

CACHE COUNTY COUNCIL

June 9, 2026 at 5:00 p.m. - Cache County Chamber at 199 North Main, Logan, Utah.

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

MEMBERS PRESENT: Vice Chair Kathryn Beus, Councilmember David Erickson, Councilmember JoAnn Bennett, Councilmember Nolan Gunnell, Councilmember Mark Hurd.

MEMBERS EXCUSED: Chair Sandi Goodlander, Councilmember Keegan Garrity.

STAFF PRESENT:

OTHER ATTENDANCE:

1. **Call to Order 5:00p.m.** – [0:00:01](#) Vice Chair Kathryn Beus called the council meeting to order and noted the absences of Chair Sandi Goodlander and Councilmember Keegan Garrity.
2. **Opening Remarks and Pledge of Allegiance** – [0:00:26](#) Councilmember Mark Hurd offered the opening remarks, expressing gratitude for national freedoms, encouraging attendees to thank military veterans, and offering a prayer for the community, constitutional protections, law enforcement, and military service members. The council and audience recited the Pledge of Allegiance.
3. **Review and Approval of Agenda** [0:02:49](#)
Action: Motion made by Councilmember Nolan Gunnell to approve agenda; seconded by Councilmember David Erickson.
Motion passes.
Aye: 5 David Erickson, Kathryn Beus, Nolan Gunnell, Mark Hurd, JoAnn Bennett
Nay: 0
Absent: 2 Sandi Goodlander, Keegan Garrity
4. **Review and Approval of Minutes** [0:03:05](#) The council reviewed the workshop and regular meeting minutes from May 26, 2026. Vice Chair Kathryn Beus abstained from the vote due to her absence at the last meeting.
Action: Motion made by Councilmember David Erickson to approve the regular council meeting minutes and the council workshop minutes from May 26, 2026; seconded by Councilmember Nolan Gunnell..
Motion passes.
Aye: 4 David Erickson, Nolan Gunnell, Mark Hurd, JoAnn Bennett
Nay: 0
Abstain: 1 Kathryn Beus
Absent: 2 Sandi Goodlander, Keegan Garrity
5. **Report of the County Executive** [0:03:24](#) Executive George Daines reported that his office had no new appointments to present. He stated that a significant portion of executive staff time was being dedicated to resolving fire board issues.
6. **Items of Special Interest**
 - a. Presentation of the 2026 Cache County Royalty [0:03:50](#) the members of the 2026 Cache County Rodeo Royalty introduced themselves to the council.
 - Reese Page – Fair and Rodeo Queen
 - Hadley Thompson – First Attendant
 - Breanna Bassett – Second Attendant
 - Dixie Christensen – Junior Queen
 - Marlee Hall – Princess

Indiana Earl – Junior Princess

- i. Proclamation 2026-03 – A Proclamation Recognizing and Honoring the 2026 Cache County Rodeo Royalty [0:09:40](#) Vice Chair Kathryn Beus read Proclamation 2026-03 recognizing and honoring the 2026 Cache County Rodeo Royalty Court for their leadership, poise, and community representation.

Action: Motion made by Councilmember Nolan Gunnell to approve Proclamation 2026-03; seconded by Councilmember David Erickson.

Motion passes.

Aye: 5 David Erickson, Kathryn Beus, Nolan Gunnell, Mark Hurd, JoAnn Bennett

Nay: 0

Absent: 2 Sandi Goodlander, Keegan Garrity

- b. VAWA, VOCA and UVSP Grant Reports [0:13:57](#) Andrew Crane, Deputy County Attorney, presented the semi-annual Violence Against Women Act (VAWA) grant update. The office utilizes three specialized prosecutors and two dedicated investigators. Crane warned that shifting federal allocations might result in decreased funding for the next two-year cycle. Case tracking metrics from 2024 to 2025 indicated a substantial increase in special victim case reviews and investigations across the board. [0:17:37](#) Sara Owen, Victim Advocate Supervisor, provided a personnel and workload breakdown funded by the Victims of Crime Act (VOCA) and the Utah Victim Services Provider (UVSP) grants. The office employs six full-time coordinators, a bilingual advocate, and an executive assistant. Owen reported serving 654 total victims in Q2 (Oct-Dec 2025) and 688 victims in Q3 (Jan-Mar 2026), stating that these numbers were according to the federal guidelines on tracking. She shared that, in her personal opinion, the true numbers are much larger. She reviewed a multi-year case summary to illustrate the long-term legal and personal support required for victims navigating child sexual assault disclosures, trials, and state appeals. [0:24:14](#) Scott Bodily, Children's Justice Center Coordinator, described the center's role as the primary evidence collection and child-friendly interview point for child abuse investigations across Cache and Rich Counties, alongside medical contracts with Primary Children's Medical Center. Bodily reported a steep rise in metrics following a team training in January 2026. The center's caseload increased from an average of 20 interviews per month in 2025 to 27 per month in 2026, with total individuals served climbing from 190 to 243 monthly. [0:28:28](#) Dane Murray, Cache County Attorney, reviewed case tracking totals from June 1, 2025 to May 31, 2026. Special victims cases rose to 643, significantly exceeding the previous three-year average of 410 cases. Murray noted that while general law enforcement submittals dropped from 3,029 to 2,659, offenses against special victims (sex offender violations, elder abuse, internet crimes against children) scaled up. He announced that Cache Valley's Domestic Violence Response Team is currently implementing an evidence-based Domestic Violence High-Risk Team framework modeled after the national Jeanne Geiger Institute standard. This protocol uses local lethality assessment protocols (LAP) to predict and intercept escalating partner violence. In response to a question from Councilmember David Erickson, Murray addressed the reality of shrinking federal VOCA grants, noting that statewide domestic violence figures continue to rise at a consistent 3% baseline rate.

7. Public Hearings

a. Hold Public Hearings at 5:30 PM:

- i. Ordinance 2026-30 – Wellsville Safe Storage 2 Rezone [0:39:28](#) Development Services Director Brian Abbott presented a request to rezone 8 acres located off Highway 89/91, directly north of the American West Heritage Center, from Agricultural (A10) to Commercial (C). Abbott recalled that a previous industrial rezone request for the same parcel was denied in March 2026. He noted the Planning Commission recommended denial of the commercial request on a 5-2 vote on May 21, 2026, citing land-use inconsistencies with surrounding agricultural buffers and formal opposition from Utah State University and the American West Heritage Center. [0:43:05](#) Travis Baldwin, applicant, presented a couple of proposed solutions to blend the development into the surrounding landscape, such as earthen berms, tall shrubs, river rock, and earth-toned building colors and provided the council with AI mock-ups of the various solutions. He explained that the

request was altered from industrial to commercial to address past feedback from the council. He described himself as a good neighbor and not wanting to create an eyesore. He noted his business had donated to the American West Heritage Center for the last 15 years. [0:45:40](#) Margaret Bosworth, part-owner of the property, expressed frustration that neither the Heritage Center nor USU had ever approached the family to purchase the 8-acre parcel. She advocated for private property rights and avoiding lost revenue for their family. [0:47:46](#) Deborah Van Noy suggested that the landowners evaluate a conservation easement to protect the gateway view corridor while generating alternative family revenue. [0:48:36](#) Mike Baldwin, co-developer, stated that the parcel's smaller size limits its financial feasibility under a conservation easement compared to development. He reported that nearby commercial storage facilities are entirely full and highlighted that several Planning Commission members spoke strongly in favor of the family's property rights.

Action: Motion made by Councilmember David Erickson to close public hearing on Ordinance 2026-30; seconded by Councilmember Nolan Gunnell.

Motion passes.

Aye: 5 David Erickson, Kathryn Beus, Nolan Gunnell, Mark Hurd, JoAnn Bennett

Nay: 0

Absent: 2 Sandi Goodlander, Keegan Garrity

- ii. Ordinance 2026-31 – Richmond City Creek Rezone [0:51:43](#) Brian Abbott presented a request to rezone 7.58 acres across two parcels, located south of Richmond at 9000 North and Highway 91, from Agricultural (A10) to Industrial (I). Abbott noted the adjacent Lower Foods parcel to the north was zoned industrial earlier in the year. The Planning Commission recommended approval with a unanimous 7-0 vote on May 21, 2026, and Richmond City provided zero objections. [0:53:32](#) Judson Eades, who is under contract to purchase the property, clarified that the intended use is not a data center. He operates Adrenalin Industries and plans to build off-road expedition motorhomes.

Action: Motion made by Councilmember Nolan Gunnell to close public hearing on Ordinance 2026-30; seconded by Councilmember David Erickson.

Motion passes.

Aye: 5 David Erickson, Kathryn Beus, Nolan Gunnell, Mark Hurd, JoAnn Bennett

Nay: 0

Absent: 2 Sandi Goodlander, Keegan Garrity

- iii. Resolution 2026-17 – Opening and Amending the Cache County 2026 Budget (Third Amendment) [0:54:50](#) County Auditor Matt Funk presented the standard second-quarter budget opening. The amendment books approximately \$1 million in intergovernmental grant revenues against \$6.3 million in new expenditures. At least \$4 million of the expenditure total is drawn directly from regional RAPZ tax funds, resulting in a net General Fund balance increase of \$177,000.

Action: Motion made by Councilmember Nolan Gunnell to close public hearing on Ordinance 2026-30; seconded by Councilmember David Erickson.

Motion passes.

Aye: 5 David Erickson, Kathryn Beus, Nolan Gunnell, Mark Hurd, JoAnn Bennett

Nay: 0

Absent: 2 Sandi Goodlander, Keegan Garrity

8. Initial Proposals for Consideration of Action

- a. **Ordinance 2026-30 – Wellsville Safe Storage 2 Rezone** [0:56:26](#) The council questioned Brian Abbott regarding site layout and logistics. Abbott confirmed the property has no direct frontage along US 89/91, and access requires

turning onto a minor county road that the developer would be legally mandated to upgrade at personal expense. Council members discussed traffic safety concerns regarding left-hand turns onto the highway during peak American West Heritage Center events. Vice Chair Kathryn Beus confirmed that the applicant had not attempted to incorporate into Wellsville City. She and Councilmember David Erickson voiced concern over inserting a commercial footprint into a highly prioritized heritage and open space gateway, though she said she would ultimately vote to uphold the property owner's rights. Councilmember JoAnn Bennett spoke in support of the rezone, noting the massive visual presence of existing agricultural structures and the nearby Pallets of Utah building. Councilmember JoAnn Bennett moved to suspend rules and approve the ordinance, with Councilmember Mark Hurd seconding. Councilmember Nolan Gunnell shared that he has been torn between supporting open spaces and upholding property rights, but will ultimately side with the property rights. Executive George Daines requested that the council delay action until a full 7-member quorum was present to handle the contentious item.

Action: Motion made by Councilmember JoAnn Bennett to suspend rules and approve Ordinance 2026-30; seconded by Councilmember Mark Hurd.

Motion passes.

Aye: 4 Kathryn Beus, Nolan Gunnell, Mark Hurd, JoAnn Bennett

Nay: 1 David Erickson

Absent: 2 Sandi Goodlander, Keegan Garrity

- b. **Ordinance 2026-31 – Richmond City Creek Rezone** [1:08:30](#) The council clarified that the industrial parcel was near the Lowers industrial parcels and would not maintain an active access point directly off Highway 91, pulling instead from 9000 North ("Whiskey Lane").

Action: Motion made by Councilmember David Erickson to suspend rules and approve Ordinance 2026-31; seconded by Councilmember Nolan Gunnell.

Motion passes.

Aye: 5 David Erickson, Kathryn Beus, Nolan Gunnell, Mark Hurd, JoAnn Bennett

Nay: 0

Absent: 2 Sandi Goodlander, Keegan Garrity

- c. **Resolution 2026-17 – Opening and Amending the Cache County 2026 Budget (Third Amendment)** Item 8c was inadvertently skipped and returned to after items 8d and 8e.
- d. **Resolution 2026-19 – Providing Round One Approval to the Birch Canyon Weed & Seed Coop Open Space Application** [1:10:27](#) Chris Sands, COSAC Chair, presented a phase-one request for a small parcel directly bordering the northern edge of the county's recently acquired Shupe open space land. Birch Creek and Birch Canyon Road run through the property. The application scored 49 out of 100 on the bond criteria, earning high marks for wildlife habitats. Executive George Daines questioned whether the conservation easement would restrict regional bicycle or vehicle access along Birch Canyon Road. Sands clarified that county road rights remain unchanged and open to all 19 current user groups; the proposed bicycle restrictions would strictly apply to newly constructed private trails on the interior of the property to safeguard native habitats. Sands noted that due to its size, the project would not attract NRCS funding, meaning the county, a local municipality like Smithfield City, or the DWR would likely act as the primary easement holder.

Action: Motion made by Councilmember David Erickson to approve Resolution 2026-19; seconded by Councilmember Mark Hurd.

Motion passes.

Aye: 5 David Erickson, Kathryn Beus, Nolan Gunnell, Mark Hurd, JoAnn Bennett

Nay: 0

Absent: 2 Sandi Goodlander, Keegan Garrity

- e. **Resolution 2026-20 – Providing Round One Approval to the Willow Ranch Open Space Application** [1:25:46](#) Chris Sands presented a phase-one request for over 100 acres spanning two parcels along Center Street, partnering directly with the Utah Agricultural Land Trust. Sands noted that the ranch forms the direct western visual backdrop when looking down Center Street from downtown Logan. The property has been farmed by the same family for 150 years and features active beaver dams, moose, and a prescriptive easement connecting to US Forest Service lands. The application scored a high 58 out of 100 on bond criteria.

Action: Motion made by Councilmember David Erickson to approve Resolution 2026-20; seconded by Councilmember Nolan Gunnell.

Motion passes.

Aye: 5 David Erickson, Kathryn Beus, Nolan Gunnell, Mark Hurd, JoAnn Bennett

Nay: 0

Absent: 2 Sandi Goodlander, Keegan Garrity

- c. **Resolution 2026-17 – Opening and Amending the Cache County 2026 Budget (Third Amendment)** [1:32:21](#) Auditor Matt Funk explained that the 19-page amendment handles 40 individual items. He emphasized that the timely integration of \$5.1 million in RAPZ tax allocations allowed the county to roll back planned general fund expenditures, successfully returning \$177,000 to the county general fund. He also noted a major airport capital improvement project listed in the opening is 5% funded by the FAA, and the county has funds for the remainder. Total countywide expenditures adjust from \$133 million to \$140 million.

Action: Motion made by Councilmember Nolan Gunnell to approve Resolution 2026-17; seconded by Councilmember David Erickson.

Motion passes.

Aye: 5 David Erickson, Kathryn Beus, Nolan Gunnell, Mark Hurd, JoAnn Bennett

Nay: 0

Absent: 2 Sandi Goodlander, Keegan Garrity

9. Pending Action

- a. **Resolution 2026-06 – Removal of Certain Class B Road Segments from Cache County's Class B Road System** [1:36:45](#) Executive George Daines provided an infrastructure update following the council's April 21st approval allowing a developer to connect to the county highway. River Heights City has officially accepted a preliminary plat for the subdivision. Daines noted that River Heights engineers will submit formal highway connection designs to County Public Works Director Matt Phillips within two to three months, and recommended moving the item out three months. Daines also reported that Millville City must correct sinking trenches from past utility pipe cuts before the county completes regional chip-and-seal work. Additionally, Providence City has ordered and funded new school crossings to manage a middle-to-elementary school building transition, pending a safety review by Matt Phillips. Vice Chair Kathryn Beus asked Policy Analyst Andrew Erickson to formally add the files from Executive Daines into the meeting record.
- b. **Ordinance 2026-21 – Amending Chapter 17.14 on the Resort Recreation (RR) Zone** [1:41:46](#) Brian Abbott, Development Services Director, reported that department staff met with Chair Goodlander and Andrew Erickson to resolve lingering text concerns. He verified that the changes made were strictly structural and numerical reformatting rather than substantive policy updates, meaning a return to the Planning Commission was legally unnecessary. Councilmember Nolan Gunnell moved to approve the Ordinance, with Councilmember David Erickson seconding. Council debated operational enforcement as oversight transitions from individual legislative development agreements to strict compliance with the multi-page Powder Mountain Master Plan. Curt Webb, Deputy Executive, detailed that the parcel currently generates only \$25,000 in annual property tax, which represents a minimal windfall, but explained that the county is insulated from long-term infrastructure liabilities because the

resort must fully finance and annex water, sewer, and fire services into special service districts managed by Weber Fire. Webb clarified that the Cache County School District retains its full tax base portion, and the county will only pay the Weber County School District on a strictly audited per-student basis if permanent resident children require out-of-county schooling. Webb confirmed that Weber Fire would have taxing authority over the Powder Mountain areas, after an agreement is reached with the Cache Fire District.

