CACHE COUNTY COUNCIL

Cache County Council Regular Meeting

Media Packet

AMENDED

March 10, 2026

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

CACHE COUNTY COUNCIL

199 NORTH MAIN STREET
LOGAN, UT 84321
435-755-1840
www.cachecounty.gov

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, March 10, 2026**.

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

- A PROPOSED BUDGET AMENDMENT TO THE CURRENT 2026 COUNTY BUDGET;
- OTHER PREVIOUSLY SCHEDULED PUBLIC HEARINGS DELINATED BELOW

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

CACHE COUNTY COUNCIL AGENDA

AMENDED
(3rd Version)

REGULAR COUNCIL MEETING – 5:00 p.m.

1. **Call To Order**
2. **Opening –** Council Member Mark Hurd
3. **Review and Approval of Agenda**
4. **Review and Approval of Minutes**
   a. 02-10-2026 County Council Meeting Minutes
   b. 02-17-2026 County Council Meeting Minutes

5. **Report of the County Executive**
   a. Appointments
   b. Other Items

6. **Items of Special Interest**
   a. Appointment of Cache County Attorney per Utah Code § 20A-1-509.1
      i. Review of Process and Timeline of Appointment Requirement
      ii. Introduction of Candidates
      iii. Opening Statements
      iv. Questions for Candidates
      v. Closing statements

b. Request for Authorization for Administrative Correction of 2023 Tax Increment Distribution Error

7. **Board of Equalization**
   a. Exclusive Use Property Tax Exemptions
   - Dianna Schaeffer, Tax Administration Supervisor

8. **Public Hearings** – 5:30 p.m.
   a. **Set Public Hearings for April 14th at 5:30 PM:**
      i. Millville/Nibley and Cornish Cemetery Maintenance District Board Vacancies

   b. **Hold Public Hearings:**
      i. Ordinance 2026-08 – Shepherd Rezone
      ii. Ordinance 2026-09 – Wellsville Safe Storage LLC Rezone
      iii. Ordinance 2026-10 – Greenfield Mill Overflow and Office Space Rezone
      iv. Resolution 2026-07 – A Resolution Opening and Amending the Cache County 2026 Budget (First Amendment)

9. **Initial Proposals for Consideration of Action**
   a. **Ordinance 2026-08 – Shepherd Rezone**
   - Brian Abbott, Interim Director of Development Services

   b. **Ordinance 2026-09 – Wellsville Safe Storage LLC Rezone**
   - Brian Abbott, Interim Director of Development Services

   c. **Ordinance 2026-10 – Greenfield Mill Overflow and Office Space Rezone**
   - Brian Abbott, Interim Director of Development Services

   d. **Ordinance 2026-11 – Enacting the Requirement of Tracking Appointments, Memberships, Term of Boards and Committees**
   - Andrew Erickson, Council Policy Analyst

   e. **Ordinance 2026-12 – Enacting the Requirement of Online Publication of County Council Legislation**
   - Andrew Erickson, Council Policy Analyst

   f. **Ordinance 2026-13 – Amending the Cache County Personnel Policy and Procedures Manual Section VIII.U. and Cache County Code Title 3 Regarding Duties of the Auditor in Asset Purchases and Travel Expenses**
   - Matt Funk, Cache County Auditor

g. **Resolution 2026-04 – A Resolution Providing Consent to the Hansen Annexation and Allowing for the Creation of an Unincorporated Peninsula Within the County**
- Brian Abbott, Interim Director of Development Services

h. **Resolution 2026-07 – A Resolution Opening and Amending the Cache County 2026 Budget (First Amendment)**
- Matt Funk, Cache County Auditor

i. **Resolution 2026-09 – A Resolution Making Appointments to the Cache County RAPZ/Restaurant Advisory Committee**
- Andrew Erickson, Council Policy Analyst

10. Pending Items

a. **Ordinance 2026-05 – Frontage and Access Ordinance Amendment**
- Brian Abbott, Interim Director of Development Services

b. **Resolution 2026-06 – Removal of Certain Class B Road Segments from Cache County's Class B Road System**

11. Other Business

a. **April 28th County Council Meeting Rescheduling**
b. **Online BOE Training Registration**

c. 2026 Legislative Conference	April 28-30, 2026
d. Smithfield Health Days Parade	May 9, 2026 @ 10:00 AM

12. Council Member Reports

13. Executive Session

a. *Per Utah Code § 52-4-205(1)(d) – Strategy sessions to discuss the purchase, exchange, or lease of real property, or to discuss a proposed development agreement, project proposal, or financing proposal;*

b. *Per Utah Code § 52-4-205(1)(c) – Strategy sessions to discuss pending or reasonably imminent litigation;*

14. Adjourn

- Next Scheduled Regular Council Meeting: March 24th @ 5:00 PM

Sandi Goodlander

Sandi Goodlander, Council Chair

CACHE COUNTY COUNCIL

February 10, 2026 at 5:00 p.m. - Cache County Chambers 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 JoAnn Bennett, Councilmember Keegan Garrity, Councilmember Nolan Gunnell, Councilmember Mark Hurd.
MEMBERS EXCUSED:
STAFF PRESENT: Andrew Erickson, Matthew Funk, Dianna Schaeffer, Brett Robinson, Nathan Argyle, Amy Adams, Chad Jensen
OTHER ATTENDANCE: Jeffrey Wallentine, Chris Daines, Taylor Sorenson, Ray Lund, Taya Lund, Troy Cooper, B. Hoth, D.

1. **Call to Order 5:00p.m. –** 0:45

2. **Opening Remarks and Pledge of Allegiance** – 1:00 Councilmember Keegan Garrity gave opening remarks by reading quotes from Abraham Lincoln.

3. **Review and Approval of Agenda** 4:01
   Action: Motion made by Councilmember Keegan Garrity to approve agenda; seconded by Vice Chair Kathryn Beus.
   Motion passes.
   Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
   Nay: 0

4. **Review and Approval of Minutes** 4:15
   a. **01-20-2026 County Council Meeting Minutes**
   b. **01-27-2026 County Council Meeting Minutes**

   Action: Motion made by Councilmember Nolan Gunnell to approve minutes; seconded by Councilmember Keegan Garrity.
   Motion passes.
   Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
   Nay: 0

5. **Report of the County Executive** 4:36
   a. **Appointments** Executive Daines recommended himself as statutorily required along with Clark Israelson and Jack Brown.

   Action: Motion made by Vice Chair Kathryn Beus; seconded by Councilmember David Erickson.
   Motion passes.
   Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
   Nay: 0

   b. **Other Items** Executive Daines appointed new board members of the Providence City Library as Kathleen Alder – Providence Mayor, Blake Wright - River Heights Mayor, Dave Hare - Millville Mayor and Laura Smith of Richmond and Jesse Hyman of Logan City.

   Action: Motion made by Councilmember Mark Hurd; seconded by Councilmember David Erickson.
   Motion passes.
   Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
   Nay: 0

6. **Items of Special Interest** 10:04 Councilmember Mark Hurd read proclamation for Attorney K Taylor Sorenson.

Action: Motion made by Vice Chair Kathryn Beus to accept Proclamation recognizing K Taylor Sorenson; seconded by Councilmember David Erickson.
Motion passes.
Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
Nay: 0
12

a. **Appointment of an Acting County Attorney for Cache County per Utah Code §20A-1-509.3** 12:54 Councilmember Keegan Garrity asked Councy Clerk Bryson Behm to clarify the difference between Acting and Interim. Bryson explained Acting is in place when there is nobody Appointed and Interim would be after Appointment but before being sworn in.

Action: Motion made by Vice Chair Kathryn Beus to appoint Dane Murray as Acting County Attorney; seconded by Councilmember David Erickson.
Motion passes.
Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
Nay: 0

b. **Centrally Assessed Property Presentation – Brett Robinson, Cache County Assessor** 14:59 Brett presented the differences of real vs central assessment valuations. Executive Daines asked for clarification on the airport and hangars assessments. Vice Chair Kathryn Beus asked why the Telecom hadn't received an assessed value after 2022. Brett answered legislative changes allowed a movement and UAC would handle the Telecom now. Councilmember David Erickson commented legislative changes of a possibility for eliminating personal property tax and how that would affect the county. Brett answered it would be a big impact and the shift would be to the residences of the county. Councilmember David Erickson asked what was collectible of the centrally assessed that can get tied in litigation. 27:00 Dianna Schaeffer answered if they (Centrally Assessed) prevail then the payout would be after litigation was over. Councilmember David Erickson asked how much should be included in the budget until its received. Brett answered the presentation was to help show that central assessed portions were becoming a smaller part of planning.

c. **Combining Greenbelt Funds with Open Space Fund and Allowing COSAC to Recommend Allocation – Keegan Garrity Cache County Council Member** 30:46 Councilmember Keegan Garrity suggested giving recommendations permissions to COSAC committee for Green Belt Funds similarly to how open space is handled. Discussion. 40:59 Treasurer Craig McAllister shared his insight and listed fund amounts for Council to the respective accounts.

7. **Tax Relief** 45:17 Dianna presented tax relief summary.

Action: Motion made by Councilmember JoAnn Bennett to accept tax relief numbers as presented; seconded by Councilmember David Erickson.
Motion passes.
Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
Nay: 0

8. **Public Hearings – 5:30 pm** 48:36

a. **Set Public Hearings for February 17th at 5:30 pm.**
   i. **Ambulance Service Request for Proposal (RFP) Acceptance**

b. **Rescheduled Public Hearings for February 17th At 5:30 pm**
   i. **Ordinance 2026-05 – Frontage and Access Ordinance Amendment**

Action: Motion made by Councilmember David Erickson to schedule public hearing for Ambulance Service Request for Proposal (RFP) Acceptance and to reschedule Ordinance 2026-05 – Frontage and Access Ordinance Amendment Hearing for February 17, 2026; seconded by Councilmember Nolan Gunnell.
Motion passes.
Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
Nay: 0

c. **Hold Public Hearings:** 49:24

i. **Ordinance 2026-04 –Mountain Manor Springs 2 Rezone** Brian Abbott – Development Services Director explained proposed rezone and gave recommendation for denial.
Chair Goodlander opened for public comment. Property Owner Terena Lund gave her rebuttals to the reasons for denial and noted Mendon was aware of the anticipated zone change.

ii. **Ordinance 2026-06 – Amendment to Cache County Code regarding Subdivision and Subdivision Amendment Standards** 56:02 Brian summarized the moratorium history, adding a water study was in progress to help inform subdivision regulations and depending on government shutdowns could be completed by end of summer. He said the Ordinance would allow up to seven lots. Vice Chair Kathryn Beus clarified what standards would apply for the land in the middle of that declaration. Brian answered building code in that case defers to the strictest requirements. 1:04:44 Rye Lund shared he saw this as restrictive and added that the decisions should be left up the people. 1:07:19 Mark Cardell commented his opposition and shared the abilities of landowners is severely restricted told from his own experience. 1:14:17 Cody Yonk vocalized his objection to the control of land from the council. 1:15:13 Larry Yonk said the councils regulations were restricting his kids and others from building their homes. 1:17:04 Paul Keller suggested if the owner can provide enough water and services why set the limit to seven. 1:18:23 Angie Keller asked if the county is going to make the same requirements as the cities would those in the county then receive the services too. 1:19:42 Terena Lund emotionally shared her obstacles faced with the restrictions and reiterated the hardships this causes for landowners.

Action: Motion made by Vice Chair Kathryn Beus to close public hearing; seconded by Councilmember David Erickson.
Motion passes.
Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
Nay: 0

9. **Initial Proposals for Consideration of Action** 1:22:20

a. **Ordinance 2026-04 – Mountain Manor Springs 2 Rezone** Councilmember Nolan Gunnell updated council that Planning Commission initially denied rezone to RU2 and now RU5 was being proposed. He explained the reasons behind the limitations on the seven lot subdivisions and told the audience their points were considered. 1:26:26 Chair Goodlander added land use is one of the most challenging decisions of being on council. Councilmember JoAnn Bennett emotionally expressed her understanding to those who are trying to live the American Dream. 1:29:43 Councilmember Keegan Garrity responded to comments directed at Planning Commissions reasons for denial and noted he had not seen anything amiss in the established standards for approval.

Action: Motion made by Councilmember Nolan Gunnell to suspend rules and deny Ordinance 2026-04; seconded by Councilmember David Erickson.
Motion passes.
Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
Nay: 0

b. **Ordinance 2026-06 – Amendment to Cache County Code Regarding Subdivision and Subdivision Amendment Standards** 1:32:35 No discussion or vote.

c. **Ordinance 2026-07 – Amendment to Cache County Code Regarding Development Services Director Accreditation Requirements – Amy Adams, Director of the Office of Personnel Management** 1:33:23 HR Director Amy Adams proposed to remove the AICP requirement from the job listing as compared to other positions in the state. Councilmember Keegan Garrity asked if there was a reason this was put in place. Discussion among council. 1:41:10 Councilmember Nolan Gunnell commented he supported this only if Planning Commission was backed by someone extremely knowledgeable.

Action: Motion made by Councilmember Keegan Garrity to suspend rules and approve Ordinance 2026-07; seconded by Vice Chair Kathryn Beus.
Motion passes.
Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
Nay: 0

d. **Resolution 2026-05 – Appointments to the Cornish, Millville/Nibley and Richmond Cemetery Maintenance Boards of Trustees- Andrew Erickson, Cache County Policy Analyst** 1:42:39 Andrew Erickson Policy Analyst provided overview of seats outstanding.

Cornish

Action: None

Millville/Nibley

Action: Motion made by Vice Chair Kathryn Beus to appoint Dan Ames and Jim Jensen to serve 4 years, and James Christensen to serve the remaining term for Millville/Nibley City cemetery; seconded by Councilmember Keegan Garrity.
Motion passes.
Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
Nay: 0

Richmond

Action: Motion made by Councilmember David Erickson to approve Resolution 2026-05 and appoint Kelly Crafts, Amy Saddler, Jared Gilman, Kevin Graham, and Samuel Roberts to Richmond cemetery; seconded by Councilmember Nolan Gunnell.
Motion passes.
Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
Nay: 0

e. **Resolution 2026-06 – Removal of Certain Class B Road Segments from Cache County's Class B Road System** 1:49:09 Andrew summarized resolution that would remove certain road segments and be transferred to the respective municipalities. Council discussed. No vote.

10. **Other Business**
    a. **Council Member Committee and Liaison Assignments** 1:59:28
    b. **Online BOE Training Registration** 2:01:45
    c. **NACO Conference** **February 21-24, 2026** 2:04:13
    d. **2026 Legislative Conference** **April, 28-30, 2026**
11. **Council Member Reports**

David Erickson – 2:08:20 David reported on Legislative session attendance coming that week.
Sandi Goodlander – 2:14:37 Sandi reported on finance meeting with Health Department
Keegan Garrity – 2:06:59 Keegan exited the meeting.
JoAnn **Bennett –** 2:13:20 JoAnn shared her support for planning commissions tough decisions.
Kathryn Beus – 2:08:35 Kathryn reminded everyone to take the training on open public meetings.
Nolan Gunnell – 2:09:17 Nolan reported on what happens behind the scenes of planning commission.
Mark Hurd – 2:08:01 Mark reported on the library appointments.
Executive Daines - 2:16:20 George Daines stated the Fire District needed more communication with the municipalities for it to be formed.

2:18:43 Chair Goodlander commented the Republican party announced a debate would be held at Utah State University for Cache County Interim Attorney.

Action: Motion made by Councilmember Nolan Gunnell to close meeting; seconded by ____.
Motion passes.
Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
Nay: 0

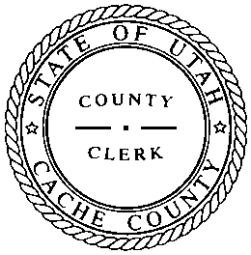
Adjourn: 7:30 PM 2:20:39

_____

APPROVAL: Sandi Goodlander, Chair
Cache County Council

_____

ATTEST: Bryson Behm, Clerk
Cache County Council



CACHE COUNTY COUNCIL

February 17, 2026 at 5:30 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 JoAnn Bennett, Councilmember Keegan Garrity, Councilmember Nolan Gunnell, Councilmember Mark Hurd.
MEMBERS EXCUSED:
STAFF PRESENT: Nathan Argyle, Andrew Erickson
OTHER ATTENDANCE: Rhy Lund, Taya Lund, Micah Christensen, Terena Lund, Scott Wells

1. **Call to Order 5:00p.m. –** 0:10

2. **Opening Remarks and Pledge of Allegiance** – 0:32 Opening prayer given by Councilmember JoAnn Bennett.

3. **Review and Approval of Agenda** 2:12
   Action: Motion made by Councilmember David Erickson to approve amended agenda; seconded by Vice Chair Kathryn Beus.
   Motion passes.
   Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
   Nay: 0

4. **Review and Approval of Minutes** 2:00
   a. 02-10-2026 County Council Meeting Minutes (Pending)
   Action: Motion made by * to approve minutes; seconded by *.
   Motion passes.
   Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
   Nay: 0

5. **Report of the County Executive** 2:36
   Executive Daines recommended appointment for himself and Councilmember JoAnn Bennett to the Cache County Foundation along with statutory requirement Auditor Matt Funk.
   Action: Motion made by Councilmember Nolan Gunnell for appointments; seconded by Councilmember Keegan Garrity.
   Motion passes.
   Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
   Nay: 0

6. **Items of Special Interest N/A**
   Action: Motion made by *; seconded by *.
   Motion passes.
   Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
   Nay: 0

   Action: Motion made by ; seconded by *.
   Motion passes.
   Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
   Nay: 0

7. **Public Hearings** 5:30 p.m. 3:50
   a. **Set Public Hearings for March 10th at 5:30 p.m.**
      i. **Ordinance 2026-08 – Shepherd Rezone**
      ii. **Ordinance 2026-09 – Wellsville Safe Storage LLC Rezone**
      iii. **Ordinance 2026-10 – Greenfield Mill Overflow and Office Space Rezone**
      iv. **Resolution 2026-07 – A Resolution Opening and Amending the Cache County 2026Budget (First Amendment)**

Action: Motion made by Councilmember David Erickson to set Public Hearings; seconded by Councilmember Nolan Gunnell.

Motion passes.

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

Nay: 0

5:30 Councilmember Keegan Garrity asked Policy Analyst Andrew Erickson to explain the bylaws for appointment to Community Foundation. Andrew explained the Board of Trustees would appoint the officers.

   b. **Hold Public Hearings:**
      i. **Ambulance Service Request for Proposal (RFP) Acceptance** 34:27 Auditor Matt Funk brought RFP to council and public hearing with mention there was one bid received by Cache County Fire. Chair Sandi Goodlander opened for comment. None.

Action: Motion made by Councilmember Nolan Gunnell to close public hearing; seconded by Councilmember David Erickson.

Motion passes.

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

Nay: 0

      i. **Ordinance 2026-05 – Frontage and access Ordinance Amendment** 36:39 Planning Manager Angie Zetterquist presented Ordinance to amend the definition of depth requirements. Chair Sandi Goodlander opened for comment. None.

Action: Motion made by Councilmember David Erickson to close public hearing; seconded by Councilmember Nolan Gunnell.

Motion passes.

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

Nay: 0

8. **Initial Proposals for Consideration of Action** 42:58
   a. **Ordinance 2026-05 – Frontage and access Ordinance Amendment – Brian Abbott, Interim Director of Development Services.**
      Chair Sandi Goodlander asked for more details what the variance covers. Angie answered state thresholds are required before a variance is given. Councilmember David Erickson said he was concerned about primary access in the future. Discussion.

Action: No motion.

Motion passes.

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

Nay: 0

   b. **Resolution 2026-08 – A Resolution Supporting the Renewal of the Cache County Fire District Ambulance Service License for the 2026-2029 licensing Period.**

49:09 Chair Sandi Goodlander opened for discussion.

Action: Motion made by Councilmember David Erickson to pass Resolution 2026-08; seconded by Councilmember Nolan Gunnell.

Motion passes.
Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
Nay: 0

50:33 Executive Daines left meeting.

9. **Pending Items**
   a. **Ordinance 2026-06 – Amendment to Cache County Code Regarding Subdivision and Subdivision Amendment Standards – Brian Abbott, Interim Director of Development Service**

9:30 Chair Goodlander commented because of many variables a workshop would be held to discuss this.

Action: None
Motion passes.
Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
Nay: 0

   b. **Resolution 2026-06 – Removal of Certain Class B Road Segments from Cache County's Class B Road System** 11:03 Discussion among Council, Executive Daines, and attorney Dane Murray.

Action: 33:48 No motion. Item continued.

10. **Other Business**

a.	**Online BOE Training Registration**		50:35 Council shared their opinions. Decision for Hearing Officer to be determined.
b.	**NACO Conference**	**February 21-24, 2026**	1:03:08
c.	**2026 Legislative Conference**	**April 28-30, 2026**	1:03:11

11. **Council Member Reports**

David Erickson – 1:05:44 David reported Legislative committees were scrutinizing bills harder and dropping them.
Sandi Goodlander – None
Keegan Garrity – None
JoAnn Bennett – 1:07:20 JoAnn asked questions about the zoning changes presented at the meeting.
Kathryn Beus – 1:06:49 Kathryn reported Fire Board was making incremental progress.
Nolan Gunnell –1:09:33 Nolan asked Andrew if there was an update on planning commission compensation. Andrew answered he was doing research on how the compensation would be arranged. Attorney Dane Murray added he would check into the compensation as well.
Mark Hurd – 1:04:37 Mark reported both the library and ice arena board meetings were still in progress.

Action: Motion made by Councilmember Nolan Gunnell to close meeting; seconded by Vice Chair Kathryn Beus.
Motion passes.
Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd
Nay: 0

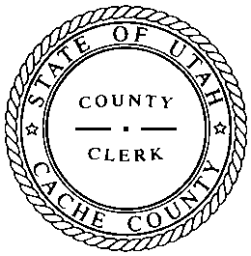
Adjourn: 7:30 **PM**

_____

APPROVAL: Sandi Goodlander, Chair
Cache County Council

_____

ATTEST: Bryson Behm, Clerk
Cache County Council



CACHE COUNTY

ORDER OF APPOINTMENT
2026 - 05

WHEREAS, Pursuant to Utah Code §17-65-302(6), the County Executive shall appoint, suspend, and revoke the directors of all county departments and all appointive officers of boards and commissions, and;

WHEREAS, Pursuant to Utah Code §17-65-307(1), the appointment of a person to fill a position on a board, committee, or similar body whose membership is appointed by the county shall be by the County Executive, with the advice and consent of the county legislative body, and;

WHEREAS, Pursuant to Cache County Organic Act, Article 4, Section 4.04(e), the County Executive shall appoint persons to all offices which are to be filled by appointment with and upon the advice and consent of the County Council, and;

WHEREAS, Pursuant to Cache County Code 2.08.030(E), the County Executive, as chief executive of the county, shall have the power and it shall be his duty to appoint persons to all offices which are to be filled by appointment with and upon the advice and consent of the County Council, and;

WHEREAS, Pursuant to Cache County Code 2.08.060(A), 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," and;

WHEREAS, Pursuant to Utah Code §17-62-203(4)(b), references in any statute or state rule to the "governing body" or the "board of county commissioners" of the county, in the county executive-council form of county government, means the county executive, with respect to executive functions, duties, and powers.

NOW THEREFORE, I, N. George Daines, Cache County Executive, do hereby appoint **Brian M. Abbott,** as listed on **Exhibit A,** as the **Cache County Development Services Director** The effective date of such appointment shall be March 10, 2026.

By: _____ Date: _____
Cache County Executive

County Council Consent:

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

CACHE COUNTY:

By:_____
Sandi Goodlander, Council Chair

Date: _____

ATTEST:

By:_____
Bryson Behm, County Clerk

Date: _____

EXHIBIT A

APPOINTMENTS

03/10/2026

CACHE COUNTY DEVELOPMENT SERVICES DIRECTOR

DIRECTOR	**BRIAN M. ABBOTT** 179 N Main Street, Suite 305 Logan, UT 84321 435-755-1655 brian.abbott@cachecounty.gov

NOTICE OF VACANCY

Cornish and Millville/Nibley Cemetery Maintenance Districts Boards of Trustees

Cache County is seeking persons who wish to be considered for appointment to the following Cemetery Maintenance District Boards to fill upcoming vacancies on each board:

- **Cornish Cemetery Maintenance District** – *One (1) Upcoming Vacancy*
- **Millville/Nibley Cemetery Maintenance District** – *One (1) Upcoming Vacancy*

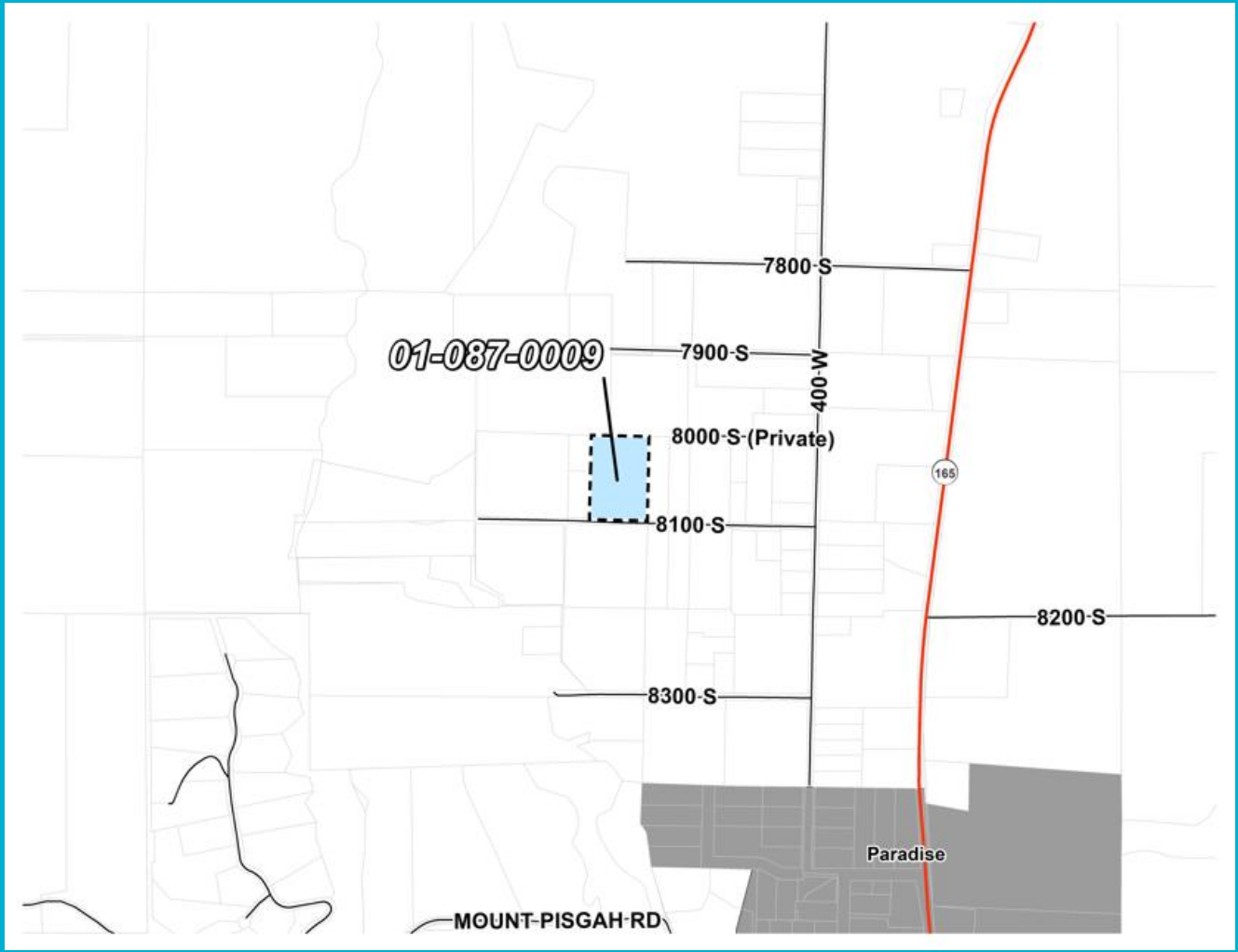
Board members must live within the boundaries of the cemetery districts and be registered voters. The County Council will hear interested persons at a public hearing on Tuesday, April 14, 2026 at 5:30 p.m. and will subsequently review all applications received. The County Council will then deliberate and appoint representatives to each Cemetery Maintenance Board of Trustees by resolution at their regular meeting on April 14, 2026 or any duly noticed meeting of the County Council thereafter.

Persons who wish to be considered for appointment should complete an online application located on the Cache County website at: www.cachecounty.gov/bac and click on the application button at the top of the page.

THE DEADLINE FOR APPLICATIONS IS SUNDAY, APRIL 12TH 2026 AT 5:00 P.M. Applicants should also attend the Cache County Council meeting on Tuesday, April 14, 2026 beginning at 5:00 p.m.

Andrew Erickson
Cache County Council Policy Analyst
199 North Main Street
Logan, UT 84321
(435) 755-1840
andrew.erickson@cachecounty.gov

Shepherd Rezone

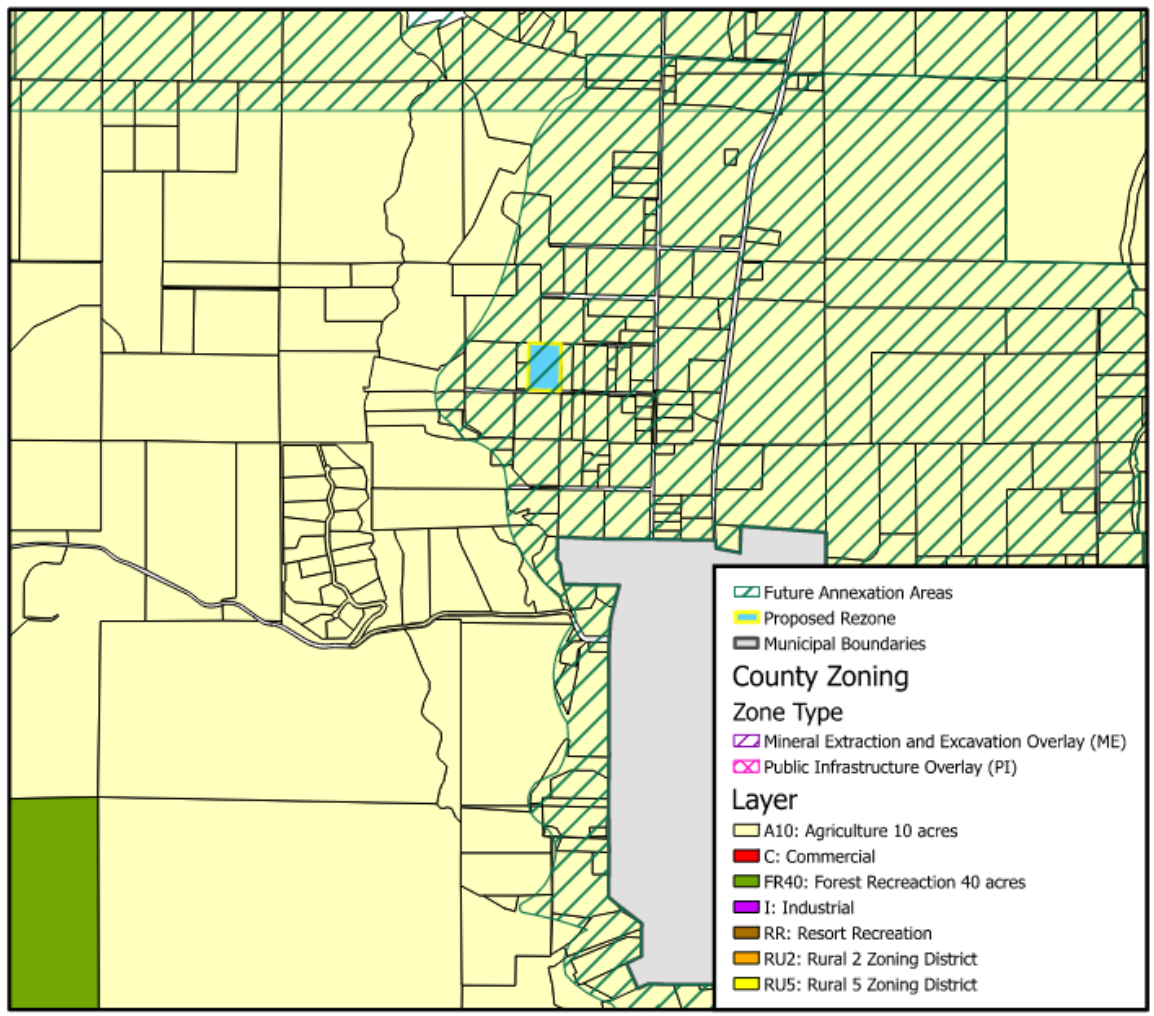

7800-S
01-087-0009
7900-S
400-W
8000-S-(Private)
165
8100-S
8200-S
8300-S
Paradise
MOUNT-PISGAH-RD

01-087-0009
8100 S

Overview

Rezone Request

- Rezone 7.12 acres from Agricultural (A10) to Rural 2 (RU2)
- Parcel # 01-087-0009
- 601 West 8100 South, near Paradise
- Max. potential of 3 lots in the RU2 Zone
- Nearest Rural 2 (RU2) Zone is approximately 1.88 miles southeast of the subject property - Baldwin Rezone approved in 2017.
- Within Paradise Town's future annexation area
- Located 0.4 miles north of Paradise Town limits


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 Recreaction 40 acres
I: Industrial
RR: Resort Recreation
RU2: Rural 2 Zoning District
RU5: Rural 5 Zoning District

Planning Commission recommendation

Public Hearing - February 5, 2026

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

Conclusions:

- Rezone request is compatible with the purpose of the Rural 2 (RU2) Zone.
- Request is consistent with the Cache County General Plan (Urban Expansion Overlay)
- Rezone will have minimal impact to surrounding area, resulting in a maximum of 3 lots (including the existing SFD)

Cache County 1857

Council Meeting Memorandum

Hold a Public Hearing
Ordinance 2026-08 – Shepherd Rezone

Agenda request submitted by:	Brian Abbott, Interim Director of Development Services – Forwarded from the County Planning Commission
Assisting Department:	Development Services
Requested Council meeting date:	March 10th, 2026

Agenda Item Language: Hold a public hearing on March 10th, for Ordinance 2026-08 Shepherd Rezone – A request to rezone 7.12 acres, located at 601 W. 8100 S., Paradise, from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.

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

Background: A request to rezone 7.12 acres, located at 601 W. 8100 S., Paradise, from the Agricultural (A10) Zone to the Rural 2 (RU2) 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 February 5th, 2026 and their recommendation to deny the rezone was made on February 5th, 2026.

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: Brian Abbott, Interim Director of Development Services

Presentation Time: 10 minutes.

County Staff Point of Contact: Conner Smith, Associate Planner

Legal Review: N/A

Ord 2026-08
Shepherd Rezone
Amending the Cache County Zoning Map by rezoning 7.12 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone

County Council action

Hold a public hearing on March 10th, 2026.

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

Planning Commission action

Approval (6-yea; 0-nay).

Public hearing held on February 5th, 2026.

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

1. This parcel meets the standards of the Rural 2 (RU2) Zone.
    a. "To allow for residential development in a moderately dense pattern that can allow for rural subdivisions, and to allow for clustering plans larger than a single parcel. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities."
    b. "To implement the policies of Cache countywide comprehensive plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipality standards."
    c. "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. The parcel is located in the Urban Expansion Overlay.
3. If the rezone was approved, the impact to the surrounding properties and local character would be negligible.
    a. Should the property proceed through the subdivision process, a maximum of two new building lots could be created. Should these two new building lots be developed, the increase in residences in the area would be:
        i. For adjacent parcels, 25%;
        ii. For parcels within a quarter mile, 6.25%;
        iii. For parcels within a half mile, 3%.

Staff Report review by Interim Director

Brian Abbott

Staff Report by County Planner

Conner Smith

General Description

This ordinance amends the County Zoning Map by rezoning 7.12 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.

Additional review materials included as part of Exhibit A

Staff Report to Planning Commission – revised

Development Services Department

Building | GIS | Planning & Zoning

Staff Report: Shepherd Rezone

5 February 2026

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: Misty Blotter

Parcel ID#: 01-087-0009

Staff Recommendation: None

Type of Action: Legislative

Land Use Authority: Cache County Council

Location

Reviewed by Conner Smith

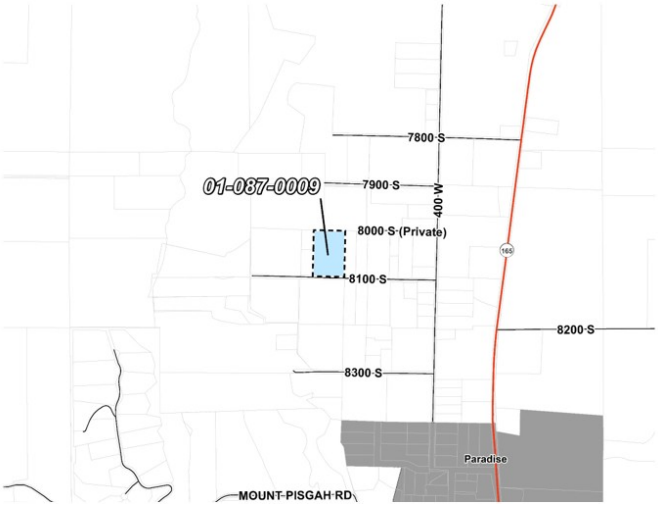
Project Address:
601 W. 8100 S.,
Paradise

Acres: 7.12

Surrounding Uses:
North – Agricultural/Residential
South – Agricultural/Residential
East – Residential
West – Agricultural/Residential

Current Zoning:
Agricultural (A10)

Proposed Zoning:
Rural 2 (RU2)



Findings of Fact

A. Request description

1. A request to rezone 7.12 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.
   a. As there is already a house present on the property, if the rezone were approved a maximum of two new lots could be created via the subdivision process.
2. This rezone may allow the parcel to establish uses permitted in the Rural 2 (RU2) 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 Rural 2 (RU2) Zone will be addressed as part of each respective approval process required prior to site development activities.

Development Services Department
179 North Main, Suite 305
Logan, Utah 84321

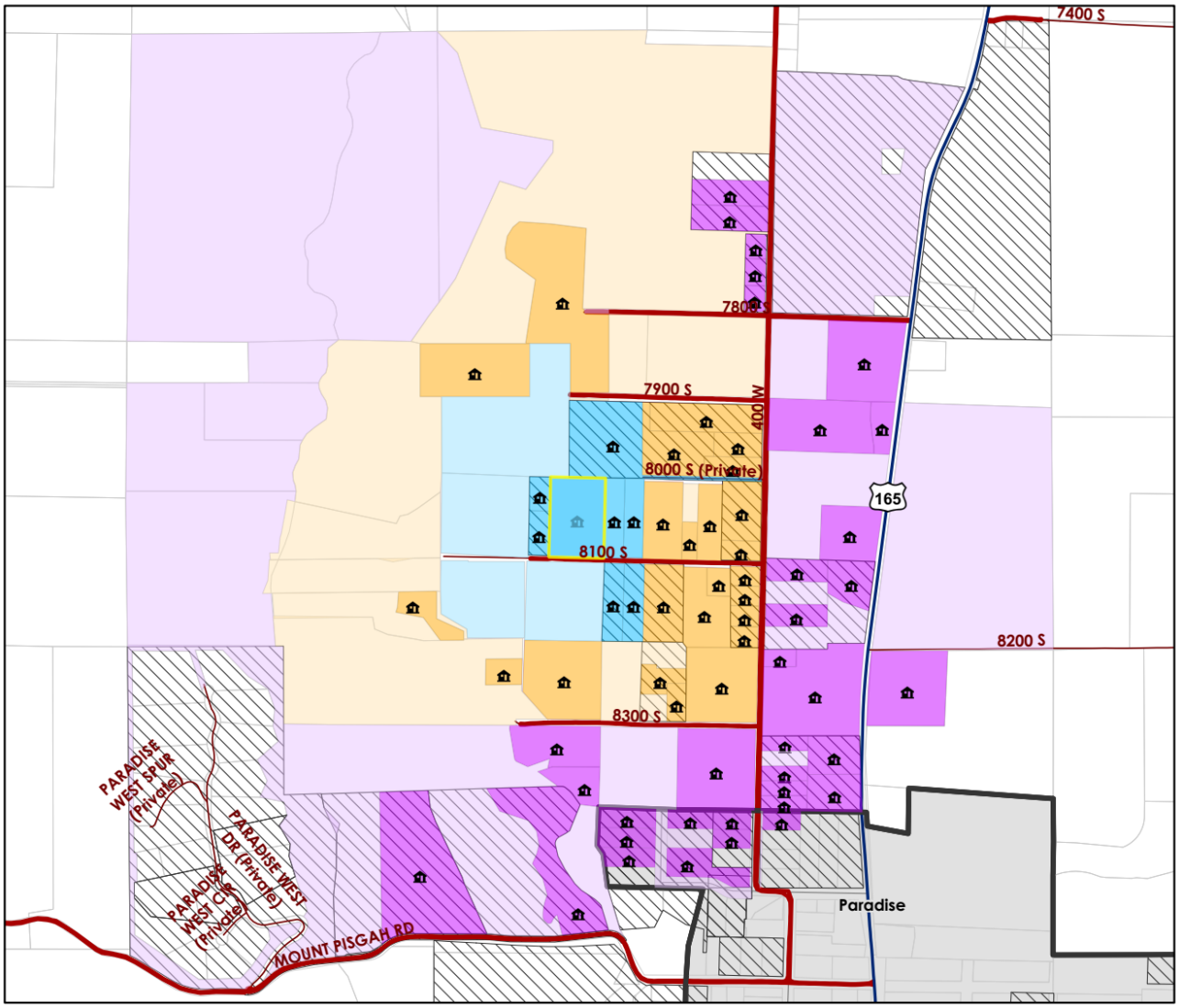
www.cachecounty.gov/devserv
devservices@cachecounty.gov
(435) 755-1640

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 8th, 2006 and is legal.

ii. Average Lot Size: (See Attachment A)



Average Parcel Size	
Adjacent Parcels	With a Home: 3.9 Acres (8 Parcels)
	Without a Home: 13.4 Acres (4 Parcels)
¼ Mile Buffer	With a Home: 4 Acres (32 Parcels)
	Without a Home: 17.1 Acres (18 Parcels)
½ Mile Buffer	With a Home: 4.5 Acres (58 Parcels)
	With a Home in Paradise Town: 1.8 Acres (8 Parcels)
	Without a Home: 22 Acres (38 Parcels)
	Without a Home in Paradise Town: 1.7 Acres (3 Parcels)

iii. Schedule of Zoning Uses: The Rural 2 (RU2) Zone allows for a variety of uses with the approval of a zoning clearance and/or conditional use permit. These uses include:

- Single Family Dwelling
- Foster Home
- Accessory Apartment
- Accessory/Agricultural Structures
- Home Based Business
- Seasonal Cabin
- Residential Living Facilities
- Home Based Kennel
- Bed and Breakfast Inn
- Public Uses
- Religious Meeting House
- Utility Facility, Distribution
- Utility Facility, Service
- Agricultural Production
- Farm Stand
- Boarding Facility
- Site Grading

iv. Adjacent Uses:

1. The properties to the north, south, and west are a mix of agricultural and residential and properties to the east are primarily residential.

v. The nearest parcel in the County that is in the Rural 2 (RU2) Zone is located 1.88 miles to the south-east of the subject property.

