

CACHE COUNTY COUNCIL WORKSHOP

January 14 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 David Erickson, Vice-Chair Barbara Tidwell, Councilmember Sandi Goodlander, Councilmember Nolan Gunnell, Councilmember Mark Hurd, Councilmember Kathryn Beus, Councilmember Keegan Garrity

MEMBERS EXCUSED:

STAFF PRESENT: Matt Funk, Shawn Milne, Jeris Kendall

OTHER ATTENDANCE: Brooke Hontz, Olga Mariasana, Erik Anderson, Kurt Bankhead, Roger Karren, Corbin Allen, Celeste Ballio

Council Meeting

1. Call to Order 3:30p.m. – [1:26](#)

2. Joint Discussion with Cache County Planning Commission Review and Approval of amended Agenda

a. Powder Mountain Proposed Master Plan

[2:25](#) Dirk Anderson gave brief overview to Council what the project is for and explained the reason for the discussion at the meeting is to set the Public Hearing for the rezone and that the hearing will occur as one of the necessary precursors before completed. [5:17](#) Brooke Hans Chief Development and Construction Officer for Powder Development described the project and different zoning in the area. [9:18](#) Councilmember Sandi Goodlander clarified R40- still allowed skiing and to develop it would need to be RR. Brooke answered yes they could use that zoning but it isn't what their plan for the land use is. Brooke showed Council the map and explained the plan. [19:41](#) After Brooke explained the financial impact analysis Executive Zook asked if it included both Weber and Cache or Cache only. Brooke answered Cache only. [23:23](#) Chair Erickson asked if the plan included EMS, Fire, water, waste, etc concerned with 1.38 of taxable value within the Cache County and no roads to service it. Brooke answered. ----- [26:46](#) asked if sewer will be taken up over the mountain to Weber County. Brooke answered yes. [27:40](#) Councilmember Nolan Gunnell asked if other impact studies had been done. Brooke responded as part of the RR zoning all requirements were done. Nolan asked legal if they are comfortable with this scope of project. [29:48](#) Attorney Andrew Crane answered specifics would need to be looked at and they could facilitate it. Nolan expressed slight concern with the size. Andrew agreed it is large but still possible. [31:00](#) Councilmember Mark Hurd confirmed there was a current interlocal agreement already. Brooke answered the agreement is outdated and should be revisited to meet the master plan application. Mark suggested a shorter time frame of contract to allow for adjustments. [32:08](#) Councilmember Nolan Gunnell agreed to build in stages. [32:47](#) Vice Chair Barbara Tidwell raised her concern that proper time is not being given to thoughtfully prepare the interlocal agreement. [33:15](#) Executive Zook shared the concern and said he and development services have looked into a third party to be a consult. [34:09](#) Councilmember Sandi Goodlander asked if the Master plan included the interlocal agreement. Brooke answered the state changed the laws that prohibit the County from requiring a development agreement. She added there isn't a risk when it comes to finances for Cache County. Councilmember Nolan Gunnell responded he wouldn't agree to that yet. [36:40](#) Chair Erickson asked what the agriculture uses on the properties are. Brooke answered there are green belt. Discussion between two. [37:33](#) Chair Erickson complimented Brooke's timeline and her speed in putting the plan together however raised concern that it was really fast. Brooke responded they had the resources available and she had the experience to put the plan together. [39:12](#) Mr. Watterson asked if the tax revenue from sales tax was low because the point of sale was in Weber County. Brooke answered there aren't a lot of other places to garner sales tax so it was estimated low. [40:19](#) Councilmember Sandi Goodlander asked about the parcels around the resort if they are privately owned and how they work with zoning. Brooke answered all but three land masses as of October 2024 are owned by Powder Mountain Resort. [43:15](#) _____ asked to show the rezoning area map. Brooke described the map

