analysis of Roadway – 4200 North</b>				
<b>Roadway Element</b>	<b>Existing Width (ft)</b>	<b>Future Width (ft)</b>	<b>*Required Width (ft)</b>	<b>Comments or Findings</b>
Travel Lanes	20	24	20	OK
Right-of-Way	66	80	66	OK
Paved Shoulder	0	4	2	Substandard
Gravel Shoulder	0-5	4	4	Substandard

Clear Zone (4:1)	0-18	24	24	Substandard
Material	Paved	Paved	Paved	OK
Structural				Visually OK

Road is classified as a Major Collector. The development would, at a minimum, be required to meet a Major Local Road standards.

<b>Minimum Access Spacing Standard (Feet)</b>			
<b>Classification</b>	<b>Public/Private Roads</b>	<b>Commercial</b>	<b>Residential/Farm</b>
Major Collector	350	200	200

**20. 800 West:**

- a. East of the subject parcel, 800 West is an unimproved gravel road that is 12 feet wide, provides access to agricultural fields.
- b. Is planned to continue south to 3700 North in the future.
- c. Is maintained by the County in the winter.
- d. Future proposed developments will require significant road improvements.

**D. Service Provisions:**

21. §16.04.080 [C] Fire Control – The County Fire District did not have any comments or concerns regarding this rezone. Any future development on the property must be reevaluated and may require improvements based on the location of the proposed access and development.
22. §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**

23. Public notice was posted online to the Utah Public Notice Website on 22 August 2025.
24. Notices were posted in three public places on 22 August 2025.
25. Notices were mailed to all property owners within 300 feet on 22 August 2025.
26. The meeting agenda was posted to the County website on 22 August 2025.
27. At this time, one written public comment regarding this proposal has been received by the Development Services Office.
  - a. Hyde Park City expressed concerns related to the provision of services as they cannot guarantee that services could be provided even if they annexed into Hyde Park City. Additionally, they expressed opposition to a large septic system being approved in the area.

**Conclusion**

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The Sparks Ventures rezone, a request to rezone 10.00 acres from the Agricultural (A10) Zone to the Industrial (I) 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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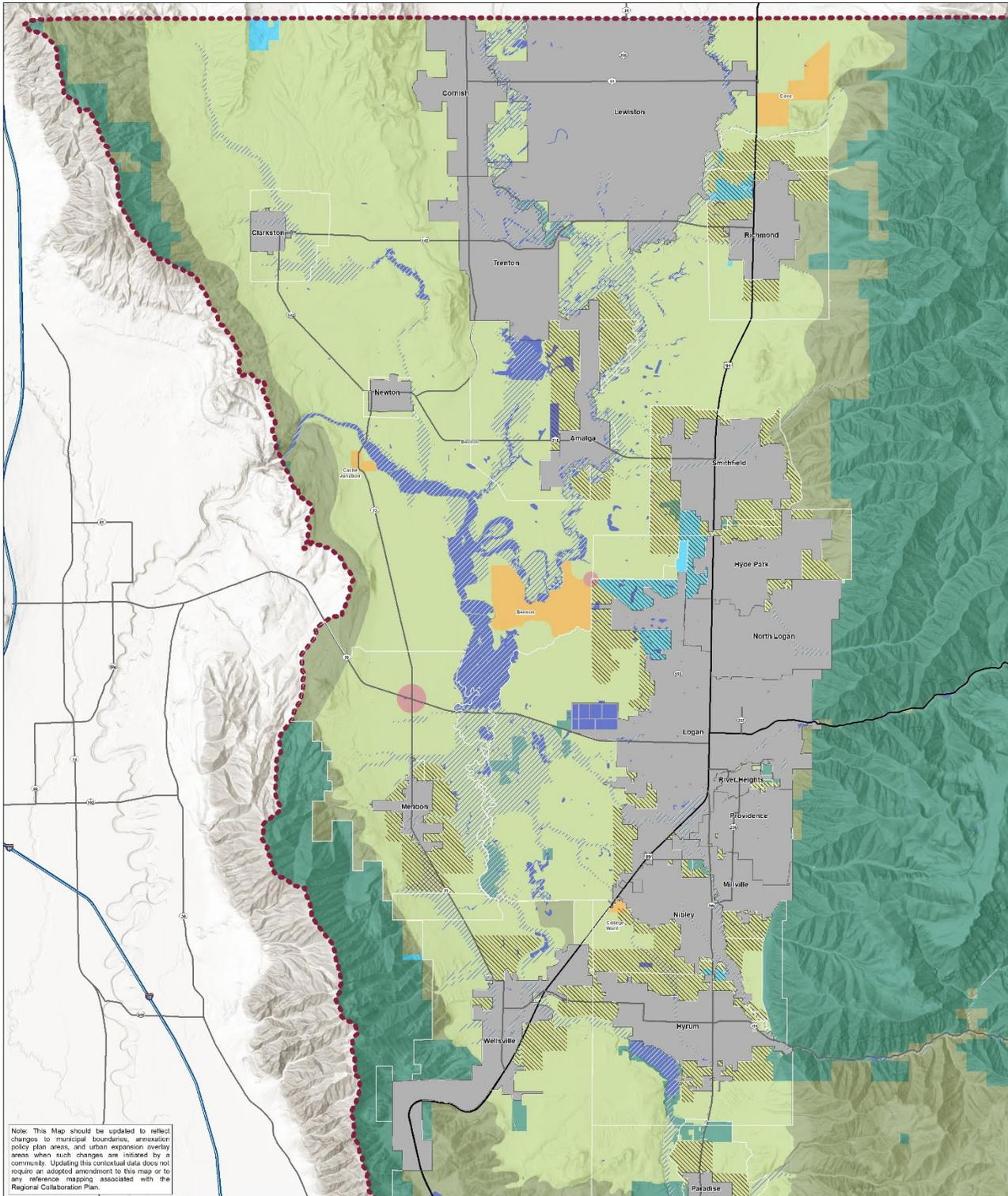
Based on the findings of fact noted herein, the Sparks Ventures rezone is hereby recommended for denial to the County Council as follows:

1. The rezone is partially not consistent with the Cache County General Plan:
  - a. This parcel is located in the “Agriculture and Ranching” area which places an emphasis on agriculture related activities. The Industrial (I) Zone has fewer agricultural related use types than the Agricultural (A10) Zone.
2. Both 4200 North and 800 West are considered a substandard road and would need substantial improvements for most development approvals (e.g., conditional use permits).
3. Hyde Park City provided a comment expressing their concern about being able to provide services to the subject property and would be opposed to a large septic system being installed in the area.

# **ATTACHMENT A**



# **ATTACHMENT B**



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
- Agriculture and Ranching
- Mountain Rural and Conservation
- Forest and Natural Resource
- Urban Expansion Overlay
- Retail Commercial
- Rural Community
- Industrial and Mineral Extraction

**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



# **PUBLIC COMMENTS**



Conner Smith &lt;conner.smith@cachecounty.gov&gt;

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**Sparks Ventures Rezone - Request for Comment**

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**Marcus Allton** <marcus.a@hpcutah.gov>

Tue, Aug 26, 2025 at 7:23 AM

To: Conner Smith &lt;conner.smith@cachecounty.gov&gt;, Machael Layton &lt;machael.l@hpcutah.gov&gt;

Connor,

In addition to Machael's comments, Hyde Park City passed a resolution a few years ago stating that we no longer provide utilities to areas outside of our city boundaries. If anyone wants access to city water or sewer, they must annex.

Thank you,  
Marcus Allton

Get [Outlook for iOS](#)

---

**From:** Conner Smith <conner.smith@cachecounty.gov>**Sent:** Monday, August 25, 2025 3:51:52 PM**To:** Machael Layton <machael.l@hpcutah.gov>**Cc:** Marcus Allton <marcus.a@hpcutah.gov>**Subject:** Re: Sparks Ventures Rezone - Request for Comment

[Quoted text hidden]



Conner Smith &lt;conner.smith@cachecounty.gov&gt;

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**Sparks Ventures Rezone - Request for Comment**

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**Machael Layton** <machael.l@hpcutah.gov>  
To: Conner Smith <conner.smith@cachecounty.gov>  
Cc: Marcus Allton <marcus.a@hpcutah.gov>

Mon, Aug 25, 2025 at 2:55 PM

Hi Conner,

I just looked quickly, but I am not seeing the criteria for approving rezones that the County uses to make their decisions--however I did find this in the ordinances:

*Industrial Zone (I):*

*To provide locations where manufacturing, processing, warehousing, and fabrication of goods and material can be carried on with minimum conflict or deleterious effect upon the surrounding properties. The purpose of this zone is also to promote the economic well being of the citizens and to broaden the tax base.*

*This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.*

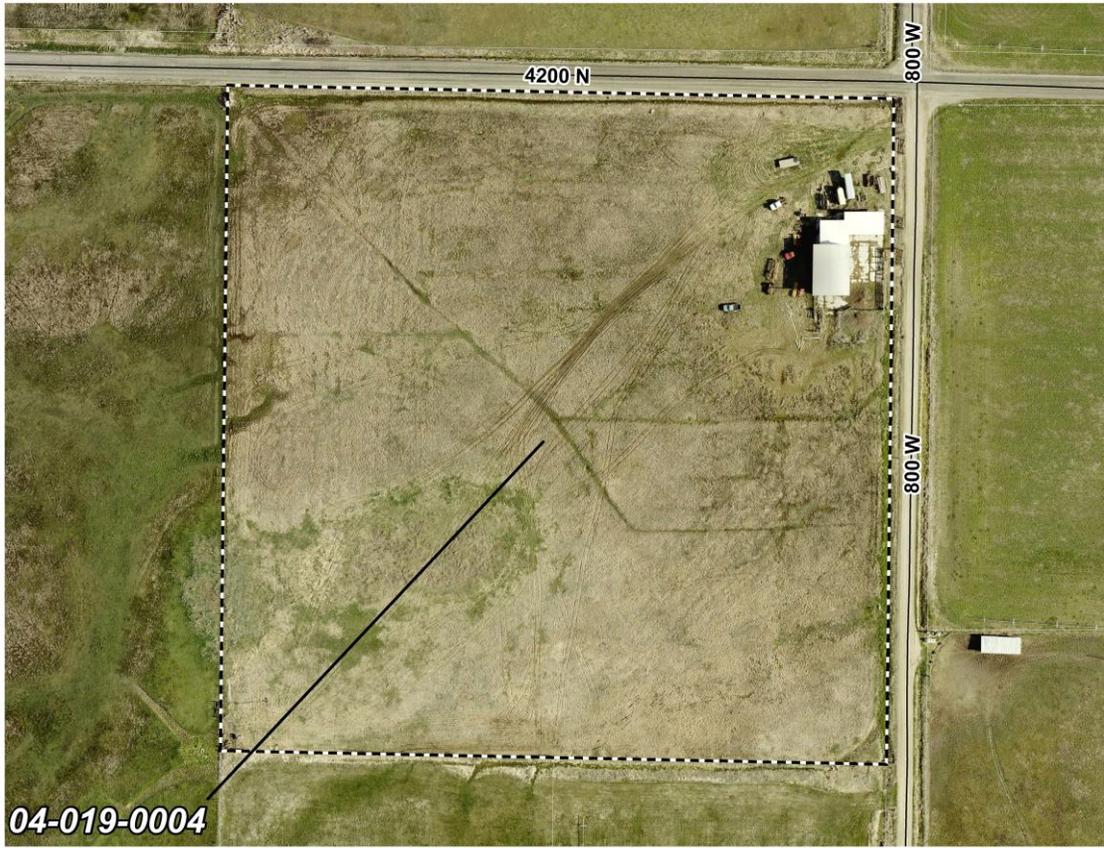
At this time, Hyde Park City cannot provide water or sewer to this parcel without a significant amount of infrastructure being built. We would be opposed to a large septic system being approved in this area. Should this parcel apply to annex into the City we cannot guarantee services. The suitability of the road would depend on the type of industrial use.

---

**From:** Conner Smith <conner.smith@cachecounty.gov>  
**Sent:** Monday, August 25, 2025 10:50 AM  
**To:** Machael Layton <machael.l@hpcutah.gov>  
**Subject:** Sparks Ventures Rezone - Request for Comment

You don't often get email from [conner.smith@cachecounty.gov](mailto:conner.smith@cachecounty.gov). [Learn why this is important](#)

[Quoted text hidden]



**04-019-0004**

BEG 10 CHS N 35.60 CHS E OF SW COR N/2 OF SE/4 SEC 5 T 12N R 1E N 10 CHS W 10  
CHS S 10 CHS E 10 CHS  
TO BEG 10 AC

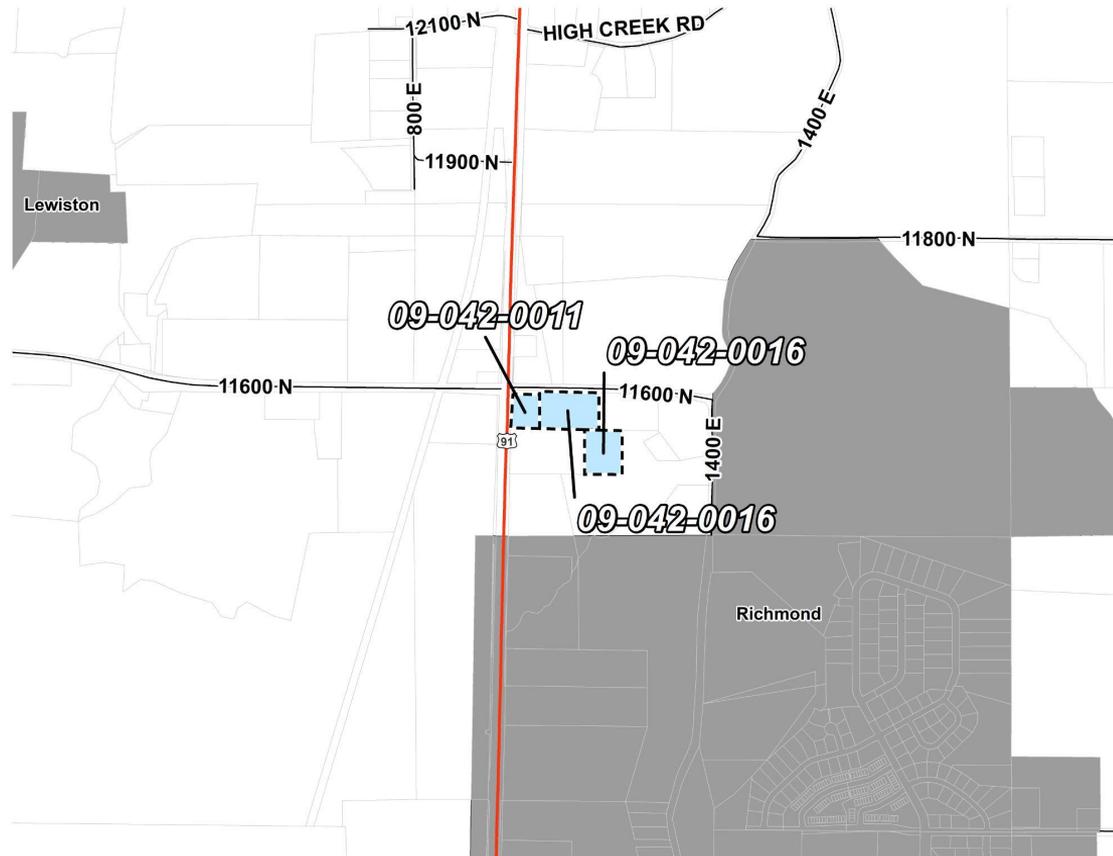
# Greenfield Industrial Warehouse Rezone

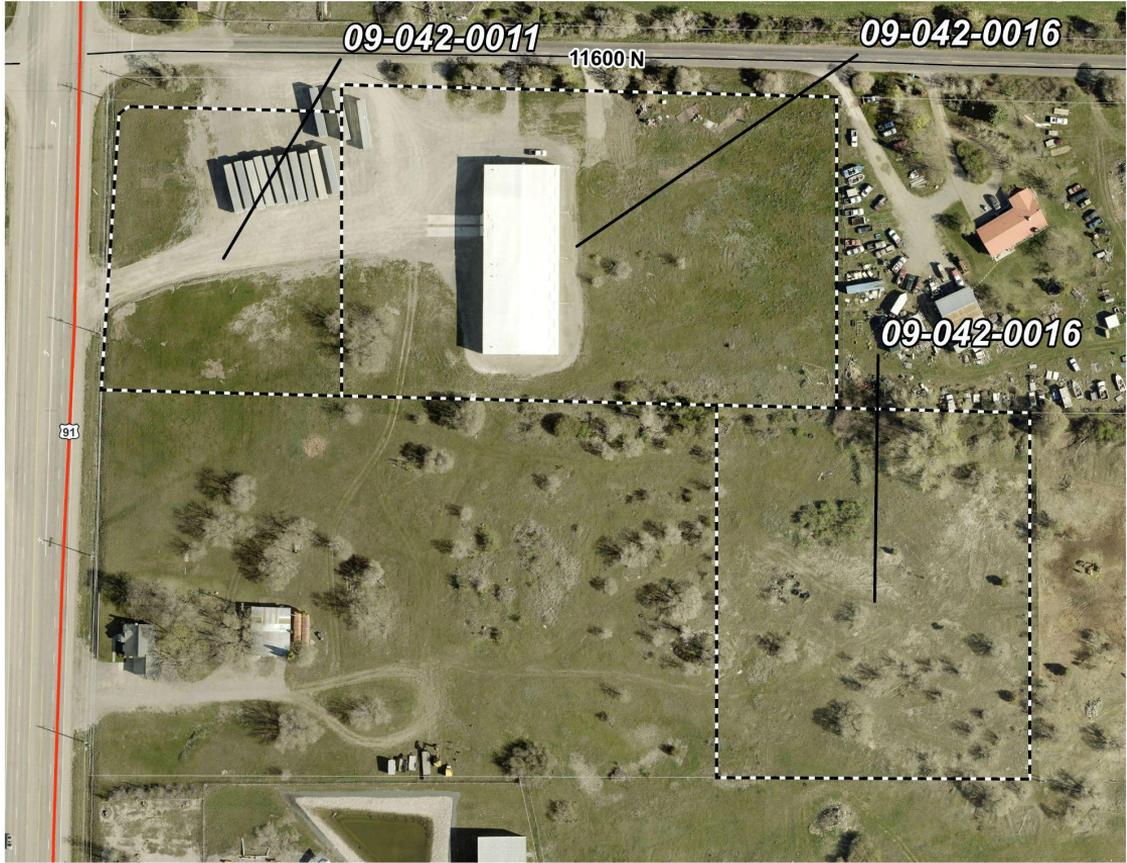
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# Overview

## Rezone Request

- Rezone 8.79 acres on two parcels from Agricultural (A10) & Commercial (C) to Industrial (I)
  - Parcel # 09-042-0011 (A10 Zone), -0016 (split zone A10/C)
  - Hwy 91 & 11600 North, Richmond
  - Nearest Industrial (I) Zone is across Hwy 91 (Flour Mill, Campbell's)
-





# Planning Commission recommendation

Public Hearing - September 4, 2025

Planning Commission recommended approval of the rezone to the County Council on a vote of 5 ayes, 0 nays, 1 abstain

Conclusions:

- Property is reasonably consistent with the Industrial Zone
- Partially consistent with General Plan - Urban Expansion Overlay
- Nearest parcels zoned Industrial on west side of Hwy 91
- Richmond City provided comment that they had no issues with the rezone



**CACHE COUNTY**  
**RESOLUTION NO. 2025 - 33**

**A RESOLUTION MAKING AMENDMENTS TO THE 2025 BUDGET**

- (A) WHEREAS, the County Council may pass all ordinances and rules and make all regulations, not repugnant to law, necessary for carrying into effect or discharging its powers and duties pursuant to Utah Code 17-53-223(1); and
- (B) WHEREAS, The Cache County Council, in a duly convened meeting, pursuant to Sections 17-36-12 through 17-36-26, Utah Code Annotated, 1953 as amended, finds that certain adjustments to the Cache County budget for 2025 are reasonable and necessary; and
- (C) WHEREAS, said budget has been reviewed by the County Executive with all affected department heads; and
- (D) WHEREAS, a duly called hearing has been held and all interested parties have been given an opportunity to be heard; and
- (E) WHEREAS, the County Council has given due consideration to matters discussed at the public hearing and to any revised estimates of revenues; and
- (F) WHEREAS, it is in the best interest of the County that the following adjustments to the Cache County budget be made.

NOW, THEREFORE, BE IT RESOLVED by the County Council of Cache County, Utah, that:

**SECTION 1.**

The adjustments and amendments detailed in the attached document labeled Exhibit A are hereby made to the 2025 budget for Cache County.

**SECTION 2.**

Other than as specifically set forth above, all other matters set forth in the 2025 budget shall remain in full force and effect.

**SECTION 3.**

This resolution shall take effect immediately upon adoption and the County Executive and other county officials are authorized and directed to act accordingly.



**CACHE COUNTY  
RESOLUTION NO. 2025 - 33**

PASSED AND APPROVED BY THE COUNTY COUNCIL OF CACHE COUNTY, UTAH  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

	In Favor	Against	Abstained	Absent
Kathryn Beus				
David Erickson				
Keegan Garrity				
Sandi Goodlander				
Nolan Gunnell				
Mark Hurd				
Barbara Tidwell				
Total				

**CACHE COUNTY:**

**ATTEST:**

By: \_\_\_\_\_  
Sandi Goodlander, Council Chair

By: \_\_\_\_\_  
Bryson Behm, County Clerk



**CACHE COUNTY**  
**RESOLUTION NO. 2025 - 33**

**EXHIBIT A**

**“Budget Amendment – 09.23.2025”**

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# Cache County

- 1857 -

## 2025 Budget Amendment Account Detail

Hearing Date: 09.23.2025; Vote Date: 09.23.2025

Account	Title	Amount	Source or Department	Fund
<b>Additional Budget Requests</b>				
<b>Personnel Management</b>				<b>Amy Adams</b>
1.	Request to add additional funds for fleet vehicle maintenance of three vehicles.			
100-4134-250	EQUIPMENT SUPPLIES & MAINT	2,500	Human Resources	General
100-38-90000	APPROPRIATED FUND BALANCE	-2,500	Use of Fund Balance	General
<b>IT</b>				<b>Bartt Nelson</b>
2.	Request to roll forward IT ARPA project: TV Translator Equipment. This request was previously missed with other ARPA projects because this project was funded with the Standard Allowance portion of the ARPA funds.			
100-38-90000	APPROPRIATED FUND BALANCE	-9,346	Use of Fund Balance	General
100-4810-400	TRANSFER OUT - CAPITAL PROJECT	9,346	Transfers to Other Funds	General
400-38-10100	TRANSFER IN - GENERAL FUND	-9,346	Transfers from Other Funds	Capital Projects
400-4136-740	CAPITALIZED EQUIPMENT	9,346	Administration Facilities	Capital Projects
<b>Finance</b>				<b>Matt Funk</b>
3.	Request to increase amount for year 10 of 10 year sales tax support for the Eccles Ice Center to match 1/64th of sales taxes collected per Cache County Resolution No. 2016-28.			
200-4800-920	CONTRIBUTIONS TO OTHER UNITS	4,400	Eccles Ice Center Support	Municipal Services
200-38-92000	APPROP FUND BALANCE - MSF	-4,400	Use of Fund Balance	Municipal Services
4.	Request 2024 RAPZ Population Allocation Award for unincorporated Cache County. Did not budget this award or make a transfer for this award in 2024, requesting funds for 2025.			
265-38-90000	APPROPRIATED FUND BALANCE	-21,700	Use of Fund Balance	RAPZ Tax
265-4810-200	TRANSFER OUT - MUNI SERV FUND	21,700	Transfers to Other Funds	RAPZ Tax
200-38-10265	TRANSFER IN - RAPZ TAX FUND	-21,700	Transfers from Other Funds	Municipal Services
200-38-92000	APPROP FUND BALANCE - MSF	21,700	Use of Fund Balance	Municipal Services
5.	Request creation of a separate fund to track the Transportation portion of the newly implemented Fixed Guideway Sales Tax. The Council voted to implement this new sales tax and use 25% of these revenues towards transportation. This request is to set up a separate Transportation Fund to better track the sales tax revenues, associated interest, and expenses.			
100-31-32000	SALES TAX - PUBLIC SAFETY	1,654,000	Sales Taxes	General
100-38-90000	APPROPRIATED FUND BALANCE	-1,654,000	Use of Fund Balance	General
266-31-30100	SALES TAX - TRANSPORTATION 25%	-1,654,000	Sales Taxes	Transportation Tax
266-4266-760	TRANSPORTATION	1,654,000	Transportation	Transportation Tax
<b>Clerk/Elections</b>				<b>Bryson Behm</b>
6.	Request to cover increased cost for annual Civic Review subscription.			
100-4142-311	SOFTWARE PACKAGES	2,700	Clerk	General
100-38-90000	APPROPRIATED FUND BALANCE	-2,700	Use of Fund Balance	General
7.	Request to purchase AGILIS Ò Election Mail Sorting and Processing System. This is to purchase the floor model at a discount, and should last for 15-20 years. This is split \$255,000 for the machine, and \$146,428 for the 5 year software and service agreement.			
100-4170-200	MATERIAL SUPPLIES & SERVICES	-289,000	Elections	General
100-38-90000	APPROPRIATED FUND BALANCE	-112,500	Use of Fund Balance	General



# Cache County

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## 2025 Budget Amendment Account Detail

Hearing Date: 09.23.2025; Vote Date: 09.23.2025

Account	Title	Amount	Source or Department	Fund
100-4170-311	SOFTWARE PACKAGES	146,500	Elections	General
100-4810-400	TRANSFER OUT - CAPITAL PROJECT	255,000	Transfers to Other Funds	General
400-38-10100	TRANSFER IN - GENERAL FUND	-255,000	Transfers from Other Funds	Capital Projects
400-4170-740	CAPITALIZED EQUIPMENT	255,000	Administration Facilities	Capital Projects

<b>Sheriff</b>	<b>Chad Jensen</b>
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<b>8.</b>	Request to donate funds back to the general fund to help pay for COLA increase approved in June budget amendment.			
100-4210-120	PART TIME EMPLOYEES	-19,000	Sheriff: Criminal	General
100-4211-120	PART TIME EMPLOYEES	-79,000	Sheriff: Support Services	General
100-38-90000	APPROPRIATED FUND BALANCE	98,000	Use of Fund Balance	General

<b>Fire</b>	<b>Brady George</b>
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<b>9.</b>	Request to purchase Image Trend Continuum, an active data monitoring and analysis tool designed for fire and EMS operations. This is an ongoing annual subscription.			
100-4265-210	SUBSCRIPTIONS & MEMBERSHIPS	5,700	Fire	General
100-38-90000	APPROPRIATED FUND BALANCE	-5,700	Use of Fund Balance	General

<b>Library</b>	<b>Brynnan Sainsbury</b>
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<b>10.</b>	Request for additional funding to pay for utilities previously paid by Providence City.			
100-4581-270	UTILITIES	1,500	Library Services	General
100-38-90000	APPROPRIATED FUND BALANCE	-1,500	Use of Fund Balance	General

<b>Trails Management</b>	<b>Angie Zetterquist</b>
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<b>11.</b>	Request to add Grant Award - Trails UORG Deep Canyon Trailhead Project.			
100-33-43000	MISC STATE GRANTS	-135,000	Intergovernmental	General
100-4780-480	TRAIL DEVELOPMENT	135,000	Trails Management	General

<b>12.</b>	Request to add Grant Award - Trails RAC Title II - Deep Canyon Trailhead Project.			
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100-33-13000	FEDERAL GRANTS - MISCELLANEOUS	-18,805	Intergovernmental	General
100-4780-480	TRAIL DEVELOPMENT	18,805	Trails Management	General

<b>13.</b>	Request to use donation received in 2022 - Trails Marie Eccles Cain Russell Foundation - Deep Canyon Trailhead Project.			
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100-38-90000	APPROPRIATED FUND BALANCE	-10,000	Use of Fund Balance	General
100-4780-480	TRAIL DEVELOPMENT	10,000	Trails Management	General

<b>14.</b>	Request to add Grant Award - Trails BST Construction Grant - North Logan Canal Trail.			
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100-33-43000	MISC STATE GRANTS	-25,000	Intergovernmental	General
100-4780-480	TRAIL DEVELOPMENT	25,000	Trails Management	General

<b>15.</b>	Request to add Grant Award - Trails ORI Northern Cache BST ORI Phase 1A.			
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100-33-43000	MISC STATE GRANTS	-570,000	Intergovernmental	General
100-4780-480	TRAIL DEVELOPMENT	570,000	Trails Management	General



# Cache County

- 1857 -

## 2025 Budget Amendment Account Detail

Hearing Date: 09.23.2025; Vote Date: 09.23.2025

Account	Title	Amount	Source or Department	Fund
<b>16.</b> Request to add Grant Award - Trails ORPA Sherwood Hills Recreation Master Plan.				
100-33-43000	MISC STATE GRANTS	-200,000	Intergovernmental	General
100-4780-480	TRAIL DEVELOPMENT	200,000	Trails Management	General
<b>17.</b> Request to add Grant Award - Trails TPA Countywide Trails and Active Transportation Guidebook.				
100-33-43000	MISC STATE GRANTS	-50,000	Intergovernmental	General
100-4780-480	TRAIL DEVELOPMENT	50,000	Trails Management	General
<b>18.</b> ARPA Funds - Roll Forward - Deep Canyon Project. Did not budget enough for this project because accidentally included RAPZ award with expenses, but have corrected and need to update budget to reflect actuals.				
485-4780-730	IMPROVEMENTS	13,200	Trails Management	ARPA Capital Projects Fund
485-33-15700	FED GRANT - CORONAVIRUS RELIEF	-13,200	Intergovernmental	ARPA Capital Projects Fund
<b>Visitors Bureau</b>				
<b>19.</b> Record UOT Marketing Grant Revenue and Expenses. \$14,523.30 for final payment of 2024 UOT Marketing Grant, and \$36,205 for first half of 2025 UOT Marketing Grant.				
230-33-44100	STATE GRANTS	-50,800	Intergovernmental	Visitor's Bureau
230-4780-490	ADVERTISING & PROMOTIONS	50,800	Cache Valley Visitor's Bureau	Visitor's Bureau
<b>Senior Center</b> <span style="float: right;"><b>Giselle Madrid</b></span>				
<b>20.</b> Did not spend all of the \$80,000 previously approved and budgeted for the Meals on Wheels van, only spent \$17,170 to meet the cash match requirements for the van purchase because the granting agency paid the vendor directly rather than reimbursing the County for the van purchase. Requesting to reallocate the remaining \$62,830 for the following: \$41,000 to buy out current vehicle lease and \$20,000 to meet cash match requirements on another vehicle funded by a CDBG grant. This will leave about \$1,800 to be turned back to the capital fund balance.				
400-4970-740	CAPITALIZED EQUIPMENT	-62,800	Senior Center Facilities	Capital Projects
400-4970-740	CAPITALIZED EQUIPMENT	41,000	Senior Center Facilities	Capital Projects
400-4970-740	CAPITALIZED EQUIPMENT	20,000	Senior Center Facilities	Capital Projects
400-38-90000	APPROPRIATED FUND BALANCE	1,800	Use of Fund Balance	Capital Projects
<b>Airport</b> <span style="float: right;"><b>Bob Low</b></span>				
<b>20.</b> Request for additional funding for 139 Certification expenses to be reimbursed by USU.				
277-33-44700	USU - LOCAL GRANT	-139,400	Intergovernmental	Airport
277-4460-250	EQUIPMENT SUPPLIES & MAINT	47,600	Airport	Airport
277-4460-330	EDUCATION & TRAINING	41,800	Airport	Airport
277-4800-477	TRANSFER OUT - AIRPORT CAPITAL	50,000	Transfers to Other Funds	Airport
477-38-10277	TRANSFER IN - AIRPORT	-50,000	Transfers from Other Funds	Airport Capital Projects
477-4460-740	CAPITALIZED EQUIPMENT	50,000	Airport	Airport Capital Projects
<b>22.</b> Request additional funding for pavement maintenance on runway 17/35 for 139 certification.				
277-38-90000	APPROPRIATED FUND BALANCE	-30,000	Use of Fund Balance	Airport
277-4800-477	TRANSFER OUT - AIRPORT CAPITAL	30,000	Transfers to Other Funds	Airport
477-38-10277	TRANSFER IN - AIRPORT	-30,000	Transfers from Other Funds	Airport Capital Projects



# Cache County

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## 2025 Budget Amendment Account Detail