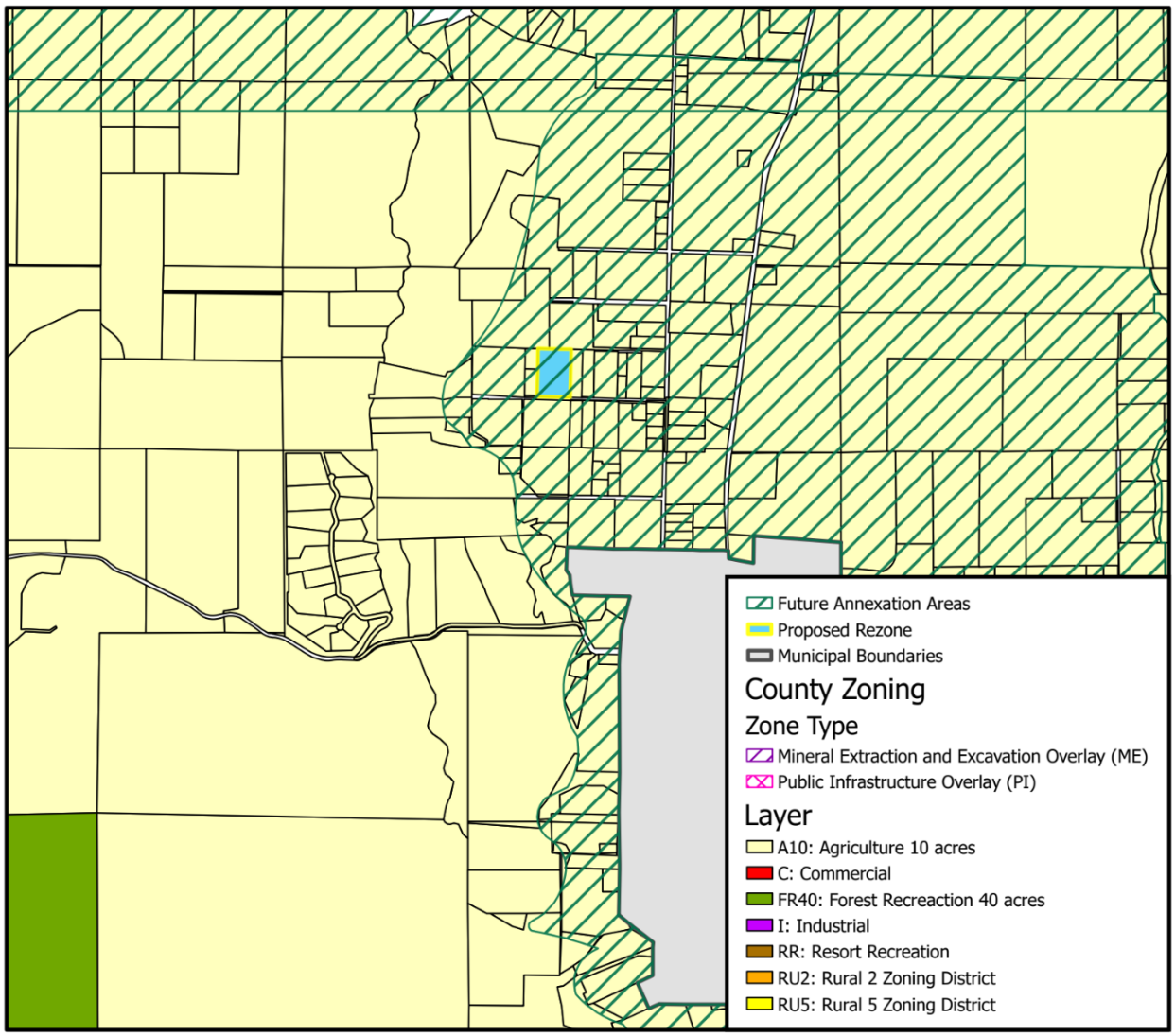
1. The Reed and Joan Baldwin Rezone, located .188 miles to the south-east of the subject property, was a request to rezone 4.18 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone and was approved by the County Council as Ordinance 2017-04. The rezone is located 150' away from Paradise Town city limits.

vi. Annexation Areas:

1. The subject property is located in Paradise Town future annexation area.

vii. §17.08.030 Code Amendment:

1. On January 27th, 2026, the Cache County Council voted to approve an amendment that modifies Cache County Codes §17.08.030(A) and §17.08.030(B). This amendment creates a maximum distance limitation for the Rural 2 (RU2) and Rural 5 (RU5) Zones. However, the code is not in effect at the time of writing the staff report nor when the application was submitted.
    a. Were the code in effect, the rezone would still be allowed to move forward as the amended code allows for an application submittal should the maximum developable potential be three lots or less.
2. The property is located 0.4 miles to the north of Paradise Town limits.



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(A) identifies the purpose of the Rural 2 (RU2) Zone and includes the following:

- **a.** "To allow for residential development in a moderately dense pattern that can allow for rural subdivisions, and to allow for clustering plans larger than a single parcel. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities."
- **b.** "To implement the policies of Cache countywide comprehensive plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipality standards."
- **c.** "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*

- **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 in the municipal land use plan. New uses should be developed where urban-level infrastructure is available. Affordable housing options are also appropriate in this area.

e. Secondary Land Uses: Civic (meeting spaces), and 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 Rural 2 (RU2) 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 Rural 2 (RU2) Zone is 90'.

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 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 noncommercial 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.

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

a. The property has access to 8100 South.

19. 8100 South:

a. South of the subject property, 8100 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 year round and has a speed limit of 55 miles per hour.

d. The frontage of the road is partially paved and partially unpaved:

i. Paved:

1. Has an existing width of 19 feet, a fifty-foot right-of-way, no paved shoulder, two-foot gravel shoulders, and a variable clear zone. This paved section extends 300 feet along the frontage of the property.

ii. Gravel:

1. Has an existing width of 19 feet, a fifty-foot right-of-way, no paved shoulder, no gravel shoulder, and a variable clear zone. This gravel section extends 165 feet along the frontage of the property.

e. Is considered substandard in all aspects.

Frontage Road – 8100 South			
Functional Classification	Minor Local	**Summer Maintenance**	Yes
Speed Limit	NP – 55 MPH	**Winter Maintenance**	Yes
Dedicated ROW	Yes – 50’	**Municipal Boundary**	No

Analysis of Roadway – 8100 South			
Roadway Element	**Existing Width (ft.)**	***Required Width (ft.)**	**Comments or Findings**
Travel Lanes	19	20	Substandard
Right-of-Way	50	66	Substandard
Paved Shoulder	0	0	Substandard
Gravel Shoulder	0	2	Substandard
Clear Zone (4:1)	5-10	10	Substandard
Material	Gravel	Paved	Substandard
Structural			Visually OK
1. The paved portion of the road has the same measurements as the gravel road but has two-foot gravel shoulders.			

Minimum Access Spacing Standard (Feet)			
Classification	**Public/Private Roads**	**Commercial**	**Residential/Farm**
Minor Local	300	N/A	10
1. Driveways for all uses except single-family homes shall not be closer than eight (8) feet to an adjacent interior property line. Single-family homes may be granted with two (2) feet of the property line.			
2. Min. Spacing from Private or Public Road Intersection shall be 80 feet.			

D. Service Provisions:

20. §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.

21. §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

22. Public notice was posted online to the Utah Public Notice Website on 23 January 2026.

23. Notices were posted in three public places on 23 January 2026.

24. Notices were mailed to all property owners within 23 January 2026.

25. The meeting agenda was posted to the County website on 23 January 2026.

26. At the time of writing the staff report, one written public comment regarding this proposal has been received by the Development Services Office.

a. Paradise Town stated in their public comment that they are opposed to the rezone request. (see attached)

Staff Conclusion

The Shepherd rezone, a request to rezone 7.12 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) 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.

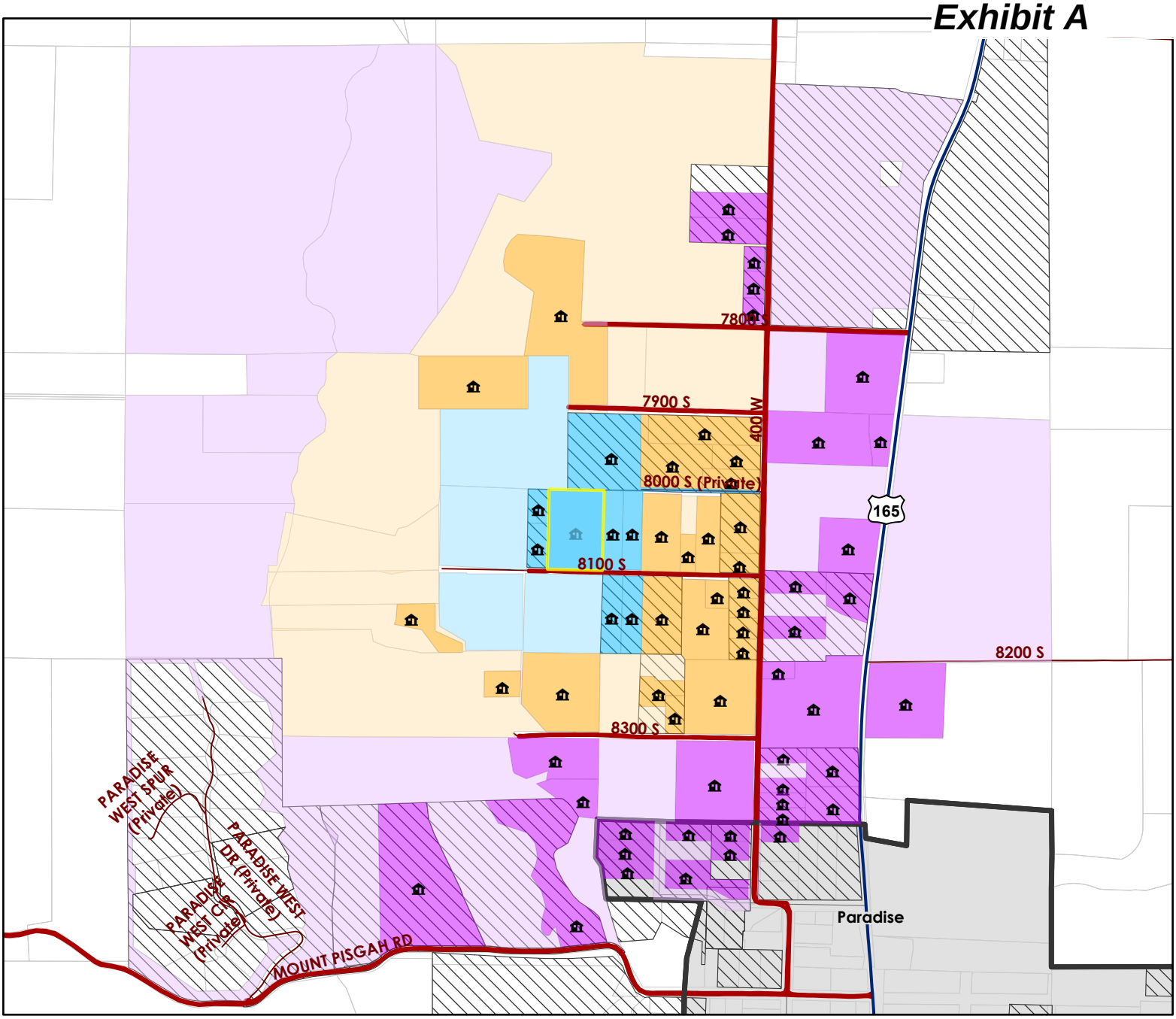
Planning Commission Conclusion

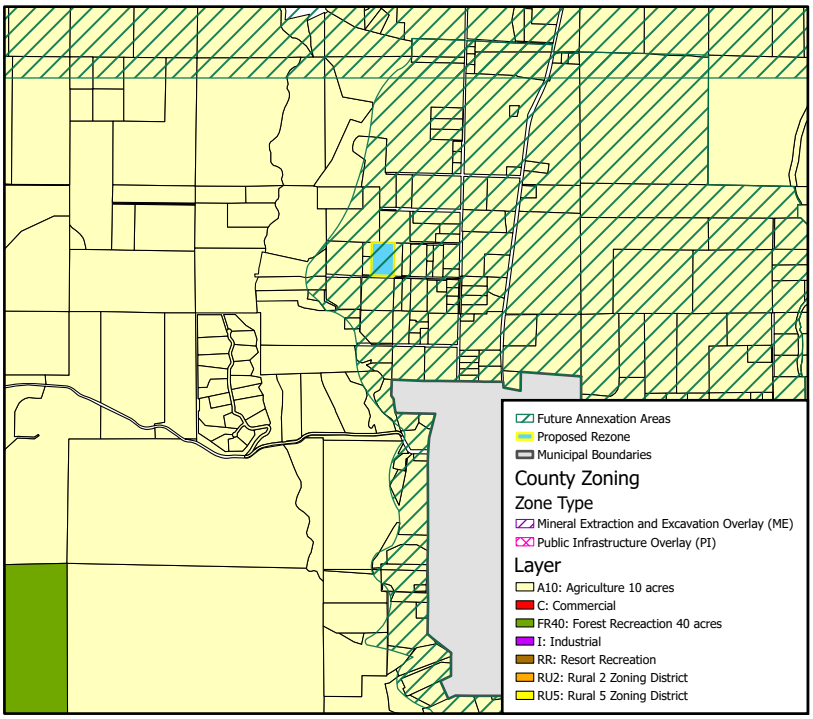
Based on the findings of fact noted herein, the Shepherd rezone is hereby recommended for approval to the County Council as follows:

1. This parcel meets the standards of the Rural 2 (RU2) Zone.
    - **a.** "To allow for residential development in a moderately dense pattern that can allow for rural subdivisions, and to allow for clustering plans larger than a single parcel. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities."
    - **b.** "To implement the policies of Cache countywide comprehensive plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipality standards."
    - **c.** "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.** The parcel is located in the Urban Expansion Overlay.
3. If the rezone was approved, the impact to the surrounding properties and local character would be negligible.
    - **a.** Should the property proceed through the subdivision process, a maximum of two new building lots could be created. Should these two new building lots be developed, the increase in residences in the area would be:
        - i. For adjacent parcels, 25%;
        - ii. For parcels within a quarter mile, 6.25%; and
        - iii. For parcels within a half mile, 3%.

ATTACHMENT A

Exhibit A





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Legend

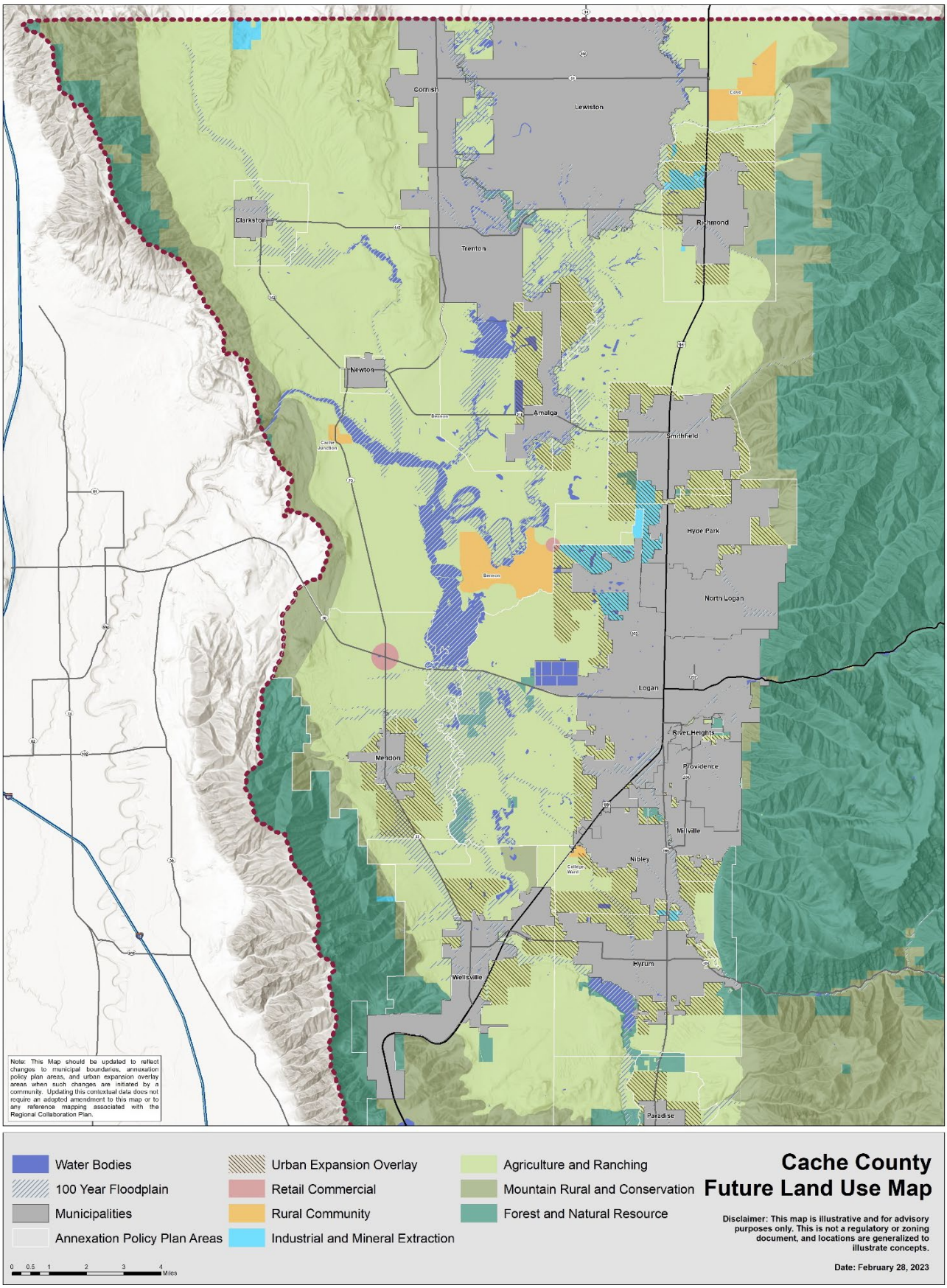
- Proposed Rezone
- Municipal Boundaries
- Subdivisions
- Parcels
- Winter Maintenance
- County Roads
- Highways

Average Parcel Size	
Adjacent Parcels	With a Home: 3.9 Acres (8 Parcels)
	Without a Home: 13.4 Acres (4 Parcels)
1/4 Mile Buffer	With a Home: 4 Acres (32 Parcels)
	Without a Home: 17.1 Acres (18 Parcels)
1/2 Mile Buffer	With a Home: 4.5 Acres (58 Parcels)
	With a Home in Paradise Town: 1.8 Acres (8 Parcels)
	Without a Home: 22 Acres (38 Parcels)
	Without a Home in Paradise Town: 1.7 Acres (3 Parcels)

1/12/2026

Cache County Development Services

ATTACHMENT B


Cornish
Lewiston
Clarkston
Trenton
Richmond
Newton
Amalga
Smithfield
Hyde Park
North Logan
Logan
River Heights
Providence
Mendon
Millville
Nibley
Hyrum
Wellsville
Paradise
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 contextual 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.
0 0.5 1 2 3 4 Miles
Date: February 28, 2023

Public Comments

Exhibit A

PARADISE
EST. 1860

January 27, 2026

Conner Smith,
Conner.smith@cachecounty.gov

Cache County Planning Commission
devservices@cachecounty.gov

RE: Shepherd Rezone, 601 W. 8100 S.

To whom it may concern:

Paradise Town strongly opposes the Shepherd Rezone located at approximately 601 W. 8100 S. This area falls within Paradise Town's annexation plan and would not be eligible for annexation if zoned RU2.

Paradise Town Annexation Policy plan and General plan reads: "It is intended that the town develop first, upon request for annexation, 2.5 acre lots in a one block radius north, west, and south. We will discourage development east, at this time, because with our present infrastructure, we cannot provide adequate water service. All additional land annexed beyond that one (1) block radius, would automatically be zoned in 5 acres lots (This statement indicates that the obvious minimum considered for annexation will be 5 acres)."

Therefore, RU2 zoning would not meet the 2.5-acre minimum requirement for annexation.

Thank you for your consideration,

Paradise Town

Paradise Town Corporation
PO Box 286, Paradise UT 84328
435-245-6737
www.paradise.utah.gov

Exhibit A

February 4, 2026

CACHE COUNTY DEVELOPMENT SERVICES DEPARTMENT

179 NORTH MAIN, SUITE 305, LOGAN, UTAH 84321

We would like to oppose the Shepherd Rezone at 601 West 8100 South in Paradise.

As long-time neighbors of this possible development, we have watched as other changes have taken place nearby. As we look out our windows at night, we now see a plethora of floodlights left on continually. Our view of the stars has truly diminished, and we hear neighborhood noise that didn't exist even ten years ago.

As much as these developments disturb us, they also unsettle our animal neighbors. Lights at night disrupt the hunting of predatory birds and alter birds' migration patterns in harmful ways. In addition, some pollinating bee species are adversely affected by artificial lights at night, leading to disrupted sleep and feeding patterns. Our local mule deer population is affected not only by the construction of homes in their natural habitat, but also by artificial light at night, which disrupts their eating, sleeping, mating, and migration patterns. Humans, too, are affected by the bright skies that are now present in our area. These constant lights have been found to affect both human metabolism (sleep cycles, melatonin production, and circadian rhythms) and mental well-being (diminished emotional regulation and a greater possibility of neurodegenerative diseases).

To preserve our quiet countryside ambience and support the health and well-being of both animals and humans living in the area, we strongly oppose this development. We earnestly hope you will consider our opinion as you make this decision.

SINCERELY,

J. Cody Dobson

J. CODY DOBSON

Dorothy Dobson

DOROTHY DOBSON

820 West 8200 South #92 Paradise, Utah 84328

Exhibit A

Public comments

Dear Planning commission, here are my comments on three items on this month's agenda.

Item #1 Shepard Rezone. I am supportive of this request as it fits the surrounding area, does not change the "feel" of the neighborhood and fits within the 3 lots or less code amendment.

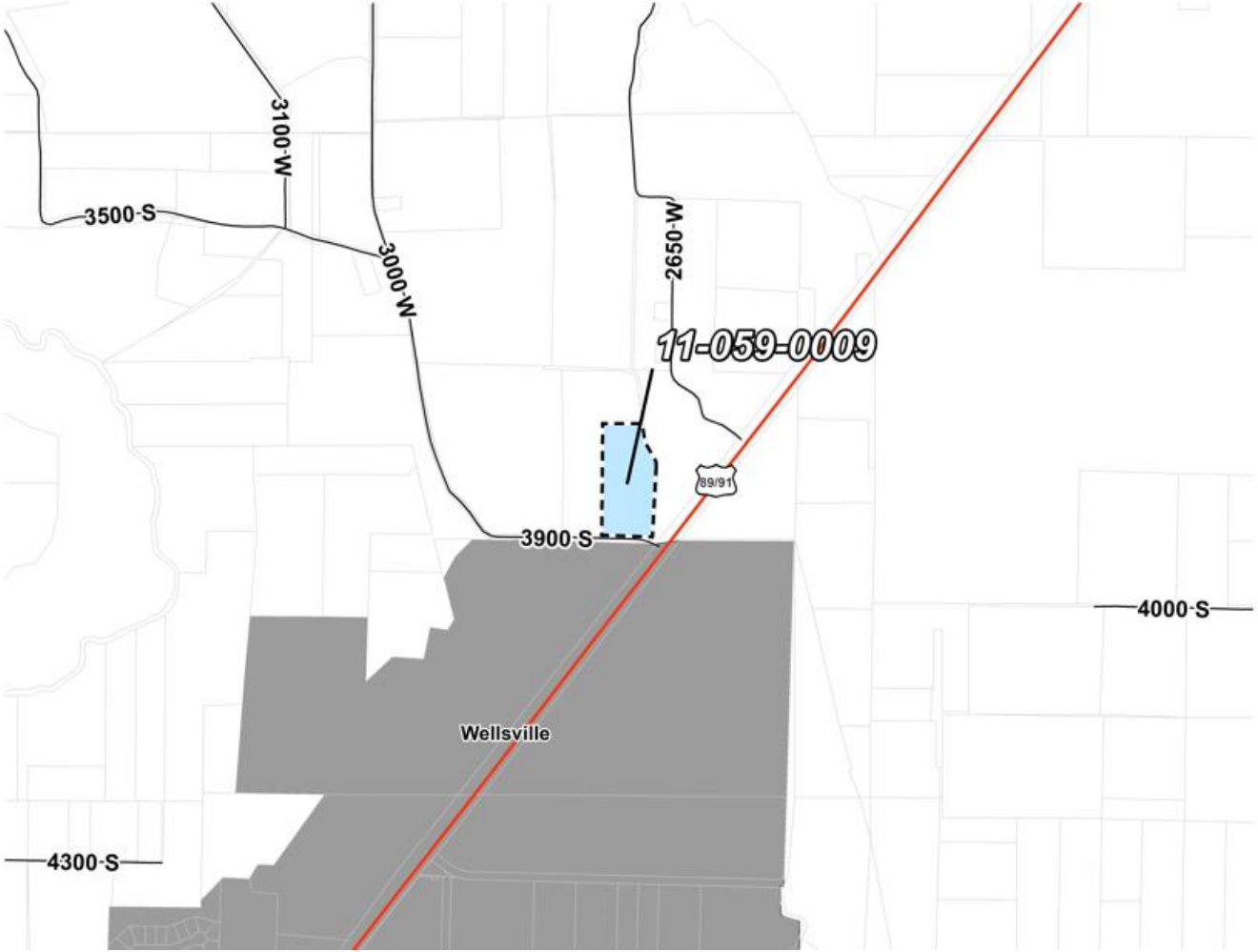
Item #2 Wellsville Safe Storage, I am opposed to this rezone, it does not fit the area, people travel from all over to visit the historical farm and currently everything around it is in agriculture. Placing an industrial zone across the street from the farm seems a poor choice. It would be in the valley "gateway zone" that we are trying to keep development back a few hundred feet from the highway, and it would increase traffic to an intersection that already experiences significant traffic issues.

#3 Greenfield Mill overflow. I am supportive of this rezone request as it will help alleviate the safety issues associated along the highway with trucks having to stage there waiting to unload, and it borders other parcels that are zoned industrial.

Thanks for your consideration and the opportunity to comment.

Nathan Daugs

Wellsville Safe Storage LLC Rezone

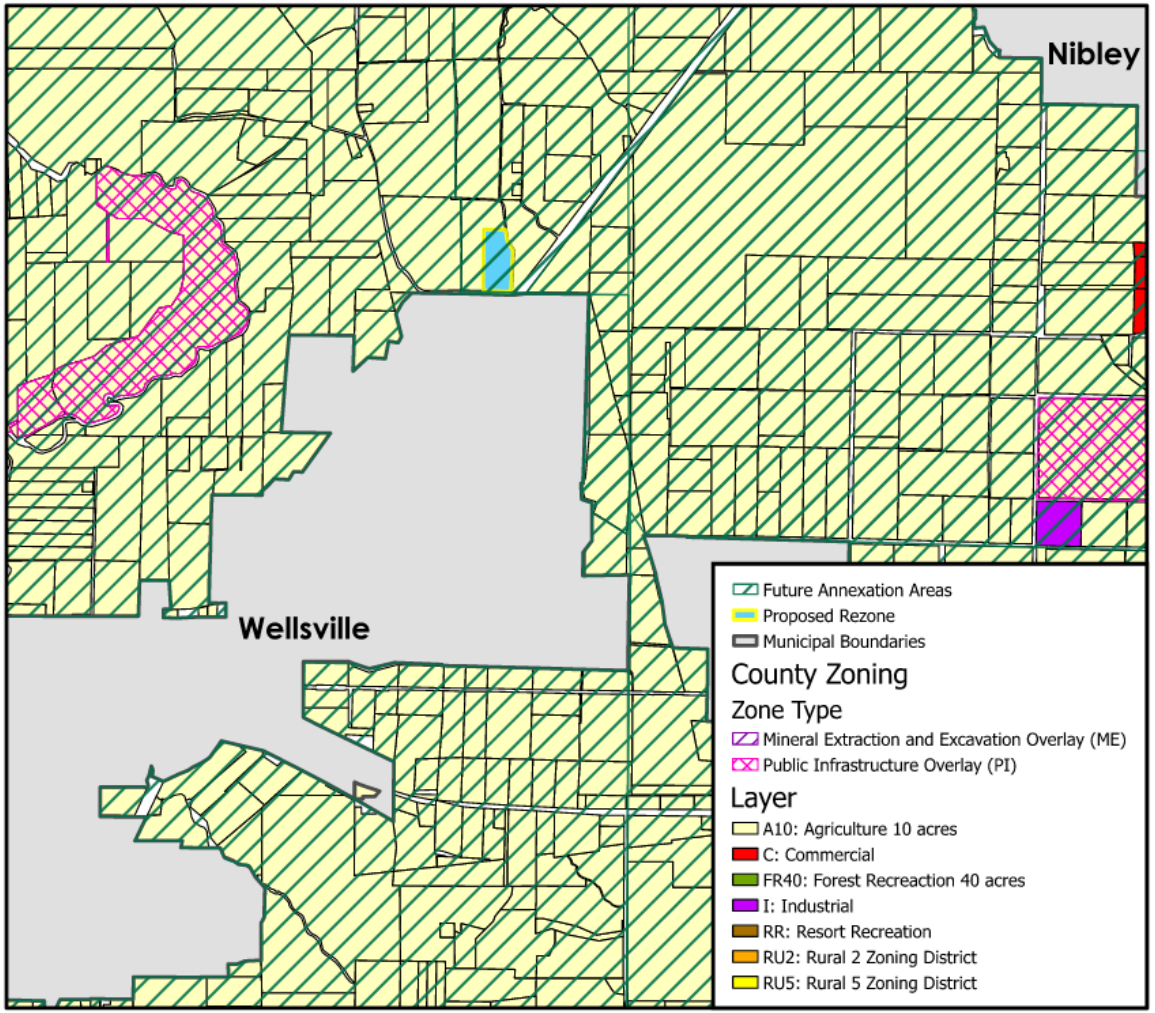

3100-W
3500-S
3000-W
2650-W
11-059-0009
89/91
3900-S
4000-S
Wellsville
4300-S

Surrounding Context:

- Located off Hwy 89/91
- North of American West Heritage Center
- East of two Cache County owned parcels meant for future outdoor recreation use
- In a view corridor identified by COSAC
- South is the Wellsville City boundary, but access is off a County Road

Surrounding Zoning

- Yellow = Agricultural (A10) - vast majority of surrounding property is zoned A10.
- Purple = Industrial - near Hyrum/JBS - rezoned in 2018.
- Red = Commercial - storage units near Nibley
- Green Lines = future annexation areas (Wellsville, Nibley, & Hyrum)



Overview

Rezone Request

- Rezone 8.00 acres from the Agricultural (A10) to the **Industrial (I) Zone**
- Parcel # 11-059-0009
- Industrial Zone would allow for:
  - Storage & Warehousing
  - Self Service Storage Facilities
  - Transport Services
  - General Vehicle Repair
  - Crematorium, etc.

Planning Commission recommendation

Public Hearing - February 5, 2026

Planning Commission recommended denial of the rezone to the County Council on a 4, 2 vote.

Conclusions:

- Not consistent with the purpose of the Industrial (I) Zone and industrial uses are not consistent with surrounding land uses, which are agricultural.
- Inconsistent with the Cache County General Plan Future Land Use Map - “Agriculture & Ranching”.
- Inconsistent with Wellsville’s General Plan - “Residential - Farmland” - meant for primarily agricultural production areas.
- Nearest Industrial Zone is 1.60 miles to the southeast.
- Access is from a Minor Local Road - this classification of road does not allow for commercial or industrial development.

Cache County 1857

Council Meeting Memorandum

Hold a Public Hearing
Ordinance 2026-09 – Wellsville Safe Storage LLC Rezone

Agenda request submitted by:	Brian Abbott, Interim Director of Development Services – Forwarded from the County Planning Commission
Assisting Department:	Development Services
Requested Council meeting date:	March 10th, 2026

Agenda Item Language: Hold a public hearing on March 10th, for Ordinance 2026-09 Wellsville Safe Storage LLC Rezone – A request to rezone 8.00 acres, located at 3900 S. Highway 89/91, Wellsville, from the Agricultural (A10) Zone to the Industrial (I) Zone.

Action: Planning Commission – Recommendation of Denial (4-yea; 2-nay)

Background: A request to rezone 8.00 acres, located at 3900 S. Highway 89/91, Wellsville, 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 February 5th, 2026 and their recommendation to deny the rezone was made on February 5th, 2026.

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: Brian Abbott, Interim Director of Development Services

Presentation Time: 10 minutes.

County Staff Point of Contact: Conner Smith, Associate Planner

Legal Review: N/A

Ord 2026-09
Wellsville Safe Storage LLC Rezone
Amending the Cache County Zoning Map by rezoning 8.00 acres from the Agricultural (A10) Zone to the Industrial (I) Zone

County Council action

Hold a public hearing on March 10th, 2026.

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

Planning Commission action

Denial (4-yea; 2-nay).

Public hearing held on February 5th, 2026.

Conclusion: Based on the findings of fact noted [in the staff report], the Wellsville Safe Storage LLC rezone is hereby recommended for denial to the County Council as follows:

1. The parcel does not meet the standards 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 inconsistent with the Cache County General Plan:
    a. The "Agriculture and Ranching" area places an emphasis on agriculture related activities. The Industrial (I) Zone has fewer agricultural related use types than the Agricultural (A10) Zone.
    b. The parcel is not located in the Urban Expansion Overlay
3. The rezone is inconsistent with the Wellsville City and Nibley City General Plans:
    a. Wellsville City identifies this parcel as being in the "Residential – Farmland" Zone:
        i. Residential - Farmland:
            1. "This area is identified on the Land Use Plan to remain, primarily, as an agricultural production area. This area has historically been the primary farming land of the community and the City should preserve the qualities of this area by minimizing the taking of this land for residential, commercial, or industrial uses. While residential uses are somewhat compatible with agricultural uses, residential development in this area should be minimized and large areas should be required to stay in agricultural use."
    b. Nibley City identifies this parcel as being in the "Open Space, Agriculture, and Low Density Residential" Zone.
4. The nearest parcel in the Industrial (I) Zone is located 1.60 miles to the southeast of the subject property.

5. Cache Open Space Advisory Committee has identified properties along Highway 89/91 as scenic vistas and valley gateways which are priority properties to protect from development. This parcel falls into both categories.
    a. The property is also located directly north of the American West Heritage Center and east of properties owned by the County that are meant for a future outdoor recreation use.
6. Industrial and Commercial are not permitted on a Minor Local road.

Staff Report review by Interim Director

Brian Abbott

Staff Report by County Planner

Conner Smith

General Description

A request to rezone 8.00 acres, located at 3900 S. Highway 89/91, Wellsville, from the Agricultural (A10) Zone to the Industrial (I) Zone.

Additional review materials included as part of Exhibit A

Staff Report to Planning Commission – revised

Staff Report: Wellsville Safe Storage LLC Rezone

5 February 2026

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: Travis Baldwin **Parcel ID#:** 11-059-0009
Staff Recommendation: None
Type of Action: Legislative
Land Use Authority: Cache County Council

Location

Reviewed by Conner Smith

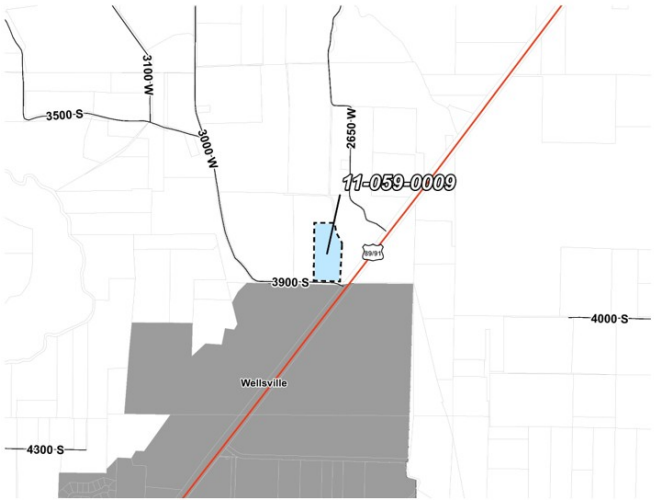
Project Address:
3900 S. Highway 89/91,
Wellsville

Acres: 8.00

Surrounding Uses:
North – Agricultural
South – Agricultural/Wellsville/American West H.C.
East – Agricultural
West – Agricultural/Residential

Current Zoning:
Agricultural (A10)

Proposed Zoning:
Industrial (I)



Findings of Fact

A. Request description

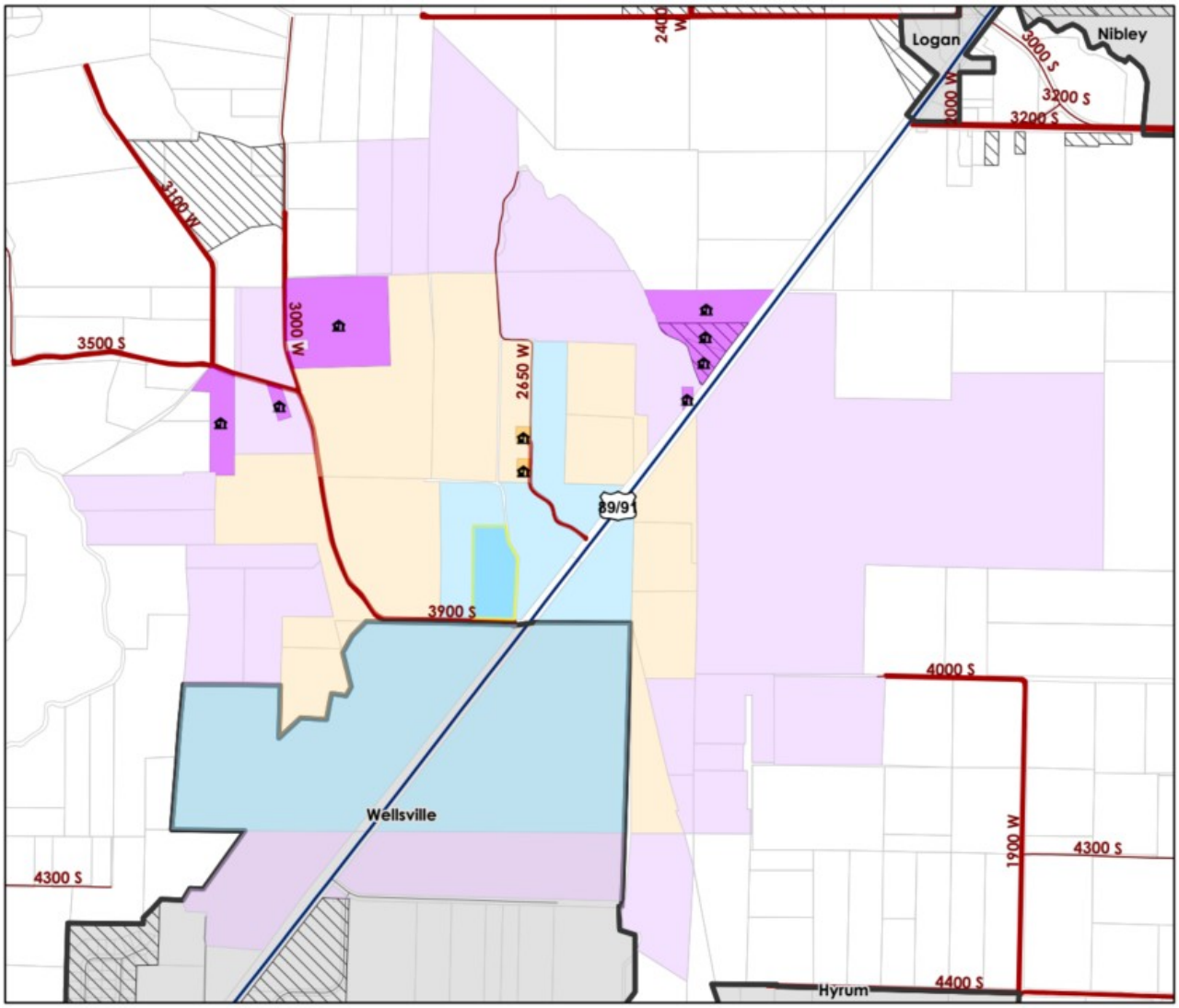
1. A request to rezone 8.00 acres from the Agricultural (A10) Zone to the Industrial (I) Zone.
2. This rezone may allow the parcel to establish uses permitted in the Industrial (I) Zone.
3. A rezone request is general in nature and is not tied to any proposed use. Any impacts related to permitted and 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:

Development Services Department
179 North Main, Suite 305
Logan, Utah 84321
www.cachecounty.gov/devserv
devservices@cachecounty.gov
(435) 755-1640

a. Land Use Context:

i. Parcel status: The property matches the configuration it had on August 8th, 2006 and is legal.

ii. Average Lot Size: (See Attachment A)



Average Parcel Size	
Adjacent Parcels	With a Home: 15.6 Acres (4 Parcels)
	Without a Home in Wellsville City: 85.6 Acres (2 Parcels)
¼ Mile Buffer	With a Home: 0.5 Acres (2 Parcels)
	Without a Home: 17.2 Acres (16 Parcels)
	Without a Home in Wellsville City: 85.6 Acres (2 Parcels)
½ Mile Buffer	With a Home: 4.7 Acres (9 Parcels)
	Without a Home: 20.4 Acres (37 Parcels)
	Without a Home in Wellsville City: 59 Acres (4 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:

- Accessory/Agriculture Structures
- Caretaker's Residence
- General Manufacturing
- Agricultural Manufacturing
- Commercial Kennel/Animal Shelter
- Storage and Warehousing
- Self Service Storage Facility
- Transport Services
- General Vehicle Repair
- Mobile Food Truck
- Sexually Oriented Business
- Crematorium
- Utility Facility, Distribution
- Telecommunications Facility, Major
- Telecommunications Facility, Minor
- Private Airport
- Livestock Auction Facility
- Site Grading

iv. Adjacent Uses:

1. The properties to the north, east, and south are primarily agricultural while properties to the west are a mix of agricultural and residential. Wellsville City limits are directly to the south of the subject property.
    a. The American West Heritage Center is located directly to the south of the subject property inside of Wellsville City limits.

v. The nearest parcel in the County that is in the Industrial (I) Zone is located 1.60 miles to the south-east of the subject property.

