

CACHE COUNTY COUNCIL WORKSHOP

July 22, 2025 at 3:30 p.m. - Cache County Chamber at 199 North Main, Logan, Utah.

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

MEMBERS PRESENT: Chair Sandi Goodlander, Vice-Chair Kathryn Beus, Councilmember David Erickson, Councilmember Barbara Tidwell, Councilmember Keegan Garrity, Councilmember Nolan Gunnell

MEMBERS EXCUSED:

STAFF PRESENT:

OTHER ATTENDANCE:

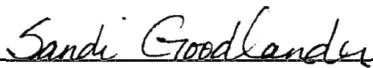
Council Meeting

1. **Call to Order 3:30p.m. – [0:22](#)** Chair Sandi Goodlander welcomed everyone in attendance.
2. **Joint Meeting with the Cache Open Space Advisory Committee (COSAC)**
 - a. **Discussion of Open Space Matters, Opportunities, Programs, and Related Topics Regarding Open Space Initiatives.**
[1:01](#) Chris Sands – Chair of COSAC presented a slideshow of the Open Space Application overview. Councilmember David Erickson asked the timeframe for a project to get through the process. Chris answered a minimum of two years. Councilmember David Erickson clarified if acquiring partnership money was the bottleneck. Board Member Chris continued. [9:39](#) Vice Chair Kathryn Beus explained why the application process was originally set up in the presented way. Chair Goodlander asked what refinements could be made. Chris responded his take as the process was quite straightforward. Board Member Brent Thomas explained the scoring process. [12:32](#) Councilmember Keegan Garrity commented it was a good model. Board Member Eric Eliason said there was one hole found that needed some simplification. Chris moved on to explain and showed what an application looked like. He proceeded with applications that were under review and provided examples of circumstances that arise in the process. [27:08](#) Eric to speak, but had technical difficulties. [30:04](#) Eric asked if the Cooper application had been approved. Discussion. [30:36](#) Eric continued with other examples. [38:22](#) Councilmember David Erickson clarified there were numerous areas if developed would lock into a highway with buildings. Eric responded yes. [39:27](#) Chair Goodlander said she liked the value received for the money and when funds are matched. The Board discussed the amount asked for increased from 25% to 75% of the contribution. Vice Chair Kathryn Beus asked if COSAC would come up with the proposed amount. Eric said the amount would be based off past approved amounts. Councilmember Keegan Garrity asked if these would be pre-scored. Eric answered after application round 1 was when the scoring was done. [41:03](#) Councilmember Nolan Gunnell asked if later in an inheritance a buyback could happen. Eric clarified to Nolan he meant to buy back the easement. Councilmember Nolan Gunnell answered yes. Discussion of tax benefits and consequences. [42:56](#) Councilmember Nolan Gunnell gave an example he heard. [43:58](#) Chris answered it's a legitimate track for the landowner to go down, but not this program. Brent asked if there was more flexibility if the county is the only funder. Eric said from a financial standpoint none of the projects made sense which was why the landowners needed to have a desire in preserving the legacy. Eric said NCRIS involvement helps. [46:00](#) Vice Chair Kathryn Beus asked if the Board thought a lot of interest would be in this. Eric answered property owner Mr. Cooper would. Councilmember Nolan Gunnell asked why the 160 acres was not approved. Board answered the Mt. Sterling property didn't score very high and due to the high amount of applications it was assumed to be on a back burner. [48:14](#) Councilmember David Erickson spoke to the hurdle brought up that farmers aren't coming with applications and stated it is best for them to keep the County off the property if operations are still happening. Chris agreed this should be landowner driven. [52:45](#) Councilmember Keegan Garrity posed the question if this would be outside of tax payer desire to preserve open space. Eric said accusations come from the property sale signs that COSAC is not informed of. Brent Thomas commented if people aren't aware of the program he wondered if the county could be seen as spending the money unwisely. Councilmember Nolan Gunnell said he got

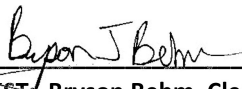
two letters from COSAC about this program. Eric answered COSAC never sent a letter. Discussion the letter was sent from a Citizens Group. [58:47](#) Councilmember Keegan Garrity asked if there was an estimate of approximate number of eligible properties. Chris answered COSAC had an identifier at each gateway and the parcels were labeled. [1:01:06](#) Chair Goodlander suggested a proposed number of areas with the cost and then those presented to Council and voted on. Councilmember Nolan Gunnell asked if land with NRCS support could be the starting point. Discussion. [1:04:05](#) Councilmember Keegan Garrity suggested to start at the landowners since they are the foundation. Councilmember David Erickson commented some parcels could be strategic to obtain due to the parcels behind them open. [1:05:27](#) Vice Chair Kathryn Beus asked if the designation of funds would be used with COSAC. Chair Goodlander answered yes. [1:06:05](#). Eric asked if this could be labeled a conservation easement. Chair Goodlander, Vice Chair Kathryn Beus, and Councilmember David Erickson answered the different options the process could go. [1:07:03](#) Chris said time limits are set when the bond is set. Councilmember David Erickson added the bond had to be used for what it was passed for. Councilmember Keegan Garrity asked if transferrable development rights had been discussed Chair Goodlander answered she and Councilmember Nolan Gunnell attended a meeting that was not impressing. Eric gave his professional opinions on the TDR program and compared to Ogden or Summit county he said Cache County isn't quite there yet. He ended the purchased development rights program was the most effective tool right now. Discussion among everyone how to continue communication in the process.

Adjourn: 5:00 PM

[1:13:33](#)



APPROVAL: Sandi Goodlander, Chair
Cache County Council



ATTEST: Bryson Behm, Clerk
Cache County Council