colors that represented the proposed zoning changes and noted the development is 90 of 1600 acres. [44:31](#) Councilmember Sandi Goodlander asked if those developments would come to Cache County Planning Commission. [44:39](#) Brooke answered she planned to maintain the process as it is and explained with a Master Plan CUP the plats and building permits would be received by Cache and the water, sewer, fire, police, and EMS by Weber. Councilmember Sandi Goodlander clarified if the Master Plan is approved other developments are included already. Brooke answered they come as a plat and a building permit. [45:47](#) Councilmember Keegan Garrity asked about transportation plans. Brooke responded UTA is currently providing service with no significant plans to increase parking and added a traffic impact study was being done to check density. [47:43](#) Councilmember Nolan Gunnell asked Chair Erickson for other input from the County on building inspections and fire safety. [48:26](#) Chief Rod Hammer said fire inspections are done on Cache County side for business licenses and permits. He explained an agreement for fire protection was made and the developers have agreed to a fire station but Cache does not have access. He said they can annex area into Weber fire district which creates complications on Cache, or pay for a contract. [50:13](#) Councilmember Nolan Gunnell said this impacts the future tax projection that would come to Cache County. Rod agreed. [50:29](#) Councilmember Nolan Gunnell asked Dirk Anderson how sending inspectors impacts him. [50:40](#) Dirk answered he would need to talk with Bryan. He added what he has noticed is the difference is what is in the Master Plan and the services and who is covering them. Councilmember Nolan Gunnell asked about slope and roads to get to these buildings. [51:54](#) Angie Zetterquist answered that is part of the review process and they were working on getting consultants to help understand it all. [53:09](#) Councilmember Nolan Gunnell expressed concern getting a contractor by June. Vice Chair Barbara Tidwell agreed. [53:39](#) Councilmember Sandi Goodlander asked what the timeframe for planning commission to accept the plan would be. Dirk answered the plan won't go to the planning commission until it can be fully analyzed. He added there is great learning opportunity with the County code currently being outdated. [56:32](#) Chair Erickson asked if it was common to have the CUP and Master Plan married together. Dirk explained the process happening at the same time is unique to the Master Plan and emphasized the important questions need to be asked now. Dirk continued the plan would not be approved until thoroughly reviewed. [58:48](#) Vice Chair Barbara Tidwell asked if other county business would lower in priority. Dirk answered that contributes why a consultant is needed to take on this project alone and did not expect a slow down in those priorities. [59:36](#) _____ commented the County would be in close contact with Weber County with the master plan. _____ asked for a summary or similarly permitted status for Weber County. [1:00:12](#) Brooke answered Weber Commission has given their support to the Master Plan. She explained in the early 2000's a development agreement was entered into that confine the limitations to that agreement for the development of the master plan. [1:02:25](#) Chair Erickson urged anyone with comments to let Council know. [1:02:48](#) _____ commented the information is great but it has been rushed. He added experience needs to be used as a light to help. Chair Erickson agreed. [1:03:46](#) Councilmember Keegan Garrity asked what other resorts Brooke had worked on. Brooke answered recently Deer Valley and in the past international resorts, and Tamarak resort. [1:04:50](#) Chair Erickson complimented those in the County who would make the decisions as competent.

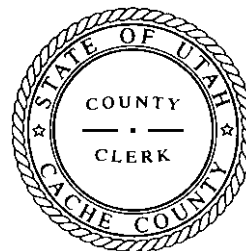
Adjourn: 4:30 PM [1:05:14](#)



APPROVAL: Sandi Goodlander, Chair
Cache County Council



ATTEST: Bryson Behm, Clerk
Cache County Council



CACHE COUNTY COUNCIL

January 14, 2025 at 5:00 p.m. - Cache County Chamber at 199 North Main, Logan, Utah.

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

MEMBERS EXCUSED:

STAFF PRESENT: Matthew Funk, Shawn Milne, Jeris Kendall

OTHER ATTENDANCE: Brooke Hontz, Olga Mariasana, Erik Anderson, Kurt Bankhead, Roger Karren, Corbin Allen, Celeste Ballio

Council Meeting

1. **Call to Order 5:00p.m. – [1:30:15](#)**
2. **Opening Remarks and Pledge of Allegiance – [1:30:32](#)** Mark Hurd gave opening prayer
3. **Review and Approval of Revised Agenda [1:31:57](#)**
Action: Motion made by Councilmember Kathryn Beus to approve the amended agenda; 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
4. **Review and Approval of Minutes – Dec 3, 2024; Dec. 10, 2024; December 17, 2024; January 7, 2025 [1:32:15](#)**
Action: Motion made by Councilmember Barbara Tidwell to approve the minutes with spelling corrections for 'Erickson'; seconded by Councilmember Sandi Goodlander
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 [1:33:07](#)** Executive Zook spoke to a meeting with the Logan City Police Chief where he stated there was concern about funding for shared operations and would like to present to Council.
6. **Items of Special Interest [1:35:25](#)**
 - A. Election of Council Chair and Vice Chair (per Cache County Code 2.12.050)
Action: Motion made by Councilmember Barbara Tidwell to nominate Sandi Goodlander as Council Chair and Nolan Gunnell as Vice Chair; seconded by None.
Motion Dies for Lack of Second
[1:36:38](#) Chair Erickson opened for new motion.
Action: Motion made by Councilmember Mark Hurd to nominate Sandi Goodlander as Council Chair and Kathryn Beus as Vice Chair; seconded by Councilmember Keegan Garrity.