Hearing Date: 09.23.2025; Vote Date: 09.23.2025

Account	Title	Amount	Source or Department	Fund
477-4460-730	IMPROVEMENTS	30,000	Airport	Airport Capital Projects
<b>23. Request for additional pavement maintenance due to terrible condition of pavement at the Airport.</b>				
277-4460-600	PAVEMENT MAINTENANCE	10,000	Airport	Airport
277-38-90000	APPROPRIATED FUND BALANCE	-10,000	Use of Fund Balance	Airport
<b>Corrections from June Budget Amendment</b>				
<b>Fire</b>				<b>Brady George</b>
<b>24. Correction to Fire Department budget request to provide additional funding for fire instructors. Request was made for the General Fund Fire Department, and not from the Municipal Services Fire District. This request is to reverse the budget amendment from June, since it was incorrect, and to correctly request a transfer from training to miscellaneous to cover fire instruction costs. June amendment 17.</b>				
200-4220-330	EDUCATION & TRAINING	-5,000	Fire-EMS	Municipal Services
200-4220-460	DEPT ALLOCATIONS	5,000	Fire-EMS	Municipal Services
100-4265-330	EDUCATION & TRAINING	-5,000	Fire	General
100-4265-620	MISCELLANEOUS SERVICES	5,000	Fire	General
<b>Trails Management</b>				<b>Angie Zetterquist</b>
<b>25. Correction to the Trails Active Transportation Program Award from the RAPZ Population for Unincorporated County Restricted Fund Balance. June Amendment 9.</b>				
200-38-92000	APPROP FUND BALANCE - MSF	-175,400	Use of Fund Balance	Municipal Services
200-4810-100	TRANSFER OUT - GENERAL FUND	175,400	Transfers to Other Funds	Municipal Services
100-38-10200	TRANSFER IN - MUNI SERV FUND	-175,400	Transfers from Other Funds	General
100-4780-230	TRAVEL	700	Trails Management	General
100-4780-240	OFFICE SUPPLIES	200	Trails Management	General
100-4780-510	INSURANCE	200	Trails Management	General
100-38-90000	APPROPRIATED FUND BALANCE	174,300	Use of Fund Balance	General
<b>Municipal Services</b>				<b>Matt Funk</b>
<b>26. Correction to the use of Fund Balance Account used in the June Amendment. Need to use the correct use of fund balance account. June amendment 1,9, and 35.</b>				
200-38-90000	APPROP. FUND BALANCE - ROADS	128,874	Use of Fund Balance	Municipal Services
200-38-92000	APPROP FUND BALANCE - MSF	-128,874	Use of Fund Balance	Municipal Services
<b>27. Correct transfer account for PO Carry over for 2024 Restaurant Award for Recreation Center Feasibility Study - June Amendment 19</b>				
200-38-10795	TRANSFER IN - CCCF	75,000	Transfers from Other Funds	Municipal Services
200-38-10265	TRANSFER IN - RAPZ TAX FUND	-75,000	Transfers from Other Funds	Municipal Services
<b>Senior Center</b>				<b>Giselle Madrid</b>
<b>28. Correct Transfer accounts for additional Senior Center Requests - June Amendment 15 &amp; 16</b>				
100-4810-240	TRANSFER OUT - SENIOR CENTER	-18,806	Transfers to Other Funds	General
100-4810-400	TRANSFER OUT - CAPITAL PROJECT	18,806	Transfers to Other Funds	General
240-4810-400	TRANSFER OUT - CAPITAL PROJECT	-18,806	Transfers to Other Funds	Council on Aging
240-38-10100	TRANSFER IN - GENERAL FUND	18,806	Transfers from Other Funds	Council on Aging



# Cache County

- 1857 -

## 2025 Budget Amendment Account Detail

Hearing Date: 09.23.2025; Vote Date: 09.23.2025

Account	Title	Amount	Source or Department	Fund
<b>24.</b>	Missed several senior center accounts that need to be transferred from the general fund to the senior center fund to completely transfer the senior center budget back to the senior center fund - June Amendment 42.			
100-33-41000	STATE GRANTS - SENIOR CENTER	32,300	Intergovernmental	General
100-38-40000	CONTRIB-CONGREGATE DONATIONS	15,000	Transfers from Other Funds	General
100-38-43000	CONTRIBUTIONS-MOW DONATIONS	68,000	Public Contributions	General
100-4971-310	PROFESSIONAL & TECHNICAL	-25,000	Senior Center	General
100-4971-680	CENTER - ACTIVITIES EXPENSE	-2,700	Senior Center	General
100-4810-240	TRANSFER OUT - SENIOR CENTER	-87,600	Transfers to Other Funds	General
240-38-10100	TRANSFER IN - GENERAL FUND	87,600	Transfers from Other Funds	Council on Aging
240-33-41000	STATE GRANTS XX-SSBG	-32,300	Intergovernmental	Council on Aging
240-38-40000	CONTRIB-CONGREGATE DONATIONS	-15,000	Charges for Services	Council on Aging
240-38-43000	CONTRIBUTIONS-MOW DONATIONS	-68,000	Charges for Services	Council on Aging
240-4971-310	PROFESSIONAL & TECHNICAL	25,000	Senior Center	Council on Aging
240-4971-680	CENTER - ACTIVITIES EXPENSE	2,700	Senior Center	Council on Aging
<b>Restaurant Tax</b>				<b>Council</b>
<b>30.</b>	Correction to the 2025 Restaurant Awards because fund balance amount is not large enough to support amendment, and duplicated 2025 awards budget. Reducing the budget to what it should be for 2025 awards. June Amendment 8.			
260-4782-930	TOURISM PROMOTION	-69,000	Tourism Promotion	Restaurant Tax
260-4784-920	CULTURAL FACILITIES	-125,000	Facility Awards	Restaurant Tax
260-4784-925	RECREATION FACILITIES	-1,900,000	Facility Awards	Restaurant Tax
260-4784-930	TOURISM FACILITIES	-397,900	Facility Awards	Restaurant Tax
260-38-90000	APPROPRIATED FUND BALANCE	2,491,900	Use of Fund Balance	Restaurant Tax
<b>31.</b>	Correction to the County Department's Restaurant Awards for 2025 - Fairgrounds: Cheese & Dairy Festival. External Auditors recommended transferring to department budgets because the County does not have department budgets within the Restaurant Fund. Requesting to move County Department Awards to County Budgets. June Amendment 8.			
260-4782-930	TOURISM PROMOTION	-20,500	Tourism Promotion	Restaurant Tax
260-4810-100	TRANSFER OUT - GENERAL FUND	20,500	Transfers to Other Funds	Restaurant Tax
100-38-10260	TRANSFER IN - RESTAURANT TAX	-20,500	Transfers from Other Funds	General
100-4511-482	SPECIAL EVENTS	20,500	Fairgrounds	General
<b>32.</b>	Correction to the County Department's Restaurant Awards for 2025 - Fairgrounds: Suicide Awareness Event. External Auditors recommended transferring to department budgets because the County does not have department budgets within the Restaurant Fund. Requesting to move County Department Awards to County Budgets. June Amendment 8.			
260-4782-930	TOURISM PROMOTION	-25,000	Tourism Promotion	Restaurant Tax
260-4810-100	TRANSFER OUT - GENERAL FUND	25,000	Transfers to Other Funds	Restaurant Tax
100-38-10260	TRANSFER IN - RESTAURANT TAX	-25,000	Transfers from Other Funds	General
100-4511-482	SPECIAL EVENTS	25,000	Fairgrounds	General
<b>33.</b>	Correction to the County Department's Restaurant Awards for 2025 - Fair & Rodeo Support: Parking \$21,200, Fuel \$650, Signage \$600, Lot Marking Supplies \$600, Laptops & Chip Readers \$5,200, Tent & Golf Cart Rental \$18,500, Sheep Arena \$6,000, Hog Double Alley \$5,300. External Auditors recommended transferring to department budgets because the County does not have department budgets within the Restaurant Fund. Requesting to move County Department Awards to County Budgets. June Amendment 8.			



# Cache County

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## 2025 Budget Amendment Account Detail

Hearing Date: 09.23.2025; Vote Date: 09.23.2025

Account	Title	Amount	Source or Department	Fund
260-4782-930	TOURISM PROMOTION	-58,050	Tourism Promotion	Restaurant Tax
260-4810-100	TRANSFER OUT - GENERAL FUND	46,750	Transfers to Other Funds	Restaurant Tax
260-4810-400	TRANSFER OUT - CAPITAL PROJECT	11,300	Transfers to Other Funds	Restaurant Tax
100-38-10260	TRANSFER IN - RESTAURANT TAX	-46,750	Transfers from Other Funds	General
100-4620-620	MISCELLANEOUS SERVICES	21,200	Fair	General
100-4620-290	FUEL	650	Fair	General
100-4620-221	ADVERTISING	600	Fair	General
100-4620-250	EQUIPMENT SUPPLIES & MAINT	600	Fair	General
100-4620-251	NON CAPITALIZED EQUIPMENT	5,200	Fair	General
100-4620-250	EQUIPMENT SUPPLIES & MAINT	18,500	Fair	General
400-38-10260	TRANSFER IN - RESTAURANT TAX	-11,300	Transfers from Other Funds	Capital Projects
400-4511-740	CAPITALIZED EQUIPMENT	6,000	Fairgrounds Facilities	Capital Projects
400-4511-740	CAPITALIZED EQUIPMENT	5,300	Fairgrounds Facilities	Capital Projects

**34.** Correction to the County Department's Restaurant Awards for 2025 - Fairgrounds: Monument Construction. External Auditors recommended transferring to department budgets because the County does not have department budgets within the Restaurant Fund. Requesting to move County Department Awards to County Budgets. June Amendment 8.

260-4784-925	RECREATION FACILITIES	-10,000	Facility Awards	Restaurant Tax
260-4810-400	TRANSFER OUT - CAPITAL PROJECT	10,000	Transfers to Other Funds	Restaurant Tax
400-38-10260	TRANSFER IN - RESTAURANT TAX	-10,000	Transfers from Other Funds	Capital Projects
400-4511-730	IMPROVEMENTS	10,000	Fairgrounds Facilities	Capital Projects

**35.** Correction to the County Department's Restaurant Awards for 2025 - Fairgrounds: Generator Project. External Auditors recommended transferring to department budgets because the County does not have department budgets within the Restaurant Fund. Requesting to move County Department Awards to County Budgets. June Amendment 8.

260-4784-925	RECREATION FACILITIES	-11,300	Facility Awards	Restaurant Tax
260-4810-400	TRANSFER OUT - CAPITAL PROJECT	11,300	Transfers to Other Funds	Restaurant Tax
400-38-10260	TRANSFER IN - RESTAURANT TAX	-11,300	Transfers from Other Funds	Capital Projects
400-4511-740	CAPITALIZED EQUIPMENT	11,300	Fairgrounds Facilities	Capital Projects

**36.** Correction to the County Department's Restaurant Awards for 2025 - Fairgrounds: Portable Stage. External Auditors recommended transferring to department budgets because the County does not have department budgets within the Restaurant Fund. Requesting to move County Department Awards to County Budgets. June Amendment 8.

260-4784-925	RECREATION FACILITIES	-135,700	Facility Awards	Restaurant Tax
260-4810-400	TRANSFER OUT - CAPITAL PROJECT	135,700	Transfers to Other Funds	Restaurant Tax
400-38-10260	TRANSFER IN - RESTAURANT TAX	-135,700	Transfers from Other Funds	Capital Projects
400-4511-740	CAPITALIZED EQUIPMENT	135,700	Fairgrounds Facilities	Capital Projects

**37.** Correction to the County Department's Restaurant Awards for 2025 - Trails: BST Phase 1B Match. External Auditors recommended transferring to department budgets because the County does not have department budgets within the Restaurant Fund. Requesting to move County Department Awards to County Budgets. June Amendment 8.

260-4784-925	RECREATION FACILITIES	-151,000	Facility Awards	Restaurant Tax
260-4810-100	TRANSFER OUT - GENERAL FUND	151,000	Transfers to Other Funds	Restaurant Tax



# Cache County

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## 2025 Budget Amendment Account Detail

Hearing Date: 09.23.2025; Vote Date: 09.23.2025

Account	Title	Amount	Source or Department	Fund
100-38-10260	TRANSFER IN - RESTAURANT TAX	-151,000	Transfers from Other Funds	General
100-4780-480	TRAIL DEVELOPMENT	151,000	Trails Management	General

**38.** Correction to the County Department's Restaurant Awards for 2025 - Trails: Hwy 101 Trail Feasibility Study. External Auditors recommended transferring to department budgets because the County does not have department budgets within the Restaurant Fund. Requesting to move County Department Awards to County Budgets. June Amendment 8.

260-4784-925	RECREATION FACILITIES	-40,000	Facility Awards	Restaurant Tax
260-4810-100	TRANSFER OUT - GENERAL FUND	40,000	Transfers to Other Funds	Restaurant Tax
100-38-10260	TRANSFER IN - RESTAURANT TAX	-40,000	Transfers from Other Funds	General
100-4780-480	TRAIL DEVELOPMENT	40,000	Trails Management	General

**39.** Correction to the County Department's Restaurant Awards for 2025 - Trails: Hyrum Reservoir Feasibility Study. External Auditors recommended transferring to department budgets because the County does not have department budgets within the Restaurant Fund. Requesting to move County Department Awards to County Budgets. June Amendment 8.

260-4784-925	RECREATION FACILITIES	-40,000	Facility Awards	Restaurant Tax
260-4810-100	TRANSFER OUT - GENERAL FUND	40,000	Transfers to Other Funds	Restaurant Tax
100-38-10260	TRANSFER IN - RESTAURANT TAX	-40,000	Transfers from Other Funds	General
100-4780-480	TRAIL DEVELOPMENT	40,000	Trails Management	General

**40.** Correction to the County Department's Restaurant Awards for 2025 - Zoning: Recreation Center Feasibility Study Phase 2. External Auditors recommended transferring to department budgets because the County does not have department budgets within the Restaurant Fund. Requesting to move County Department Awards to County Budgets. June Amendment 8.

260-4784-925	RECREATION FACILITIES	-70,000	Facility Awards	Restaurant Tax
260-4810-200	TRANSFER OUT - MUNI SERV FUND	70,000	Transfers to Other Funds	Restaurant Tax
200-38-10260	TRANSFER IN - RESTAURANT TAX	-70,000	Transfers from Other Funds	Municipal Services
200-4180-310	PROFESSIONAL & TECHNICAL	70,000	Zoning Administration	Municipal Services

<b>RAPZ Tax</b>	<b>Council</b>
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**41.** Account was duplicated incorrectly in June Amendment for 2025 RAPZ Awards. June Amendment 8.

265-4786-920	CULTURAL FACILITIES	-189,000	Facility Awards	RAPZ Tax
265-4788-920	CULTURAL ORGANIZATIONS	189,000	Program Awards	RAPZ Tax

**42.** Correction to the 2025 RAPZ Awards because fund balance amount is not large enough to support amendment, and duplicated 2025 awards budget. Reducing the budget to what it should be for 2025 awards. June Amendment 8.

265-4786-920	CULTURAL FACILITIES	-1,161,000	Facility Awards	RAPZ Tax
265-4786-925	RECREATION FACILITIES	-1,168,000	Facility Awards	RAPZ Tax
265-4786-926	RECREATION - POPULATION AWARDS	-440,000	Facility Awards	RAPZ Tax
265-4788-940	ZOO ORGANIZATIONS	-295,000	Program Awards	RAPZ Tax
265-38-90000	APPROPRIATED FUND BALANCE	3,064,000	Use of Fund Balance	RAPZ Tax

**43.** Correction to the RAPZ Population Allocation award for 2025. External Auditors recommended transferring to department budgets because the County does not have department budgets within the RAPZ Fund. Requesting to move County Department Awards to County Budgets. June Amendment 8.

265-4786-926	RECREATION - POPULATION AWARDS	-21,800	Facility Awards	RAPZ Tax
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**Cache  
County**  
- 1857 -

## 2025 Budget Amendment Account Detail

Hearing Date: 09.23.2025; Vote Date: 09.23.2025

Account	Title	Amount	Source or Department	Fund
265-4810-200	TRANSFER OUT - MUNI SERV FUND	21,800	Transfers to Other Funds	RAPZ Tax
200-38-10265	TRANSFER IN - RAPZ TAX FUND	-21,800	Transfers from Other Funds	Municipal Services
200-38-92000	APPROP FUND BALANCE - MSF	21,800	Use of Fund Balance	Municipal Services

### Tax Administration Update

<b>44.</b>	Allocation of new budget amounts attributable to the Tax Administration fund.			
100-4134-999	TAX ADMIN - HUMAN RESOURCE 15%	-400	Human Resources	General
100-38-90000	APPROPRIATED FUND BALANCE	400	Use of Fund Balance	General
150-38-90000	APPROPRIATED FUND BALANCE	-400	Use of Fund Balance	Tax Administration
150-4099-934	TAX ADMIN - HUMAN RESOURCE 15%	400	Tax Administration Allocatio	Tax Administration

# Ordinance No. 2025-26

## Cache County, Utah

### Lower Foods – South Road Extension Rezone

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An ordinance amendment the County Zoning Map by rezoning 7.8 acres from the Agricultural (A10) Zone to the Industrial (I) Zone.

**Whereas**, the “County Land Use Development and Management Act,” Utah Code Ann. §17-27a-101 et seq., as amended (the “Act”), provides that each county may enact a land use ordinance and a zoning map establishing regulations for land use and development; and

**Whereas**, pursuant to the Act, the County’s Planning Commission (the “Planning Commission”) shall prepare and recommend to the county’s legislative body, following a public hearing, a proposed land use ordinance and a zoning map, or amendments thereto, that represent the Planning Commission’s recommendations for zoning the area within the county; and

**Whereas**, the Planning Commission caused notice of a public hearing for the rezone to be posted at least ten (10) days before the date of the public hearing; and

**Whereas**, on August 7<sup>th</sup>, 2025 the Planning Commission held a public hearing, accepted all comments, and recommended the approval of the proposed amendments to the County council for final action; and

**Whereas**, the Act also provides certain procedures for the county legislative body to adopt or reject amendments to the land use ordinance and zoning map for the county; and

**Whereas**, on September 16<sup>th</sup>, 2025, the County Council held a public hearing, to consider any comments regarding the proposed rezone. The County Council accepted all comments; and

**Whereas**, the Cache County Council has determined that it is both necessary and appropriate for the County to deny this ordinance.

**Now, therefore**, the County Legislative Body of Cache County ordains as follows:

**1. Statutory Authority**

The statutory authority for enacting this ordinance is Utah Code Annotated Sections 17-27a Part 1 and Part 3, and 17-53 part 2(1953, as amended to date).

**2. Adoption of amended Zoning Map**

The County Council hereby amends the County’s Zoning Map to reflect the rezone of the property affected by this ordinance and hereby adopts the amended Zoning Map with the amendment identified as Exhibit B, of which a detailed digital or paper copy is available in the Development Services Department.

### 3. Conclusions

- A. The subject property is reasonably consistent with the purpose of the Industrial (I) Zone:
  - i. “To provide locations where manufacturing, processing, warehousing, and fabrication of goods and material can be carried on with minimum conflict or deleterious effect upon the surrounding properties. The purpose of this zone is also to promote the economic well-being of the citizens and to broaden the tax base.”
  - ii. “This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.”
- B. The rezone is partially consistent with the Cache County General Plan:
  - i. This parcel is located in the “Urban Expansion” Overlay:
    - i. “Preferred Land Uses: Annexations within these areas should strive to accomplish the densities, intensities, and street patterns contained where urban-level infrastructure is available. Affordable housing options are also appropriate in this area.”
- C. Richmond City provided a public comment stating they had no issues with the rezone.
- D. Lower Foods’ plant is located directly to the north of this property.

#### **Prior ordinances, resolutions, policies, and actions superseded**

This ordinance amends and supersedes the Zoning Map of Cache County, and all prior ordinances, resolutions, policies, and actions of the Cache County Council to the extent that the provisions of such prior ordinances, resolutions, policies, or actions are in conflict with this ordinance. In all other respects, such prior ordinances, resolutions, policies, and actions shall remain in full force and effect.

#### **4. Prior ordinances, resolutions, policies, and actions superseded**

This ordinance amends and supersedes the Zoning Map of Cache County, and all prior ordinances, resolutions, policies, and actions of the Cache County Council to the extent that the provisions of such prior ordinances, resolutions, policies, or actions are in conflict with this ordinance. In all other respects, such prior ordinances, resolutions, policies, and actions shall remain in full force and effect.

#### **5. Exhibits**

- A. Exhibit A: Rezone summary and information
- B. Exhibit B: Zoning Map of Cache County showing affected portion.

#### **6. Effective date**

This ordinance takes effect on \_\_\_\_\_, 2025. Following its passage but prior to the effective date, a copy of the ordinance shall be deposited with the County Clerk and a short summary of the ordinance shall be published in a newspaper of general circulation within the County as required by law.

**7. Council Vote and Final Action**

Date: ____ / ____ / ____	<u>Council Votes</u>			
<u>Council members</u>	In Favor	Against	Abstain	Absent
Kathryn Beus				
Dave Erickson				
Sandi Goodlander				
Nolan Gunnell				
Mark Hurd				
Barbara Tidwell				
Keegan Garrity				
<b>Total:</b>				
<b>Final action:</b>	_____ <b>Adopt</b> _____ <b>Reject</b>			

Cache County Council:

Attest:

\_\_\_\_\_  
Sandi Goodlander, Chair

\_\_\_\_\_  
Bryson Behm, County Clerk

---

**Action of the County Executive**

Regarding Ordinance 2025-26, Lower Foods – South Road Extension Rezone

\_\_\_\_\_ Approve

\_\_\_\_\_ Disapprove (A Statement of Objection is attached)

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\_\_\_\_\_, Executive Date

Cache County

**Staff Report: Lower Foods – South Road Extension Rezone**

7 August 2025

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:** Jake Leatham

**Parcel ID#:** 08-002-0008

**Staff Recommendation:** None

**Type of Action:** Legislative

**Land Use Authority:** Cache County Council

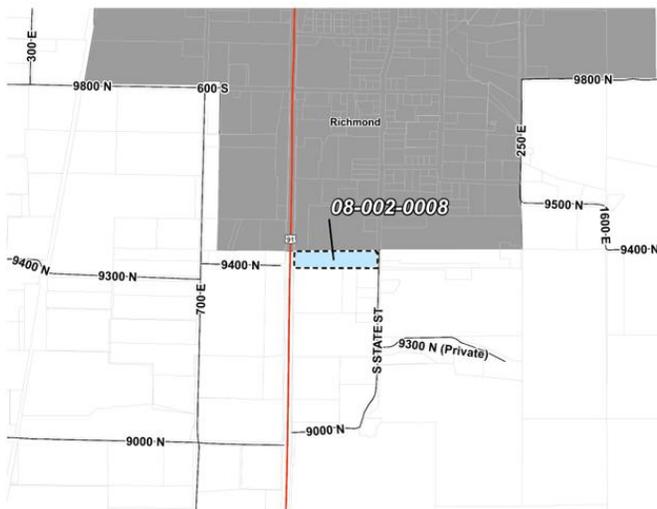
**Location**

*Reviewed by Conner Smith*

**Project Address:**  
 700 S. Highway 91,  
 Richmond, UT  
**Current Zoning:**  
 Agricultural (A10)

**Acres:** 7.8  
**Proposed Zoning:**  
 Industrial (I)

**Surrounding Uses:**  
 North – Richmond/Lower Foods  
 South – Residential/Agricultural  
 East – Residential/Agricultural  
 West – Agricultural/Highway 91



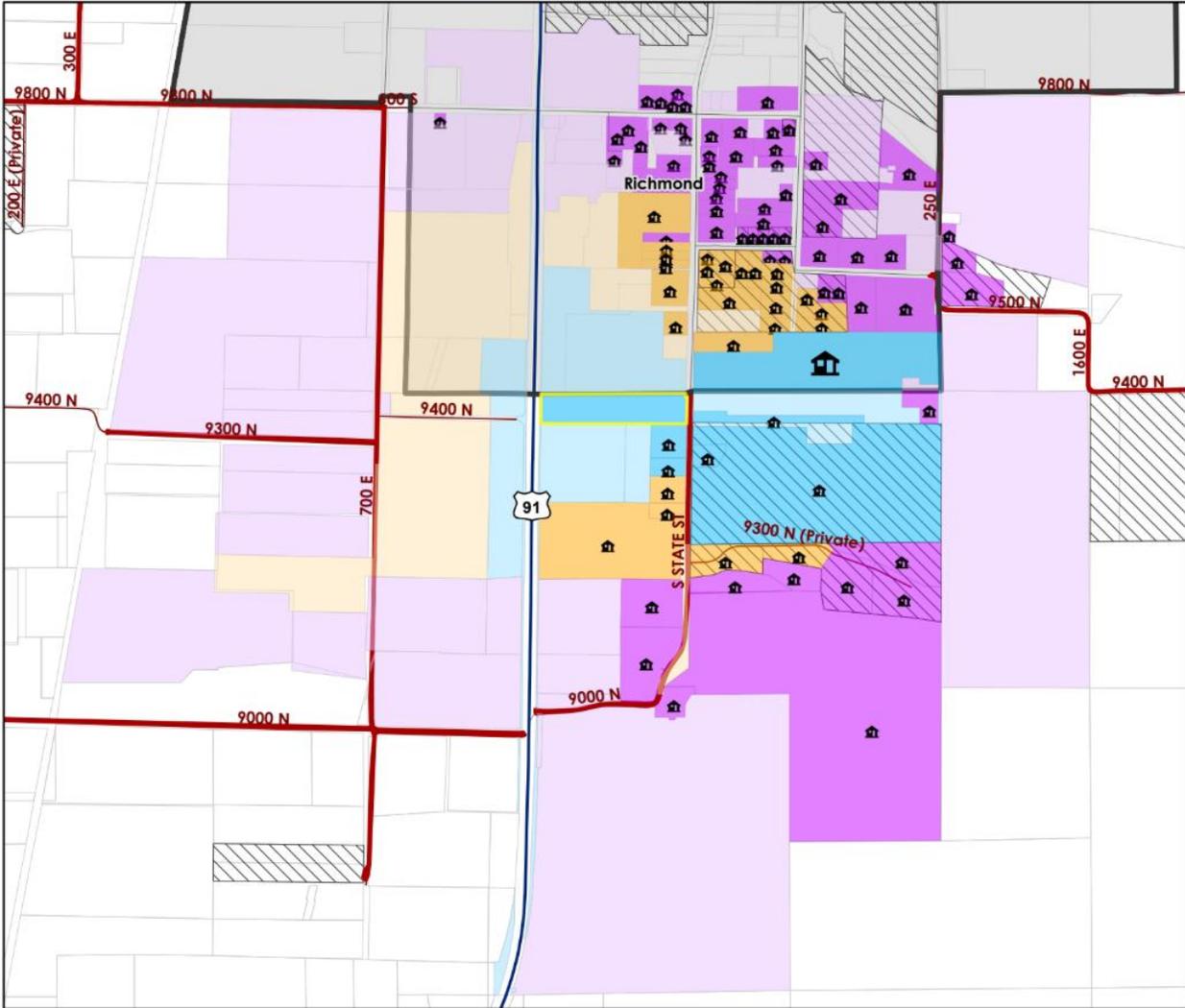
**Findings of Fact**

**A. Request description**

1. A request to rezone 7.8 acres from the Agricultural (A10) Zone to the Industrial (I) Zone.
2. This rezone may allow the parcel to establish uses permitted in the Industrial (I) Zone.
3. 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 Industrial (I) Zone will 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:

## Revised Pg. 6 and 7 - Planning Commission Recommendation

- i. Parcel status: The property does not match the configuration it had on August 8, 2006 as it has gone through boundary line adjustments. Therefore, it is still a legal parcel.
- ii. Average Lot Size: (See Attachment A)



Average Parcel Size	
<b>Adjacent Parcels</b>	With a Home: 11.3 Acres (5 Parcels)
	With a Home in Richmond City: 5.6 Acres (5 Parcels)
	Without a Home: 6.6 Acres (7 Parcels)
<b>1/4 Mile Buffer</b>	Without a Home in Richmond City: 22.5 Acres (1 Parcels)
	With a Home: 8.4 Acres (10 Parcels)
	With a Home in Richmond City: 2.3 Acres (22 Parcels)
<b>1/2 Mile Buffer</b>	Without a Home: 8.5 Acres (12 Parcels)
	Without a Home in Richmond City: 4.9 Acres (17 Parcels)
	With a Home: 8.9 Acres (23 Parcels)
<b>1/2 Mile Buffer</b>	With a Home in Richmond City: 1.5 Acres (74 Parcels)
	Without a Home: 16.6 Acres (39 Parcels)
	Without a Home in Richmond City: 3.1 Acres (49 Parcels)

## Revised Pg. 6 and 7 - Planning Commission Recommendation

**iii.** Schedule of Zoning Uses: The Industrial (I) Zone allows for a variety of uses with the approval of a zoning clearance and/or conditional use permit. These uses include:

1. Caretaker's Residence
2. General Manufacturing
3. Commercial Kennel/Animal Shelter
4. Storage and Warehousing
5. Self Service Storage Facility
6. Transport Services
7. General Vehicle Repair
8. Mobile Food Truck
9. Sexually Oriented Business
10. Telecommunications Facility, Major

**iv.** Adjacent Uses:

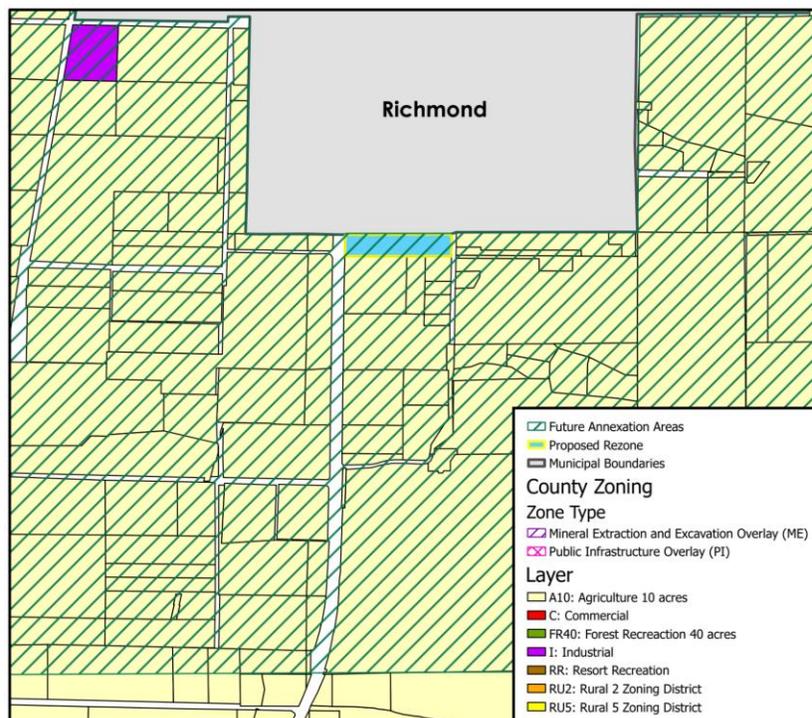
1. The properties to the east and south are primarily a mix of agricultural and residential, the properties to the west are primarily agricultural, and both Richmond City and the Lower Food's plant is directly to the north.

**v.** The nearest property in the County that is in the Industrial (I) Zone is located 3/5ths (0.63) of a mile to the northwest of the subject property.

1. The Yonker Rezone, located 0.63 miles to the northwest of the subject property, was a request to rezone 9.13 acres from the Agricultural (A10) Zone to the Industrial (I) Zone and was approved by County Council as Ordinance 2016-015.

**vi.** Annexation Areas:

1. The subject property is located in the Richmond City future annexation area.



**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 Industrial (I) Zone but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030(F) identifies the purpose of the Industrial (I) Zone and includes the following:
  - a. “To provide locations where manufacturing, processing, warehousing, and fabrication of goods and material can be carried on with minimum conflict or deleterious effect upon the surrounding properties. The purpose of this zone is also to promote the electronic wellbeing of the citizens and to broaden the tax base.”
  - b. “This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.”
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 “Agriculture and Ranching.” *Cache County General Plan, Chapter 4, Page 26*. This section states:
  - a. Location: Private agriculture landscapes in the Cache Valley outside of municipalities.
  - b. Example Areas: Most of the valley.
  - c. Purpose and Character: Agricultural and rangeland uses on private lands under conservation easements (no public access) are expected to continue in the Valley. Separation from dense residential developments is advantageous. The agricultural landscape provides separation between adjacent municipalities and protects suitable soils.
  - d. Preferred Land Uses: Agriculture, ranching, rural residential uses at densities of less than one unit per 10 acres, Conservation Easements (CEs) and conserved public lands, Agritourism.
  - e. Secondary Land Uses: Industrial and Commercial uses directly supportive of agriculture (Processing, Packaging, Distribution), clustered subdivision developments, outdoor recreation, farm worker housing.
  - f. Discouraged Uses: Residential developments at densities of greater than one unit per 10 acres if not in a clustered subdivision development, commercial office, commercial retail, flex office/industrial, heavy industrial.

