

CACHE COUNTY COUNCIL

February 25, 2025 at 5:00 p.m. - Cache County Chamber at 199 North Main, Logan, Utah.

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

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

MEMBERS EXCUSED:

STAFF PRESENT: Matt Funk, Nathan Argyle

OTHER ATTENDANCE: Corbin Allen, Micah Safsten, Rob Johnson, Mary Johnson, Brooke Hontz, Olga Mariasina

Council Meeting

1. **Call to Order 5:00p.m. – [:03](#)**
2. **Opening Remarks and Pledge of Allegiance – [0:17](#)** Councilmember Nolan Gunnell gave opening remarks in prayer.
3. **Review and Approval of amended Agenda [1:32](#)**

Action: Motion made by Vice Chair Kathryn Beus to amend agenda and rename 7D to Resolution 2025-07, amend listed presenter on 9A to Andrew Erickson, and add item 10B as Discussion on Utah Legislative Bill HB 356; seconded by Councilmember Keegan Garrity.

Motion passes.

Aye: 7 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd
Nay: 0
4. **Review and Approval of Minutes (Feb 11, 2025) [2:28](#)**

Action: Motion made by Councilmember David Erickson to approve the minutes; seconded by Councilmember Mark Hurd

Motion passes.

Aye: 7 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd
Nay: 0
5. **Report of the County Executive [2:47](#)**
 - A. **Discussion:** Executive Zook spoke to a meeting he had with the Emergency Manager and told Council of plans to make updates to the documents for improvements and training with Council.
6. **Items of Special Interest [3:34](#)**
 - A. **Bear River Mental Health Audit Report-** Rob Johnson, CFO for Bear River Mental Health
[3:41](#) Rob Johnson gave report of funds and expenditures with no glaring details. [8:37](#) Councilmember David Erickson asked how frequent Carver Floric and James have audited them. Rob answered this is their sixth year. He explained there have been some issues with Medicaid's system and there may be a change in the next year or two. [9:10](#) Chair Sandi Goodlander asked for an update on the receiving center. Rob answered he thought the architect was set to get a bid April 1. He added an outstanding addendum for contract changes is needed from the County still.
 - B. **Report from Trails Division-** Landis Wenger, Cache County Regional Trails Coordinator
[10:03](#) Landis presented slideshow with grants successfully retained from the Utah Department of Transportation and described requirements to receive them. [11:57](#) Vice Chair Kathryn Beus asked where each of the trails are located. Landis answered pictures would come later. He explained the grant scope and funding sources for the projects to maximize the money to benefit the residents. He added the value and demand of outdoor recreation to the valley and

the money it brings is substantially high. [21:21](#) Councilmember Keegan Garrity asked if Wayne's Loop is accessible. Landis answered the condition to reopen is to have adequate parking and this trailhead will meet the requirements. [21:53](#) Vice Chair Kathryn Beus asked what the greatest used method of traffic on the trails is. Landis answered it's not broken out in the tracking. [22:19](#) Chair Goodlander asked if private property is checked before trail is permitted. Landis answered there is opportunity across the entire process for feedback. [23:16](#) Councilmember David Erickson asked if the master plan is used as leverage for developments. Landis responded whenever a project comes to him with a master plot it is flagged to be involved in meetings to get feedback. [23:59](#) Vice Chair Kathryn Beus said municipalities have a little more leverage they can use. Landis agreed. Vice Chair Kathryn Beus asked about Blacksmith Fork Trail slide. Landis explained the planned trail details.