Action: Motion made by Councilmember Nolan Gunnell to approve Ordinance 2026-21; seconded by Councilmember David Erickson.

Motion passes.

Aye: 4 David Erickson, Kathryn Beus, Nolan Gunnell, Mark Hurd

Nay: 1 JoAnn Bennett

Absent: 2 Sandi Goodlander, Keegan Garrity

10. Other Business [1:56:19](#)

a. UAC Justice Summit

June 26, 2026

Vice Chair Kathryn Beus noted that representation from Cache County—including Sandi Goodlander, the County Attorney, and the County Sheriff—will attend the upcoming UAC Justice Summit in Murray on June 26, 2026.

- | | |
|----------------------------------------|--------------------------|
| b. Nibley Heritage Days Parade | June 20, 2026 @ 10:00 AM |
| c. Hyrum Independence Day Parade | July 4, 2026 @ 10:00 AM |
| d. Lewiston Independence Day Parade | July 4, 2026 @ 10:00 AM |
| e. Hyde Park Hometown Days Parade | July 18, 2026 @ 10:00 AM |
| f. North Logan City Pioneer Day Parade | July 24, 2026 @ 10:00 AM |
| g. Logan City Pioneer Day Parade | July 24, 2026 @ 10:00 AM |

11. Council Member Reports

Nolan Gunnell – [1:58:06](#) Reported a committee directive instructing Development Services to tweak and deploy the county subdivision plan alongside ongoing water security strategies. He also requested that staff begin drafting a policy framework governing county short-term residential rental units.

Kathryn Beus – [1:59:09](#) Reported her attendance at a multi-divisional wildland fire drill hosted by Chief Brady George up Blacksmith Fork Canyon. She also reported hosting a well-attended, two-hour listening workshop where local fire department employees could safely voice operational feedback regarding the fire district. She also discussed participating in an emergency UAC call centered on local data center footprints.

David Erickson – [2:05:02](#) Detailed the high-stress public messaging and zoning challenges experienced by Box Elder County commissioners and urged the council to approach incoming development applications with an open, analytical mindset. He noted that many moving pieces are currently treated as high priorities that could be handled more methodically.

Mark Hurd – [2:07:10](#) Announced an upcoming O&M meeting on Friday to review the regional airport authority interlocal agreement. He reported that he continues to represent Cache County across a five-county bloc on the Northern Utah Outdoor Recreation Initiative board and will attend a workshop on Monday the 15th to capture funding recommendations for local outdoor recreation projects.

JoAnn Bennett – [2:08:30](#) Reported on an informal meeting she attended with former state representative, Tyler Clancy, from GOED, held at the CAPSA headquarters in Logan. Several agency directors were present and a tour was conducted of the facility. Later in the afternoon some of the directors presented reports of the level and extent of the services they handle. She shared that it is evident that funding is limited and inadequate to address the needs in our community.

[2:09:24](#) County Clerk Bryson Behm was invited to present a Republican primary election update. Behm reported an initial turnout of 3,000 cast ballots so far. He urged the public to vote and announced that early voting windows would run Monday through Thursday, 12:00 p.m. to 6:00 p.m., from June 15-18.

Adjourn: 7:10 PM [2:10:22](#)

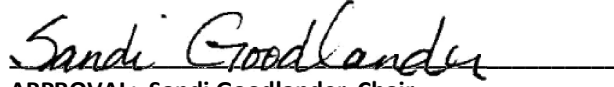
Action: Motion made by Councilmember Nolan Gunnell to adjourn; seconded by Councilmember JoAnn Bennett.

Motion passes.

Aye: 5 David Erickson, Kathryn Beus, Nolan Gunnell, Mark Hurd, JoAnn Bennett

Nay: 0

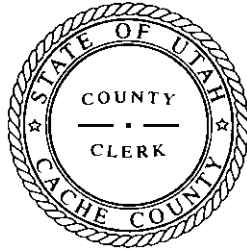
Absent: 2 Sandi Goodlander, Keegan Garrity



APPROVAL: Sandi Goodlander, Chair
Cache County Council



ATTEST: Bryson Behm, Clerk
Cache County Council



SUPPORTING DOCUMENTATION DISCLAIMER

The content of the following attached materials may have been amended, substituted, adopted, or rejected during the open meeting.

To determine the final disposition of any item found in the following materials from here on, please cross-reference it with the Approved Meeting Minutes located at the beginning of this compiled document, or contact the Cache County Clerk's Office at www.cachecounty.gov/clerk to request a copy of any existing final amended, substituted, adopted, or rejected materials from the meeting.



CACHE COUNTY COUNCIL

**Cache County Council Regular Meeting
Media Packet**

June 9, 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



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 **WORKSHOP MEETING** at **3:30 p.m.** and 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, June 9, 2026.**

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

CACHE COUNTY COUNCIL AGENDA

COUNCIL WORKSHOP – 3:30 p.m.

- 1. Call To Order**
- 2. Joint Meeting with Membership of the Cache Open Space Advisory Committee**
 - a. Program Update
 - b. Greenbelt Funds Discussion
- 3. Call To Order**

REGULAR COUNCIL MEETING – 5:00 p.m.

- 1. Call To Order**
- 2. Opening Remarks** – Council Member Mark Hurd
- 3. Review and Approval of Agenda**
- 4. Review and Approval of Minutes**
 - a. 05-26-2026 County Council Workshop Minutes
 - b. 05-26-2026 County Council Regular Meeting Minutes
- 5. Report of the County Executive**
 - a. Appointments
 - b. Other Items
- 6. Items of Special Interest**
 - a. Presentation of the 2026 Cache County Royalty
- [Trish Gibbs](#)
 - i. *Proclamation 2026-03 – A Proclamation Recognizing and Honoring the 2026 Cache County Rodeo Royalty*

- b. VAWA, VOCA, and UVSP Grant Reports
 - Dane Murray, Cache County Attorney
 - Andrew Crane, Cache County Deputy Attorney
 - Sara Owen, Cache County Victim Advocate Supervisor
 - Scott Bodily, Cache County Children’s Justice Center (CJC) Coordinator

7. Public Hearings – 5:30 p.m.

a. Hold Public Hearings at 5:30 PM:

- i. Ordinance 2026-30 – Wellsville Safe Storage 2 Rezone
- ii. Ordinance 2026-31 – Richmond City Creek Rezone
- iii. Resolution 2026-17 – Opening and Amending the Cache County 2026 Budget (Third Amendment)

8. Initial Proposals for Consideration of Action

a. Ordinance 2026-30 – Wellsville Safe Storage 2 Rezone

- Brian Abbott, Cache County Development Services Director

b. Ordinance 2026-31 – Richmond City Creek Rezone

- Brian Abbott, Cache County Development Services Director

c. Resolution 2026-17 – Opening and Amending the Cache County 2026 Budget (Third Amendment)

- Matt Funk, Cache County Auditor

d. Resolution 2026-19 – Providing Round One Approval to the Birch Canyon Weed & Seed Coop Open Space Application

- Brian Abbott, Cache County Development Services Director
- Chris Sands, COSAC Chair

e. Resolution 2026-19 – Providing Round One Approval to the Birch Canyon Weed & Seed Coop Open Space Application

- Brian Abbott, Cache County Development Services Director
- Chris Sands, COSAC Chair

9. Pending Items

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

b. Ordinance 2026-21 – Amending Chapter 17.14 on the Resort Recreation (RR) Zone

- Brian Abbott, Cache County Development Services Director
- Angie Zetterquist, Cache County Planning Manager

10. Other Business

- | | |
|----------------------------------------|--------------------------|
| a. UAC Justice Summit | June 26, 2026 |
| b. Nibley Heritage Days Parade | June 20, 2026 @ 10:00 AM |
| c. Hyrum Independence Day Parade | July 4, 2026 @ 10:00 AM |
| d. Lewiston Independence Day Parade | July 4, 2026 @ 10:00 AM |
| e. Hyde Park Hometown Days Parade | July 18, 2026 @ 10:00 AM |
| f. North Logan City Pioneer Day Parade | July 24, 2026 @ 10:00 AM |
| g. Logan City Pioneer Day Parade | July 24, 2026 @ 10:00 AM |

11. Council Member Reports

12. Adjourn

- Next Scheduled Regular Council Meeting: June 23, 2026 @ 5:00 PM



Sandi Goodlander, Council Chair

CACHE COUNTY COUNCIL WORKSHOP MEETING

May 26, 2026 at 3:30 p.m. - Cache County Chamber at 199 North Main, Logan, Utah.

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

MEMBERS PRESENT: Chair Sandi Goodlander, Councilmember JoAnn Bennett, Councilmember Nolan Gunnell, Councilmember Mark Hurd.

MEMBERS EXCUSED: Councilmember Keegan Garrity, Vice Chair Kathryn Beus, Councilmember David Erickson.

Call to Order: 3:30 p.m.

[0:00:00](#) Chair Sandi Goodlander called the workshop session to order. She recognized Whitney Ward from VCBO Architecture, noting that Ward has visited Cache Valley multiple times to assist with the ongoing countywide recreation study. She noted that committee discussions have frequently been circular, but the ultimate objective remains developing a recommendation for a countywide recreation facility plan. Once a consensus is reached, it will be brought to the County Council for a vote to place it on a future public ballot. The purpose of today's workshop is to bring all council members up to speed on the study's evolution and allow for an open discussion.

[0:01:24](#) Whitney Ward provided an overview of the ongoing planning process, explaining that the project is currently navigating a cycle between Phase 1 (information gathering and concept development) and Phase 2 (synthesis and finalization). Ward noted that while a preferred alternative has emerged that satisfies all programmatic criteria, it is also the most expensive option, which severely impacts its overall community viability.

[0:03:43](#) Ward reviewed the results of a robust, two-part community survey, comprising a targeted South Valley survey and a broader Cache County survey.

[0:10:35](#) Ward presented national and regional database benchmarks regarding community recreation center utilization.

[0:17:20](#) Ward explained the steering committee shifted away from analyzing distinct recreation districts and instead evaluated three countywide bonding distribution options:

Option 1: One Centralized Facility: [0:20:22](#) A single, large facility containing a robust gymnasium, a competition-sized lap pool, children's play pools, and future indoor turf expansion. Testing models at the county fairgrounds or 10th West indicated that 70% to 75% of the county population would live within a 15-minute drive. While this is the most construction- and staff-efficient option with the highest fiscal return, the steering committee believes it is politically unviable and unlikely to pass a ballot measure because residents outside Logan would feel it does not meet their needs.

Option 2: Two Facilities – North and South: [0:26:16](#) A north facility positioned near North Logan, prioritizing gymnasiums over indoor turf to complement the Hansen Sports Complex, and featuring a highly functional multi-use pool. It offers potential energy-efficiency partnerships and cost savings by utilizing heat exchange mechanisms, if located adjacent to the Eccles Ice Arena. A south facility would be located in the Nibley/Hyrum zone, featuring limited indoor courts, a small indoor turf footprint, and a matching multi-use pool. Both facilities would preserve footprint space to add full competitive lap pools in the future if high school pools close or school districts seek shared operational partnerships. These two facilities would capture 85% of the county population within a 15-minute drive.

Option 3: Three Facilities – North, South, and Central: [0:31:27](#) Locating distinct facilities in Smithfield, the Logan/North Logan border, and the Nibley/Hyrum zone. This would place a large majority of county residents within a 10-minute drive. However, the collective steering committee consensus is that a three-facility build is too expensive to construct, staff, and operate in the current economic climate.

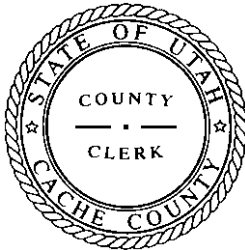
[0:33:37](#) Ward shared preliminary construction cost estimates for the centers, followed by the operational forecast, financial sufficiency, potential subsidies and bond impact.

[0:42:29](#) Council engaged in discussion about county facilities competing with private facilities, sufficient space for facilities in the proposed locations, public education and relations about the activities of the steering committee and tax increases, historical precedence for countywide taxing efforts, drive-time data, county vs. city operation of the recreation centers, and the possibility of RAPZ funding to cover the operational shortfalls.

Adjourn: 4:30 PM [0:59:50](#)

APPROVAL: Sandi Goodlander, Chair
Cache County Council

ATTEST: Bryson Behm, Clerk
Cache County Council



CACHE COUNTY COUNCIL

May 26, 2026 at 5:00 p.m. - Cache County Chamber at 199 North Main, Logan, Utah.

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MEMBERS PRESENT: Chair Sandi Goodlander, Councilmember David Erickson, Councilmember JoAnn Bennett, Councilmember Nolan Gunnell, Councilmember Mark Hurd.

MEMBERS EXCUSED: Vice Chair Kathryn Beus, Councilmember Keegan Garrity.

STAFF PRESENT: Jordan Mathis, Estee Hunt, Carter Chatterton, Lisa Aedo, Andrew Erickson, Amy Adams, Don Wilcox, Nathan Argyle, Chad Jensen

OTHER ATTENDANCE: Lyndsay Peterson, Corbin Allen, Larry Olsen

1. **Call to Order 5:00p.m.** – [0:00:02](#) Chair Sandi Goodlander called the meeting to order and noted that a quorum of five members was present.
2. **Opening Remarks and Pledge of Allegiance** – [0:00:26](#) Councilmember JoAnn Bennett offered the opening remarks in the form of a prayer, expressing gratitude for local freedoms, paying tribute to military personnel who made the ultimate sacrifice, and requesting guidance for county public servants. The council and audience recited the Pledge of Allegiance.

3. **Review and Approval of Agenda** [0:02:25](#)

Action: Motion made by Councilmember David Erickson to approve the amended agenda; seconded by Councilmember Nolan Gunnell.

Motion passes.

Aye: 5 David Erickson, Nolan Gunnell, Sandi Goodlander, Mark Hurd, JoAnn Bennett

Nay: 0

Absent: 2 Keegan Garrity, Kathryn Beus

4. **Review and Approval of Minutes** [0:02:43](#) The council reviewed the minutes from the May 12 Council Workshop and the Regular Council Meeting.

Action: Motion made by Councilmember JoAnn Bennett to approve the minutes from the May 12 meetings; seconded by Councilmember Nolan Gunnell.

Motion passes.

Aye: 5 David Erickson, Nolan Gunnell, Sandi Goodlander, Mark Hurd, JoAnn Bennett

Nay: 0

Absent: 2 Keegan Garrity, Kathryn Beus

5. **Report of the County Executive** [0:03:09](#) Executive George Daines reported that his office had no new appointments or updates to provide at this time.

6. **Items of Special Interest**

- a. Presentation of the 2025 Bear River Health Department Audit Report [0:03:29](#) Jordan Mathis introduced the item, noting it was the legally required annual report rather than an audit, and stated the full financials were available on the department's website. Estee Hunt reviewed data from the report, highlighting trends in leading causes of death from 2024 to 2025, local sociodemographic statistics, and a 6.2% increase in WIC services. [0:12:10](#) Jordan Mathis explained the department's strategic priorities. Mathis also detailed a swift measles exposure response at the Budge Clinic where 11 infants were successfully tracked and treated with immunoglobulin within a 36-hour window,

an intervention later featured in the New England Journal of Medicine. He concluded with a budget summary, noting the current \$15 million operating budget will scale to approximately \$24 million next year due to the integration of regional behavioral health services.