9. 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 “Urban Expansion Overlay.” *Cache County General Plan, Chapter 4, Page 29*. This section states:
- a. Location: Adjacent to city/town limits within municipal annexation policy areas, where future development could be accommodated with urban-level services. As communities may provide additional information, these reference areas may be updated on the Future Land Use Map without an adopted amendment to reflect the probable expansion of services within a 10 to 20 year timeframe.
  - b. Example Areas: Unincorporated enclaves between or within cities.
  - c. Purpose and Character: To provide for unified municipal growth that aligns with the municipal land use plan in an approved annexation policy area with an approved County Intergovernmental Agreement. If developed, these areas would need to be annexed into the neighboring community which would facilitate service provision. The following criteria must be met for these areas
    - i. Accommodate 20-year growth projections
    - ii. Plan for urban-level densities, intensities
    - iii. Meet urban design standards
    - iv. Connect with water and sewer providers, and urban streets
    - v. Urban services provided by the County are minimized
  - d. Preferred Land Uses: Annexations within these areas should strive to accomplish the densities, intensities, and street patterns contained where urban-level infrastructure is available. Affordable housing options are also appropriate in this area.
  - e. Secondary Land Uses: Civic (meeting spaces), residential support uses (e.g. parks, medical, schools, fire and police stations).
  - f. Discouraged Uses: Uses that are not consistent with the municipal general plan or existing county zoning.
10. Consideration of impacts related to uses allowed within the Industrial (I) 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 Industrial (I) Zone is 150’.
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. Roadway Functional Classification:
- a. Minor Collector (C): Minor collector roads provide service to smaller communities and link important traffic generators with the rural hinterland. These routes should be spaced at intervals consistent with population density in order to accumulate traffic from local

roads and bring traffic from all developed areas within a reasonable distance of collector roads.

18. A basic review of the access to the subject property identifies the following:

a. The property has access to Highway 91 and State Street.

19. Highway 91:

a. West of the subject parcel, Highway 91 is a Utah Department of Transportation (UDOT) road classified as Principal Arterial.

b. Provides access to agricultural fields and residential homes but is primarily the main connection between Smithfield and Richmond.

c. This section of Highway 91 is classified as an Access Category 4 which has an access spacing of 500 feet and a minimum street spacing of 660 feet.

d. Access to any proposed development must be approved by UDOT.

20. State Street:

a. East of the subject parcel, State Street is a County road classified as a Minor Collector (MC).

b. Provides access to agricultural fields and residential homes and is a main route for buses to North Cache Junior High.

c. Is currently twenty-two feet wide and has a planned width of thirty feet.

**D. Service Provisions:**

21. §16.04.080 [C] Fire Control – The County Fire District had no comments in regards to this application.

22. §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**

23. Public notice was posted online to the Utah Public Notice Website on 23 July 2025.

24. Notices were posted in three public places on 25 July 2025.

25. Notices were mailed to all property owners within 300 feet on 25 July 2025.

26. The meeting agenda was posted to the County website on 25 July 2025.

27. At this time, one written public comment regarding this proposal has been received by the Development Services Office.

a. Richmond City provided a public comment stating that they have no concerns about the rezone request.

## **Conclusion**

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The Lower Foods – South Road Extension rezone, a request to rezone 7.8 acres from the Agricultural (A10) Zone to the Industrial (I) 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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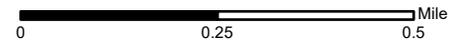
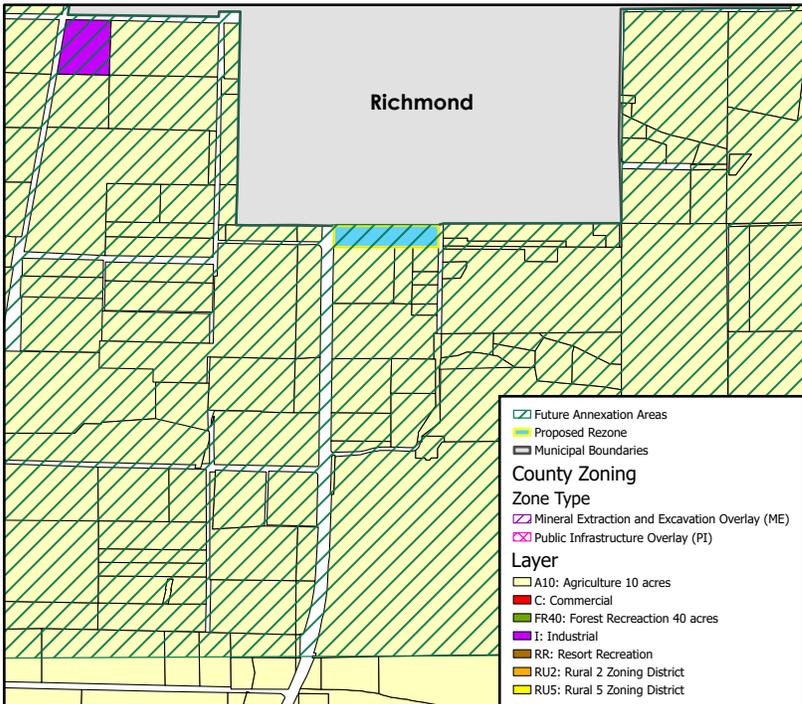
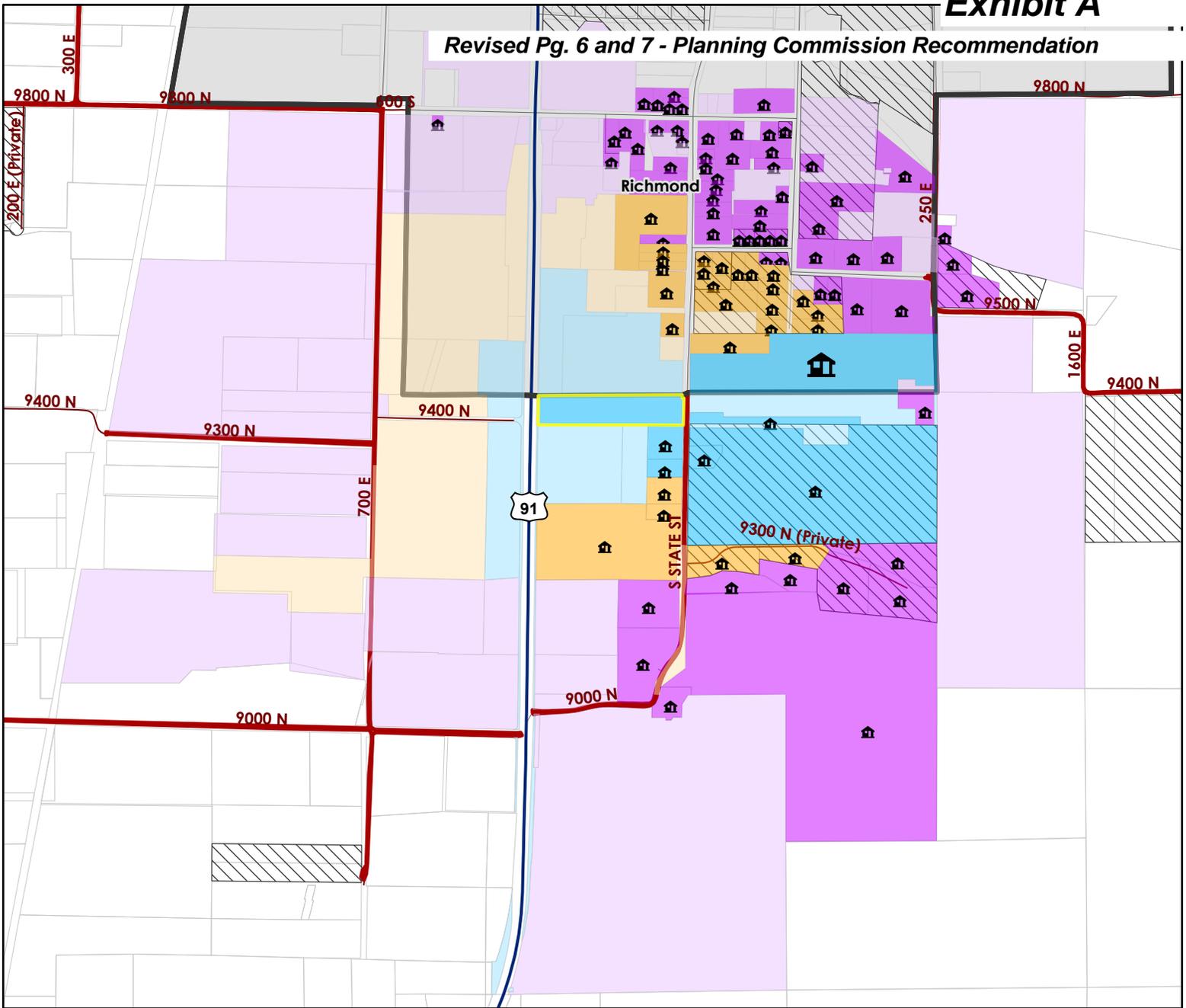
Based on the findings of fact noted herein, the Lower Foods – South Road Extension rezone is hereby recommended for approval to the County Council as follows:

1. The subject property is reasonably consistent with the purpose of the Industrial (I) Zone:

a. “To provide locations where manufacturing, processing, warehousing, and fabrication of goods and material can be carried on with minimum conflict or



# **ATTACHMENT A**



### Legend

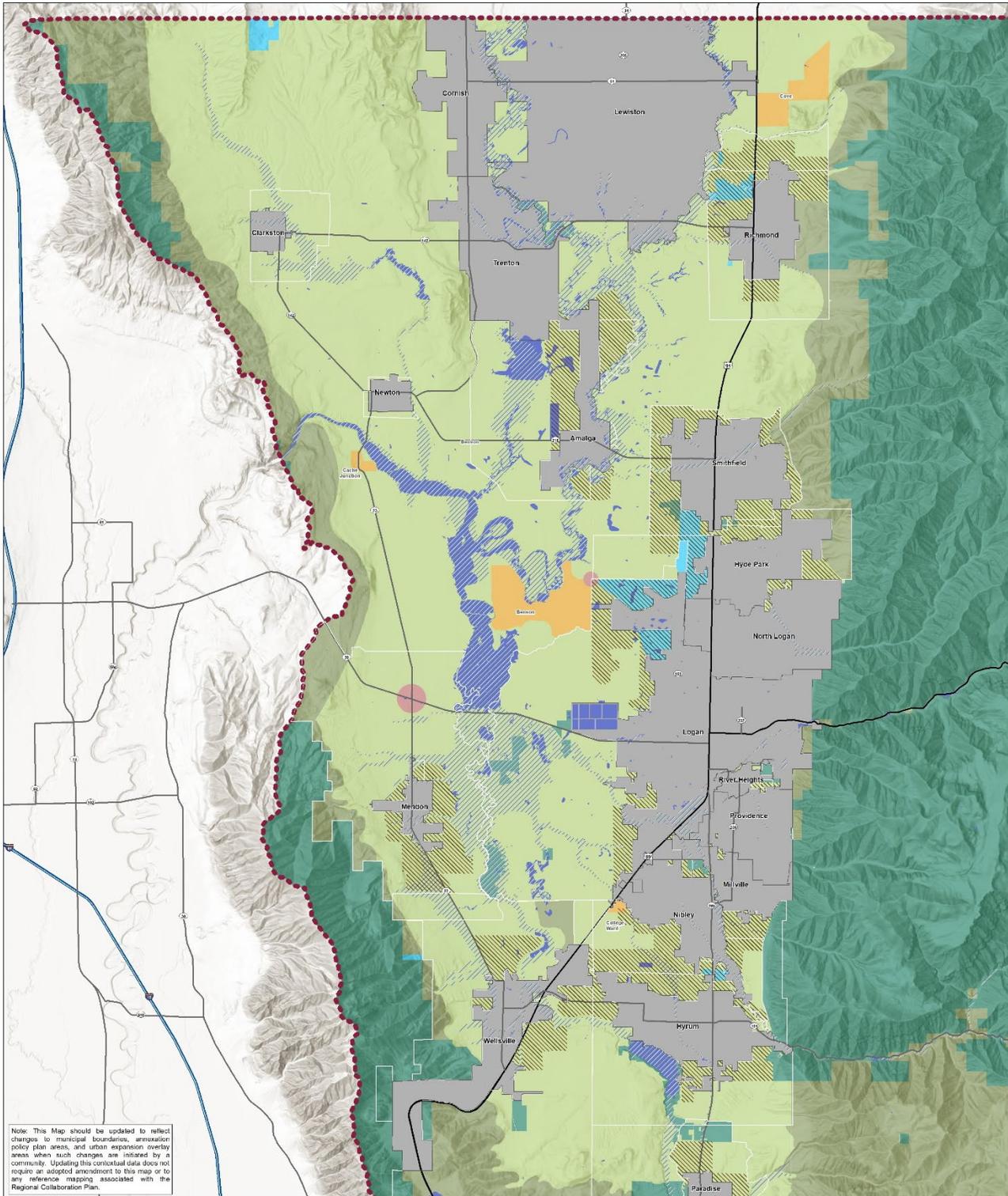
- Proposed Rezone
- Municipal Boundaries
- Subdivisions
- Parcels
- Winter Maintenance
- County Roads
- Highways

Average Parcel Size	
Adjacent Parcels	With a Home: 11.3 Acres (5 Parcels)
	With a Home in Richmond City: 5.6 Acres (5 Parcels)
	Without a Home: 6.6 Acres (7 Parcels)
1/4 Mile Buffer	Without a Home in Richmond City: 22.5 Acres (1 Parcels)
	With a Home: 8.4 Acres (10 Parcels)
	With a Home in Richmond City: 2.3 Acres (22 Parcels)
1/2 Mile Buffer	Without a Home: 8.5 Acres (12 Parcels)
	Without a Home in Richmond City: 4.9 Acres (17 Parcels)
	With a Home: 8.9 Acres (23 Parcels)
1/2 Mile Buffer	With a Home in Richmond City: 1.5 Acres (74 Parcels)
	Without a Home: 16.6 Acres (39 Parcels)
	Without a Home in Richmond City: 3.1 Acres (49 Parcels)

- Future Annexation Areas
- Proposed Rezone
- Municipal Boundaries
- County Zoning**
- Zone Type**
- Mineral Extraction and Excavation Overlay (ME)
- Public Infrastructure Overlay (PI)
- Layer**
- A10: Agriculture 10 acres
- C: Commercial
- FR40: Forest Recreation 40 acres
- I: Industrial
- RR: Resort Recreation
- RU2: Rural 2 Zoning District
- RUS: Rural 5 Zoning District



# **ATTACHMENT B**



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
- Agriculture and Ranching
- Mountain Rural and Conservation
- Forest and Natural Resource
- Urban Expansion Overlay
- Retail Commercial
- Rural Community
- Industrial and Mineral Extraction

**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



# **OPTIONS**

**Lower Foods – South Road Extension Rezone****Option 1 – Recommend Denial****Planning Commission Conclusion**

---

Based on the findings of fact noted herein, the Lower Foods – South Road Extension rezone is hereby recommended for denial to the County Council as follows:

1. Although this parcel is not included in the Richmond City General Plan, parcels directly to the north of it are planned to be Agriculture (A-10) or Residential Medium Density (RMD).
  - a. Richmond City Code §12-903-1 states that the purpose of the Agriculture (A-10) Zone is “to preserve appropriate areas of Richmond, Utah, for permanent agricultural use.
  - b. Richmond City Code §12-905-1 states that the purpose of the Residential Medium Density (RMD) Zone is “to provide appropriate locations where medium and low density residential neighborhoods may be established, maintained, and protected.
2. The nearest area, in the County, that is in the Industrial (I) Zone is located 3/5<sup>ths</sup> (0.63) of a mile away.
3. The rezone is partially not consistent with the Cache County General Plan:
  - a. This parcel is located in the “Agriculture and Ranching” area which places an emphasis on agriculture related activities. The Industrial (I) Zone has fewer agricultural related use types than the Agricultural (A10) Zone.

**Option 2 – Recommend Approval****Planning Commission Conclusion**

---

Based on the findings of fact noted herein, the Lower Foods – South Road Extension rezone is hereby recommended for approval to the County Council as follows:

1. The subject property is reasonably consistent with the purpose of the Industrial (I) Zone:
  - a. “To provide locations where manufacturing, processing, warehousing, and fabrication of goods and material can be carried on with minimum conflict or deleterious effect upon the surrounding properties. The purpose of this zone is also to promote the economic well-being of the citizens and to broaden the tax base.”
  - b. “This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.”
2. The rezone is partially consistent with the Cache County General Plan:
  - a. This parcel is located in the “Urban Expansion” Overlay.
    - i. “Preferred Land Uses: Annexations within these areas should strive to accomplish the densities, intensities, and street patterns contained where urban-level infrastructure is available. Affordable housing options are also appropriate in this area.”
3. Richmond City provided a public comment stating they had no issues with the rezone.
4. Lower Foods’ plant is located directly to the north of this property.

# **PUBLIC COMMENTS**

**From:** Justin Lewis <[jlewis@richmondutah.gov](mailto:jlewis@richmondutah.gov)>  
**Date:** July 1, 2025 at 10:03:11 AM MDT  
**To:** Tucker Thatcher <[tucker@lranch.com](mailto:tucker@lranch.com)>  
**Cc:** HollyJo Karren <[hkarren@richmondutah.gov](mailto:hkarren@richmondutah.gov)>  
**Subject:** Parcel# 08-002-0008

To Whom It May Concern:

Richmond City has not been contacted regarding annexing Parcel Number 08-002-0008 into the Richmond City limits and would not consider annexation of the parcel without an application being submitted by the property owner. The City does not have any concern regarding the request by Lower Properties LLC to rezone the parcel from agricultural. Let me know if you have any questions or concerns.

Sincerely,

Justin Lewis  
City Recorder



Conner Smith <conner.smith@cachecounty.gov>

---

**RE: Webform submission from: Contact**

---

**Justin Lewis** <jlewis@richmondutah.gov>  
To: HollyJo Karren <hkarren@richmondutah.gov>  
Cc: Conner Smith <conner.smith@cachecounty.gov>

Mon, Jul 28, 2025 at 11:40 AM

Conner:

Good late morning,

Richmond City does not have any concern regarding this rezone request. Mr. Lower reached out to us and made us aware of this request. We appreciate you reaching out to us as well. Let us know if you have further questions.

I have been asked in the past regarding potential annexation of parcels like this which border the city. This parcel has not been requested for annexation and the city would not annex the parcel without an application being submitted by the property owner. An application has not been submitted in this regard.

Sincerely,

Justin Lewis  
City Recorder

On Jul 28, 2025, at 7:24 PM, HollyJo Karren <hkarren@richmondutah.gov> wrote:

**Conner,**

**I am going to refer this recommendation to our Recorder, Justin Lewis. He is out of the office, but will be returning soon. He will be the best one to give an opinion here. He is cc'd on this email.**

**Regards,**

<image001.jpg>

[Quoted text hidden]



**image001.jpg**  
15K



**08-002-0008**

BEG 6 CHS E FROM SW COR OF SW/4 SEC 35 T 14N R 1E & TH S 3.50 CHS TH E 19.50  
CHS TH N 3 CHS TH W 0.25  
CHS TH N 1\*45' E TO PT ON N LINE OF SW/4 SEC 35 DUE E OF BEG TH W TO BEG CONT  
6.82 AC  
ALSO: BEG 6 CHS E & 3.50 CHS S OF NW COR OF NW/4 SEC 2 T 13N R 1E & TH E 19.5  
CHS TH S 2 RDS TH W 19.5  
CHS TH N 2 RDS TO BEG CONT 0.98 AC CONT 7.80 AC IN ALL  
LESS PARCEL TO UDOT FOR HWY 91 ENT 892286 CONT 0.09 AC NET 7.71 AC

**Ordinance No. 2025-28**  
**Cache County, Utah**  
**SBA UT24138-B Paradise Rezone**

---

An ordinance amending the County Zoning Map by applying the Public Infrastructure (PI) Overlay to a portion of a 16.00-acre parcel.

**Whereas**, the “County Land Use Development and Management Act,” Utah Code Ann. §17-27a-101 et seq., as amended (the “Act”), provides that each county may enact a land use ordinance and a zoning map establishing regulations for land use and development; and

**Whereas**, pursuant to the Act, the County’s Planning Commission (the “Planning Commission”) shall prepare and recommend to the county’s legislative body, following a public hearing, a proposed land use ordinance and a zoning map, or amendments thereto, that represent the Planning Commission’s recommendations for zoning the area within the county; and

**Whereas**, the Planning Commission caused notice of a public hearing for the rezone to be posted at least ten (10) days before the date of the public hearing; and

**Whereas**, on September 4<sup>th</sup>, 2025 the Planning Commission held a public hearing, accepted all comments, and recommended the approval of the proposed rezone (6-0) to the County council for final action; and

**Whereas**, the Act also provides certain procedures for the county legislative body to adopt or reject amendments to the land use ordinance and zoning map for the county; and

**Whereas**, on September 23<sup>rd</sup>, 2025, the County Council held a public hearing, to consider any comments regarding the proposed rezone. The County Council accepted all comments; and

**Whereas**, the Cache County Council has determined that it is both necessary and appropriate for the County to approve this ordinance.

**Now, therefore**, the County Legislative Body of Cache County ordains as follows:

**1. Statutory Authority**

The statutory authority for enacting this ordinance is Utah Code Annotated Sections 17-27a Part 1 and Part 3, and 17-53 part 2(1953, as amended to date).

**2. Adoption of amended Zoning Map**

The County Council hereby amends the County’s Zoning Map to reflect the rezone of the property affected by this ordinance and hereby adopts the amended Zoning Map with the amendment identified as Exhibit B, of which a detailed digital or paper copy is available in the Development Services Department.

### **3. Conclusions**

**A.** The subject property is reasonably consistent with the purpose of the Public Infrastructure (PI) Overlay:

- i.** “To provide for the siting and operation of public infrastructure in an environmentally sound and economically competitive manner.”
- ii.** “To inform current and potential residents of the county of the possible location of future public infrastructure locations.”
- iii.** “To ensure that any public infrastructure be designed, constructed, and operated in a safe and efficient manner, and in compliance with all federal, state, and local laws and regulations for the protection of the general health, welfare, and safety of the citizens of the county.”

### **4. Prior ordinances, resolutions, policies, and actions superseded**

This ordinance amends and supersedes the Zoning Map of Cache County, and all prior ordinances, resolutions, policies, and actions of the Cache County Council to the extent that the provisions of such prior ordinances, resolutions, policies, or actions are in conflict with this ordinance. In all other respects, such prior ordinances, resolutions, policies, and actions shall remain in full force and effect.

### **5. Exhibits**

**A.** Exhibit A: Rezone summary and information

**B.** Exhibit B: Zoning Map of Cache County showing affected portion.

### **6. Effective date**

This ordinance takes effect on \_\_\_\_\_, 2025. Following its passage but prior to the effective date, a copy of the ordinance shall be deposited with the County Clerk and a short summary of the ordinance shall be published in a newspaper of general circulation within the County as required by law.

**7. Council Vote and Final Action**

Date: ____ / ____ / ____	<u>Council Votes</u>			
<u>Council members</u>	In Favor	Against	Abstain	Absent
Kathryn Beus				
Dave Erickson				
Sandi Goodlander				
Nolan Gunnell				
Mark Hurd				
Barbara Tidwell				
Keegan Garrity				
<b>Total:</b>				
<b>Final action:</b>	_____ <b>Adopt</b> _____ <b>Reject</b>			

Cache County Council:

Attest:

\_\_\_\_\_  
Sandi Goodlander, Chair

\_\_\_\_\_  
Bryson Behm, County Clerk

---

## **Action of the County Executive**

Regarding Ordinance 2025-28, SBA UT24138-B Paradise Rezone

\_\_\_\_\_ Approve

\_\_\_\_\_ Disapprove (A Statement of Objection is attached)

---

George Daines, Executive  
Cache County

Date



**Staff Report: SBA UT24138-B Rezone**

4 September 2025

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:** Ben Feldman

**Parcel ID#:** 01-093-0002

**Staff Recommendation:** Approval

**Type of Action:** Legislative

**Land Use Authority:** Cache County Council

**Location**

*Reviewed by Conner Smith*

**Project Address:**

180 E. 8600 S.,  
Paradise

**Acres:** 0.057 of 16

**Surrounding Uses:**

North – Agricultural

South – Agricultural/Residential/Paradise City

East – Agricultural

West – Agricultural/Residential/Paradise City

**Current Zoning:**  
Agricultural (A10)

**Proposed Zoning:**  
Public Infrastructure  
(PI) Overlay



**Findings of Fact**

**A. Request description**

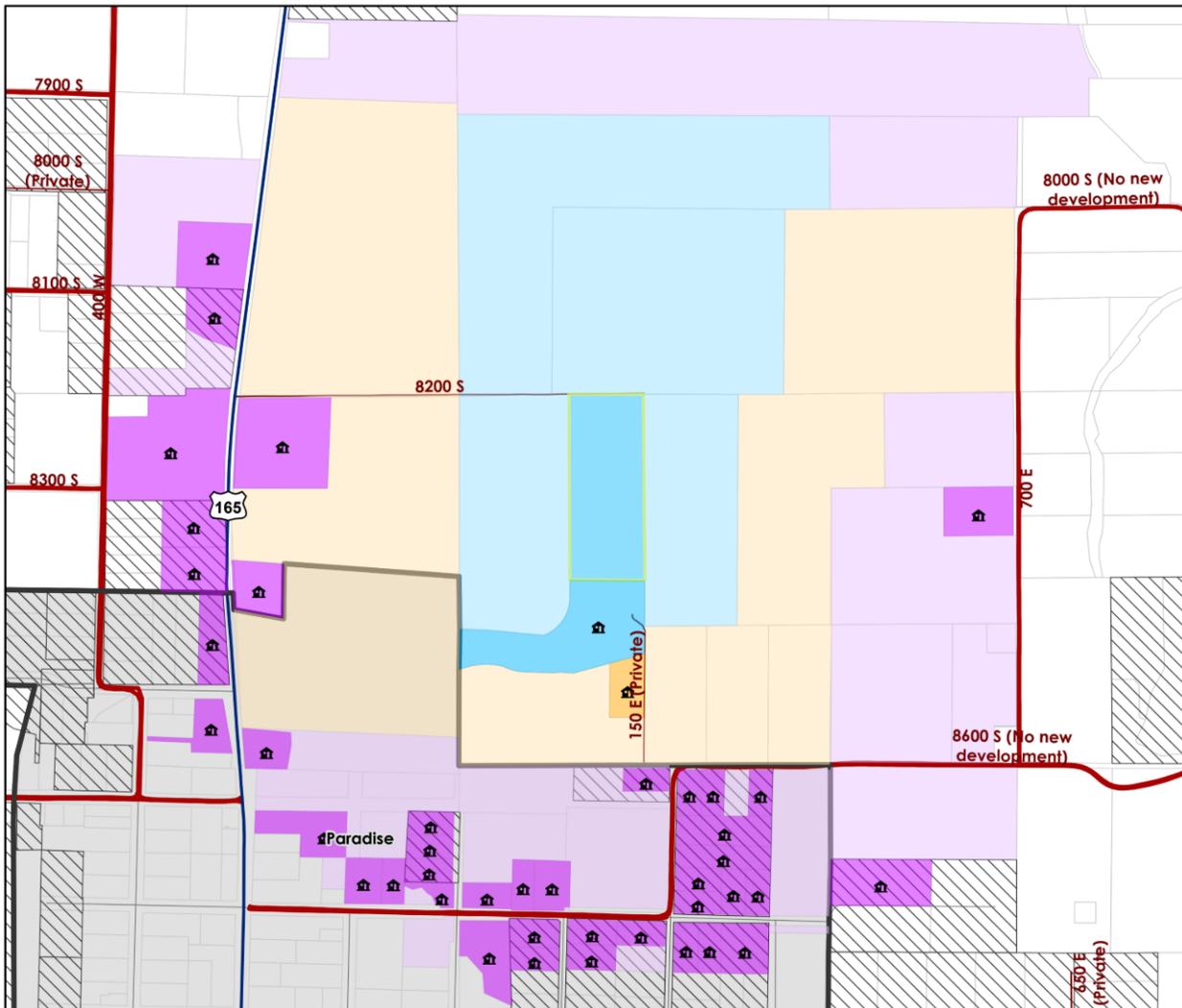
1. A request to approve the addition of the Public Infrastructure (PI) Overlay to a portion (0.057 acres) of a 16.00-acre parcel in the Agricultural (A10) Zone.
2. This rezone may allow the parcel to establish uses permitted in the Public Infrastructure (PI) Overlay. A rezone request is general in nature and is not tied to any proposed use. Any impacts related to permitted and conditional uses allowed within the Public Infrastructure (PI) Overlay will be addressed as part of each respective approval process required prior to site development activities.

3. 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:

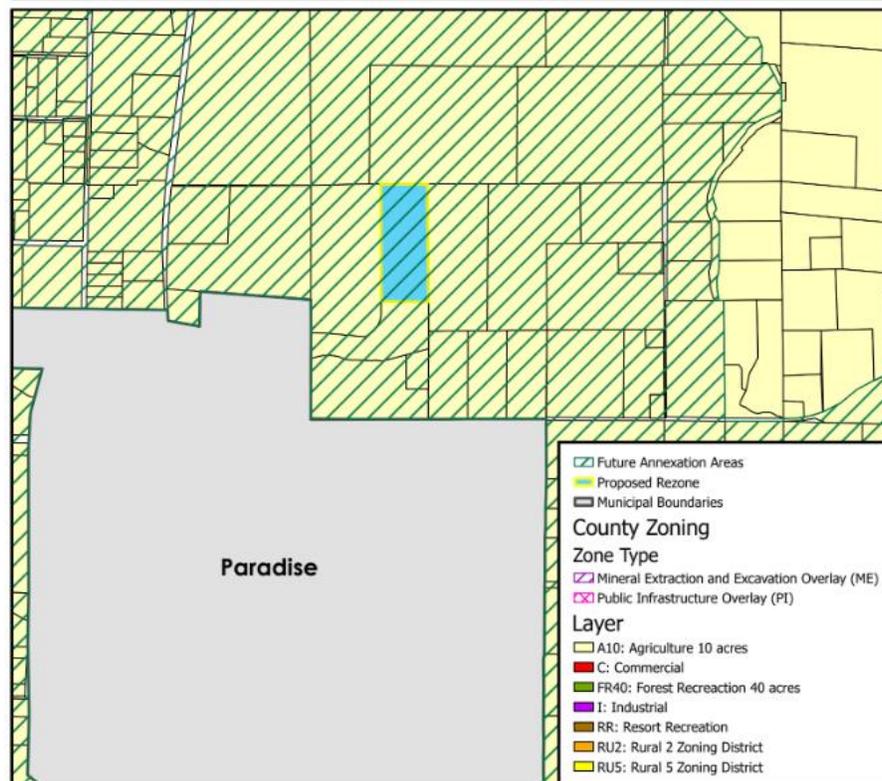
- i. Parcel status: The property matches the configuration it had on August 8<sup>th</sup>, 2006 and is legal.
- ii. Schedule of Zoning Uses: The Public Infrastructure (PI) Overlay allows for a variety of uses with the approval of a zoning clearance and/or conditional use permit. These uses include:
  - 1. Utility Facility, Transmission
  - 2. Utility Facility, Distribution
  - 3. Utility Facility, Service
  - 4. Telecommunication Facility, Major
  - 5. Telecommunication Facility, Minor
  - 6. Public Airport
  - 7. Solid Waste Facilities

iii. Average Lot Size:



Average Parcel Size	
<b>Adjacent Parcels</b>	With a Home: 12 Acres (1 Parcel)
	Without a Home: 36.4 Acres (5 Parcels)
<b>1/4 Mile Buffer</b>	With a Home: 7.2 Acres (2 Parcels)
	Without a Home: 32 Acres (13 Parcels)
	Without a Home in Paradise Town: 38.8 Acres (1 Parcel)
<b>1/2 Mile Buffer</b>	With a Home: 6.1 Acres (11 Parcels)
	With a Home in Paradise Town: 1.8 Acres (32 Parcels)
	Without a Home: 26.1 Acres (24 Parcels)
	Without a Home in Paradise Town: 6.1 Acres (17 Parcels)

- iv. Adjacent Uses: Adjacent Uses: The parcels to the north and east are primarily agricultural while the parcels to the south and west are a mix of agricultural and residential. Paradise City limits are located to the south and west of the subject property.
- v. The nearest parcel, in the county, with the Public Infrastructure (PI) Overlay, is located five miles to the south of the subject parcel.
  - 1. The Ruby Pipeline rezone was a request to add the Public Infrastructure to a multitude of parcels and was approved on 21 September 2009 as Ordinance 2009-06.
- vi. Annexation Areas: The subject property is located in the Paradise City annexation area.