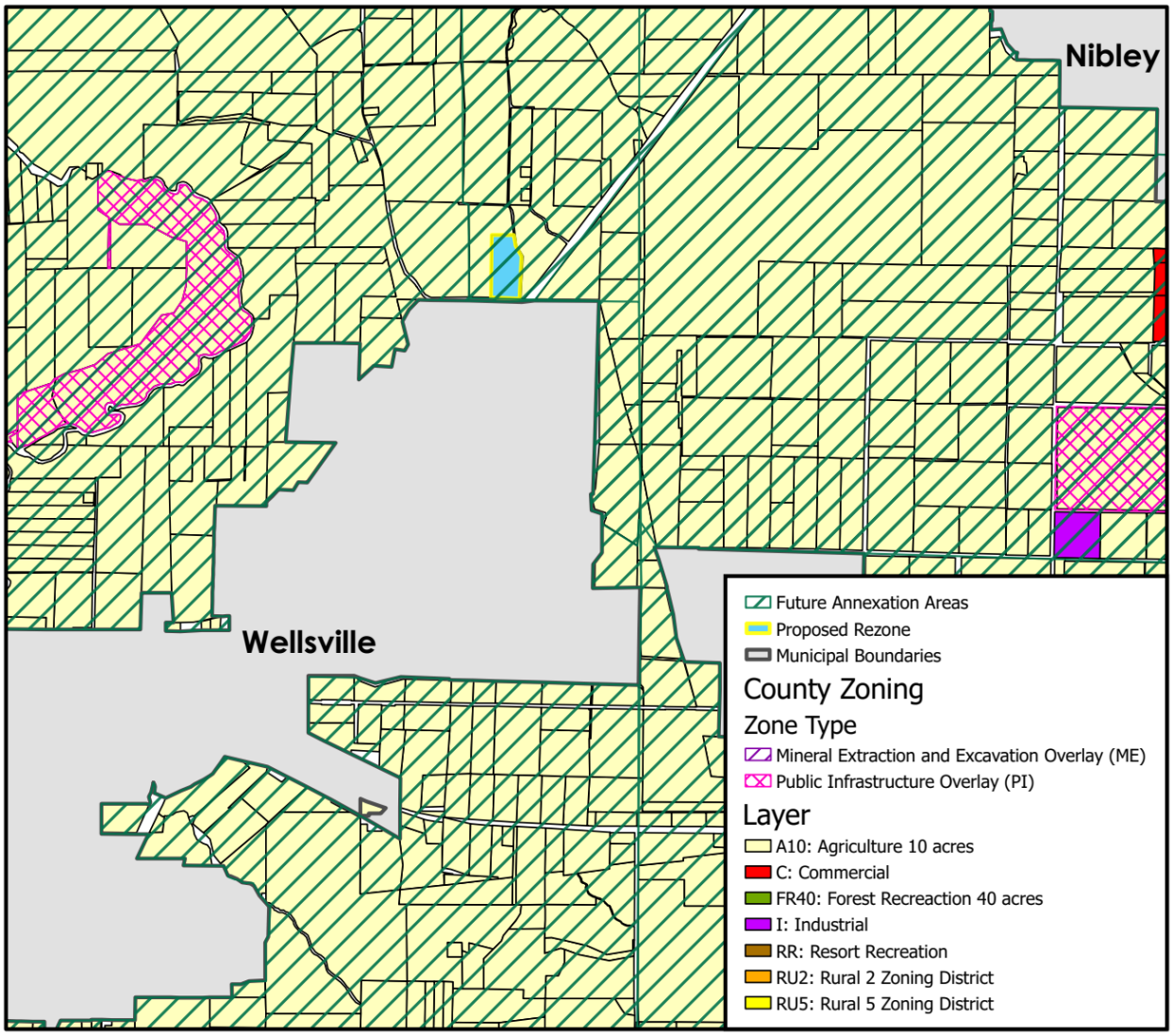
1. The Walker Property Rezone, located 1.60 miles to the south-east of the subject property at ~1500 W. 4400 S., near Hyrum, was a request to rezone 10.00 acres from the Agricultural (A10) Zone to the Industrial (I) Zone and was approved by the County Council as Ordinance 2018-10.

vi. Annexation Areas:

1. The subject property is located in both the Wellsville City and Nibley City future annexation areas.

vii. Cache Open Space Advisory Committee (COSAC):

1. COSAC has identified the properties along Highway 89/91 as scenic vistas and valley gateways that are priority properties to protect from development. This property falls into both categories. The proposed rezone is also north of the American West Heritage Center and east of properties owned by Cache County for future outdoor recreation use.



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(A) 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 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."

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 subject property is not located in the Urban Expansion Overlay.

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 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 noncommercial 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.

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

- **a.** The property has access to 3900 South.

19. 3900 South:

- **a.** South of the subject parcel, 3900 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 year round and has a speed limit of 30 miles per hour.
- **d.** Has an existing width of 20 feet, a fifty-five-foot right-of-way, a nine-foot paved shoulder, a two-foot gravel shoulder, a variable clear zone, and is paved.
- **e.** Is considered substandard as to right-of-way.
- **f.** Industrial and Commercial uses must be located on a Major Local or higher classification road.

Frontage Road – 3900 South			
Functional Classification	Minor Local	**Summer Maintenance**	Yes
Speed Limit	30 MPH	**Winter Maintenance**	Yes
Dedicated ROW	Yes	**Municipal Boundary**	Yes

Analysis of Roadway – 3900 South			
Roadway Element	**Existing Width (ft.)**	**Required Width (ft.)**	**Comments or Findings**
Travel Lanes	24	20	OK
Right-of-Way	55	66	Substandard
Paved Shoulder	9	2	OK
Gravel Shoulder	2	2	OK
Clear Zone (4:1)	5-10	10	OK
Material	Paved	Paved	OK
Structural			Visually OK

Minimum Access Spacing Standard (Feet)			
Classification	**Public/Private Roads**	**Commercial**	**Residential/Farm**
Minor Local	300	N/A	10
1. Driveways for all uses except single-family homes shall not be closer than eight (8) feet to an adjacent interior property line. Single-family homes may be granted with two (2) feet of the property line.			
2. Min. Spacing from Private or Public Road Intersection shall be 80 feet.			

Figure 1 – 3900 South

D. Service Provisions:

20. §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.

21. §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

22. Public notice was posted online to the Utah Public Notice Website on 23 January 2026.

23. Notices were posted in three public places on 23 January 2026.

24. Notices were mailed to all property owners within 23 January 2026.
25. The meeting agenda was posted to the County website on 23 January 2026.
26. At the time of writing the staff report, one written public comment regarding this proposal has been received by the Development Services Office.
  a. Wellsville City states that they are not opposed to the rezone as long as the project meets all of the County's conditional use permit standards.

Staff Conclusion

The Wellsville Safe Storage LLC rezone, a request to rezone 8.00 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 Wellsville Safe Storage LLC rezone is hereby recommended for denial to the County Council as follows:

1. The parcel does not meet the standards 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 inconsistent with the Cache County General Plan:
  a. The "Agriculture and Ranching" area places an emphasis on agriculture related activities. The Industrial (I) Zone has fewer agricultural related use types than the Agricultural (A10) Zone.
  b. The parcel is not located in the Urban Expansion Overlay
3. The rezone is inconsistent with the Wellsville City and Nibley City General Plans:
  a. Wellsville City identifies this parcel as being in the "Residential – Farmland" Zone:
    i. Residential - Farmland:
      1. "This area is identified on the Land Use Plan to remain, primarily, as an agricultural production area. This area has historically been the primary farming land of the community and the City should preserve the qualities of this area by minimizing the taking of this land for residential, commercial, or industrial uses. While residential uses are somewhat compatible with agricultural uses, residential development in this area should be minimized and large areas should be required to stay in agricultural use."
  b. Nibley City identifies this parcel as being in the "Open Space, Agriculture, and Low Density Residential" Zone.
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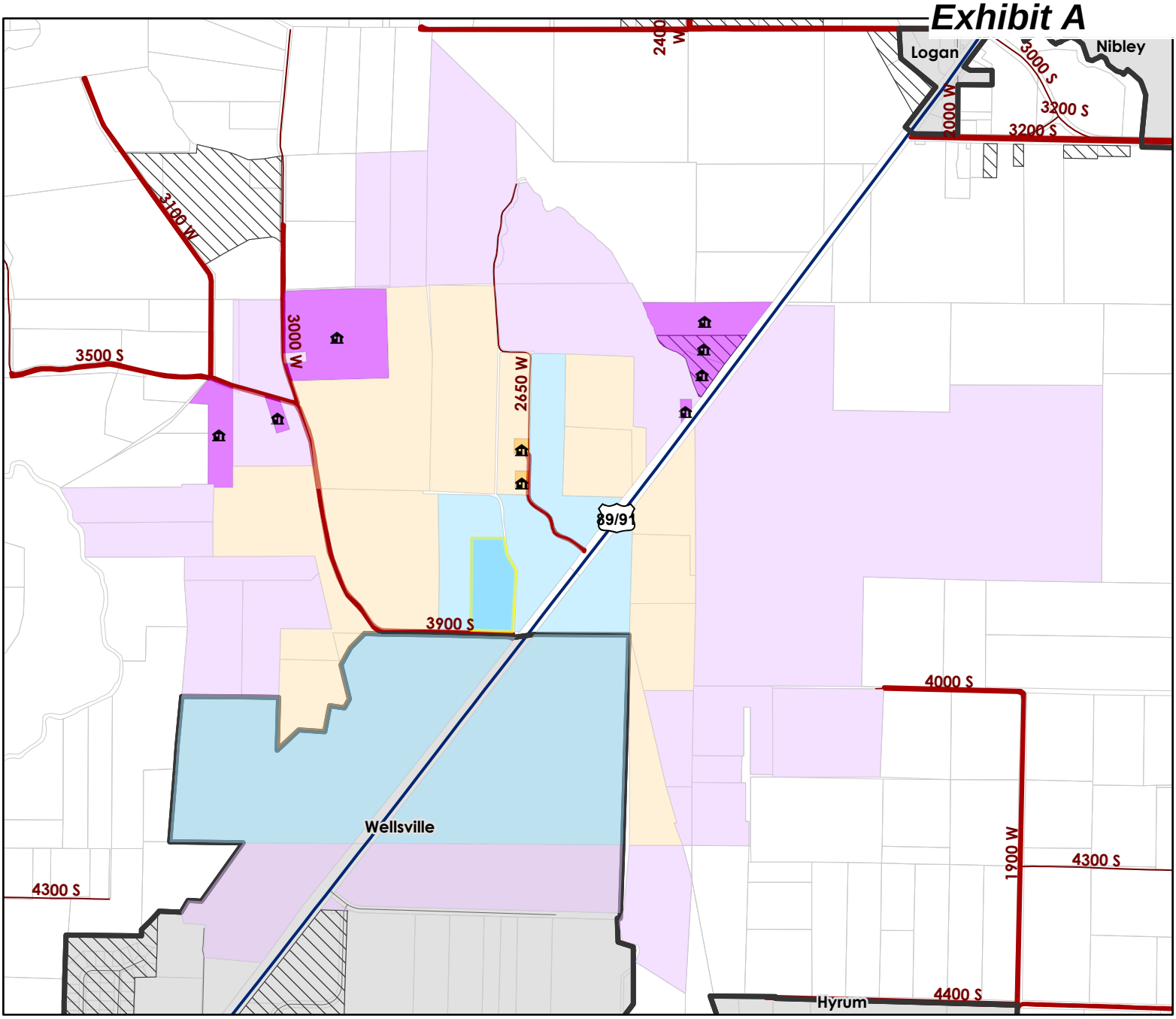
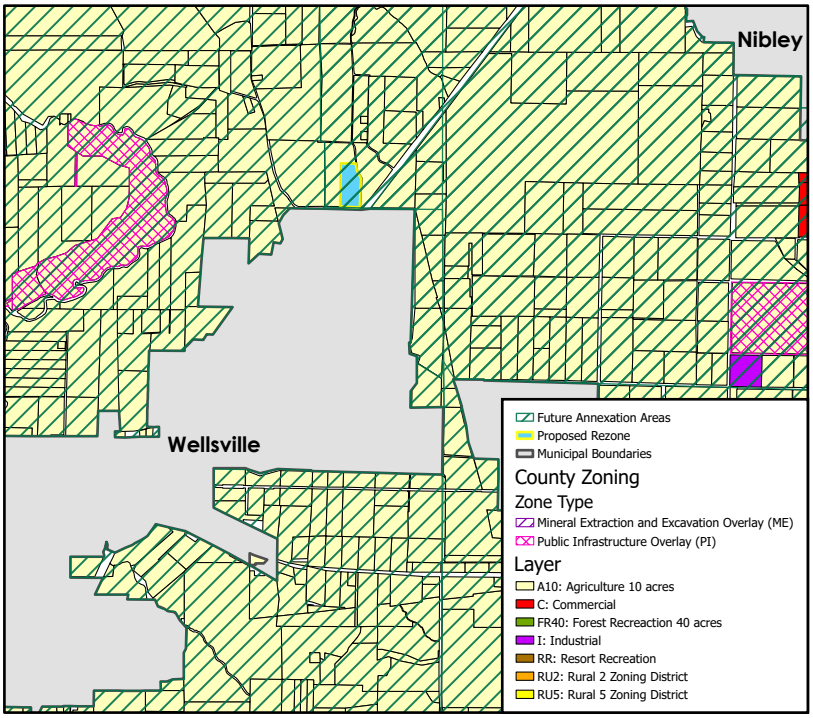
6. Industrial and Commercial are not permitted on a Minor Local road.

ATTACHMENT A

Exhibit A





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Legend

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

Average Parcel Size	
Adjacent Parcels	Without a Home: 15.6 Acres (4 Parcels)
	Without a Home in Wellsville City: 85.6 Acres (2 Parcels)
1/4 Mile Buffer	With a Home: 0.5 Acres (2 Parcels)
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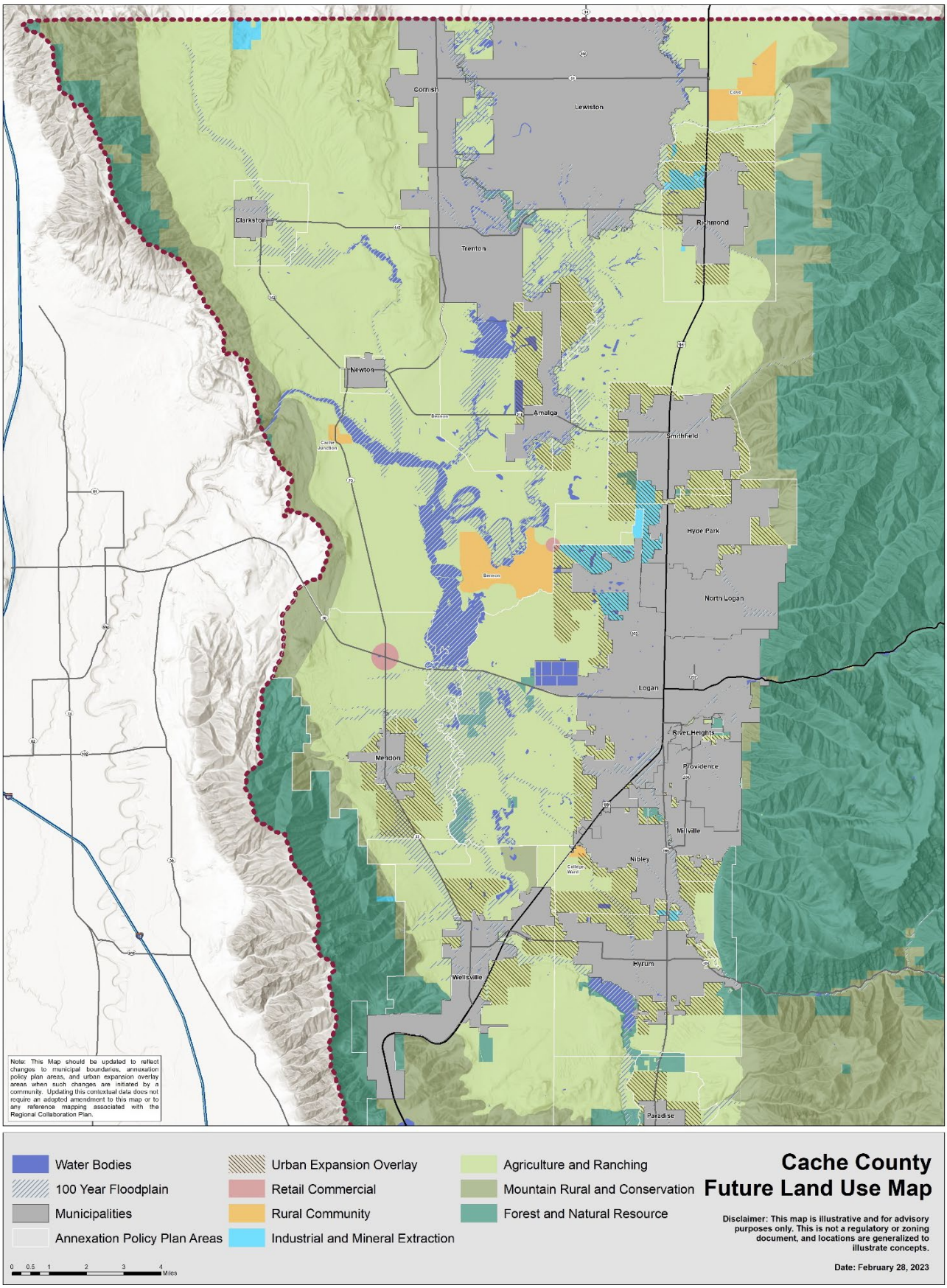
1/12/2026

Cache County Development Services

ATTACHMENT B


Cornish
Lewiston
Clarkston
Trenton
Richmond
Newton
Amalga
Smithfield
Hyde Park
North Logan
Logan
River Heights
Providence
Mendon
Millville
Nibley
Hyrum
Wellsville
Paradise
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 contextual 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.
0 0.5 1 2 3 4 Miles
Date: February 28, 2023

Public Comments

Exhibit A

WELLSVILLE CITY CORPORATION

75 East Main
P.O. Box 6
Wellsville, Utah 84339
Phone: 435-245-3686
Fax: 435-245-7958

MAYOR
Thomas G. Bailey
CITY COUNCIL
Kaylene Ames
Bob Lindley
Denise N. Lindsay
Chad P. Poulsen
Austin V. Wood

CITY MANAGER/RECORDER
Scott E. Wells
CITY TREASURER
Leesa M. Cooper

December 08, 2025

Cache County Development Services Office
Attn: Planning and Zoning Commission / County Council
179 North Main, Suite 305 Logan, UT 84321

SUBJECT: Non-Protest Regarding Rezone Request – Parcel 11-059-0009 (Brett Hadfield)

Dear Cache County Planning Commission and County Council Members,

This letter confirms Wellsville City's position regarding the rezone request for Parcel **11-059-0009**, submitted by **Brett Hadfield**, to change the zoning from **A10 (Agricultural 10 Acres)** to the **Industrial (I) Zone**.

Wellsville City notes that this parcel is located in the unincorporated county and is adjacent to the Wellsville City limits.

Wellsville City will not protest this rezone request.

We recognize the potential for this self-storage facility to provide a beneficial service to the residents on the south end of Cache Valley. Our non-protest is contingent on the applicant's compliance with all applicable Cache County regulations, including obtaining a Conditional Use Permit (CUP) and meeting all site development standards.

Sincerely,

Scott Wells, City Manager
Wellsville City

Exhibit A

Public comments

Dear Planning commission, here are my comments on three items on this month's agenda.

Item #1 Shepard Rezone. I am supportive of this request as it fits the surrounding area, does not change the "feel" of the neighborhood and fits within the 3 lots or less code amendment.

Item #2 Wellsville Safe Storage, I am opposed to this rezone, it does not fit the area, people travel from all over to visit the historical farm and currently everything around it is in agriculture. Placing an industrial zone across the street from the farm seems a poor choice. It would be in the valley "gateway zone" that we are trying to keep development back a few hundred feet from the highway, and it would increase traffic to an intersection that already experiences significant traffic issues.

#3 Greenfield Mill overflow. I am supportive of this rezone request as it will help alleviate the safety issues associated along the highway with trucks having to stage there waiting to unload, and it borders other parcels that are zoned industrial.

Thanks for your consideration and the opportunity to comment.

Nathan Daugs

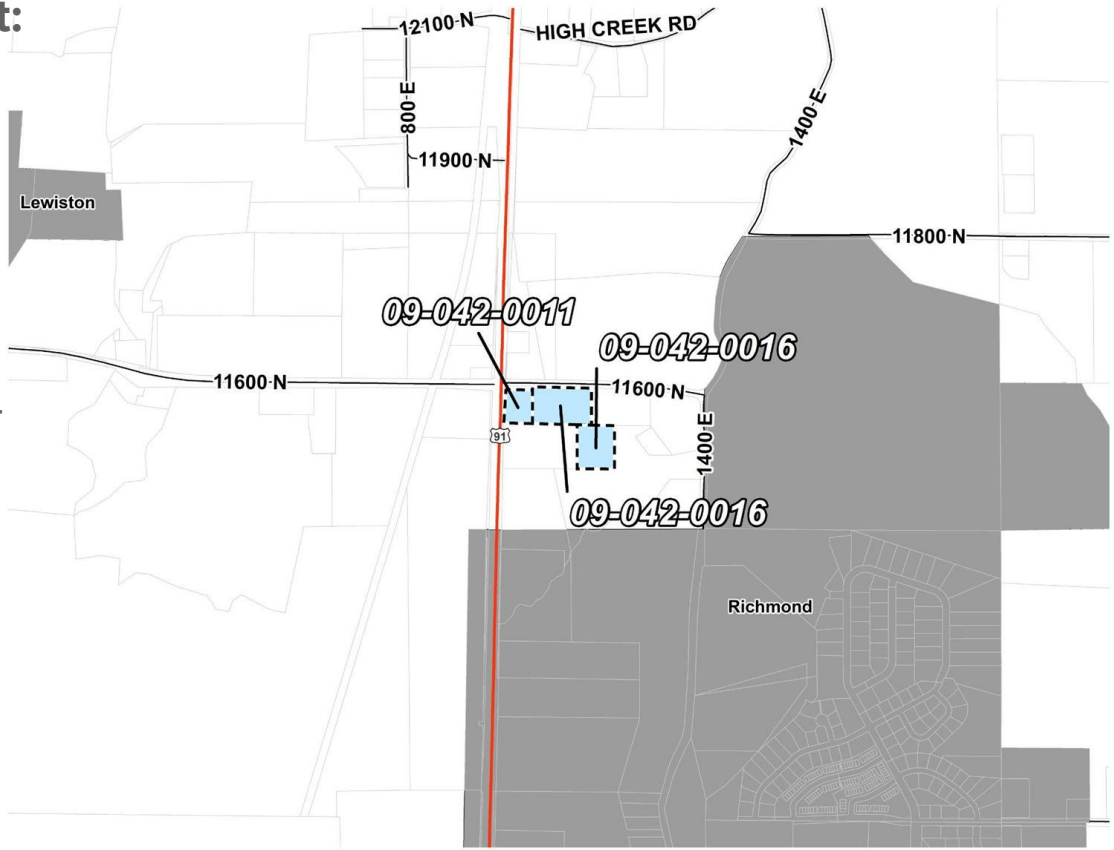
Greenfield Mill Overflow & Office Space Rezone

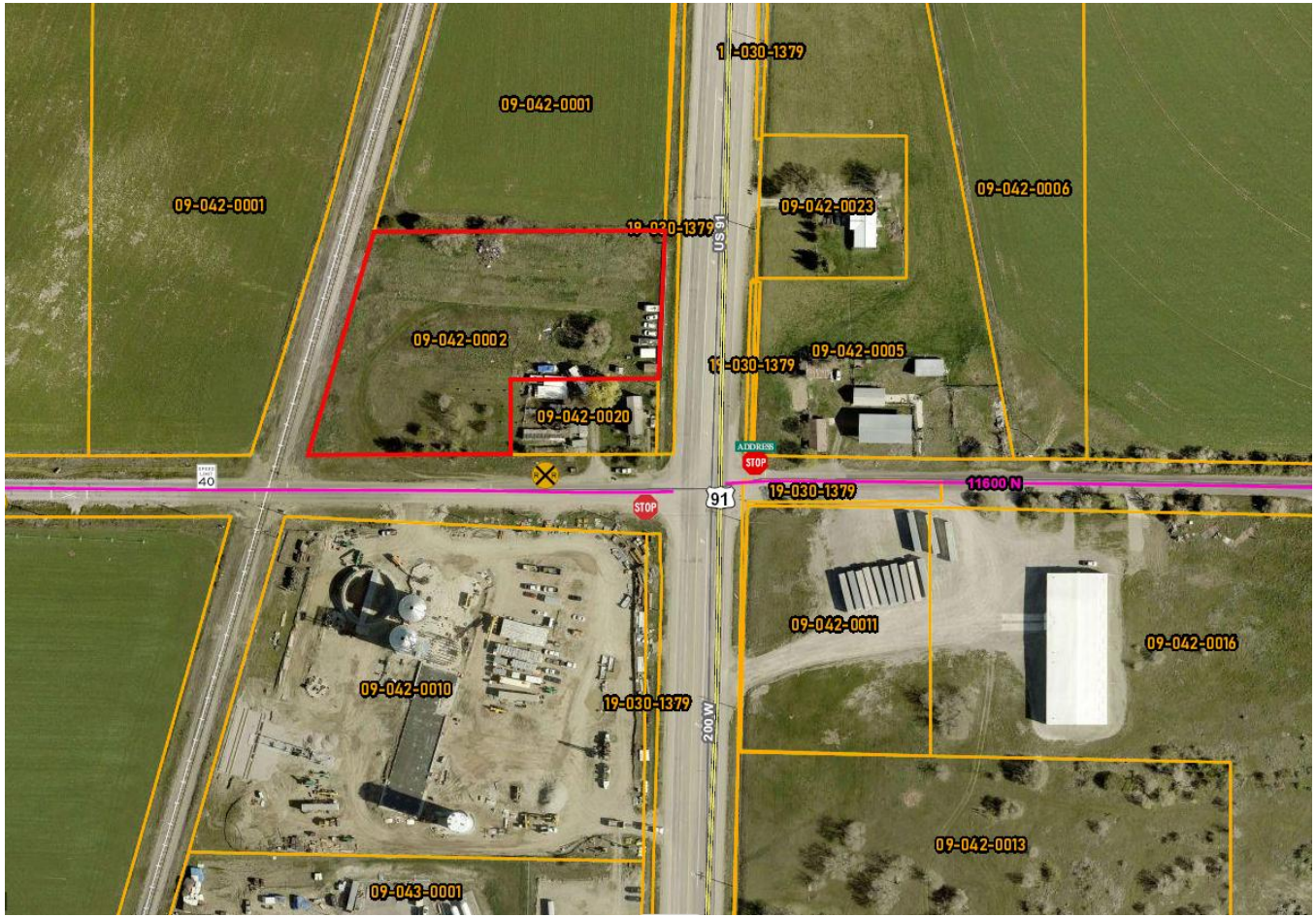
Current Rezone Request:

- Immediately north of new flour mill

Previous Rezone Request:

- Rezone of 8.79 acres on the southeast corner of Hwy 91 & 11600 North
- Industrial (I) Rezone approved by County Council in September 2025 (Ordinance 2025-030)




09-042-0001
09-042-0001
19-030-1379
09-042-0023
09-042-0006
19-030-1379
US 91
09-042-0002
19-030-1379
09-042-0005
09-042-0020
ADDRESS
STOP
40
91
19-030-1379
11600 N
STOP
09-042-0011
09-042-0016
09-042-0010
19-030-1379
200 W
09-042-0013
09-043-0001

Overview

Rezone Request

- Rezone 2.89 acres on two parcels from Agricultural (A10) to Industrial (I)
- Located at northwest corner of Hwy 91 & 11600 North, Richmond
- Nearest Industrial (I) Zone is immediately south (Flour Mill, Campbell's) & across Hwy 91 on the southeast corner of Hwy 91 & 11600 North
- Parcels to the north and west part of an open space bond application (330+ acres)

Planning Commission recommendation

Public Hearing - February 5, 2026

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

Conclusions:

- Property is consistent with the Industrial Zone
- Partially consistent with General Plan - Urban Expansion Overlay
- Nearest parcels zoned Industrial to the south of 11600 North and the east side of Hwy 91
- Richmond City provided comment that they had no issues with the rezone

Cache County 1857

Council Meeting Memorandum

Hold a Public Hearing
Ordinance 2026-10 – Greenfield Mill Overflow and Office Space Rezone

Agenda request submitted by:	Brian Abbott, Interim Director of Development Services – Forwarded from the County Planning Commission
Assisting Department:	Development Services
Requested Council meeting date:	March 10th, 2026

Agenda Item Language: Hold a public hearing on March 10th, for Ordinance 2026-10 Greenfield Mill Overflow and Office Space Rezone – A request to rezone 2.89 acres, located at 11611 N. Highway 91, 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 2.89 acres, located at 11611 N. Highway 91, 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 February 5th, 2026 and their recommendation to deny the rezone was made on February 5th, 2026.

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: Brian Abbott, Interim Director of Development Services

Presentation Time: 10 minutes.

County Staff Point of Contact: Conner Smith, Associate Planner

Legal Review: N/A

Ord 2026-10
Greenfield Mill Overflow and Office Space Rezone
Amending the Cache County Zoning Map by rezoning 2.89 acres from the Agricultural (A10) Zone to the Industrial (I) Zone

County Council action
Hold a public hearing on March 10th, 2026.
If approved, the rezone will take effect 15 days from the date of approval.

Planning Commission action
Approval (6-yea; 0-nay).
Public hearing held on February 5th, 2026.
Conclusion: Based on the findings of fact noted [in the staff report], the Greenfield Mill Overflow and Office Space rezone is hereby recommended for approval to the County Council as follows:

1. The parcels meet the standards 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. It is located in the Urban Expansion Overlay.
3. The nearest parcels in the Industrial (I) Zone are located directly to the south and east of the subject property.
4. Richmond City states they have no issues with the rezone request.

Staff Report review by Interim Director
Brian Abbott

Staff Report by County Planner
Conner Smith

General Description
A request to rezone 2.89 acres, located at 11611 N. Highway 91, from the Agricultural (A10) Zone to the Industrial (I) Zone.

Additional review materials included as part of Exhibit A
Staff Report to Planning Commission – revised

Staff Report: Greenfield Mill Overflow and Office Space Rezone 5 February 2026

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#:** 09-042-0002, -0020
Staff Recommendation: None
Type of Action: Legislative
Land Use Authority: Cache County Council

Location

Reviewed by Conner Smith

Project Address:
11611 N. Highway 91,
Lewiston

Acres: 2.89

Surrounding Uses:
North – Agricultural/Residential
South – Agricultural/Industrial
East – Agricultural/Residential
West – Agricultural/Residential

Current Zoning:
Agricultural (A10)

Proposed Zoning:
Industrial (I)

Findings of Fact

A. Request description

1. A request to rezone a total of 2.89 acres from the Agricultural (A10) Zone to the Industrial (I) Zone.
   - **a.** Parcel 09-042-0002 is in the Agricultural (A10) Zone and is 2.43 acres.
   - **b.** Parcel 09-042-0020 is in the Agricultural (A10) Zone and is 0.46 acres.
2. This rezone may allow the parcels 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.

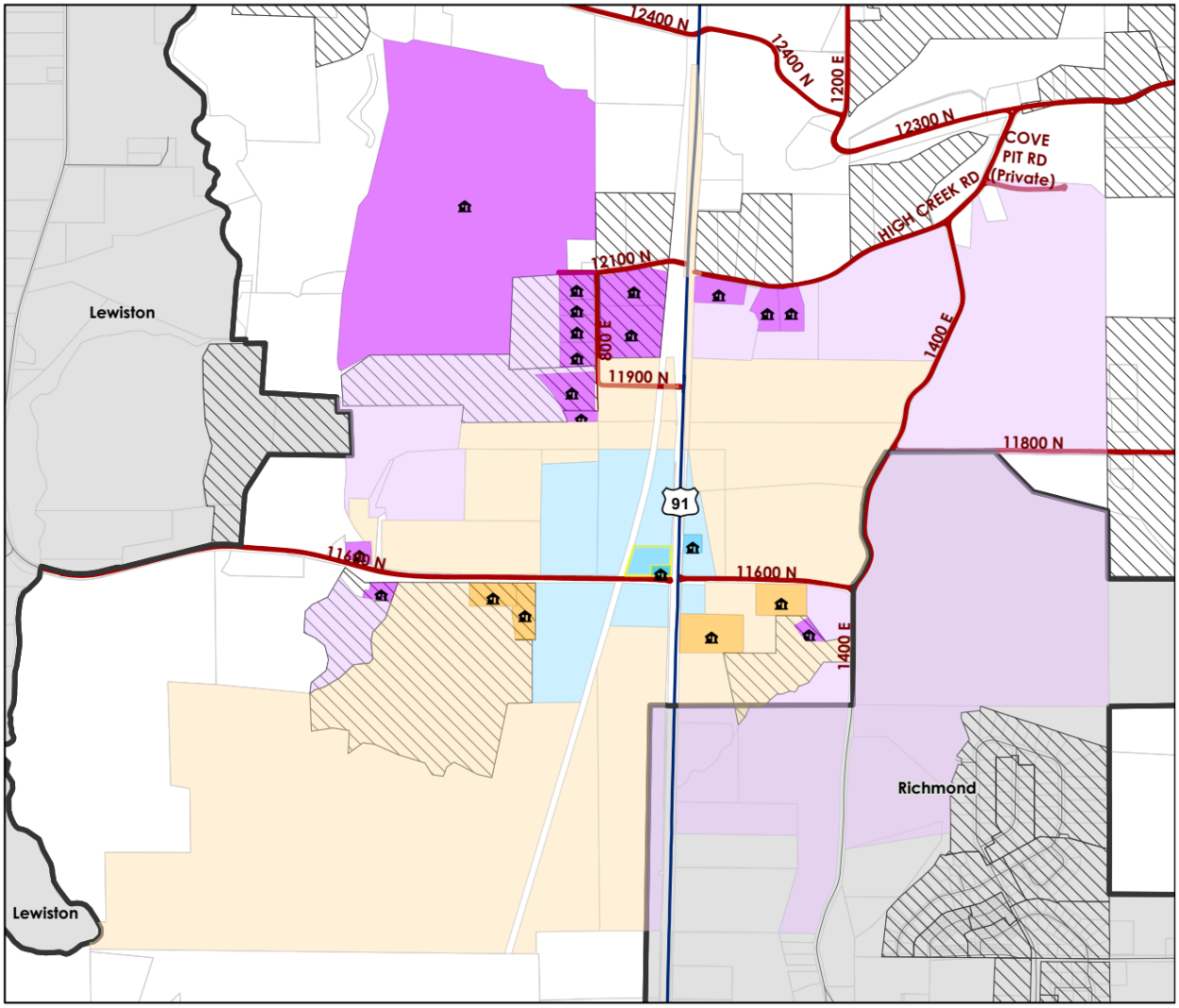
Development Services Department
179 North Main, Suite 305
Logan, Utah 84321
www.cachecounty.gov/devserv
devservices@cachecounty.gov
(435) 755-1640

4. Staff has identified general information as pertains to the subject properties 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 8th, 2006 and are legal.

ii. Average Lot Size: (See Attachment A)



Average Parcel Size	
Adjacent Parcels	With a Home: 0.7 Acres (2 Parcels)
	Without a Home: 9.6 Acres (7 Parcels)
¼ Mile Buffer	With a Home: 2.9 Acres (6 Parcels)
	Without a Home: 24.3 Acres (26 Parcels)
½ Mile Buffer	With a Home: 10 Acres (21 Parcels)
	Without a Home: 2 Acres (37 Parcels)
	Without a Home in Richmond City: 25.5 Acres (10 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:

- Accessory/Agriculture Structures
- Caretaker's Residence
- General Manufacturing
- Agricultural Manufacturing
- Commercial Kennel/Animal Shelter
- Storage and Warehousing
- Self Service Storage Facility
- Transport Services
- General Vehicle Repair
- Mobile Food Truck
- Sexually Oriented Business
- Crematorium
- Utility Facility, Distribution
- Telecommunications Facility, Major
- Telecommunications Facility, Minor
- Private Airport
- Livestock Auction Facility
- Site Grading

iv. Adjacent Uses:

1. The properties to the north, east, and west are a mix of agricultural and residential while the properties to the south are a mix of agricultural and industrial.

v. The nearest parcel in the County that is in the Industrial (I) Zone is located 85 feet to the south of the subject properties.

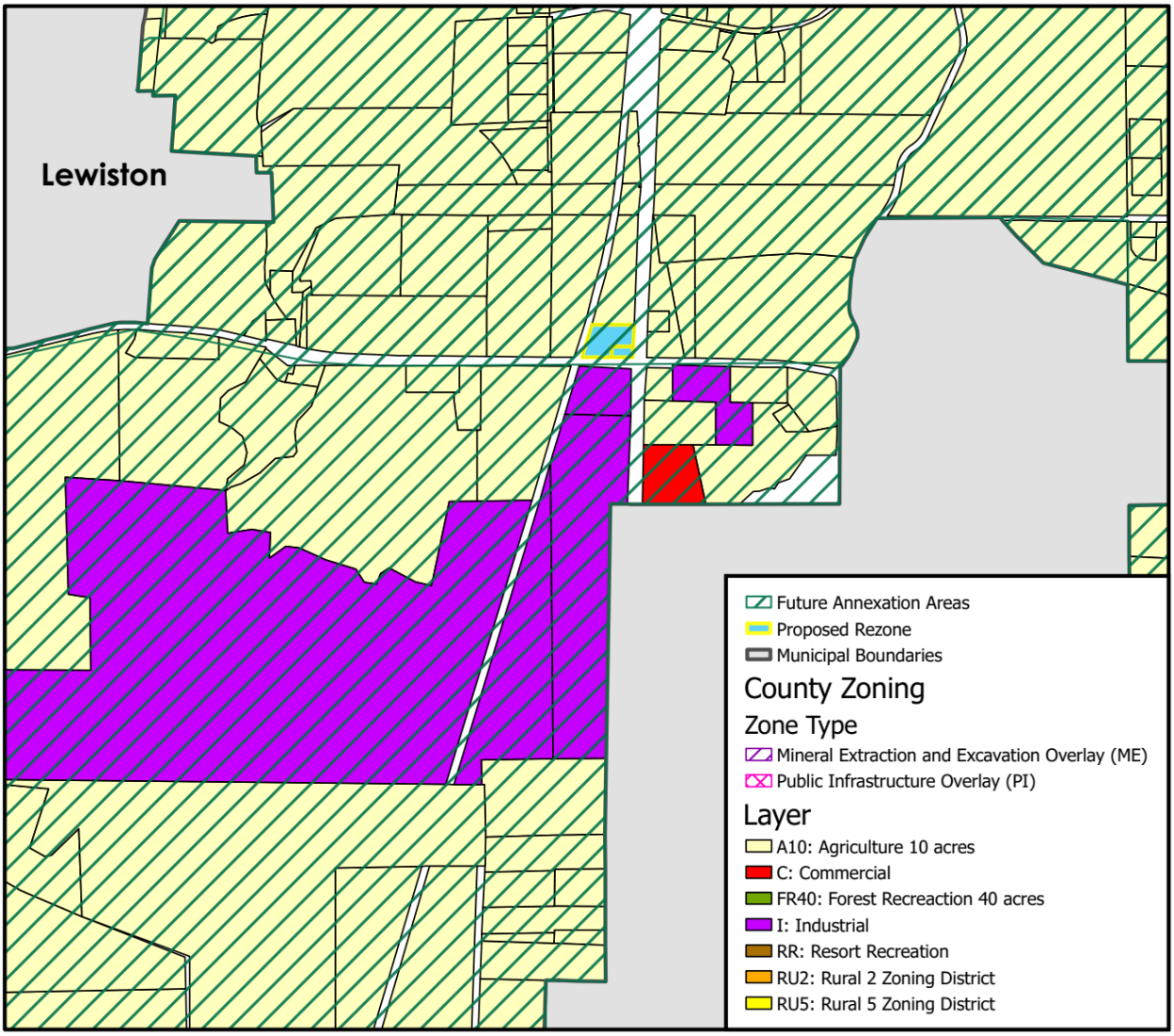
1. The Allen Property Rezone, located 85 feet to the south of the subject properties, was a request to rezone 5.12 acres from the Commercial (C) Zone to the Industrial (I) Zone and was approved by the County Council as Ordinance 2023-10.
2. The Greenfield Milling Industrial Warehouse Rezone, located 375 feet to the east of the subject properties, was a request to rezone 7.00 acres from the Agricultural (A10) Zone to the Industrial (I) Zone and was approved by the County Council as Ordinance 2025-030 on September 23rd, 2025.

vi. Annexation Areas:

1. The subject properties are located in both the Lewiston City and Richmond City future annexation area.

vii. Cache Open Space Advisory Committee (COSAC):

1. COSAC recommended approval of a Round 1 open space application for the Vivian Christensen LLC properties. This application includes 334 acres located immediately north and west of the proposed rezone as well as some parcels on the east side of Highway 91. The County Council approved this Round 1 application on December 9th, 2025 as Resolution 2025-048.



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(A) 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 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."

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 properties are 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 properties are located as "Urban Expansion Overlay." *Cache County General Plan, Chapter 4, Page 29*

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 in the municipal land use plan. New uses should be developed where urban-level infrastructure is available. Affordable housing options are also appropriate in this area.

e. Secondary Land Uses: Civic (meeting spaces), and 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 properties identifies the following:

a. The properties have access to 11600 North and Highway 91.

19. 11600 North:

a. South of the subject parcels, 11600 North is a County road and is classified as a Minor Collector.

b. Provides access to residential, agricultural, and industrial properties.

c. Is maintained by the County year round and has a speed limit of 40 miles per hour.

d. Has an existing width of 22 to 39-feet, a right-of-way width of 80 to 100-feet, a 4-foot paved shoulder, a 2 to 8-foot gravel shoulder, a 10-foot clear zone, and is paved.

e. Is not considered substandard in any way.

Frontage Road – 11600 North			
Functional Classification	Minor Collector	**Summer Maintenance**	Yes
Speed Limit	40 MPH	**Winter Maintenance**	Yes
Dedicated ROW	Yes	**Municipal Boundary**	No

Analysis of Roadway – 11600 North			
Roadway Element	**Existing Width (ft.)**	**Required Width (ft.)**	**Comments or Findings**
Travel Lanes	22-39	22	OK
Right-of-Way	80-100	66	OK
Paved Shoulder	4	4	OK
Gravel Shoulder	2-8	2	OK
Clear Zone (4:1)	10	10	OK
Material	Paved	Paved	OK
Structural			Visually OK

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

1. *Driveways for all uses except single-family homes shall not be closer than eight (8) feet to an adjacent interior property line. Single-family homes may be granted with two (2) feet of the property line.*
2. *Min. Spacing from Private or Public Road Intersection shall be 80 feet.*

Figure 1 – 11600 South looking east.

20. Highway 91:

- **a.** East of the subject parcels, Highway 91 is a Utah Department of Transportation (UDOT) Road and is classified as a Principal Arterial
- **b.** Provides access to agricultural fields and residential homes.
- **c.** This section 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 the proposed development would need to be approved by UDOT.