- b. Substance Abuse & Mental Area Plan [0:21:06](#) Trevor Cook from Bear River Mental Health explained that the Area Plan is mandated by state statute and requires annual review and approval from local county authorities. He explained that the plan prioritizes the structural integration of regional substance use and mental health services to streamline funding, eliminate duplicate efforts, and optimize care for co-occurring diagnoses. Cook and Jordan Mathis outlined operational updates taking effect July 1st, including capitated Medicaid funding, the absorption of health department staff, and rebranding forward-facing operations as Bear River Behavioral Health. He added that construction is on track for a July 1st opening of the new 23-hour Crisis Receiving Center to divert individuals from jail or emergency rooms. [0:27:52](#) Councilmember David Erickson asked about the location of the receiving center within the health district. Cook confirmed Cache County was selected due to higher relative call volumes, though travel times from Box Elder and Rich Counties fall safely within mandatory response windows. Councilmember David Erickson praised the new rebranding of Bear River Behavioral Health.

Action: Motion made by Councilmember David Erickson to approve the area plan; seconded by Councilmember Nolan Gunnell.

Motion passes.

Aye: 5 David Erickson, Nolan Gunnell, Sandi Goodlander, Mark Hurd, JoAnn Bennett

Nay: 0

Absent: 2 Keegan Garrity, Kathryn Beus

7. Public Hearings

a. Schedule Public Hearings for June 9, 2026 at 5:30 PM: [0:31:16](#)

- i. Ordinance 2026-30 – Wellsville Safe Storage 2 Rezone
- ii. Ordinance 2026-31 – Richmond City Creek Rezone
- iii. Resolution 2026-17 – Opening and Amending the Cache County 2026 Budget (Third Amendment)

Action: Motion made by Councilmember Mark Hurd to set the public hearings for Ordinance 2026-30, Ordinance 2026-31, and Resolution 2026-17 for June 9, 2026 at 5:30 PM; seconded by Councilmember David Erickson.

Motion passes.

Aye: 5 David Erickson, Nolan Gunnell, Sandi Goodlander, Mark Hurd, JoAnn Bennett

Nay: 0

Absent: 2 Keegan Garrity, Kathryn Beus

b. Hold Public Hearings at 5:30 PM:

- i. Ordinance 2026-28 – Enacting County Board Per Diem Standards and Planning Commission Compensation [0:31:54](#) Policy Analyst Andrew Erickson presented an ordinance establishing general standards for county board per diems and updating the outdated \$15 per-meeting compensation rate for the Planning and Zoning Commission. He noted that all other county boards would remain at a \$0 per diem and that public employees serving on boards in an official capacity are excluded from collecting a per diem. He introduced a \$70 placeholder rate recommended by the Ordinance and Policy Committee for further council debate. Councilmember Nolan Gunnell advocated for higher compensation, stating that the extensive tenure and high performance of county commissioners justified a competitive rate.

Action: Motion made by Councilmember Nolan Gunnell to close public hearing on Ordinance 2026-28; seconded by Councilmember David Erickson.

Motion passes.

Aye: 5 David Erickson, Nolan Gunnell, Sandi Goodlander, Mark Hurd, JoAnn Bennett

Nay: 0

Absent: 2 Keegan Garrity, Kathryn Beus

8. Initial Proposals for Consideration of Action

a. Ordinance 2026-28 – Enacting County Board Per Diem Standards and Planning Commission Compensation [0:39:08](#)

Chair Sandi Goodlander recommended setting the rate at \$100 per meeting, citing the heavy workload compressed into single monthly blocks. The council discussed whether the rate would alter volunteer status and clarified that the per diem functions as an expense offset for personal time, extensive site visits, and travel preparation. Andrew Erickson added that the ordinance is structured on a per-meeting basis, meaning any future adjustments to meeting frequency would apply automatically.

Action: Motion made by Councilmember Nolan Gunnell to amend the per diem amount from \$70 to \$100 in Ordinance 2026-28; seconded by Councilmember David Erickson.

Motion passes.

Aye: 5 David Erickson, Nolan Gunnell, Sandi Goodlander, Mark Hurd, JoAnn Bennett

Nay: 0

Absent: 2 Keegan Garrity, Kathryn Beus

Action: Motion made by Councilmember Nolan Gunnell to suspend rules and approve Ordinance 2026-28 as amended; seconded by Councilmember David Erickson.

Motion passes.

Aye: 5 David Erickson, Nolan Gunnell, Sandi Goodlander, Mark Hurd, JoAnn Bennett

Nay: 0

Absent: 2 Keegan Garrity, Kathryn Beus

b. Resolution 2026-15 – Providing Round One Approval to the Poulsen Family Valley View Farm Open Space

Application [0:44:43](#) Chris Sands representing the Cache Open Space Advisory Committee (COSAC) presented a request for round one approval to advance the Poulsen Family View Farm application to Phase Two. The project covers three non-contiguous parcels totaling just under 150 acres along the Highway 30 corridor currently utilized for dry-farming wheat and safflower. The application received a unanimous recommendation from COSAC, scoring 63.67 out of 100 on the bond criteria based on its significant visual gateway preservation, proximity to Four Mile Creek, and an on-site historic family cemetery. Sands mentioned that this application and the following Hat J application were made in response to the mailers sent out to gateway land owners. Councilmember David Erickson asked to hear the presentation for the following Hat J application before voting on the Poulsen Farm, as they are contiguous.

c. Resolution 2026-16 – Providing Round One Approval to the Hat J Ranch Open Space Application [0:55:08](#)

Chris Sands presented an open space application for the Hat J Ranch. The project spans seven parcels totaling roughly 335 acres on both sides of Highway 30 and has operated continuously for cattle ranching and dry-farming since the 1860s. The application received a unanimous recommendation from COSAC, scoring 62 out of 100 based on extensive gateway protection, wildlife corridors, and a portion of Three-Mile Creek traversing the property. Applicant/Owner Larry Olsen shared that he had received an official county notice regarding a neighboring 100-acre development proposal for 10 residential homes, emphasizing the immediate land-use pressures facing the gateway area.

Action: Motion made by Councilmember David Erickson to approve Resolution 2026-15; seconded by Councilmember Mark Hurd.

Motion passes.

Aye: 5 David Erickson, Nolan Gunnell, Sandi Goodlander, Mark Hurd, JoAnn Bennett

Nay: 0

Absent: 2 Keegan Garrity, Kathryn Beus

Action: Motion made by Councilmember David Erickson to approve Resolution 2026-16; seconded by Councilmember Mark Hurd.

Motion passes.

Aye: 5 David Erickson, Nolan Gunnell, Sandi Goodlander, Mark Hurd, JoAnn Bennett

Nay: 0

Absent: 2 Keegan Garrity, Kathryn Beus

- d. **Resolution 2026-18 – Amending the Cache County Personnel Policy and Procedures Manual Section IX.Q. Cell Phone Policy [1:02:40](#)** Office of Personnel Management Director Amy Adams presented a policy amendment to modernize county cell phone and cell phone stipend rules. Adams explained that the primary text revision replaces hardcoded dollar amounts with general framework language, allowing the Compensation Committee to adjust stipend rates annually with final council budget approval without forcing a manual text rewrite. Adams and County Attorney Dane Murray clarified that accepting a county phone stipend requires employees to produce work-related data under a GRAMA request, though the scope remains restricted to county business records rather than private contents.

Action: Motion made by Councilmember Nolan Gunnell to approve Resolution 2026-18; seconded by Councilmember JoAnn Bennett.

Motion passes.

Aye: 5 David Erickson, Nolan Gunnell, Sandi Goodlander, Mark Hurd, JoAnn Bennett

Nay: 0

Absent: 2 Keegan Garrity, Kathryn Beus

9. Pending Action

- a. **Resolution 2026-06 – Removal of Certain Class B Road Segments from Cache County's Class B Road System [1:07:58](#)** Executive George Daines reported no new progress, but noted Public Works Director Matt Phillips is actively working to coordinate an upcoming meeting with River Heights City.

No action.

- b. **Ordinance 2026-21 – Amending Chapter 17.14 on the Resort Recreation (RR) Zone [1:08:20](#)** Angie Zetterquist addressed council questions regarding the removal of formal development agreements from the text. Zetterquist explained that under Utah State Code, a county cannot legally mandate an independent legislative development agreement after a master plan has already been adopted. She detailed that oversight is maintained via a newly established administrative "Development Plan Application" submitted to the Planning Commission before building permits can be issued. Zetterquist reviewed the custom "Unit Equivalent Density" menu under Section 17.14.080 that strictly caps localized density. The council discussed who qualifies as the land use authority. Councilmember David Erickson asked how this ordinance would affect other areas of the county. Zetterquist confirmed that the RR zone requires a 2,000-acre minimum threshold and exclusively impacts the Powder Mountain region, while locations like Beaver Mountain remain under standard Forest Recreation (FR40) rules. The item was continued to allow for further review.

No action.

10. **Other Business [1:21:51](#)** Councilmember David Erickson requested the inclusion of the Lewiston Independence Day Parade on July 4 on the council's parade schedule. Chair Sandi Goodlander proposed allowing any willing county employees to participate in the County Council's float. She also suggested including horses and utilizing decorations leftover from decorating the courthouse.

- a. Nibley Heritage Days Parade
- b. Hyrum Independence Day Parade
- c. Hyde Park Hometown Days Parade

July 20, 2026 @ 10:00 AM

July 4, 2026 @ 10:00 AM

July 18, 2026 @ 10:00 AM

- d. North Logan City Pioneer Day Parade
- e. Logan City Pioneer Day Parade

July 24, 2026 @ 10:00 AM

July 24, 2026 @ 10:00 AM

11. Council Member Reports [1:24:02](#)

Mark Hurd – Reported no official liaison assignments or department updates.

David Erickson – No report.

JoAnn Bennett – No report.

Nolan Gunnell – Reported a serious regional water security warning, stating a local spring he has tracked for over 60 years has reached its lowest recorded level. He called for immediate county planning, noting that Hyrum City has initiated usage reductions and regional wells are experiencing a severe drawdown. He also noted the need for policy addressing short-term residential rentals.

Sandi Goodlander – Sustained Councilmember Nolan Gunnell’s warnings about water and agreed with the need for code governing solar farms and short-term residential rentals.

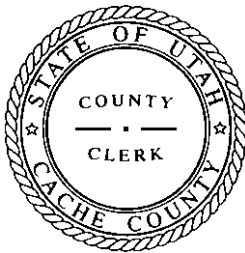
Action: Motion made by Councilmember Nolan Gunnell to adjourn; seconded by Councilmember Mark Hurd.

Motion passes.

Adjourn: 6:30 PM [1:26:33](#)

APPROVAL: Sandi Goodlander, Chair
Cache County Council

ATTEST: Bryson Behm, Clerk
Cache County Council





A PROCLAMATION RECOGNIZING AND HONORING
THE 2026 CACHE COUNTY RODEO ROYALTY

Whereas, the Cache County Rodeo Royalty serve as the official public faces of Cache County, promoting our rich western heritage and agricultural traditions throughout the community and the State of Utah; and

Whereas, the members of the royalty court demonstrate outstanding leadership, exceptional poise, and elite horsemanship, serving as excellent role models for the youth of Cache Valley; and

Whereas, their dedication and hard work significantly support the success and promotion of the annual Cache County Fair and Rodeo, bringing our community together;

Now, therefore, be it resolved that the Cache County Council does hereby recognize and honor the members of the 2026 Cache County Rodeo Royalty Court:

Reese Page, Cache County Rodeo Queen

Hadley Thompson, 1st attendant

Breanna Bassett, 2nd attendant

Dixie Christensen, Junior Queen

Marlee Hall, Princess

Indiana Carl, Junior Princess

and thanks them for their dedicated service, leadership, and excellent representation of Cache County throughout their tenure.

APPROVED AND ADOPTED this ____ day of June, 2026, **BY THE CACHE COUNTY COUNCIL.**

Signed:

Sandi Goodlander
Cache County Council Chair

N. George Daines
Cache County Executive

**CACHE COUNTY COUNCIL
PROCLAMATION 2026-03**

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 CLERK:

Bryson Behm
Cache County Clerk

Cache County Attorney's Office & Cache County Victim Services

VAWA/VOCA/UVSP Grant Updates
Andrew Crane and Sara Owen





Cache County Attorney's Office

The mission of the Cache County Attorney's Office is to protect the citizens of Cache County by vigorously prosecuting the guilty, seeking justice for the innocent, and upholding and defending the constitutions of the United States and the State of Utah. The Cache County Attorney's Office is the chief law enforcement agency in Cache County and we work with our local, state, and federal partners to investigate and prosecute crime that occurs within Cache County. Our prosecutors ensure fair, impartial, and equal administration of justice, advocating for appropriate punishment and correction of dangerous and violent offenders, while protecting the rights and dignity of victims and their families.



VAWA Overview

Personnel covered by VAWA grant:

- 3 SVU prosecutors
 - 1 for each district court judge
 - Josh Coe
 - Mark Winkel
 - Andrew Crane
 - Focus on victims of felony and misdemeanor crimes involving domestic violence, dating violence, sexual assault, stalking, and protective order violations
- 2 Special Investigators
 - Assist prosecutors and do any necessary case follow-up
 - Nate Argyle
 - Nick Bowman



VAWA Grant

- 2025 - 2027 Award Year
 - \$341,700 total (down from \$403,043 for prior 2023 - 2025 cycle)
 - Semi-annual reports to UOVC (next report is coming up)
 - Annual report - Goes to U.S. Department of Justice
 - Submit quarterly billing
 - Attorneys track their hours spent on VAWA cases (DV / SA)
 - Investigators also track hours and their DV / SA / Stalking investigative activities
 - UOVC does desk reviews of documents/records
 - UOVC site visits as well
 - Abide by grant conditions

Annual Report Information

- 2024
 - Cases Investigated by Investigators:
 - Sexual Assault: 258
 - DV: 96
 - Stalking: 26
 - Cases received / reviewed by Prosecutors:
 - Sexual Assault: 87
 - DV: 355
 - Stalking: 37
- 2025
 - Cases Investigated by Investigators:
 - Sexual Assault: 354
 - DV: 327
 - Stalking: 14
 - Cases received / reviewed by Prosecutors:
 - Sexual Assault: 125
 - DV: 332
 - Stalking: 50

Cache County Victim Services

Funding Sources:

Federal: VOCA (Victims of Crime Act) 2 year grant cycles for personnel costs - \$165,000 per year

State: UVSP (Utah Victim Services Provider) 2 year grant cycle for personnel - \$75,000 per year

County: all remaining budget funded by Cache County

Personnel Overview

- Our staff consists of 6 full -time victim coordinators. Together, we cover District, Juvenile & Specialty Courts in the First District.
 - District Court- Sara, Tonya, Jenny, Caitlynne (VOCA)
 - Juvenile Court- Kandace (UVSP)
 - District and Juvenile Court- Linda (Spanish Speaking)
 - Specialty Courts- Caitlynne
 - Coordinators cover on scene response
- 1 Executive Assistant- Ginafer

Victimization Types: Quarter 2 of new grant cycle

October 25 - December 25

● Adult Physical Assault - 129	Hate Crime - 0
Adult Sexual Assault - 45	Identity Theft/Fraud/Financial Crime - 60
Adults Sexually Abused/Assaulted as Children - 4	Non Custodial Kidnapping - 31
Arson - 0	Custodial Kidnapping - 5
Bullying - 8	Mass Violence - 0
Burglary - 72	Other Vehicular Victimization - 16
Child Physical Abuse or Neglect - 48	Robbery - 0
Child Pornography - 4	Stalking/Harassment/Threats - 88
Child Sexual Abuse/Asault - 54	Survivors of Homicide Victims - 4
Domestic and/or Family Violence - 169	Teen Dating Victimization - 0
DUI/DWI - 24	Terrorism - 0
Elder Abuse or Neglect - 7	Order of Protection - 62
Human Trafficking Labor/Sex - 1	Other - 135