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

4. 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.
5. The current County Land Use Ordinance does not specify appropriate locations for the Public Infrastructure (PI) Overlay but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030 [E] identifies the purpose of the Public Infrastructure (PI) Overlay and includes the following:
  - a. “To provide for the siting and operation of public infrastructure in an environmentally sound and economically competitive manner.”
  - b. “To inform current and potential residents of the county of the possible location of future public infrastructure locations.”
  - c. “To ensure that any public infrastructure be designed, constructed, and operated in a safe and efficient manner, and in compliance with all federal, state, and local laws and regulations for the protection of the general health, welfare, and safety of the citizens of the county.”
6. 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.
7. The future land use map (Attachment C) adopted as part of the Cache County General Plan identifies the area where the subject property is located as “Agriculture and Ranching.” *Cache County General Plan, Chapter 4, Page 26*. This section states:
  - a. Location: Private agriculture landscapes in the Cache Valley outside of municipalities.
  - b. Example Areas: Most of the valley.
  - c. Purpose and Character: Agricultural and rangeland uses on private lands under conservation easements (no public access) are expected to continue in the Valley. Separation from dense residential developments is advantageous. The agricultural landscape provides separation between adjacent municipalities and protects suitable soils.
  - d. Preferred Land Uses: Agriculture, ranching, rural residential uses at densities of less than one unit per 10 acres, Conservation Easements (CEs) and conserved public lands, Agritourism.
  - e. Secondary Land Uses: Industrial and Commercial uses directly supportive of agriculture (Processing, Packaging, Distribution), clustered subdivision developments, outdoor recreation, farm worker housing.

- f. Discouraged Uses: Residential developments at densities of greater than one unit per 10 acres if not in a clustered subdivision development, commercial office, commercial retail, flex office/industrial, heavy industrial.

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

- 8. §12.02.010 adopts the Manual of Roadway Design and Construction Standards (Road Manual) for roadway improvement requirements.
- 9. §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.
- 10. §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
- 11. §16.04.040 [A] Roads – All roads must be designed and constructed in accordance with Title 12 of the County Code.
- 12. §12.02.010 Roadway Standards – Requirements for roadway improvement are provided in the current Manual of Roadway Design and Construction Standards (Road Manual).
- 13. The Road Manual specifies the following:
  - a. Minor Local (L): Minor local roads serve almost exclusively to provide access to properties adjacent to the road. Minor local roads generally serve residential or other non-commercial land uses. Many minor local roads are cul-de-sacs or loop roads with no through continuity. The length of minor local roads is typically short. Because the sole function of local roads is to provide local access, such roads are used predominantly by drivers who are familiar with them.
- 14. A basic review of the access to the subject property identifies the following:
  - a. The property has access to 8200 South.
- 15. 8200 South:
  - a. North of the subject parcel, 8200 South is a County road and is classified as a Minor Local.
  - b. Provides access to residential and agricultural properties.
  - c. Is maintained by the County only in the summer.
  - d. Is 20-feet wide and is a gravel road.

**D. Service Provisions:**

- 16. §16.04.080 [C] Fire Control – The County Fire District did not have any comments or concerns regarding this rezone. Any future development on the property must be reevaluated and may require improvements based on the location of the proposed access and development.
- 17. §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**

- 18. Public notice was posted online to the Utah Public Notice Website on 22 August 2025.
- 19. Notices were posted in three public places on 22 August 2025.
- 20. Notices were mailed to all property owners within 300 feet on 22 August 2025.
- 21. The meeting agenda was posted to the County website on 22 August 2025.
- 22. At this time, no written public comment regarding this proposal has been received by the Development Services Office.

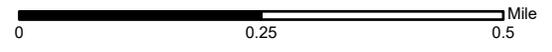
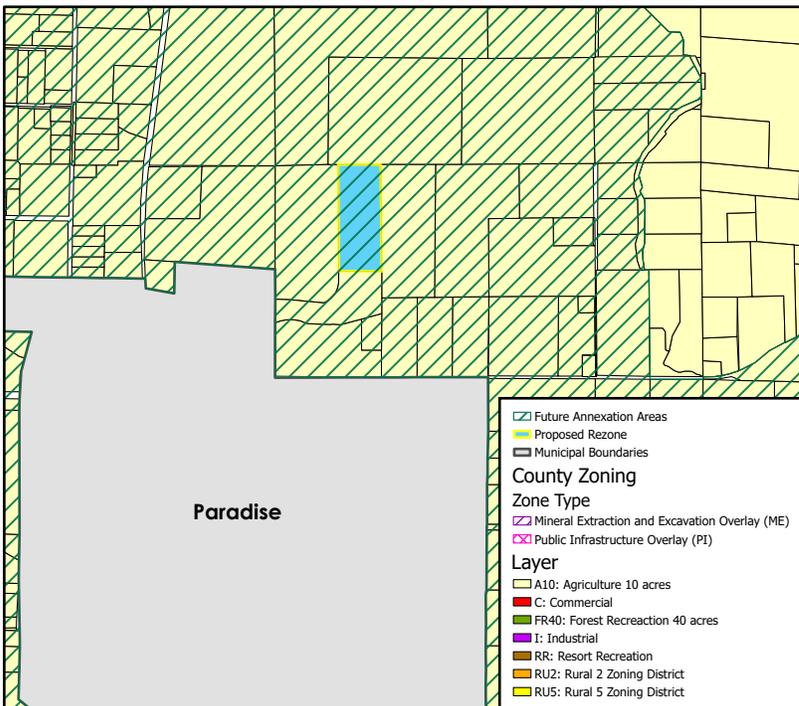
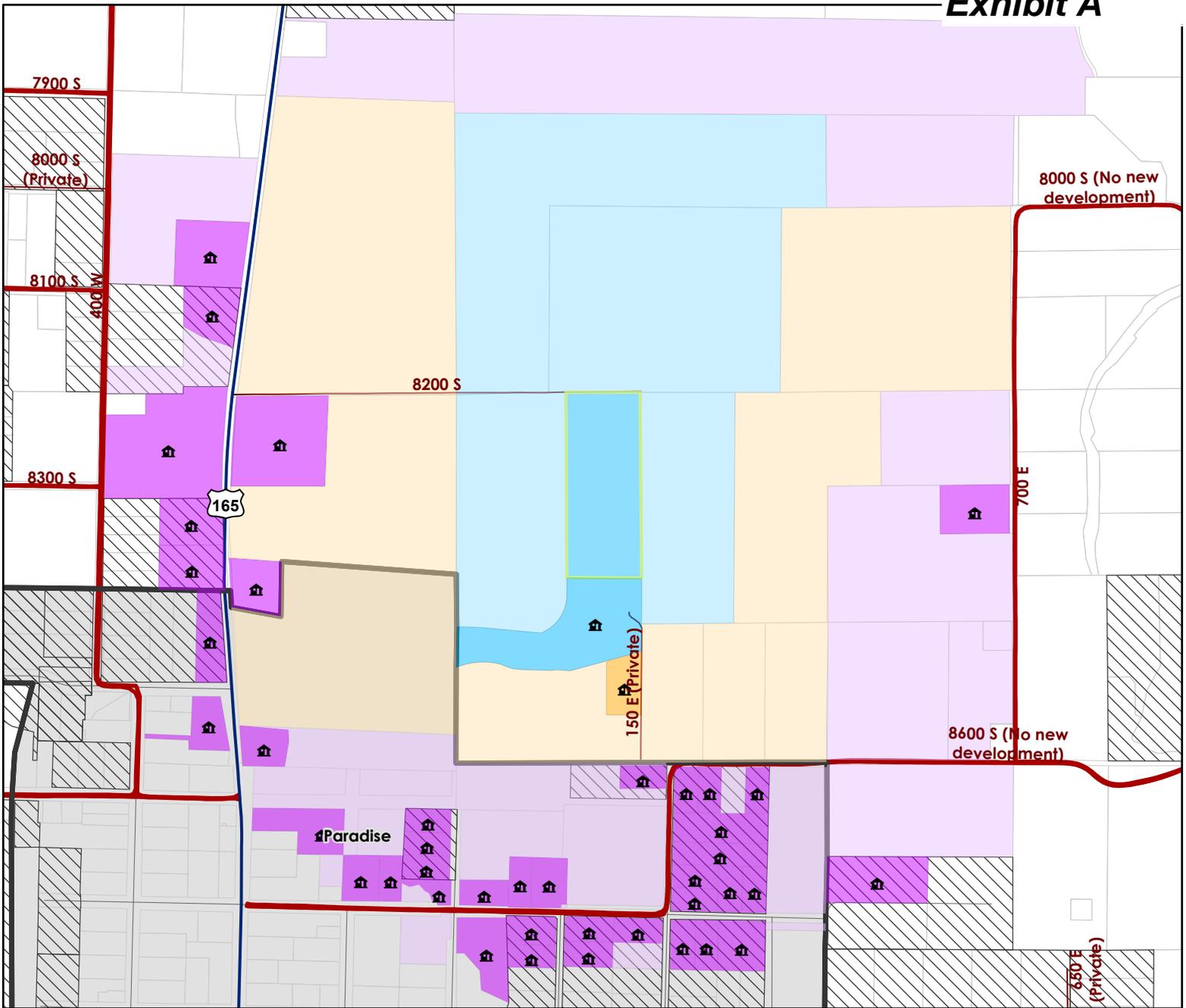
**Planning Commission Conclusion**

---

Based on the findings of fact noted herein, the SBA UT24138-B rezone is hereby recommended for approval to the County Council as follows:

1. The subject property is reasonably consistent with the purpose of the Public Infrastructure (PI) Overlay:
  - a. “To provide for the siting and operation of public infrastructure in an environmentally sound and economically competitive manner.”
  - b. “To inform current and potential residents of the county of the possible location of future public infrastructure locations.”
  - c. “To ensure that any public infrastructure be designed, constructed, and operated in a safe and efficient manner, and in compliance with all federal, state, and local laws and regulations for the protection of the general health, welfare, and safety of the citizens of the county.”

# **ATTACHMENT A**



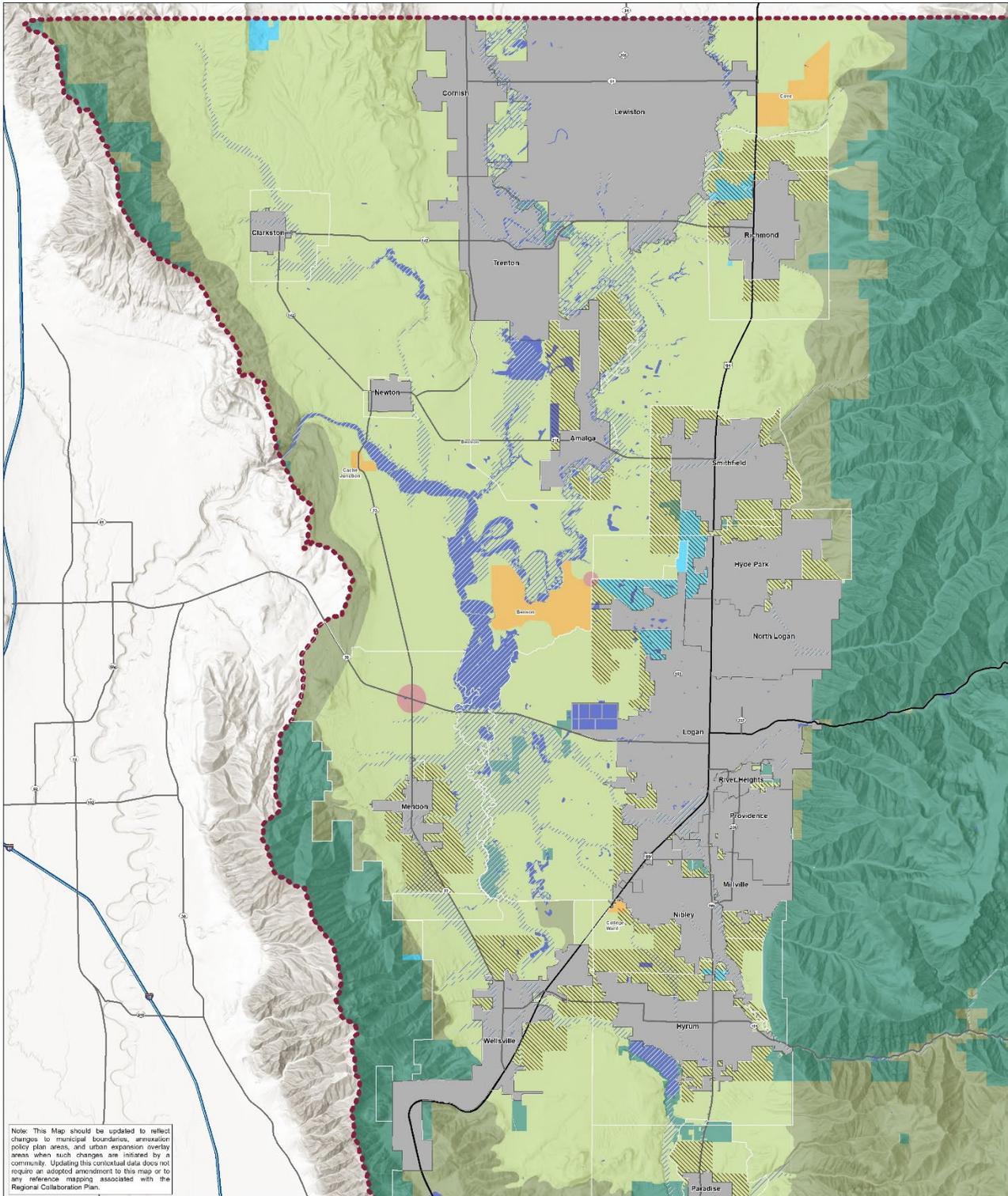
## Legend

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

Average Parcel Size	
<b>Adjacent Parcels</b>	With a Home: 12 Acres (1 Parcel)
	Without a Home: 36.4 Acres (5 Parcels)
<b>1/4 Mile Buffer</b>	With a Home: 7.2 Acres (2 Parcels)
	Without a Home: 32 Acres (13 Parcels)
<b>1/2 Mile Buffer</b>	Without a Home in Paradise Town: 38.8 Acres (1 Parcel)
	With a Home: 6.1 Acres (11 Parcels)
<b>1/2 Mile Buffer</b>	Without a Home in Paradise Town: 1.8 Acres (32 Parcels)
	Without a Home: 26.1 Acres (24 Parcels)
<b>1/2 Mile Buffer</b>	Without a Home in Paradise Town: 6.1 Acres (17 Parcels)



**ATTACHMENT  
B**



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



# **PUBLIC COMMENTS**



August 27, 2025

Conner Smith,  
[Conner.smith@cachecounty.gov](mailto:Conner.smith@cachecounty.gov)

Cache County Planning Commission  
[devservices@cachecounty.gov](mailto:devservices@cachecounty.gov)

Dear Cache County Planning Commission and Staff Members,

Thank you for your efforts in keeping us informed of land-use applications that may affect Paradise Town.

Chapter 16 of Paradise Town Zoning Ordinances addresses Wireless Telecommunications Facilities. Paradise Town requires a stealth monopole with a maximum height of 40' situated on Public Property. Antennas mounted on existing buildings are preferred over new monopoles because they are more easily hidden or less conspicuous.

The purpose of Chapter 16 is to protect Paradise Town's aesthetic resources and community character and to assure compatibility with Paradise Town Master Plan. The location and design of telecommunication facilities have the potential to have long-term negative effects on surrounding properties. The intent of the regulations is to reduce those effects by locating wireless telecommunication facilities where they are least visible from public streets and public areas, and to the best extent possible, provide screening from adjacent property owners.

The proposed site is within Paradise Town's annexation plan and is within 800 feet of current corporate limits. Paradise Towns Master Plan and Zoning Ordinances project growth in that area will be residential or agricultural, not commercial. Paradise Towns General Plan encourages joint cooperation with Cache County to ensure that proper impact review and analysis are performed before approval.

Paradise Town has concerns about selective or "spot" zoning as it deviates from Paradise's General Plan and specifically benefits an individual property owner.

Thank you for your consideration,

Paradise Town Council

Paradise Town Corporation  
PO Box 286, Paradise UT 84328  
435-245-6737  
[www.paradise.utah.gov](http://www.paradise.utah.gov)



**01-093-0002**

BEG 12 CHS E OF THE NW COR OF THE NW/4 SEC 27 T 10N R 1E, E 8 CHS S 20 CHS W 8  
CHS N 20 CHS TO BEG  
CONT 16 AC A626A

**Ordinance No. 2025-29**  
**Cache County, Utah**  
**Sparks Ventures Rezone**

---

An ordinance amending the County Zoning Map by rezoning 10.00 acres from the Agricultural (A10) Zone to the Industrial (I) Zone.

**Whereas**, the “County Land Use Development and Management Act,” Utah Code Ann. §17-27a-101 et seq., as amended (the “Act”), provides that each county may enact a land use ordinance and a zoning map establishing regulations for land use and development; and

**Whereas**, pursuant to the Act, the County’s Planning Commission (the “Planning Commission”) shall prepare and recommend to the county’s legislative body, following a public hearing, a proposed land use ordinance and a zoning map, or amendments thereto, that represent the Planning Commission’s recommendations for zoning the area within the county; and

**Whereas**, the Planning Commission caused notice of a public hearing for the rezone to be posted at least ten (10) days before the date of the public hearing; and

**Whereas**, on September 4<sup>th</sup>, 2025 the Planning Commission held a public hearing, accepted all comments, and recommended the denial of the proposed rezone (5-1) to the County council for final action; and

**Whereas**, the Act also provides certain procedures for the county legislative body to adopt or reject amendments to the land use ordinance and zoning map for the county; and

**Whereas**, on September 23<sup>rd</sup>, 2025, the County Council held a public hearing, to consider any comments regarding the proposed rezone. The County Council accepted all comments; and

**Whereas**, the Cache County Council has determined that it is both necessary and appropriate for the County to deny this ordinance.

**Now, therefore**, the County Legislative Body of Cache County ordains as follows:

**1. Statutory Authority**

The statutory authority for enacting this ordinance is Utah Code Annotated Sections 17-27a Part 1 and Part 3, and 17-53 part 2(1953, as amended to date).

**2. Adoption of amended Zoning Map**

The County Council hereby amends the County’s Zoning Map to reflect the rezone of the property affected by this ordinance and hereby adopts the amended Zoning Map with the amendment identified as Exhibit B, of which a detailed digital or paper copy is available in the Development Services Department.

### **3. Conclusions**

**A.** The subject property is reasonably consistent with the purpose of the Public Infrastructure (PI) Overlay:

- i.** “To provide for the siting and operation of public infrastructure in an environmentally sound and economically competitive manner.”
- ii.** “To inform current and potential residents of the county of the possible location of future public infrastructure locations.”
- iii.** “To ensure that any public infrastructure be designed, constructed, and operated in a safe and efficient manner, and in compliance with all federal, state, and local laws and regulations for the protection of the general health, welfare, and safety of the citizens of the county.”

### **4. Prior ordinances, resolutions, policies, and actions superseded**

This ordinance amends and supersedes the Zoning Map of Cache County, and all prior ordinances, resolutions, policies, and actions of the Cache County Council to the extent that the provisions of such prior ordinances, resolutions, policies, or actions are in conflict with this ordinance. In all other respects, such prior ordinances, resolutions, policies, and actions shall remain in full force and effect.

### **5. Prior ordinances, resolutions, policies, and actions superseded**

This ordinance amends and supersedes the Zoning Map of Cache County, and all prior ordinances, resolutions, policies, and actions of the Cache County Council to the extent that the provisions of such prior ordinances, resolutions, policies, or actions are in conflict with this ordinance. In all other respects, such prior ordinances, resolutions, policies, and actions shall remain in full force and effect.

### **6. Exhibits**

**A.** Exhibit A: Rezone summary and information

**B.** Exhibit B: Zoning Map of Cache County showing affected portion.

### **7. Effective date**

This ordinance takes effect on \_\_\_\_\_, 2025. Following its passage but prior to the effective date, a copy of the ordinance shall be deposited with the County Clerk and a short summary of the ordinance shall be published in a newspaper of general circulation within the County as required by law.

**7. Council Vote and Final Action**

Date: ____ / ____ / ____	<u>Council Votes</u>			
<u>Council members</u>	In Favor	Against	Abstain	Absent
Kathryn Beus				
Dave Erickson				
Sandi Goodlander				
Nolan Gunnell				
Mark Hurd				
Barbara Tidwell				
Keegan Garrity				
<b>Total:</b>				
<b>Final action:</b>	_____ <b>Adopt</b> _____ <b>Reject</b>			

Cache County Council:

Attest:

\_\_\_\_\_  
Sandi Goodlander, Chair

\_\_\_\_\_  
Bryson Behm, County Clerk

---

## **Action of the County Executive**

Regarding Ordinance 2025-29, Sparks Ventures Rezone

\_\_\_\_\_ Approve

\_\_\_\_\_ Disapprove (A Statement of Objection is attached)

---

George Daines, Executive  
Cache County

Date

**Staff Report: Sparks Ventures Rezone**

4 September 2025

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:** Blake Sparks

**Parcel ID#:** 04-019-0004

**Staff Recommendation:** None

**Type of Action:** Legislative

**Land Use Authority:** Cache County Council

**Location**

*Reviewed by Conner Smith*

**Project Address:**

4200 N. 800 W.,  
 Smithfield

**Acres:** 10.00

**Surrounding Uses:**

North – Agricultural/Residential  
 South – Agricultural  
 East – Agricultural  
 West – Agricultural

**Current Zoning:**  
 Agricultural (A10)

**Proposed Zoning:**  
 Industrial (I)



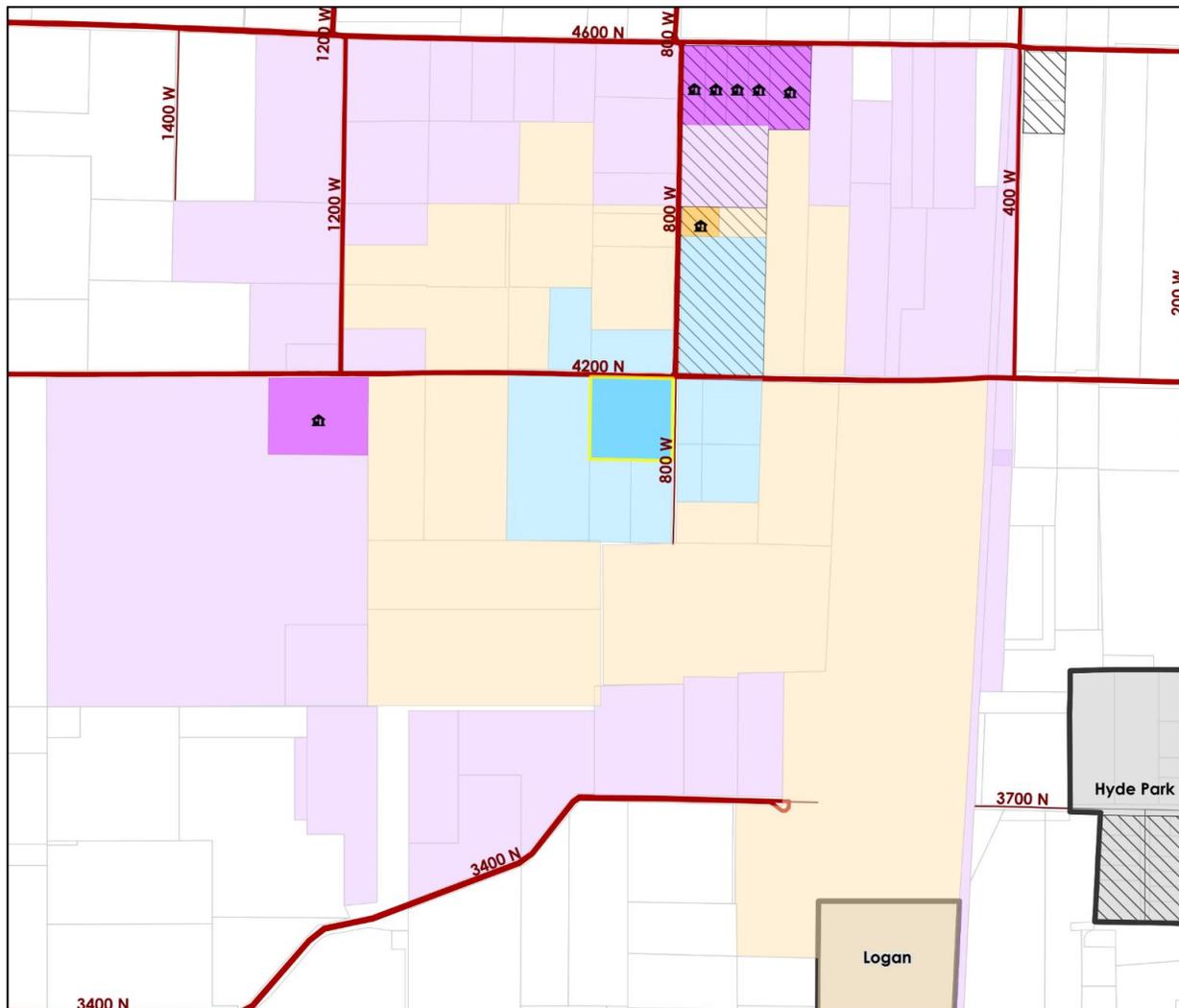
**Findings of Fact**

**A. Request description**

1. A request to rezone 10.00 acres from the Agricultural (A10) Zone to the Industrial (I) Zone.
2. This rezone may allow the parcel to establish uses permitted in the Industrial (I) Zone.
3. 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 Industrial (I) Zone will 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:**

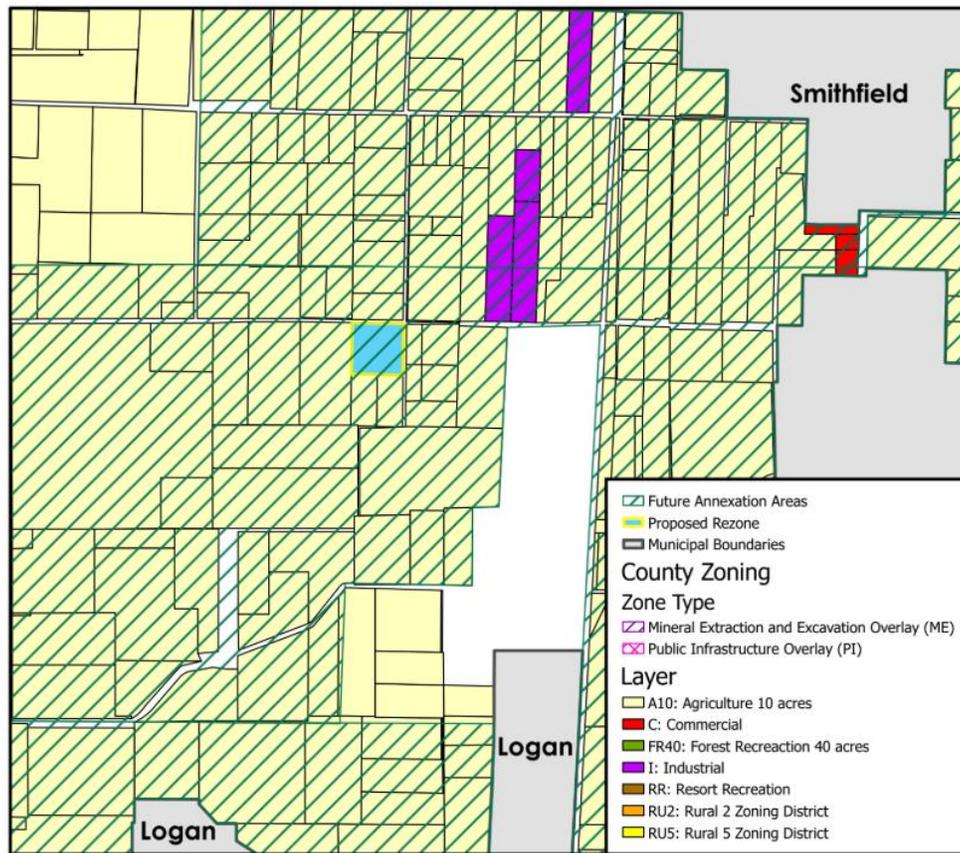
- i.** Parcel status: The property matches the configuration it had on August 8<sup>th</sup>, 2006 and is legal.
- ii.** Average Lot Size: (See Attachment A)



Average Parcel Size	
<b>Adjacent Parcels</b>	Without a Home: 7.5 Acres (11 Parcels)
<b>1/4 Mile Buffer</b>	With a Home: 1.6 Acres (1 Parcel)
	Without a Home: 11.9 Acres (28 Parcels) Without a Home in Logan City: 563 Acres (1 Parcel)
<b>1/2 Mile Buffer</b>	With a Home: 4 Acres (7 Parcels)
	Without a Home: 11.8 (66 Parcels) Without a Home in Logan City: 563 Acres (1 Parcel)

- iii.** Schedule of Zoning Uses: The Industrial (I) Zone allows for a variety of uses with the approval of a zoning clearance and/or conditional use permit. These uses include:

1. Caretaker's Residence
  2. General Manufacturing
  3. Commercial Kennel/Animal Shelter
  4. Storage and Warehousing
  5. Self Service Storage Facility
  6. Transport Services
  7. General Vehicle Repair
  8. Mobile Food Truck
  9. Sexually Oriented Business
  10. Telecommunications Facility, Major
- iv.** Adjacent Uses:
1. The properties to the properties to the north are a mix of agricultural and residential while the properties to the east, south, and west are agricultural.
- v.** The nearest parcel in the County that is in the Industrial (I) Zone is located 1/5<sup>th</sup> (0.20) of a mile to the east of the subject property.
1. The TYJ Storage Rezone, located 1/5<sup>th</sup> of a mile to the east of the subject property, was a request to rezone 26.42 acres from the Agricultural (A10) Zone to the Industrial (I) Zone and was approved by the County Council as Ordinance 2023-12.
    - a. At the time of writing this staff report the property has not been developed.
- vi.** Annexation Areas:
1. The subject property is located in the Hyde Park City future annexation area.



**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 Industrial (I) Zone but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030(F) identifies the purpose of the Industrial (I) Zone and includes the following:
  - a. “To provide locations where manufacturing, processing, warehousing, and fabrication of goods and material can be carried on with minimum conflict or deleterious effect upon the surrounding properties. The purpose of this zone is also to promote the economic wellbeing of the citizens and to broaden the tax base.”
  - b. “This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.”
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 “Agriculture and Ranching.” *Cache County General Plan, Chapter 4, Page 26*. This section states:
- a. Location: Private agriculture landscapes in the Cache Valley outside of municipalities.
  - b. Example Areas: Most of the valley.
  - c. Purpose and Character: Agricultural and rangeland uses on private lands under conservation easements (no public access) are expected to continue in the Valley. Separation from dense residential developments is advantageous. The agricultural landscape provides separation between adjacent municipalities and protects suitable soils.
  - d. Preferred Land Uses: Agriculture, ranching, rural residential uses at densities of less than one unit per 10 acres, Conservation Easements (CEs) and conserved public lands, Agritourism.
  - e. Secondary Land Uses: Industrial and Commercial uses directly supportive of agriculture (Processing, Packaging, Distribution), clustered subdivision developments, outdoor recreation, farm worker housing.
  - f. Discouraged Uses: Residential developments at densities of greater than one unit per 10 acres if not in a clustered subdivision development, commercial office, commercial retail, flex office/industrial, heavy industrial.
9. 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 “Urban Expansion Overlay.” *Cache County General Plan, Chapter 4, Page 29*. This section states:
- a. Location: Adjacent to city/town limits within municipal annexation policy areas, where future development could be accommodated with urban-level services. As communities may provide additional information, these reference areas may be updated on the Future Land Use Map without an adopted amendment to reflect the probable expansion of services within a 10 to 20 year timeframe.
  - b. Example Areas: Unincorporated enclaves between or within cities.
  - c. Purpose and Character: To provide for unified municipal growth that aligns with the municipal land use plan in an approved annexation policy area with an approved County Intergovernmental Agreement. If developed, these areas would need to be annexed into the neighboring community which would facilitate service provision. The following criteria must be met for these areas
    - i. Accommodate 20-year growth projections
    - ii. Plan for urban-level densities, intensities
    - iii. Meet urban design standards
    - iv. Connect with water and sewer providers, and urban streets
    - v. Urban services provided by the County are minimized
  - d. Preferred Land Uses: Annexations within these areas should strive to accomplish the densities, intensities, and street patterns contained where urban-level infrastructure is available. Affordable housing options are also appropriate in this area.
  - e. Secondary Land Uses: Civic (meeting spaces), residential support uses (e.g. parks, medical, schools, fire and police stations).
  - f. Discouraged Uses: Uses that are not consistent with the municipal general plan or existing county zoning.

10. Consideration of impacts related to uses allowed within the Industrial (I) 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 Industrial (I) Zone is 150’.

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. Roadway Functional Classification:

- a. Major Collector (MC): Major collector roads serve larger towns and other traffic generators of equivalent inter-county importance, such as schools, shipping points, and county parks, which are not directly served by minor arterial roads.

18. A basic review of the access to the subject property identifies the following:

- a. The property has access to 4200 North and 800 West.