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 properties 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 23 January 2026.

24. Notices were posted in three public places on 23 January 2026.

25. Notices were mailed to all property owners within 23 January 2026.

26. The meeting agenda was posted to the County website on 23 January 2026.

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

- **a.** Richmond City states that they have no issues with the rezone.

Staff Conclusion

The Greenfield Mill Overflow and Office Space rezone, a request to rezone 2.89 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.

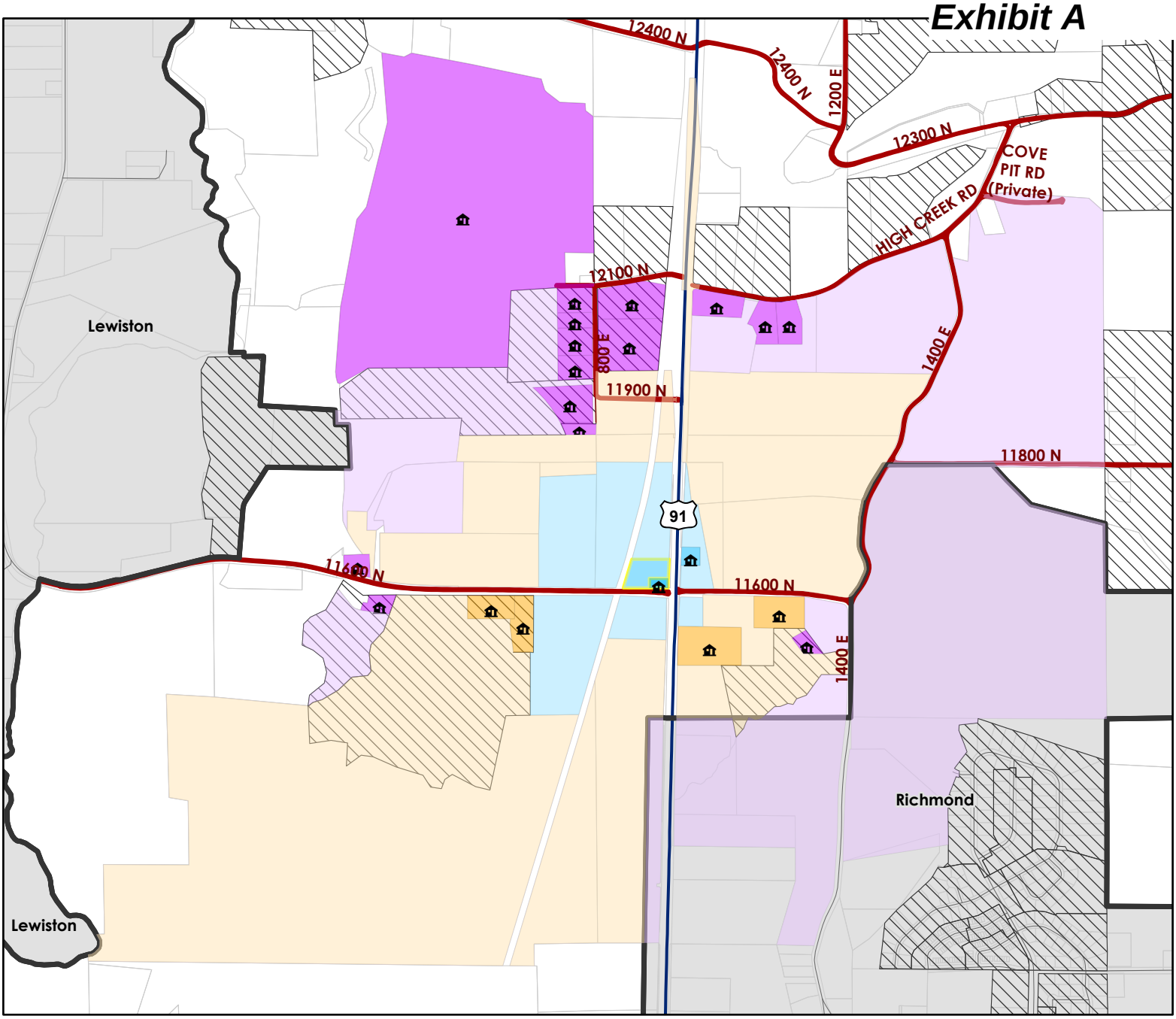
Planning Commission Conclusion

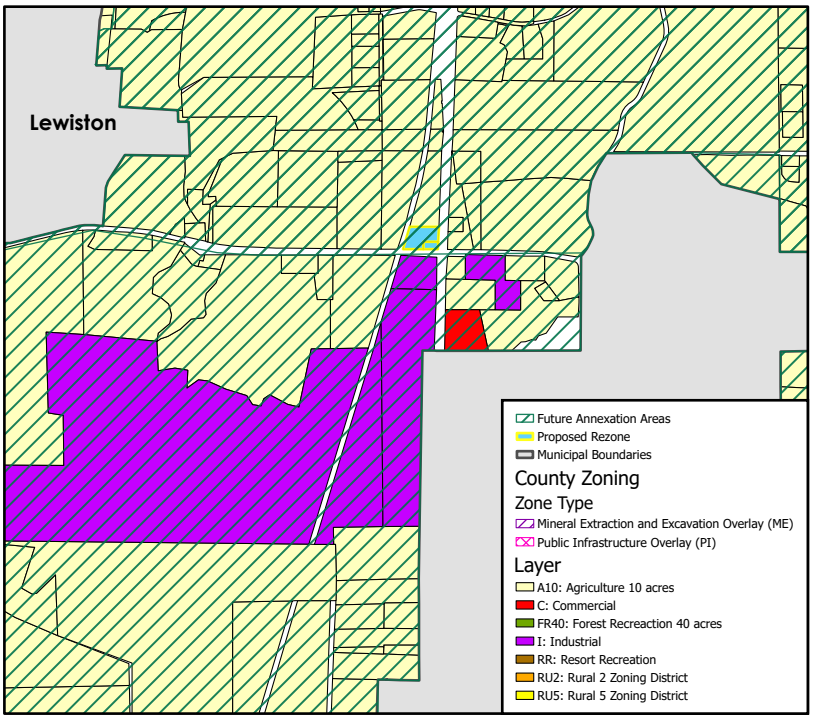
Based on the findings of fact noted herein, the Greenfield Mill Overflow and Office Space rezone is hereby recommended for approval to the County Council as follows:

1. The parcels meet the standards 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.** It is located in the Urban Expansion Overlay.
3. The nearest parcels in the Industrial (I) Zone are located directly to the south and east of the subject property.
4. Richmond City states they have no issues with the rezone request.

ATTACHMENT A

Exhibit A





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Legend

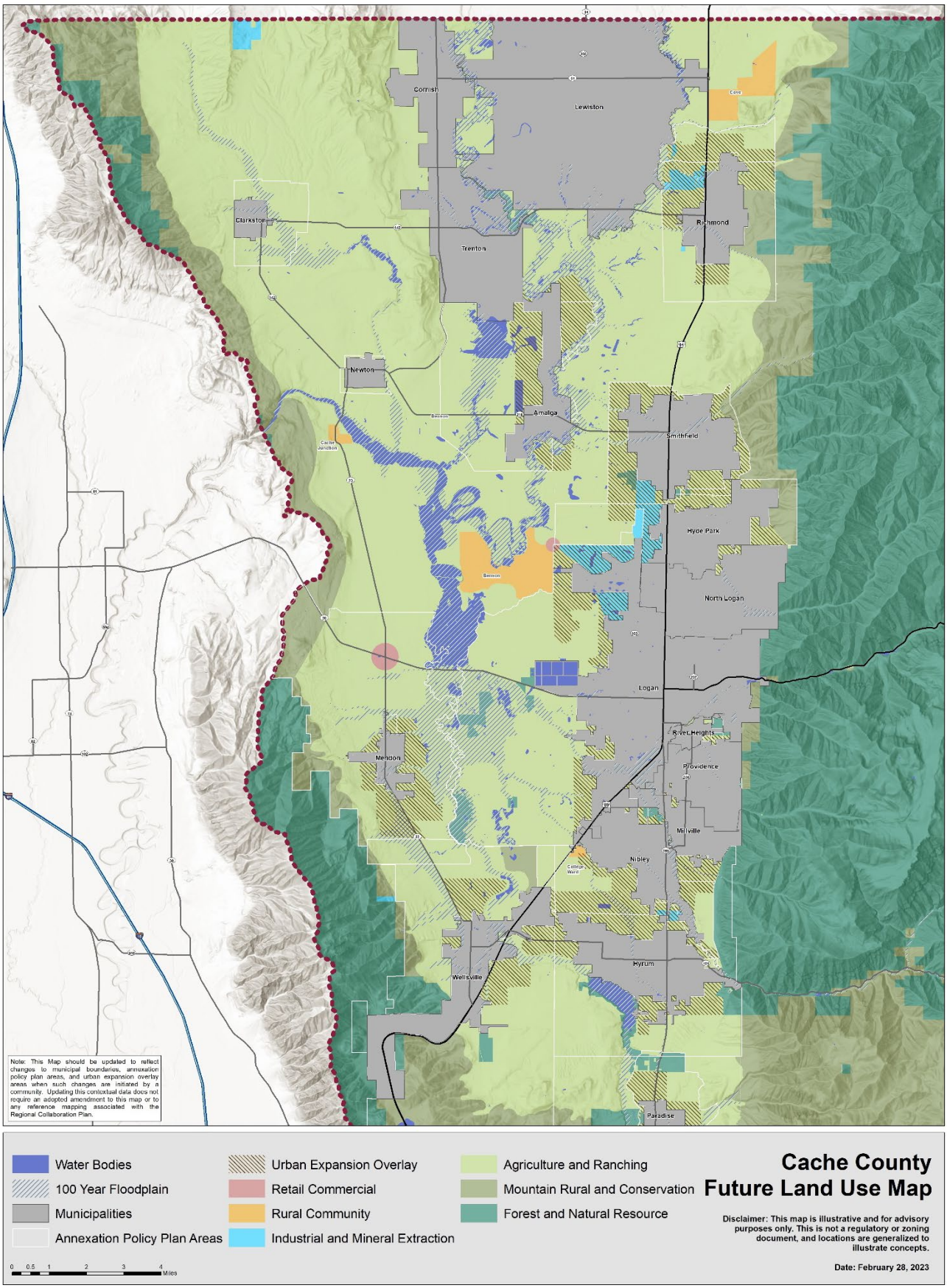
- Proposed Rezone
- Municipal Boundaries
- Subdivisions
- Parcels
- Winter Maintenance
- County Roads
- Highways

Average Parcel Size	
Adjacent Parcels	With a Home: 0.7 Acres (2 Parcels)
	Without a Home: 9.6 Acres (7 Parcels)
1/4 Mile Buffer	With a Home: 2.9 Acres (6 Parcels)
	Without a Home: 24.3 Acres (26 Parcels)
1/2 Mile Buffer	With a Home: 10 Acres (21 Parcels)
	Without a Home: 2 Acres (37 Parcels)
	Without a Home in Richmond City: 25.5 Acres (10 Parcels)

1/12/2026

Cache County 1857 Development Services

ATTACHMENT B


Cornish
Lewiston
Clarkston
Trenton
Richmond
Newton
Amalga
Smithfield
Hyde Park
North Logan
Logan
River Heights
Providence
Mendon
Millville
Nibley
Hyrum
Wellsville
Paradise
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 contextual 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.
0 0.5 1 2 3 4 Miles
Date: February 28, 2023

Public Comments

Exhibit A

Cache County

Conner Smith <conner.smith@cachecounty.gov>

Request for Comment - Rezone

Justin Lewis <jlewis@richmondutah.gov> Wed, Jan 28, 2026 at 10:32 AM
To: "conner.smith@cachecounty.gov" <conner.smith@cachecounty.gov>
Cc: HollyJo Karren <hkarren@richmondutah.gov>, Jeff Young <jyoung@richmondutah.gov>

Conner:

Thanks for reaching out to us about this request. Richmond City does not have any concern regarding the rezone request. The parcels are not near the Richmond City boundary. Utah Flour Milling LLC is a great addition to this area of the valley and we wish them the best of luck as they expand their operation.

Sincerely,

Justin Lewis

City Recorder

[Quoted text hidden]

Notice - Greenfield Mill Overflow Rezone.pdf
467K

Exhibit A

Public comments

Dear Planning commission, here are my comments on three items on this month's agenda.

Item #1 Shepard Rezone. I am supportive of this request as it fits the surrounding area, does not change the "feel" of the neighborhood and fits within the 3 lots or less code amendment.

Item #2 Wellsville Safe Storage, I am opposed to this rezone, it does not fit the area, people travel from all over to visit the historical farm and currently everything around it is in agriculture. Placing an industrial zone across the street from the farm seems a poor choice. It would be in the valley "gateway zone" that we are trying to keep development back a few hundred feet from the highway, and it would increase traffic to an intersection that already experiences significant traffic issues.

#3 Greenfield Mill overflow. I am supportive of this rezone request as it will help alleviate the safety issues associated along the highway with trucks having to stage there waiting to unload, and it borders other parcels that are zoned industrial.

Thanks for your consideration and the opportunity to comment.

Nathan Daugs

CACHE COUNTY
RESOLUTION NO. 2026 – 07

A RESOLUTION OPENING AND AMENDING THE CACHE COUNTY 2026 BUDGET (FIRST AMENDMENT)

(A) WHEREAS, Utah Code Ann. §§ 17-64-4 and 17-64-5 grant the Cache County Council the authority to "exercise all legislative powers, have all legislative duties, and perform all legislative functions of the county," and further authorize the Council to "pass ordinances," "pass resolutions," and adopt policies that conform with state and federal law; and

(B) WHEREAS, Cache County Code § 2.12.120 gives the Cache County Council the authority to "enact ordinances and adopt resolutions necessary and appropriate to establish official policy"; and

(C) WHEREAS, The Cache County Council, in a duly convened meeting, pursuant to Sections 17-63-305 through 17-63-402, Utah Code Annotated, 1953 as amended, finds that certain adjustments to the Cache County budget for 2026 are reasonable and necessary; and

(D) WHEREAS, said budget has been reviewed with all affected department heads; and

(E) WHEREAS, a duly called hearing has been held and all interested parties have been given an opportunity to be heard; and

(F) WHEREAS, the County Council has given due consideration to matters discussed at the public hearing and to any proposed revisions to the Cache County 2026 Budget; and

(G) 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, as follows:

SECTION 1.

The adjustments and amendments detailed in the attached document labeled “Exhibit A” are hereby made to the 2026 budget for Cache County.

SECTION 2.

Other than as specifically set forth above, all other matters set forth in the 2026 budget shall remain in full force and effect.

SECTION 3.

This resolution shall take effect upon its signing by the County Executive, its coming into force without such signature, or its repassage over a veto. Following its effective date, the County Executive and other county officials are authorized and directed to act accordingly to this budget amendment.

CACHE COUNTY
RESOLUTION NO. 2026 – 07

PASSED AND APPROVED BY THE COUNTY COUNCIL OF CACHE COUNTY, UTAH THIS ___ DAY OF _____ 2026.

Council Member	In Favor	Against	Abstained	Absent
JoAnn Bennett				
Kathryn Beus				
David Erickson				
Keegan Garrity				
Sandi Goodlander				
Nolan Gunnell				
Mark Hurd				
Total				
FINAL ACTION: _____ ADOPT _____ REJECT				

CACHE COUNTY:

By: _____
Sandi Goodlander, Chair

ATTEST:

By: _____
Bryson Behm, County Clerk

CACHE COUNTY
RESOLUTION NO. 2026 – 07

ACTION OF THE COUNTY EXECUTIVE:

____ Approved

____ Partially Approved (With Line-Item Vetoes)

____ Vetoed

* If any line-item veto disapproval of a budgetary allocation is exercised, a written statement of objection(s) must be attached in the return of this resolution per Cache County Code § 2.12.100.B as well as the passed budgetary line-item(s) specifically being subjected to veto.

By:_____ _____
N. George Daines, County Executive Date

Exhibit A

"Budget Amendment – 03.10.2026"

[The remainder of this page is intentionally left blank]

2026 Budget Amendment Account Detail

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

	Account	Title	Amount	Source or Department	Fund
	Finance				**Matt Funk**
1.	Open Space - Bond Arbitrage - 2024 Bond				
	480-4152-621	MISC SERVICES - ARBITRAGE	175,629	Open Space	Open Spaces
	480-38-90000	APPROPRIATED FUND BALANCE	-175,629	Use of Fund Balance	Open Spaces

Budget Amendment by Department

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Budget	Amendment	New Budget
General			
REVENUES			
Taxes			
Property Taxes	24,369,900	-	24,369,900
Sales Taxes	18,692,500	-	18,692,500
	43,062,400	-	43,062,400
Other Revenues			
Intergovernmental	5,243,800	-	5,243,800
Charges for Services	12,161,025	-	12,161,025
Licenses and Permits	60,500	-	60,500
Fines and Forfeitures	229,000	-	229,000
Interest and Investment Income	2,400,000	-	2,400,000
Rental Income	5,000	-	5,000
Public Contributions	145,000	-	145,000
Miscellaneous Revenue	378,700	-	378,700
	20,623,025	-	20,623,025
Other Financing Sources			
Lease Proceeds	-	-	-
Sale of Assets	46,000	-	46,000
Transfers from Other Funds	536,050	-	536,050
	582,050	-	582,050
Use of Fund Balance			
Additional Requests for 2026	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2026	1,030,556	-	1,030,556
	1,030,556	-	1,030,556
Total Revenues	**65,298,031**	**-**	**65,298,031**
EXPENDITURES			
General Government			
Council	408,069	-	408,069
Executive	325,125	-	325,125
Finance	1,038,352	-	1,038,352

Budget Amendment by Department

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Budget	Amendment	New Budget
Human Resources	852,264	-	852,264
GIS	208,660	-	208,660
IT	1,386,945	-	1,386,945
Clerk	368,725	-	368,725
Auditor	75,346	-	75,346
Elections	937,800	-	937,800
Recorder	766,500	-	766,500
Attorney	3,239,026	-	3,239,026
Public Defender	1,503,091	-	1,503,091
Victim Advocate	838,420	-	838,420
Buildings and Grounds	123,709	-	123,709
Economic Development	308,000	-	308,000
USU Extension Services	-	-	-
Mental Health Services	427,122	-	427,122
Miscellaneous and General	304,560	-	304,560
County Pandemic Relief	-	-	-
Contributions to Other Units	269,600	-	269,600
	13,381,314	-	13,381,314
Public Safety			
Sheriff	653,150	-	653,150
Sheriff: Administration	3,509,613	-	3,509,613
Sheriff: Criminal	4,128,300	-	4,128,300
Sheriff: Patrol	5,062,400	-	5,062,400
Sheriff: Support Services	3,507,450	-	3,507,450
Sheriff: Corrections	12,077,218	-	12,077,218
Emergency Management	309,350	-	309,350
Animal Control	503,400	-	503,400
Animal Impound	560,039	-	560,039
Ambulance	-	-	-
Fire	3,909,370	-	3,909,370
	34,220,290	-	34,220,290
Public Works			
Public Works Admin	254,700	-	254,700
Roads	6,135,500	-	6,135,500
Vegetation Management	906,400	-	906,400
Engineering	255,400	-	255,400

Budget Amendment by Department

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Budget	Amendment	New Budget
	7,552,000	-	7,552,000
Culture and Recreation			
Fairgrounds	1,447,065	-	1,447,065
Library Services	134,600	-	134,600
Fair	291,100	-	291,100
Rodeo	460,041	-	460,041
State Fair	-	-	-
Trails Management	1,824,910	-	1,824,910
	4,157,716	-	4,157,716
Other Financing Uses			
Compensation Reserve	-	-	-
Transfers to Other Funds	5,988,553	-	5,988,553
Addition to Fund Balance	-	-	-
	5,988,553	-	5,988,553
Total Expenditures	**65,299,873**	**-**	**65,299,873**
Municipal Services			
REVENUES			
Taxes			
Sales Taxes	1,609,000	-	1,609,000
	1,609,000	-	1,609,000
Other Revenues			
Intergovernmental	30,000	-	30,000
Charges for Services	196,700	-	196,700
Licenses and Permits	2,094,000	-	2,094,000
Interest and Investment Income	-	-	-
Public Contributions	3,600	-	3,600
Miscellaneous Revenue	1,000	-	1,000
	2,325,300	-	2,325,300
Other Financing Sources			
Sale of Assets	-	-	-
Transfers from Other Funds	-	-	-
	-	-	-
Use of Fund Balance			

Budget Amendment by Department

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Budget	Amendment	New Budget
Additional Requests for 2026	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2026	-247,907	-	-247,907
	-247,907	-	-247,907
Total Revenues	**3,686,393**	**-**	**3,686,393**
EXPENDITURES			
General Government			
Garbage Collections	-	-	-
Development Services Administration	418,387	-	418,387
Zoning Administration	367,558	-	367,558
Building Inspection	837,523	-	837,523
Sanitation and Waste Collection	-	-	-
Miscellaneous Expense	-	-	-
	1,623,468	-	1,623,468
Public Safety			
Sheriff: Animal Control	7,200	-	7,200
Fire-EMS	407,625	-	407,625
	414,825	-	414,825
Public Works			
Public Works Admin	762,500	-	762,500
Roads	-	-	-
Vegetation Management	-	-	-
Engineering	765,600	-	765,600
Contributions to Other Governments	-	-	-
	1,528,100	-	1,528,100
Culture and Recreation			
Trails Management	-	-	-
Eccles Ice Center Support	-	-	-
	-	-	-
Other Financing Uses			
Compensation Reserve	-	-	-
Transfers to Other Funds	120,000	-	120,000

Budget Amendment by Department

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Budget	Amendment	New Budget
Addition to Fund Balance	-	-	-
	120,000	-	120,000
Total Expenditures	**3,686,393**	**-**	**3,686,393**
Council on Aging			
REVENUES			
Other Revenues			
Intergovernmental	404,713	-	404,713
Charges for Services	5,200	-	5,200
Public Contributions	-	-	-
Miscellaneous Revenue	-	-	-
	409,913	-	409,913
Other Financing Sources			
Sale of Assets	-	-	-
Transfers from Other Funds	1,078,407	-	1,078,407
Use of Fund Balance	-	-	-
	1,078,407	-	1,078,407
Total Revenues	**1,488,320**	**-**	**1,488,320**
EXPENDITURES			
Health and Welfare			
Nutrition	862,500	-	862,500
Senior Center	366,320	-	366,320
Access	259,500	-	259,500
	1,488,320	-	1,488,320
Other Financing Uses			
Compensation Reserve	-	-	-
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	-	-	-
Total Expenditures	**1,488,320**	**-**	**1,488,320**

Budget Amendment by Department

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Budget	Amendment	New Budget
Health			
REVENUES			
Taxes			
Property Taxes	1,955,400	-	1,955,400
	1,955,400	-	1,955,400
Other Revenues			
Charges for Services	350,000	-	350,000
	350,000	-	350,000
Other Financing Sources			
Transfers from Other Funds	-	-	-
	-	-	-
Use of Fund Balance			
Additional Requests for 2026	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2026	-	-	-
	-	-	-
Total Revenues	**2,305,400**	**-**	**2,305,400**
EXPENDITURES			
General Government			
Contributions to Other Units	-	-	-
	-	-	-
Health and Welfare			
Bear River Health Department	1,467,300	-	1,467,300
Air Pollution Control	350,000	-	350,000
	1,817,300	-	1,817,300
Other Financing Uses			
Transfers to Other Funds	488,100	-	488,100
Addition to Fund Balance	-	-	-
	488,100	-	488,100
Total Expenditures	**2,305,400**	**-**	**2,305,400**

Budget Amendment by Department

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Budget	Amendment	New Budget
Mental Health			
REVENUES			
Other Revenues			
Intergovernmental	-	-	-
	-	-	-
Other Financing Sources			
Transfers from Other Funds	488,100	-	488,100
	488,100	-	488,100
Use of Fund Balance			
Additional Requests for 2026	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2026	-	-	-
	-	-	-
Total Revenues	**488,100**	**-**	**488,100**
EXPENDITURES			
Health and Welfare			
Mental Health Services	488,100	-	488,100
	488,100	-	488,100
Other Financing Uses			
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	-	-	-
Total Expenditures	**488,100**	**-**	**488,100**
Children's Justice Center			
REVENUES			
Other Revenues			
Intergovernmental	237,800	-	237,800
Public Contributions	-	-	-

Budget Amendment by Department

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Budget	Amendment	New Budget
Miscellaneous Revenue	-	-	-
	237,800	-	237,800
Other Financing Sources			
Transfers from Other Funds	184,500	-	184,500
	184,500	-	184,500
Use of Fund Balance			
Additional Requests for 2026	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2026	-	-	-
	-	-	-
Total Revenues	**422,300**	**-**	**422,300**
EXPENDITURES			
Public Safety			
Children's Services	422,300	-	422,300
	422,300	-	422,300
Other Financing Uses			
Transfers to Other Funds	-	-	-
Compensation Reserve	-	-	-
Addition to Fund Balance	-	-	-
	-	-	-
Total Expenditures	**422,300**	**-**	**422,300**
Visitor's Bureau			
REVENUES			
Taxes			
Sales Taxes	1,130,700	-	1,130,700
	1,130,700	-	1,130,700
Other Revenues			
Intergovernmental	73,700	-	73,700
Charges for Services	38,000	-	38,000

Budget Amendment by Department

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Budget	Amendment	New Budget
Public Contributions	-	-	-
Miscellaneous Revenue	-	-	-
	111,700	-	111,700
Other Financing Sources			
Transfers from Other Funds	-	-	-
	-	-	-
Use of Fund Balance			
Additional Requests for 2026	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2026	493,911	-	493,911
	493,911	-	493,911
Total Revenues	**1,736,311**	**-**	**1,736,311**
EXPENDITURES			
Culture and Recreation			
Cache Valley Visitor's Bureau	1,475,511	-	1,475,511
	1,475,511	-	1,475,511
Other Financing Uses			
Transfers to Other Funds	260,800	-	260,800
Compensation Reserve	-	-	-
Addition to Fund Balance	-	-	-
	260,800	-	260,800
Total Expenditures	**1,736,311**	**-**	**1,736,311**
Tax Administration			
REVENUES			
Taxes			
Property Taxes	4,337,000	-	4,337,000
	4,337,000	-	4,337,000
Other Revenues			
Charges for Services	774,300	-	774,300

Budget Amendment by Department

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Budget	Amendment	New Budget
Miscellaneous Revenue	78,000	-	78,000
	852,300	-	852,300
Other Financing Sources			
Transfers from Other Funds	-	-	-
	-	-	-
Use of Fund Balance			
Additional Requests for 2026	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2026	1,141,923	-	1,141,923
	1,141,923	-	1,141,923
Total Revenues	**6,331,223**	**-**	**6,331,223**
EXPENDITURES			
General Government			
Tax Administration Allocations	2,173,558	-	2,173,558
IT	551,700	-	551,700
Assessor	2,711,000	-	2,711,000
Treasurer	556,965	-	556,965
Miscellaneous Expense	88,000	-	88,000
Contributions to Other Units	250,000	-	250,000
	6,331,223	-	6,331,223
Other Financing Uses			
Compensation Reserve	-	-	-
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	-	-	-
Total Expenditures	**6,331,223**	**-**	**6,331,223**
Capital Projects			
REVENUES			
Other Revenues			

Budget Amendment by Department

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Budget	Amendment	New Budget
Miscellaneous Revenue	415,500	-	415,500
Intergovernmental	40,000	-	40,000
	455,500	-	455,500
Other Financing Sources			
Bond Proceeds	-	-	-
Transfers from Other Funds	6,805,260	-	6,805,260
	6,805,260	-	6,805,260
Use of Fund Balance			
Additional Requests for 2026	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2026	-	-	-
	-	-	-
Total Revenues	**7,260,760**	**-**	**7,260,760**
EXPENDITURES			
General Government			
Administration Facilities	257,700	-	257,700
	257,700	-	257,700
Streets and Public Improvements			
Road Facilities	4,777,700	-	4,777,700
Vegetation Management	46,000	-	46,000
Engineering	1,000,000	-	1,000,000
	5,823,700	-	5,823,700
Public Safety			
Fire	1,048,500	-	1,048,500
	1,048,500	-	1,048,500
Health and Welfare			
Senior Center Facilities	89,000	-	89,000
Other Facilities	-	-	-
	89,000	-	89,000
Culture and Recreation			
Fairgrounds Facilities	-	-	-
Cache Valley Visitor's Bureau	-	-	-

Budget Amendment by Department

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Budget	Amendment	New Budget
Library Services	-	-	-
	-	-	-
Other Financing Uses			
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	-	-	-
Total Expenditures	**7,218,900**	**-**	**7,218,900**
MS Capital Projects Fund			
REVENUES			
Other Revenues			
Intergovernmental	120,000	-	120,000
Miscellaneous Revenue	65,000	-	65,000
	185,000	-	185,000
Other Financing Sources			
Bond Proceeds	-	-	-
Transfers from Other Funds	2,880,000	-	2,880,000
	2,880,000	-	2,880,000
Use of Fund Balance			
Additional Requests for 2026	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2026	-	-	-
	-	-	-
Total Revenues	**3,065,000**	**-**	**3,065,000**
EXPENDITURES			
Streets and Public Improvements			
Administration Facilities	-	-	-
Road Facilities	-	-	-
Building Inspection	65,000	-	65,000
Engineering	3,000,000	-	3,000,000

Budget Amendment by Department

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Budget	Amendment	New Budget
	3,065,000	-	3,065,000
Health and Welfare			
Senior Center Facilities	-	-	-
Other Facilities	-	-	-
	-	-	-
Culture and Recreation			
Fairgrounds Facilities	-	-	-
	-	-	-
Other Financing Uses			
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	-	-	-
Total Expenditures	**3,065,000**	**-**	**3,065,000**
Open Spaces			
REVENUES			
Taxes			
Property Taxes	710,000	-	710,000
	710,000	-	710,000
Other Revenues			
Intergovernmental	-	-	-
Miscellaneous Revenue	50,000	-	50,000
	50,000	-	50,000
Other Financing Sources			
Bond Proceeds	-	-	-
Transfers from Other Funds	-	-	-
	-	-	-
Use of Fund Balance			
Additional Requests for 2026	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2026	-	175,629	175,629
	-	175,629	175,629

Budget Amendment by Department

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Budget	Amendment	New Budget
Total Revenues	**760,000**	**175,629**	**935,629**
EXPENDITURES			
General Government			
Open Space	760,000	175,629	935,629
	760,000	175,629	935,629
Other Financing Uses			
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	-	-	-
Total Expenditures	**760,000**	**175,629**	**935,629**
ARPA Capital Projects Fund			
REVENUES			
Other Revenues			
Intergovernmental	4,773,000	-	4,773,000
Miscellaneous Revenue	-	-	-
	4,773,000	-	4,773,000
Other Financing Sources			
Bond Proceeds	-	-	-
Transfers from Other Funds	-	-	-
	-	-	-
Use of Fund Balance			
Additional Requests for 2026	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2026	-	-	-
	-	-	-
Total Revenues	**4,773,000**	**-**	**4,773,000**
EXPENDITURES			

Budget Amendment by Department

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Budget	Amendment	New Budget
General Government			
Public Defender	20,000	-	20,000
Finance	56,700	-	56,700
Human Resources	45,000	-	45,000
IT	-	-	-
Treasurer	-	-	-
Recorder	-	-	-
Attorney	-	-	-
Victim Advocate	-	-	-
Building & Grounds	40,900	-	40,900
Elections	-	-	-
County Pandemic Relief	402,900	-	402,900
	565,500	-	565,500
Streets and Public Improvements			
Administration Facilities	-	-	-
Road Facilities	-	-	-
Public Works Admin	-	-	-
	-	-	-
Public Safety			
Fire	385,000	-	385,000
Sheriff	-	-	-
	385,000	-	385,000
Health and Welfare			
Senior Center Facilities	5,000	-	5,000
Other Facilities	-	-	-
	5,000	-	5,000
Culture and Recreation			
Fairgrounds	28,300	-	28,300
Development Services Admin	19,900	-	19,900
Trails Management	332,200	-	332,200
	380,400	-	380,400
Other Financing Uses			
Transfers to Other Funds	3,437,100	-	3,437,100
Addition to Fund Balance	-	-	-
	3,437,100	-	3,437,100

Budget Amendment by Department

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Budget	Amendment	New Budget
Total Expenditures	**4,773,000**	**-**	**4,773,000**
Debt Service			
REVENUES			
Other Revenues			
Miscellaneous Revenue	46,000	-	46,000
	46,000	-	46,000
Other Financing Sources			
Transfers from Other Funds	2,320,904	-	2,320,904
	2,320,904	-	2,320,904
Use of Fund Balance			
Additional Requests for 2026	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2026	-	-	-
	-	-	-
Total Revenues	**2,366,904**	**-**	**2,366,904**
EXPENDITURES			
Debt Payments			
Bonds	1,494,900	-	1,494,900
Sheriff Vehicle Lease	816,504	-	816,504
Fire Vehicle Lease	55,500	-	55,500
Road Equipment Lease	-	-	-
IT Equipment Lease	-	-	-
	2,366,904	-	2,366,904
Other Financing Uses			
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	-	-	-
Total Expenditures	**2,366,904**	**-**	**2,366,904**

Budget Amendment by Department

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Budget	Amendment	New Budget
CDRA			
REVENUES			
Taxes			
Property Taxes	70,000	-	70,000
	70,000	-	70,000
Other Revenues			
Intergovernmental	268,400	-	268,400
	268,400	-	268,400
Other Financing Sources			
Transfers from Other Funds	-	-	-
	-	-	-
Use of Fund Balance			
Additional Requests for 2026	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2026	-	-	-
	-	-	-
Total Revenues	**338,400**	**-**	**338,400**
EXPENDITURES			
General Government			
Cache County Redevelopment Agency	325,000	-	325,000
	325,000	-	325,000
Other Financing Uses			
Transfers to Other Funds	13,400	-	13,400
Addition to Fund Balance	-	-	-
	13,400	-	13,400
Total Expenditures	**338,400**	**-**	**338,400**
Restaurant Tax			
REVENUES			

Budget Amendment by Department

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Budget	Amendment	New Budget
Taxes			
Sales Taxes	2,500,000	-	2,500,000
	2,500,000	-	2,500,000
Other Financing Sources			
Transfers from Other Funds	-	-	-
	-	-	-
Use of Fund Balance			
Additional Requests for 2026	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-		-
Use of Fund Balance for 2026	-	-	-
	-	-	-
Total Revenues	**2,500,000**	**-**	**2,500,000**
EXPENDITURES			
Culture and Recreation			
Tourism Promotion	373,500	-	373,500
Facility Awards	2,106,500	-	2,106,500
	2,480,000	-	2,480,000
Other Financing Uses			
Transfers to Other Funds	20,000	-	20,000
Addition to Fund Balance	-	-	-
	20,000	-	20,000
Total Expenditures	**2,500,000**	**-**	**2,500,000**
RAPZ Tax			
REVENUES			
Taxes			
Sales Taxes	2,830,000	-	2,830,000
	2,830,000	-	2,830,000
Other Financing Sources			
Transfers from Other Funds	-	-	-

Budget Amendment by Department

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Budget	Amendment	New Budget
	-	-	-
Use of Fund Balance			
Additional Requests for 2026	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2026	-	-	-
	-	-	-
Total Revenues	**2,830,000**	**-**	**2,830,000**
EXPENDITURES			
Culture and Recreation			
Program Awards	763,240	-	763,240
Facility Awards	2,024,310	-	2,024,310
	2,787,550	-	2,787,550
Other Financing Uses			
Transfers to Other Funds	42,450	-	42,450
Addition to Fund Balance	-	-	-
	42,450	-	42,450
Total Expenditures	**2,830,000**	**-**	**2,830,000**
Transportation Tax			
REVENUES			
Taxes			
Sales Taxes	2,125,000	-	2,125,000
	2,125,000	-	2,125,000
Other Financing Sources			
Transfers from Other Funds	-	-	-
	-	-	-
Use of Fund Balance			
Use of Fund Balance for 2026	-	-	-
	-	-	-

Budget Amendment by Department

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Budget	Amendment	New Budget
Total Revenues	**2,125,000**	**-**	**2,125,000**
EXPENDITURES			
Streets and Public Improvements			
New Road Construction	-	-	-
Transportation	2,125,000	-	2,125,000
	2,125,000	-	2,125,000
Other Financing Uses			
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	-	-	-
Total Expenditures	**2,125,000**	**-**	**2,125,000**
CCCOG			
REVENUES			
Taxes			
Sales Taxes	6,618,600	-	6,618,600
	6,618,600	-	6,618,600
Other Revenues			
Interest and Investment Income	900,000	-	900,000
	900,000	-	900,000
Other Financing Sources			
Transfers from Other Funds	-	-	-
	-	-	-
Use of Fund Balance			
Additional Requests for 2026	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2026	-	-	-
	-	-	-
Total Revenues	**7,518,600**	**-**	**7,518,600**

Budget Amendment by Department

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Budget	Amendment	New Budget
EXPENDITURES			
Streets and Public Improvements			
Road Projects	3,739,300	-	3,739,300
	3,739,300	-	3,739,300
Other Financing Uses			
Transfers to Other Funds	3,779,300	-	3,779,300
Addition to Fund Balance	-	-	-
	3,779,300	-	3,779,300
Total Expenditures	**7,518,600**	**-**	**7,518,600**
Airport			
REVENUES			
Other Revenues			
Intergovernmental	300,000	-	300,000
Interest and Investment Income	30,000	-	30,000
Miscellaneous Revenue	165,500	-	165,500
	495,500	-	495,500
Other Financing Sources			
Transfers from Other Funds	-	-	-
	-	-	-
Use of Fund Balance			
Additional Requests for 2026	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2026	2,149,732	-	2,149,732
	2,149,732	-	2,149,732
Total Revenues	**2,645,232**	**-**	**2,645,232**
EXPENDITURES			
General Government			
Airport	648,832	-	648,832
	648,832	-	648,832

Budget Amendment by Department

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Budget	Amendment	New Budget
Other Financing Uses			
Compensation Reserve	-	-	-
Transfers to Other Funds	1,996,400	-	1,996,400
Addition to Fund Balance	-	-	-
	1,996,400	-	1,996,400
Total Expenditures	**2,645,232**	**-**	**2,645,232**
Airport Capital Projects			
REVENUES			
Other Revenues			
Intergovernmental	237,500	-	237,500
Interest and Investment Income	-	-	-
Miscellaneous Revenue	-	-	-
	237,500	-	237,500
Other Financing Sources			
Transfers from Other Funds	1,996,400	-	1,996,400
	1,996,400	-	1,996,400
Use of Fund Balance			
Additional Requests for 2026	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2026	-	-	-
	-	-	-
Total Revenues	**2,233,900**	**-**	**2,233,900**
EXPENDITURES			
General Government			
Airport	2,233,900	-	2,233,900
	2,233,900	-	2,233,900
Other Financing Uses			
Compensation Reserve	-	-	-
Transfers to Other Funds	-	-	-

Budget Amendment by Department

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Budget	Amendment	New Budget
Addition to Fund Balance	-	-	-
	-	-	-
Total Expenditures	**2,233,900**	**-**	**2,233,900**
Roads Special Service District			
REVENUES			
Other Revenues			
Intergovernmental	120,000	-	120,000
Interest and Investment Income	1,000	-	1,000
	121,000	-	121,000
Other Financing Sources			
Transfers from Other Funds	-	-	-
	-	-	-
Use of Fund Balance			
Additional Requests for 2026	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2026	-	-	-
	-	-	-
Total Revenues	**121,000**	**-**	**121,000**
EXPENDITURES			
Other Financing Uses			
Transfers to Other Funds	121,000	-	121,000
Addition to Fund Balance	-	-	-
	121,000	-	121,000
Total Expenditures	**121,000**	**-**	**121,000**
CC Community Foundation			
REVENUES			

Budget Amendment by Department

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Budget	Amendment	New Budget
Other Revenues			
Interest and Investment Income	500	-	500
Public Contributions	42,500	-	42,500
	43,000	-	43,000
Other Financing Sources			
Transfers from Other Funds	-	-	-
	-	-	-
Use of Fund Balance			
Additional Requests for 2026	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2026	-	-	-
	-	-	-
Total Revenues	**43,000**	**-**	**43,000**
EXPENDITURES			
General Government			
Miscellaneous Expense	-	-	-
	-	-	-
Other Financing Uses			
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	-	-	-
Total Expenditures	**-**	**-**	**-**

Budget Amendment by Fund

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Current Budget	Amendment					New Budget
		Revenues	Expenditures	Transfers In	Transfers Out	Fund Balance	
General	65,298,031	-	-	-	-	-	65,298,031
Municipal Services	3,686,393	-	-	-	-	-	3,686,393
Council on Aging	1,488,320	-	-	-	-	-	1,488,320
Health	2,305,400	-	-	-	-	-	2,305,400
Mental Health	488,100	-	-	-	-	-	488,100
Children's Justice Center	422,300	-	-	-	-	-	422,300
Visitors Bureau	1,736,311	-	-	-	-	-	1,736,311
Tax Administration	6,331,223	-	-	-	-	-	6,331,223
Capital Projects	7,260,760	-	-	-	-	-	7,260,760
MS Capital Projects Fund	3,065,000	-	-	-	-	-	3,065,000
Open Spaces	760,000	-	175,629	-	-	-175,629	935,629
ARPA Capital Projects Fund	4,773,000	-	-	-	-	-	4,773,000
Debt Service	2,366,904	-	-	-	-	-	2,366,904
CDRA	338,400	-	-	-	-	-	338,400
Restaurant Tax	2,500,000	-	-	-	-	-	2,500,000
RAPZ Tax	2,830,000	-	-	-	-	-	2,830,000
Transportation Tax	2,125,000	-	-	-	-	-	2,125,000
CCCOG	7,518,600	-	-	-	-	-	7,518,600
Airport	2,645,232	-	-	-	-	-	2,645,232
Airport Capital Projects	2,233,900	-	-	-	-	-	2,233,900
Roads Special Service District	121,000	-	-	-	-	-	121,000
CC Community Foundation	43,000	-	-	-	-	-	43,000
Total County Budget	120,336,874	-	175,629	-	-	-175,629	120,512,503

Tax Administration Allocation Rates

Budget Amendment Balance Corrections

Account	Department	Rate	Department	Proposed	Amendment	Current	Change
100-4112-999	TAX ADMIN - COUNCIL 10%	10%	453,410	45,400	-	45,341	59
100-4131-999	TAX ADMIN - EXECUTIVE 15%	15%	382,500	57,400	-	57,375	25
100-4132-999	TAX ADMIN - FINANCE 10%	10%	1,153,724	115,400	-	115,372	28
100-4134-999	TAX ADMIN - HUMAN RESOURCE 15%	15%	1,003,089	150,500	-	150,825	-325
100-4135-999	TAX ADMIN - GIS 60%	60%	521,650	313,000	-	312,990	10
100-4136-999	TAX ADMIN - IT 30%	30%	1,981,350	594,500	-	594,405	95
100-4141-999	TAX ADMIN - AUDITOR 86%	86%	538,185	462,900	-	462,839	61
100-4145-999	TAX ADMIN - ATTORNEY 9%	9%	3,584,018	322,600	-	344,992	-22,392
100-4160-999	TAX ADMIN - BLDG & GROUNDS 31%	31%	179,288	55,600	-	55,579	21
Total Allocation			**9,797,214**	**2,117,300**	**-**	**2,139,718**	**-22,418**
Non-Departmental							
100-4150-230	TRAVEL	10%	-	-			
100-4150-510	INSURANCE	10%	-	-			
100-4150-550	UAC MEMBERSHIPS - A&C 10%	10%	-	-			
100-4150-552	NACO MEMBERSHIPS - A&C 10%	10%	-	-			
100-4150-560	AUDIT - A&C 10%	10%	-	-			
100-4150-580	UNEMPLOYMENT COMP - A&C 10%	10%	-	-			
100-4150-999		**10%**	**-**	**-**	**-**	**33,840**	**-33,840**
Engineering							
200-4475-110	FULL TIME EMPLOYEES	50%	346,700	173,400	-	260,000	-86,600
200-4475-115	OVERTIME	50%	5,000	2,500	-	3,750	-1,250
200-4475-120	PART TIME EMPLOYEES	50%	20,000	10,000	-	15,000	-5,000
200-4475-125	SEASONAL EMPLOYEES	50%	-	-	-	-	-
200-4475-130	EMPLOYEE BENEFITS	50%	177,200	88,600	-	132,800	-44,200
200-4475-210	SUBSCRIPTIONS & MEMBERSHIPS	50%	4,000	2,000	-	3,000	-1,000
200-4475-230	TRAVEL	50%	10,000	5,000	-	7,500	-2,500
200-4475-240	OFFICE SUPPLIES	50%	5,000	2,500	-	3,750	-1,250
200-4475-250	EQUIPMENT SUPPLIES & MAINT	50%	20,000	10,000	-	15,000	-5,000
200-4475-251	NON CAPITALIZED EQUIPMENT	50%	4,000	2,000	-	3,000	-1,000
200-4475-280	COMMUNICATIONS	50%	6,600	3,300	-	4,950	-1,650
200-4475-310	PROFESSIONAL & TECHNICAL	50%	160,000	80,000	-	120,000	-40,000
200-4475-311	SOFTWARE PACKAGES	50%	19,400	9,700	-	14,550	-4,850
200-4475-320	PROF & TECH - ENGINEER REVIEWS	50%	10,000	5,000	-	7,500	-2,500
200-4475-322	PROF & TECH - SURVEY REVIEWS	50%	40,000	20,000	-	30,000	-10,000
200-4475-324	PROF & TECH - FIELD SURVEYS	50%	-	-	-	-	-
200-4475-326	PROF & TECH - SECTION CORNERS	50%	60,000	30,000	-	45,000	-15,000
200-4475-328	PROF & TECH - CCCOG OVERSIGHT	50%	25,000	12,500	-	18,750	-6,250
200-4475-330	EDUCATION & TRAINING	50%	5,000	2,500	-	3,750	-1,250
200-4475-510	INSURANCE	50%	3,100	1,600	-	2,300	-700
200-4475-620	MISCELLANEOUS SERVICES	50%	-	-	-	-	-
200-4475-720	BUILDINGS	50%	-	-	-	-	-
200-4475-740	CAPITALIZED EQUIPMENT	50%	-	-	-	-	-
100-4475-110	FULL TIME EMPLOYEES	50%	346,700	173,400	-	-86,700	260,100
100-4475-115	OVERTIME	50%	5,000	2,500	-	-1,250	3,750

Tax Administration Allocation Rates

Budget Amendment Balance Corrections

Account	Department	Rate	Department	Proposed	Amendment	Current	Change
100-4475-120	PART TIME EMPLOYEES	50%	20,000	10,000	-	-5,000	15,000
100-4475-125	SEASONAL EMPLOYEES	50%	-	-	-	-	-
100-4475-130	EMPLOYEE BENEFITS	50%	177,200	88,600	-	-44,400	133,000
100-4475-210	SUBSCRIPTIONS & MEMBERSHIPS	50%	4,000	2,000	-	-1,000	3,000
100-4475-230	TRAVEL	50%	10,000	5,000	-	-2,500	7,500
100-4475-240	OFFICE SUPPLIES	50%	5,000	2,500	-	-1,250	3,750
100-4475-250	EQUIPMENT SUPPLIES & MAINT	50%	20,000	10,000	-	-5,000	15,000
100-4475-251	NON CAPITALIZED EQUIPMENT	50%	4,000	2,000	-	-1,000	3,000
100-4475-280	COMMUNICATIONS	50%	6,600	3,300	-	-1,650	4,950
100-4475-310	PROFESSIONAL & TECHNICAL	50%	160,000	80,000	-	-40,000	120,000
100-4475-311	SOFTWARE PACKAGES	50%	19,400	9,700	-	-4,850	14,550
100-4475-320	PROF & TECH - ENGINEER REVIEWS	50%	10,000	5,000	-	-2,500	7,500
100-4475-322	PROF & TECH - SURVEY REVIEWS	50%	40,000	20,000	-	-10,000	30,000
100-4475-326	PROF & TECH - SECTION CORNERS	50%	60,000	30,000	-	-15,000	45,000
100-4475-328	PROF & TECH - CCCOG OVERSIGHT	50%	25,000	12,500	-	-6,250	18,750
100-4475-330	EDUCATION & TRAINING	50%	5,000	2,500	-	-1,250	3,750
100-4475-510	INSURANCE	50%	3,100	1,600	-	-800	2,400
100-4475-740	CAPITALIZED EQUIPMENT	50%	-	-	-	-	-
Total Allocation		**50%**	**1,842,000**	**921,200**	**-**	**460,200**	**461,000**

Ordinance No. 2026-08
Cache County, Utah
Shepherd Rezone

An ordinance Amending the Cache County Zoning Map by rezoning 7.12 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.