Victimization Types: Quarter 3 of new grant cycle

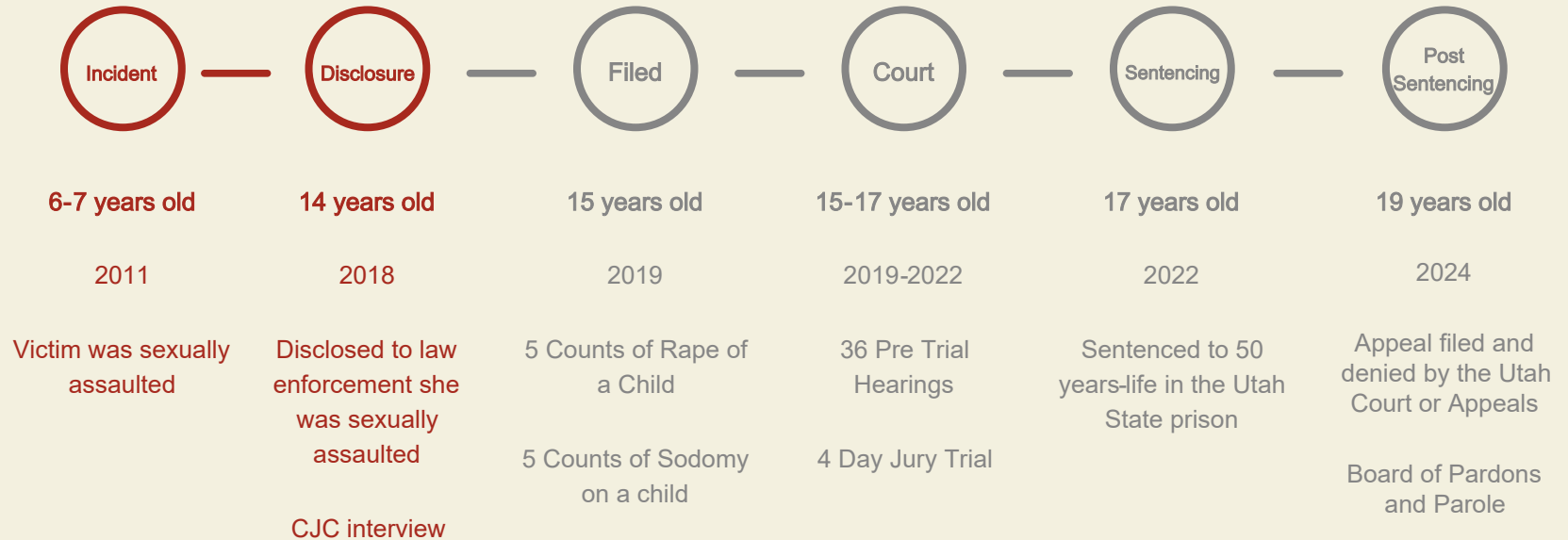
Total new victims: 275
Overall victims Served: 688

January 25 - March 25

● Adult Physical Assault - 129	Hate Crime - 0
Adult Sexual Assault - 56	Identity Theft/Fraud/Financial Crime - 70
Adults Sexually Abused/Assaulted as Children - 3	Non Custodial Kidnapping - 26
Arson - 2	Custodial Kidnapping - 4
Bullying - 11	Mass Violence - 0
Burglary - 46	Other Vehicular Victimization - 10
Child Physical Abuse or Neglect - 41	Robbery - 0
Child Pornography - 5	Stalking/Harassment - 99
Child Sexual Abuse/Asault - 57	Survivors of Homicide Victims - 6
Domestic and/or Family Violence - 175	Teen Dating Victimization - 0
DUI/DWI - 33	Terrorism - 0
Elder Abuse or Neglect - 6	Order of Protection - 65
Human Trafficking Labor/Sex - 0	Other - 130

Walking in Their Shoes

Jerry Rice



CCAO Special Victims Case Load

Special victims cases include felony domestic violence, child abuse, sex offenses, internet crimes against children, elder abuse, kidnapping, and homicides.

Tracking Period: Annual cycles from June 1st to May 31st of the following year.

2014 – 2016

394

Total Cases

131

Per Year

2016 – 2019

638

Total Cases

212

Per Year

2019 – 2022

1031

Total Cases

334

Per Year

2022 – 2025

1231

Total Cases

410

Per Year

2025 – 2026

643

Caseload including general felonies:

2024-25 Total Cases: 3,029

2025-26 Total Cases: 2,659

Domestic Violence High Risk Team (DVHRT)

The **DVHRT** model, developed by the Geiger Institute, is a multidisciplinary approach designed to identify the most dangerous cases of IPV and provide a coordinated response, transitioning communities from reactive to proactive prevention.

Core Philosophy

Intimate partner homicides are **predictable** and **preventable**. Risk assessments identify the small percentage of cases accounting for the majority of fatalities.

Early Identification

Using tools like DA-LE to identify high-risk cases at the scene.

Increased Access

Expedited safety planning, legal advocacy, and housing for victims.

Monitoring & Accountability

Tracking offenders to ensure consequences for violations.

Coordinated Response

Multi-disciplinary team meetings to close systemic gaps.

Domestic Violence High Risk Team (DVHRT)

Who is on the Team?

The DVHRT is typically led or co-led by a non-governmental domestic violence agency to ensure a victim-centered approach.

Partner agencies include:

- Law Enforcement
- Prosecution
- Probation & Parole
- Corrections
- Community Partners

Key Risk Assessment Tools

The model relies on the work of **Dr. Jacquelyn Campbell**, whose research identified the specific factors that increase lethality risk.

Lethality Assessment Protocol (LAP)

This research is the basis for the LAP tool used in Utah to identify high-risk situations.

Domestic Violence High Risk Team (DVHRT)

Impact and Outcomes

Homicide Reduction

Identified by the Department of Justice as a "successful homicide reduction model."

Systemic Efficiency

Breaks down "silos" between agencies, allowing for real-time information sharing.

Survivor Empowerment

Provides a clear pathway to safety for those who may have felt the traditional system was unable to protect them.



Hold a Public Hearing

Ordinance 2026-30 – Wellsville Safe Storage 2 Rezone

Agenda request submitted by: Brian Abbott, Director of Development Services –
Forwarded from the County Planning Commission

Assisting Department: Development Services

Requested Council meeting date: June 9th, 2026

Agenda Item Language: Hold a public hearing on June 9th, for Ordinance 2026-30 – Wellsville Safe Storage 2 Rezone – A request to rezone an 8.00-acre parcel, located at 3900 S. Highway 89/91, Wellsville, from the Agricultural (A10) Zone to the Commercial (C) Zone.

Action: Planning Commission – Denial (5-yea; 2-nay)

Background: A request to rezone an 8.00-acre parcel, located at 3900 S. Highway 89/91, Wellsville, from the Agricultural (A10) Zone to the Commercial (C) 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 May 21st, 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, Director of Development Services

Presentation Time: 10 minutes.

County Staff Point of Contact: Conner Smith, Associate Planner

Legal Review: N/A

1 **Ord 2026-30**

2 **Wellsville Safe Storage 2 Rezone**

3 **Amending the Cache County Zoning Map by rezoning 8.00 acres**
4 **from the Agricultural (A10) Zone to the Commercial (C) Zone**

5
6 **County Council action**

7 Hold a public hearing on June 9th, 2026.

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

9
10 **Planning Commission action**

11 Denial (5-yea; 2-nay).

12 Public hearing held on May 21st, 2026.

13 Conclusion: Based on the findings of fact noted [in the staff report], the Wellsville Safe Storage
14 2 rezone is hereby recommended for denial to the County Council as follows:

- 15 1. The parcel does not meet the standards of the Commercial (C) Zone:
 - 16 a. "To provide compatible locations for retail, office, and business/commerce
17 activities, to enhance employment opportunities, to encourage the efficient use of
18 land, to enhance property values, and to strengthen the county's tax base."
 - 19 b. "This zone must be appropriately served by suitable public roads, have access to the
20 necessary water and utilities, and have adequate provision of public services."
- 21 2. The rezone is inconsistent with the Cache County General Plan:
 - 22 a. The "Agriculture and Ranching" area places an emphasis on agriculture related
23 activities. The Commercial (C) Zone has fewer agricultural related use types than the
24 Agricultural (A10) Zone.
 - 25 b. The parcel is not located in the Urban Expansion Overlay
- 26 3. The rezone is inconsistent with the Wellsville City and Nibley City General Plans:
 - 27 a. Wellsville City identifies this parcel as being in the "Residential – Farmland" Zone:
 - 28 i. Residential - Farmland:
 - 29 1. "This area is identified on the Land Use Plan to remain, primarily, as
30 an agricultural production area. This area has historically been the
31 primary farming land of the community and the City should preserve
32 the qualities of this area by minimizing the taking of this land for
33 residential, commercial, or industrial uses. While residential uses are
34 somewhat compatible with agricultural uses, residential
35 development in this area should be minimized and large areas should
36 be required to stay in agricultural use."
 - 37 b. Nibley City identifies this parcel as being in the "Open Space, Agriculture, and Low
38 Density Residential" Zone.
 - 39 b. The nearest parcel in the Commercial (C) Zone is located 1.74 miles to the southeast of the
40 subject property.

- 41 5. Cache Open Space Advisory Committee has identified properties along Highway 89/91 as
42 scenic vistas and valley gateways which are priority properties to protect from
43 development. This parcel falls into both categories.
44 a. The property is also located directly north of the American West Heritage Center
45 and east of properties owned by the County that are meant for a future outdoor
46 recreation use.
47 6. Industrial and Commercial uses are not permitted on a Minor Local road.
48

49 **Staff Report review by Director**

50 Brian Abbott

51

52 **Staff Report by County Planner**

53 Conner Smith

54

55 **General Description**

56 This ordinance amends the County Zoning Map by rezoning an 8.00-acre parcel, located at 3900
57 S. Highway 89/91, Wellsville, from the Agricultural (A10) Zone to the Commercial (C) Zone.
58

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

60 Staff Report to Planning Commission – revised



Staff Report: Wellsville Safe Storage LLC 2 Rezone

21 May 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:

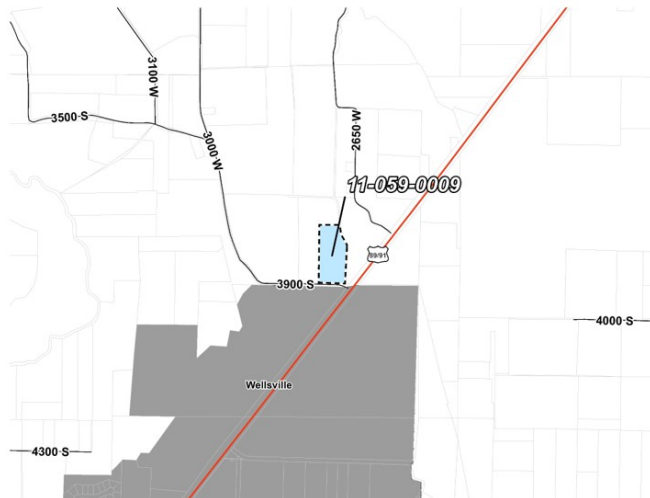
North – Agricultural
South – Agricultural/Wellsville/American West H.C.
East – Agricultural
West – Agricultural/Residential

Current Zoning:

Agricultural (A10)

Proposed Zoning:

Commercial (C)

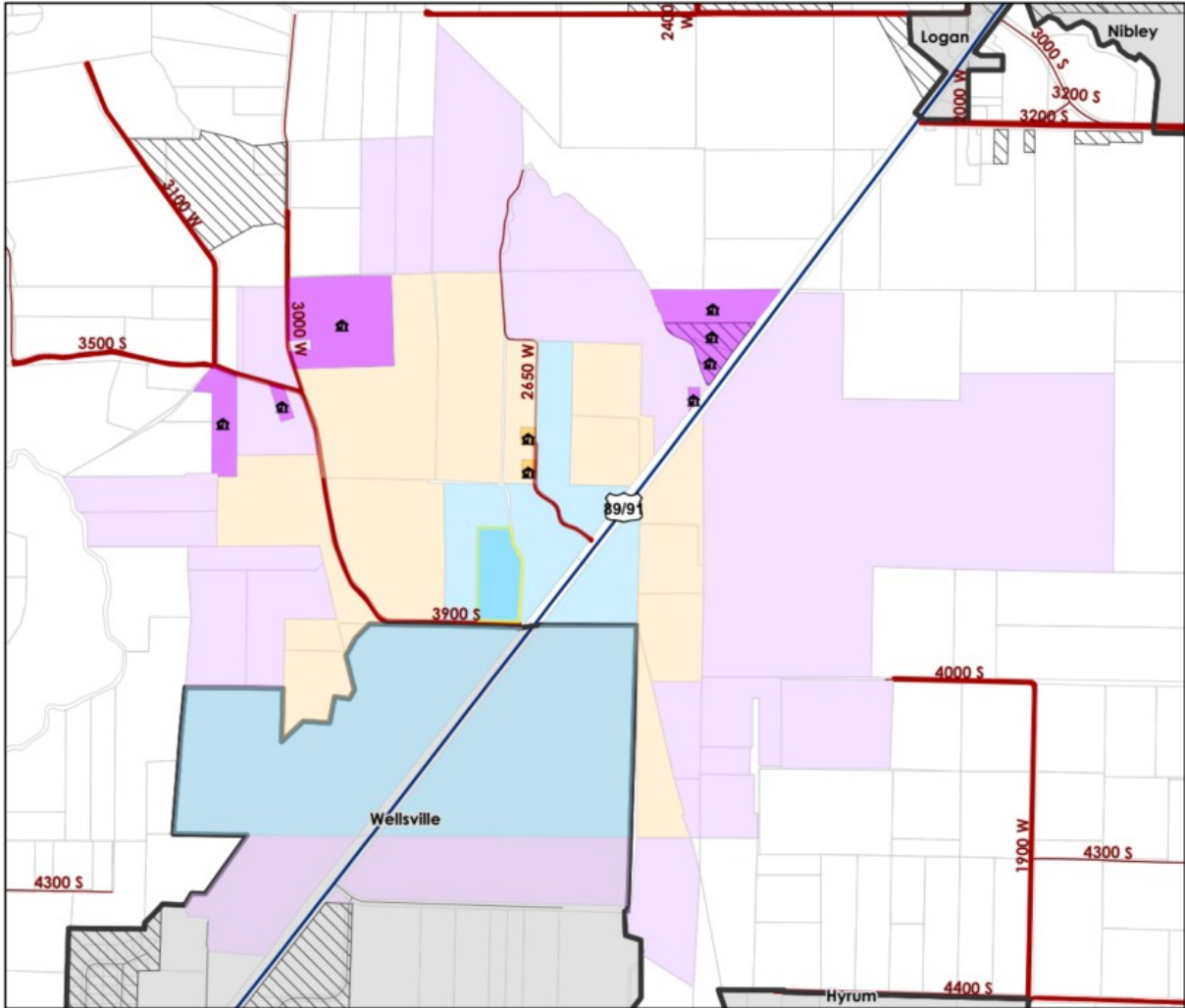


Findings of Fact

A. Request description

1. A request to rezone 8.00 acres from the Agricultural (A10) Zone to the Commercial (C) Zone.
2. This rezone may allow the parcel to establish uses permitted in the Commercial (C) 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 Commercial (C) Zone will be addressed as part of each respective approval process required prior to site development activities.
4. History:
 - a. In February of 2026, this parcel went through the rezone application process to rezone 8.00 acres from the Agricultural (A10) Zone to the Industrial (I) Zone. That rezone

- request was recommended for denial by the Planning Commission at their February 5th, 2026 meeting and was denied by County Council at their March 24th, 2026 meeting.
5. 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: 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 Commercial (C) 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
- Agricultural Manufacturing
- Commercial Business
- Commercial Kennel/Animal Shelter
- Storage and Warehousing
- Self Service Storage Facility
- General Vehicle Repair
- Medical Services/Facilities
- Human Care Services
- Recreation Facility
- Campground
- Transient Lodging
- Bed and Breakfast Inn
- Restaurant
- Mobile Food Truck
- Religious Meeting House
- Educational Facility
- Utility Facility, Distribution
- Telecommunications Facility, Major
- Telecommunications Facility, Minor
- Private Airport
- Livestock Auction Facility
- Farm Stand
- Boarding Facility
- Site Grading