19. 4200 North:

- a. North of the subject parcel, 4200 North is a County road and is classified as a Major Collector.
- b. Provides access to agricultural properties and generally serves to provide through access from Benson to US 91.
- c. Is maintained by the County year round and, because it has no posted speed limit, has a speed limit of 55 miles per hour.
- d. Has an existing width of 20-feet, a 66-foot right-of-way, no paved shoulder, a one to five-foot gravel shoulder, a zero to eighteen-foot clear zone, and is paved.
- e. Is considered substandard as to paved shoulder, gravel shoulder, and clear zone.
- f. Future proposed developments will require significant road improvements.

<b>Primary Access Road – 4200 North</b>			
<b>Functional Classification</b>	Major Collector	<b>Summer Maintenance</b>	Yes
<b>Speed Limit</b>	NP - 55 MPH	<b>Winter Maintenance</b>	Yes
<b>Dedicated ROW</b>	Yes	<b>Municipal Boundary</b>	No

<b>Analysis of Roadway – 4200 North</b>				
<b>Roadway Element</b>	<b>Existing Width (ft)</b>	<b>Future Width (ft)</b>	<b>*Required Width (ft)</b>	<b>Comments or Findings</b>
Travel Lanes	20	24	20	OK
Right-of-Way	66	80	66	OK
Paved Shoulder	0	4	2	Substandard
Gravel Shoulder	0-5	4	4	Substandard

**Revised Pg. 7 and 8 - Planning Commission Recommendation**

Clear Zone (4:1)	0-18	24	24	Substandard
Material	Paved	Paved	Paved	OK
Structural				Visually OK

Road is classified as a Major Collector. The development would, at a minimum, be required to meet a Major Local Road standards.

<b>Minimum Access Spacing Standard (Feet)</b>			
<b>Classification</b>	<b>Public/Private Roads</b>	<b>Commercial</b>	<b>Residential/Farm</b>
Major Collector	350	200	200

**20. 800 West:**

- a. East of the subject parcel, 800 West is an unimproved gravel road that is 12 feet wide, provides access to agricultural fields.
- b. Is planned to continue south to 3700 North in the future.
- c. Is maintained by the County in the winter.
- d. Future proposed developments will require significant road improvements.

**D. Service Provisions:**

21. §16.04.080 [C] Fire Control – The County Fire District did not have any comments or concerns regarding this rezone. Any future development on the property must be reevaluated and may require improvements based on the location of the proposed access and development.
22. §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**

23. Public notice was posted online to the Utah Public Notice Website on 22 August 2025.
24. Notices were posted in three public places on 22 August 2025.
25. Notices were mailed to all property owners within 300 feet on 22 August 2025.
26. The meeting agenda was posted to the County website on 22 August 2025.
27. At this time, one written public comment regarding this proposal has been received by the Development Services Office.
  - a. Hyde Park City expressed concerns related to the provision of services as they cannot guarantee that services could be provided even if they annexed into Hyde Park City. Additionally, they expressed opposition to a large septic system being approved in the area.

**Conclusion**

The Sparks Ventures rezone, a request to rezone 10.00 acres from the Agricultural (A10) Zone to the Industrial (I) 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.

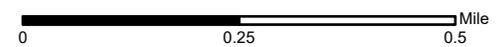
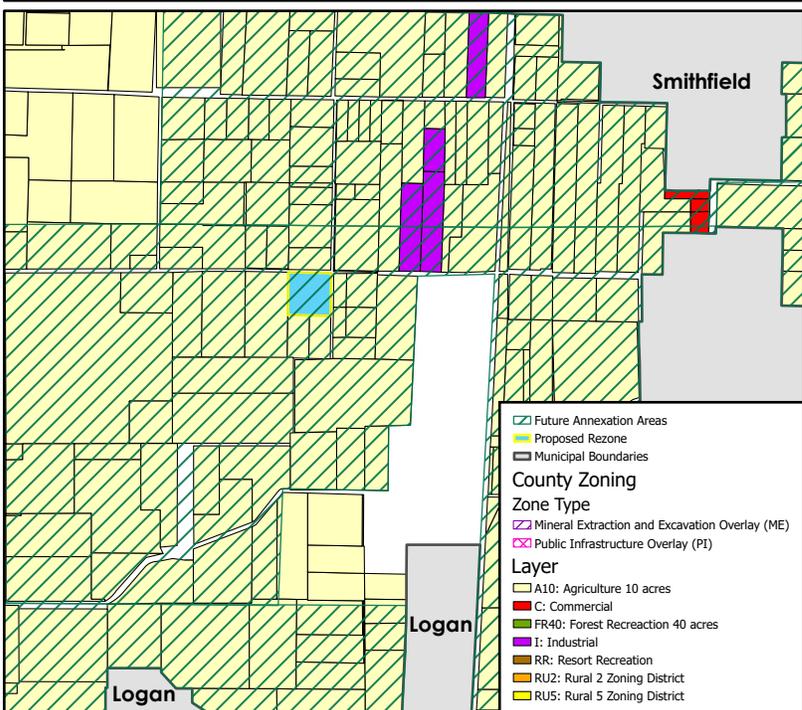
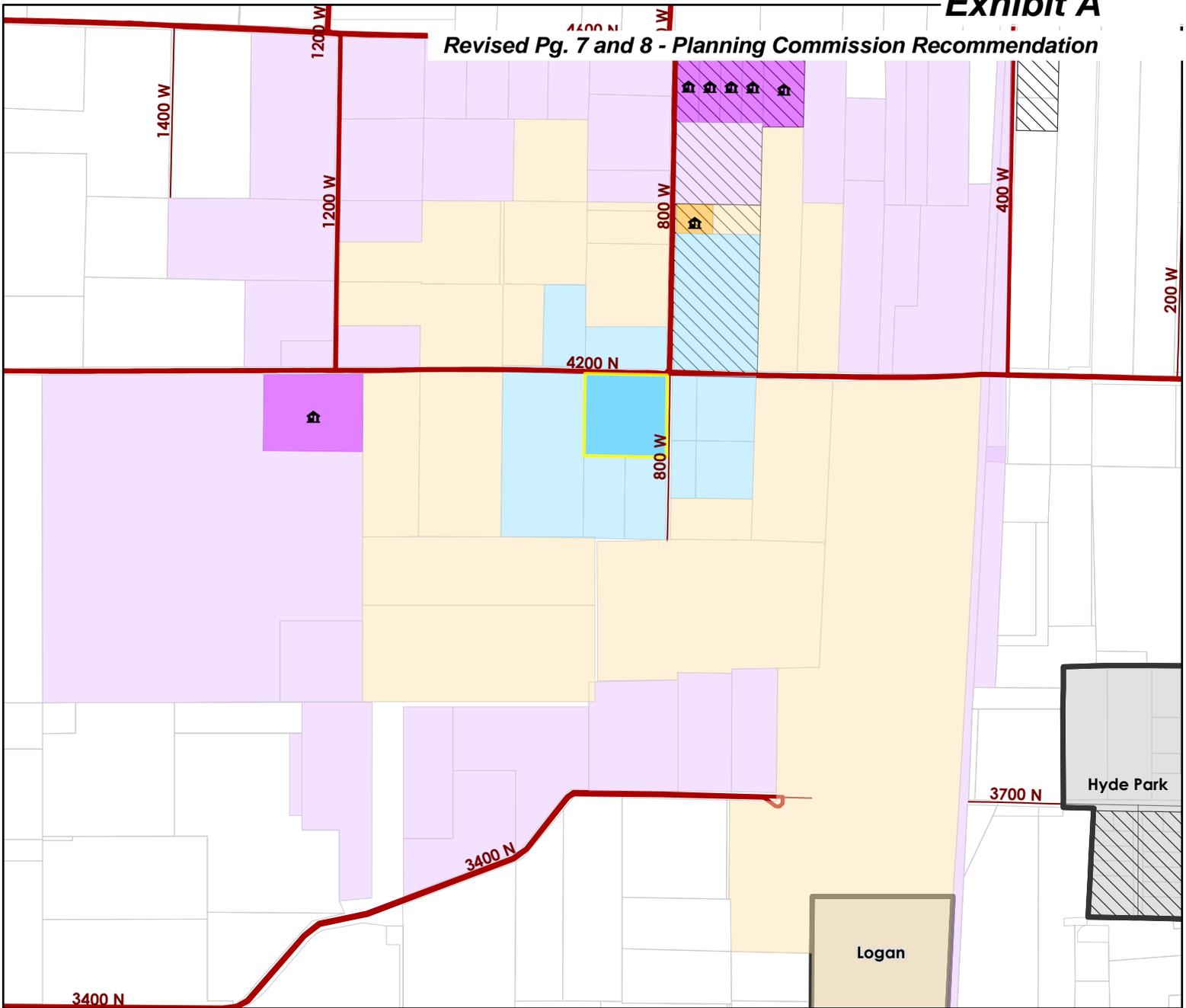
**Planning Commission Conclusion**

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

**Revised Pg. 7 and 8 - Planning Commission Recommendation**

1. The rezone is partially not consistent with the Cache County General Plan:
  - a. This parcel is located in the “Agriculture and Ranching” area which places an emphasis on agriculture related activities. The Industrial (I) Zone has fewer agricultural related use types than the Agricultural (A10) Zone.
2. Both 4200 North and 800 West are considered a substandard road and would need substantial improvements for most development approvals (e.g., conditional use permits).
3. Hyde Park City provided a comment expressing their concern about being able to provide services to the subject property and would be opposed to a large septic system being installed in the area.

# **ATTACHMENT A**



**Legend**

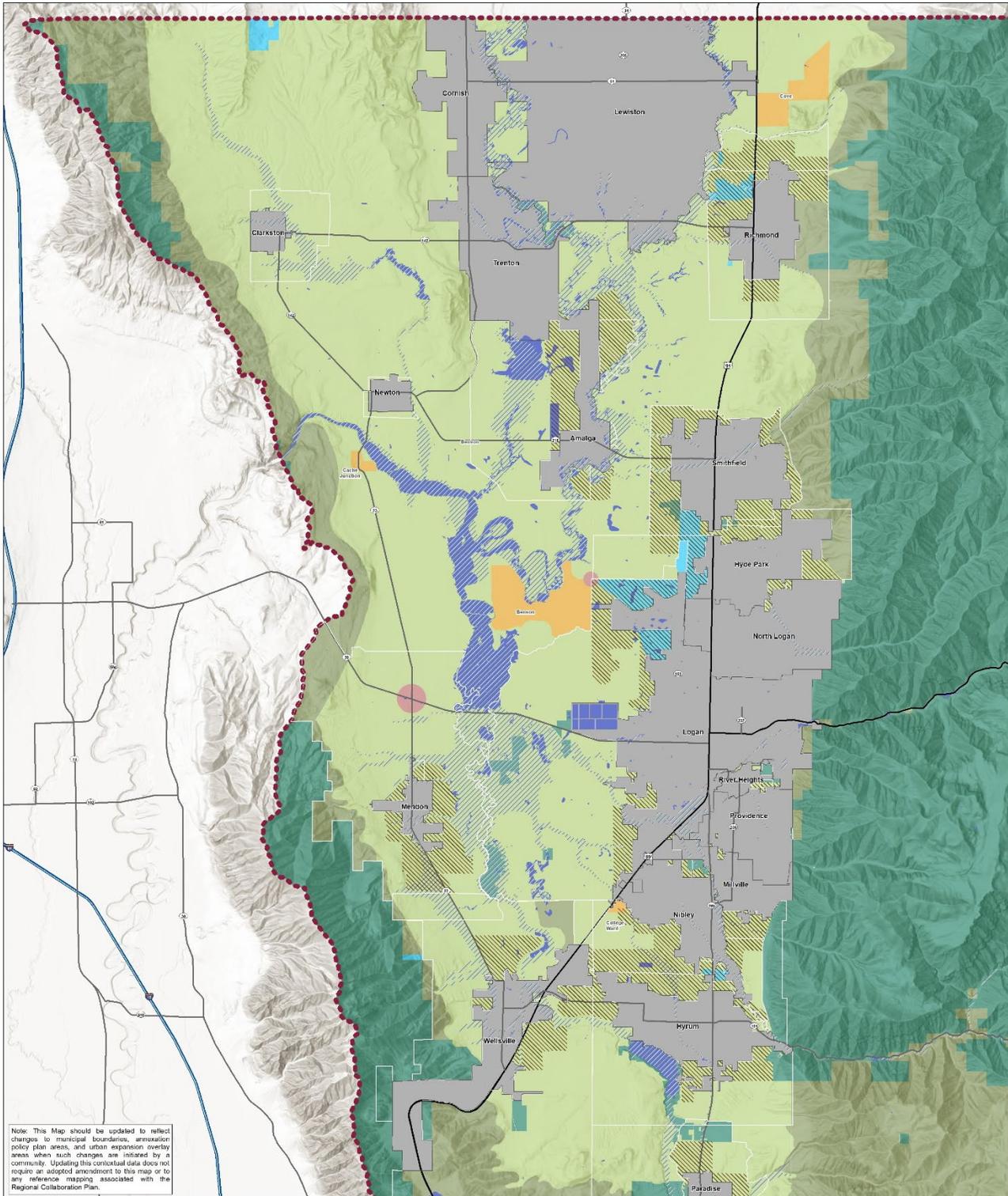
- Proposed Rezone
- Winter Maintenance
- Municipal Boundaries
- County Roads
- Subdivisions
- Highways
- Parcels

**Average Parcel Size**

Adjacent Parcels	Without a Home: 7.5 Acres (11 Parcels)
1/4 Mile Buffer	With a Home: 1.6 Acres (1 Parcel)
	Without a Home: 11.9 Acres (28 Parcels)
1/2 Mile Buffer	Without a Home in Logan City: 563 Acres (1 Parcel)
	With a Home: 4 Acres (7 Parcels)
	Without a Home: 11.8 (66 Parcels)
	Without a Home in Logan City: 563 Acres (1 Parcel)



# **ATTACHMENT B**



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
- Agriculture and Ranching
- Mountain Rural and Conservation
- Forest and Natural Resource
- Urban Expansion Overlay
- Retail Commercial
- Rural Community
- Industrial and Mineral Extraction

**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



# **PUBLIC COMMENTS**



Conner Smith &lt;conner.smith@cachecounty.gov&gt;

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**Sparks Ventures Rezone - Request for Comment**

---

**Marcus Allton** <marcus.a@hpcutah.gov>

Tue, Aug 26, 2025 at 7:23 AM

To: Conner Smith &lt;conner.smith@cachecounty.gov&gt;, Machael Layton &lt;machael.l@hpcutah.gov&gt;

Connor,

In addition to Machael's comments, Hyde Park City passed a resolution a few years ago stating that we no longer provide utilities to areas outside of our city boundaries. If anyone wants access to city water or sewer, they must annex.

Thank you,  
Marcus Allton

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---

**From:** Conner Smith <conner.smith@cachecounty.gov>**Sent:** Monday, August 25, 2025 3:51:52 PM**To:** Machael Layton <machael.l@hpcutah.gov>**Cc:** Marcus Allton <marcus.a@hpcutah.gov>**Subject:** Re: Sparks Ventures Rezone - Request for Comment

[Quoted text hidden]



Conner Smith &lt;conner.smith@cachecounty.gov&gt;

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**Sparks Ventures Rezone - Request for Comment**

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**Machael Layton** <machael.l@hpcutah.gov>  
To: Conner Smith <conner.smith@cachecounty.gov>  
Cc: Marcus Allton <marcus.a@hpcutah.gov>

Mon, Aug 25, 2025 at 2:55 PM

Hi Conner,

I just looked quickly, but I am not seeing the criteria for approving rezones that the County uses to make their decisions--however I did find this in the ordinances:

*Industrial Zone (I):*

*To provide locations where manufacturing, processing, warehousing, and fabrication of goods and material can be carried on with minimum conflict or deleterious effect upon the surrounding properties. The purpose of this zone is also to promote the economic well being of the citizens and to broaden the tax base.*

*This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.*

At this time, Hyde Park City cannot provide water or sewer to this parcel without a significant amount of infrastructure being built. We would be opposed to a large septic system being approved in this area. Should this parcel apply to annex into the City we cannot guarantee services. The suitability of the road would depend on the type of industrial use.

---

**From:** Conner Smith <conner.smith@cachecounty.gov>  
**Sent:** Monday, August 25, 2025 10:50 AM  
**To:** Machael Layton <machael.l@hpcutah.gov>  
**Subject:** Sparks Ventures Rezone - Request for Comment

You don't often get email from [conner.smith@cachecounty.gov](mailto:conner.smith@cachecounty.gov). [Learn why this is important](#)

[Quoted text hidden]



**04-019-0004**

BEG 10 CHS N 35.60 CHS E OF SW COR N/2 OF SE/4 SEC 5 T 12N R 1E N 10 CHS W 10  
CHS S 10 CHS E 10 CHS  
TO BEG 10 AC

# Ordinance No. 2025-30

## Cache County, Utah

### Greenfield Milling Industrial Warehouse Rezone

---

An ordinance amending the County Zoning Map by rezoning 8.79 acres from the Agricultural (A10) and Commercial (C) Zones to the Industrial (I) Zone.

**Whereas**, the “County Land Use Development and Management Act,” Utah Code Ann. §17-27a-101 et seq., as amended (the “Act”), provides that each county may enact a land use ordinance and a zoning map establishing regulations for land use and development; and

**Whereas**, pursuant to the Act, the County’s Planning Commission (the “Planning Commission”) shall prepare and recommend to the county’s legislative body, following a public hearing, a proposed land use ordinance and a zoning map, or amendments thereto, that represent the Planning Commission’s recommendations for zoning the area within the county; and

**Whereas**, the Planning Commission caused notice of a public hearing for the rezone to be posted at least ten (10) days before the date of the public hearing; and

**Whereas**, on September 4<sup>th</sup>, 2025 the Planning Commission held a public hearing, accepted all comments, and recommended the approval of the proposed rezone (5-0-1) to the County council for final action; and

**Whereas**, the Act also provides certain procedures for the county legislative body to adopt or reject amendments to the land use ordinance and zoning map for the county; and

**Whereas**, on September 23<sup>rd</sup>, 2025, the County Council held a public hearing, to consider any comments regarding the proposed rezone. The County Council accepted all comments; and

**Whereas**, the Cache County Council has determined that it is both necessary and appropriate for the County to approve this ordinance.

**Now, therefore**, the County Legislative Body of Cache County ordains as follows:

**1. Statutory Authority**

The statutory authority for enacting this ordinance is Utah Code Annotated Sections 17-27a Part 1 and Part 3, and 17-53 part 2(1953, as amended to date).

**2. Adoption of amended Zoning Map**

The County Council hereby amends the County’s Zoning Map to reflect the rezone of the property affected by this ordinance and hereby adopts the amended Zoning Map with the amendment identified as Exhibit B, of which a detailed digital or paper copy is available in the Development Services Department.

### **3. Conclusions**

- A.** The subject property is reasonably consistent with the purpose of the Industrial (I) Zone:
  - i.** “To provide locations where manufacturing, processing, warehousing, and fabrication of goods and material can be carried on with minimum conflict or deleterious effect upon the surrounding properties. The purpose of this zone is also to promote the economic well-being of the citizens and to broaden the tax base.”
  - ii.** “This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.”
- B.** The rezone is partially consistent with the Cache County General Plan:
  - i.** This parcel is located in the “Urban Expansion” Overlay.
    - i.** “Preferred Land Uses: Annexations within these areas should strive to accomplish the densities, intensities, and street patterns contained where urban-level infrastructure is available. Affordable housing options are also appropriate in this area.”
- C.** The nearest parcel in the County that is in the Industrial (I) Zone is approximately 100 feet west of the subject properties on the west side of Highway 91.
- D.** Richmond City provided a public comment stating they had no issues with the rezone.

### **4. Prior ordinances, resolutions, policies, and actions superseded**

This ordinance amends and supersedes the Zoning Map of Cache County, and all prior ordinances, resolutions, policies, and actions of the Cache County Council to the extent that the provisions of such prior ordinances, resolutions, policies, or actions are in conflict with this ordinance. In all other respects, such prior ordinances, resolutions, policies, and actions shall remain in full force and effect.

### **5. Exhibits**

- A.** Exhibit A: Rezone summary and information
- B.** Exhibit B: Zoning Map of Cache County showing affected portion.

### **6. Effective date**

This ordinance takes effect on \_\_\_\_\_, 2025. Following its passage but prior to the effective date, a copy of the ordinance shall be deposited with the County Clerk and a short summary of the ordinance shall be published in a newspaper of general circulation within the County as required by law.

**7. Council Vote and Final Action**

Date: ____ / ____ / ____	<u>Council Votes</u>			
<u>Council members</u>	In Favor	Against	Abstain	Absent
Kathryn Beus				
Dave Erickson				
Sandi Goodlander				
Nolan Gunnell				
Mark Hurd				
Barbara Tidwell				
Keegan Garrity				
<b>Total:</b>				
<b>Final action:</b>	_____ <b>Adopt</b> _____ <b>Reject</b>			

Cache County Council:

Attest:

\_\_\_\_\_  
Sandi Goodlander, Chair

\_\_\_\_\_  
Bryson Behm, County Clerk

---

## **Action of the County Executive**

Regarding Ordinance 2025-30, Greenfield Milling Industrial Warehouse Rezone

\_\_\_\_\_ Approve

\_\_\_\_\_ Disapprove (A Statement of Objection is attached)

---

George Daines, Executive  
Cache County

Date

**Staff Report: Greenfield Milling Industrial Warehouse Rezone**

4 September 2025

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:** Kirk Arens

**Parcel ID#:** 09-042-0011, -0016

**Staff Recommendation:** None

**Type of Action:** Legislative

**Land Use Authority:** Cache County Council

**Location**

*Reviewed by Conner Smith*

**Project Address:**

**Acres:** 8.79

**Surrounding Uses:**

1027 E. 11600 N.,  
Richmond

North – Agricultural

South – Residential/Agricultural

**Current Zoning:**

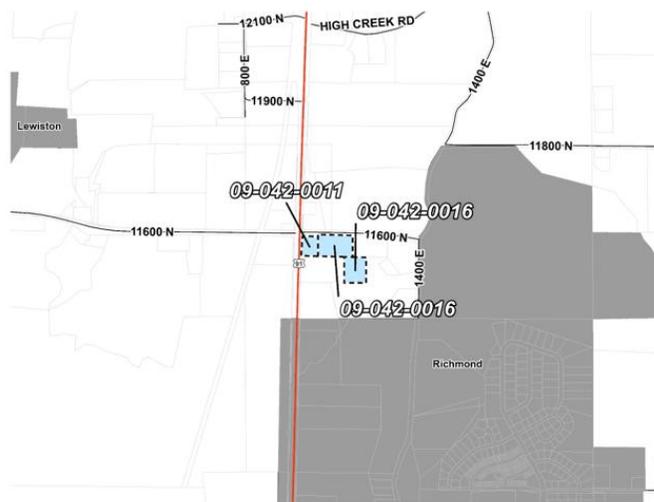
**Proposed Zoning:**

East – Residential/Agricultural

Commercial (C)/  
Agricultural (A10)

Industrial (I)

West – Industrial/Highway 91



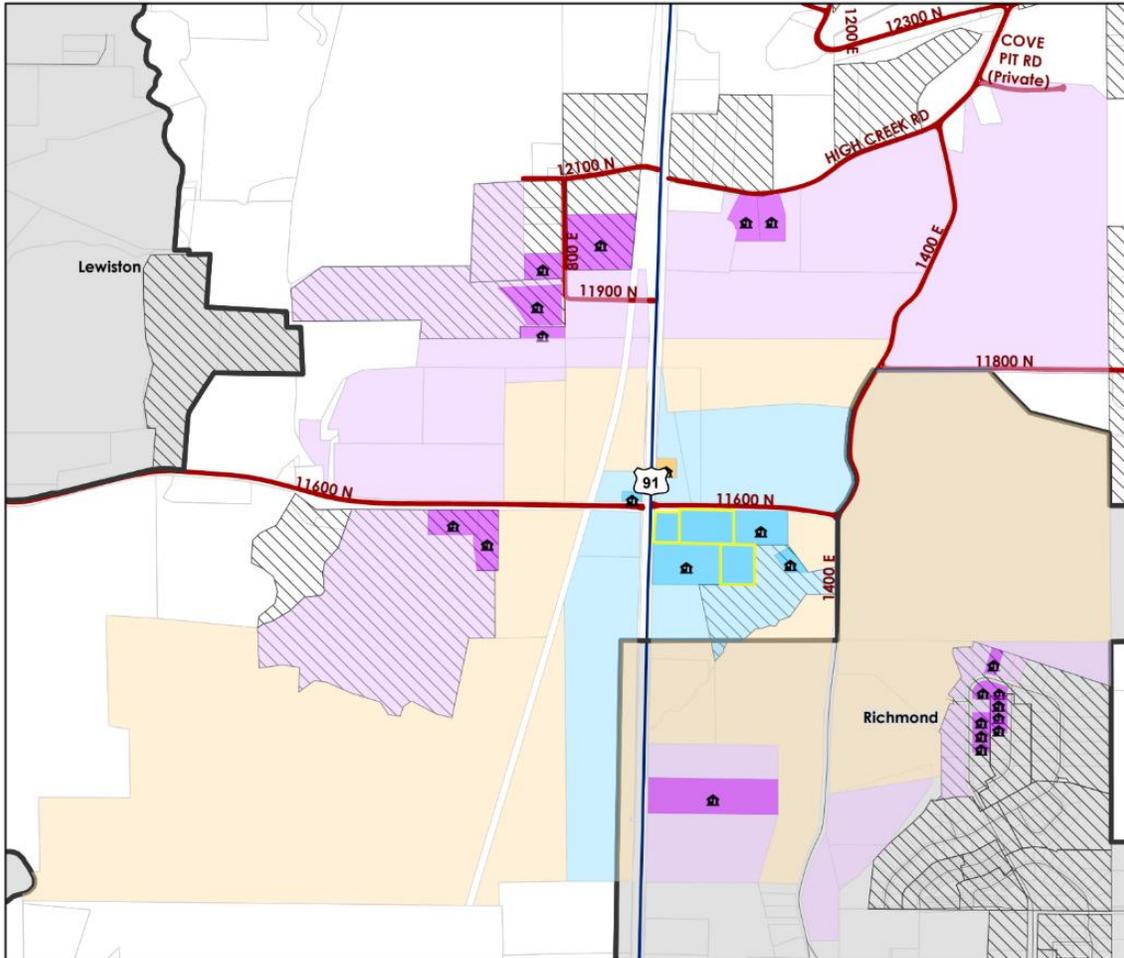
**Findings of Fact**

**A. Request description**

1. A request to rezone a total of 8.79 acres from the Commercial (C) and Agricultural (A10) Zone to the Industrial (I) Zone.
  - a. Parcel 09-042-0011 is in the Agricultural (A10) Zone and is 1.79 acres.
  - b. Parcel 09-042-0016 has split zoning with the Commercial (C) and Agricultural (A10) Zones and is 7.00 acres.
2. This rezone may allow the parcel to establish uses permitted in the Industrial (I) Zone.

## Revised Pg. 7 and 8 - Planning Commission Recommendation

3. 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 Industrial (I) Zone will 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 properties match the configuration they had on August 8<sup>th</sup>, 2006 and are legal.
    - ii. Average Lot Size: (See Attachment A)



<b>Average Parcel Size</b>	
<b>Adjacent Parcels</b>	With a Home: 2.9 Acres (4 Parcels)
	Without a Home: 10.7 Acres (11 Parcels)
<b>1/4 Mile Buffer</b>	With a Home: 2.5 Acres (5 Parcels)
	Without a Home: 25.5 Acres (18 Parcels)
	Without a Home in Richmond City: 30.5 Acres (8 Parcels)
<b>1/2 Mile Buffer</b>	With a Home: 3 Acres (13 Parcels)
	With a Home in Richmond City: 1.5 Acres (10 Parcels)
	Without a Home: 24.5 Acres (34 Parcels)
	Without a Home in Richmond City: 12 Acres (26 Parcels)

**iii.** Schedule of Zoning Uses: The Industrial (I) Zone allows for a variety of uses with the approval of a zoning clearance and/or conditional use permit. These uses include:

1. Caretaker’s Residence
2. General Manufacturing
3. Commercial Kennel/Animal Shelter
4. Storage and Warehousing
5. Self Service Storage Facility
6. Transport Services
7. General Vehicle Repair
8. Mobile Food Truck
9. Sexually Oriented Business
10. Telecommunications Facility, Major

**iv.** Adjacent Uses:

1. The properties to the north are primarily agricultural, the properties to the east and south are a mix of residential and agricultural, and the properties to the west are industrial. Richmond City limits are located about 1/5<sup>th</sup> of a mile to the east and south of the subject property.

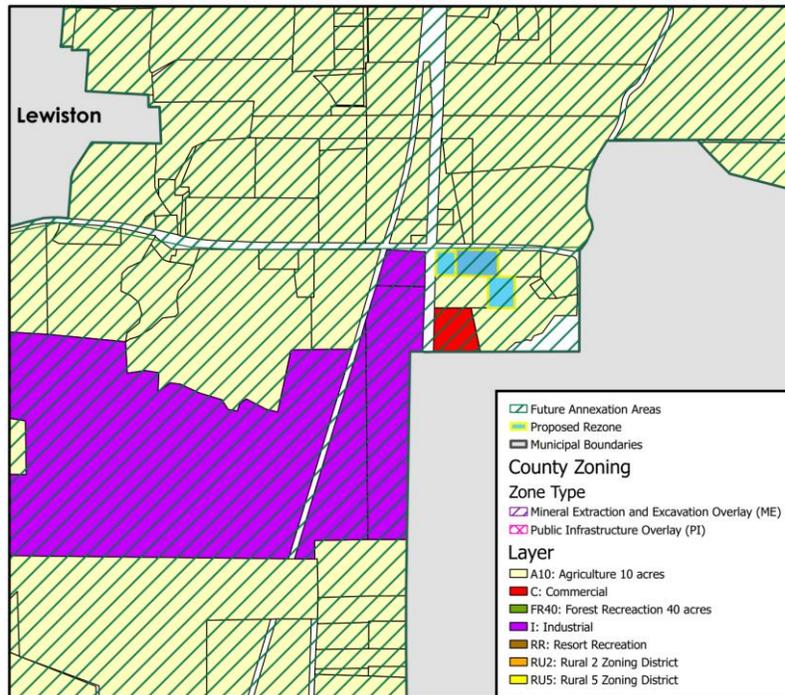
**v.** The nearest parcel in the County that is in the Industrial (I) Zone is located 100 feet to the west of the subject property across Highway 91.

1. The Allen Property Rezone, located directly to the west of the subject property, was a request to rezone 5.12 acres from the Commercial (C) Zone to the Industrial (I) Zone and was approved by the County Council as Ordinance 2023-10.

- a. This rezone was part of the development process for the Utah Flour Milling Conditional Use Permit (CUP).

**vi.** Annexation Areas:

1. The subject property is located in the Richmond City future annexation area.



**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 Industrial (I) Zone but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030(F) identifies the purpose of the Industrial (I) Zone and includes the following:
  - a. “To provide locations where manufacturing, processing, warehousing, and fabrication of goods and material can be carried on with minimum conflict or deleterious effect upon the surrounding properties. The purpose of this zone is also to promote the electronic wellbeing of the citizens and to broaden the tax base.”
  - b. “This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.”
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.”