Whereas, the "County Land Use Development and Management Act," Utah Code Ann. §17-79-101 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 February 5th 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 March 10th, 2026, 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 17-79 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. This parcel meets the standards of the Rural 2 (RU2) Zone.
      a. "To allow for residential development in a moderately dense pattern that can allow for rural subdivisions, and to allow for clustering plans larger than a single parcel. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities."
      b. "To implement the policies of Cache countywide comprehensive plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipality standards."
      c. "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:
      a. The parcel is located in the Urban Expansion Overlay.
   C. If the rezone was approved, the impact to the surrounding properties and local character would be negligible.
      a. Should the property proceed through the subdivision process, a maximum of two new building lots could be created. Should these two new building lots be developed, the increase in residences in the area would be:
         i. For adjacent parcels, 25%;
         ii. For parcels within a quarter mile, 6.25%;
         iii. For parcels within a half mile, 3%.
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.

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 _____, 2026. Following its passage but prior to the effective date, a copy of the ordinance shall be deposited with the County Clerk.

7. **Council Vote and Final Action**

Date: ____ /____ /_____	Council Votes			
Council members	In Favor	Against	Abstain	Absent
Kathryn Beus				
Dave Erickson				
Sandi Goodlander				
Nolan Gunnell				
Mark Hurd				
JoAnn Bennett				
Keegan Garrity				
Total:				
Final action:	_____ **Adopt** _____ **Reject**			

Cache County Council:

_____
Sandi Goodlander, Chair

Attest:

_____
Bryson Behm, County Clerk

Action of the County Executive

Regarding Ordinance 2026-08, Shepherd Rezone

_____ Approve

_____ Disapprove (A Statement of Objection is attached)

_____

N. George Daines, Executive Date
Cache County

Development Services Department

Building | GIS | Planning & Zoning

Staff Report: Shepherd Rezone

5 February 2026

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: Misty Blotter

Parcel ID#: 01-087-0009

Staff Recommendation: None

Type of Action: Legislative

Land Use Authority: Cache County Council

Location

Reviewed by Conner Smith

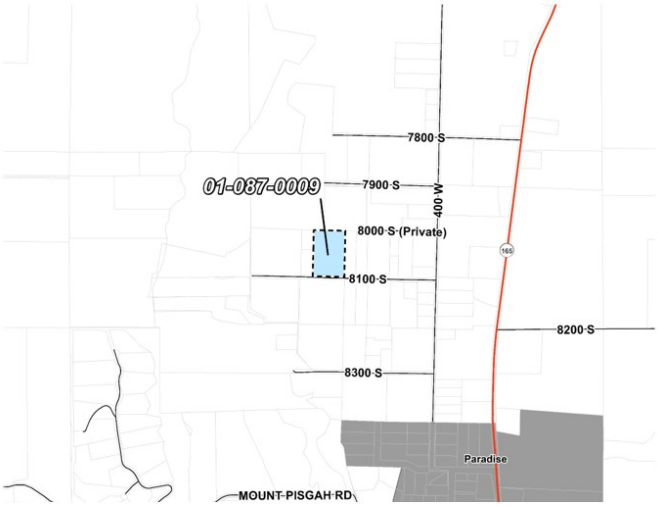
Project Address:
601 W. 8100 S.,
Paradise

Acres: 7.12

Surrounding Uses:
North – Agricultural/Residential
South – Agricultural/Residential
East – Residential
West – Agricultural/Residential

Current Zoning:
Agricultural (A10)

Proposed Zoning:
Rural 2 (RU2)



Findings of Fact

A. Request description

1. A request to rezone 7.12 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.
   a. As there is already a house present on the property, if the rezone were approved a maximum of two new lots could be created via the subdivision process.
2. This rezone may allow the parcel to establish uses permitted in the Rural 2 (RU2) 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 Rural 2 (RU2) Zone will be addressed as part of each respective approval process required prior to site development activities.

Development Services Department
179 North Main, Suite 305
Logan, Utah 84321

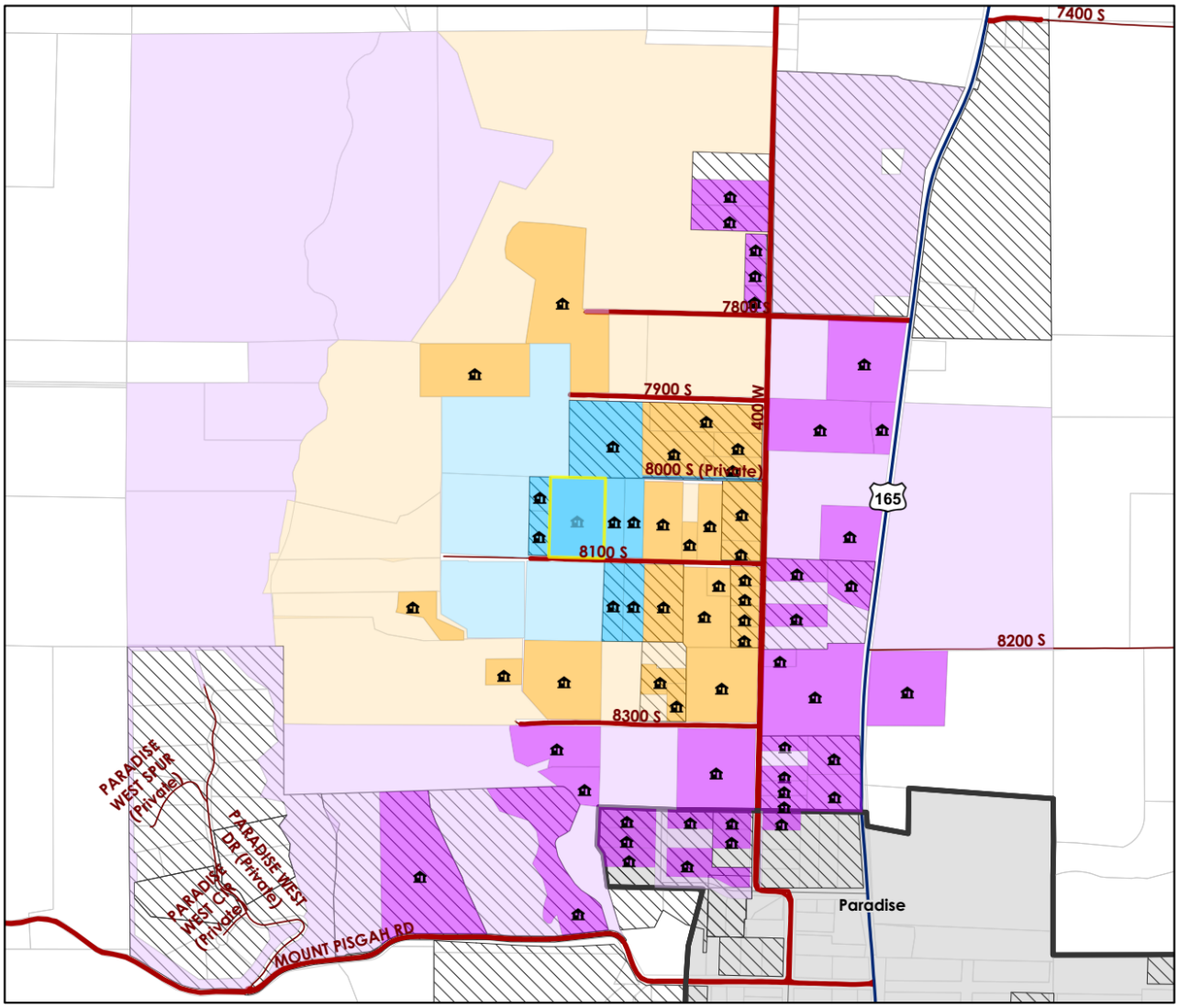
www.cachecounty.gov/devserv
devservices@cachecounty.gov
(435) 755-1640

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 8th, 2006 and is legal.

ii. Average Lot Size: (See Attachment A)



Average Parcel Size	
Adjacent Parcels	With a Home: 3.9 Acres (8 Parcels)
	Without a Home: 13.4 Acres (4 Parcels)
¼ Mile Buffer	With a Home: 4 Acres (32 Parcels)
	Without a Home: 17.1 Acres (18 Parcels)
½ Mile Buffer	With a Home: 4.5 Acres (58 Parcels)
	With a Home in Paradise Town: 1.8 Acres (8 Parcels)
	Without a Home: 22 Acres (38 Parcels)
	Without a Home in Paradise Town: 1.7 Acres (3 Parcels)

iii. Schedule of Zoning Uses: The Rural 2 (RU2) Zone allows for a variety of uses with the approval of a zoning clearance and/or conditional use permit. These uses include:

- Single Family Dwelling
- Foster Home
- Accessory Apartment
- Accessory/Agricultural Structures
- Home Based Business
- Seasonal Cabin
- Residential Living Facilities
- Home Based Kennel
- Bed and Breakfast Inn
- Public Uses
- Religious Meeting House
- Utility Facility, Distribution
- Utility Facility, Service
- Agricultural Production
- Farm Stand
- Boarding Facility
- Site Grading

iv. Adjacent Uses:

1. The properties to the north, south, and west are a mix of agricultural and residential and properties to the east are primarily residential.

v. The nearest parcel in the County that is in the Rural 2 (RU2) Zone is located 1.88 miles to the south-east of the subject property.

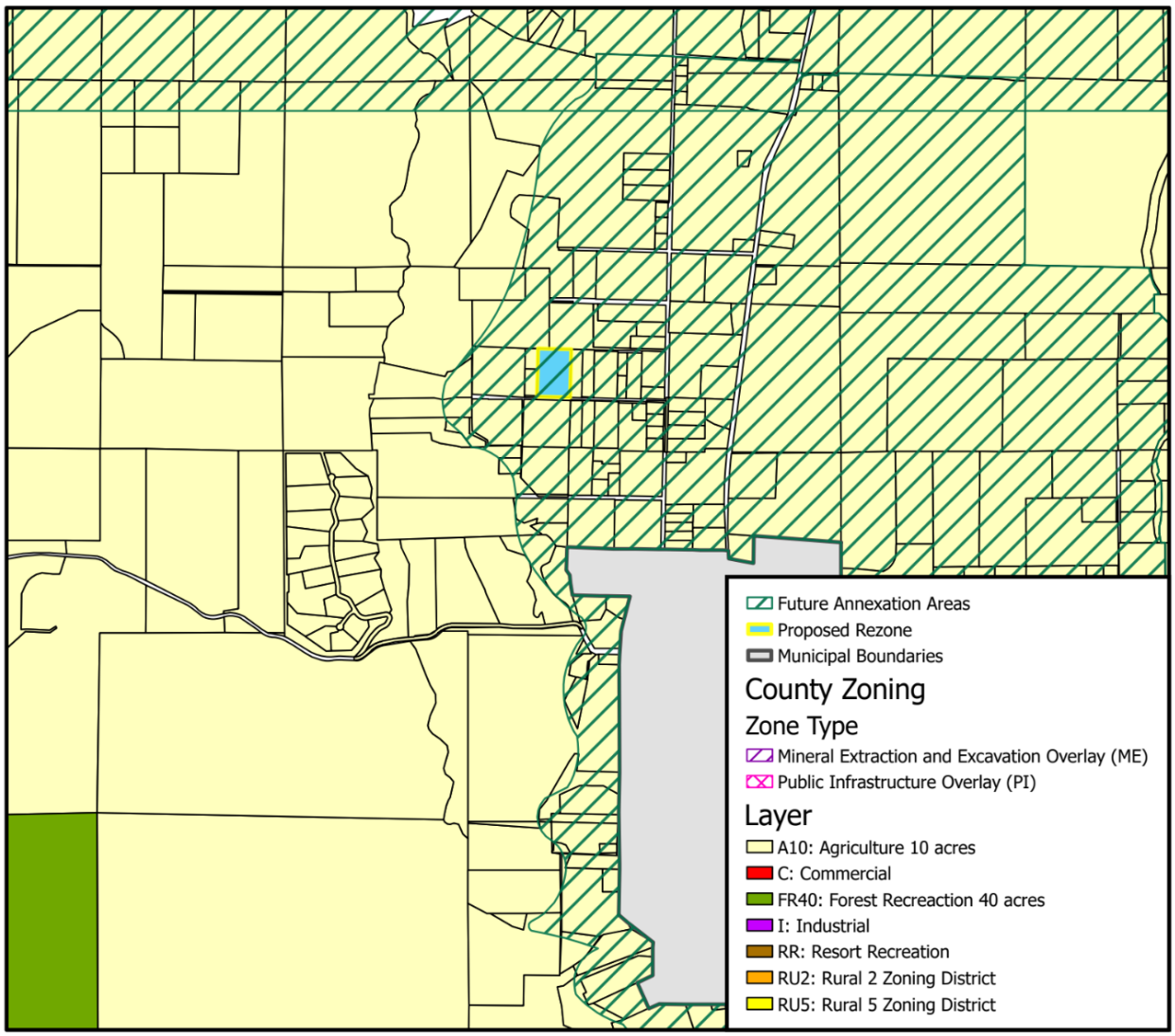
1. The Reed and Joan Baldwin Rezone, located .188 miles to the south-east of the subject property, was a request to rezone 4.18 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone and was approved by the County Council as Ordinance 2017-04. The rezone is located 150' away from Paradise Town city limits.

vi. Annexation Areas:

1. The subject property is located in Paradise Town future annexation area.

vii. §17.08.030 Code Amendment:

1. On January 27th, 2026, the Cache County Council voted to approve an amendment that modifies Cache County Codes §17.08.030(A) and §17.08.030(B). This amendment creates a maximum distance limitation for the Rural 2 (RU2) and Rural 5 (RU5) Zones. However, the code is not in effect at the time of writing the staff report nor when the application was submitted.
    a. Were the code in effect, the rezone would still be allowed to move forward as the amended code allows for an application submittal should the maximum developable potential be three lots or less.
2. The property is located 0.4 miles to the north of Paradise Town limits.



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(A) identifies the purpose of the Rural 2 (RU2) Zone and includes the following:

- **a.** "To allow for residential development in a moderately dense pattern that can allow for rural subdivisions, and to allow for clustering plans larger than a single parcel. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities."
- **b.** "To implement the policies of Cache countywide comprehensive plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipality standards."
- **c.** "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*

- **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 in the municipal land use plan. New uses should be developed where urban-level infrastructure is available. Affordable housing options are also appropriate in this area.

e. Secondary Land Uses: Civic (meeting spaces), and 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 Rural 2 (RU2) 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 Rural 2 (RU2) Zone is 90'.

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 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 noncommercial 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.

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

a. The property has access to 8100 South.

19. 8100 South:

a. South of the subject property, 8100 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 year round and has a speed limit of 55 miles per hour.

d. The frontage of the road is partially paved and partially unpaved:

i. Paved:

1. Has an existing width of 19 feet, a fifty-foot right-of-way, no paved shoulder, two-foot gravel shoulders, and a variable clear zone. This paved section extends 300 feet along the frontage of the property.

ii. Gravel:

1. Has an existing width of 19 feet, a fifty-foot right-of-way, no paved shoulder, no gravel shoulder, and a variable clear zone. This gravel section extends 165 feet along the frontage of the property.

e. Is considered substandard in all aspects.

Frontage Road – 8100 South			
Functional Classification	Minor Local	**Summer Maintenance**	Yes
Speed Limit	NP – 55 MPH	**Winter Maintenance**	Yes
Dedicated ROW	Yes – 50’	**Municipal Boundary**	No

Analysis of Roadway – 8100 South			
Roadway Element	**Existing Width (ft.)**	***Required Width (ft.)**	**Comments or Findings**
Travel Lanes	19	20	Substandard
Right-of-Way	50	66	Substandard
Paved Shoulder	0	0	Substandard
Gravel Shoulder	0	2	Substandard
Clear Zone (4:1)	5-10	10	Substandard
Material	Gravel	Paved	Substandard
Structural			Visually OK
1. The paved portion of the road has the same measurements as the gravel road but has two-foot gravel shoulders.			

Minimum Access Spacing Standard (Feet)			
Classification	**Public/Private Roads**	**Commercial**	**Residential/Farm**
Minor Local	300	N/A	10
1. Driveways for all uses except single-family homes shall not be closer than eight (8) feet to an adjacent interior property line. Single-family homes may be granted with two (2) feet of the property line.			
2. Min. Spacing from Private or Public Road Intersection shall be 80 feet.			

D. Service Provisions:

20. §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.

21. §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

22. Public notice was posted online to the Utah Public Notice Website on 23 January 2026.

23. Notices were posted in three public places on 23 January 2026.

24. Notices were mailed to all property owners within 23 January 2026.

25. The meeting agenda was posted to the County website on 23 January 2026.

26. At the time of writing the staff report, one written public comment regarding this proposal has been received by the Development Services Office.

a. Paradise Town stated in their public comment that they are opposed to the rezone request. (see attached)

Staff Conclusion

The Shepherd rezone, a request to rezone 7.12 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) 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.

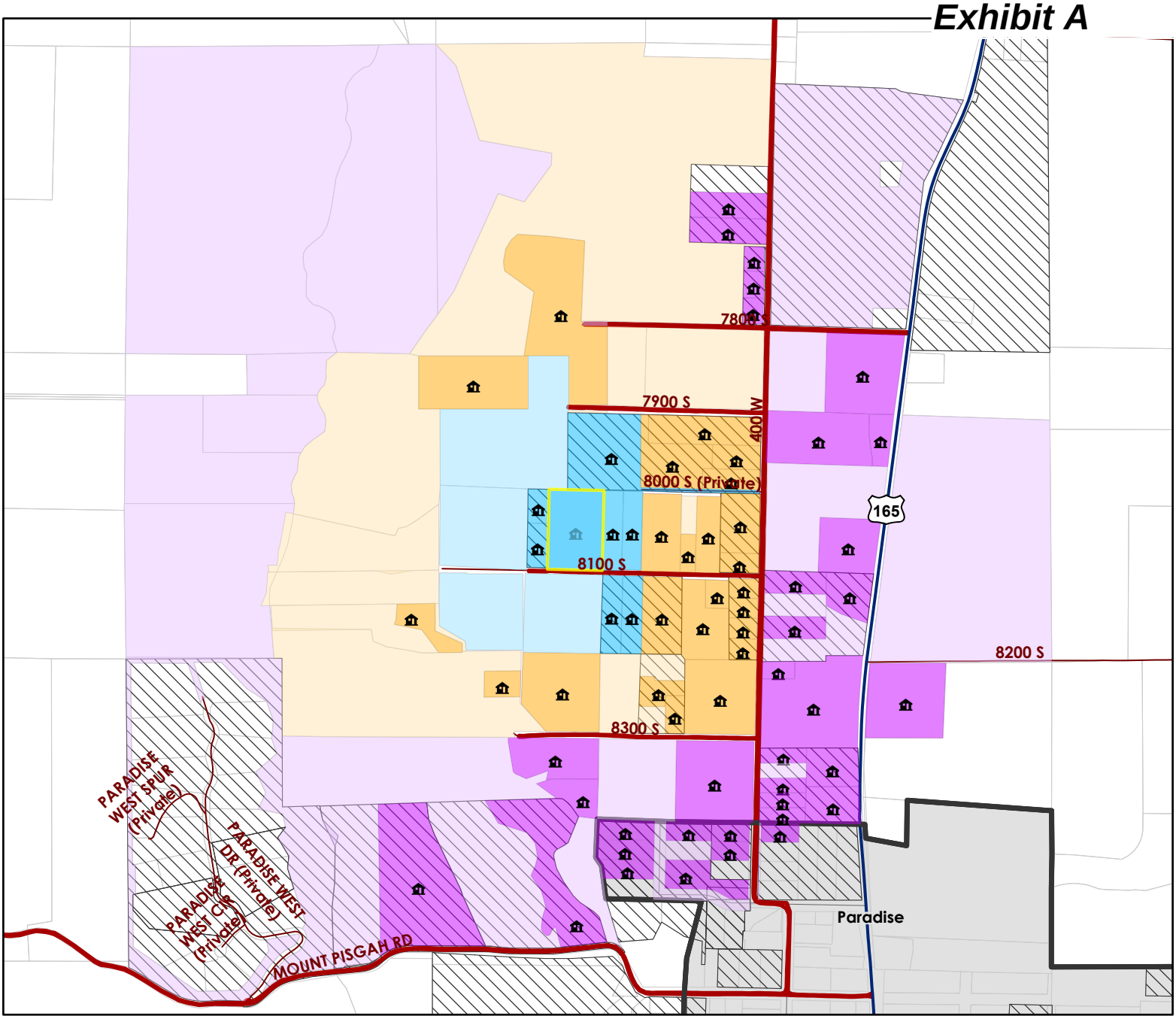
Planning Commission Conclusion

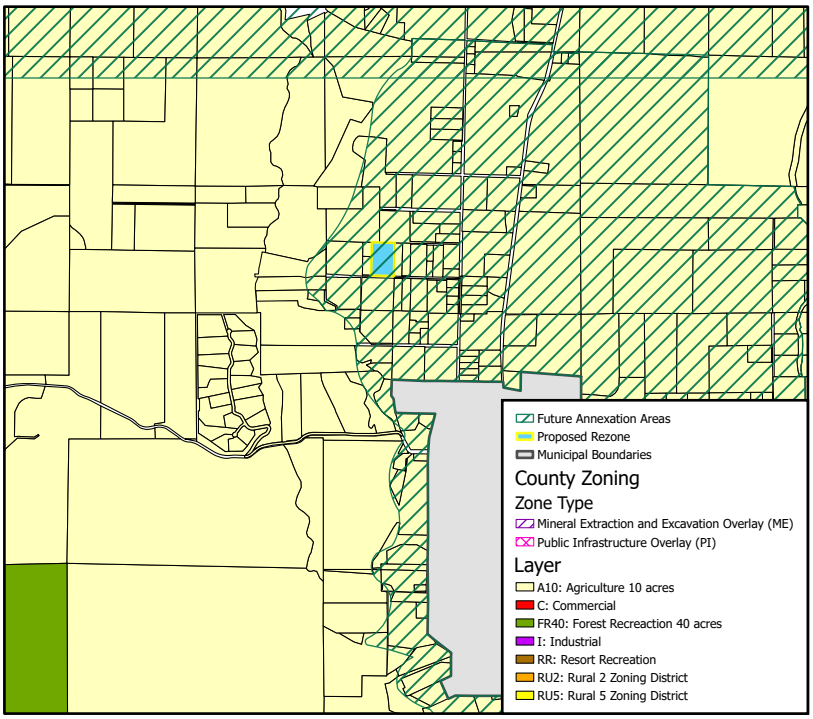
Based on the findings of fact noted herein, the Shepherd rezone is hereby recommended for approval to the County Council as follows:

1. This parcel meets the standards of the Rural 2 (RU2) Zone.
    - **a.** "To allow for residential development in a moderately dense pattern that can allow for rural subdivisions, and to allow for clustering plans larger than a single parcel. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities."
    - **b.** "To implement the policies of Cache countywide comprehensive plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipality standards."
    - **c.** "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.** The parcel is located in the Urban Expansion Overlay.
3. If the rezone was approved, the impact to the surrounding properties and local character would be negligible.
    - **a.** Should the property proceed through the subdivision process, a maximum of two new building lots could be created. Should these two new building lots be developed, the increase in residences in the area would be:
        - i. For adjacent parcels, 25%;
        - ii. For parcels within a quarter mile, 6.25%; and
        - iii. For parcels within a half mile, 3%.

ATTACHMENT A

Exhibit A





Mile
0 0.25 0.5

Legend

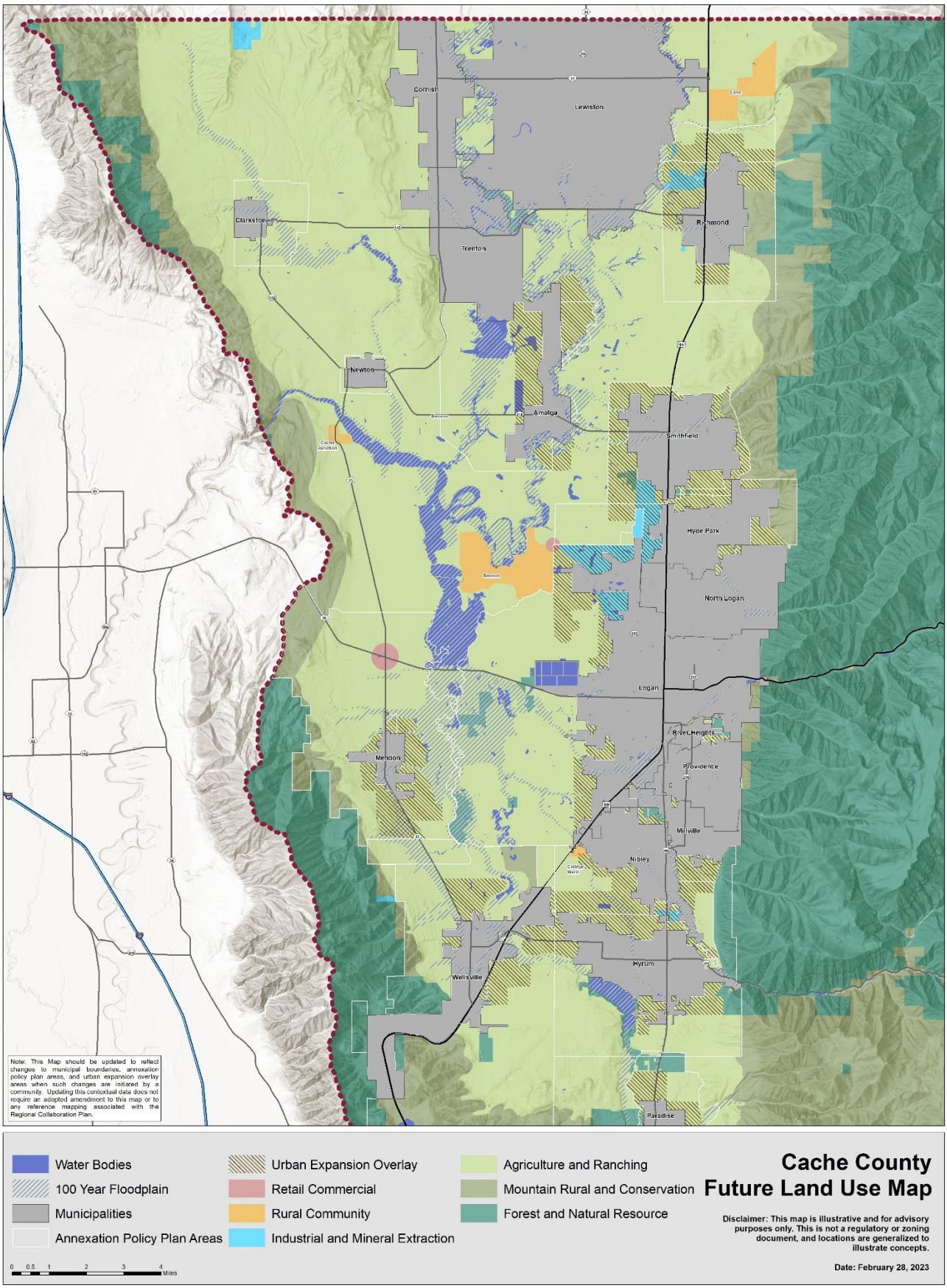
- Proposed Rezone
- Municipal Boundaries
- Subdivisions
- Parcels
- Winter Maintenance
- County Roads
- Highways

Average Parcel Size	
Adjacent Parcels	With a Home: 3.9 Acres (8 Parcels)
	Without a Home: 13.4 Acres (4 Parcels)
1/4 Mile Buffer	With a Home: 4 Acres (32 Parcels)
	Without a Home: 17.1 Acres (18 Parcels)
1/2 Mile Buffer	With a Home: 4.5 Acres (58 Parcels)
	With a Home in Paradise Town: 1.8 Acres (8 Parcels)
	Without a Home: 22 Acres (38 Parcels)
	Without a Home in Paradise Town: 1.7 Acres (3 Parcels)

1/12/2026

Cache County Development Services

ATTACHMENT B


Cornish
Lewiston
Clarkston
Trenton
Richmond
Newton
Amalga
Smithfield
Hyde Park
North Logan
Logan
River Heights
Providence
Mendon
Millville
Nibley
Hyrum
Wellsville
Paradise
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 contextual 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.
0 0.5 1 2 3 4 Miles
Date: February 28, 2023

Public Comments

Exhibit A

PARADISE
EST. 1860

January 27, 2026

Conner Smith,
Conner.smith@cachecounty.gov

Cache County Planning Commission
devservices@cachecounty.gov

RE: Shepherd Rezone, 601 W. 8100 S.

To whom it may concern:

Paradise Town strongly opposes the Shepherd Rezone located at approximately 601 W. 8100 S. This area falls within Paradise Town's annexation plan and would not be eligible for annexation if zoned RU2.

Paradise Town Annexation Policy plan and General plan reads: "It is intended that the town develop first, upon request for annexation, 2.5 acre lots in a one block radius north, west, and south. We will discourage development east, at this time, because with our present infrastructure, we cannot provide adequate water service. All additional land annexed beyond that one (1) block radius, would automatically be zoned in 5 acres lots (This statement indicates that the obvious minimum considered for annexation will be 5 acres)."

Therefore, RU2 zoning would not meet the 2.5-acre minimum requirement for annexation.

Thank you for your consideration,

Paradise Town

Paradise Town Corporation
PO Box 286, Paradise UT 84328
435-245-6737
www.paradise.utah.gov

Exhibit A

February 4, 2026

CACHE COUNTY DEVELOPMENT SERVICES DEPARTMENT

179 NORTH MAIN, SUITE 305, LOGAN, UTAH 84321

We would like to oppose the Shepherd Rezone at 601 West 8100 South in Paradise.

As long-time neighbors of this possible development, we have watched as other changes have taken place nearby. As we look out our windows at night, we now see a plethora of floodlights left on continually. Our view of the stars has truly diminished, and we hear neighborhood noise that didn't exist even ten years ago.

As much as these developments disturb us, they also unsettle our animal neighbors. Lights at night disrupt the hunting of predatory birds and alter birds' migration patterns in harmful ways. In addition, some pollinating bee species are adversely affected by artificial lights at night, leading to disrupted sleep and feeding patterns. Our local mule deer population is affected not only by the construction of homes in their natural habitat, but also by artificial light at night, which disrupts their eating, sleeping, mating, and migration patterns. Humans, too, are affected by the bright skies that are now present in our area. These constant lights have been found to affect both human metabolism (sleep cycles, melatonin production, and circadian rhythms) and mental well-being (diminished emotional regulation and a greater possibility of neurodegenerative diseases).

To preserve our quiet countryside ambience and support the health and well-being of both animals and humans living in the area, we strongly oppose this development. We earnestly hope you will consider our opinion as you make this decision.

SINCERELY,

J. Cody Dobson

J. CODY DOBSON

Dorothy Dobson

DOROTHY DOBSON

820 West 8200 South #92 Paradise, Utah 84328

Exhibit A

Public comments

Dear Planning commission, here are my comments on three items on this month's agenda.

Item #1 Shepard Rezone. I am supportive of this request as it fits the surrounding area, does not change the "feel" of the neighborhood and fits within the 3 lots or less code amendment.

Item #2 Wellsville Safe Storage, I am opposed to this rezone, it does not fit the area, people travel from all over to visit the historical farm and currently everything around it is in agriculture. Placing an industrial zone across the street from the farm seems a poor choice. It would be in the valley "gateway zone" that we are trying to keep development back a few hundred feet from the highway, and it would increase traffic to an intersection that already experiences significant traffic issues.

#3 Greenfield Mill overflow. I am supportive of this rezone request as it will help alleviate the safety issues associated along the highway with trucks having to stage there waiting to unload, and it borders other parcels that are zoned industrial.

Thanks for your consideration and the opportunity to comment.

Nathan Daugs

01-087-0009

BEG 12.26 CHS N & 14.25 CHS E OF SW COR OF SW/4 SEC 21 T 10N R 1E, E 7.20 CHS N
10.05 CHS W 7.20 CHS S
10.05 CHS TO BEG CONT 7.12 AC

Ordinance No. 2026-09
Cache County, Utah
Wellsville Safe Storage LLC Rezone

An ordinance amending the Cache County Zoning Map by rezoning 8.00 acres from the Agricultural (A10) Zone to the Industrial (I) Zone.

Whereas, the "County Land Use Development and Management Act," Utah Code Ann. §17-79-101 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 February 5th the Planning Commission held a public hearing, accepted all comments, and recommended the denial of the proposed rezone (4-2) 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 March 10th, 2026, 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 17-79 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. Wellsville City states they do not protest the rezone request.
      a. The non-protest is contingent upon the applicant's compliance with all applicable Cache County regulations, including obtaining a Conditional Use Permit (CUP) and meeting all site development standards.

B. 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.

C. Exhibits

A. Exhibit A: Rezone summary and information

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

A. Effective date

This ordinance takes effect on _____, 2026. Following its passage but prior to the effective date, a copy of the ordinance shall be deposited with the County Clerk.

B. Council Vote and Final Action

Date: ____ /____ /_____	Council Votes			
Council members	In Favor	Against	Abstain	Absent
Kathryn Beus				
Dave Erickson				
Sandi Goodlander				
Nolan Gunnell				
Mark Hurd				
JoAnn Bennett				
Keegan Garrity				
Total:				
Final action:	_____ **Adopt** _____ **Reject**			

Cache County Council:

_____
Sandi Goodlander, Chair

Attest:

_____
Bryson Behm, County Clerk

Action of the County Executive

Regarding Ordinance 2026-09, Wellsville Safe Storage LLC Rezone

_____ Approve

_____ Disapprove (A Statement of Objection is attached)

_____

N. George Daines, Executive Date
Cache County

Staff Report: Wellsville Safe Storage LLC Rezone

5 February 2026

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: Travis Baldwin **Parcel ID#:** 11-059-0009
Staff Recommendation: None
Type of Action: Legislative
Land Use Authority: Cache County Council

Location

Reviewed by Conner Smith

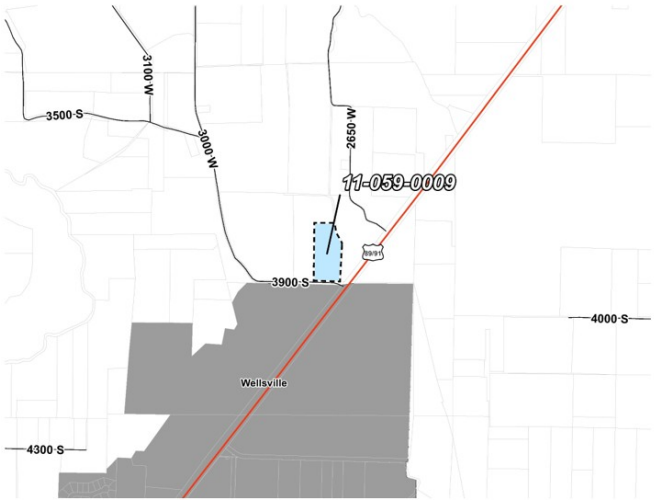
Project Address:
3900 S. Highway 89/91,
Wellsville

Acres: 8.00

Surrounding Uses:
North – Agricultural
South – Agricultural/Wellsville/American West H.C.
East – Agricultural
West – Agricultural/Residential

Current Zoning:
Agricultural (A10)

Proposed Zoning:
Industrial (I)



Findings of Fact

A. Request description

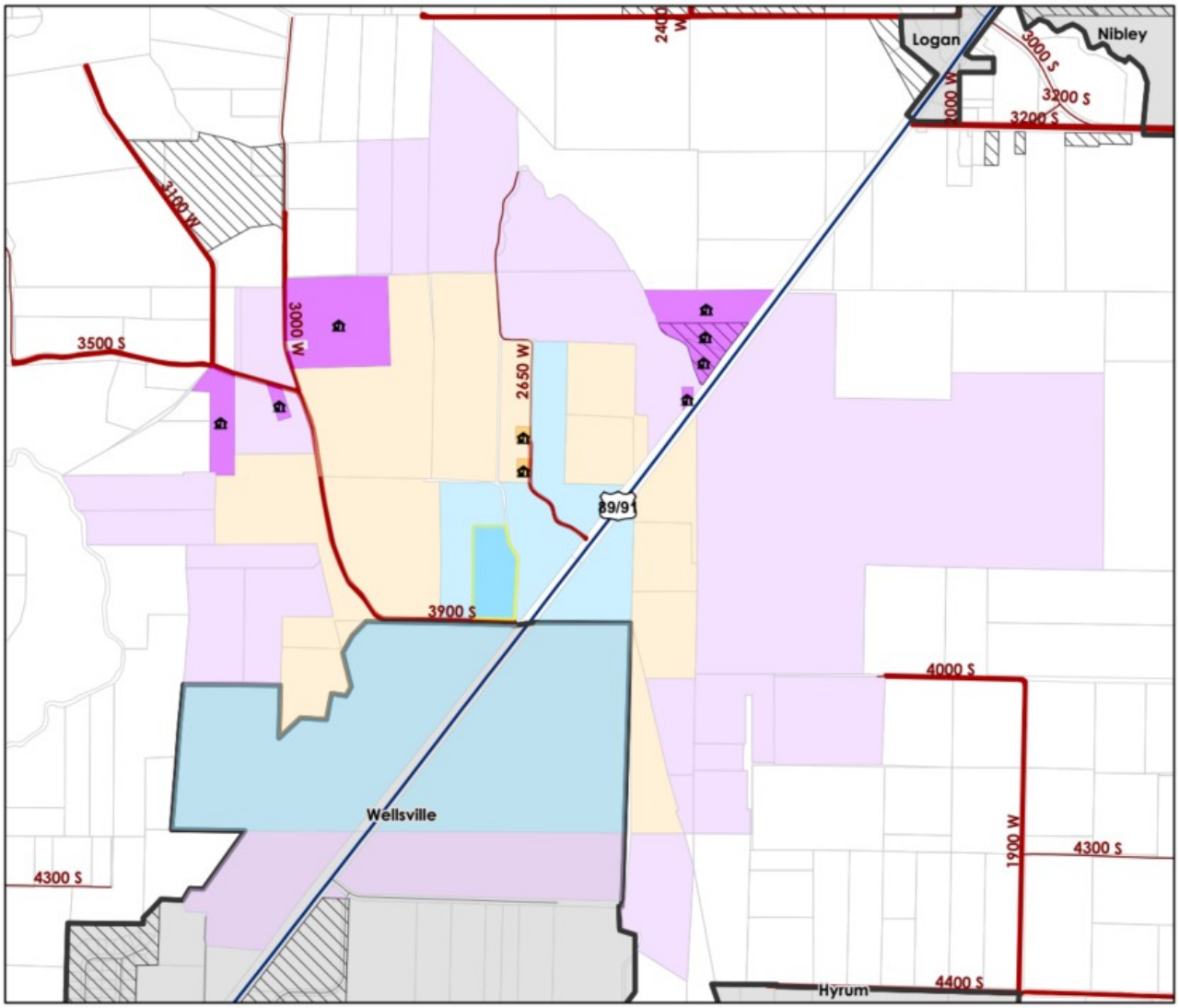
1. A request to rezone 8.00 acres from the Agricultural (A10) Zone to the Industrial (I) Zone.
2. This rezone may allow the parcel to establish uses permitted in the Industrial (I) Zone.
3. A rezone request is general in nature and is not tied to any proposed use. Any impacts related to permitted and 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:

Development Services Department
179 North Main, Suite 305
Logan, Utah 84321
www.cachecounty.gov/devserv
devservices@cachecounty.gov
(435) 755-1640

a. Land Use Context:

i. Parcel status: The property matches the configuration it had on August 8th, 2006 and is legal.

ii. Average Lot Size: (See Attachment A)



Average Parcel Size	
Adjacent Parcels	With a Home: 15.6 Acres (4 Parcels)
	Without a Home in Wellsville City: 85.6 Acres (2 Parcels)
¼ Mile Buffer	With a Home: 0.5 Acres (2 Parcels)
	Without a Home: 17.2 Acres (16 Parcels)
	Without a Home in Wellsville City: 85.6 Acres (2 Parcels)
½ Mile Buffer	With a Home: 4.7 Acres (9 Parcels)
	Without a Home: 20.4 Acres (37 Parcels)
	Without a Home in Wellsville City: 59 Acres (4 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:

- Accessory/Agriculture Structures
- Caretaker's Residence
- General Manufacturing
- Agricultural Manufacturing
- Commercial Kennel/Animal Shelter
- Storage and Warehousing
- Self Service Storage Facility
- Transport Services
- General Vehicle Repair
- Mobile Food Truck
- Sexually Oriented Business
- Crematorium
- Utility Facility, Distribution
- Telecommunications Facility, Major
- Telecommunications Facility, Minor
- Private Airport
- Livestock Auction Facility
- Site Grading

iv. Adjacent Uses:

1. The properties to the north, east, and south are primarily agricultural while properties to the west are a mix of agricultural and residential. Wellsville City limits are directly to the south of the subject property.
    a. The American West Heritage Center is located directly to the south of the subject property inside of Wellsville City limits.

v. The nearest parcel in the County that is in the Industrial (I) Zone is located 1.60 miles to the south-east of the subject property.