Action: **[1:37:16](#)** Vote for Sandi Goodlander as Chair
Aye: 7 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd

Nay: 0

Motion Passes

Action: [1:37:26](#) Vote for Kathryn Beus as Vice Chair

Aye: 4, Kathryn Beus, Sandi Goodlander, Keegan Garrity, Mark Hurd

Nay: 3 Barbara Tidwell, Nolan Gunnell, David Erickson

Motion Passes

[1:37:35](#) Kathryn Beus commented Robert's Rules is one motion and one vote.

[1:38:01](#) Seat change for new nominated positions. Chair Sandi Goodlander thanked Council and the citizens in the County who come to the meetings and support the Council.

- **Discussion on updating all documents passed in this meeting and beyond to account for new leadership and newest Council Member.**

Action: [1:39:11](#) Motion made by Councilmember Mark Hurd to update Council Documents to account for change in Year, Separation of Clerk/Auditor in two independent positions, two newly sworn in Councilmembers, and newly elected leadership of Council; seconded by Vice Chair Kathryn Beus.

Motion passes.

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

Nay: 0

- A. [1:40:20](#) Bear River Association of Governments (BRAG), Draft Interlocal Agreement - Jeris Kendall, Chief Deputy Attorney, Cache County Attorney's Office - Jeris explained state law required new agreement after 50 years. Chair Sandi Goodlander thanked Jeris and asked if the Box Elder County Commission had passed. Jeris confirmed yes, and Rich County also. [1:43:06](#) Councilmember Keegan Garrity asked if he could abstain since he was unable to read it. [1:55:44](#) Vice Chair clarified another potential application. Julie said this is doubtful. [1:56:35](#) Alma Burgess commented the funds needs to come from restaurants, and if the \$40,000 was for both or each. Council confirmed each.

Action: [1:39:11](#) Motion made by Vice Chair Kathryn Beus to seconded by Councilmember David Erickson

Motion passes.

Aye: 6 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd

Nay: 0

Abstain: 1 Keegan Garrity

B. Music Theater West RAPZ Funding Request [1:43:41](#)

- Julie Terrill, Department Head, Cache County Visitors Bureau Julie explained the application with concern for loss of performances in downtown Logan, mostly the Ellen Eccles Theater from Utah Festival of Opera taking a hiatus this year, among others. She spoke to the impact this will have on hotels and restaurants. [1:49:02](#) Vice Chair Kathryn Beus asked how many shows will be put on. Celeste answered number of shows and performances. [1:49:48](#) Executive Zook asked how many weeks the Opera would have normally rented the Theater. Julie answered 12. She explained the challenge bringing awareness to the fact Logan has availability in the summer when before it was not available. Executive Zook asked how many weeks are still available. [1:51:10](#) Vice Chair Kathryn Beus commented she had received an email reporting 6/11 weeks were filled. Executive Zook followed up and asked how this affects summer citizens. Julie shared a positive story from a summer citizen how the arts made a wonderful place to come and see. [1:52:35](#) Councilmember Barbara Tidwell thanked the efforts made to keep the local entertainment alive. [1:52:59](#) Chair Sandi Goodlander clarified both theater groups are asking for \$40,000. Julie answered she did not know about Cache Theater. Chair Sandi Goodlander referenced an email she received with that information. Councilmember David Erickson said the funding is quite healthy and made motion. [1:54:28](#) Councilmember Keegan Garrity asked if this would be the time to reallocate funds. Council explained that would be later.

Action: Motion made by Councilmember David Erickson to approve Music Theater West and Cache Theater for \$40,000 each; seconded by Councilmember Barbara Tidwell.

Motion passes.

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

Nay: 0

7. PUBLIC HEARINGS [1:57:04](#)

A. Set Public Hearing for January 28, 2025 – Ordinance 2025-01- Staker Parson North Smithfield Plant Rezone Amends the County Zoning Map by approving the Mineral Extraction (ME) Overlay Zone on 53.86 acres located at approximately 6600 N 400 E near Smithfield in the Agricultural (A10) Zone.