7. Public Hearings [25:44](#)

- A. **Set Public hearing for March 11, 2025 – Ordinance 2025-08 – Funk-Richmond Gravel Pit Property Rezone – A request to rezone 8300 N. Highway 91, near Richmond, from the Agricultural (A10) Zone to the Industrial (I) Zone with the Mineral Extraction and Excavation (ME) Overlay.**
- B. **Set Public hearing for March 11, 2025 – Ordinance 2025-09- Willets RU Rezone – A request to rezone 18.71 acres located at approximately 4200 S. Highway 23, Wellsville, from the Agricultural (A10) Zone to the Rural (RU5) Zone.**
- C. **Set Public hearing for March 11, 2025 – Ordinance 2025-10 – Gally Subdivision Rezone – A request to rezone 30.62 acres located at 3055 S. Highway 23, Wellsville from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone.**
- D. **Set Public hearing for March 11, 2025 – Resolution 2025-06 – Opening the 2025 Budget – Proposed amendments to the 2025 (current) budget.**

Action: Motion made by Councilmember David Erickson to approve public hearings (7A,7B,7C,7D); seconded by Councilmember Nolan Gunnell.

Motion passes.

Aye: 7 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd
Nay: 0

8. Pending Action

- A. **Ordinance 2025-03 – Powder Mountain Rezone 2024 Rezone- Amends the County Zoning Map by rezoning 1,621 acres from the Forest Recreation (FR40) Zone to the Resort Recreation (RR) Zone.**

Discussion: [26:53](#) Dirk Anderson provided brief overview of ordinance. [32:04](#) Councilmember Nolan Gunnell asked if development services learned anything from the emails that expressed concerns. [32:51](#) Councilmember Keegan Garrity shared the reasons he received from development services. [34:30](#) Councilmember Barbara Tidwell commented historically Powder Mountain has not abided by the agreements they have made with other counties. Chair Goodlander said she spoke to the commissioner and the current ownership had taken care of all past concerns. Discussion among council the emails were from outside Cache County. [37:38](#) Councilmember Mark Hurd thanked Chair Goodlander for her comments and said most concerns in the emails were enforcement things the County's control. [38:16](#) Councilmember Keegan Garrity spoke to the pricing for lift tickets. [39:17](#) Chair Goodlander opened for more discussion. She added the attorney felt the County would not lose control. [40:08](#) Councilmember Keegan Garrity asked Dirk what the repercussions would be if for example 90 acres instead of 95 acres was approved as RR. Dirk explained the development plans and provided different ways this would impact the county. [44:21](#) Councilmember Nolan Gunnell asked how far into the Master Plan before what the costs will be for emergency services will be structured. Dirk answered we haven't reached that level yet. Nolan clarified there are trails already in FR40 that citizens are using. [46:42](#) Brooke answered there are no public trails in that area. Dirk continued although he couldn't provide a timeline progress is still being made. [48:31](#) Councilmember David Erickson asked if this was approved by planning and zoning. Dirk answered planning commission

and himself. Councilmember David Erickson followed up and asked if the Master Plan will be presented back to Council. [50:21](#) Dirk answered Council would absolutely be able to review but they would not vote. Dirk said all questions are welcome. [51:21](#) Councilmember Nolan Gunnell commented the scope is significant size and wondered if all the right questions have been asked. Dirk said our County Code does not allow the County to look at their master plan until the rezone is done. He gave credit to Powder and Stephen for developing the plan beforehand but doing the rezone and master plan concurrent would break the County's code. [53:14](#) Councilmember Nolan Gunnell said he didn't recall the rezone when he was part of planning commission. Councilmember Keegan Garrity said he understood this was a recommendation from us. He added approving more acreage they might not use is unsatisfactory. Dirk responded he would feel more comfortable rezoning the entire part because the County would have control what is approved and what to deny. [55:02](#) Councilmember Nolan Gunnell brought back to Councilmember David Erickson's question and asked if Council would get the ability to talk about that or if it lies with planning and zoning. Vice Chair Kathryn Beus said the final decision would be planning and zoning, but workshops can be held for Council to discuss. Councilmember Nolan Gunnell asked if the amount of involvement from Council will be built into the Master Plan. [55:42](#) Chair Sandi Goodlander asked if reports from JUB Engineering can be presented to Council to keep them informed. Dirk said regular updates could be given. Chair Goodlander commented she didn't want to get caught up on the process and a decision on the rezone needed to be made. [57:49](#) Councilmember Mark Hurd asked when the conversation with Weber County for the interlocal agreement would be. Dirk answered per code when the rezone is done but added the County has looked at it. Councilmember Mark Hurd clarified the approval of any interlocal agreement portion of the process would have to come to Council. [59:39](#) Executive Zook answered it depends; everything with the fire will be handled by the Fire District. [1:00:31](#) Councilmember David Erickson said he would not be in any favor of required public access through private ground. [1:01:15](#) Councilmember Keegan Garrity commented there were 23 emails opposed and one in favor. [1:01:28](#) Executive Zook confirmed how many acres are being added. He stated development was going to happen with the largest ski resort in the country being inside our county and we will have to manage it. He added the reason staff recommended this was to make it easier to have one set of rules. [1:03:39](#) Councilmember Keegan Garrity responded the allowance of residential units would change the dynamic. [1:04:32](#) Dirk clarified the great majority of land was already in RR zone and in Weber County. [1:05:03](#) Councilmember Keegan Garrity asked if this would be 40 added units. Dirk answered yes 40, more. [1:05:17](#) Vice Chair Kathryn Beus said unless there are specific reasons to wait are there any other reason to extend. [1:07:25](#) Councilmember David Erickson noted on his vote that his vote was not to make it easier on the staff, it's to do the right thing.