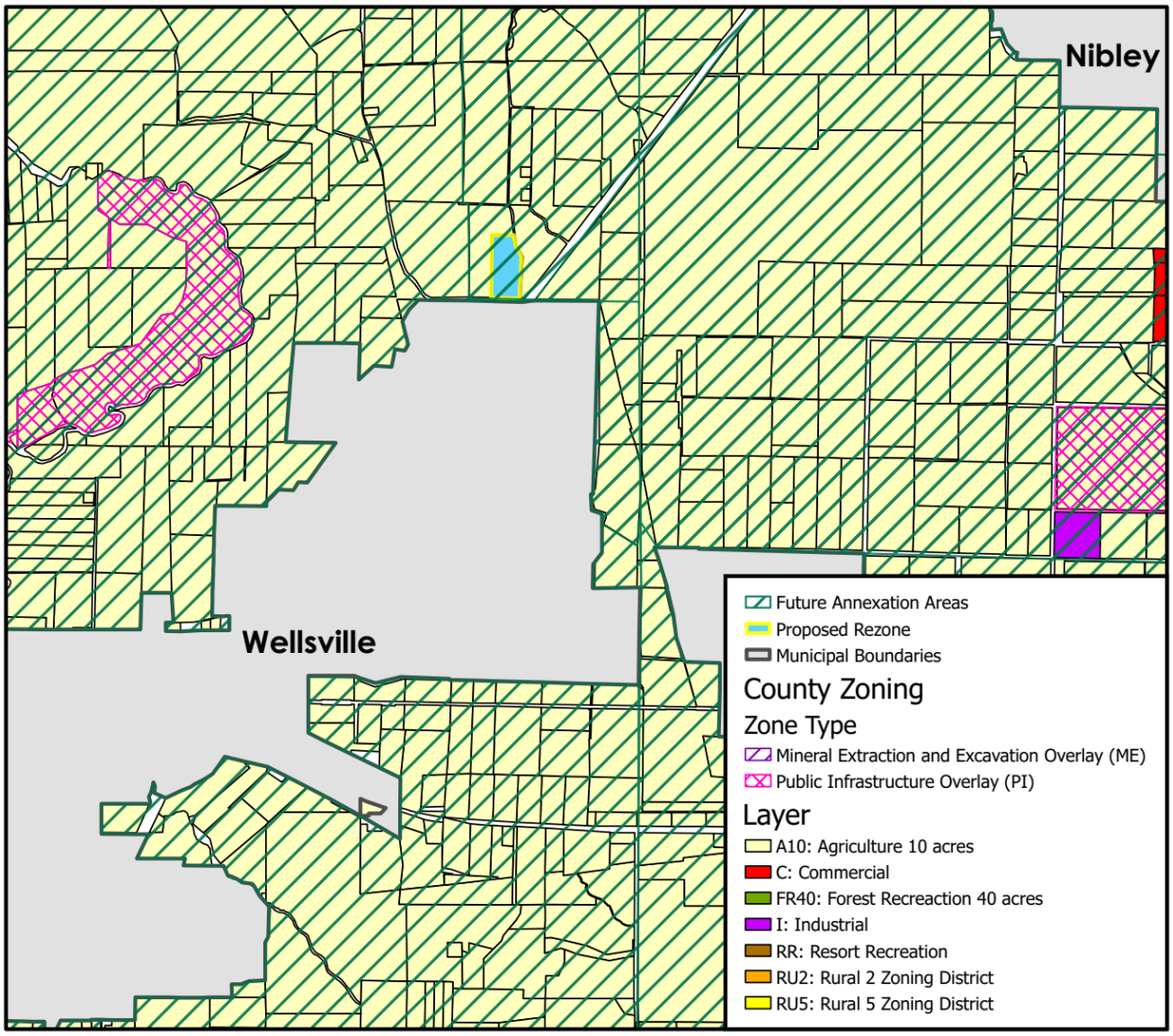
1. The Walker Property Rezone, located 1.60 miles to the south-east of the subject property at ~1500 W. 4400 S., near Hyrum, was a request to rezone 10.00 acres from the Agricultural (A10) Zone to the Industrial (I) Zone and was approved by the County Council as Ordinance 2018-10.

vi. Annexation Areas:

1. The subject property is located in both the Wellsville City and Nibley City future annexation areas.

vii. Cache Open Space Advisory Committee (COSAC):

1. COSAC has identified the properties along Highway 89/91 as scenic vistas and valley gateways that are priority properties to protect from development. This property falls into both categories. The proposed rezone is also north of the American West Heritage Center and east of properties owned by Cache County for future outdoor recreation use.



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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(A) 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 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."

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."

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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 subject property is not located in the Urban Expansion Overlay.

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 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 noncommercial 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.

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

- **a.** The property has access to 3900 South.

19. 3900 South:

- **a.** South of the subject parcel, 3900 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 year round and has a speed limit of 30 miles per hour.
- **d.** Has an existing width of 20 feet, a fifty-five-foot right-of-way, a nine-foot paved shoulder, a two-foot gravel shoulder, a variable clear zone, and is paved.
- **e.** Is considered substandard as to right-of-way.
- **f.** Industrial and Commercial uses must be located on a Major Local or higher classification road.

Frontage Road – 3900 South			
Functional Classification	Minor Local	**Summer Maintenance**	Yes
Speed Limit	30 MPH	**Winter Maintenance**	Yes
Dedicated ROW	Yes	**Municipal Boundary**	Yes

Analysis of Roadway – 3900 South			
Roadway Element	**Existing Width (ft.)**	**Required Width (ft.)**	**Comments or Findings**
Travel Lanes	24	20	OK
Right-of-Way	55	66	Substandard
Paved Shoulder	9	2	OK
Gravel Shoulder	2	2	OK
Clear Zone (4:1)	5-10	10	OK
Material	Paved	Paved	OK
Structural			Visually OK

Minimum Access Spacing Standard (Feet)			
Classification	**Public/Private Roads**	**Commercial**	**Residential/Farm**
Minor Local	300	N/A	10
1. Driveways for all uses except single-family homes shall not be closer than eight (8) feet to an adjacent interior property line. Single-family homes may be granted with two (2) feet of the property line.			
2. Min. Spacing from Private or Public Road Intersection shall be 80 feet.			

Figure 1 – 3900 South

D. Service Provisions:

20. §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.

21. §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

22. Public notice was posted online to the Utah Public Notice Website on 23 January 2026.

23. Notices were posted in three public places on 23 January 2026.

24. Notices were mailed to all property owners within 23 January 2026.
25. The meeting agenda was posted to the County website on 23 January 2026.
26. At the time of writing the staff report, one written public comment regarding this proposal has been received by the Development Services Office.
  a. Wellsville City states that they are not opposed to the rezone as long as the project meets all of the County's conditional use permit standards.

Staff Conclusion

The Wellsville Safe Storage LLC rezone, a request to rezone 8.00 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

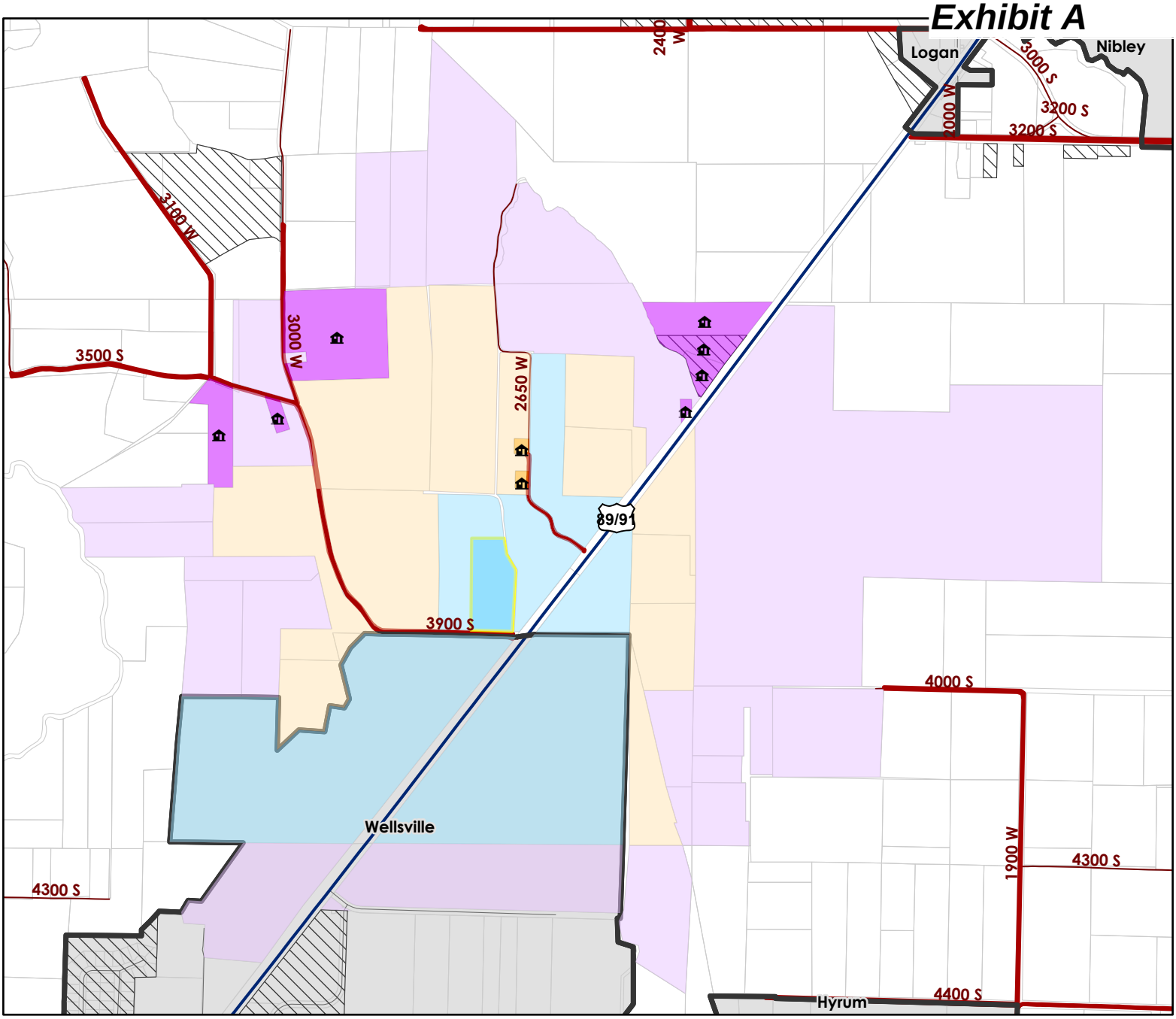
Based on the findings of fact noted herein, the Wellsville Safe Storage LLC rezone is hereby recommended for denial to the County Council as follows:

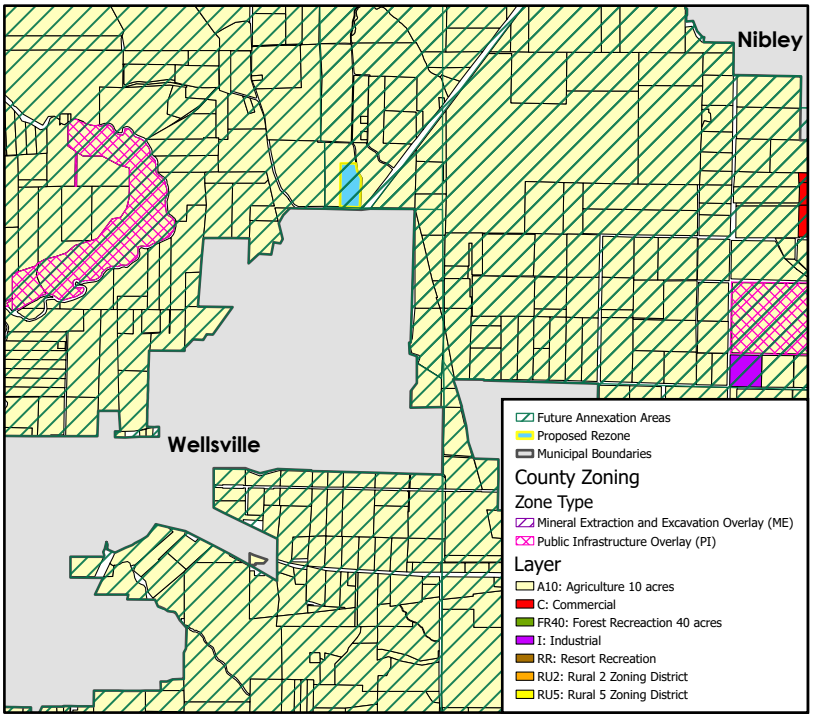
1. The parcel does not meet the standards of the Industrial (I) Zone:
  a. "To provide locations where manufacturing, processing, warehousing, and fabrication of goods and material can be carried on with minimum conflict or deleterious effect upon the surrounding properties. The purpose of this zone 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 inconsistent with the Cache County General Plan:
  a. The "Agriculture and Ranching" area places an emphasis on agriculture related activities. The Industrial (I) Zone has fewer agricultural related use types than the Agricultural (A10) Zone.
  b. The parcel is not located in the Urban Expansion Overlay
3. The rezone is inconsistent with the Wellsville City and Nibley City General Plans:
  a. Wellsville City identifies this parcel as being in the "Residential – Farmland" Zone:
    i. Residential - Farmland:
      1. "This area is identified on the Land Use Plan to remain, primarily, as an agricultural production area. This area has historically been the primary farming land of the community and the City should preserve the qualities of this area by minimizing the taking of this land for residential, commercial, or industrial uses. While residential uses are somewhat compatible with agricultural uses, residential development in this area should be minimized and large areas should be required to stay in agricultural use."
  b. Nibley City identifies this parcel as being in the "Open Space, Agriculture, and Low Density Residential" Zone.
4. The nearest parcel in the Industrial (I) Zone is located 1.60 miles to the southeast of the subject property.

5. Cache Open Space Advisory Committee has identified properties along Highway 89/91 as scenic vistas and valley gateways which are priority properties to protect from development. This parcel falls into both categories.
    a. The property is also located directly north of the American West Heritage Center and east of properties owned by the County that are meant for a future outdoor recreation use.
6. Industrial and Commercial are not permitted on a Minor Local road.

ATTACHMENT A

Exhibit A





Mile
0 0.25 0.5

Legend

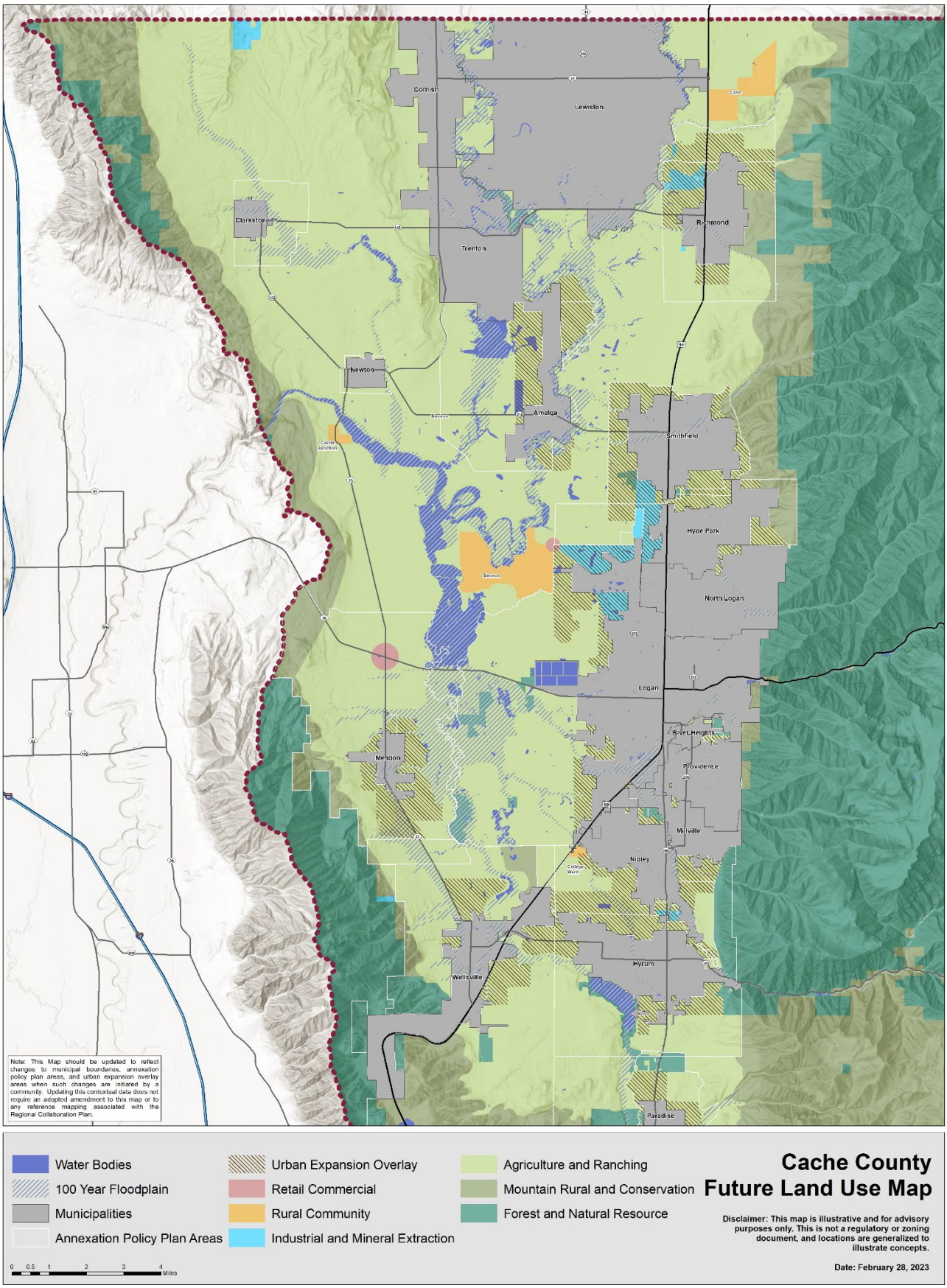
- Proposed Rezone
- Municipal Boundaries
- Subdivisions
- Parcels
- Winter Maintenance
- County Roads
- Highways

Average Parcel Size	
Adjacent Parcels	Without a Home: 15.6 Acres (4 Parcels)
	Without a Home in Wellsville City: 85.6 Acres (2 Parcels)
1/4 Mile Buffer	With a Home: 0.5 Acres (2 Parcels)
	Without a Home: 17.2 Acres (16 Parcels)
	Without a Home in Wellsville City: 85.6 Acres (2 Parcels)
1/2 Mile Buffer	With a Home: 4.7 Acres (9 Parcels)
	Without a Home: 20.4 Acres (37 Parcels)
	Without a Home in Wellsville City: 59 Acres (4 Parcels)

1/12/2026

Cache County Development Services

ATTACHMENT B


Cornish
Lewiston
Clarkston
Trenton
Richmond
Newton
Amalga
Smithfield
Hyde Park
North Logan
Logan
River Heights
Providence
Mendon
Millville
Nibley
Hyrum
Wellsville
Paradise
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 contextual 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.
0 0.5 1 2 3 4 Miles
Date: February 28, 2023

Public Comments

Exhibit A

WELLSVILLE CITY CORPORATION

75 East Main
P.O. Box 6
Wellsville, Utah 84339
Phone: 435-245-3686
Fax: 435-245-7958

MAYOR
Thomas G. Bailey
CITY COUNCIL
Kaylene Ames
Bob Lindley
Denise N. Lindsay
Chad P. Poulsen
Austin V. Wood

CITY MANAGER/RECORDER
Scott E. Wells
CITY TREASURER
Leesa M. Cooper

December 08, 2025

Cache County Development Services Office
Attn: Planning and Zoning Commission / County Council
179 North Main, Suite 305 Logan, UT 84321

SUBJECT: Non-Protest Regarding Rezone Request – Parcel 11-059-0009 (Brett Hadfield)

Dear Cache County Planning Commission and County Council Members,

This letter confirms Wellsville City's position regarding the rezone request for Parcel **11-059-0009**, submitted by **Brett Hadfield**, to change the zoning from **A10 (Agricultural 10 Acres)** to the **Industrial (I) Zone**.

Wellsville City notes that this parcel is located in the unincorporated county and is adjacent to the Wellsville City limits.

Wellsville City will not protest this rezone request.

We recognize the potential for this self-storage facility to provide a beneficial service to the residents on the south end of Cache Valley. Our non-protest is contingent on the applicant's compliance with all applicable Cache County regulations, including obtaining a Conditional Use Permit (CUP) and meeting all site development standards.

Sincerely,

Scott Wells, City Manager
Wellsville City

Exhibit A

Public comments

Dear Planning commission, here are my comments on three items on this month's agenda.

Item #1 Shepard Rezone. I am supportive of this request as it fits the surrounding area, does not change the "feel" of the neighborhood and fits within the 3 lots or less code amendment.

Item #2 Wellsville Safe Storage, I am opposed to this rezone, it does not fit the area, people travel from all over to visit the historical farm and currently everything around it is in agriculture. Placing an industrial zone across the street from the farm seems a poor choice. It would be in the valley "gateway zone" that we are trying to keep development back a few hundred feet from the highway, and it would increase traffic to an intersection that already experiences significant traffic issues.

#3 Greenfield Mill overflow. I am supportive of this rezone request as it will help alleviate the safety issues associated along the highway with trucks having to stage there waiting to unload, and it borders other parcels that are zoned industrial.

Thanks for your consideration and the opportunity to comment.

Nathan Daugs

Exhibit B

11-059-0009

BEG 8.36 CH E 9 CH S OF CENTER SEC 25 T 11N R 1W N 875 FT TO CENTER OF DITCH NELY ALG DITCH TO
INTERSEC WITH CENTER LNE OF E FIELD CANAL SELY IT ITS INTERSEC WITH W LNE ST HWY SWLY 0.50 CHS W
410 FT TO BEG 8 AC E792A

Ordinance No. 2026-10
Cache County, Utah
Greenfield Mill Overflow and Office Space Rezone

An ordinance amending the Cache County Zoning Map by rezoning 2.89 acres from the Agricultural (A10) Zone to the Industrial (I) Zone.

Whereas, the "County Land Use Development and Management Act," Utah Code Ann. §17-79-101 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 February 5th 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 March 10th, 2026, 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 17-79 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 parcels meet the standards 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."
    B. The rezone is partially consistent with the Cache County General Plan:
        a. It is located in the Urban Expansion Overlay.
    C. The nearest parcels in the Industrial (I) Zone are located directly to the south and east of the subject property.
    D. Richmond City states they have no issues with the rezone request.
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.

A. Effective date

This ordinance takes effect on _____, 2026. Following its passage but prior to the effective date, a copy of the ordinance shall be deposited with the County Clerk.

B. Council Vote and Final Action

Date: ____ /____ /_____	Council Votes			
Council members	In Favor	Against	Abstain	Absent
Kathryn Beus				
Dave Erickson				
Sandi Goodlander				
Nolan Gunnell				
Mark Hurd				
JoAnn Bennett				
Keegan Garrity				
Total:				
Final action:	_____ **Adopt** _____ **Reject**			

Cache County Council:

_____
Sandi Goodlander, Chair

Attest:

_____
Bryson Behm, County Clerk

Action of the County Executive

Regarding Ordinance 2026-10, Greenfield Mill Overflow and Office Space Rezone

_____ Approve

_____ Disapprove (A Statement of Objection is attached)

_____

N. George Daines, Executive Date
Cache County

Staff Report: Greenfield Mill Overflow and Office Space Rezone 5 February 2026

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#:** 09-042-0002, -0020
Staff Recommendation: None
Type of Action: Legislative
Land Use Authority: Cache County Council

Location

Reviewed by Conner Smith

Project Address:
11611 N. Highway 91,
Lewiston

Acres: 2.89

Surrounding Uses:
North – Agricultural/Residential
South – Agricultural/Industrial
East – Agricultural/Residential
West – Agricultural/Residential

Current Zoning:
Agricultural (A10)

Proposed Zoning:
Industrial (I)

Findings of Fact

A. Request description

1. A request to rezone a total of 2.89 acres from the Agricultural (A10) Zone to the Industrial (I) Zone.
   - **a.** Parcel 09-042-0002 is in the Agricultural (A10) Zone and is 2.43 acres.
   - **b.** Parcel 09-042-0020 is in the Agricultural (A10) Zone and is 0.46 acres.
2. This rezone may allow the parcels 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.

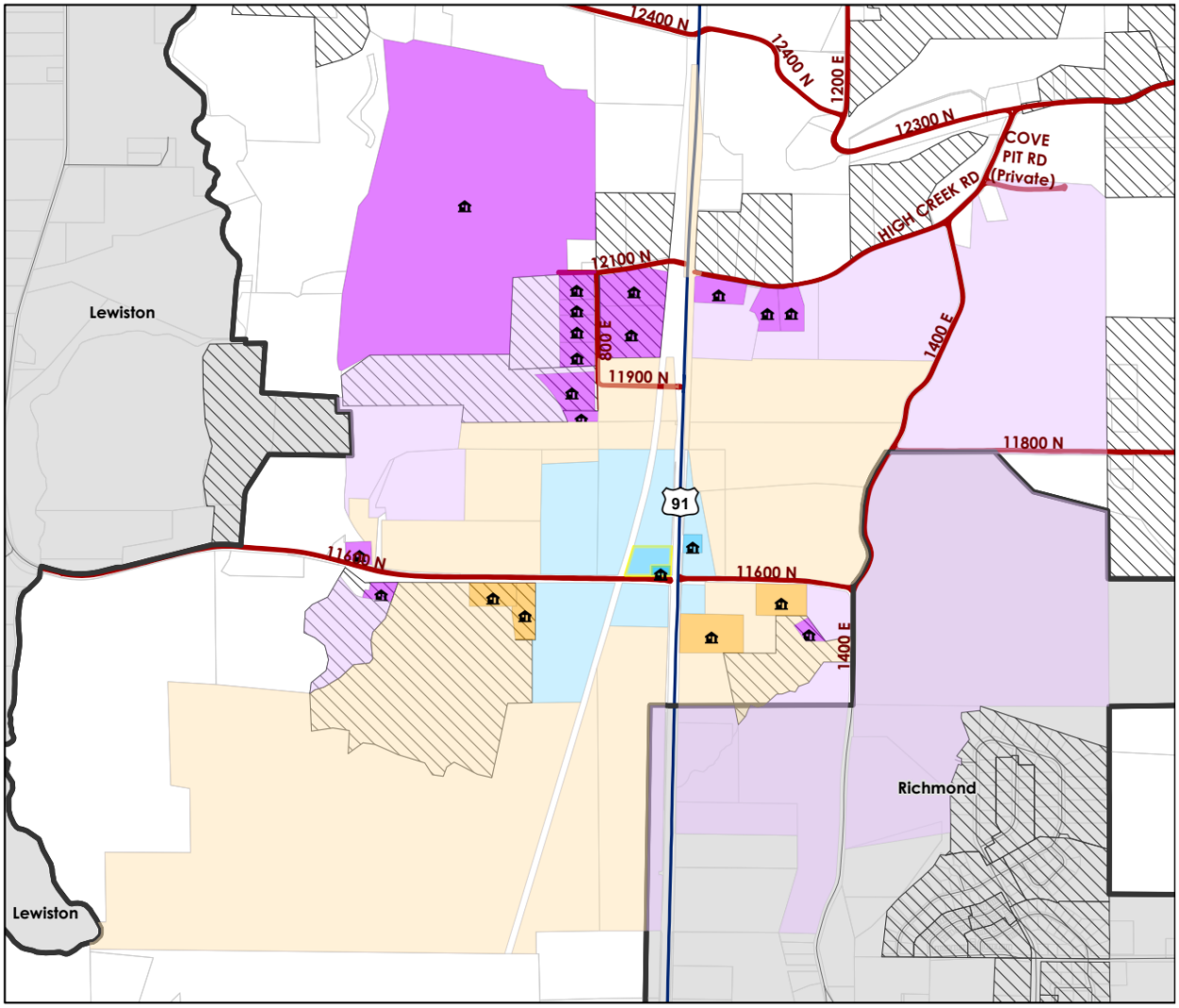
Development Services Department
179 North Main, Suite 305
Logan, Utah 84321
www.cachecounty.gov/devserv
devservices@cachecounty.gov
(435) 755-1640

4. Staff has identified general information as pertains to the subject properties 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 8th, 2006 and are legal.

ii. Average Lot Size: (See Attachment A)



Average Parcel Size	
Adjacent Parcels	With a Home: 0.7 Acres (2 Parcels)
	Without a Home: 9.6 Acres (7 Parcels)
¼ Mile Buffer	With a Home: 2.9 Acres (6 Parcels)
	Without a Home: 24.3 Acres (26 Parcels)
½ Mile Buffer	With a Home: 10 Acres (21 Parcels)
	Without a Home: 2 Acres (37 Parcels)
	Without a Home in Richmond City: 25.5 Acres (10 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:

- Accessory/Agriculture Structures
- Caretaker's Residence
- General Manufacturing
- Agricultural Manufacturing
- Commercial Kennel/Animal Shelter
- Storage and Warehousing
- Self Service Storage Facility
- Transport Services
- General Vehicle Repair
- Mobile Food Truck
- Sexually Oriented Business
- Crematorium
- Utility Facility, Distribution
- Telecommunications Facility, Major
- Telecommunications Facility, Minor
- Private Airport
- Livestock Auction Facility
- Site Grading

iv. Adjacent Uses:

1. The properties to the north, east, and west are a mix of agricultural and residential while the properties to the south are a mix of agricultural and industrial.

v. The nearest parcel in the County that is in the Industrial (I) Zone is located 85 feet to the south of the subject properties.

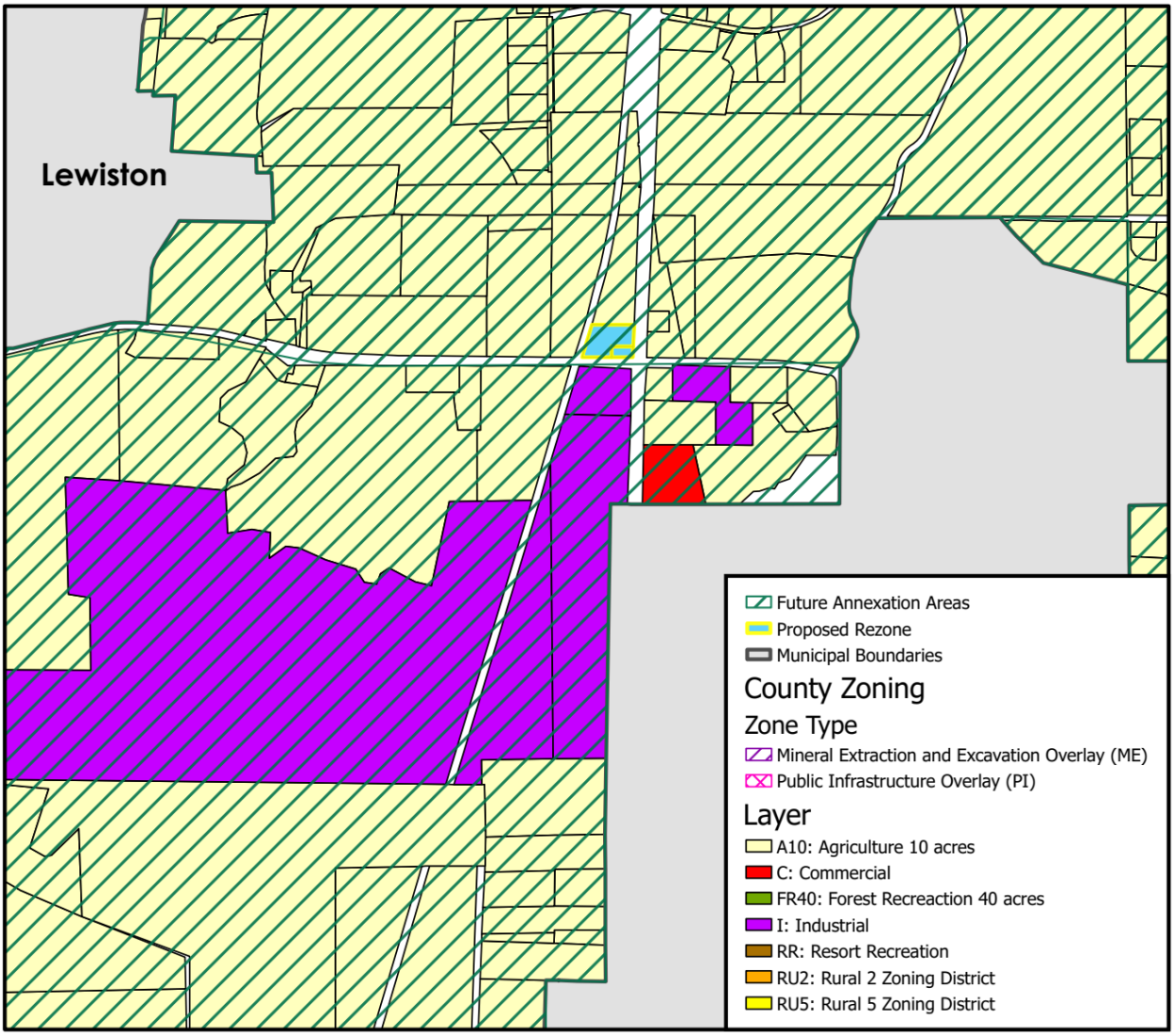
1. The Allen Property Rezone, located 85 feet to the south of the subject properties, was a request to rezone 5.12 acres from the Commercial (C) Zone to the Industrial (I) Zone and was approved by the County Council as Ordinance 2023-10.
2. The Greenfield Milling Industrial Warehouse Rezone, located 375 feet to the east of the subject properties, was a request to rezone 7.00 acres from the Agricultural (A10) Zone to the Industrial (I) Zone and was approved by the County Council as Ordinance 2025-030 on September 23rd, 2025.

vi. Annexation Areas:

1. The subject properties are located in both the Lewiston City and Richmond City future annexation area.

vii. Cache Open Space Advisory Committee (COSAC):

1. COSAC recommended approval of a Round 1 open space application for the Vivian Christensen LLC properties. This application includes 334 acres located immediately north and west of the proposed rezone as well as some parcels on the east side of Highway 91. The County Council approved this Round 1 application on December 9th, 2025 as Resolution 2025-048.



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(A) 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 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."

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 properties are 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 properties are located as "Urban Expansion Overlay." *Cache County General Plan, Chapter 4, Page 29*

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 in the municipal land use plan. New uses should be developed where urban-level infrastructure is available. Affordable housing options are also appropriate in this area.

e. Secondary Land Uses: Civic (meeting spaces), and 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 properties identifies the following:

a. The properties have access to 11600 North and Highway 91.

19. 11600 North:

a. South of the subject parcels, 11600 North is a County road and is classified as a Minor Collector.

b. Provides access to residential, agricultural, and industrial properties.

c. Is maintained by the County year round and has a speed limit of 40 miles per hour.

d. Has an existing width of 22 to 39-feet, a right-of-way width of 80 to 100-feet, a 4-foot paved shoulder, a 2 to 8-foot gravel shoulder, a 10-foot clear zone, and is paved.

e. Is not considered substandard in any way.

Frontage Road – 11600 North			
Functional Classification	Minor Collector	**Summer Maintenance**	Yes
Speed Limit	40 MPH	**Winter Maintenance**	Yes
Dedicated ROW	Yes	**Municipal Boundary**	No

Analysis of Roadway – 11600 North			
Roadway Element	**Existing Width (ft.)**	**Required Width (ft.)**	**Comments or Findings**
Travel Lanes	22-39	22	OK
Right-of-Way	80-100	66	OK
Paved Shoulder	4	4	OK
Gravel Shoulder	2-8	2	OK
Clear Zone (4:1)	10	10	OK
Material	Paved	Paved	OK
Structural			Visually OK

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

1. *Driveways for all uses except single-family homes shall not be closer than eight (8) feet to an adjacent interior property line. Single-family homes may be granted with two (2) feet of the property line.*
2. *Min. Spacing from Private or Public Road Intersection shall be 80 feet.*

Figure 1 – 11600 South looking east.

20. Highway 91:

- **a.** East of the subject parcels, Highway 91 is a Utah Department of Transportation (UDOT) Road and is classified as a Principal Arterial
- **b.** Provides access to agricultural fields and residential homes.
- **c.** This section 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 the proposed development would need to be approved by UDOT.

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 properties 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 23 January 2026.

24. Notices were posted in three public places on 23 January 2026.

25. Notices were mailed to all property owners within 23 January 2026.

26. The meeting agenda was posted to the County website on 23 January 2026.

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

- **a.** Richmond City states that they have no issues with the rezone.

Staff Conclusion

The Greenfield Mill Overflow and Office Space rezone, a request to rezone 2.89 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.