Set Public Hearing for January 28, 2025 – Ordinance 2025-02 – Rick Champlin Rezone Amends the County Zoning Map by rezoning 29.5 acres, located at approximately 1200 W. 6200 N. Smithfield, from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.

Set Public Hearing for January 28, 2025 Ordinance 2025-03 – Powder Mountain Rezone 2024 Rezone Amends the County Zoning Map by rezoning 1,621 acres from the Forest 43 Recreation (FR40) Zone to the Resort Recreations (RR) Zone.

Discussion: None

Action: Motion made by Councilmember Mark Hurd to approve public hearings for Ordinance 2025-01, Ordinance 2025-02, and Ordinance 2025-03; seconded by Councilmember Barbara Tidwell.

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 2024-23 - CVB Rezone

Amending the Cache County Zoning Map by rezoning 1.4 acres from the Agricultural (A10) Zone to the Industrial (I) Zone located at approximately 208 W 3700 N, near Hyde Park.

Discussion: [1:57:51](#) Andrew Erickson explained to follow due procedure the Ordinance was presented in the text required as it had not been before. Councilmember Nolan Gunnell pointed out there is a mistake in the labels on their document. [1:59:22](#) Councilmember Mark Hurd added the agenda has them in the right sequence. [1:59:50](#) Chair Sandi Goodlander asked if this had been reviewed before. Andrew answered yes but was incorrectly written.

Action: Motion made by Councilmember David Erickson to approve Ordinance 2024-23 CVB Rezone; seconded by Councilmember Barbara Tidwell.

Motion passes.

Aye: 6 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd

Nay: 0

Abstain: 1 Keegan Garrity

B. Ordinance 2024-24 – Marshall Maughan Trust A10 to RU5 Rezone

Amending the Cache County Zoning Map

[2:01:01](#)

Action: Motion made by Councilmember Nolan Gunnell to approve Ordinance/Resolution; seconded by Councilmember Barbara Tidwell.

Motion passes.

Aye: 6 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd

Nay: 0

Abstain: 1 Keegan Garrity

9. **Initial Proposals for Consideration of Action** [2:01:20](#)

A. **Ordinance 2025-04 – Amending the Cache County Fire Code to come into Compliance with Updates to International Fire Code** [2:01:38](#) Attorney Jeris Kendall explained changes to code language.

Action: Motion made by Councilmember David Erickson to suspend rules and approve Ordinance; seconded by Vice Chair Kathryn Beus.

Motion passes.

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

Nay: 0

B. **Ordinance 2025-05 – Amending the Disclosure of Conflicts of Interests Established under Cache County Code 2.62 to come into Compliance with Updates to State Code** [2:03:10](#) Attorney Jeris Kendall explained changes to code language.

Action: Motion made by Vice Chair Kathryn Beus to suspend rules and approve Ordinance; 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

C. **Resolution 2025-01 – Amending the Cache County Personnel Policy and Procedures Manual Section VII.X.** [2:04:17](#)

Attorney Jeris Kendall explained changes to Personnel Policy language. [2:06:00](#) Councilmember Barbara Tidwell clarified the document referenced and asked if it should be 2025 instead of 2024. Andrew added the motion done earlier covered that change. Councilmember Barbara Tidwell thanked Jeris and Steven for their work.

Action: Motion made by Councilmember Mark Hurd to suspend rules and approve Resolution; seconded by David Erickson.

Motion passes.

Aye: 6 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd

Nay: 0

Abstain: 1 Keegan Garrity

D. **Resolution 2025-02 Add a Policy on Whistleblowing to Section 2 of the County wide Policy** [2:08:08](#) Attorney Jeris Kendall explained changes to Personnel Policy language. [2:09:35](#) Vice Chair Kathryn Beus asked if this was drafted based on other sources. Jeris answered input from many knowledgeable individuals have been involved.

Action: Motion made by Councilmember David Erickson to suspend rules and approve Resolution; seconded by Barbara Tidwell.

Motion passes.