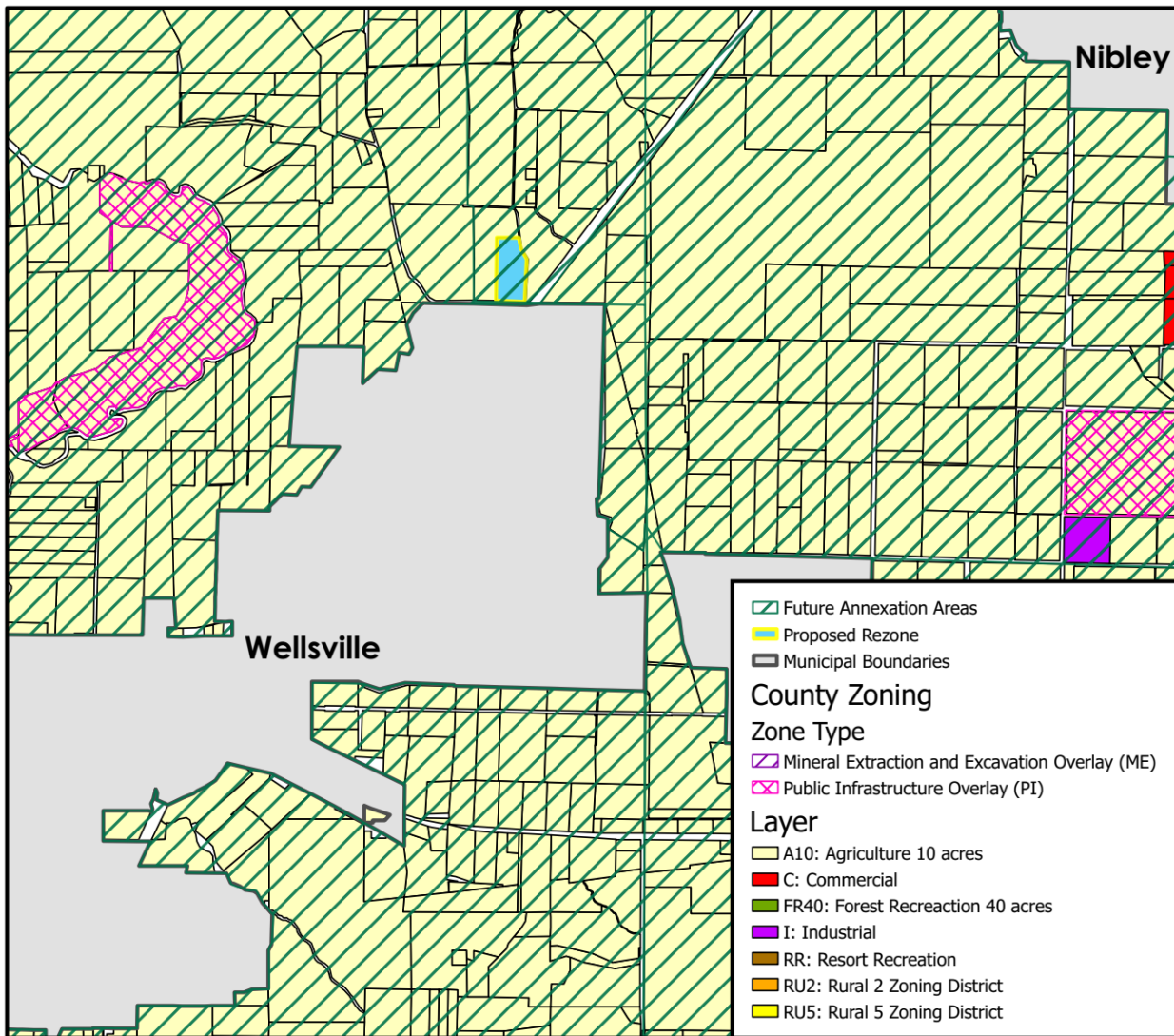
iv. Adjacent Uses:

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 Commercial (C) Zone is located 1.74 miles to the east of the subject property.

1. The Curtis Knight Rezone, located 1.74 miles to the east of the subject property, was a request to rezone 9.75 acres from the Agricultural (A10) Zone to the Commercial (C) Zone and was approved by the County Council as Ordinance 2007-12.

- a. This property obtained a conditional use permit (South Cache Storage) and currently operates as a Self Service Storage Facility (Use Type 3410).
- 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]

- 6. 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.

7. The current County Land Use Ordinance does not specify appropriate locations for the Commercial (C) Zone but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030(A) identifies the purpose of the Commercial (C) Zone and includes the following:
 - a. “To provide compatible locations for retail, office, and business/commerce activities, to enhance employment opportunities, to encourage the efficient use of land, to enhance property values, and to strengthen the county's 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.”
8. Cache County General Plan:
 - a. Chapter 4: Future Land Use Plan of the Cache County General Plan states:
 - i. “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.”
 - ii. “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.”
 - b. 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:
 - i. Location: Private agriculture landscapes in the Cache Valley outside of municipalities.
 - ii. Example Areas: Most of the valley.
 - iii. 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.
 - iv. 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.
 - v. Secondary Land Uses: Industrial and Commercial uses directly supportive of agriculture (Processing, Packaging, Distribution), clustered subdivision developments, outdoor recreation, farm worker housing.
 - vi. Discouraged Uses: Residential developments at densities of greater than one unit per 10 acres if not in a clustered subdivision development, commercial office, commercial retail, flex office/industrial, heavy industrial.
 - c. The subject property is not located in the Urban Expansion Overlay.
9. Municipality General Plan(s):

a. Wellsville City:

i. The Wellsville City General Plan Map shows this parcel being within the Farmland Residential Cluster – 5 ac. (RAC5) Zone with surrounding properties in either the Farmland Residential Cluster – 5 ac. (RAC5) or Public Lands (PL) Zone.

1. Farmland Residential Cluster – 5 ac.:

a. This area is to remain primarily as an agricultural 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.

2. Public Lands:

a. Areas owned by the city which are used for the operation of the city, including recreation.

b. Nibley City:

i. The Nibley Future Land Use Map shows this parcel as being within the Open Space, Agriculture, and Low Density Residential Zone with surrounding properties either in the Open Space, Agriculture, and Low Density Residential or Commercial Zone.

1. Open Space, Agriculture, and Low Density Residential Zone:

a. No definition or statement of purpose, other than its name, for this zone could be found in the Nibley City General Plan or in their municipal code.

2. Commercial Zone:

a. The purpose of the commercial zone is to provide suitable areas for the location of commercial activities needed to serve the people and commerce of the city. Retail commercial activities which serve the residents of the city will be encouraged.

10. Consideration of impacts related to uses allowed within the Commercial (C) 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 Commercial (C) 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 55-foot right-of-way, a 9-foot paved shoulder, a 2-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
<ol style="list-style-type: none"> 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 27 April 2026.

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

24. Notices were mailed to all property owners within 24 April 2026.
25. The meeting agenda was posted to the County website on 24 April 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 2 rezone, a request to rezone 8.00 acres from the Agricultural (A10) Zone to the Commercial (C) 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.

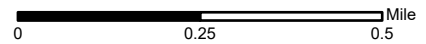
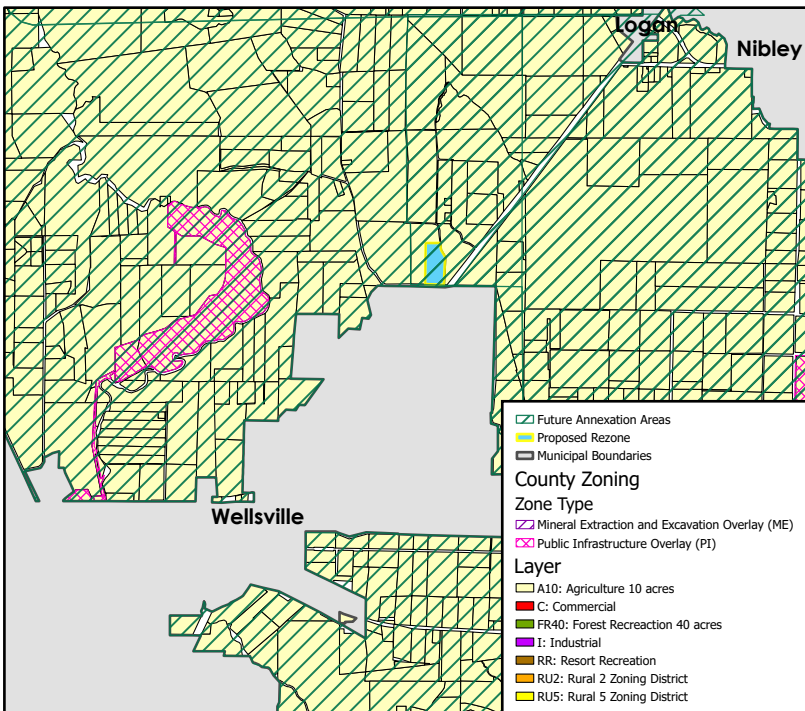
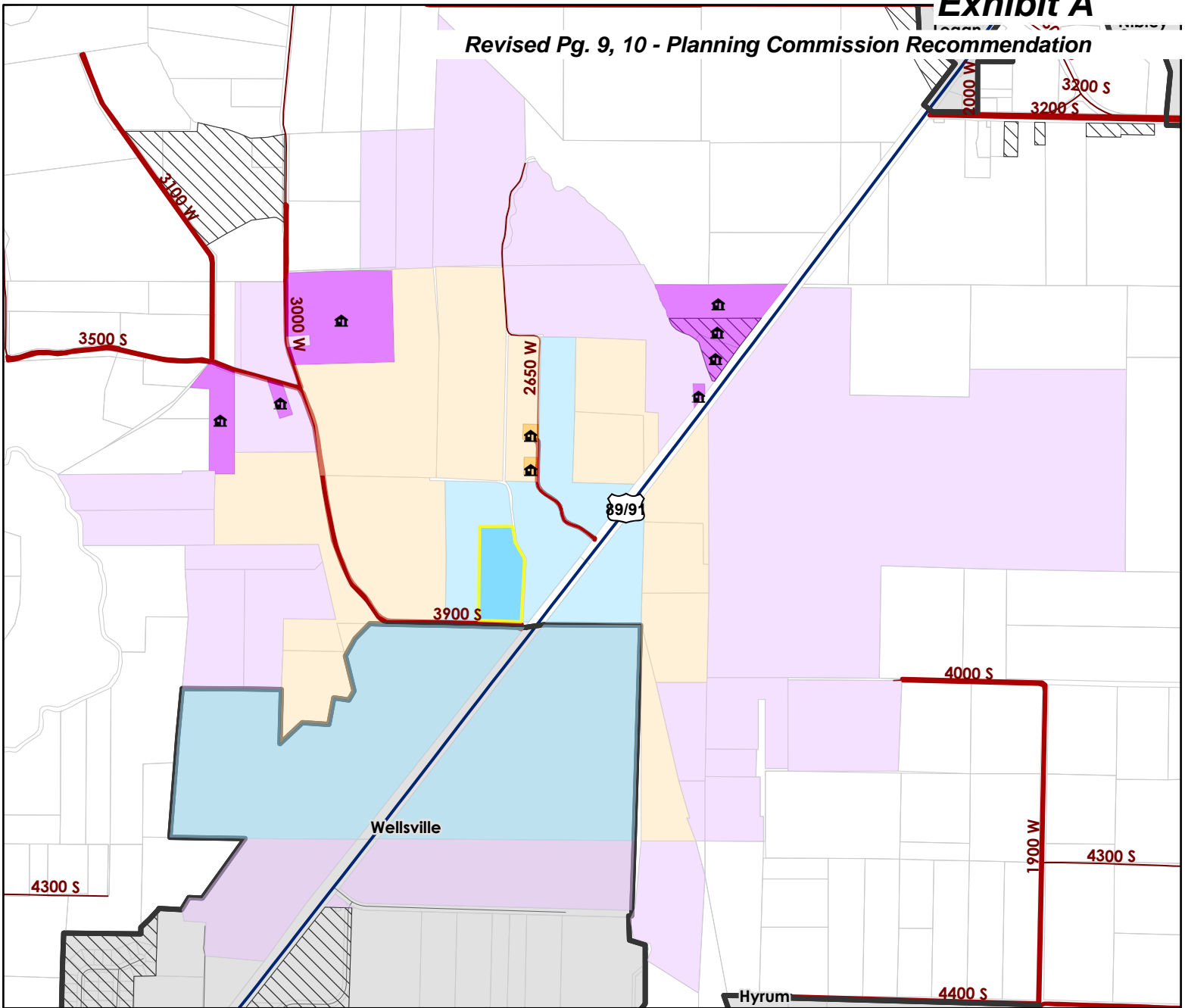
Planning Commission Conclusion

Based on the findings of fact noted herein, the Wellsville Safe Storage LLC 2 rezone is hereby recommended for denial to the County Council as follows:

1. The parcel does not meet the standards of the Commercial (C) Zone:
 - a. "To provide compatible locations for retail, office, and business/commerce activities, to enhance employment opportunities, to encourage the efficient use of land, to enhance property values, and to strengthen the county's 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 Commercial (C) 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 Commercial (C) Zone is located 1.74 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 uses are not permitted on a Minor Local road.

**ATTACHMENT
A**



Legend

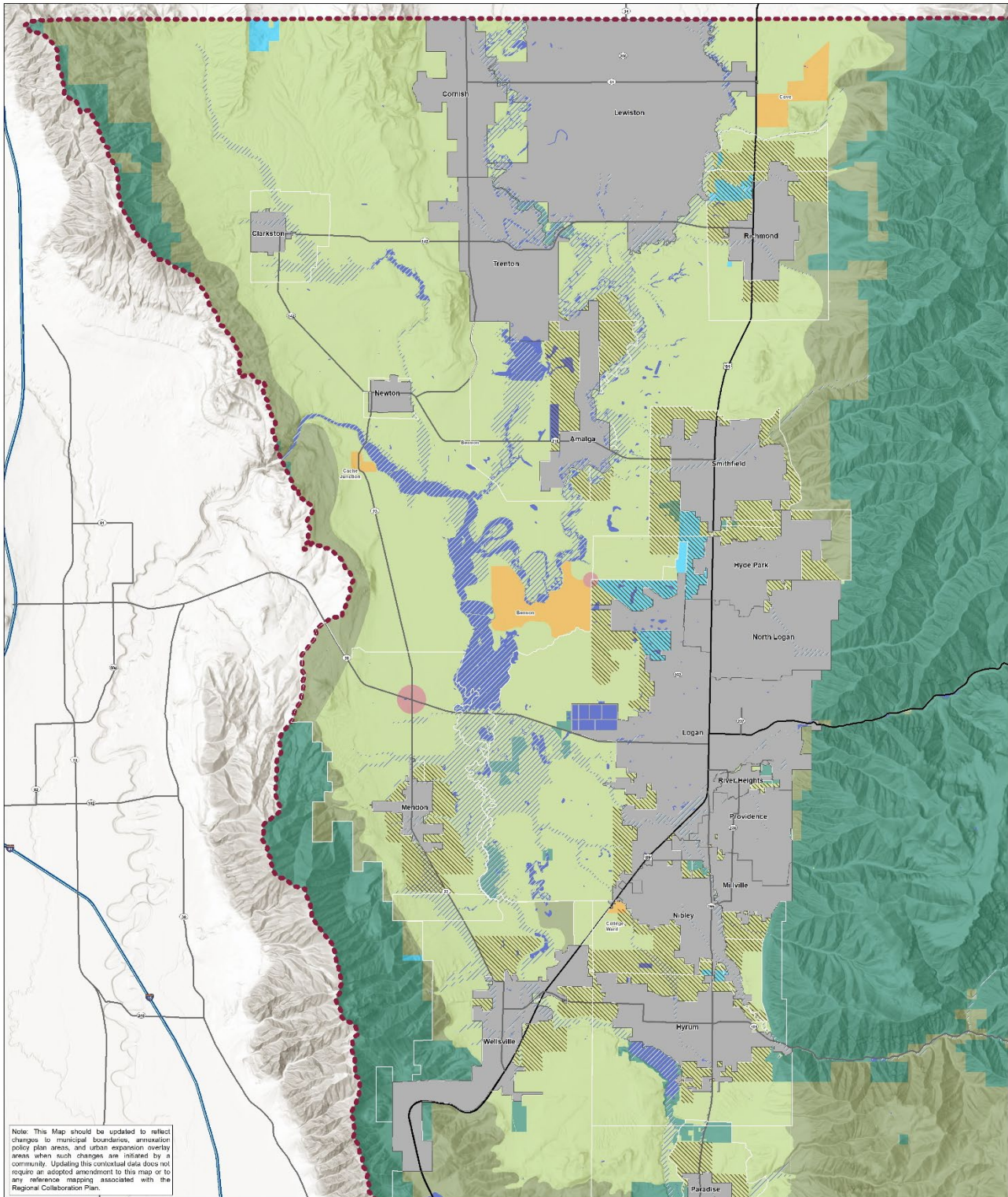
- Proposed Rezone
- Winter Maintenance
- Municipal Boundaries
- County Roads
- Subdivisions
- Highways
- Parcels

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)
1/2 Mile Buffer	Without a Home in Wellsville City: 85.6 Acres (2 Parcels)
	With a Home: 4.7 Acres (9 Parcels)
	Without a Home: 20.4 Acres (37 Parcels)
	Without a Home: 59 Acres (4 Parcels)



ATTACHMENT B



Note: This Map should be updated to reflect changes to municipal boundaries, annexation policy plan areas, and urban expansion overlay areas when such changes are initiated by a community. Updating this cartographic data does not require an adopted amendment to this map or to any reference mapping associated with the Regional Collaboration Plan.