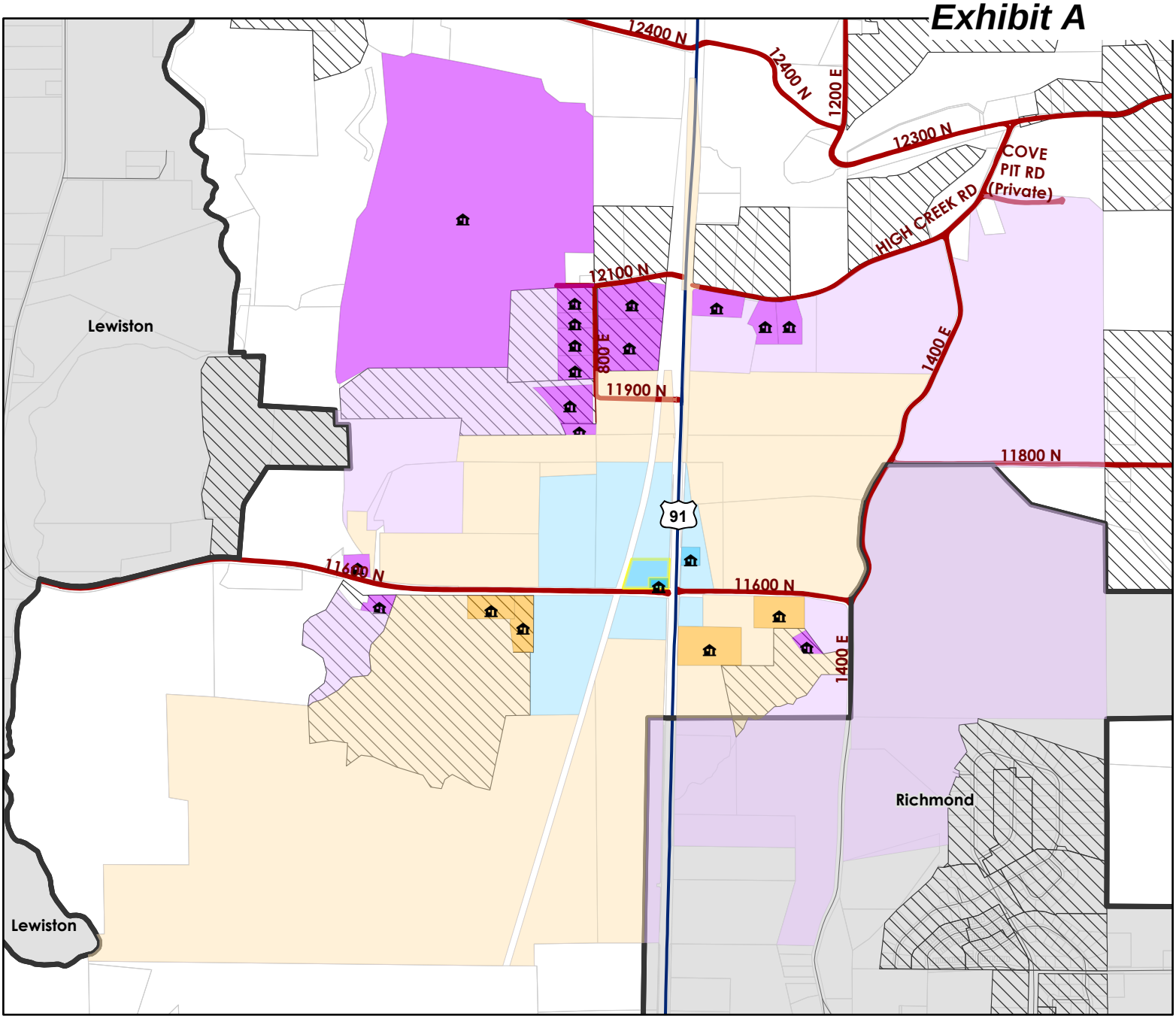
Planning Commission Conclusion

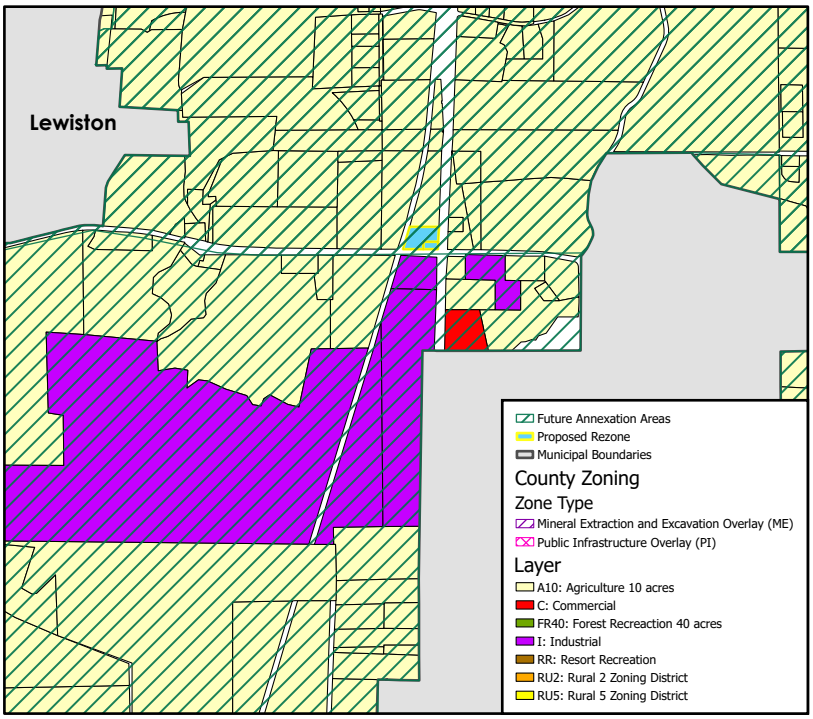
Based on the findings of fact noted herein, the Greenfield Mill Overflow and Office Space rezone is hereby recommended for approval to the County Council as follows:

1. The parcels meet the standards 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.** It is located in the Urban Expansion Overlay.
3. The nearest parcels in the Industrial (I) Zone are located directly to the south and east of the subject property.
4. Richmond City states they have no issues with the rezone request.

ATTACHMENT A

Exhibit A





Mile
0 0.25 0.5

Legend

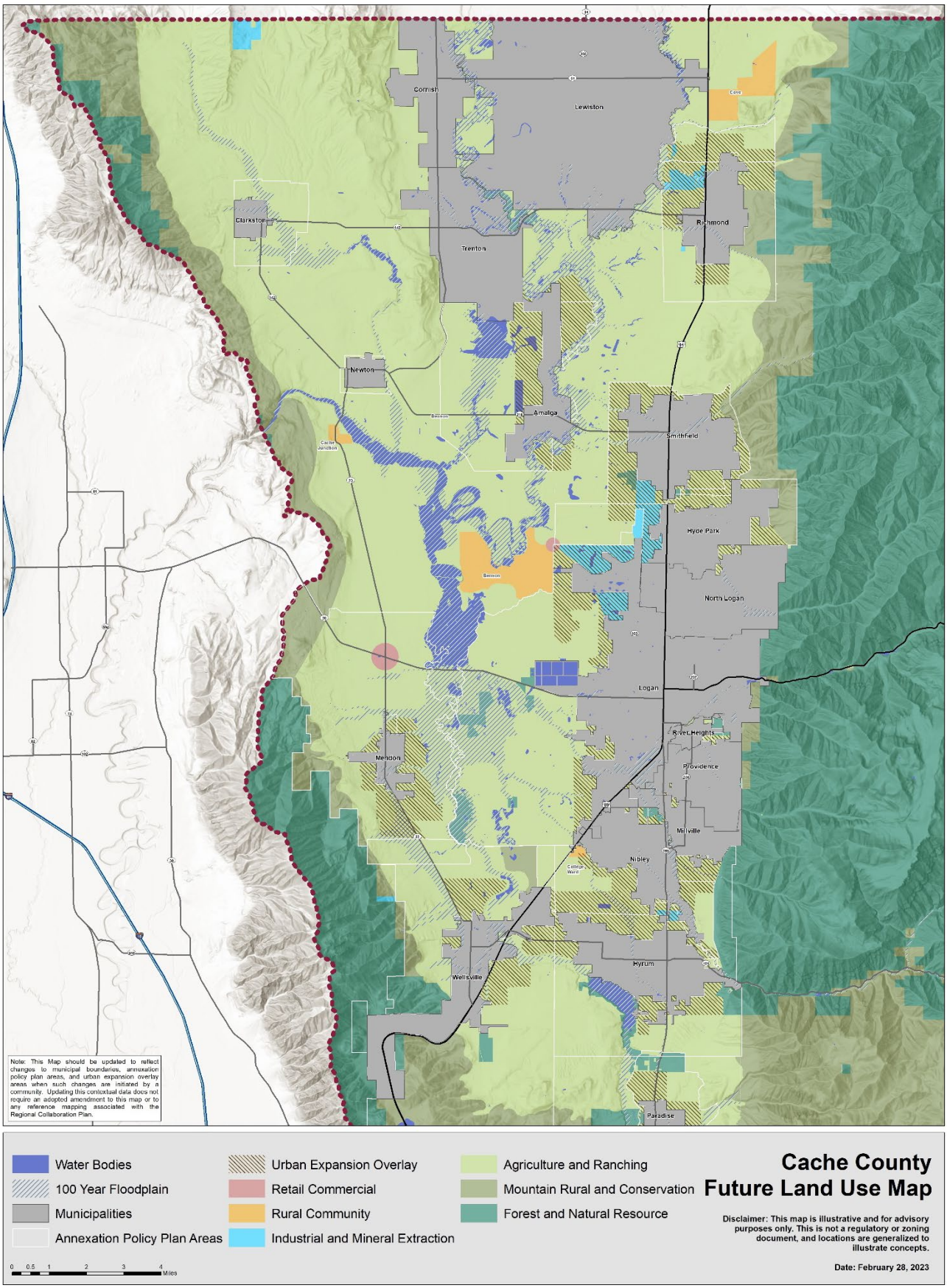
- Proposed Rezone
- Municipal Boundaries
- Subdivisions
- Parcels
- Winter Maintenance
- County Roads
- Highways

Average Parcel Size	
Adjacent Parcels	With a Home: 0.7 Acres (2 Parcels)
	Without a Home: 9.6 Acres (7 Parcels)
1/4 Mile Buffer	With a Home: 2.9 Acres (6 Parcels)
	Without a Home: 24.3 Acres (26 Parcels)
1/2 Mile Buffer	With a Home: 10 Acres (21 Parcels)
	Without a Home: 2 Acres (37 Parcels)
	Without a Home in Richmond City: 25.5 Acres (10 Parcels)

1/12/2026

Cache County 1857 Development Services

ATTACHMENT B


Cornish
Lewiston
Clarkston
Trenton
Richmond
Newton
Amalga
Smithfield
Hyde Park
North Logan
Logan
River Heights
Providence
Mendon
Millville
Nibley
Hyrum
Wellsville
Paradise
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 contextual 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.
0 0.5 1 2 3 4 Miles
Date: February 28, 2023

Public Comments

Exhibit A

Cache County

Conner Smith <conner.smith@cachecounty.gov>

Request for Comment - Rezone

Justin Lewis <jlewis@richmondutah.gov> Wed, Jan 28, 2026 at 10:32 AM
To: "conner.smith@cachecounty.gov" <conner.smith@cachecounty.gov>
Cc: HollyJo Karren <hkarren@richmondutah.gov>, Jeff Young <jyoung@richmondutah.gov>

Conner:

Thanks for reaching out to us about this request. Richmond City does not have any concern regarding the rezone request. The parcels are not near the Richmond City boundary. Utah Flour Milling LLC is a great addition to this area of the valley and we wish them the best of luck as they expand their operation.

Sincerely,

Justin Lewis

City Recorder

[Quoted text hidden]

Notice - Greenfield Mill Overflow Rezone.pdf
467K

Exhibit A

Public comments

Dear Planning commission, here are my comments on three items on this month's agenda.

Item #1 Shepard Rezone. I am supportive of this request as it fits the surrounding area, does not change the "feel" of the neighborhood and fits within the 3 lots or less code amendment.

Item #2 Wellsville Safe Storage, I am opposed to this rezone, it does not fit the area, people travel from all over to visit the historical farm and currently everything around it is in agriculture. Placing an industrial zone across the street from the farm seems a poor choice. It would be in the valley "gateway zone" that we are trying to keep development back a few hundred feet from the highway, and it would increase traffic to an intersection that already experiences significant traffic issues.

#3 Greenfield Mill overflow. I am supportive of this rezone request as it will help alleviate the safety issues associated along the highway with trucks having to stage there waiting to unload, and it borders other parcels that are zoned industrial.

Thanks for your consideration and the opportunity to comment.

Nathan Daugs

Exhibit B

09-042-0002

BEG AT PT 80 RDS S OF PT 4.05 CHS EOF NW COR SEC 23 T 14N R 1E & TH E 269.74 FT TH N 100 FT TH E 218 FT
TH N 197 FT TH W 399.30 FT TH SW'LY IN DIRECT LINE TO BEG CONT 2.52 AC LESS 0.09 AC FOR HWY 91 ENT
838974 NET 2.43 AC

09-042-0020

BEG 11.44 CHS E OF PT 80 RDS S OF NW COR SEC 23 T 14N R 1E & TH N 100FT TH W 218 FT TH S 100 FT TH E
218 FT TO BEG CONT 0.50 AC LESS 0.04 AC FOR HWY 91 ENT 844542 NET 0.46 AC

CACHE COUNTY
ORDINANCE NO. 2026 - 11

AN ORDINANCE ENACTING THE REQUIREMENT OF TRACKING COUNTY APPOINTMENTS, MEMBERSHIPS, TERM OF BOARDS AND COMMITTEES

(A) WHEREAS, Utah Code Ann. §§ 17-64-4 and 17-64-5 grant the Cache County Council the authority to "exercise all legislative powers, have all legislative duties, and perform all legislative functions of the county," and further authorize the Council to "pass ordinances," "pass resolutions," and adopt policies that conform with state and federal law; and

(B) WHEREAS, Cache County Code § 2.12.120 gives the Cache County Council the authority to "enact ordinances and adopt resolutions necessary and appropriate to establish official policy"; and

(C) WHEREAS, the records for Cache County board appointments, memberships, and terms are currently decentralized across multiple offices and officials; and

(D) WHEREAS, this fragmented tracking system creates administrative inefficiencies that hinder the effective conduct of County business; and

(E) WHEREAS, it is standard practice among other Utah counties for the County Clerk to serve as the central repository for all information related to appointments, memberships, and terms of service; and

(F) WHEREAS, the County Clerk's Office is best positioned to serve as the central repository for all such appointment data; and

(G) WHEREAS, the Cache County Council Ordinance and Policy Review Committee recommended the passage of this ordinance by a vote of 3-0; and

(H) WHEREAS, the Cache County Council finds that this ordinance is in the best interest of Cache County and its citizens;

NOW, THEREFORE, be it ordained by the County Council of Cache County, Utah, that:

SECTION 1:

Cache County Code § 2.40.040 is amended to read as follows (with a redline version of the amendments to said code attached as "Exhibit A"):

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, 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.

E. The County Clerk, or the County Clerk's designee, is charged with the responsibility for tracking all appointments and memberships for established committees, boards, and other positions created pursuant to law that require the approval of the County Executive, the County Council, or both.

1. The County Clerk, or the County Clerk's designee, shall monitor the expiration dates of all such terms. Upon the expiration or anticipated expiration of any appointment, the Clerk shall notify the County Executive and the County Council, as appropriate, to ensure timely appointment or reappointment of individuals.

2. In the fulfilling this duty to track appointments and memberships, the office of the County Clerk, or the County Clerk's designee, shall maintain a record of the following information for each board, committee, or appointment category:

    a. The official name of the board, committee, or appointment category;

    b. The specific seat designation or number, where applicable;

    c. The full name of each individual appointee or member;

    d. Current contact information for each appointee;

    e. The specific term length and expiration date for each appointee;

    f. The effective date of the current appointment;

    g. The specific appointing authority and the status of any required advice and consent from the County Council; and

    h. Any additional information the County Clerk, or their designee, deems necessary to ensure the accurate and efficient tracking of county appointments.

3. The County Clerk, or the County Clerk's designee, shall also monitor the aforementioned information for county committees, boards, bodies, or appointment category that are subject to the appointing authorities other than the County Executive and/or the Cache County Council.

ORDINANCE NO. 2026 – 11

SECTION 2:

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

PASSED AND APPROVED BY THE COUNTY COUNCIL OF CACHE COUNTY, UTAH THIS ___ DAY OF _____ 2026.

Council Member	In Favor	Against	Abstained	Absent
JoAnn Bennett				
Kathryn Beus				
David Erickson				
Keegan Garrity				
Sandi Goodlander				
Nolan Gunnell				
Mark Hurd				
Total				
FINAL ACTION: _____ ADOPT _____ REJECT				

CACHE COUNTY:

By: _____
Sandi Goodlander, Chair

ATTEST:

By: _____
Bryson Behm, County Clerk

ORDINANCE NO. 2026 – 11

ACTION OF THE COUNTY EXECUTIVE:

____ Approved
____ Disapproved (written statement of objection attached)

By:_____ _____
N. George Daines, County Executive Date

ORDINANCE NO. 2026 – 11

EXHIBIT A

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, 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.

E. The County Clerk, or the County Clerk's designee, is charged with the responsibility for tracking all appointments and memberships for established committees, boards, and other positions created pursuant to law that require the approval of the County Executive, the County Council, or both.

1. The County Clerk, or the County Clerk's designee, shall monitor the expiration dates of all such terms. Upon the expiration or anticipated expiration of any appointment, the Clerk shall notify the County Executive and the County Council, as appropriate, to ensure timely appointment or reappointment of individuals.

2. In the fulfilling this duty to track appointments and memberships, the office of the County Clerk, or the County Clerk's designee, shall maintain a record of the following information for each board, committee, or appointment category:

   a. The official name of the board, committee, or appointment category;

   b. The specific seat designation or number, where applicable;

   c. The full name of each individual appointee or member;

   d. Current contact information for each appointee;

   e. The specific term length and expiration date for each appointee;

   f. The effective date of the current appointment;

   g. The specific appointing authority and the status of any required advice and consent from the County Council; and

h. Any additional information the County Clerk, or their designee, deems necessary to ensure the accurate and efficient tracking of county appointments.

3. The County Clerk, or the County Clerk's designee, shall also monitor the aforementioned information for county committees, boards, bodies, or appointment category that are subject to the appointing authorities other than the County Executive and/or the Cache County Council.

CACHE COUNTY
ORDINANCE NO. 2026 - 12

AN ORDINANCE ENACTING THE REQUIREMENT OF ONLINE PUBLICATION OF CACHE COUNTY COUNCIL LEGISLATION

(A) WHEREAS, Utah Code Ann. §§ 17-64-4 and 17-64-5 grant the Cache County Council the authority to "exercise all legislative powers, have all legislative duties, and perform all legislative functions of the county," and further authorize the Council to "pass ordinances," "pass resolutions," and adopt policies that conform with state and federal law; and

(B) WHEREAS, Cache County Code § 2.12.120 gives the Cache County Council the authority to "enact ordinances and adopt resolutions necessary and appropriate to establish official policy"; and

(C) WHEREAS, with the advent of the information age, it has become a common practice for local governments to publish the final legislative acts of local legislative bodies for the purposes of accessibility and transparency for members of the public; and

(D) WHEREAS, the Cache County Clerk is the designated records officer for Cache County, and said designation includes the responsibility of being the repository of all finalized legislative acts of the Cache County Council; and

(E) WHEREAS, explicitly detailing and designating the responsibility and assignment of online publication of the final legislative acts of the Cache County Council serves to standardize the publication process and ensure the consistent availability of official records to the public for increased transparency and accessibility;

(F) WHEREAS, the Cache County Council Ordinance and Policy Review Committee recommended the passage of this ordinance by a vote of 3-0; and

(G) WHEREAS, the Cache County Council finds that this ordinance is in the best interest of Cache County and its citizens;

NOW, THEREFORE, be it ordained by the County Council of Cache County, Utah, that:

SECTION 1:

Cache County Code § 2.12.185 is enacted to read as follows (with a redline version of the amendments to said code attached as “Exhibit A”):

2.12.185: CLERK; ONLINE PUBLIC LEGISLATION INDEX AND VOTING TABLE

A. Subject to the provisions of the Government Data Privacy Act and associated county policy regarding personal data privacy the County Clerk, or the County Clerk's designee,

shall ensure that an online public legislation index and an associated online voting table be kept in accordance with this part.

B. Public Legislation Index:

1. Each ordinance, resolution, appointment, proclamation that has received a final vote of the County Council shall be published online within thirty (30) days of said vote in an online public legislation index.

   a. In the event a measure is presented to the County Executive in accordance with County Code and the Cache County Optional Plan, and subsequently vetoed and returned with their objections to the County Council, the above thirty (30) day online publication window shall reset to the date of the County Council's reconsideration of the vetoed measure.

C. Voting Table:

1. An online record of all final votes on all ordinances, resolutions, appointments, and proclamations shall be kept on the Cache County website. Such online record shall, at a minimum, include a table that specifies for each final voted on ordinance, resolution, appointment, proclamation:

   a. Its title, including its numerical sequential numbering and title description;

   b. The motion made on its final action (pass/fail/approve/deny/table indefinitely) with the final vote result totals;

   c. Its date of final vote; and

   d. If applicable, signature, veto, or non-veto by the Cache County Executive.

D. The contents of the public legislation index and the associated voting table shall be displayed at an inconspicuous location on the Cache County website.

1. The public legislation index and voting table may be combined into one webpage publication, such that it meets the above criteria.

SECTION 2:

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

ORDINANCE NO. 2026 – 12

PASSED AND APPROVED BY THE COUNTY COUNCIL OF CACHE COUNTY, UTAH THIS ___ DAY OF _____ 2026.

Council Member	In Favor	Against	Abstained	Absent
JoAnn Bennett				
Kathryn Beus				
David Erickson				
Keegan Garrity				
Sandi Goodlander				
Nolan Gunnell				
Mark Hurd				
Total				
FINAL ACTION: _____ ADOPT _____ REJECT				

CACHE COUNTY:

By: _____
Sandi Goodlander, Chair

ATTEST:

By: _____
Bryson Behm, County Clerk

ORDINANCE NO. 2026 – 12

ACTION OF THE COUNTY EXECUTIVE:

____ Approved
____ Disapproved (written statement of objection attached)

By:_____ _____
N. George Daines, County Executive Date

ORDINANCE NO. 2026 – 12

EXHIBIT A

Cache County Code

2.12.185: CLERK; ONLINE PUBLIC LEGISLATION INDEX AND VOTING TABLE

A. Subject to the provisions of the Government Data Privacy Act and associated county policy regarding personal data privacy the County Clerk, or the County Clerk's designee, shall ensure that an online public legislation index and an associated online voting table be kept in accordance with this part.

B. Public Legislation Index:
   1. Each ordinance, resolution, appointment, proclamation that has received a final vote of the County Council shall be published online within thirty (30) days of said vote in an online public legislation index.
      a. In the event a measure is presented to the County Executive in accordance with County Code and the Cache County Optional Plan, and subsequently vetoed and returned with their objections to the County Council, the above thirty (30) day online publication window shall reset to the date of the County Council's reconsideration of the vetoed measure.

C. Voting Table:
   1. An online record of all final votes on all ordinances, resolutions, appointments, and proclamations shall be kept on the Cache County website. Such online record shall, at a minimum, include a table that specifies for each final voted on ordinance, resolution, appointment, proclamation:
      a. Its title, including its numerical sequential numbering and title description;
      b. The motion made on its final action (pass/fail/approve/deny/table indefinitely) with the final vote result totals;
      c. Its date of final vote; and
      d. If applicable, signature, veto, or non-veto by the Cache County Executive.

D. The contents of the public legislation index and the associated voting table shall be displayed at an inconspicuous location on the Cache County website.
   1. The public legislation index and voting table may be combined into one webpage publication, such that it meets the above criteria.

CACHE COUNTY
ORDINANCE NO. 2026 - 13

AN ORDINANCE AMENDING THE CACHE COUNTY PERSONNEL POLICY AND PROCEDURES MANUAL SECTION VIII.U. AND CACHE COUNTY CODE TITLE 3 REGARDING DUTIES OF THE AUDITOR IN ASSET PURCHASES AND TRAVEL EXPENSES

(A) WHEREAS, Utah Code Ann. §§ 17-64-4 and 17-64-5 grant the Cache County Council the authority to "exercise all legislative powers, have all legislative duties, and perform all legislative functions of the county," and further authorize the Council to "pass ordinances," "pass resolutions," and adopt policies that conform with state and federal law; and

(B) WHEREAS, Cache County Code § 2.12.120 gives the Cache County Council the authority to "enact ordinances and adopt resolutions necessary and appropriate to establish official policy"; and

(C) WHEREAS, Section 5.06 of the Cache County Optional Plan provides that the "County Auditor shall be the Finance Officer of the County… except that the County Executive shall be the Finance Officer solely for the purpose of preparing the tentative budget of the County"; and

(D) WHEREAS, the current assignment of tracking county asset purchases and official travel to the County Executive creates an unnecessary administrative burden and deviates from the fiscal oversight duties of the County Auditor; and

(E) WHEREAS, as the designated Finance Officer of Cache County, the County Auditor is the appropriate official to oversee the financial tracking of assets and travel-related expenditures; and

(F) WHEREAS, the repeal of Cache County Code § 3.44.020 eliminates redundant Cache County Code while preserving the Cache County Council's authority to determine per diem rates; and

(G) WHEREAS, the Cache County Council Ordinance and Policy Review Committee recommended the passage of this ordinance by a vote of 3-0; and

(E) WHEREAS, the Cache County Council finds that this ordinance is in the best interest of Cache County and its citizens;

NOW, THEREFORE, be it ordained by the County Council of Cache County, Utah, that:

ORDINANCE NO. 2026 – 13

SECTION 1:

Cache County Code § 3.28.030 is amended to read as follows (with a redline version of the amendments to said code attached as "Exhibit A"):

3.28.030: INVENTORY OF FIXED ASSETS

A. The Cache County Finance Department shall prepare and maintain an inventory of all assets of the county, including real and tangible personal property having a value greater than five thousand dollars ($5,000).
B. After the Finance Department has prepared and entered an asset into the Asset Management System, the asset is to be transferred within the Asset Management System and when entered/transferred to the responsible department, each department head shall bear responsibility to maintain an inventory of all assets of the county that are controlled or held by the department, including real and tangible personal property having a value of less than five thousand dollars ($5,000) and greater than five hundred dollars ($500).
C. Upon the acquisition or disposition of any property, referred to in subsection A of this section, by the county, written notice thereof, including the description of the specific property, shall be given to the County Finance Department who shall amend the inventory to reflect such acquisition or disposition.
D. All single asset acquisitions over two thousand dollars ($2,000) must be approved with a Purchase Order signed by the County Auditor prior to purchase.

SECTION 2:

Cache County Code Chapter 3.44.010 is amended to read as follows (with a redline version of the amendments to said code attached as "Exhibit B"):

3.44.010: TRAVEL

A. A request for travel reimbursement will only be allowed if approved according to limitations in section 3.08.060 of this title.
B. A mileage log shall be kept in all county vehicles. Mileage shall be logged every time the vehicle is used. The mileage logs shall be submitted monthly to department heads for approval and forwarded to the county auditor's office for review and action.
C. It is the policy of the county to reimburse county employees and officers for reasonable expenses incurred in travel approved for the primary purpose of conducting bona fide county business.
D. Travel shall be by the most reasonable and least expensive means available within reasonable schedules.

E. Travel mileage expenses shall be made at a standard rate based upon current United States internal revenue service policies and shall be established by resolution of the county council.

F. Travel reimbursement for mileage expenses shall be made only to officers and employees using a private vehicle for the travel to be reimbursed.

G. Officers and employees shall, to the extent reasonably possible, use county vehicles to travel on county business. Mileage reimbursement will not be paid for the use of county vehicles.

H. When frequent flyer or bonus mileage benefits are awarded to county officers or employees for flights on commercial airlines, those county officers or employees shall be allowed to accumulate and use those benefits.

I. The county council and planning commission members may be reimbursed for the amount of their actual and reasonable traveling expenses in attending regular and special sessions and in the discharge of necessary duties; provided, that an itemized statement shall be made showing in detail the expenses incurred, and shall be subscribed to and sworn to by the member claiming such expenses.

3.44.020: CLAIMS OF COUNTY COUNCIL MEMBERS

Claims for reimbursement for travel and other expenses and per diem shall be reviewed and approved by the chairperson of the county council and submitted thereafter to the Office of the County Auditor for his approval before reimbursement may be made.

3.44.030: CLAIMS OF COUNTY EXECUTIVE

Claims for reimbursement by the county executive for travel and other expenses and per diem shall be submitted to the Office of the County Auditor for review and approval before such expenses and per diem may be paid.

3.44.040: CLAIMS FOR OTHER EXPENSES

The county shall reimburse any county officer or employee for contingent expenses necessarily incurred for the benefit of the county; provided, that such expenses were approved by the department head or county executive prior to their being incurred, if reasonably possible, and such claims if made by members of the county council or by the county executive shall be reviewed and approved in the manner set forth in this chapter.

3.44.050: DUPLICATION OF REIMBURSEMENTS PROHIBITED; DISTRIBUTION OF PROCEEDS FROM OUTSIDE SOURCES

A. No county officer or employee shall receive reimbursement for any travel, per diem or other expense if such officer or employee has received reimbursement from any other source for such expense or per diem.

B. In the event any county officer or employee receives any reimbursement from a source other than the county which duplicates any reimbursement from the county, the officer or employee shall immediately submit the reimbursement received from the outside source to the county auditor and that reimbursement shall be placed back into the fund or line item budget from which the original reimbursement was taken.

3.44.060: REIMBURSEMENT PROCEDURES

Claims for reimbursement shall be made in a manner and using voucher or other forms as required by the county auditor or as provided by resolution of the county council.

3.44.070: SPOUSE OR RELATIVE

The county shall make no reimbursements for expenses incurred by nor pay any per diem or fees for the spouses or relatives of county officers or employees. County officers and employees shall be responsible for any additional fees or costs directly attributable to the attendance of their spouse or relative, such as, but not limited to, such matters as additional lodging costs or meals or spouse registration fees.

SECTION 3:

Section VIII.U. of the Cache County Personnel Policy & Procedure Manual is amended to read as follows (with a redline version of the amendments to said code attached as "Exhibit C"):

SECTION VIII. U.

[…]

An employee's Department Head must review and approve all travel expense requests. Out-of-state travel must be approved by the Department Head and the Cache County Auditor. The U.S. General Services Administration (GSA) per diem rates will serve as the basis by which Cache County will pay for expenses related to travel.

SECTION 4:

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

ORDINANCE NO. 2026 – 13

PASSED AND APPROVED BY THE COUNTY COUNCIL OF CACHE COUNTY, UTAH THIS ___ DAY OF _____ 2026.

Council Member	In Favor	Against	Abstained	Absent
JoAnn Bennett				
Kathryn Beus				
David Erickson				
Keegan Garrity				
Sandi Goodlander				
Nolan Gunnell				
Mark Hurd				
Total				
FINAL ACTION: _____ ADOPT _____ REJECT				

CACHE COUNTY:

By: _____
Sandi Goodlander, Chair

ATTEST:

By: _____
Bryson Behm, County Clerk

ORDINANCE NO. 2026 – 13

ACTION OF THE COUNTY EXECUTIVE:

____ Approved
____ Disapproved (written statement of objection attached)

By:_____ _____
N. George Daines, County Executive Date

ORDINANCE NO. 2026 – 13

EXHIBIT A

Cache County Code

3.28.030: INVENTORY OF FIXED ASSETS

A. The Cache County Finance Department shall prepare and maintain an inventory of all assets of the county, including real and tangible personal property having a value greater than five thousand dollars ($5,000).

B. After the Finance Department has prepared and entered an asset into the Asset Management System, the asset is to be transferred within the Asset Management System and when entered/transferred to the responsible department, each department head shall bear responsibility to maintain an inventory of all assets of the county that are controlled or held by the department, including real and tangible personal property having a value of less than five thousand dollars ($5,000) and greater than five hundred dollars ($500).

C. Upon the acquisition or disposition of any property, referred to in subsection A of this section, by the county, written notice thereof, including the description of the specific property, shall be given to the County Finance Department who shall amend the inventory to reflect such acquisition or disposition.

D. All single asset acquisitions over two thousand dollars ($2,000) must be approved with a Purchase Order signed by the ~~county executive~~ County Auditor prior to purchase.

ORDINANCE NO. 2026 – 13

EXHIBIT B

Cache County Code

3.44.010: TRAVEL

J. A request for travel reimbursement will only be allowed if approved according to limitations in section 3.08.060 of this title.

K. A mileage log shall be kept in all county vehicles. Mileage shall be logged every time the vehicle is used. The mileage logs shall be submitted monthly to department heads for approval and forwarded to the county auditor's office for review and action.

L. It is the policy of the county to reimburse county employees and officers for reasonable expenses incurred in travel approved for the primary purpose of conducting bona fide county business.

M. Travel shall be by the most reasonable and least expensive means available within reasonable schedules.

N. Travel mileage expenses shall be made at a standard rate based upon current United States internal revenue service policies and shall be established by resolution of the county council.

O. Travel reimbursement for mileage expenses shall be made only to officers and employees using a private vehicle for the travel to be reimbursed.

P. Officers and employees shall, to the extent reasonably possible, use county vehicles to travel on county business. Mileage reimbursement will not be paid for the use of county vehicles.

Q. When frequent flyer or bonus mileage benefits are awarded to county officers or employees for flights on commercial airlines, those county officers or employees shall be allowed to accumulate and use those benefits.

R. The county council and planning commission members may be reimbursed for the amount of their actual and reasonable traveling expenses in attending regular and special sessions and in the discharge of necessary duties; provided, that an itemized statement shall be made showing in detail the expenses incurred, and shall be subscribed to and sworn to by the member claiming such expenses.

~~3.44.020: PER DIEM~~

~~The county shall reimburse officers and employees for meals incurred in the course of conducting bona fide county business. The rate of reimbursement shall be determined by the county council and by resolution.~~

ORDINANCE NO. 2026 – 13

3.44.0~~3~~20: CLAIMS OF COUNTY COUNCIL MEMBERS

Claims for reimbursement for travel and other expenses and per diem shall be reviewed and approved by the chairperson of the county council and submitted thereafter to the ~~county executive~~ Office of the County Auditor for his approval before reimbursement may be made.

3.44.0~~4~~30: CLAIMS OF COUNTY EXECUTIVE

Claims for reimbursement by the county executive for travel and other expenses and per diem shall be submitted to the ~~county attorney~~ Office of the County Auditor for review and approval before such expenses and per diem may be paid.

3.44.0~~5~~40: CLAIMS FOR OTHER EXPENSES

The county shall reimburse any county officer or employee for contingent expenses necessarily incurred for the benefit of the county; provided, that such expenses were approved by the department head or county executive prior to their being incurred, if reasonably possible, and such claims if made by members of the county council or by the county executive shall be reviewed and approved in the manner set forth in ~~sections 3.44.030 and 3.44.040 of~~ this chapter.

3.44.0~~6~~50: DUPLICATION OF REIMBURSEMENTS PROHIBITED; DISTRIBUTION OF PROCEEDS FROM OUTSIDE SOURCES

C. No county officer or employee shall receive reimbursement for any travel, per diem or other expense if such officer or employee has received reimbursement from any other source for such expense or per diem.

D. In the event any county officer or employee receives any reimbursement from a source other than the county which duplicates any reimbursement from the county, the officer or employee shall immediately submit the reimbursement received from the outside source to the county auditor and that reimbursement shall be placed back into the fund or line item budget from which the original reimbursement was taken.

3.44.0~~7~~60: REIMBURSEMENT PROCEDURES

Claims for reimbursement shall be made in a manner and using voucher or other forms as required by the county auditor or as provided by resolution of the county council.

3.44.0~~8~~70: SPOUSE OR RELATIVE

The county shall make no reimbursements for expenses incurred by nor pay any per diem or fees for the spouses or relatives of county officers or employees. County officers and employees shall be responsible for any additional fees or costs directly attributable to the attendance of their spouse

or relative, such as, but not limited to, such matters as additional lodging costs or meals or spouse registration fees.

ORDINANCE NO. 2026 – 13

EXHIBIT C

Cache County Personnel Policy & Procedures Manual

SECTION VIII.U.

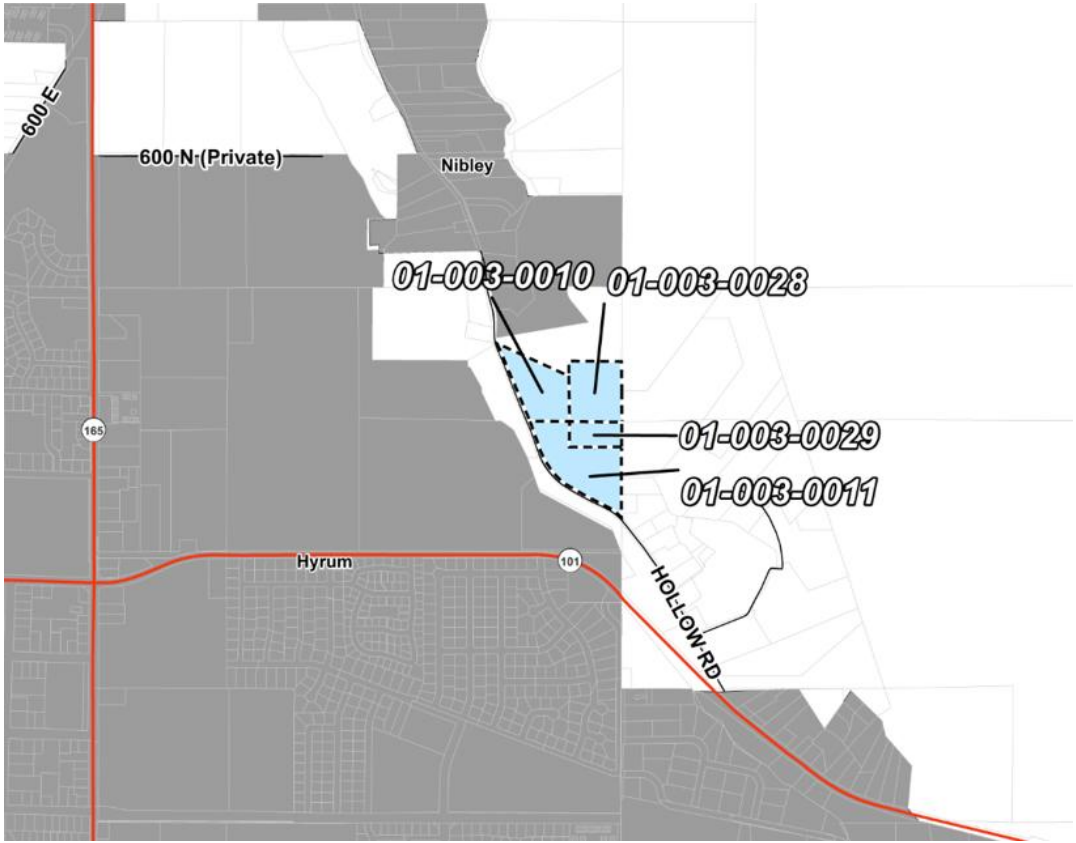
[…]

An employee's Department Head must review and approve all travel expense requests. Out-of-state travel must be approved by the Department Head and the ~~County Executive~~ Cache County Auditor. The U.S. General Services Administration (GSA) per diem rates will serve as the basis by which Cache County will pay for expenses related to travel.

[…]

Hansen Annexation: Nibley

Vicinity Map



Overview

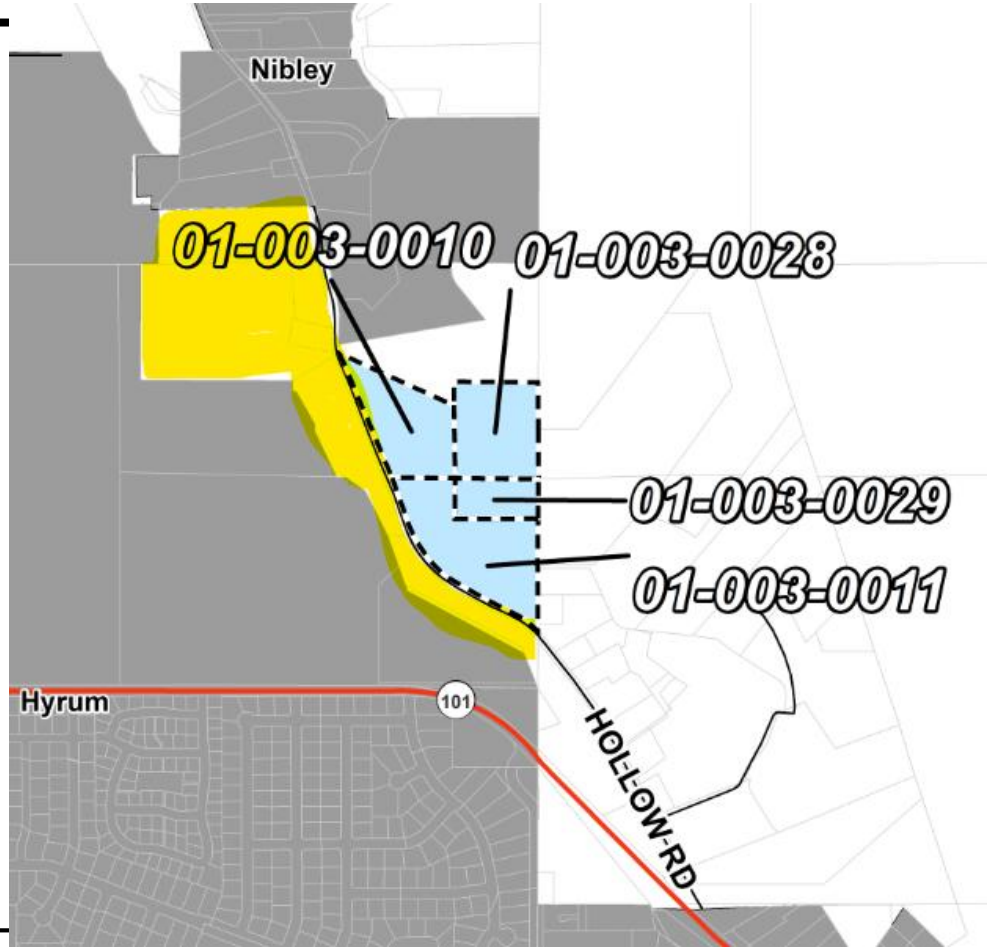
Annexation Request

- 4 parcels totalling 28.19 acres on the east side of Hollow Road south of Nibley
- Includes 2.64 acres of Hollow Road ROW that provides the contiguous connection to Nibley
- Annexation will result in the full ROW of Hollow Road from the subject properties north to the Nibley City boundary
- Annexation will create an unincorporated peninsula on the west side of Hollow Road
- Staff received a petition opposed to the the annexation request.

Blue: parcels to be annexed

Yellow: resulting unincorporated peninsula

Dark Gray: Nibley City boundary to the north and Hyrum City to the west and south.



Possible Actions

Agree

- Agree to allow the annexation and create an unincorporated peninsula area

Disagree

- Disagree with the annexation and the resultant unincorporated peninsula area and formally protest the annexation

CACHE COUNTY
RESOLUTION NO. 2026 - 04

A RESOLUTION TO PROVIDING CONSENT TO ALLOW NIBLEY CITY TO ANNEX A PORTION OF UNINCORPORATED COUNTY LAND, THEREBY CREATING AN UNINCORPORATED PENINSULA WITHIN THE COUNTY

(A) WHEREAS, Utah Code Ann. §§ 17-64-4 and 17-64-5 grant the Cache County Council the authority to "exercise all legislative powers, have all legislative duties, and perform all legislative functions of the county," and further authorize the Council to "pass ordinances," "pass resolutions," and adopt policies that conform with state and federal law; and

(B) WHEREAS, Utah Code 10-2-804(2)(c): An unincorporated area may not be annexed to a municipality if it will leave or create an unincorporated island or unincorporated peninsula; unless the county and municipality have otherwise agreed; and

(C) WHEREAS, Nibley City has accepted the Hansen Annexation with final approval based on the County providing consent to creating an unincorporated peninsula; and

(D) WHEREAS, the annexation plat includes the County Road, Hollow Road, along the frontage of the annexation and north where it connects to Nibley City boundaries; and

(E) WHEREAS, the County Engineer has reviewed the annexation plat and had no additional comments or redlines; and

(F) WHEREAS, the County Surveyor will review the annexation plat prior to recording as a final local entity plat in accordance with Utah Code Title 17, Chapter 23, Section 20.

NOW THEREFORE, be it resolved by the County Council of Cache County, Utah, as follows:

SECTION 1:
The creation of an unincorporated peninsula as part of the Hansen Annexation is hereby approved and agreed to.

SECTION 2:
Upon approval of this resolution, a signed copy shall be provided to the appropriate authority of Nibley City for the above annexation approval process.

CACHE COUNTY
RESOLUTION NO. 2026 - 04

PASSED AND APPROVED BY THE COUNTY COUNCIL OF CACHE COUNTY, UTAH THIS ____ DAY OF _____, 2026.