**Revised Pg. 7 and 8 - Planning Commission Recommendation**

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 “Agriculture and Ranching.” *Cache County General Plan, Chapter 4, Page 26*. This section states:
  - a. Location: Private agriculture landscapes in the Cache Valley outside of municipalities.
  - b. Example Areas: Most of the valley.
  - c. Purpose and Character: Agricultural and rangeland uses on private lands under conservation easements (no public access) are expected to continue in the Valley. Separation from dense residential developments is advantageous. The agricultural landscape provides separation between adjacent municipalities and protects suitable soils.
  - d. Preferred Land Uses: Agriculture, ranching, rural residential uses at densities of less than one unit per 10 acres, Conservation Easements (CEs) and conserved public lands, Agritourism.
  - e. Secondary Land Uses: Industrial and Commercial uses directly supportive of agriculture (Processing, Packaging, Distribution), clustered subdivision developments, outdoor recreation, farm worker housing.
  - f. Discouraged Uses: Residential developments at densities of greater than one unit per 10 acres if not in a clustered subdivision development, commercial office, commercial retail, flex office/industrial, heavy industrial.
9. 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 “Urban Expansion Overlay.” *Cache County General Plan, Chapter 4, Page 29*. This section states:
  - a. Location: Adjacent to city/town limits within municipal annexation policy areas, where future development could be accommodated with urban-level services. As communities may provide additional information, these reference areas may be updated on the Future Land Use Map without an adopted amendment to reflect the probable expansion of services within a 10 to 20-year timeframe.
  - b. Example Areas: Unincorporated enclaves between or within cities.
  - c. Purpose and Character: To provide for unified municipal growth that aligns with the municipal land use plan in an approved annexation policy area with an approved County Intergovernmental Agreement. If developed, these areas would need to be annexed into the neighboring community which would facilitate service provision. The following criteria must be met for these areas
    - i. Accommodate 20-year growth projections
    - ii. Plan for urban-level densities, intensities
    - iii. Meet urban design standards
    - iv. Connect with water and sewer providers, and urban streets
    - v. Urban services provided by the County are minimized
  - d. Preferred Land Uses: Annexations within these areas should strive to accomplish the densities, intensities, and street patterns contained where urban-level infrastructure is available. Affordable housing options are also appropriate in this area.
  - e. Secondary Land Uses: Civic (meeting spaces), residential support uses (e.g. parks, medical, schools, fire and police stations).
  - f. Discouraged Uses: Uses that are not consistent with the municipal general plan or existing county zoning.
10. Consideration of impacts related to uses allowed within the Industrial (I) 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 Industrial (I) Zone is 150’.
- 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. Roadway Functional Classification:
  - a. Minor Collector (C): Minor collector roads provide service to smaller communities and link important traffic generators with the rural hinterland. These routes should be spaced at intervals consistent with population density in order to accumulate traffic from local roads and bring traffic from all developed areas within a reasonable distance of collector roads.
- 18. A basic review of the access to the subject property identifies the following:
  - a. The property has access to Highway 91 and 11600 North.
- 19. Highway 91:
  - a. West of the subject parcels, Highway 91 is a Utah Department of Transportation (UDOT) road classified as Principal Arterial.
  - b. Provides access to residential, industrial, and agricultural properties.
  - c. This section of Highway 91 is classified as an Access Category 4 which has an access spacing of 500 feet and a minimum street spacing of 660 feet.
  - d. Access to any proposed development must be approved by UDOT.
- 20. 11600 North:
  - a. North of the subject parcels, 11600 North is a County road and is classified as a Minor Collector.
  - b. Provides access to residential, commercial, and agricultural properties.
  - c. Is maintained by the County year round and has a speed limit of 55 miles per hour.
  - d. Has an existing width of 22-feet, a 66-foot right-of-way, a plus/minus 1-foot paved shoulder, a 2-foot gravel shoulder, a 5-18-foot clear zone, and is paved.
  - e. Is considered substandard as to paved shoulder and clear zone.

<b>Primary Access Road – 11600 North</b>			
<b>Functional Classification</b>	Minor Collector	<b>Summer Maintenance</b>	Yes
<b>Speed Limit</b>	55 MPH	<b>Winter Maintenance</b>	Yes
<b>Dedicated ROW</b>	Yes	<b>Municipal Boundary</b>	No

<b>Analysis of Roadway – 11600 North</b>			
<b>Roadway Element</b>	<b>Existing Width (ft)</b>	<b>Future Width (ft)</b>	<b>Comments or Findings</b>
Travel Lanes	22	22	OK

Right-of-Way	66	66	OK
Paved Shoulder	+/- 1	2	Substandard
Gravel Shoulder	2	2	OK
Clear Zone (4:1)	5-18	14-18	Substandard
Material	Paved	Paved	OK
Structural			Visually OK

<b>Minimum Access Spacing Standard (Feet)</b>			
<b>Classification</b>	<b>Public/Private Roads</b>	<b>Commercial</b>	<b>Residential/Farm</b>
Minor Collector	350	200	200

**D. Service Provisions:**

21. §16.04.080 [C] Fire Control – The County Fire District did not have any comments or concerns regarding this rezone. Any future development on the property must be reevaluated and may require improvements based on the location of the proposed access and development.
22. §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**

23. Public notice was posted online to the Utah Public Notice Website on 22 August 2025.
24. Notices were posted in three public places on 22 August 2025.
25. Notices were mailed to all property owners within 300 feet on 22 August 2025.
26. The meeting agenda was posted to the County website on 22 August 2025.
27. At this time, one written public comment regarding this proposal has been received by the Development Services Office.
  - a. Richmond City states that they neither support nor oppose the rezone request and would support the final determination that is made by the County Council.

**Conclusion**

The Greenfield Milling Industrial Warehouse rezone, a request to rezone 8.79 acres from the Agricultural (A10) and Commercial (C) Zones to the Industrial (I) 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.

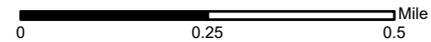
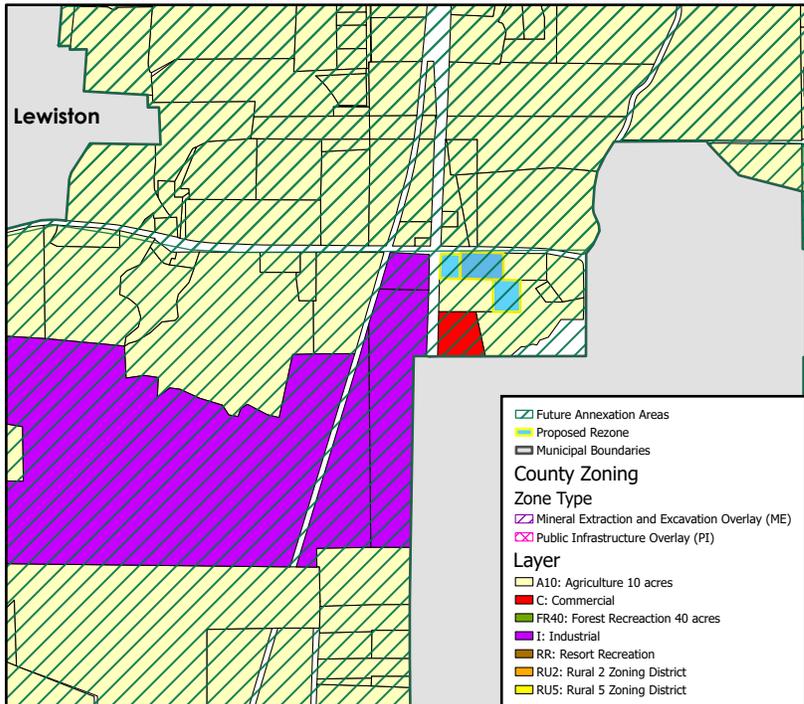
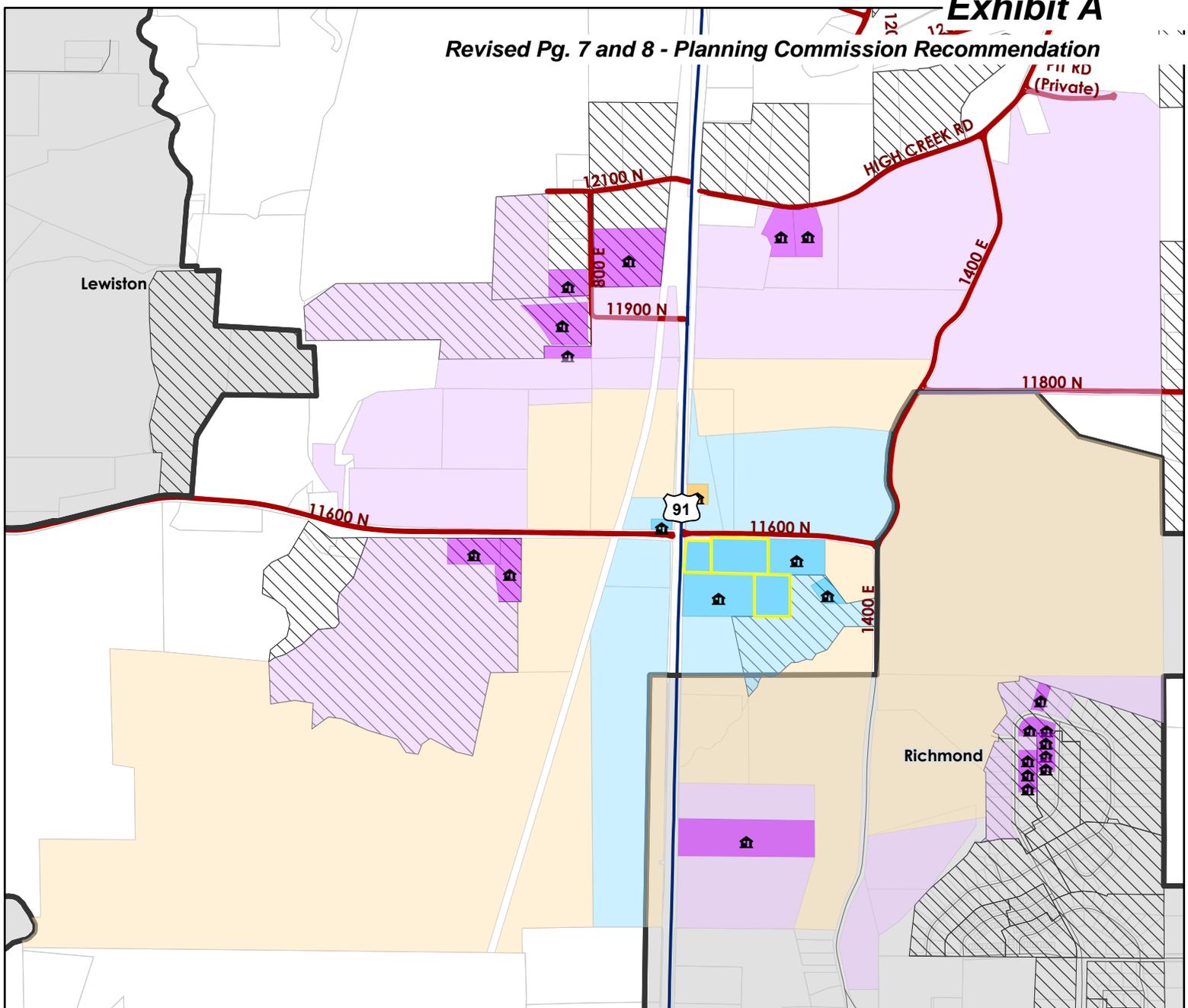
**Planning Commission Conclusion**

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

1. The subject property is reasonably consistent with the purpose of the Industrial (I) Zone:
  - a. “To provide locations where manufacturing, processing, warehousing, and fabrication of goods and material can be carried on with minimum conflict or deleterious effect upon the surrounding properties. The purpose of this zone is also to promote the economic well-being of the citizens and to broaden the tax base.”



# **ATTACHMENT A**



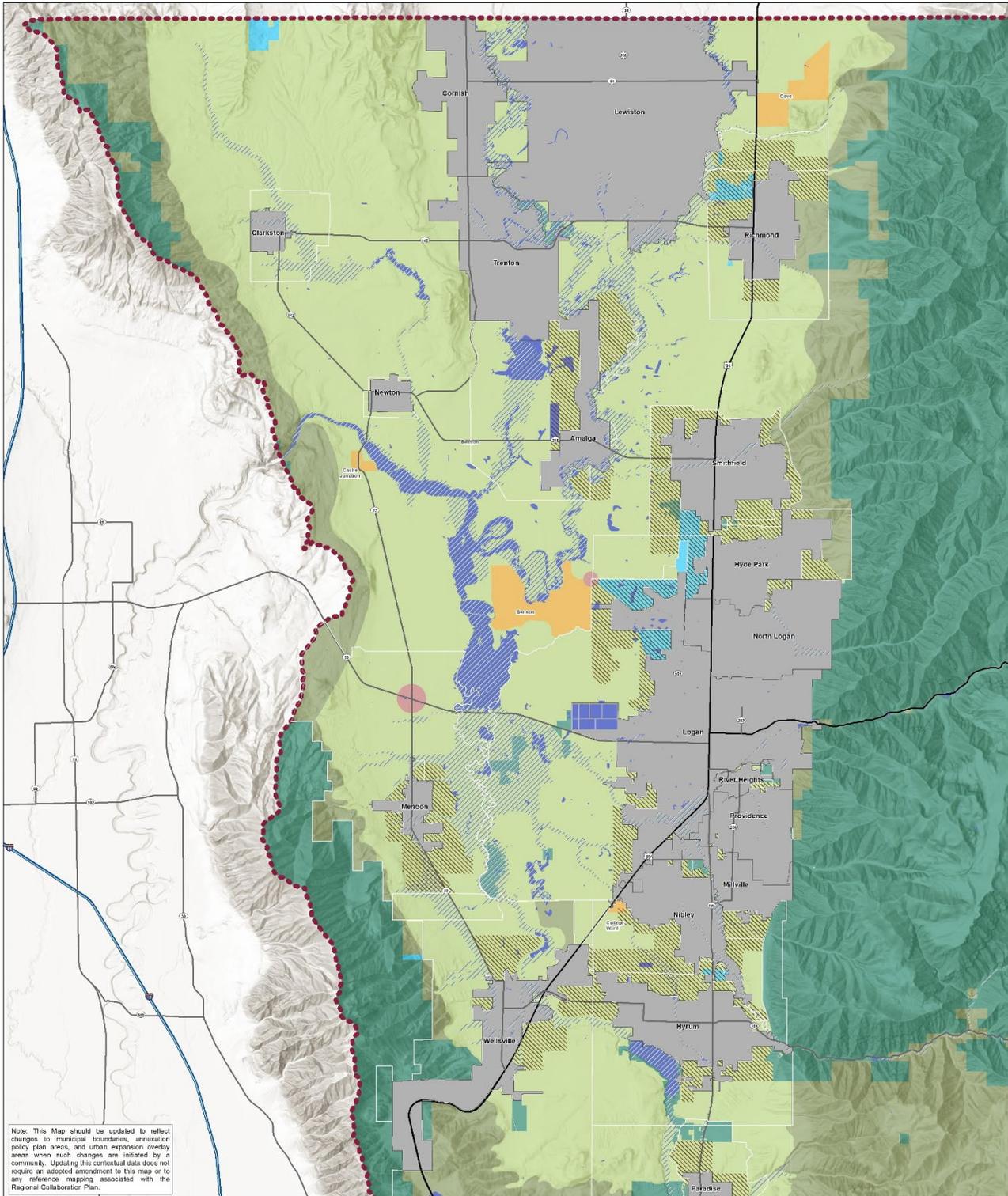
**Legend**

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

Average Parcel Size	
<b>Adjacent Parcels</b>	With a Home: 2.9 Acres (4 Parcels)
	Without a Home: 10.7 Acres (11 Parcels)
<b>1/4 Mile Buffer</b>	With a Home: 2.5 Acres (5 Parcels)
	Without a Home: 25.5 Acres (18 Parcels)
	Without a Home in Richmond City: 30.5 Acres (8 Parcels)
<b>1/2 Mile Buffer</b>	With a Home: 3 Acres (13 Parcels)
	With a Home in Richmond City: 1.5 Acres (10 Parcels)
	Without a Home: 24.5 Acres (34 Parcels)
	Without a Home in Richmond City: 12 Acres (26 Parcels)



# **ATTACHMENT B**



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



# **PUBLIC COMMENTS**



Conner Smith &lt;conner.smith@cachecounty.gov&gt;

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**Request for Public Comment**

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**Justin Lewis** <jlewis@richmondutah.gov>  
To: Conner Smith <conner.smith@cachecounty.gov>

Mon, Aug 25, 2025 at 8:03 PM

Conner:

Good evening,

The rezone request has been reviewed and the city does not support or oppose the rezone request. The city supports the decision of the Cache County Council and others involved in the rezone process. The parcels do not touch the existing city limits so an annexation request is not possible as an island would be created. There are not any current proposals before Richmond City on these parcels. Let me know if you have any questions.

Thanks,

Justin Lewis

City Recorder

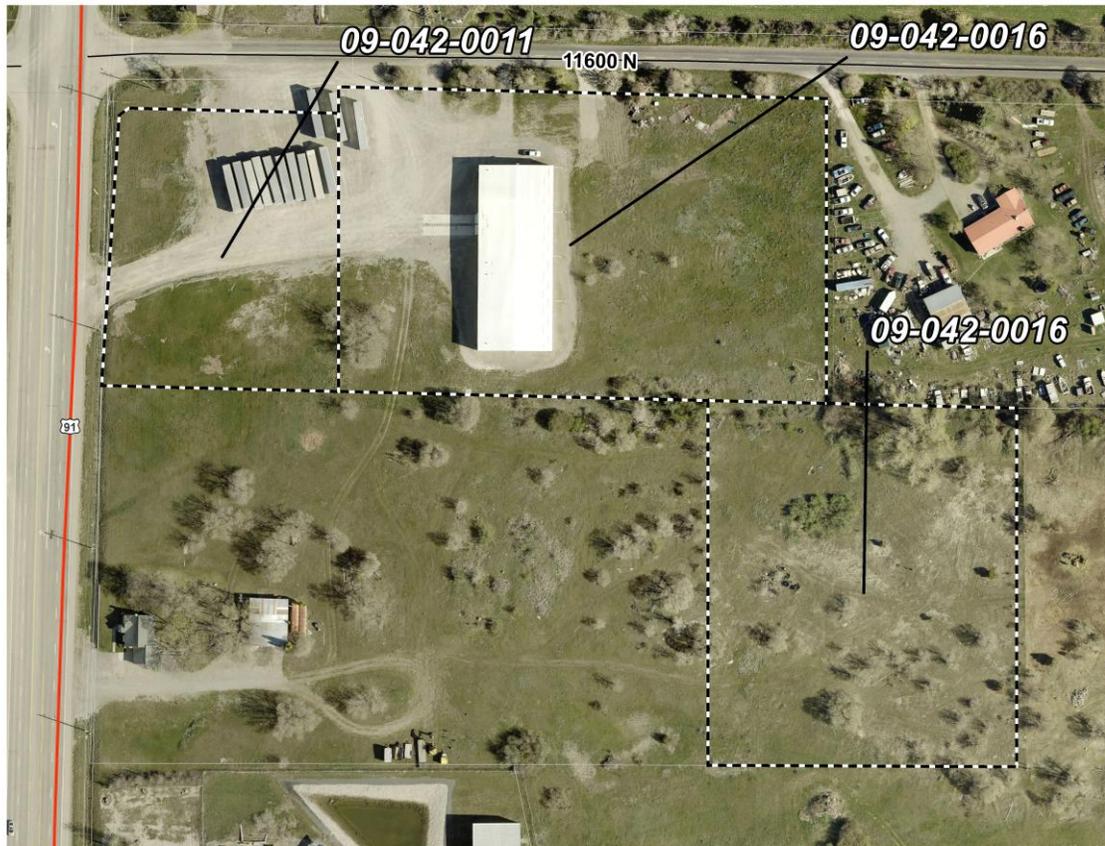
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**From:** Conner Smith <conner.smith@cachecounty.gov>  
**Sent:** Monday, August 25, 2025 8:47 AM  
**To:** Justin Lewis <jlewis@richmondutah.gov>  
**Subject:** Request for Public Comment

You don't often get email from [conner.smith@cachecounty.gov](mailto:conner.smith@cachecounty.gov). [Learn why this is important](#)

Hey Justin,

[Quoted text hidden]



**09-042-0011**

BEG 43.5 LKS N OF S LINE OF CO ROAD LEADING W FROM RICHMOND TO LEWISTON &  
 ON E SIDE OF ROAD  
 LEADING N FROM RICHMOND TO FRANKLIN & TH E 16 RDS TH S 20 RDS TH W 16 RDS TO  
 E LN OF ROAD TH N  
 20 RDS TO BEG CONT 2.0 AC SIT NW/4 SEC 23 T 14N R 1E  
 LESS: PARCEL TO UDOT FOR HWY 91 & 11600 NORTH ST CONT 0.21 AC (ENT 893374)  
 NET 1.79 AC

**09-042-0016**

BEG AT SE COR NW/4 SEC 23 T 14N R 1E & TH S 89°56'18" W 1250.70 FT ALG E-W CL OF  
 SEC TH N 10°21'24" W  
 591.65 FT ALG ABANDONED UIC RR R/W TH S 89°43'37" E 210.0 FT TO TRUE POB TH N  
 395.03 FT TH N 88°36'13"  
 W 399.69 FT TO PT BR E 16 RDS OFF US HWY 91 TH N 330.0 FT TH S 88°36'13" E 528.0 FT  
 TH S 330.0 FT TH S  
 88°36'13" E 205.79 FT TH S 388.48 FT TH N 89°43'37" W 334.0 FT TO TRUE POB CONT 7.00  
 AC M/L



**CACHE COUNTY**

**RESOLUTION NO. 2025 - 33**

**A RESOLUTION MAKING AMENDMENTS TO THE 2025 BUDGET**

- (A) WHEREAS, the County Council may pass all ordinances and rules and make all regulations, not repugnant to law, necessary for carrying into effect or discharging its powers and duties pursuant to Utah Code 17-53-223(1); and
- (B) WHEREAS, The Cache County Council, in a duly convened meeting, pursuant to Sections 17-36-12 through 17-36-26, Utah Code Annotated, 1953 as amended, finds that certain adjustments to the Cache County budget for 2025 are reasonable and necessary; and
- (C) WHEREAS, said budget has been reviewed by the County Executive with all affected department heads; and
- (D) WHEREAS, a duly called hearing has been held and all interested parties have been given an opportunity to be heard; and
- (E) WHEREAS, the County Council has given due consideration to matters discussed at the public hearing and to any revised estimates of revenues; and
- (F) WHEREAS, it is in the best interest of the County that the following adjustments to the Cache County budget be made.

NOW, THEREFORE, BE IT RESOLVED by the County Council of Cache County, Utah, that:

**SECTION 1.**

The adjustments and amendments detailed in the attached document labeled Exhibit A are hereby made to the 2025 budget for Cache County.

**SECTION 2.**

Other than as specifically set forth above, all other matters set forth in the 2025 budget shall remain in full force and effect.

**SECTION 3.**

This resolution shall take effect immediately upon adoption and the County Executive and other county officials are authorized and directed to act accordingly.



**CACHE COUNTY**  
**RESOLUTION NO. 2025 - 33**

PASSED AND APPROVED BY THE COUNTY COUNCIL OF CACHE COUNTY, UTAH  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

	In Favor	Against	Abstained	Absent
Kathryn Beus				
David Erickson				
Keegan Garrity				
Sandi Goodlander				
Nolan Gunnell				
Mark Hurd				
Barbara Tidwell				
Total				

**CACHE COUNTY:**

**ATTEST:**

By: \_\_\_\_\_  
Sandi Goodlander, Council Chair

By: \_\_\_\_\_  
Bryson Behm, County Clerk



**CACHE COUNTY**  
**RESOLUTION NO. 2025 - 33**

**EXHIBIT A**

**“Budget Amendment – 09.23.2025”**

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# Cache County

- 1857 -

## 2025 Budget Amendment Account Detail

Hearing Date: 09.23.2025; Vote Date: 09.23.2025

Account	Title	Amount	Source or Department	Fund
<b>Additional Budget Requests</b>				
<b>Personnel Management</b>				<b>Amy Adams</b>
1.	Request to add additional funds for fleet vehicle maintenance of three vehicles.			
100-4134-250	EQUIPMENT SUPPLIES & MAINT	2,500	Human Resources	General
100-38-90000	APPROPRIATED FUND BALANCE	-2,500	Use of Fund Balance	General
<b>IT</b>				<b>Bartt Nelson</b>
2.	Request to roll forward IT ARPA project: TV Translator Equipment. This request was previously missed with other ARPA projects because this project was funded with the Standard Allowance portion of the ARPA funds.			
100-38-90000	APPROPRIATED FUND BALANCE	-9,346	Use of Fund Balance	General
100-4810-400	TRANSFER OUT - CAPITAL PROJECT	9,346	Transfers to Other Funds	General
400-38-10100	TRANSFER IN - GENERAL FUND	-9,346	Transfers from Other Funds	Capital Projects
400-4136-740	CAPITALIZED EQUIPMENT	9,346	Administration Facilities	Capital Projects
<b>Finance</b>				<b>Matt Funk</b>
3.	Request to increase amount for year 10 of 10 year sales tax support for the Eccles Ice Center to match 1/64th of sales taxes collected per Cache County Resolution No. 2016-28.			
200-4800-920	CONTRIBUTIONS TO OTHER UNITS	4,400	Eccles Ice Center Support	Municipal Services
200-38-92000	APPROP FUND BALANCE - MSF	-4,400	Use of Fund Balance	Municipal Services
4.	Request 2024 RAPZ Population Allocation Award for unincorporated Cache County. Did not budget this award or make a transfer for this award in 2024, requesting funds for 2025.			
265-38-90000	APPROPRIATED FUND BALANCE	-21,700	Use of Fund Balance	RAPZ Tax
265-4810-200	TRANSFER OUT - MUNI SERV FUND	21,700	Transfers to Other Funds	RAPZ Tax
200-38-10265	TRANSFER IN - RAPZ TAX FUND	-21,700	Transfers from Other Funds	Municipal Services
200-38-92000	APPROP FUND BALANCE - MSF	21,700	Use of Fund Balance	Municipal Services
5.	Request creation of a separate fund to track the Transportation portion of the newly implemented Fixed Guideway Sales Tax. The Council voted to implement this new sales tax and use 25% of these revenues towards transportation. This request is to set up a separate Transportation Fund to better track the sales tax revenues, associated interest, and expenses.			
100-31-32000	SALES TAX - PUBLIC SAFETY	1,654,000	Sales Taxes	General
100-38-90000	APPROPRIATED FUND BALANCE	-1,654,000	Use of Fund Balance	General
266-31-30100	SALES TAX - TRANSPORTATION 25%	-1,654,000	Sales Taxes	Transportation Tax
266-4266-760	TRANSPORTATION	1,654,000	Transportation	Transportation Tax
<b>Clerk/Elections</b>				<b>Bryson Behm</b>
6.	Request to cover increased cost for annual Civic Review subscription.			
100-4142-311	SOFTWARE PACKAGES	2,700	Clerk	General
100-38-90000	APPROPRIATED FUND BALANCE	-2,700	Use of Fund Balance	General
7.	Request to purchase AGILIS Ò Election Mail Sorting and Processing System. This is to purchase the floor model at a discount, and should last for 15-20 years. This is split \$255,000 for the machine, and \$146,428 for the 5 year software and service agreement.			
100-4170-200	MATERIAL SUPPLIES & SERVICES	-289,000	Elections	General
100-38-90000	APPROPRIATED FUND BALANCE	-112,500	Use of Fund Balance	General



# Cache County

- 1857 -

## 2025 Budget Amendment Account Detail

Hearing Date: 09.23.2025; Vote Date: 09.23.2025

Account	Title	Amount	Source or Department	Fund
100-4170-311	SOFTWARE PACKAGES	146,500	Elections	General
100-4810-400	TRANSFER OUT - CAPITAL PROJECT	255,000	Transfers to Other Funds	General
400-38-10100	TRANSFER IN - GENERAL FUND	-255,000	Transfers from Other Funds	Capital Projects
400-4170-740	CAPITALIZED EQUIPMENT	255,000	Administration Facilities	Capital Projects

<b>Sheriff</b>	<b>Chad Jensen</b>
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<b>8.</b>	Request to donate funds back to the general fund to help pay for COLA increase approved in June budget amendment.			
100-4210-120	PART TIME EMPLOYEES	-19,000	Sheriff: Criminal	General
100-4211-120	PART TIME EMPLOYEES	-79,000	Sheriff: Support Services	General
100-38-90000	APPROPRIATED FUND BALANCE	98,000	Use of Fund Balance	General

<b>Fire</b>	<b>Brady George</b>
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<b>9.</b>	Request to purchase Image Trend Continuum, an active data monitoring and analysis tool designed for fire and EMS operations. This is an ongoing annual subscription.			
100-4265-210	SUBSCRIPTIONS & MEMBERSHIPS	5,700	Fire	General
100-38-90000	APPROPRIATED FUND BALANCE	-5,700	Use of Fund Balance	General

<b>Library</b>	<b>Brynnan Sainsbury</b>
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<b>10.</b>	Request for additional funding to pay for utilities previously paid by Providence City.			
100-4581-270	UTILITIES	1,500	Library Services	General
100-38-90000	APPROPRIATED FUND BALANCE	-1,500	Use of Fund Balance	General

<b>Trails Management</b>	<b>Angie Zetterquist</b>
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<b>11.</b>	Request to add Grant Award - Trails UORG Deep Canyon Trailhead Project.			
100-33-43000	MISC STATE GRANTS	-135,000	Intergovernmental	General
100-4780-480	TRAIL DEVELOPMENT	135,000	Trails Management	General

<b>12.</b>	Request to add Grant Award - Trails RAC Title II - Deep Canyon Trailhead Project.			
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100-33-13000	FEDERAL GRANTS - MISCELLANEOUS	-18,805	Intergovernmental	General
100-4780-480	TRAIL DEVELOPMENT	18,805	Trails Management	General

<b>13.</b>	Request to use donation received in 2022 - Trails Marie Eccles Cain Russell Foundation - Deep Canyon Trailhead Project.			
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100-38-90000	APPROPRIATED FUND BALANCE	-10,000	Use of Fund Balance	General
100-4780-480	TRAIL DEVELOPMENT	10,000	Trails Management	General

<b>14.</b>	Request to add Grant Award - Trails BST Construction Grant - North Logan Canal Trail.			
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100-33-43000	MISC STATE GRANTS	-25,000	Intergovernmental	General
100-4780-480	TRAIL DEVELOPMENT	25,000	Trails Management	General

<b>15.</b>	Request to add Grant Award - Trails ORI Northern Cache BST ORI Phase 1A.			
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100-33-43000	MISC STATE GRANTS	-570,000	Intergovernmental	General
100-4780-480	TRAIL DEVELOPMENT	570,000	Trails Management	General



# Cache County

- 1857 -

## 2025 Budget Amendment Account Detail

Hearing Date: 09.23.2025; Vote Date: 09.23.2025

Account	Title	Amount	Source or Department	Fund
<b>16.</b> Request to add Grant Award - Trails ORPA Sherwood Hills Recreation Master Plan.				
100-33-43000	MISC STATE GRANTS	-200,000	Intergovernmental	General
100-4780-480	TRAIL DEVELOPMENT	200,000	Trails Management	General
<b>17.</b> Request to add Grant Award - Trails TPA Countywide Trails and Active Transportation Guidebook.				
100-33-43000	MISC STATE GRANTS	-50,000	Intergovernmental	General
100-4780-480	TRAIL DEVELOPMENT	50,000	Trails Management	General
<b>18.</b> ARPA Funds - Roll Forward - Deep Canyon Project. Did not budget enough for this project because accidentally included RAPZ award with expenses, but have corrected and need to update budget to reflect actuals.				
485-4780-730	IMPROVEMENTS	13,200	Trails Management	ARPA Capital Projects Fund
485-33-15700	FED GRANT - CORONAVIRUS RELIEF	-13,200	Intergovernmental	ARPA Capital Projects Fund
<b>Visitors Bureau</b>				
<b>19.</b> Record UOT Marketing Grant Revenue and Expenses. \$14,523.30 for final payment of 2024 UOT Marketing Grant, and \$36,205 for first half of 2025 UOT Marketing Grant.				
230-33-44100	STATE GRANTS	-50,800	Intergovernmental	Visitor's Bureau
230-4780-490	ADVERTISING & PROMOTIONS	50,800	Cache Valley Visitor's Bureau	Visitor's Bureau
<b>Senior Center</b> <span style="float: right;"><b>Giselle Madrid</b></span>				
<b>20.</b> Did not spend all of the \$80,000 previously approved and budgeted for the Meals on Wheels van, only spent \$17,170 to meet the cash match requirements for the van purchase because the granting agency paid the vendor directly rather than reimbursing the County for the van purchase. Requesting to reallocate the remaining \$62,830 for the following: \$41,000 to buy out current vehicle lease and \$20,000 to meet cash match requirements on another vehicle funded by a CDBG grant. This will leave about \$1,800 to be turned back to the capital fund balance.				
400-4970-740	CAPITALIZED EQUIPMENT	-62,800	Senior Center Facilities	Capital Projects
400-4970-740	CAPITALIZED EQUIPMENT	41,000	Senior Center Facilities	Capital Projects
400-4970-740	CAPITALIZED EQUIPMENT	20,000	Senior Center Facilities	Capital Projects
400-38-90000	APPROPRIATED FUND BALANCE	1,800	Use of Fund Balance	Capital Projects
<b>Airport</b> <span style="float: right;"><b>Bob Low</b></span>				
<b>20.</b> Request for additional funding for 139 Certification expenses to be reimbursed by USU.				
277-33-44700	USU - LOCAL GRANT	-139,400	Intergovernmental	Airport
277-4460-250	EQUIPMENT SUPPLIES & MAINT	47,600	Airport	Airport
277-4460-330	EDUCATION & TRAINING	41,800	Airport	Airport
277-4800-477	TRANSFER OUT - AIRPORT CAPITAL	50,000	Transfers to Other Funds	Airport
477-38-10277	TRANSFER IN - AIRPORT	-50,000	Transfers from Other Funds	Airport Capital Projects
477-4460-740	CAPITALIZED EQUIPMENT	50,000	Airport	Airport Capital Projects
<b>22.</b> Request additional funding for pavement maintenance on runway 17/35 for 139 certification.				
277-38-90000	APPROPRIATED FUND BALANCE	-30,000	Use of Fund Balance	Airport
277-4800-477	TRANSFER OUT - AIRPORT CAPITAL	30,000	Transfers to Other Funds	Airport
477-38-10277	TRANSFER IN - AIRPORT	-30,000	Transfers from Other Funds	Airport Capital Projects