- Water Bodies
- 100 Year Floodplain
- Municipalities
- Annexation Policy Plan Areas
- Urban Expansion Overlay
- Retail Commercial
- Rural Community
- Industrial and Mineral Extraction
- Agriculture and Ranching
- Mountain Rural and Conservation
- Forest and Natural Resource

Cache County Future Land Use Map

Disclaimer: This map is illustrative and for advisory purposes only. This is not a regulatory or zoning document, and locations are generalized to illustrate concepts.

Date: February 28, 2023



PUBLIC COMMENTS



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.

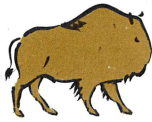
Wellsville City will not protest this rezone request.

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

"The Gateway To Bridgerland"



AMERICAN WEST
HERITAGE CENTER™

Experience it!

May 18, 2026

Letter of Concern

**Re: Preserving the Rural Corridor and Protecting the Historic Approach to the American West Heritage Center
Parcel 11-059-0009 – Rezone 8.00 Acres from Agriculture to Commercial
Project Location: 3900 S Highway 89/91, Wellsville, Utah**

Dear Cache County Planning Commission and Council Members,

I am writing on behalf of the American West Heritage Center (AWHC) to express our deep concern regarding development proposals that would alter the agricultural zoning and visual character of the land surrounding our historic corridor—particularly the approach to AWHC from U.S. Highway 89/91.

For more than 30 years, AWHC has served as a living history center dedicated to preserving and interpreting the agricultural and cultural heritage of Cache Valley. Our mission depends on maintaining the authenticity of the rural landscape that surrounds our site. The open farmland, unobstructed views, and agricultural setting are not incidental features—they are essential to the immersive educational experience we provide to thousands of students, families, and visitors each year.

A commercial zone change or development that introduces buildings, storage units, signage, or other visual obstructions along the highway corridor would have several significant impacts:

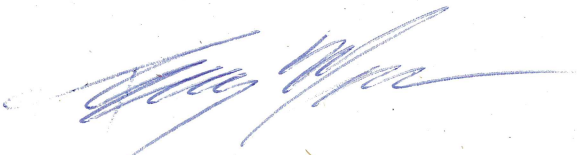
- **Loss of the Historic Viewshed:** The approach to AWHC from the highway is one of the most iconic and defining features of the visitor experience. The uninterrupted view of farmland leading into our site sets the tone for the historical period we interpret. Any commercial development would fundamentally change that experience.

- **Erosion of Rural Character:** Our programs rely on the surrounding agricultural landscape to accurately represent the 1820–1920 era. Preserving this setting is vital to our educational mission and to the cultural identity of Cache Valley.
- **Impact on Tourism and Community Value:** Visitors come to AWHC precisely because it offers an authentic connection to the region’s heritage. Protecting the rural corridor protects the economic and cultural benefits AWHC brings to the county.
- **Inconsistency with Preservation Goals:** Cache County’s General Plan emphasizes the importance of safeguarding agricultural lands and rural character. Maintaining the current zoning in this area aligns with those long-standing priorities.

We respectfully ask the Planning Commission and Council to consider the long-term consequences of altering the zoning or permitting development that would obstruct the historic approach to AWHC. Preserving this corridor is not only essential to our mission—it is a shared community value that strengthens Cache Valley’s identity and quality of life.

Thank you for your thoughtful consideration and for your continued support of heritage preservation in our county. AWHC stands ready to provide additional information or participate in further discussion as needed.

Warm regards,



Tony R. Moser

Executive Director

American West Heritage Center



May 20, 2026

Cache County Planning Commission
179 North Main Street, Suite 305
Logan, Utah 84321

RE: Wellsville Safe Storage LLC 2 Rezone Application

Dear Members of the Cache County Planning Commission:

Utah State University (USU) submits this letter to express concerns regarding the proposed Wellsville Safe Storage LLC 2 rezone request from Agricultural to Commercial zoning. USU is an adjacent landowner directly affected by this proposal.

USU's South Farm property lies immediately east of the proposed rezone area, and USU-owned land operated by the American West Heritage Center (AWHC) lies directly south of the property. Existing USU land uses are compatible with the current Agricultural zoning designation and the long-standing agricultural and rural character of this portion of Cache Valley. In contrast, the proposed commercial zoning is incompatible with the surrounding agricultural land uses and introduces a highly visible commercial development into an area that has historically remained rural and open.

Of particular concern is the negative impact this proposal would have on the American West Heritage Center. The AWHC, a non-profit organization, is a living history museum encompassing nearly 300 acres and attracting approximately 80,000 to 90,000 visitors annually. The Center has local, regional, national and international appeal to visitors and tourists. The Center provides immersive educational experiences and demonstrations celebrating Native American, mountain man, and pioneer heritage over the past 200+ years. A fundamental component of the visitor experience is its setting within an authentic rural and historic landscape reflective of Cache Valley's historic character. This particular section of the south valley corridor remains one of the last largely undeveloped stretches of rural land and serves as an important visual and cultural gateway into the valley.

The proposed commercial zoning and associated development would introduce a use that is visually, culturally, and functionally inconsistent with the surrounding agricultural landscape and would detract from the historic and scenic setting that is central to the mission and operation of the AWHC. The continued preservation of open agricultural character in this corridor is essential to maintaining the integrity of the visitor experience and the educational value of the site.

Due to public ownership, most of the land surrounding the proposed rezone will never be designated for commercial growth. In addition to the USU land ownership, the land directly north of the AWHC and west of the proposed project is owned by Cache County and intended for future recreational uses. Rezoning a single parcel to commercial use within a predominantly agricultural corridor would create an isolated island of incompatible zoning surrounded by agricultural, recreational, and open space uses.

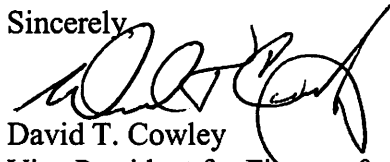
From a land use planning perspective, smart growth principles strongly discourage isolated commercial rezonings that are inconsistent with surrounding uses and adopted planning documents. Such rezonings can create fragmented land use patterns, burdens on infrastructure and public services, unfair privileges to individual property owners, and negative impacts on neighboring property values and community character.

Furthermore, this area of the south corridor along Highway 89 has repeatedly been identified through public planning efforts as valuable for protecting rural character, scenic vistas, and valley gateways. These goals are reflected repeatedly in multiple adopted and community-supported planning documents, including the 2011 South Corridor Plan, the 2009 Envision Utah Plan, and the 2005 SDAT Program, as well as recommendations from the Cache Open Space Advisory Committee. The Cache County General Plan further supports preservation of this area through the existing Agricultural zoning designation, future land use map designations, and by excluding this parcel from the Urban Expansion Overlay.

For these reasons, Utah State University respectfully requests that the Cache County Planning Commission deny the proposed Wellsville Safe Storage LLC 2 rezone application and continue to support the long-term preservation of the agricultural, scenic, recreational, and cultural values that define this important corridor of Cache Valley.

Thank you for your consideration.

Sincerely,



David T. Cowley
Vice President for Finance & Administrative Services
Utah State University



Set a Public Hearing

Ordinance 2026-31 – Richmond City Creek Rezone

Agenda request submitted by: Brian Abbott, Director of Development Services –
Forwarded from the County Planning Commission

Assisting Department: Development Services

Requested Council meeting date: June 9th, 2026

Agenda Item Language: Hold a public hearing on June 9th for Ordinance 2026-31 – Richmond City Creek Rezone – A request to rezone a total of 7.58 acres, located at 9000 N. Highway 91, Richmond, from the Agricultural (A10) Zone to the Industrial (I) Zone.

Action: Planning Commission – Approval (7-yea; 0-nay)

Background: A request to rezone a total of 7.58 acres, located at 9000 N. Highway 91, Richmond, from the Agricultural (A10) Zone to the Industrial (I) Zone.

Fiscal Impact: N/A

Public Hearing Required: Rezone requests require a public hearing before the County Planning Commission (PC). This hearing was held on May 21st, 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, Director of Development Services

Presentation Time: 10 minutes.

County Staff Point of Contact: Conner Smith, Associate Planner

Legal Review: N/A

1 **Ord 2026-31**
2 **Richmond City Creek Rezone**
3 **Amending the Cache County Zoning Map by rezoning 7.58 acres**
4 **from the Agricultural (A10) Zone to the Industrial (I) Zone**
5

6 **County Council action**

7 Hold a public hearing on June 9th, 2026.

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

10 **Planning Commission action**

11 Approval (7-yea; 0-nay).

12 Public hearing held on May 21st, 2026.

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

- 15 1. The parcels meet the standards of the Industrial (I) Zone:
 - 16 a. "To provide locations where manufacturing, processing, warehousing, and
17 fabrication of goods and material can be carried on with minimum conflict or
18 deleterious effect upon the surrounding properties. The purpose of this zone is also
19 to promote the economic well being of the citizens and to broaden the tax base."
 - 20 b. "This zone must be appropriately served by suitable public roads, have access to the
21 necessary water and utilities, and have adequate provision of public services."
- 22 2. Richmond City states they have no concerns with the rezone request.
- 23 3. The nearest parcel, in the County, that is in the Industrial (I) Zone is located 0.38 miles to
24 the north of the subject properties.
- 25 4. The rezone is partially consistent with the Cache County General Plan:
 - 26 a. The parcels are located in the Urban Expansion Overlay.
27

28 **Staff Report review by Director**

29 Brian Abbott
30

31 **Staff Report by County Planner**

32 Conner Smith
33

34 **General Description**

35 This ordinance amends the County Zoning Map by rezoning two parcels, totaling 7.58 acres,
36 located at 9000 N. Highway 91, Richmond, from the Agricultural (A10) Zone to the Industrial (I)
37 Zone.
38
39

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

Staff Report: Richmond City Creek Rezone

21 May 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: Judson Eades

Parcel ID#: 08-002-0013, -0038

Staff Recommendation: None

Type of Action: Legislative

Land Use Authority: Cache County Council

Location

Reviewed by Conner Smith

Project Address:

9000 N. Highway 91,
 Richmond

Acres: 7.58

Surrounding Uses:

North – Agricultural/Residential

South – Agricultural

East – Agricultural/Residential

West – Agricultural/Highway 91

Current Zoning:

Agricultural (A10)

Proposed Zoning:

Industrial (I)



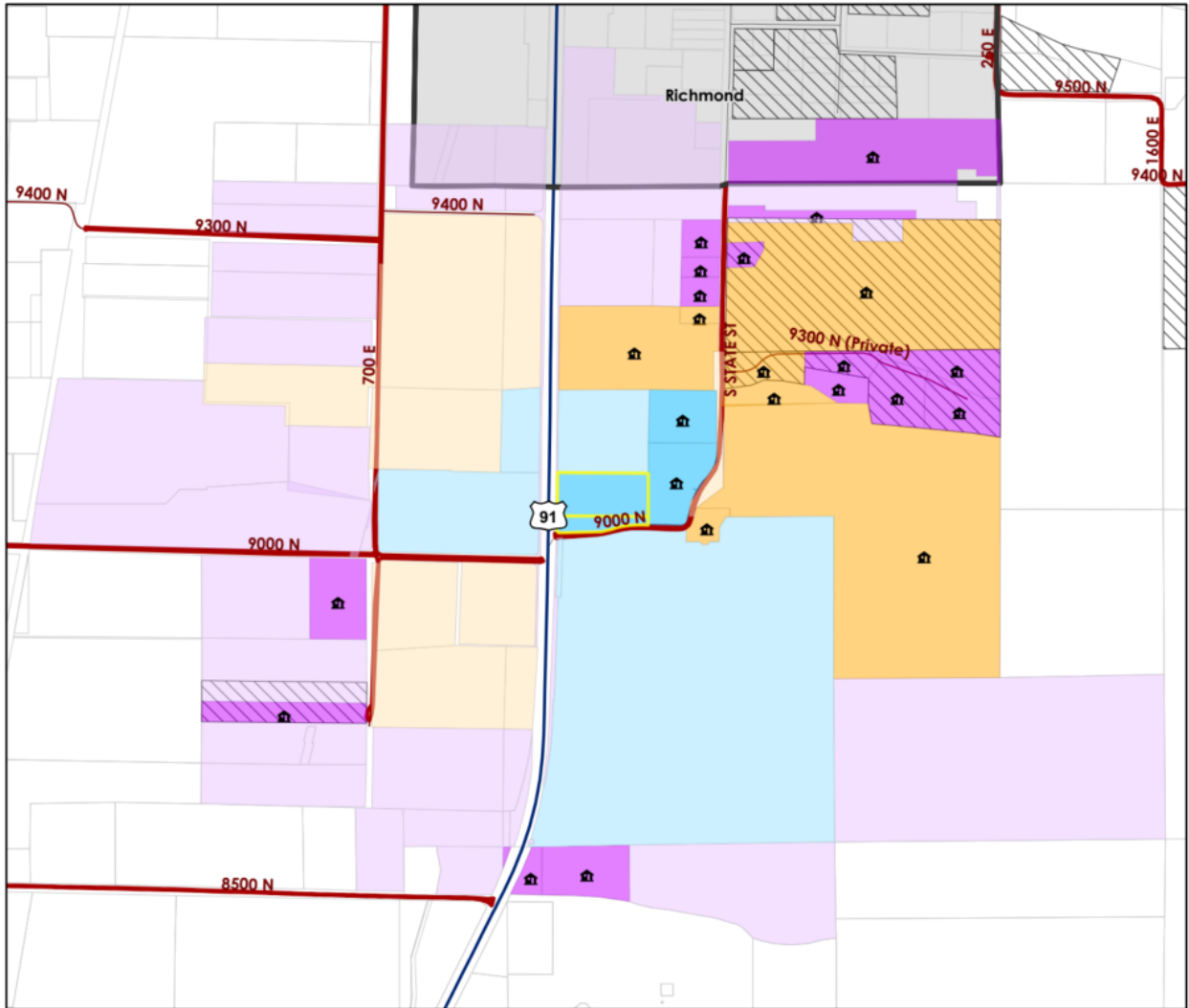
Findings of Fact

A. Request description

1. A request to rezone 7.58 acres from the Agricultural (A10) Zone to the Industrial (I) Zone.
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.
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:

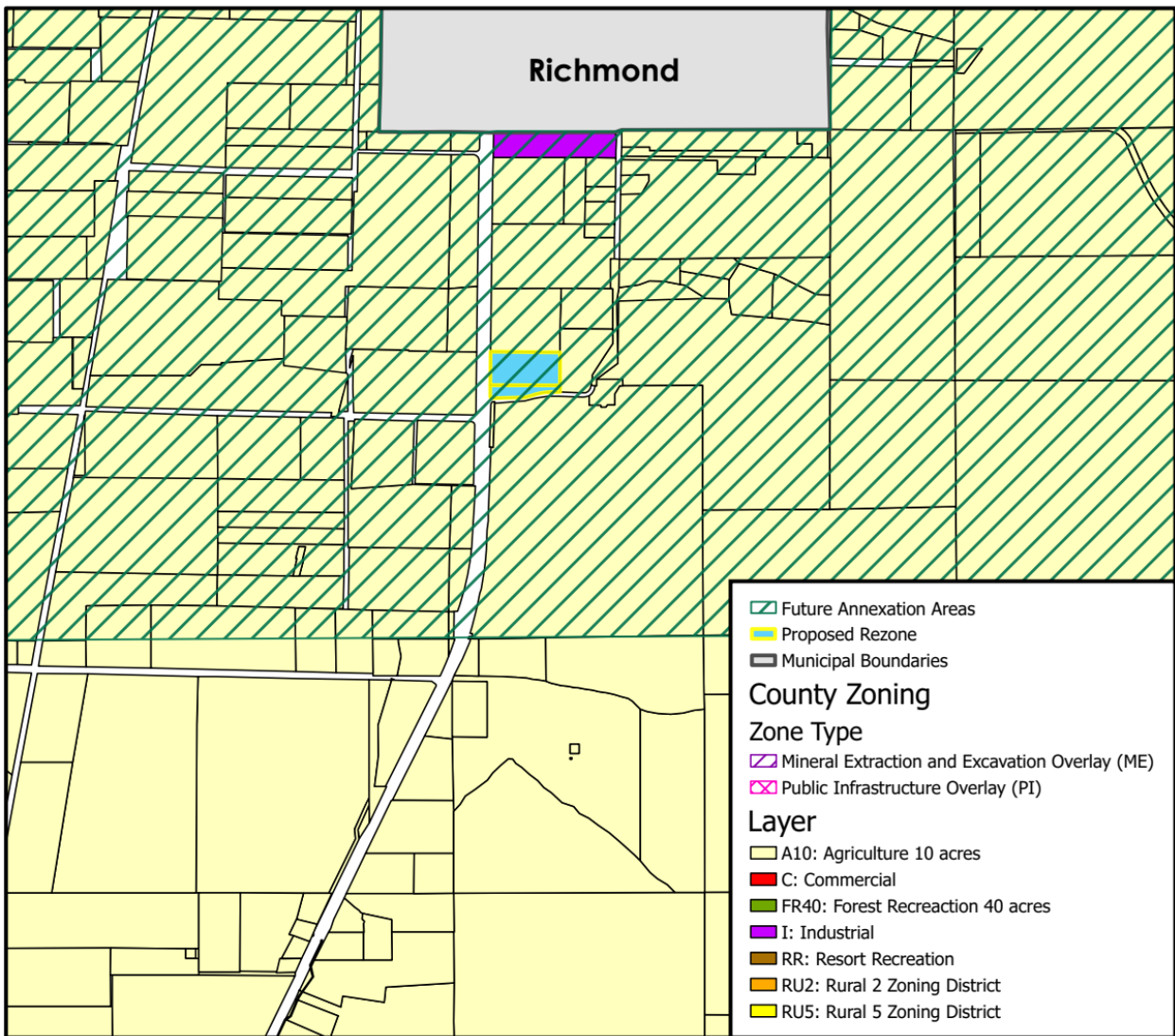
- i. Parcel status:** The properties match the configuration they had on August 8th, 2006 and is legal.
- ii. Average Lot Size:** (See Attachment A)



Average Parcel Size	
Adjacent Parcels	With a home: 5.9 Acres (2 Parcels)
	Without a Home: 23.4 Acres (7 Parcels)
¼ Mile Buffer	With a Home: 19 Acres (9 Parcels)
	Without a Home: 18 Acres (15 Parcels)
½ Mile Buffer	With a Home: 9.6 Acres (23 Parcels)
	With a home In Richmond City: 22.5 Acres (1 Parcel)
	Without a Home: 13.4 Acres (46 Parcels)
	Without a Home in Richmond City: 5 Acres (7 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 and east are a mix of agricultural and residential while properties to the south and west are primarily agricultural.
- v. The nearest parcel in the County that is in the Industrial (I) Zone is located 0.38 miles to the north of the subject properties.**
1. The Lowers Foods – South Road Extension, located 0.38 miles to the north of the subject properties, was a request to rezone 7.80 acres from the Agricultural (A10) Zone to the Industrial (I) Zone and was approved by the County Council as Ordinance 2025-26.
- vi. Annexation Areas:**
1. The subject properties are located in the Richmond City future annexation area.



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

5. As per §17.02.060, Establishment of Land Use Authority, the County Council is authorized to act as the Land Use Authority for this application.
6. The current County Land Use Ordinance does not specify appropriate locations for the Industrial (I) Zone but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030(F) identifies the purpose of the Industrial (I) Zone and includes the following:
 - a. “To provide locations where manufacturing, processing, warehousing, and fabrication of goods and material can be carried on with minimum conflict or deleterious effect upon the surrounding properties. The purpose of this zone is also to promote the economic 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. Cache County General Plan:
 - a. Chapter 4: Future Land Use Plan of the Cache County General Plan states:
 - i. “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."

- ii. "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."
 - b. 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:
 - i. Location: Private agriculture landscapes in the Cache Valley outside of municipalities.
 - ii. Example Areas: Most of the valley.
 - iii. 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.
 - iv. 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.
 - v. Secondary Land Uses: Industrial and Commercial uses directly supportive of agriculture (Processing, Packaging, Distribution), clustered subdivision developments, outdoor recreation, farm worker housing.
 - vi. Discouraged Uses: Residential developments at densities of greater than one unit per 10 acres if not in a clustered subdivision development, commercial office, commercial retail, flex office/industrial, heavy industrial.
 - c. The subject properties are located in the Urban Expansion Overlay.
8. Municipality General Plan(s):
- a. While these properties are located in the Richmond City future annexation area, the Richmond City General Plan does not include this area.
9. 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**
10. §12.02.010 adopts the Manual of Roadway Design and Construction Standards (Road Manual) for roadway improvement requirements.
 11. §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.
 12. Table §17.10.040 Site Development Standards – Minimum lot frontage required in the Industrial (I) Zone is 150'.

- 13. §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
- 14. §16.04.040 [A] Roads – All roads must be designed and constructed in accordance with Title 12 of the County Code.
- 15. §12.02.010 Roadway Standards – Requirements for roadway improvement are provided in the current Manual of Roadway Design and Construction Standards (Road Manual).
- 16. Roadway Functional Classification:
 - a. Other Principal Arterial: Major, non-interstate roadways designed for high-mobility travel, connecting major centers within metropolitan areas or serving large rural regions. They provide continuity for travel, often serving as key urban arterials or major intercity routes, allowing direct access to abutting land uses via driveways and at-grade intersections.
 - b. 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.
- 17. A basic review of the access to the subject properties identifies the following:
 - a. The properties have access to Highway 91 and 9000 North
- 18. Highway 91:
 - a. West of the subject properties, Highway 91 is a Utah Department of Transportation (UDOT) road and is classified as an Other Principal Arterial.
 - b. Provides access to industrial, commercial, residential, and agricultural properties and serves as the main connection between Logan, Smithfield, Richmond, and Cove.
 - c. This section of US-91 is classified as an Access Category 4 which has a minimum driveway spacing of 500 feet and a minimum street spacing of 660 feet.
- 19. 9000 North:
 - a. South of the subject properties, 9000 North is a County road and is classified as a Minor Collector.
 - 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 22 feet, a 55-foot right-of-way, no paved shoulder, a 3 to 4-foot gravel shoulder, a 7 to 10-foot clear zone, and is paved.
 - e. Is considered substandard as to right-of-way, paved shoulder, gravel shoulder, and clear zone.

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

Frontage Road – 9000 North			
Functional Classification	Minor Collector	Summer Maintenance	Yes
Speed Limit	30 MPH	Winter Maintenance	Yes
Dedicated ROW	Yes	Municipal Boundary	No

Analysis of Roadway – 9000 North			
Roadway Element	Existing Width (ft.)	Required Width (ft.)	Comments or Findings
Travel Lanes	22	22	OK
Right-of-Way	40-55	66	Substandard
Paved Shoulder	0	4	Substandard
Gravel Shoulder	3-4	2	Substandard
Clear Zone (4:1)	7-10	10	Substandard
Material	Paved	Paved	OK
Structural			Visually OK

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 properties 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 27 April 2026.
- 23.** Notices were posted in three public places on 24 April 2026.
- 24.** Notices were mailed to all property owners within 24 April 2026.
- 25.** The meeting agenda was posted to the County website on 24 April 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.** Richmond City states that they have no concerns regarding the rezone request.

Staff Conclusion

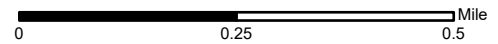
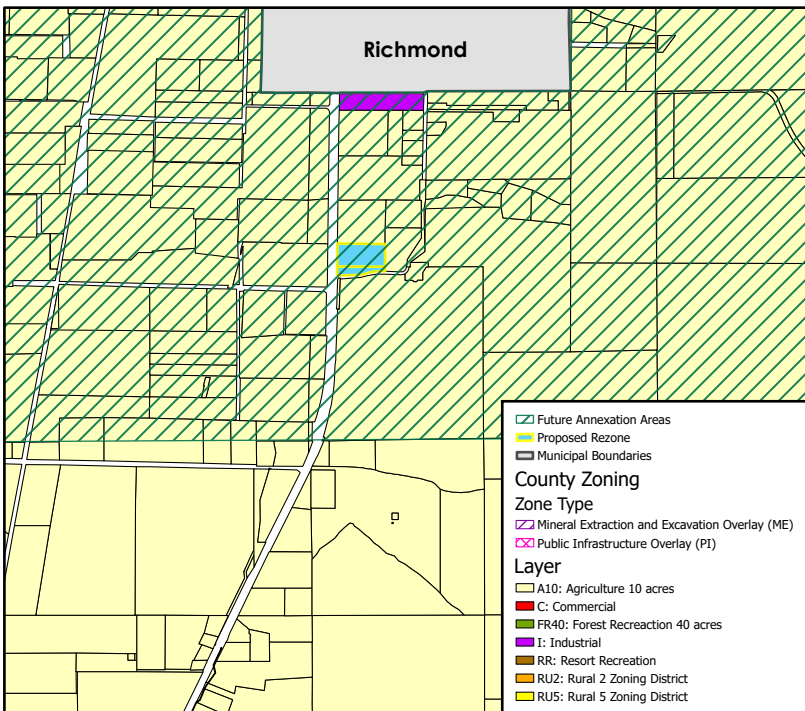
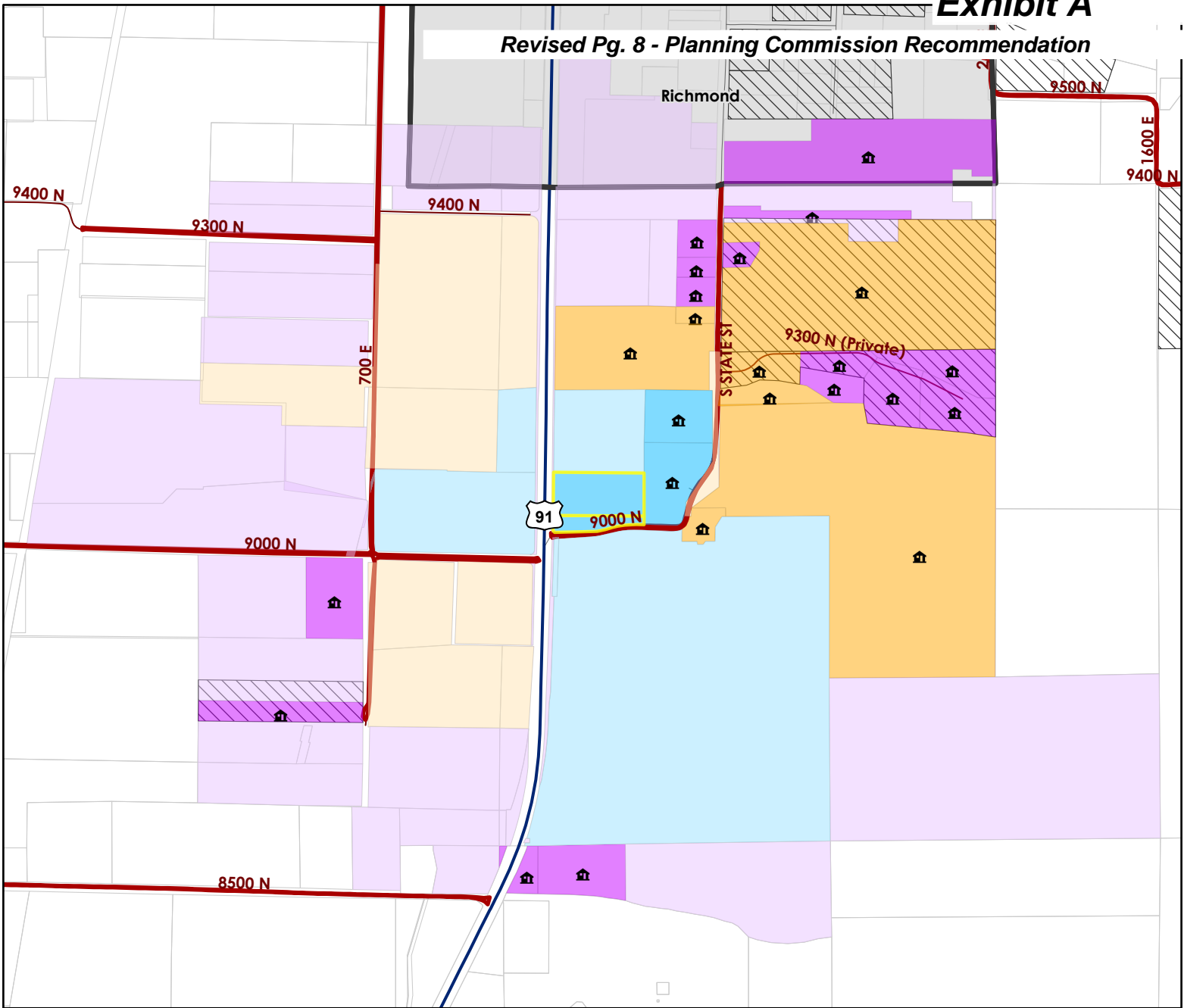
The Richmond City Creek rezone, a request to rezone 7.58 acres from the Agricultural (A10) Zone to the Industrial (I) Zone has been reviewed in conformance with Title 17 of the Cache County Land Use Ordinance and the County Manual of Roadway Design and Construction Standards. Staff has not made a recommendation 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 Richmond City Creek 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. Richmond City states they have no concerns with the rezone request.
3. The nearest parcel, in the County, that is in the Industrial (I) Zone is located 0.38 miles to the north of the subject properties.
4. The rezone is partially consistent with the Cache County General Plan:
 - a. The parcels are located in the Urban Expansion Overlay.