Aye: 6 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd

Nay: 0

Abstain: 1 Keegan Garrity

10. **Other Business**

A. 2025 Council Member Goals [2:11:29](#)

B. 2025 Council Member Boards, Committees, and Department Assignments [2:11:46](#) Council agreed the current list was not accurate. [2:12:34](#) Councilmember Mark Hurd said the liaison assignment that Karl held with the Auditors office would

need to be filled. [2:13:07](#) Councilmember Barbara Tidwell commented she would like to stay with HR and Sherriff. [2:13:16](#) Councilmember Keegan Garrity said he is interested in Trails, Open Space, Airport, Economic and Opportunity, and Visitors Bureau in that order. Chair Sandi Goodlander read through the open liaison positions. [2:14:15](#) Discussion amongst Council who the liaisons for open positions would be and placement in Committees. [2:23:39](#) Wes Bingham in Finance asked if Auditor Matt Funk's liaison should be on the Audit committee. [2:24:03](#) Chair Goodlander spoke as the liaison and agreed. Discussion continued. [2:24:38](#) Vice Chair Kathryn Beus asked what the Cache County Community Foundation Board was for. Executive Zook responded the foundation is a place where tax deductible receipts can be given for donations. Council continued discussion for liaisons. [2:30:54](#) Chair Sandi Goodlander lead conversation who would share the role for Bear River Homeless Council. [2:35:10](#) Council continued discussion. [2:40:24](#) Vice Chair Kathryn Beus recommended to Chair Sandi Goodlander find an elected official to take the homeless shelter role. Clerk Bryson Behm offered to take the position. [2:40:49](#) Council gave Bryson praise and role suggestions. [2:41:47](#) Executive Zook asked if COSAC had been discussed. Vice Chair Kathryn Beus described position. [2:42:51](#) Councilmember Keegan Garrity offered to take the role. [2:43:50](#) Chair Sandi Goodlander thanked everyone for participation. Councilmember Keegan Garrity said if there is an imbalance he would be willing to take more.

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| C. Upcoming Holiday Martin Luther King Jr. Day
Not discussed | Monday, January 20, 2025 |
| D. 2025 General session of the 67 th Legislature
2:44:31 | January 21, 2025 to March 7, 2025 |
| E. UAC County Day on the Hill
2:44:34 | Wednesday, February 5 th , 2025 |

11. Council Member Reports

Mark Hurd – [2:44:59](#) Mark gave update on O&P and the approvals/recommendations that Jeris spoke about earlier in the meeting. He said the library has seen an increase in Library cards over the last year and he planned to invite the Director of the Library to talk about the program and the interlocal agreement between the County, Providence, and River Heights. He added the CEO Board will need new appointments soon.

Nolan Gunnell – None

Barbara Tidwell – [2:47:45](#) Barbara expressed her appreciation for her time as Vice Chair and excitement for the New Year. She planned to have a presentation about BRAG given to Council.

Kathryn Beus – [2:49:04](#) Kathryn reported for the gateway areas COSAC needs a letter reviewed by Council sent to the property owners to remind them of the bond and expected Council to have that in the next month or two. [2:49:51](#) Councilmember Nolan Gunnell said in the past the landowner has been able to petition. Vice Chair Kathryn Beus responded this is a reminder that the taxpayers voted for it and if there are questions to contact the County. [2:50:26](#) Councilmember Keegan Garrity clarified it as an awareness campaign. Vice Chair continued the gateways were identified as pieces to preserve. Councilmember Nolan Gunnell asked about Council signing off on that. Vice Chair answered Council can decide yay or nay and since the funds are available they need to be used. [2:51:15](#) Councilmember Barbara Tidwell added a couple months ago Council had discussed the closed roads and asked if the notice went out as it was supposed to. Attorney Taylor Sorenson answered it was being worked out with Public Works.

Sandi Goodlander – [2:58:03](#) Sandi thanked David Erickson and Barbara Tidwell for their service.

David Erickson – [2:52:02](#) David reported hearing several unhappy people and businesses with Waste Management's service. Chair Goodlander asked when the Waste Committee meets and if there is a plan for one. David responded it needed to be addressed. He gave his appreciation for his time served as Chair. [2:55:02](#) Councilmember Barbara Tidwell added she has also received questions/complaints about recycling. [2:55:33](#) Councilmember Nolan Gunnell said few places recycle and we are lucky to have it however it is a tenuous issue.

Keegan Garrity – [2:57:34](#) Councilmember Keegan Garrity thanked those who have been part of his welcome to Council.

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

Action: Motion made by Barbara Tidwell to close Council Meeting and move to Executive Session; seconded by Vice Chair Kathryn Beus

Motion passes.

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

Nay: 0

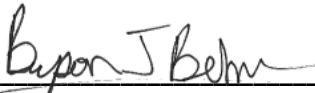
13. Other

14. Other

Adjourn: 7:30 PM



APPROVAL: Sandi Goodlander, Chair
Cache County Council



ATTES: Bryson Behm, Clerk
Cache County Council