# Cache County

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## 2025 Budget Amendment Account Detail

Hearing Date: 09.23.2025; Vote Date: 09.23.2025

Account	Title	Amount	Source or Department	Fund
477-4460-730	IMPROVEMENTS	30,000	Airport	Airport Capital Projects

<b>23.</b>	Request for additional pavement maintenance due to terrible condition of pavement at the Airport.			
277-4460-600	PAVEMENT MAINTENANCE	10,000	Airport	Airport
277-38-90000	APPROPRIATED FUND BALANCE	-10,000	Use of Fund Balance	Airport

### Corrections from June Budget Amendment

#### Fire

**Brady George**

<b>24.</b>	Correction to Fire Department budget request to provide additional funding for fire instructors. Request was made for the General Fund Fire Department, and not from the Municipal Services Fire District. This request is to reverse the budget amendment from June, since it was incorrect, and to correctly request a transfer from training to miscellaneous to cover fire instruction costs. June amendment 17.			
200-4220-330	EDUCATION & TRAINING	-5,000	Fire-EMS	Municipal Services
200-4220-460	DEPT ALLOCATIONS	5,000	Fire-EMS	Municipal Services
100-4265-330	EDUCATION & TRAINING	-5,000	Fire	General
100-4265-620	MISCELLANEOUS SERVICES	5,000	Fire	General

#### Trails Management

**Angie Zetterquist**

<b>25.</b>	Correction to the Trails Active Transportation Program Award from the RAPZ Population for Unincorporated County Restricted Fund Balance. June Amendment 9.			
200-38-92000	APPROP FUND BALANCE - MSF	-175,400	Use of Fund Balance	Municipal Services
200-4810-100	TRANSFER OUT - GENERAL FUND	175,400	Transfers to Other Funds	Municipal Services
100-38-10200	TRANSFER IN - MUNI SERV FUND	-175,400	Transfers from Other Funds	General
100-4780-230	TRAVEL	700	Trails Management	General
100-4780-240	OFFICE SUPPLIES	200	Trails Management	General
100-4780-510	INSURANCE	200	Trails Management	General
100-38-90000	APPROPRIATED FUND BALANCE	174,300	Use of Fund Balance	General

#### Municipal Services

**Matt Funk**

<b>26.</b>	Correction to the use of Fund Balance Account used in the June Amendment. Need to use the correct use of fund balance account. June amendment 1,9, and 35.			
200-38-90000	APPROP. FUND BALANCE - ROADS	128,874	Use of Fund Balance	Municipal Services
200-38-92000	APPROP FUND BALANCE - MSF	-128,874	Use of Fund Balance	Municipal Services

<b>27.</b>	Correct transfer account for PO Carry over for 2024 Restaurant Award for Recreation Center Feasibility Study - June Amendment 19			
200-38-10795	TRANSFER IN - CCCF	75,000	Transfers from Other Funds	Municipal Services
200-38-10265	TRANSFER IN - RAPZ TAX FUND	-75,000	Transfers from Other Funds	Municipal Services

#### Senior Center

**Giselle Madrid**

<b>28.</b>	Correct Transfer accounts for additional Senior Center Requests - June Amendment 15 & 16			
100-4810-240	TRANSFER OUT - SENIOR CENTER	-18,806	Transfers to Other Funds	General
100-4810-400	TRANSFER OUT - CAPITAL PROJECT	18,806	Transfers to Other Funds	General
240-4810-400	TRANSFER OUT - CAPITAL PROJECT	-18,806	Transfers to Other Funds	Council on Aging
240-38-10100	TRANSFER IN - GENERAL FUND	18,806	Transfers from Other Funds	Council on Aging



# Cache County

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## 2025 Budget Amendment Account Detail

Hearing Date: 09.23.2025; Vote Date: 09.23.2025

Account	Title	Amount	Source or Department	Fund
<b>24.</b>	Missed several senior center accounts that need to be transferred from the general fund to the senior center fund to completely transfer the senior center budget back to the senior center fund - June Amendment 42.			
100-33-41000	STATE GRANTS - SENIOR CENTER	32,300	Intergovernmental	General
100-38-40000	CONTRIB-CONGREGATE DONATIONS	15,000	Transfers from Other Funds	General
100-38-43000	CONTRIBUTIONS-MOW DONATIONS	68,000	Public Contributions	General
100-4971-310	PROFESSIONAL & TECHNICAL	-25,000	Senior Center	General
100-4971-680	CENTER - ACTIVITIES EXPENSE	-2,700	Senior Center	General
100-4810-240	TRANSFER OUT - SENIOR CENTER	-87,600	Transfers to Other Funds	General
240-38-10100	TRANSFER IN - GENERAL FUND	87,600	Transfers from Other Funds	Council on Aging
240-33-41000	STATE GRANTS XX-SSBG	-32,300	Intergovernmental	Council on Aging
240-38-40000	CONTRIB-CONGREGATE DONATIONS	-15,000	Charges for Services	Council on Aging
240-38-43000	CONTRIBUTIONS-MOW DONATIONS	-68,000	Charges for Services	Council on Aging
240-4971-310	PROFESSIONAL & TECHNICAL	25,000	Senior Center	Council on Aging
240-4971-680	CENTER - ACTIVITIES EXPENSE	2,700	Senior Center	Council on Aging
<b>Restaurant Tax</b>				<b>Council</b>
<b>30.</b>	Correction to the 2025 Restaurant Awards because fund balance amount is not large enough to support amendment, and duplicated 2025 awards budget. Reducing the budget to what it should be for 2025 awards. June Amendment 8.			
260-4782-930	TOURISM PROMOTION	-69,000	Tourism Promotion	Restaurant Tax
260-4784-920	CULTURAL FACILITIES	-125,000	Facility Awards	Restaurant Tax
260-4784-925	RECREATION FACILITIES	-1,900,000	Facility Awards	Restaurant Tax
260-4784-930	TOURISM FACILITIES	-397,900	Facility Awards	Restaurant Tax
260-38-90000	APPROPRIATED FUND BALANCE	2,491,900	Use of Fund Balance	Restaurant Tax
<b>31.</b>	Correction to the County Department's Restaurant Awards for 2025 - Fairgrounds: Cheese & Dairy Festival. External Auditors recommended transferring to department budgets because the County does not have department budgets within the Restaurant Fund. Requesting to move County Department Awards to County Budgets. June Amendment 8.			
260-4782-930	TOURISM PROMOTION	-20,500	Tourism Promotion	Restaurant Tax
260-4810-100	TRANSFER OUT - GENERAL FUND	20,500	Transfers to Other Funds	Restaurant Tax
100-38-10260	TRANSFER IN - RESTAURANT TAX	-20,500	Transfers from Other Funds	General
100-4511-482	SPECIAL EVENTS	20,500	Fairgrounds	General
<b>32.</b>	Correction to the County Department's Restaurant Awards for 2025 - Fairgrounds: Suicide Awareness Event. External Auditors recommended transferring to department budgets because the County does not have department budgets within the Restaurant Fund. Requesting to move County Department Awards to County Budgets. June Amendment 8.			
260-4782-930	TOURISM PROMOTION	-25,000	Tourism Promotion	Restaurant Tax
260-4810-100	TRANSFER OUT - GENERAL FUND	25,000	Transfers to Other Funds	Restaurant Tax
100-38-10260	TRANSFER IN - RESTAURANT TAX	-25,000	Transfers from Other Funds	General
100-4511-482	SPECIAL EVENTS	25,000	Fairgrounds	General
<b>33.</b>	Correction to the County Department's Restaurant Awards for 2025 - Fair & Rodeo Support: Parking \$21,200, Fuel \$650, Signage \$600, Lot Marking Supplies \$600, Laptops & Chip Readers \$5,200, Tent & Golf Cart Rental \$18,500, Sheep Arena \$6,000, Hog Double Alley \$5,300. External Auditors recommended transferring to department budgets because the County does not have department budgets within the Restaurant Fund. Requesting to move County Department Awards to County Budgets. June Amendment 8.			



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## 2025 Budget Amendment Account Detail

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Account	Title	Amount	Source or Department	Fund
260-4782-930	TOURISM PROMOTION	-58,050	Tourism Promotion	Restaurant Tax
260-4810-100	TRANSFER OUT - GENERAL FUND	46,750	Transfers to Other Funds	Restaurant Tax
260-4810-400	TRANSFER OUT - CAPITAL PROJECT	11,300	Transfers to Other Funds	Restaurant Tax
100-38-10260	TRANSFER IN - RESTAURANT TAX	-46,750	Transfers from Other Funds	General
100-4620-620	MISCELLANEOUS SERVICES	21,200	Fair	General
100-4620-290	FUEL	650	Fair	General
100-4620-221	ADVERTISING	600	Fair	General
100-4620-250	EQUIPMENT SUPPLIES & MAINT	600	Fair	General
100-4620-251	NON CAPITALIZED EQUIPMENT	5,200	Fair	General
100-4620-250	EQUIPMENT SUPPLIES & MAINT	18,500	Fair	General
400-38-10260	TRANSFER IN - RESTAURANT TAX	-11,300	Transfers from Other Funds	Capital Projects
400-4511-740	CAPITALIZED EQUIPMENT	6,000	Fairgrounds Facilities	Capital Projects
400-4511-740	CAPITALIZED EQUIPMENT	5,300	Fairgrounds Facilities	Capital Projects

**34.** Correction to the County Department's Restaurant Awards for 2025 - Fairgrounds: Monument Construction. External Auditors recommended transferring to department budgets because the County does not have department budgets within the Restaurant Fund. Requesting to move County Department Awards to County Budgets. June Amendment 8.

260-4784-925	RECREATION FACILITIES	-10,000	Facility Awards	Restaurant Tax
260-4810-400	TRANSFER OUT - CAPITAL PROJECT	10,000	Transfers to Other Funds	Restaurant Tax
400-38-10260	TRANSFER IN - RESTAURANT TAX	-10,000	Transfers from Other Funds	Capital Projects
400-4511-730	IMPROVEMENTS	10,000	Fairgrounds Facilities	Capital Projects

**35.** Correction to the County Department's Restaurant Awards for 2025 - Fairgrounds: Generator Project. External Auditors recommended transferring to department budgets because the County does not have department budgets within the Restaurant Fund. Requesting to move County Department Awards to County Budgets. June Amendment 8.

260-4784-925	RECREATION FACILITIES	-11,300	Facility Awards	Restaurant Tax
260-4810-400	TRANSFER OUT - CAPITAL PROJECT	11,300	Transfers to Other Funds	Restaurant Tax
400-38-10260	TRANSFER IN - RESTAURANT TAX	-11,300	Transfers from Other Funds	Capital Projects
400-4511-740	CAPITALIZED EQUIPMENT	11,300	Fairgrounds Facilities	Capital Projects

**36.** Correction to the County Department's Restaurant Awards for 2025 - Fairgrounds: Portable Stage. External Auditors recommended transferring to department budgets because the County does not have department budgets within the Restaurant Fund. Requesting to move County Department Awards to County Budgets. June Amendment 8.

260-4784-925	RECREATION FACILITIES	-135,700	Facility Awards	Restaurant Tax
260-4810-400	TRANSFER OUT - CAPITAL PROJECT	135,700	Transfers to Other Funds	Restaurant Tax
400-38-10260	TRANSFER IN - RESTAURANT TAX	-135,700	Transfers from Other Funds	Capital Projects
400-4511-740	CAPITALIZED EQUIPMENT	135,700	Fairgrounds Facilities	Capital Projects

**37.** Correction to the County Department's Restaurant Awards for 2025 - Trails: BST Phase 1B Match. External Auditors recommended transferring to department budgets because the County does not have department budgets within the Restaurant Fund. Requesting to move County Department Awards to County Budgets. June Amendment 8.

260-4784-925	RECREATION FACILITIES	-151,000	Facility Awards	Restaurant Tax
260-4810-100	TRANSFER OUT - GENERAL FUND	151,000	Transfers to Other Funds	Restaurant Tax



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## 2025 Budget Amendment Account Detail

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Account	Title	Amount	Source or Department	Fund
100-38-10260	TRANSFER IN - RESTAURANT TAX	-151,000	Transfers from Other Funds	General
100-4780-480	TRAIL DEVELOPMENT	151,000	Trails Management	General

**38.** Correction to the County Department's Restaurant Awards for 2025 - Trails: Hwy 101 Trail Feasibility Study. External Auditors recommended transferring to department budgets because the County does not have department budgets within the Restaurant Fund. Requesting to move County Department Awards to County Budgets. June Amendment 8.

260-4784-925	RECREATION FACILITIES	-40,000	Facility Awards	Restaurant Tax
260-4810-100	TRANSFER OUT - GENERAL FUND	40,000	Transfers to Other Funds	Restaurant Tax
100-38-10260	TRANSFER IN - RESTAURANT TAX	-40,000	Transfers from Other Funds	General
100-4780-480	TRAIL DEVELOPMENT	40,000	Trails Management	General

**39.** Correction to the County Department's Restaurant Awards for 2025 - Trails: Hyrum Reservoir Feasibility Study. External Auditors recommended transferring to department budgets because the County does not have department budgets within the Restaurant Fund. Requesting to move County Department Awards to County Budgets. June Amendment 8.

260-4784-925	RECREATION FACILITIES	-40,000	Facility Awards	Restaurant Tax
260-4810-100	TRANSFER OUT - GENERAL FUND	40,000	Transfers to Other Funds	Restaurant Tax
100-38-10260	TRANSFER IN - RESTAURANT TAX	-40,000	Transfers from Other Funds	General
100-4780-480	TRAIL DEVELOPMENT	40,000	Trails Management	General

**40.** Correction to the County Department's Restaurant Awards for 2025 - Zoning: Recreation Center Feasibility Study Phase 2. External Auditors recommended transferring to department budgets because the County does not have department budgets within the Restaurant Fund. Requesting to move County Department Awards to County Budgets. June Amendment 8.

260-4784-925	RECREATION FACILITIES	-70,000	Facility Awards	Restaurant Tax
260-4810-200	TRANSFER OUT - MUNI SERV FUND	70,000	Transfers to Other Funds	Restaurant Tax
200-38-10260	TRANSFER IN - RESTAURANT TAX	-70,000	Transfers from Other Funds	Municipal Services
200-4180-310	PROFESSIONAL & TECHNICAL	70,000	Zoning Administration	Municipal Services

### RAPZ Tax

**Council**

**41.** Account was duplicated incorrectly in June Amendment for 2025 RAPZ Awards. June Amendment 8.

265-4786-920	CULTURAL FACILITIES	-189,000	Facility Awards	RAPZ Tax
265-4788-920	CULTURAL ORGANIZATIONS	189,000	Program Awards	RAPZ Tax

**42.** Correction to the 2025 RAPZ Awards because fund balance amount is not large enough to support amendment, and duplicated 2025 awards budget. Reducing the budget to what it should be for 2025 awards. June Amendment 8.

265-4786-920	CULTURAL FACILITIES	-1,161,000	Facility Awards	RAPZ Tax
265-4786-925	RECREATION FACILITIES	-1,168,000	Facility Awards	RAPZ Tax
265-4786-926	RECREATION - POPULATION AWARDS	-440,000	Facility Awards	RAPZ Tax
265-4788-940	ZOO ORGANIZATIONS	-295,000	Program Awards	RAPZ Tax
265-38-90000	APPROPRIATED FUND BALANCE	3,064,000	Use of Fund Balance	RAPZ Tax

**43.** Correction to the RAPZ Population Allocation award for 2025. External Auditors recommended transferring to department budgets because the County does not have department budgets within the RAPZ Fund. Requesting to move County Department Awards to County Budgets. June Amendment 8.

265-4786-926	RECREATION - POPULATION AWARDS	-21,800	Facility Awards	RAPZ Tax
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**Cache  
County**  
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## 2025 Budget Amendment Account Detail

Hearing Date: 09.23.2025; Vote Date: 09.23.2025

Account	Title	Amount	Source or Department	Fund
265-4810-200	TRANSFER OUT - MUNI SERV FUND	21,800	Transfers to Other Funds	RAPZ Tax
200-38-10265	TRANSFER IN - RAPZ TAX FUND	-21,800	Transfers from Other Funds	Municipal Services
200-38-92000	APPROP FUND BALANCE - MSF	21,800	Use of Fund Balance	Municipal Services

### Tax Administration Update

<b>44.</b>	Allocation of new budget amounts attributable to the Tax Administration fund.			
100-4134-999	TAX ADMIN - HUMAN RESOURCE 15%	-400	Human Resources	General
100-38-90000	APPROPRIATED FUND BALANCE	400	Use of Fund Balance	General
150-38-90000	APPROPRIATED FUND BALANCE	-400	Use of Fund Balance	Tax Administration
150-4099-934	TAX ADMIN - HUMAN RESOURCE 15%	400	Tax Administration Allocatio	Tax Administration



**CACHE COUNTY  
RESOLUTION NO. 2025 - 37**

**A RESOLUTION MAKING ADJUSTMENTS TO THE APPORTIONMENT  
PERCENTAGES OF THE 0.30% SALES AND USE TAX COLECTED FOR PUBLIC  
SAFETY AND TRANSPORTATION PER UTAH CODE §59-12-2216**

- (A) WHEREAS, the County Council may pass all ordinances and rules and make all regulations, not repugnant to law, necessary for carrying into effect or discharging its powers and duties pursuant to Utah Code § 17-53-223(1);
- (B) WHEREAS, the Cache County Council holds the power to adopt resolutions necessary and appropriate to facilitate the discharge of any powers and responsibilities of Cache County pursuant to Cache County Code 2.12.120.A;
- (C) WHEREAS, the Cache County Council is authorized to impose a 0.30% County Option Sales Tax for Public Safety and Transportation Purposes under Utah Code §59-12-2216, and to make adjustments to the apportionment percentages after its implementation by resolution under Utah Code §59-12-2216(7)(a);
- (D) WHEREAS, the Cache County Council imposed a 0.30% County Option Sales Tax for Public Safety and Transportation Purposes under Utah Code §59-12-2216 on December 17, 2024, effective April 1, 2025;
- (E) WHEREAS, the Cache County Council set the apportionment of the 0.30% County Option Sales Tax for Public Safety and Transportation Purposes such that 75% of the received revenue from the tax was allocated to public safety purposes, while the remaining 25% was allocated to transportation purposes;
- (F) WHEREAS, the Cache County Council finds that adjustment to the apportionment percentages of said sales and use tax revenues are in the best interest of Cache County and its citizens.

NOW, THEREFORE, the County Legislative Body of Cache County resolves as follows:

**Section 1:**

The percentage apportionment of the currently implemented 0.30% sales and use tax for Public Safety Purposes as permitted under Utah Code §59-12-2216 shall be adjusted such that 60% of the revenue from said sales and use tax shall be allocated for the purpose of public safety, and the remaining 40% shall be allocated for the purpose of transportation to Cache County upon implementation.



**Section 2:**

The effective date for the implementation of the apportionment percentage adjustments, as detailed in Section 1 of this resolution, shall be January 1, 2026.

PASSED AND APPROVED BY THE COUNTY COUNCIL OF CACHE COUNTY, UTAH  
THIS \_\_\_ DAY OF \_\_\_\_\_ 2025.

	In Favor	Against	Abstained	Absent
David Erickson				
Sandi Goodlander				
Nolan Gunnell				
Barbara Tidwell				
Keegan Garrity				
Mark Hurd				
Kathryn Beus				
Total				

**CACHE COUNTY:**

**ATTEST:**

By: \_\_\_\_\_  
Sandi Goodlander, Chair

By: \_\_\_\_\_  
Bryson Behm, County Clerk



**CACHE COUNTY  
RESOLUTION NO. 2025 - 35**

**A RESOLUTION AMENDING THE CACHE COUNTY OPTIONAL PLAN SECTIONS  
3.05, 3.12, 4.04, 5.08, AND 7.02.**

- (A) WHEREAS, County Code sections: 2.12.060, 2.12.120, 2.08.030, 2.20.040, and 2.60.010 have the same or essentially the same language as the Sections 3.05, 3.12, 4.04, 5.08, and 7.02 of the Optional Plan; and
- (B) WHEREAS, those County Code Sections have been updated in the past without updating the Optional Plan; and
- (C) WHEREAS, the County Council may amend the Optional Plan when approved by two thirds (5 votes) vote of the full membership of the County council in accordance with Section 8.02 of the Cache County Optional Plan; and
- (D) WHEREAS, it is in the best interest of the county to ensure that the Optional Plan is up to date with any necessary changes; and
- (E) WHEREAS, the County Council may adopt resolutions necessary and appropriate to establish official policy and to facilitate the discharge of any powers and responsibilities of Cache County pursuant to Cache County Code 2.12.120; and
- (F) WHEREAS, the County Council may pass all ordinances and rules and make all regulations, not repugnant to law, necessary for carrying into effect or discharging its powers and duties pursuant to Utah Code § 17-53-223(1);

NOW, THEREFORE, the County Legislative Body of Cache County ordains as follows:

SECTION 1

Cache County Optional Plan, Sections 3.05, 3.12, 4.04, 5.08, and 7.02 are amended to read as follows, with a redline copy attached as “EXHIBIT 1”:

Section 3.05 Council Districts

- (a) The council districts shall have substantially the same population, based on the latest federal population census. To the extent practical, council districts shall be compact and contiguous, allowing ease of contact between residents and council members and the fair representation of all geographical areas of Cache County.
- (b) The council districts may be changed, modified or amended from time to time by two-thirds (2/3) majority vote of the full membership of the county council, pursuant to the aforesaid standards.



**CACHE COUNTY**

**RESOLUTION NO. 2025 - 35**

- (c) The Districts of the Cache County Council shall be based on the voting precincts as approved by the County Council on February 13, 2024, and shall be as follows:
- (1) The Northeast Council District shall include these voting precincts: Hyde Park 1-3, North Logan 1-6, and Smithfield 4, 5, and 8.
  - (2) The North Council District shall include these voting precincts: Amalga, Benson, Clarkston, Cornish, Cove, Lewiston, Newton, Richmond 1-2, Trenton, Smithfield 1, 2, 3, 6, and 7, and UNINHC:1.
  - (3) The South Council District shall include these voting precincts: Hyrum 1-5, Mendon 1-2, Paradise, and Wellsville 1-3.
  - (4) The Southeast Council District shall include these voting precincts: College-Young Ward, Millville 1-2, Nibley 1-4, Providence 1-6, River Heights 1-2, and UNINHC:2.
  - (5) The Logan Council District No. 1 shall include these voting precincts: Logan 15, 16, 17, 18, 21, 22, 23, 24, and 25.
  - (6) The Logan Council District No. 2 shall include these voting precincts: Logan 1, 2, 3, 4, 9, 12, and 13.
  - (7) The Logan Council District No. 3 shall include these voting precincts: Logan 5, 6, 7, 8, 10, 11, 14, 19, and 20.

**Section 3.12 Powers and Duties of the County Council**

The county council is the legislative body of Cache County, and is vested with all legislative and policy determining powers of the county. Within the scope and subject to the limits of its lawful powers and duties, the county council shall exercise all legislative power authorized by law. Pursuant to this legislative power, the county council shall:

- (a) Enact ordinances and adopt resolutions necessary and appropriate to establish official policy and to facilitate the discharge of any powers and responsibilities of Cache County.
- (b) Consider, alter, modify and adopt the annual budget and such other periodic or long range budgets and plans or programs as will, in the judgment of the council, facilitate efficiency, economy and orderly administration of the duties and responsibilities of Cache County. Budgeting procedures shall conform to the uniform fiscal procedures for counties act.
- (c)
  - (1) Subject to the conditions in subsections C2 and C3 of this section regarding county officers, establish by ordinance a compensation plan for all county officers, assistants, deputies, clerks and other employees, with optional provisions to convert county officers' existing and/or future yearly salaries from full time to part time salaries, or from part time salaries to full time salaries, as the council in its discretion may deem appropriate.



**CACHE COUNTY**

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- (2) Changes to an existing current calendar or subsequent calendar year salary of a current county officer during the officer's current term, must be preceded by public notice and public hearing regarding such proposed change as governed by resolutions or ordinances passed by the county council.
- (3) Future salary changes for a county office applicable in a new term following the current term of that office need not be preceded by a public hearing provided public notice of such future change is given and the change has been duly enacted no later than thirty (30) days prior to the deadline to declare candidacy for election or reelection to that office; otherwise, such future change must be preceded by public notice and public hearing regarding such change as governed by resolutions or ordinances passed by the county council.
- (d) Establish and adopt, by ordinance, a comprehensive administrative code, which shall comprise the rules and regulations governing the procedures, duties and systems of office, departmental and agency management, control, accounts, records and reports for all offices, departments and agencies of the county.
- (e) Adopt by ordinance rules of procedure, which may be included as part of the administrative code, governing the time, place, conduct and order of business of its meetings and hearings, and the matter of introduction, publication, consideration, and adoption of ordinances and resolutions.
- (f) Request information from the county executive, and conduct public hearings on matters of public concern to assist in the performance of its legislative responsibilities and for the purpose of investigating any matter pertaining to the county, its business or affairs, or an officer thereof. In connection with such public hearings, the council may require the attendance of witnesses, documents and other evidence, administer oaths and take testimony.
- (g) Provide for an annual independent audit, and if it deems it necessary at any time for a special audit of accounts to be made by a certified public accountant or firm of such accountants.
- (h) Establish and define the duties and functions of appointed boards and commissions deemed appropriate to expedite and facilitate the duties of the council or any office, department or agency of the county.
- (i) Employ on a temporary or permanent basis, professionally qualified experts and consultants to study, assist, advise or prepare reports concerning any aspect of county functions, responsibilities or administration.

**Section 4.04 Powers and Duties of the County Executive**

The County Executive, as chief executive of the County, shall have the power and it shall be his duty to:

- (a) Carry out programs and policies established by the County Council;
- (b) Direct and organize the management of the County in a manner consistent with the optional plan;



**CACHE COUNTY**

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- (c) Faithfully enforce all applicable laws and county ordinances;
- (d) Supervise the official conduct of all county officers and officers of all precincts, districts and other subdivisions of the county (except municipal corporations); see that they faithfully perform their duties, confer with and make recommendations to the county council concerning whether county officers should be compensated on a full time or part time basis, direct prosecution for delinquencies and when necessary, require them to renew their official bonds, make reports and present their books and accounts for inspection;
- (e) Appoint persons to all offices which are to be filled by appointment with and upon the advice and consent of the County Council;
- (f) Prepare an annual, tentative budget for the county that shall be presented to the County Council for approval;
- (g) Supervise and direct personnel management, and other functions of the county delegated to the Executive by State statute;
- (h) Conduct planning studies and make recommendations to the County Council relating to financial, administrative, procedural and operational plans, programs and improvements in county government; and
- (i) Exercise a power of veto over ordinances enacted by the County Council, including an item veto upon budget appropriations.

**Section 5.08 Office of County Clerk**

- A. There shall be an office of County Clerk headed by an elected County Clerk. The office of County Clerk shall have all the functions, responsibilities and powers provided by law.
- B. The County Clerk, or the County Clerk's designee shall serve as clerk to the county council.
- C. The County Clerk, or the County Clerk's designee, shall ensure that for any meeting in the County which must comply with the requirements of the Utah Open and Public Meetings Act, minutes for that meeting are published on the Cache County website and the State of Utah's public notice website within thirty (30) days of the meeting occurring.
- D. The County Clerk is designated as the Chief Administrative Officer identified in Utah Code §63-12-103 and 63G-2-401, and shall serve in this role to fulfill those responsibilities identified in state law provisions that relate to records access and management. The Clerk's title of Chief Administrative Officer does not give to that position any other administrative responsibilities that are established under state code as an executive function, duty, or responsibility.

**Section 7.02 Personnel**

Cache County hereby adopts the county personnel management act as described in Utah Code Annotated title 17, chapter 33, as amended as and for its county merit system for all county employees not otherwise covered by Peace Officer or Firemen Civil Service merit systems.



**CACHE COUNTY  
RESOLUTION NO. 2025 - 35**

SECTION 2

This resolution takes effect upon its passage and approval by the County Council.

PASSED AND APPROVED BY THE COUNTY COUNCIL OF CACHE COUNTY, UTAH  
THIS \_\_\_ DAY OF \_\_\_\_\_ 2025.

	In Favor	Against	Abstained	Absent
David Erickson				
Sandi Goodlander				
Nolan Gunnell				
Barbara Tidwell				
Keegan Garrity				
Mark Hurd				
Kathryn Beus				
Total				

**CACHE COUNTY:**

**ATTEST:**

By: \_\_\_\_\_  
Sandi Goodlander, Chair

By: \_\_\_\_\_  
Bryson Behm, County Clerk



CACHE COUNTY  
RESOLUTION NO. 2025 - 35

EXHIBIT 1

Section 3.05 Council Districts

- (a) The Council Districts shall have substantially the same population, based on the latest federal population census. To the extent practical, council districts shall be compact and contiguous, allowing ease of contact between residents and council members and the fair representation of all geographical areas of Cache County.
- (b) The council districts may be changed, modified or amended from time to time by two-thirds (2/3) majority vote of the full membership of the County Council, pursuant to the aforesaid standards.
- (c) The Council Districts of the Cache County Council shall be based on the voting districts precincts as ~~such districts existed as of January 5, 1987~~ approved by the County Council on February 13, 2024, and shall be as follows:
  - (1) The Northeast Council District: ~~This district shall include the following Voting Districts: Smithfield 1-4, Hyde Park, and North Logan 1-2.~~ these voting precincts: Hyde Park 1-3, North Logan 1-6, and Smithfield 4, 5, and 8.
  - (2) The North Council District: ~~This district shall include the following Voting districts: Lewiston 1-2, Cove, Richmond 1-2, Cornish, Trenton, Amalga, Newton, and Benson~~ these voting precincts: Amalga, Benson, Clarkston, Cornish, Cove, Lewiston, Newton, Richmond 1-2, Trenton, Smithfield 1, 2, 3, 6, and 7, and UNINHC:1.
  - (3) The South Council District: ~~This district shall include the following Voting Districts: Hyrum 1-3, Paradise, Wellsville 1-2, and Mendon.~~ these voting precincts: Hyrum 1-5, Mendon 1-2, Paradise, and Wellsville 1-3.
  - (4) The Southeast Council District: ~~This district shall include the following Voting Districts: Providence 1-2, River Heights, Millville, Nibley, and College-Young Ward.~~ these voting precincts: College-Young Ward, Millville 1-2, Nibley 1-4, Providence 1-6, River Heights 1-2, and UNINHC:2.
  - (5) The Logan Council District ~~#1: This district No. 1~~ shall include ~~the following Voting Districts within Logan City: 1, 7, 8, 9, 10, 14, 15, 22, and 24~~ these voting precincts: Logan 15, 16, 17, 18, 21, 22, 23, 24, and 25.
  - (6) The Logan Council District ~~#2: This district No. 2~~ shall include ~~the following Voting Districts within Logan City: 2, 3, 4, 5, 6, 16, 17, and 25.~~ these voting precincts: Logan 1, 2, 3, 4, 9, 12, and 13.



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- (7) The Logan Council District ~~#3: This district~~ No. 3 shall include ~~the following Voting Districts within Logan City: 11, 12, 13, 18, 19, 20, 21, 23, and 26.~~ these voting precincts: Logan 5, 6, 7, 8, 10, 11, 14, 19, and 20.

Section 3.12 Powers and Duties of the County Council

The County Council is the legislative body of Cache County, and is vested with all legislative and policy-determining powers of the County. Within the scope and subject to the limits of its lawful powers and duties, the County Council shall exercise all legislative power authorized by law. Pursuant to this legislative power, the county council shall:

- (a) Enact ordinances and adopt resolutions necessary and appropriate to establish official policy and to facilitate the discharge of any powers and responsibilities of Cache County.
- (b) Consider, alter, modify and adopt the annual budget and such other periodic or long range budgets and plans or programs as will, in the judgment of the Council, facilitate efficiency, economy and orderly administration of the duties and responsibilities of Cache County. Budgeting procedures shall conform to the Uniform Fiscal Procedures for Counties Act.
- (c)
  - (1) Subject to the conditions in subsections C2 and C3 of this section regarding county officers, establish by ordinance a compensation plan for all county officers, assistants, deputies, clerks and other employees, with optional provisions to convert county officers' existing and/or future yearly salaries from full time to part time salaries, or from part time salaries to full time salaries, as the council in its discretion may deem appropriate.
  - (2) Changes to an existing current calendar or subsequent calendar year salary of a current county officer during the officer's current term, must be preceded by public notice and public hearing regarding such proposed change as governed by resolutions or ordinances passed by the county council.
  - (3) Future salary changes for a county office applicable in a new term following the current term of that office need not be preceded by a public hearing provided public notice of such future change is given and the change has been duly enacted no later than thirty (30) days prior to the deadline to declare candidacy for election or reelection to that office; otherwise, such future change must be preceded by public notice and public hearing regarding such change as governed by section resolutions or ordinances passed by the county council.