Action: Motion made by Vice Chair Kathryn Beus to approve Ordinance 2025-03; seconded by Councilmember Mark Hurd.

Motion passes.

Aye: 4 David Erickson, Kathryn Beus, Sandi Goodlander, Mark Hurd

Nay: 3 Barbara Tidwell, Keegan Garrity, Nolan Gunnell

9. Initial Proposals for Consideration of Action

A. *Resolution 2025-06 Changing the Cache Countywide Policy to the Cache County Administrative Code*

- Andrew Erickson, Cache County Policy Analyst

Discussion: [1:08:08](#) Andrew Erickson explained the renaming of the Cache County Policy Manual. Attorney Taylor Sorenson added this is in effort to reduce confusion, improve efficiency and follow the Organic Act. Chair Goodlander confirmed no changes to code. Andrew confirmed.

Action: Motion made by Councilmember to suspend rules and approve Resolution; seconded by Councilmember _____ (many spoke at the same time).

Motion passes.

Aye: 7 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd

Nay: 0

B. *Ordinance 2025-06 – Amending the Membership of the Cache County Audit Committee*

-Andrew Erickson, Cache County Policy Analyst

Discussion: [1:10:49](#) Andrew Erickson explained changes to Audit Committee with new stipulations. [1:12:09](#) Vice Chair Kathryn Beus began to explain amendment to wording of Ordinance. [1:12:42](#) Chair Sandi Goodlander clarified the numbering of Resolution. Council discussion to clarify number of Resolution vs Ordinance. [1:13:18](#) Chair Goodlander clarified which part of the Organic Act this was part of. Council confirmed the first part.

Action: Motion made by Vice Chair Kathryn Beus to amend wording of Ordinance 2025-06 to say “The three council members of the Audit Committee shall be appointed by County Executive and confirmed by the County Council”; seconded by Councilmember David Erickson.

Motion passes.

Aye: 7 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd
Nay: 0

Discussion: [1:13:55](#) Councilmember Keegan Garrity asked how five years was chosen. Chair Goodlander answered that is pretty standard in the industry. [1:14:23](#) Vice Chair added it’s enough time to establish familiarity with processes but not as much to get comfortable. [1:14:47](#) Councilmember Mark Hurd said the Ordinance and Policy committee met and talked this one over.

Action: Motion made by Vice Chair Kathryn Beus to suspend rules and approve Ordinance 2025-06 as amended; seconded by Councilmember Mark Hurd.

Motion passes.