Council Member	In Favor	Against	Abstained	Absent
JoAnn Bennett				
Kathryn Beus				
David Erickson				
Keegan Garrity				
Sandi Goodlander				
Nolan Gunnell				
Mark Hurd				
Total				
FINAL ACTION: _____ ADOPT _____ REJECT				

CACHE COUNTY:

By:_____
Sandi Goodlander, Chair

ATTEST:

By:_____
Bryson Behm, County Clerk

CACHE COUNTY
RESOLUTION NO. 2026 – 07

A RESOLUTION OPENING AND AMENDING THE CACHE COUNTY 2026 BUDGET (FIRST AMENDMENT)

(A) WHEREAS, Utah Code Ann. §§ 17-64-4 and 17-64-5 grant the Cache County Council the authority to "exercise all legislative powers, have all legislative duties, and perform all legislative functions of the county," and further authorize the Council to "pass ordinances," "pass resolutions," and adopt policies that conform with state and federal law; and

(B) WHEREAS, Cache County Code § 2.12.120 gives the Cache County Council the authority to "enact ordinances and adopt resolutions necessary and appropriate to establish official policy"; and

(C) WHEREAS, The Cache County Council, in a duly convened meeting, pursuant to Sections 17-63-305 through 17-63-402, Utah Code Annotated, 1953 as amended, finds that certain adjustments to the Cache County budget for 2026 are reasonable and necessary; and

(D) WHEREAS, said budget has been reviewed with all affected department heads; and

(E) WHEREAS, a duly called hearing has been held and all interested parties have been given an opportunity to be heard; and

(F) WHEREAS, the County Council has given due consideration to matters discussed at the public hearing and to any proposed revisions to the Cache County 2026 Budget; and

(G) 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, as follows:

SECTION 1.

The adjustments and amendments detailed in the attached document labeled “Exhibit A” are hereby made to the 2026 budget for Cache County.

SECTION 2.

Other than as specifically set forth above, all other matters set forth in the 2026 budget shall remain in full force and effect.

SECTION 3.

This resolution shall take effect upon its signing by the County Executive, its coming into force without such signature, or its repassage over a veto. Following its effective date, the County Executive and other county officials are authorized and directed to act accordingly to this budget amendment.

CACHE COUNTY
RESOLUTION NO. 2026 – 07

PASSED AND APPROVED BY THE COUNTY COUNCIL OF CACHE COUNTY, UTAH THIS ___ DAY OF _____ 2026.

Council Member	In Favor	Against	Abstained	Absent
JoAnn Bennett				
Kathryn Beus				
David Erickson				
Keegan Garrity				
Sandi Goodlander				
Nolan Gunnell				
Mark Hurd				
Total				
FINAL ACTION: _____ ADOPT _____ REJECT				

CACHE COUNTY:

By: _____
Sandi Goodlander, Chair

ATTEST:

By: _____
Bryson Behm, County Clerk

CACHE COUNTY
RESOLUTION NO. 2026 – 07

ACTION OF THE COUNTY EXECUTIVE:

____ Approved

____ Partially Approved (With Line-Item Vetoes)

____ Vetoed

* If any line-item veto disapproval of a budgetary allocation is exercised, a written statement of objection(s) must be attached in the return of this resolution per Cache County Code § 2.12.100.B as well as the passed budgetary line-item(s) specifically being subjected to veto.

By:_____ _____
N. George Daines, County Executive Date

Exhibit A

"Budget Amendment – 03.10.2026"

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2026 Budget Amendment Account Detail

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

	Account	Title	Amount	Source or Department	Fund
	Finance				**Matt Funk**
1.	Open Space - Bond Arbitrage - 2024 Bond				
	480-4152-621	MISC SERVICES - ARBITRAGE	175,629	Open Space	Open Spaces
	480-38-90000	APPROPRIATED FUND BALANCE	-175,629	Use of Fund Balance	Open Spaces

Budget Amendment by Department

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Budget	Amendment	New Budget
General			
REVENUES			
Taxes			
Property Taxes	24,369,900	-	24,369,900
Sales Taxes	18,692,500	-	18,692,500
	43,062,400	-	43,062,400
Other Revenues			
Intergovernmental	5,243,800	-	5,243,800
Charges for Services	12,161,025	-	12,161,025
Licenses and Permits	60,500	-	60,500
Fines and Forfeitures	229,000	-	229,000
Interest and Investment Income	2,400,000	-	2,400,000
Rental Income	5,000	-	5,000
Public Contributions	145,000	-	145,000
Miscellaneous Revenue	378,700	-	378,700
	20,623,025	-	20,623,025
Other Financing Sources			
Lease Proceeds	-	-	-
Sale of Assets	46,000	-	46,000
Transfers from Other Funds	536,050	-	536,050
	582,050	-	582,050
Use of Fund Balance			
Additional Requests for 2026	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2026	1,030,556	-	1,030,556
	1,030,556	-	1,030,556
Total Revenues	**65,298,031**	**-**	**65,298,031**
EXPENDITURES			
General Government			
Council	408,069	-	408,069
Executive	325,125	-	325,125
Finance	1,038,352	-	1,038,352

Budget Amendment by Department

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Budget	Amendment	New Budget
Human Resources	852,264	-	852,264
GIS	208,660	-	208,660
IT	1,386,945	-	1,386,945
Clerk	368,725	-	368,725
Auditor	75,346	-	75,346
Elections	937,800	-	937,800
Recorder	766,500	-	766,500
Attorney	3,239,026	-	3,239,026
Public Defender	1,503,091	-	1,503,091
Victim Advocate	838,420	-	838,420
Buildings and Grounds	123,709	-	123,709
Economic Development	308,000	-	308,000
USU Extension Services	-	-	-
Mental Health Services	427,122	-	427,122
Miscellaneous and General	304,560	-	304,560
County Pandemic Relief	-	-	-
Contributions to Other Units	269,600	-	269,600
	13,381,314	-	13,381,314
Public Safety			
Sheriff	653,150	-	653,150
Sheriff: Administration	3,509,613	-	3,509,613
Sheriff: Criminal	4,128,300	-	4,128,300
Sheriff: Patrol	5,062,400	-	5,062,400
Sheriff: Support Services	3,507,450	-	3,507,450
Sheriff: Corrections	12,077,218	-	12,077,218
Emergency Management	309,350	-	309,350
Animal Control	503,400	-	503,400
Animal Impound	560,039	-	560,039
Ambulance	-	-	-
Fire	3,909,370	-	3,909,370
	34,220,290	-	34,220,290
Public Works			
Public Works Admin	254,700	-	254,700
Roads	6,135,500	-	6,135,500
Vegetation Management	906,400	-	906,400
Engineering	255,400	-	255,400

Budget Amendment by Department

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Budget	Amendment	New Budget
	7,552,000	-	7,552,000
Culture and Recreation			
Fairgrounds	1,447,065	-	1,447,065
Library Services	134,600	-	134,600
Fair	291,100	-	291,100
Rodeo	460,041	-	460,041
State Fair	-	-	-
Trails Management	1,824,910	-	1,824,910
	4,157,716	-	4,157,716
Other Financing Uses			
Compensation Reserve	-	-	-
Transfers to Other Funds	5,988,553	-	5,988,553
Addition to Fund Balance	-	-	-
	5,988,553	-	5,988,553
Total Expenditures	**65,299,873**	**-**	**65,299,873**
Municipal Services			
REVENUES			
Taxes			
Sales Taxes	1,609,000	-	1,609,000
	1,609,000	-	1,609,000
Other Revenues			
Intergovernmental	30,000	-	30,000
Charges for Services	196,700	-	196,700
Licenses and Permits	2,094,000	-	2,094,000
Interest and Investment Income	-	-	-
Public Contributions	3,600	-	3,600
Miscellaneous Revenue	1,000	-	1,000
	2,325,300	-	2,325,300
Other Financing Sources			
Sale of Assets	-	-	-
Transfers from Other Funds	-	-	-
	-	-	-
Use of Fund Balance			

Budget Amendment by Department

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Budget	Amendment	New Budget
Additional Requests for 2026	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2026	-247,907	-	-247,907
	-247,907	-	-247,907
Total Revenues	**3,686,393**	**-**	**3,686,393**
EXPENDITURES			
General Government			
Garbage Collections	-	-	-
Development Services Administration	418,387	-	418,387
Zoning Administration	367,558	-	367,558
Building Inspection	837,523	-	837,523
Sanitation and Waste Collection	-	-	-
Miscellaneous Expense	-	-	-
	1,623,468	-	1,623,468
Public Safety			
Sheriff: Animal Control	7,200	-	7,200
Fire-EMS	407,625	-	407,625
	414,825	-	414,825
Public Works			
Public Works Admin	762,500	-	762,500
Roads	-	-	-
Vegetation Management	-	-	-
Engineering	765,600	-	765,600
Contributions to Other Governments	-	-	-
	1,528,100	-	1,528,100
Culture and Recreation			
Trails Management	-	-	-
Eccles Ice Center Support	-	-	-
	-	-	-
Other Financing Uses			
Compensation Reserve	-	-	-
Transfers to Other Funds	120,000	-	120,000

Budget Amendment by Department

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Budget	Amendment	New Budget
Addition to Fund Balance	-	-	-
	120,000	-	120,000
Total Expenditures	**3,686,393**	**-**	**3,686,393**
Council on Aging			
REVENUES			
Other Revenues			
Intergovernmental	404,713	-	404,713
Charges for Services	5,200	-	5,200
Public Contributions	-	-	-
Miscellaneous Revenue	-	-	-
	409,913	-	409,913
Other Financing Sources			
Sale of Assets	-	-	-
Transfers from Other Funds	1,078,407	-	1,078,407
Use of Fund Balance	-	-	-
	1,078,407	-	1,078,407
Total Revenues	**1,488,320**	**-**	**1,488,320**
EXPENDITURES			
Health and Welfare			
Nutrition	862,500	-	862,500
Senior Center	366,320	-	366,320
Access	259,500	-	259,500
	1,488,320	-	1,488,320
Other Financing Uses			
Compensation Reserve	-	-	-
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	-	-	-
Total Expenditures	**1,488,320**	**-**	**1,488,320**

Budget Amendment by Department

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Budget	Amendment	New Budget
Health			
REVENUES			
Taxes			
Property Taxes	1,955,400	-	1,955,400
	1,955,400	-	1,955,400
Other Revenues			
Charges for Services	350,000	-	350,000
	350,000	-	350,000
Other Financing Sources			
Transfers from Other Funds	-	-	-
	-	-	-
Use of Fund Balance			
Additional Requests for 2026	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2026	-	-	-
	-	-	-
Total Revenues	**2,305,400**	**-**	**2,305,400**
EXPENDITURES			
General Government			
Contributions to Other Units	-	-	-
	-	-	-
Health and Welfare			
Bear River Health Department	1,467,300	-	1,467,300
Air Pollution Control	350,000	-	350,000
	1,817,300	-	1,817,300
Other Financing Uses			
Transfers to Other Funds	488,100	-	488,100
Addition to Fund Balance	-	-	-
	488,100	-	488,100
Total Expenditures	**2,305,400**	**-**	**2,305,400**

Budget Amendment by Department

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Budget	Amendment	New Budget
Mental Health			
REVENUES			
Other Revenues			
Intergovernmental	-	-	-
	-	-	-
Other Financing Sources			
Transfers from Other Funds	488,100	-	488,100
	488,100	-	488,100
Use of Fund Balance			
Additional Requests for 2026	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2026	-	-	-
	-	-	-
Total Revenues	**488,100**	**-**	**488,100**
EXPENDITURES			
Health and Welfare			
Mental Health Services	488,100	-	488,100
	488,100	-	488,100
Other Financing Uses			
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	-	-	-
Total Expenditures	**488,100**	**-**	**488,100**
Children's Justice Center			
REVENUES			
Other Revenues			
Intergovernmental	237,800	-	237,800
Public Contributions	-	-	-

Budget Amendment by Department

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Budget	Amendment	New Budget
Miscellaneous Revenue	-	-	-
	237,800	-	237,800
Other Financing Sources			
Transfers from Other Funds	184,500	-	184,500
	184,500	-	184,500
Use of Fund Balance			
Additional Requests for 2026	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2026	-	-	-
	-	-	-
Total Revenues	**422,300**	**-**	**422,300**
EXPENDITURES			
Public Safety			
Children's Services	422,300	-	422,300
	422,300	-	422,300
Other Financing Uses			
Transfers to Other Funds	-	-	-
Compensation Reserve	-	-	-
Addition to Fund Balance	-	-	-
	-	-	-
Total Expenditures	**422,300**	**-**	**422,300**
Visitor's Bureau			
REVENUES			
Taxes			
Sales Taxes	1,130,700	-	1,130,700
	1,130,700	-	1,130,700
Other Revenues			
Intergovernmental	73,700	-	73,700
Charges for Services	38,000	-	38,000

Budget Amendment by Department

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Budget	Amendment	New Budget
Public Contributions	-	-	-
Miscellaneous Revenue	-	-	-
	111,700	-	111,700
Other Financing Sources			
Transfers from Other Funds	-	-	-
	-	-	-
Use of Fund Balance			
Additional Requests for 2026	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2026	493,911	-	493,911
	493,911	-	493,911
Total Revenues	**1,736,311**	**-**	**1,736,311**
EXPENDITURES			
Culture and Recreation			
Cache Valley Visitor's Bureau	1,475,511	-	1,475,511
	1,475,511	-	1,475,511
Other Financing Uses			
Transfers to Other Funds	260,800	-	260,800
Compensation Reserve	-	-	-
Addition to Fund Balance	-	-	-
	260,800	-	260,800
Total Expenditures	**1,736,311**	**-**	**1,736,311**
Tax Administration			
REVENUES			
Taxes			
Property Taxes	4,337,000	-	4,337,000
	4,337,000	-	4,337,000
Other Revenues			
Charges for Services	774,300	-	774,300

Budget Amendment by Department

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Budget	Amendment	New Budget
Miscellaneous Revenue	78,000	-	78,000
	852,300	-	852,300
Other Financing Sources			
Transfers from Other Funds	-	-	-
	-	-	-
Use of Fund Balance			
Additional Requests for 2026	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2026	1,141,923	-	1,141,923
	1,141,923	-	1,141,923
Total Revenues	**6,331,223**	**-**	**6,331,223**
EXPENDITURES			
General Government			
Tax Administration Allocations	2,173,558	-	2,173,558
IT	551,700	-	551,700
Assessor	2,711,000	-	2,711,000
Treasurer	556,965	-	556,965
Miscellaneous Expense	88,000	-	88,000
Contributions to Other Units	250,000	-	250,000
	6,331,223	-	6,331,223
Other Financing Uses			
Compensation Reserve	-	-	-
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	-	-	-
Total Expenditures	**6,331,223**	**-**	**6,331,223**
Capital Projects			
REVENUES			
Other Revenues			

Budget Amendment by Department

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Budget	Amendment	New Budget
Miscellaneous Revenue	415,500	-	415,500
Intergovernmental	40,000	-	40,000
	455,500	-	455,500
Other Financing Sources			
Bond Proceeds	-	-	-
Transfers from Other Funds	6,805,260	-	6,805,260
	6,805,260	-	6,805,260
Use of Fund Balance			
Additional Requests for 2026	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2026	-	-	-
	-	-	-
Total Revenues	**7,260,760**	**-**	**7,260,760**
EXPENDITURES			
General Government			
Administration Facilities	257,700	-	257,700
	257,700	-	257,700
Streets and Public Improvements			
Road Facilities	4,777,700	-	4,777,700
Vegetation Management	46,000	-	46,000
Engineering	1,000,000	-	1,000,000
	5,823,700	-	5,823,700
Public Safety			
Fire	1,048,500	-	1,048,500
	1,048,500	-	1,048,500
Health and Welfare			
Senior Center Facilities	89,000	-	89,000
Other Facilities	-	-	-
	89,000	-	89,000
Culture and Recreation			
Fairgrounds Facilities	-	-	-
Cache Valley Visitor's Bureau	-	-	-

Budget Amendment by Department

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Budget	Amendment	New Budget
Library Services	-	-	-
	-	-	-
Other Financing Uses			
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	-	-	-
Total Expenditures	**7,218,900**	**-**	**7,218,900**
MS Capital Projects Fund			
REVENUES			
Other Revenues			
Intergovernmental	120,000	-	120,000
Miscellaneous Revenue	65,000	-	65,000
	185,000	-	185,000
Other Financing Sources			
Bond Proceeds	-	-	-
Transfers from Other Funds	2,880,000	-	2,880,000
	2,880,000	-	2,880,000
Use of Fund Balance			
Additional Requests for 2026	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2026	-	-	-
	-	-	-
Total Revenues	**3,065,000**	**-**	**3,065,000**
EXPENDITURES			
Streets and Public Improvements			
Administration Facilities	-	-	-
Road Facilities	-	-	-
Building Inspection	65,000	-	65,000
Engineering	3,000,000	-	3,000,000

Budget Amendment by Department

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Budget	Amendment	New Budget
	3,065,000	-	3,065,000
Health and Welfare			
Senior Center Facilities	-	-	-
Other Facilities	-	-	-
	-	-	-
Culture and Recreation			
Fairgrounds Facilities	-	-	-
	-	-	-
Other Financing Uses			
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	-	-	-
Total Expenditures	**3,065,000**	**-**	**3,065,000**
Open Spaces			
REVENUES			
Taxes			
Property Taxes	710,000	-	710,000
	710,000	-	710,000
Other Revenues			
Intergovernmental	-	-	-
Miscellaneous Revenue	50,000	-	50,000
	50,000	-	50,000
Other Financing Sources			
Bond Proceeds	-	-	-
Transfers from Other Funds	-	-	-
	-	-	-
Use of Fund Balance			
Additional Requests for 2026	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2026	-	175,629	175,629
	-	175,629	175,629

Budget Amendment by Department

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Budget	Amendment	New Budget
Total Revenues	**760,000**	**175,629**	**935,629**
EXPENDITURES			
General Government			
Open Space	760,000	175,629	935,629
	760,000	175,629	935,629
Other Financing Uses			
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	-	-	-
Total Expenditures	**760,000**	**175,629**	**935,629**
ARPA Capital Projects Fund			
REVENUES			
Other Revenues			
Intergovernmental	4,773,000	-	4,773,000
Miscellaneous Revenue	-	-	-
	4,773,000	-	4,773,000
Other Financing Sources			
Bond Proceeds	-	-	-
Transfers from Other Funds	-	-	-
	-	-	-
Use of Fund Balance			
Additional Requests for 2026	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2026	-	-	-
	-	-	-
Total Revenues	**4,773,000**	**-**	**4,773,000**
EXPENDITURES			

Budget Amendment by Department

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Budget	Amendment	New Budget
General Government			
Public Defender	20,000	-	20,000
Finance	56,700	-	56,700
Human Resources	45,000	-	45,000
IT	-	-	-
Treasurer	-	-	-
Recorder	-	-	-
Attorney	-	-	-
Victim Advocate	-	-	-
Building & Grounds	40,900	-	40,900
Elections	-	-	-
County Pandemic Relief	402,900	-	402,900
	565,500	-	565,500
Streets and Public Improvements			
Administration Facilities	-	-	-
Road Facilities	-	-	-
Public Works Admin	-	-	-
	-	-	-
Public Safety			
Fire	385,000	-	385,000
Sheriff	-	-	-
	385,000	-	385,000
Health and Welfare			
Senior Center Facilities	5,000	-	5,000
Other Facilities	-	-	-
	5,000	-	5,000
Culture and Recreation			
Fairgrounds	28,300	-	28,300
Development Services Admin	19,900	-	19,900
Trails Management	332,200	-	332,200
	380,400	-	380,400
Other Financing Uses			
Transfers to Other Funds	3,437,100	-	3,437,100
Addition to Fund Balance	-	-	-
	3,437,100	-	3,437,100

Budget Amendment by Department

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Budget	Amendment	New Budget
Total Expenditures	**4,773,000**	**-**	**4,773,000**
Debt Service			
REVENUES			
Other Revenues			
Miscellaneous Revenue	46,000	-	46,000
	46,000	-	46,000
Other Financing Sources			
Transfers from Other Funds	2,320,904	-	2,320,904
	2,320,904	-	2,320,904
Use of Fund Balance			
Additional Requests for 2026	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2026	-	-	-
	-	-	-
Total Revenues	**2,366,904**	**-**	**2,366,904**
EXPENDITURES			
Debt Payments			
Bonds	1,494,900	-	1,494,900
Sheriff Vehicle Lease	816,504	-	816,504
Fire Vehicle Lease	55,500	-	55,500
Road Equipment Lease	-	-	-
IT Equipment Lease	-	-	-
	2,366,904	-	2,366,904
Other Financing Uses			
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	-	-	-
Total Expenditures	**2,366,904**	**-**	**2,366,904**

Budget Amendment by Department

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Budget	Amendment	New Budget
CDRA			
REVENUES			
Taxes			
Property Taxes	70,000	-	70,000
	70,000	-	70,000
Other Revenues			
Intergovernmental	268,400	-	268,400
	268,400	-	268,400
Other Financing Sources			
Transfers from Other Funds	-	-	-
	-	-	-
Use of Fund Balance			
Additional Requests for 2026	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2026	-	-	-
	-	-	-
Total Revenues	**338,400**	**-**	**338,400**
EXPENDITURES			
General Government			
Cache County Redevelopment Agency	325,000	-	325,000
	325,000	-	325,000
Other Financing Uses			
Transfers to Other Funds	13,400	-	13,400
Addition to Fund Balance	-	-	-
	13,400	-	13,400
Total Expenditures	**338,400**	**-**	**338,400**
Restaurant Tax			
REVENUES			

Budget Amendment by Department

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Budget	Amendment	New Budget
Taxes			
Sales Taxes	2,500,000	-	2,500,000
	2,500,000	-	2,500,000
Other Financing Sources			
Transfers from Other Funds	-	-	-
	-	-	-
Use of Fund Balance			
Additional Requests for 2026	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-		-
Use of Fund Balance for 2026	-	-	-
	-	-	-
Total Revenues	**2,500,000**	**-**	**2,500,000**
EXPENDITURES			
Culture and Recreation			
Tourism Promotion	373,500	-	373,500
Facility Awards	2,106,500	-	2,106,500
	2,480,000	-	2,480,000
Other Financing Uses			
Transfers to Other Funds	20,000	-	20,000
Addition to Fund Balance	-	-	-
	20,000	-	20,000
Total Expenditures	**2,500,000**	**-**	**2,500,000**
RAPZ Tax			
REVENUES			
Taxes			
Sales Taxes	2,830,000	-	2,830,000
	2,830,000	-	2,830,000
Other Financing Sources			
Transfers from Other Funds	-	-	-

Budget Amendment by Department

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Budget	Amendment	New Budget
	-	-	-
Use of Fund Balance			
Additional Requests for 2026	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2026	-	-	-
	-	-	-
Total Revenues	**2,830,000**	**-**	**2,830,000**
EXPENDITURES			
Culture and Recreation			
Program Awards	763,240	-	763,240
Facility Awards	2,024,310	-	2,024,310
	2,787,550	-	2,787,550
Other Financing Uses			
Transfers to Other Funds	42,450	-	42,450
Addition to Fund Balance	-	-	-
	42,450	-	42,450
Total Expenditures	**2,830,000**	**-**	**2,830,000**
Transportation Tax			
REVENUES			
Taxes			
Sales Taxes	2,125,000	-	2,125,000
	2,125,000	-	2,125,000
Other Financing Sources			
Transfers from Other Funds	-	-	-
	-	-	-
Use of Fund Balance			
Use of Fund Balance for 2026	-	-	-
	-	-	-

Budget Amendment by Department

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Budget	Amendment	New Budget
Total Revenues	**2,125,000**	**-**	**2,125,000**
EXPENDITURES			
Streets and Public Improvements			
New Road Construction	-	-	-
Transportation	2,125,000	-	2,125,000
	2,125,000	-	2,125,000
Other Financing Uses			
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	-	-	-
Total Expenditures	**2,125,000**	**-**	**2,125,000**
CCCOG			
REVENUES			
Taxes			
Sales Taxes	6,618,600	-	6,618,600
	6,618,600	-	6,618,600
Other Revenues			
Interest and Investment Income	900,000	-	900,000
	900,000	-	900,000
Other Financing Sources			
Transfers from Other Funds	-	-	-
	-	-	-
Use of Fund Balance			
Additional Requests for 2026	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2026	-	-	-
	-	-	-
Total Revenues	**7,518,600**	**-**	**7,518,600**

Budget Amendment by Department

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Budget	Amendment	New Budget
EXPENDITURES			
Streets and Public Improvements			
Road Projects	3,739,300	-	3,739,300
	3,739,300	-	3,739,300
Other Financing Uses			
Transfers to Other Funds	3,779,300	-	3,779,300
Addition to Fund Balance	-	-	-
	3,779,300	-	3,779,300
Total Expenditures	**7,518,600**	**-**	**7,518,600**
Airport			
REVENUES			
Other Revenues			
Intergovernmental	300,000	-	300,000
Interest and Investment Income	30,000	-	30,000
Miscellaneous Revenue	165,500	-	165,500
	495,500	-	495,500
Other Financing Sources			
Transfers from Other Funds	-	-	-
	-	-	-
Use of Fund Balance			
Additional Requests for 2026	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2026	2,149,732	-	2,149,732
	2,149,732	-	2,149,732
Total Revenues	**2,645,232**	**-**	**2,645,232**
EXPENDITURES			
General Government			
Airport	648,832	-	648,832
	648,832	-	648,832

Budget Amendment by Department

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Budget	Amendment	New Budget
Other Financing Uses			
Compensation Reserve	-	-	-
Transfers to Other Funds	1,996,400	-	1,996,400
Addition to Fund Balance	-	-	-
	1,996,400	-	1,996,400
Total Expenditures	**2,645,232**	**-**	**2,645,232**
Airport Capital Projects			
REVENUES			
Other Revenues			
Intergovernmental	237,500	-	237,500
Interest and Investment Income	-	-	-
Miscellaneous Revenue	-	-	-
	237,500	-	237,500
Other Financing Sources			
Transfers from Other Funds	1,996,400	-	1,996,400
	1,996,400	-	1,996,400
Use of Fund Balance			
Additional Requests for 2026	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2026	-	-	-
	-	-	-
Total Revenues	**2,233,900**	**-**	**2,233,900**
EXPENDITURES			
General Government			
Airport	2,233,900	-	2,233,900
	2,233,900	-	2,233,900
Other Financing Uses			
Compensation Reserve	-	-	-
Transfers to Other Funds	-	-	-

Budget Amendment by Department

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Budget	Amendment	New Budget
Addition to Fund Balance	-	-	-
	-	-	-
Total Expenditures	**2,233,900**	**-**	**2,233,900**
Roads Special Service District			
REVENUES			
Other Revenues			
Intergovernmental	120,000	-	120,000
Interest and Investment Income	1,000	-	1,000
	121,000	-	121,000
Other Financing Sources			
Transfers from Other Funds	-	-	-
	-	-	-
Use of Fund Balance			
Additional Requests for 2026	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2026	-	-	-
	-	-	-
Total Revenues	**121,000**	**-**	**121,000**
EXPENDITURES			
Other Financing Uses			
Transfers to Other Funds	121,000	-	121,000
Addition to Fund Balance	-	-	-
	121,000	-	121,000
Total Expenditures	**121,000**	**-**	**121,000**
CC Community Foundation			
REVENUES			

Budget Amendment by Department

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Budget	Amendment	New Budget
Other Revenues			
Interest and Investment Income	500	-	500
Public Contributions	42,500	-	42,500
	43,000	-	43,000
Other Financing Sources			
Transfers from Other Funds	-	-	-
	-	-	-
Use of Fund Balance			
Additional Requests for 2026	-	-	-
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2026	-	-	-
	-	-	-
Total Revenues	**43,000**	**-**	**43,000**
EXPENDITURES			
General Government			
Miscellaneous Expense	-	-	-
	-	-	-
Other Financing Uses			
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	-	-	-
Total Expenditures	**-**	**-**	**-**

Budget Amendment by Fund

Hearing Date: 03.10.2026; Vote Date: 03.10.2026

Fund	Current Budget	Amendment					New Budget
		Revenues	Expenditures	Transfers In	Transfers Out	Fund Balance	
General	65,298,031	-	-	-	-	-	65,298,031
Municipal Services	3,686,393	-	-	-	-	-	3,686,393
Council on Aging	1,488,320	-	-	-	-	-	1,488,320
Health	2,305,400	-	-	-	-	-	2,305,400
Mental Health	488,100	-	-	-	-	-	488,100
Children's Justice Center	422,300	-	-	-	-	-	422,300
Visitors Bureau	1,736,311	-	-	-	-	-	1,736,311
Tax Administration	6,331,223	-	-	-	-	-	6,331,223
Capital Projects	7,260,760	-	-	-	-	-	7,260,760
MS Capital Projects Fund	3,065,000	-	-	-	-	-	3,065,000
Open Spaces	760,000	-	175,629	-	-	-175,629	935,629
ARPA Capital Projects Fund	4,773,000	-	-	-	-	-	4,773,000
Debt Service	2,366,904	-	-	-	-	-	2,366,904
CDRA	338,400	-	-	-	-	-	338,400
Restaurant Tax	2,500,000	-	-	-	-	-	2,500,000
RAPZ Tax	2,830,000	-	-	-	-	-	2,830,000
Transportation Tax	2,125,000	-	-	-	-	-	2,125,000
CCCOG	7,518,600	-	-	-	-	-	7,518,600
Airport	2,645,232	-	-	-	-	-	2,645,232
Airport Capital Projects	2,233,900	-	-	-	-	-	2,233,900
Roads Special Service District	121,000	-	-	-	-	-	121,000
CC Community Foundation	43,000	-	-	-	-	-	43,000
Total County Budget	120,336,874	-	175,629	-	-	-175,629	120,512,503

Tax Administration Allocation Rates

Budget Amendment Balance Corrections

Account	Department	Rate	Department	Proposed	Amendment	Current	Change
100-4112-999	TAX ADMIN - COUNCIL 10%	10%	453,410	45,400	-	45,341	59
100-4131-999	TAX ADMIN - EXECUTIVE 15%	15%	382,500	57,400	-	57,375	25
100-4132-999	TAX ADMIN - FINANCE 10%	10%	1,153,724	115,400	-	115,372	28
100-4134-999	TAX ADMIN - HUMAN RESOURCE 15%	15%	1,003,089	150,500	-	150,825	-325
100-4135-999	TAX ADMIN - GIS 60%	60%	521,650	313,000	-	312,990	10
100-4136-999	TAX ADMIN - IT 30%	30%	1,981,350	594,500	-	594,405	95
100-4141-999	TAX ADMIN - AUDITOR 86%	86%	538,185	462,900	-	462,839	61
100-4145-999	TAX ADMIN - ATTORNEY 9%	9%	3,584,018	322,600	-	344,992	-22,392
100-4160-999	TAX ADMIN - BLDG & GROUNDS 31%	31%	179,288	55,600	-	55,579	21
Total Allocation			**9,797,214**	**2,117,300**	**-**	**2,139,718**	**-22,418**
Non-Departmental							
100-4150-230	TRAVEL	10%	-	-			
100-4150-510	INSURANCE	10%	-	-			
100-4150-550	UAC MEMBERSHIPS - A&C 10%	10%	-	-			
100-4150-552	NACO MEMBERSHIPS - A&C 10%	10%	-	-			
100-4150-560	AUDIT - A&C 10%	10%	-	-			
100-4150-580	UNEMPLOYMENT COMP - A&C 10%	10%	-	-			
100-4150-999		**10%**	**-**	**-**	**-**	**33,840**	**-33,840**
Engineering							
200-4475-110	FULL TIME EMPLOYEES	50%	346,700	173,400	-	260,000	-86,600
200-4475-115	OVERTIME	50%	5,000	2,500	-	3,750	-1,250
200-4475-120	PART TIME EMPLOYEES	50%	20,000	10,000	-	15,000	-5,000
200-4475-125	SEASONAL EMPLOYEES	50%	-	-	-	-	-
200-4475-130	EMPLOYEE BENEFITS	50%	177,200	88,600	-	132,800	-44,200
200-4475-210	SUBSCRIPTIONS & MEMBERSHIPS	50%	4,000	2,000	-	3,000	-1,000
200-4475-230	TRAVEL	50%	10,000	5,000	-	7,500	-2,500
200-4475-240	OFFICE SUPPLIES	50%	5,000	2,500	-	3,750	-1,250
200-4475-250	EQUIPMENT SUPPLIES & MAINT	50%	20,000	10,000	-	15,000	-5,000
200-4475-251	NON CAPITALIZED EQUIPMENT	50%	4,000	2,000	-	3,000	-1,000
200-4475-280	COMMUNICATIONS	50%	6,600	3,300	-	4,950	-1,650
200-4475-310	PROFESSIONAL & TECHNICAL	50%	160,000	80,000	-	120,000	-40,000
200-4475-311	SOFTWARE PACKAGES	50%	19,400	9,700	-	14,550	-4,850
200-4475-320	PROF & TECH - ENGINEER REVIEWS	50%	10,000	5,000	-	7,500	-2,500
200-4475-322	PROF & TECH - SURVEY REVIEWS	50%	40,000	20,000	-	30,000	-10,000
200-4475-324	PROF & TECH - FIELD SURVEYS	50%	-	-	-	-	-
200-4475-326	PROF & TECH - SECTION CORNERS	50%	60,000	30,000	-	45,000	-15,000
200-4475-328	PROF & TECH - CCCOG OVERSIGHT	50%	25,000	12,500	-	18,750	-6,250
200-4475-330	EDUCATION & TRAINING	50%	5,000	2,500	-	3,750	-1,250
200-4475-510	INSURANCE	50%	3,100	1,600	-	2,300	-700
200-4475-620	MISCELLANEOUS SERVICES	50%	-	-	-	-	-
200-4475-720	BUILDINGS	50%	-	-	-	-	-
200-4475-740	CAPITALIZED EQUIPMENT	50%	-	-	-	-	-
100-4475-110	FULL TIME EMPLOYEES	50%	346,700	173,400	-	-86,700	260,100
100-4475-115	OVERTIME	50%	5,000	2,500	-	-1,250	3,750

Tax Administration Allocation Rates

Budget Amendment Balance Corrections

Account	Department	Rate	Department	Proposed	Amendment	Current	Change
100-4475-120	PART TIME EMPLOYEES	50%	20,000	10,000	-	-5,000	15,000
100-4475-125	SEASONAL EMPLOYEES	50%	-	-	-	-	-
100-4475-130	EMPLOYEE BENEFITS	50%	177,200	88,600	-	-44,400	133,000
100-4475-210	SUBSCRIPTIONS & MEMBERSHIPS	50%	4,000	2,000	-	-1,000	3,000
100-4475-230	TRAVEL	50%	10,000	5,000	-	-2,500	7,500
100-4475-240	OFFICE SUPPLIES	50%	5,000	2,500	-	-1,250	3,750
100-4475-250	EQUIPMENT SUPPLIES & MAINT	50%	20,000	10,000	-	-5,000	15,000
100-4475-251	NON CAPITALIZED EQUIPMENT	50%	4,000	2,000	-	-1,000	3,000
100-4475-280	COMMUNICATIONS	50%	6,600	3,300	-	-1,650	4,950
100-4475-310	PROFESSIONAL & TECHNICAL	50%	160,000	80,000	-	-40,000	120,000
100-4475-311	SOFTWARE PACKAGES	50%	19,400	9,700	-	-4,850	14,550
100-4475-320	PROF & TECH - ENGINEER REVIEWS	50%	10,000	5,000	-	-2,500	7,500
100-4475-322	PROF & TECH - SURVEY REVIEWS	50%	40,000	20,000	-	-10,000	30,000
100-4475-326	PROF & TECH - SECTION CORNERS	50%	60,000	30,000	-	-15,000	45,000
100-4475-328	PROF & TECH - CCCOG OVERSIGHT	50%	25,000	12,500	-	-6,250	18,750
100-4475-330	EDUCATION & TRAINING	50%	5,000	2,500	-	-1,250	3,750
100-4475-510	INSURANCE	50%	3,100	1,600	-	-800	2,400
100-4475-740	CAPITALIZED EQUIPMENT	50%	-	-	-	-	-
Total Allocation		**50%**	**1,842,000**	**921,200**	**-**	**460,200**	**461,000**

CACHE COUNTY
RESOLUTION NO. 2026 – 09

A RESOLUTION MAKING APPOINTMENTS TO THE CACHE COUNTY RAPZ/RESTAURANT ADVISORY COMMITTEE

(A) WHEREAS, Utah Code Ann. §§ 17-64-4 and 17-64-5 grant the Cache County Council the authority to "exercise all legislative powers, have all legislative duties, and perform all legislative functions of the county," and further authorize the Council to "pass ordinances," "pass resolutions," and adopt policies that conform with state and federal law; and

(B) WHEREAS, the Cache County Attorney has issued a legal opinion dated March 4, 2026, finding that Cache County Code § 3.82.050(A)(3)(b) conflicts with Utah Code § 59-12-704(6)(b) regarding both the number of committee members and the designated appointing authority; and

(C) WHEREAS, the County Council finds that under the principle established in *State v. Hutchinson,* 624 P.2d 1116 (Utah 1980), the inconsistent provisions of the Cache County Code are invalid where they conflict with superior state law; and

(D) WHEREAS, Utah Code § 59-12-704 mandates that the RAPZ Advisory Committee consist of exactly seven (7) members appointed directly by the county legislative body; and

(E) WHEREAS, Utah Code § 17-78-706 requires the operation of a tourism tax advisory committee (Restaurant Tax) and authorizes the use of a "substantially similar" body to fulfill these duties, which the Council has designated as the unified RAPZ/Restaurant Advisory Committee; and

(H) WHEREAS, the individuals identified in "Exhibit A" have been identified as members proper for serving on the Committee for the terms specified therein.

NOW THEREFORE, be it resolved by the County Council of Cache County, Utah, as follows:

SECTION 1:

The Cache County Council hereby appoints, and re-appoints where applicable, the persons in "Exhibit A" below to the Cache County RAPZ/Restaurant Advisory Committee. Said appointments shall be effective as of the day of passage and the term of each appointment shall expire as delineated therein.

CACHE COUNTY
RESOLUTION NO. 2026 – 09

SECTION 2:

The Cache County Council hereby requests that if necessary, the Cache County Clerk, or their authorized deputy, administer the oath of office to those appointed in this resolution.

PASSED AND APPROVED BY THE COUNTY COUNCIL OF CACHE COUNTY, UTAH THIS ___ DAY OF _____ 2026.

Council Member	In Favor	Against	Abstained	Absent
JoAnn Bennett				
Kathryn Beus				
David Erickson				
Keegan Garrity				
Sandi Goodlander				
Nolan Gunnell				
Mark Hurd				
Total				
FINAL ACTION: _____ ADOPT _____ REJECT				

CACHE COUNTY:

By: _____
Sandi Goodlander, Chair

ATTEST:

By: _____
Bryson Behm, County Clerk

CACHE COUNTY
RESOLUTION NO. 2026 – 09

EXHIBIT A

Cache County RAPZ/Restaurant Advisory Committee			
Seat	**Name of Appointee**	**Appointment Length**	**Term of Appointment Ends**
A	[appointee name]	1-year term	**December 31, 2026**
B	[appointee name]	1-year term	**December 31, 2026**
C	[appointee name]	1-year term	**December 31, 2026**
D	[appointee name]	1-year term	**December 31, 2026**
E	[appointee name]	1-year term	**December 31, 2026**
F	[appointee name]	1-year term	**December 31, 2026**
G	[appointee name]	1-year term	**December 31, 2026**

Health Days Parade Information

Saturday, May 9, 2026 @ 10:00 am

The parade on Main Street will begin at 10:00 am and end at approximately 11:00 am. We invite you to help us make this year's parade the best yet. All parade entries must be approved; however, anyone is welcome to submit an entry form. Entrance to the parade is free.

Line-Up

Check-in and staging will begin promptly at 9:00 a.m. on Saturday, May 9th. Entry numbers will not be assigned before you arrive; however, you will have a designated lane where you'll need to line up. Entrants will line up on an organized FIRST COME, FIRST SERVE basis. However, designated Smithfield City entrants (Royalty, City Council, Grand Marshall, Fire Dept, etc.) will lead the parade. Please be flexible and patient as your parade vehicles are lined up. We are only allowed to close Main Street 9-11 a.m. This means we won't have very much time to get all lined up; it is important you arrive on time but not early. If you start lining up before the road is blocked off, you will be asked to circle around to the start of the staging area. If you have multiple vehicles in your entry, you need to arrive at the staging area together.

Loading

There will be very limited space in the staging and drop off area so, if at all possible, please meet at another location to load up and then head over to Main Street. Enter the staging area at 400 South and Main Street. If you have walkers, you can drop them off at the designated area on Main Street. **Please carpool as much as possible to avoid congestion in the staging area.**

Drop-off

To enter the drop-off zone you will need to enter on Main Street at the 400 South intersection. Use the middle lane to travel north and turn right on 300 South. You may drop off walkers on 300 South between Main Street and 100 East. To exit, continue east to 100 East. The staging and drop-off areas will be very busy so please drive carefully and unload quickly to avoid congestion.

Where To Start

All parade participants must enter Main Street at 400 South at **no earlier** than 9:00 a.m. Again, we aren't given very much time so please be prompt because we will start the parade on time.

Parade Route

The parade route will travel from 300 South to 300 North. In the interest of time, no parade participants are to stop along the parade route to distribute flyers or perform routines. Please avoid large gaps before or after you. Smithfield City Police will monitor the parade route to ensure compliance.

Safety

This is our highest priority. All participants on a parade vehicle must remain seated at all times. Exceptions may be made for floats where there is a permanent fixture designed for the participants to hold. In such cases, the standing participants must hold onto the fixture at all times.

Safety is the number one responsibility of those driving a parade vehicle. Please give it your full attention. We advise against drivers throwing items or doing anything that may distract them. Please maintain a minimum distance of one and no more than three car lengths between you and the entry in front of you. Always be aware of your surroundings while driving.

Participants throwing candy must be at least 12 years old and be able to throw the candy all the way to the curb. Do not start throwing candy until you have completely exited the staging area and throw it as far away from your vehicle as possible. Only those 16 years and older may distribute flyers along the route. For their safety, performing groups must have a responsible adult in front and behind the group at all times. It is everyone's responsibility to provide a safe environment and protect those around us so we can have a fun and safe parade.

Conduct

We expect all parade entries to be respectful, courteous, and safe; this may include the parade vehicle, printed material, or participants. The participant may be asked to withdraw from the parade and may not be allowed to participate in the future if any part of the parade entry is deemed to be disrespectful, offensive, vulgar, or unsafe.

De-Staging

The parade route ends at the intersection of Main Street and 300 North. All parade participants should exit the parade route on 300 North by following the traffic controller's instructions.

Registration

All registrations must be completed no later than Tuesday, May 5th by 5:00 pm. Register online at www.smithfieldrecreation.com, or in person at the Smithfield Rec. Center, 315 E 600 S, Smithfield, Utah.

For more information, please contact Ed Haines at activities@smithfieldutah.gov or (435) 563-0048.