~~Establish by ordinance a compensation plan for all officers, assistants, deputies, clerks, and other employees.~~

- (d) Establish and adopt, by ordinance, a comprehensive administrative code, which shall comprise the rules and regulations governing the procedures, duties and systems of office,



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departmental and agency management, control, accounts, records and reports for all offices, departments and agencies of the county.

- (e) Adopt by ordinance rules of procedure, which may be included as part of the administrative code, governing the time, place, conduct and order of business of its meetings and hearings, and the matter of introduction, publication, consideration, and adoption of ordinances and resolutions.
- (f) Request information from the county executive, and conduct public hearings on matters of public concern to assist in the performance of its legislative responsibilities and for the purpose of investigating any matter pertaining to the county, its business or affairs, or an officer thereof. In connection with such public hearings, the council may require the attendance of witnesses, documents and other evidence, administer oaths and take testimony.
- (g) Provide for an annual independent audit, and if it deems it necessary at any time for a special audit of accounts to be made by a certified public accountant or firm of such accountants.
- (h) Establish and define the duties and functions of appointed boards and commissions deemed appropriate to expedite and facilitate the duties of the council or any office, department or agency of the county.
- (i) Employ on a temporary or permanent basis, professionally qualified experts and consultants to study, assist, advise or prepare reports concerning any aspect of County functions, responsibilities or administration.

Section 4.04 Powers and Duties of the County Executive

The County Executive, as chief executive of the County, shall have the power and it shall be his duty to:

- (a) Carry out programs and policies established by the County Council;
- (b) Direct and organize the management of the County in a manner consistent with the optional plan;
- (c) Faithfully enforce all applicable laws and county ordinances;
- (d) Supervise the official conduct of all county officers and officers of all precincts, districts and other subdivisions of the county (except municipal corporations); see that they faithfully perform their duties, confer with and make recommendations to the county council concerning whether county officers should be compensated on a full time or part time basis, direct prosecution for delinquencies and when necessary, require them to renew their official bonds, make reports and present their books and accounts for inspection;
- (e) Appoint persons to all offices which are to be filled by appointment with and upon the advice and consent of the County Council;
- (f) Prepare an annual, tentative budget, ~~as provided in the Uniform Fiscal Procedures Act for Counties~~ for the county that shall be presented to the County Council for approval;



CACHE COUNTY

RESOLUTION NO. 2025 - 35

- (g) Supervise and direct personnel management, and other functions of the County delegated to the Executive by State statute ~~or County ordinance~~;
- (h) Conduct planning studies and make recommendations to the County Council relating to financial, administrative, procedural and operational plans, programs and improvements in county government; and
- (i) Exercise a power of veto over ordinances enacted by the County Council, including an item veto upon budget appropriations.

Section 5.08 Office of County Clerk

- A. There shall be an office of County Clerk headed by an elected County Clerk. The office of County Clerk shall have all the functions, responsibilities and powers provided by law.
- B. The County Clerk, or ~~one of his deputies or assistants~~ the County Clerk's designee shall serve as clerk to the county council.
- C. The County Clerk, or the County Clerk's designee, shall ensure that for any meeting in the County which must comply with the requirements of the Utah Open and Public Meetings Act, minutes for that meeting are published on the Cache County website and the State of Utah's public notice website within thirty (30) days of the meeting occurring.
- D. The County Clerk is designated as the Chief Administrative Officer identified in Utah Code §63-12-103 and 63G-2-401, and shall serve in this role to fulfill those responsibilities identified in state law provisions that relate to records access and management. The Clerk's title of Chief Administrative Officer does not give to that position any other administrative responsibilities that are established under state code as an executive function, duty, or responsibility.

Section 7.02 Personnel

Cache County hereby ~~may~~ adopts the ~~c~~County ~~p~~Personnel ~~m~~Management act as described in ~~Chapter 33, Title 17 of the~~ Utah Code ~~as and for its county merit system for all county employees. The County Executive shall exercise all of the powers and functions therein reserved to the "Governing Body" by definition.~~ Annotated title 17, chapter 33, as amended as and for its county merit system for all county employees not otherwise covered by Peace Officer or Firemen Civil Service merit systems.



**CACHE COUNTY**  
**ORDINANCE NO. 2025 - 32**

**AN ORDINANCE REMOVING CACHE COUNTY CODE SECTIONS 2.04.010, 2.04.020, 2.04.030, 2.04.040, 2.04.050, 2.04.060, 2.04.070, 2.04.080, 2.08.010, 2.08.020, 2.08.030, 2.08.040, 2.8.050, 2.08.060, 2.12.010, 2.12.020, 2.12.030, 2.12.040, 2.12.050, 2.12.060, 2.12.070, 2.12.080, 2.12.090, 2.12.100, 2.12.110, 2.12.120, 2.12.130, 2.12.140, 2.20.010, 2.20.020, 2.20.030, 2.20.040, 2.20.050, 2.20.060, 2.20.070, 2.28.020, 2.32.010, AND 2.60.010**

- (A) WHEREAS, County Code sections: 2.04.010, 2.04.020, 2.04.030, 2.04.040, 2.04.050, 2.04.060, 2.04.070, 2.04.080, 2.08.010, 2.08.020, 2.08.030, 2.08.040, 2.8.050, 2.08.060, 2.12.010, 2.12.020, 2.12.030, 2.12.040, 2.12.050, 2.12.060, 2.12.070, 2.12.080, 2.12.090, 2.12.100, 2.12.110, 2.12.120, 2.12.130, 2.12.140, 2.20.010, 2.20.020, 2.20.030, 2.20.040, 2.20.050, 2.20.060, 2.20.070, 2.28.020, 2.32.010, and 2.60.010 have the same or essentially the same language as the Sections 1.01, 1.02, 1.03, 1.04, 2.01, 2.02, 5.14, 8.02, 4.01, 4.02, 4.04, 5.01, 5.02, 5.15, 7.01, 3.01, 3.02, 3.03, 3.04, 3.05, 3.06, 3.07, 3.08, 3.10, 3.11, 3.12, 3.13, 7.03, 5.03, 5.05, 5.06, 5.07, 5.08, 5.09, 5.10, 5.13, 4.03, 5.11, and 7.02 of the Optional Plan; and
- (B) WHEREAS, these County Code Sections are duplicative with the Optional Plan and should be removed; and
- (C) WHEREAS, it is in the best interest of the county to avoid duplicative statutory language to avoid conflicts between the Optional Plan and County Code; and
- (D) WHEREAS, the County Council may adopt resolutions necessary and appropriate to establish official policy and to facilitate the discharge of any powers and responsibilities of Cache County pursuant to Cache County Code 2.12.120; and
- (E) WHEREAS, the County Council may pass all ordinances and rules and make all regulations, not repugnant to law, necessary for carrying into effect or discharging its powers and duties pursuant to Utah Code § 17-53-223(1);

NOW, THEREFORE, the County Legislative Body of Cache County ordains as follows:

**SECTION 1**

County Code sections 2.04.010, 2.04.020, 2.04.030, 2.04.040, 2.04.050, 2.04.060, 2.04.070, 2.04.080, 2.08.010, 2.08.020, 2.08.030, 2.08.040, 2.8.050, 2.08.060, 2.12.010, 2.12.020, 2.12.030, 2.12.040, 2.12.050, 2.12.060, 2.12.070, 2.12.080, 2.12.090, 2.12.100, 2.12.110, 2.12.120, 2.12.130, 2.12.140, 2.20.010, 2.20.020, 2.20.030, 2.20.040, 2.20.050, 2.20.060, 2.20.070, 2.28.020, 2.32.010, and 2.60.010 are hereby removed from County Code.

**SECTION 2**

This ordinance takes effect fifteen (15) days following its passage and approval by the County Council.



**CACHE COUNTY**  
**ORDINANCE NO. 2025 - 32**

PASSED AND APPROVED BY THE COUNTY COUNCIL OF CACHE COUNTY, UTAH  
THIS \_\_\_ DAY OF \_\_\_\_\_ 2025.

	In Favor	Against	Abstained	Absent
David Erickson				
Sandi Goodlander				
Nolan Gunnell				
Barbara Tidwell				
Keegan Garrity				
Mark Hurd				
Kathryn Beus				
Total				

**CACHE COUNTY:**

**ATTEST:**

By: \_\_\_\_\_  
Sandi Goodlander, Chair

By: \_\_\_\_\_  
Bryson Behm, County Clerk



**CACHE COUNTY**  
**ORDINANCE NO. 2025 - 32**

**ACTION OF THE COUNTY EXECUTIVE:**

Approved  
 Disapproved (written statement of objection attached)

By: \_\_\_\_\_  
\_\_\_\_\_, County Executive

\_\_\_\_\_ Date



**CACHE COUNTY**  
**ORDINANCE NO. 2025 - 32**

**EXHIBIT 1**

**2.04.010: ESTABLISHMENT**

~~Cache County shall have a structural form of county government of the "general county (modified)" form with a management arrangement of the "county executive council" form as set forth in the optional forms of county government act and as further described herein.~~

**2.04.020: EFFECTIVE DATE**

~~The establishment of this new form of government shall become effective at twelve o'clock (12:00) noon on the first Monday of January, 1985. However, if the adopting election is held after July 1, 1984, then the effective date shall be the first Monday of January, 1987.~~

**2.04.030: SUCCESSION**

~~Cache County shall remain vested with all power and duties vested by general law in counties, and there shall be no interruption in the continuity, powers, debts, obligations or jurisdiction of the government of Cache County by the establishment of this new form of government.~~

**2.04.040: ELECTED OFFICIALS**

- ~~A. Upon the effective date of this new form of government, the terms of office of the Cache County commissioners shall expire. The terms of office of all other officials holding or elected to elective office shall not be affected by this new form of government.~~
- ~~B. Officials holding appointive offices such as department heads or deputy or assistant department heads shall continue in office until otherwise directed by the county executive. Personnel continued in office shall retain the same status, privileges and protections as they possessed previous to the adoption of this new form of government. However, they shall be subject to such changes in assignment or other adjustments as are directed by the county executive and the county council.~~
- ~~C. Members of all appointive boards and commissions shall continue in office for six (6) months following the effective date unless otherwise provided by the county council. Prior to the expiration of said six (6) months, the functions and operations of all boards and commissions shall be thoroughly studied by the county executive or his designees and a report containing recommendations shall be made to the county council. The county council shall then determine the status of all boards and commissions. The county council may continue them unchanged, modify their organization, operation and functions, or abolish them and assign their functions and powers.~~

**2.04.050: POWERS**

~~Cache County is a body corporate and politic, having perpetual succession, and may sue and be sued. It has all powers which the constitution and laws of the state, either now or hereafter expressly or impliedly grant or allow to any county.~~



**CACHE COUNTY**

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**2.04.060: DIFFERING LEVELS OF SERVICE WITHIN THE COUNTY**

~~Cache County is authorized to provide additional, extended or higher level services within its powers to any portion of Cache County. When such additional, extended or higher level services are provided on a noncontract basis to any portion of the county, and not on a county wide basis, the additional services shall be financed and administered through the establishment of county service areas, special assessment procedures, contractual arrangements, or other fiscal means whereby the beneficiaries of such additional services pay for the additional costs thereof.~~

**2.04.070: ORGANIZATION OF OFFICES, DEPARTMENTS AND AGENCIES**

~~All governmental functions and activities of the organizational units shall be directed and determined by the county executive. However, the county council may provide by ordinance for the creation, modification or abolition of specific departments and other organizational units and assign functions thereto, transfer functions therefrom, discontinue functions and activities as provided by law.~~

**2.04.080: AMENDMENTS**

~~Amendments of this plan within this specified form of government may be made when approved by a two-thirds (2/3) (5 votes) vote of the full membership of the county council, except that no amendment which is contrary to a specific requirement of the law authorizing this type of optional plan known as the "general county (modified)" form and "county executive council" form shall be effective unless submitted and approved by a majority of the voters casting a vote on the question at a general or special election.~~

**2.08.010: ELECTION AND TERM OF COUNTY EXECUTIVE**

- ~~A. The chief executive officer of Cache County shall be the county executive. He shall be elected by the qualified voters for a term of four (4) years. The term of the county executive shall commence at twelve o'clock (12:00) noon on the first Monday of January, following his election, and he shall be eligible to succeed himself.~~
- ~~B. The county executive shall be a qualified voter of Cache County and shall continue to reside therein during the period of service as county executive.~~

**2.08.020: VACANCY IN OFFICE OF COUNTY EXECUTIVE**

- ~~A. If the county executive shall die, resign or remove his residence from Cache County during his term of office, be incapacitated to the extent that he is unable to perform his duties for a period in excess of three (3) months, or be removed from office, the office of county executive shall be deemed vacant.~~
- ~~B. If a vacancy in the office of county executive occurs, the office of county executive shall be filled by appointment for the remainder of that term by a majority vote of the county council.~~

**2.08.030: POWERS AND DUTIES OF COUNTY EXECUTIVE**

~~The county executive, as chief executive of the county, shall have the power and it shall be his duty to:~~



**CACHE COUNTY**

**ORDINANCE NO. 2025 - 32**

- ~~A. Carry out programs and policies established by the county council;~~
- ~~B. Direct and organize the management of the county in a manner consistent with the optional plan;~~
- ~~C. Faithfully enforce all applicable laws and county ordinances;~~
- ~~D. Supervise the official conduct of all county officers and officers of all precincts, districts and other subdivisions of the county (except municipal corporations); see that they faithfully perform their duties, confer with and make recommendations to the county council concerning whether county officers should be compensated on a full time or part time basis, direct prosecution for delinquencies and when necessary, require them to renew their official bonds, make reports and present their books and accounts for inspection;~~
- ~~E. Appoint persons to all offices which are to be filled by appointment with and upon the advice and consent of the county council;~~
- ~~F. Prepare an annual, tentative budget for the county that shall be presented to the County Council for approval;~~
- ~~G. Supervise and direct personnel management, and other functions of the county delegated to the Executive by State statute;~~
- ~~H. Conduct planning studies and make recommendations to the county council relating to financial, administrative, procedural and operational plans, programs and improvements in county government; and~~
- ~~I. Exercise a power of veto over ordinances enacted by the county council, including an item veto upon budget appropriations.~~

**2.08.040: GENERAL PROVISIONS**

- ~~A. All activities of the executive department of Cache County under the direction and supervision of the county executive shall be distributed among such statutory or appointive officers, departments and agencies as are established by this form of government or as may be established hereunder by ordinance of the county council.~~
- ~~B. Each office, department or agency shall be administered by an officer elected or appointed as provided by statute or ordinance or as provided herein. By ordinance of the county council, the heads of statutory or appointive offices, departments and agencies may be appointed to serve as head of one or more such offices, departments and agencies, and the county executive may serve also as a unit head.~~

**2.08.050: OFFICE OF COUNTY EXECUTIVE**

- ~~A. There shall be an office of county executive to properly exercise and perform the powers and duties prescribed for the county executive by this form of government and such other powers and duties as may be assigned to him from time to time by the county council. The office of county executive may include such personnel and offices as are determined necessary to carry out its functions.~~
- ~~B. This office shall perform the customary functions of a personnel office, subject to such civil service or merit system rules as may apply, including, but not limited to, preparation~~



CACHE COUNTY

ORDINANCE NO. 2025 - 32

~~and recommendation of personnel rules, regulations and procedures; position classification and compensation studies; employee orientation and training; and management-employee relations. This office shall also make continuing analysis and recommendations for improvements in county organization, procedures, operations, methods, performance, productivity and effectiveness; prepare the annual and long range operating and capital budgets and oversee county expenditures. The county executive may not suspend, discharge or remove any other elected official.~~

**2.08.060: GENERAL ADMINISTRATION**

- ~~A. Except where otherwise provided in this title or by the County Council, the County Executive shall appoint all officers and heads of departments upon the advice and consent of the County Council, the same being approved by the affirmative vote of four (4) council members.~~
- ~~B. Appointed Department Heads serve at the pleasure of the County Executive, in an exempt position, under Cache County Code 2.60.010. The County Executive may suspend or terminate the employment of a Department Head at any time for cause consistent with the Cache County Personnel Policy and Procedure Manual. Department Heads who have been employed by Cache County for less than six months may be suspended or terminated by the County Executive at any time without cause.~~
- ~~C. The Cache County Executive may remove an appointed Department Head from their Department Head position at any time. However, if the County Executive removes a Department Head from their position for any reason except for cause, the Department Head will be relieved of their duties to formulate and execute Department policy, supervise, manage, or direct the business affairs of their department, but the removed Department Head shall then convert to a classified employee under 2.60.010 retaining their salary and benefits at the same rate they received as a Department Head and shall be assigned work within their current department or within another County department that reports to the County Executive for which they are qualified to perform the duties.~~
- ~~D. A Department Head removed from their position without cause may choose to receive severance instead of converting to a classified employee. The severance pay shall be six (6) months of their salary. Department heads who have been employed more than ten (10) years shall receive an additional week's severance pay for each year above ten (10) years that they have been employed at the County.~~
- ~~E. A Department Head shall only be suspended consistent with the Performance Improvement Policy set forth in the Cache County Personal Policy and Procedure Manual. The policy shall be approved by the County Council.~~
- ~~F. When the County Executive removes a Department Head from their position consistent with this part or terminates a Department Head for cause, the County Executive or his designee shall, at the next scheduled meeting of the County Council, inform the Council of the removal, suspension, or termination and provide an explanation for the removal, suspension, or termination. If the County Executive's explanation involves the character, professional competence, or physical or mental health of the Department Head, such~~



**CACHE COUNTY**

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~~explanation and discussion shall take place in a closed meeting, consistent with Utah Code § 52-4-205(1)(a).~~

~~G. Nothing in this part shall be interpreted to give the County Council authority to advise and consent to, or veto, the County Executive's removal of a Department Head, nor the County Executive's suspension or termination of a Department Head for cause.~~

**2.12.010: GENERALLY**

~~Utah Code Annotated grants specific powers, functions, duties and responsibilities to a board of county commissioners. Except as specifically modified in this chapter, all of said powers, functions, duties and responsibilities are to be exercised by the county council unless said council shall provide otherwise by ordinance.~~

**2.12.020: GOVERNING BODY**

~~The governing body of Cache County shall be a county council composed of seven (7) council members, one of whom shall be elected as chairperson.~~

**2.12.030: ELECTION AND QUALIFICATION**

- ~~A. For the purpose of electing council members, the county shall be divided into seven (7) geographical districts, known as council districts. The voters of each council district shall elect one council member to the county council.~~
- ~~B. Council members shall be qualified voter residents of the districts from which they are elected at the time of their election, and they shall reside in the district of their election throughout their terms of office.~~

**2.12.040: TERM OF COUNCIL MEMBERS**

~~The regular term of office of each council member shall be four (4) years. Said term shall commence at twelve o'clock (12:00) noon on the first Monday of January following their election. The initial term of office of four (4) of the council members shall be two (2) years. Thereafter, these terms of office shall be four (4) years. By this procedure, every two (2) years, three (3) or four (4) of the council seats will be up for election. The council districts which shall initially elect council members for two (2) years will be the North council district, Logan Council District No. 1, South Council District and Logan Council District No. 2.~~

**2.12.050: ELECTION, TERM AND DUTIES OF COUNCIL CHAIRPERSON AND VICE CHAIRPERSON**

- ~~A. The chairperson and vice chairperson of the county council shall be elected by a majority of the full membership of the county council from among members of the council. Their term shall be one year.~~
- ~~B. The chairperson shall preside at all council meetings when he is present. During his absence, the vice chairperson shall preside as acting chairperson.~~
- ~~C. The chairperson shall have the full right to debate and vote in the council. He shall sign all legislative acts of the county council.~~



**CACHE COUNTY**  
**ORDINANCE NO. 2025 - 32**

**2.12.060: COUNCIL DISTRICTS**

- ~~A. The council districts shall have substantially the same population, based on the latest federal population census. To the extent practical, council districts shall be compact and contiguous, allowing ease of contact between residents and council members and the fair representation of all geographical areas of Cache County.~~
- ~~B. The council districts may be changed, modified or amended from time to time by two-thirds (2/3) majority vote of the full membership of the county council, pursuant to the aforesaid standards.~~
- ~~C. The Districts of the Cache County Council shall be based on the voting precincts as approved by the County Council on February 13, 2024, and shall be as follows:~~
- ~~1. The Northeast Council District shall include these voting precincts: Hyde Park 1-3, North Logan 1-6, and Smithfield 4, 5, and 8.~~
  - ~~2. The North Council District shall include these voting precincts: Amalga, Benson, Clarkston, Cornish, Cove, Lewiston, Newton, Richmond 1-2, Trenton, Smithfield 1, 2, 3, 6, and 7, and UNINHC:1.~~
  - ~~3. The South Council District shall include these voting precincts: Hyrum 1-5, Mendon 1-2, Paradise, and Wellsville 1-3.~~
  - ~~4. The Southeast Council District shall include these voting precincts: College-Young Ward, Millville 1-2, Nibley 1-4, Providence 1-6, River Heights 1-2, and UNINHC:2.~~
  - ~~5. The Logan Council District No. 1 shall include these voting precincts: Logan 15, 16, 17, 18, 21, 22, 23, 24, and 25.~~
  - ~~6. The Logan Council District No. 2 shall include these voting precincts: Logan 1, 2, 3, 4, 9, 12, and 13.~~
  - ~~7. The Logan Council District No. 3 shall include these voting precincts: Logan 5, 6, 7, 8, 10, 11, 14, 19, and 20.~~

**2.12.070: FIRST ELECTION**

~~The first election of county council members following approval of this new form of government by the voters shall be held at the regular November election immediately prior to the effective date.~~

**2.12.080: VACANCIES IN COUNTY COUNCIL**

~~If any council member shall die, resign or remove his residence from the county district he represents during his term of office, be incapacitated to the extent that he is unable to perform his duties for a period in excess of six (6) months, fail to perform his duties as council member and fail to meet with the council for an unexcused period of two (2) months, or be removed from office pursuant to general law, the office which he occupies as council member shall be deemed vacant. Thereupon, the remaining members of the county council shall proceed, by majority vote, to~~



**CACHE COUNTY**

**ORDINANCE NO. 2025 - 32**

~~choose another qualified voter resident of that county district to serve the balance of his unexpired term.~~

**2.12.090: NOMINATIONS**

~~Until otherwise provided by law, nominations for members of the county council shall be made in the same manner as is prescribed by law for county commissioners as modified for the regional council districts.~~

**2.12.100: VOTING ON COUNTY COUNCIL**

- ~~A. Voting, except on procedural motions, shall be by roll call, and the ayes and nays shall be recorded in the council journal as a matter of public record. Except for matters on which a greater or lesser vote is expressly provided by law, no action of the council shall be valid and binding unless it is approved by the affirmative vote of four (4) council members.~~
- ~~B. Every ordinance or tax levy passed by the council shall be presented to the county executive for his approval or disapproval. If the county executive approves the ordinance or tax levy, he shall sign it and it shall be recorded and thereafter shall be in force. If the ordinance is an appropriation ordinance, the county executive may approve or disapprove all or any part of the appropriation. If the county executive disapproves an ordinance, tax levy or appropriation, he shall return it with a statement of his objections, to the council within fifteen (15) days and the council shall, at its next meeting, reconsider the ordinance, tax levy or appropriation item. If after reconsideration it passes by the affirmative vote of five (5) council members, it shall be recorded and thereafter be in force. If any ordinance, tax levy or appropriation item is not returned within fifteen (15) days after presentation to the county executive, it shall be recorded and thereafter shall be in force.~~

**2.12.110: MEETINGS OF COUNTY COUNCIL**

- ~~A. All meetings, except those types expressly excluded by law, shall be advertised, open and public. The county council shall meet in regular session not less than twice per month at stated times to be provided by ordinance, and may in addition hold special meetings or executive sessions called in the manner provided by law.~~
- ~~B. Proceedings and meetings of the council shall be as prescribed by applicable statutes and valid ordinances, and debate therein shall generally be subject to the current edition of Robert's Rules of Order Newly Revised. All ordinances and resolutions shall be enacted in the manner provided by general law.~~

**2.12.120: POWERS AND DUTIES OF COUNTY COUNCIL**

~~The county council is the legislative body of Cache County, and is vested with all legislative and policy determining powers of the county. Within the scope and subject to the limits of its lawful powers and duties, the county council shall exercise all legislative power authorized by law. Pursuant to this legislative power, the county council shall:~~

- ~~A. Enact ordinances and adopt resolutions necessary and appropriate to establish official policy and to facilitate the discharge of any powers and responsibilities of Cache County.~~



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- ~~B. Consider, alter, modify and adopt the annual budget and such other periodic or long range budgets and plans or programs as will, in the judgment of the council, facilitate efficiency, economy and orderly administration of the duties and responsibilities of Cache County. Budgeting procedures shall conform to the uniform fiscal procedures for counties act.~~
- ~~C.~~
- ~~1. Subject to the conditions in subsections C2 and C3 of this section regarding county officers, establish by ordinance a compensation plan for all county officers, assistants, deputies, clerks and other employees, with optional provisions to convert county officers' existing and/or future yearly salaries from full time to part time salaries, or from part time salaries to full time salaries, as the council in its discretion may deem appropriate.~~
  - ~~2. Changes to an existing current calendar or subsequent calendar year salary of a current county officer during the officer's current term, must be preceded by public notice and public hearing regarding such proposed change as governed by section 2.12.260 of this chapter.~~
  - ~~3. Future salary changes for a county office applicable in a new term following the current term of that office need not be preceded by a public hearing provided public notice of such future change is given and the change has been duly enacted no later than thirty (30) days prior to the deadline to declare candidacy for election or reelection to that office; otherwise, such future change must be preceded by public notice and public hearing regarding such change as governed by section 2.12.260 of this chapter.~~
- ~~D. Establish and adopt, by ordinance, a comprehensive administrative code, which shall comprise the rules and regulations governing the procedures, duties and systems of office, departmental and agency management, control, accounts, records and reports for all offices, departments and agencies of the county.~~
- ~~E. Adopt by ordinance rules of procedure, which may be included as part of the administrative code, governing the time, place, conduct and order of business of its meetings and hearings, and the matter of introduction, publication, consideration, and adoption of ordinances and resolutions.~~
- ~~F. Request information from the county executive, and conduct public hearings on matters of public concern to assist in the performance of its legislative responsibilities and for the purpose of investigating any matter pertaining to the county, its business or affairs, or an officer thereof. In connection with such public hearings, the council may require the attendance of witnesses, documents and other evidence, administer oaths and take testimony.~~
- ~~G. Provide for an annual independent audit, and if it deems it necessary at any time for a special audit of accounts to be made by a certified public accountant or firm of such accountants.~~
- ~~H. Establish and define the duties and functions of appointed boards and commissions deemed appropriate to expedite and facilitate the duties of the council or any office, department or agency of the county.~~



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~~I. Employ on a temporary or permanent basis, professionally qualified experts and consultants to study, assist, advise or prepare reports concerning any aspect of county functions, responsibilities or administration.~~

**2.12.130: PROHIBITIONS**

- ~~A. No council member shall occupy any other elective public office during his membership on the county council.~~
- ~~B. The members of the county council are subject to all limitations applicable to the members of a board of county commissioners, together with any sanctions or penalties associated therewith, relating to prohibited interests and relationships.~~
- ~~C. Members of the county council shall not interfere in the administration of county affairs by the county executive or other executive personnel.~~

**2.12.140: ZONING AND PLANNING**

~~The county council shall exercise all powers granted to the county commission pursuant to Utah Code Annotated title 17, chapter 27, except that the county executive shall make all appointments thereunder with the advice and consent of the county council, the same being approved by the affirmative vote of four (4) council members.~~

**2.20.010: COUNTY ASSESSOR**

~~There shall be an office of county assessor, headed by an elected county assessor. The office of county assessor shall have all the functions, responsibilities and powers provided by law.~~

**2.20.020: COUNTY AUDITOR**

~~There shall be an office of county auditor, headed by an elected county auditor. The office of county auditor shall have all the functions, responsibilities and powers provided by law including provision of accounting services for the county, except that the county executive shall be a finance officer of the county, for the purpose of preparing a tentative budget, per Section 17-36-3(13)(b) of the Utah Code as Amended. The office of county auditor shall assist and support the county executive in his role as Finance officer, in the preparation of a tentative budget.~~

**2.20.030: COUNTY TREASURER**

~~There shall be an office of county treasurer, headed by an elected county treasurer. The office of county treasurer shall have all the functions, responsibilities and powers provided by law.~~

**2.20.040: COUNTY CLERK**

~~A. There shall be an office of County Clerk headed by an elected County Clerk. The office of County Clerk shall have all the functions, responsibilities and powers provided by law.~~

~~B. The County Clerk, or the County Clerk's designee shall serve as clerk to the county council.~~

~~C. The County Clerk, or the County Clerk's designee, shall ensure that for any meeting in the County which must comply with the requirements of the Utah Open and Public Meetings Act,~~



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~~minutes for that meeting are published on the Cache County website and the State of Utah's public notice website within thirty (30) days of the meeting occurring.~~

~~D. The County Clerk is designated as the Chief Administrative Officer identified in Utah Code §63-12-103 and 63G-2-401, and shall serve in this role to fulfill those responsibilities identified in state law provisions that relate to records access and management. The Clerk's title of Chief Administrative Officer does not give to that position any other administrative responsibilities that are established under state code as an executive function, duty, or responsibility.~~

**2.20.050: COUNTY RECORDER**

~~A. There shall be an office of county recorder, headed by an elected county recorder. The office of county recorder shall have all the functions, responsibilities and powers provided by law.~~

~~B. Appeal Of A Recorder Decision:~~

~~1. County Recorder decisions may be appealed:~~

~~a. By a person with standing that is adversely affected as a result of the Recorder's decision by alleging that the Recorder's decision did not comply with rules made by the County Recorder Standards Board under Utah Code section 63C-29-20; and~~

~~b. Only if it is the final decision issued by the Recorder, as appeals of decisions made by supporting staff must be reviewed by the Recorder.~~

~~2. Notices Of Appeals Must:~~

~~a. Commence within ten (10) business days of the adverse order, requirement, decision, or determination by filing a written notice of appeal with the Cache County Recorder's Office;~~

~~b. Identify the decision being appealed and parties making the appeal; and~~

~~3. The appellant has the burden of showing the evidence and proving that The Recorder's decision did not comply with rules made by the County Recorder Standards Board under Utah Code section 63C-29-20.~~

~~4. The Appeal Authority shall be the same Hearing Officer used for appeals of Land Use Authority Decisions.~~

~~5. When a notice of appeal is filed, the Appeal Authority then hears that issue at the next regularly scheduled meeting for a hearing, unless such time is extended for good cause or stipulation of the parties; and~~

~~6. The Appeal Authority may require written briefs or memorandum of the parties as the Appeal Authority deems necessary. At the hearing, the appellant must appear in person or by agent; and~~

~~7. Using substantial evidence as the standard of review, the Appeal Authority determines the correctness of a decision of the Recorder in its interpretation and application rules made by the County Recorder Standards Board under Utah Code section 63C-29-20. Only those decisions in which the Recorder has applied rules~~



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~~made by the County Recorder Standards Board under Utah Code section 63C-29-20 may be appealed; and~~

- ~~C. The Appeal Authority must issue a decision in writing within fifteen (15) business days of the final hearing, which constitutes a final decision under Utah Code section 17-50-340 as amended; and~~
- ~~D. Any person adversely affected by a final decision of the Appeal Authority may petition the First District Court for review of the decision as permitted by law; and~~
- ~~E. The Appeal Authority may order its decision stayed pending District Court review if the Appeal Authority finds it to be in the best interest of the County.~~

**2.20.060: COUNTY SHERIFF**

~~There shall be an office of the county sheriff, headed by an elected county sheriff. The office of county sheriff shall have all the functions, responsibilities and powers provided by law.~~

**2.20.070: COUNTY SURVEYOR**

~~There shall be an office of the county surveyor. The office of the county surveyor shall have all of the functions, responsibilities and powers provided by law.~~

**2.28.020: COUNTY EXECUTIVE**

~~The County Executive shall be reimbursed for all actual expenses incurred in the discharge of his duties, and shall receive as compensation a sum as fixed, from time to time, by the County Council as established in section 2.28.030 of this chapter.~~

**2.32.010: FIRE DEPARTMENT**

~~There shall be a county fire department. The county fire department shall perform those duties assigned to it by law and also such further duties as are assigned by the county council and county executive.~~

**2.60.010: COUNTY PERSONNEL MANAGEMENT ACT**

~~Cache County hereby adopts the county personnel management act as described in Utah Code Annotated title 17, chapter 33, as amended as and for its county merit system for all county employees not otherwise covered by Peace Officer or Firemen Civil Service merit systems.~~