Aye: 7 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd
Nay: 0

10. Other Business

- A. Directing Cache County Council staff to publish notices of vacancy for Cache County Drainage Districts-** [1:15:31](#) Andrew explained the request would be to allow him legal direction by Council to set a public notice of vacancy. [1:16:16](#) Vice Chair Kathryn Beus asked where the drainage districts were. Councilmember David Erickson answered four of the seven states drainage districts are in Lewiston.
- B. Discussion on Utah Legislative Bill HB 356-** [1:16:39](#) Chair Goodlander opened for discussion and explained remark expectations. [1:17:37](#) Executive Zook shared his views that the voters spoke and the methods that were done to try to get this changed have been sneakily passed through legislators. He said someone qualified should hold the position and expressed desire to work together. [1:21:41](#) Councilmember Mark Hurd shared his concerns this was taken to legislator instead of following code, separation of power is priority, he would prefer an elected executive rather than appointed manager, and turning over some authority to an unelected official but not County elected officials. [1:22:37](#) Councilmember David Erickson commented all other counties of similar size have other form of government for their Council. He said it would improve efficiencies. [1:25:35](#) Vice Chair Kathryn Beus listed what the role responsibilities were and the experience needed from the candidate. She left the conversation open to hear what others had to say. [1:27:59](#) Councilmember Nolan Gunnell said there is a flaw in that there isn’t a representative from the unincorporated part of the County in COG which will be making the committee representation. He added the amount of involvement of Council is too heavy in some areas. [1:30:11](#) Councilmember Keegan Garrity read code of the four choices for the forms of government. His opinion was to vote against and defer the conversation. He mentioned someone in Council had made an impression to legislators this change was supported by Cache County. [1:33:36](#) Councilmember Barbara Tidwell said she had nothing nice to say and no further comment. [1:33:41](#) Chair Goodlander opened by thanking all involved in the open discussion. She described the state guidelines and some history behind the bill. She agreed with Vice Chair Kathryn Beus and Councilmember Keegan Garrity. She suggested a study committee for the year to evaluate the needs for the County, gain insight from other counties, and to hold a vote in January 2026 after hearing the findings and recommendations.
- C. Councilmember Goals** [1:41:50](#) Mark Hurd began speaking. [1:42:14](#) Vice Chair Kathryn Beus walked to Executive Zook and prompted him to leave with her out of the chambers. [1:42:25](#) Mark read though his goals as: the elections, clarity with grants, finding the right level of service for each department, purchasing policy, and enhance understanding of

constitution ([1:42:43](#) Executive Zook and Vice Chair Beus re-enter Chambers). [1:44:35](#) Councilmember David Erickson said his goals were mainly to help development services streamline the services being provided, get the Fire District solidified, and perhaps move the GIS to a different department. He added his favor of the whistleblower policy. [1:46:04](#) Vice Chair said her goals were to create comradery in Council, and continue open communication with the municipalities she works with. [1:48:14](#) Councilmember Nolan Gunnell agreed with some comradery. He said his main concern was growth and how water will be managed with planning and zoning. He thanked everyone in the County for their work. [1:52:07](#) Councilmember Keegan Garrity said he planned to meet with all committee heads he is involved with. He added getting ahead of the budget, entertaining the idea of the public comment portion of the council meeting be added back to the meetings, what the plans for the rec center are, and seeing less ambitious projects stack so the public can see it. [1:54:29](#) Councilmember Barbara Tidwell expressed her concern working with COG as the perceived enemy. She expressed desire to hold a quarterly meeting with planning and zoning. She added her continuance to stand with the employees of the County. [1:56:14](#) Executive Zook said his goals were to improve administrative processes, work on the number of infrastructure projects, and economic development. [1:59:33](#) Chair Goodlander said the public needs to know more what Council is discussing and radio might be a method of broadcasting messages. She would like a liaison from Council to attend department head meetings. She added the budget as her biggest goal to know Council is making wise decisions. She ended with the senior center as her biggest personal goal to ensure they are taken care of.

Action: [2:02:05](#) Motion made by Vice Chair Kathryn Beus to move into executive session; seconded by Councilmember David Erickson.

Motion passes.

Aye: 7 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd

Nay: 0

Adjourn: 7:30 PM [2:02:27](#)

APPROVAL: Sandi Goodlander, Chair
Cache County Council

ATTEST: Bryson Behm, Clerk
Cache County Council