ATTACHMENT A



Legend

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

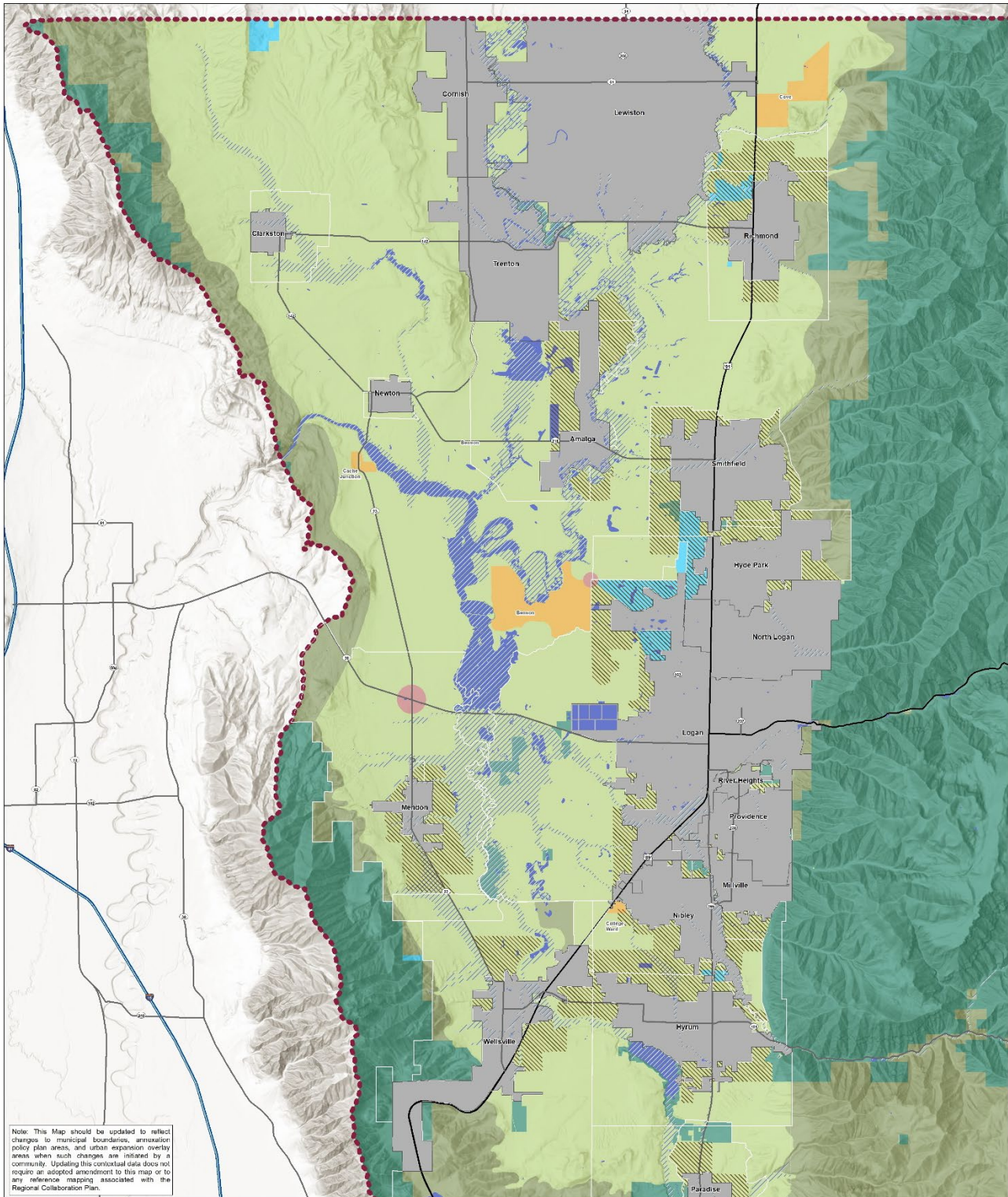
Average Parcel Size

Adjacent Parcels	With a Home: 5.9 Acres (2 Parcels)
	Without a Home: 23.4 Acres (7 Parcels)
1/4 Mile Buffer	With a Home: 19 Acres (9 Parcels)
	Without a Home: 18 Acres (15 Parcels)
1/2 Mile Buffer	With a Home: 9.6 Acres (23 Parcels)
	With a Home in Richmond City: 22.5 Acres (1 Parcel)
	Without a Home: 13.4 Acres (46 Parcels)
	Without a Home in Richmond City: 5 Acres (7 Parcels)

- Future Annexation Areas
 - Proposed Rezone
 - Municipal Boundaries
- County Zoning**
- Zone Type**
- A10: Agriculture 10 acres
 - C: Commercial
 - FR40: Forest Recreation 40 acres
 - I: Industrial
 - RR: Resort Recreation
 - RU2: Rural 2 Zoning District
 - RU5: Rural 5 Zoning District



**ATTACHMENT
B**



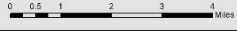
Note: This Map should be updated to reflect changes to municipal boundaries, annexation policy plan areas, and urban expansion overlay areas when such changes are initiated by a community. Updating this cartographic data does not require an adopted amendment to this map or to any reference mapping associated with the Regional Collaboration Plan.

- Water Bodies
- 100 Year Floodplain
- Municipalities
- Annexation Policy Plan Areas
- Agriculture and Ranching
- Mountain Rural and Conservation
- Forest and Natural Resource
- Urban Expansion Overlay
- Retail Commercial
- Rural Community
- Industrial and Mineral Extraction

Cache County Future Land Use Map

Disclaimer: This map is illustrative and for advisory purposes only. This is not a regulatory or zoning document, and locations are generalized to illustrate concepts.

Date: February 28, 2023



PUBLIC COMMENTS

Notice - Richmond City Creek Rezone

Justin Lewis <jlewis@richmondutah.gov>

Wed, Apr 29, 2026 at 11:43 AM

To: Conner Smith <conner.smith@cachecounty.gov>

Cc: HollyJo Karren <hkarren@richmondutah.gov>, Jeff Young <jyoung@richmondutah.gov>

Conner:

Richmond City does not have any concern regarding the rezone request by Mr. Eades for the two parcels in question on the highway. The current city boundary is just under ½ mile to the north. There are not any city water or sewer services within ¾ of a mile of the parcels if you follow the roadway. There are not any current annexation requests in the area north of this at this time.

Let us know if you have further questions.

Thanks,

Justin Lewis

City Recorder

[Quoted text hidden]

 **Notice - Richmond City Creek Rezone.pdf**
456K

NOTICE OF PUBLIC HEARING

Proposed Amendment to the 2026 Cache County Budget

Public notice is hereby given that the Cache County Council, will conduct a public hearing to discuss and possibly take action regarding proposed changes to the 2026 Cache County Budget.

The public hearing will be held:

Tuesday, June 9, 2026 at 5:30 PM

At the following location:

199 N Main St.
Cache County Historic Courthouse
County Council Chambers
Logan, UT 84321

To view the proposed budgetary changes, please visit:

- <https://www.cachecounty.gov/news/>

Contact Information:

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



2026 Budget Amendment Account Detail

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

Account	Title	Amount	Source or Department	Fund
Sheriff				Chad Jensen
1.	Sheriff - New position FT Grama/Records Clerk - Cost for new FT employee wages and benefits for July - Dec 2026			
100-4214-110	FULL TIME EMPLOYEES	21,900	Sheriff	General
100-4214-130	EMPLOYEE BENEFITS	14,700	Sheriff	General
100-4214-120	PART TIME EMPLOYEES	-36,600	Sheriff	General
2.	Sheriff Patrol - New position FT Patrol Admin Sergeant - Cost for new FT employee wages and benefits for July - Dec 2026. Request also includes additional funding for new deputy supplies, and new vehicle lease payment			
100-4205-110	FULL TIME EMPLOYEES	41,700	Sheriff: Patrol	General
100-4205-130	EMPLOYEE BENEFITS	27,500	Sheriff: Patrol	General
100-4205-120	PART TIME EMPLOYEES	-15,000	Sheriff: Patrol	General
100-4211-120	PART TIME EMPLOYEES	-54,200	Sheriff: Support Services	General
100-4205-251	NON CAPITALIZED EQUIPMENT	5,000	Sheriff: Patrol	General
100-4210-481	SPEC SUPPS-SUBSTANCE ABUSE ED	-5,000	Sheriff: Criminal	General
100-4210-230	TRAVEL	-17,000	Sheriff: Criminal	General
100-4810-310	TRANSFER OUT - DEBT SERVICE	17,000	Transfers to Other Funds	General
310-38-10100	TRANSFER IN - GENERAL FUND	-17,000	Transfers from Other Funds	Debt Service
310-4710-810	PRINCIPAL - PATROL VEHICLES	17,000	Sheriff Vehicle Lease	Debt Service
400-36-95000	DEBT PROCEEDS	-80,000	Bond Proceeds	Capital Projects
400-4215-740	CAPITALIZED EQUIPMENT	80,000	Sheriff	Capital Projects
3.	Sheriff Admin - Fix unforeseen mechanical issues with aging jail and Sheriff's Office fire panel.			
100-4215-210	SUBSCRIPTIONS & MEMBERSHIPS	-23,000	Sheriff: Administration	General
100-4215-290	FUEL	-55,000	Sheriff: Administration	General
100-4215-310	PROFESSIONAL & TECHNICAL	-20,000	Sheriff: Administration	General
100-4215-480	SPECIAL DEPARTMENT SUPPLIES	-35,000	Sheriff: Administration	General
100-4810-400	TRANSFER OUT - CAPITAL PROJECT	133,000	Transfers to Other Funds	General
400-38-10100	TRANSFER IN - GENERAL FUND	-133,000	Transfers from Other Funds	Capital Projects
400-4215-730	IMPROVEMENTS	133,000	Sheriff	Capital Projects
4.	Sheriff: Request to transfer funds from Sheriff Admin to Sheriff budget to align with Sheriff's Office restructuring.			
100-4214-240	OFFICE SUPPLIES	6,000	Sheriff	General
100-4215-240	OFFICE SUPPLIES	-6,000	Sheriff: Administration	General
5.	Sheriff: Request to transfer funds for badges, name plates, and other uniform hardware to align with Sheriff's Office restructuring.			
100-4214-480	SPECIAL DEPARTMENT SUPPLIES	13,000	Sheriff	General
100-4205-120	PART TIME EMPLOYEES	-13,000	Sheriff: Patrol	General
6.	Sheriff: Animal Impound - The hot water boiler needs to be replaced.			
400-4254-730	IMPROVEMENTS	38,500	Sheriff	Capital Projects
400-38-10100	TRANSFER IN - GENERAL FUND	-38,500	Transfers from Other Funds	Capital Projects
100-4810-400	TRANSFER OUT - CAPITAL PROJECT	38,500	Transfers to Other Funds	General



2026 Budget Amendment Account Detail

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

Account	Title	Amount	Source or Department	Fund
100-4254-120	PART TIME EMPLOYEES	-15,000	Animal Impound	General
100-4211-120	PART TIME EMPLOYEES	-22,000	Sheriff: Support Services	General
100-4254-250	EQUIPMENT SUPPLIES & MAINT	-1,500	Animal Impound	General

Fire **Brady George**

7.	Record grant awarded to Fire Department for Thermal Imaging Device			
100-34-27107	FIRES 100% REIMBURSABLE COSTS	-5,000	Charges for Services	General
100-4265-451	TECHNICAL RESCUE MATERIALS/SUP	5,000	Fire	General

Public Works **Matt Phillips**

8.	Fairgrounds: Additional funding request to replace toilet paper dispensers			
100-4511-260	BUILDING & GROUNDS	5,000	Fairgrounds	General
100-38-90000	APPROPRIATED FUND BALANCE	-5,000	Use of Fund Balance	General

9.	Fairgrounds: Additional funding request for natural gas connection for backup generator at the Event Center.			
400-4511-740	CAPITALIZED EQUIPMENT	4,500	Fairgrounds Facilities	Capital Projects
400-38-90000	APPROPRIATED FUND BALANCE	-4,500	Use of Fund Balance	Capital Projects

10.	Fairgrounds: Additional funding request for uniforms allowance for maintenance and seasonal staff.			
100-4511-140	UNIFORM ALLOWANCE	1,200	Fairgrounds	General
100-38-90000	APPROPRIATED FUND BALANCE	-1,200	Use of Fund Balance	General

11.	Rodeo: Request to transfer funds budgeted for arena help to seasonal employees to better align duties of staff brought on to help with Rodeo arena events.			
100-4621-310	PROFESSIONAL & TECHNICAL	-3,200	Rodeo	General
100-4621-125	SEASONAL EMPLOYEES	3,200	Rodeo	General
100-4621-130	EMPLOYEE BENEFITS	360	Rodeo	General
100-38-90000	APPROPRIATED FUND BALANCE	-360	Use of Fund Balance	General

12.	Rodeo: Request to transfer funds from Miscellaneous to Special Rodeo Events to improve transparency and budget forecasting.			
100-4621-620	MISCELLANEOUS SERVICES	-10,000	Rodeo	General
100-4621-650	SPECIAL RODEO EVENTS	10,000	Rodeo	General

13.	PW Admin: Request to transfer Kubota being surplusd from Fairgrounds to PW facility in Richmond to help with snow removal and maintenance at the facility.			
400-36-51000	SALE OF CAPITAL ASSETS	-5,250	Miscellaneous Revenue	Capital Projects
400-4410-740	CAPITALIZED EQUIPMENT	5,250	Road Facilities	Capital Projects
420-36-51000	SALE OF CAPITAL ASSETS	-1,750	Miscellaneous Revenue	MS Capital Projects Fund
420-4410-740	CAPITALIZED EQUIPMENT	1,750	Road Facilities	MS Capital Projects Fund

14.	PW Admin: Request to transfer funds from Capital Equipment to Improvements for needed electrical work to install new fuel management system at the Public Works Facility in Hyrum.			
400-4410-730	IMPROVEMENTS	6,000	Road Facilities	Capital Projects



2026 Budget Amendment Account Detail

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

Account	Title	Amount	Source or Department	Fund
400-4415-740	CAPITALIZED EQUIPMENT	-6,000	Road Facilities	Capital Projects

15. PW Admin: Additional funding request for uniforms allowance for maintenance staff.

100-4410-140	UNIFORM ALLOWANCE	225	Public Works Admin	General
100-38-90000	APPROPRIATED FUND BALANCE	-225	Use of Fund Balance	General
200-4410-140	UNIFORM ALLOWANCE	675	Public Works Admin	Municipal Services
200-38-92000	APPROP FUND BALANCE - MSF	-675	Use of Fund Balance	Municipal Services

16. PW Admin: Additional funding request for phone stipend for grounds and maintenance staff who required to use their personal mobile devices as part of their daily job duties.

100-4410-280	COMMUNICATIONS	375	Public Works Admin	General
100-38-90000	APPROPRIATED FUND BALANCE	-375	Use of Fund Balance	General
200-4410-280	COMMUNICATIONS	1,125	Public Works Admin	Municipal Services
200-38-92000	APPROP FUND BALANCE - MSF	-1,125	Use of Fund Balance	Municipal Services

Assessor

Brett Robinson

17. Assessor: Additional funding request to preserve and digitize records.

150-4146-310	PROFESSIONAL & TECHNICAL	91,500	Assessor	Tax Administration
150-38-90000	APPROPRIATED FUND BALANCE	-91,500	Use of Fund Balance	Tax Administration

Council

Sandi Goodlander

18. Council: Additional funding request due to increased costs associated with replacing Council Member devices.

100-4112-250	EQUIPMENT SUPPLIES & MAINT	2,500	Council	General
100-38-90000	APPROPRIATED FUND BALANCE	-2,500	Use of Fund Balance	General

Development Services

Brian Abbott

19. Zoning: Additional funding request due to Cache County Council approving increase to planning commission member compensation from \$15 per meeting to \$70 per meeting.

200-4180-625	CACHE PLANNING COMMISSION	4,700	Zoning Administration	Municipal Services
200-38-92000	APPROP FUND BALANCE - MSF	-4,700	Use of Fund Balance	Municipal Services

Visitors Bureau

Julie Hollist Terrill

20. Visitors Bureau - Additional funding request to make contribution to the Forest Service to construct bathrooms, parking area and trailhead signage for the Wind Caves.

230-4780-920	CONTRIBUTIONS TO OTHER UNITS	200,000	Cache Valley Visitor's Bureau	Visitor's Bureau
230-38-90000	APPROPRIATED FUND BALANCE	-200,000	Use of Fund Balance	Visitor's Bureau

Senior Center

Giselle Madrid

21. Senior Center - Record UDOT Grant Vehicle Mobility Grant for Senior FFY 2024 FTA 5310. Federal Funds 80% with 20% Cache County match.

400-4970-740	CAPITALIZED EQUIPMENT	100,000	Senior Center Facilities	Capital Projects
400-33-10000	FEDERAL GRANTS	-80,000	Intergovernmental	Capital Projects
400-38-10240	TRANSFER IN - SENIOR CENTER	-20,000	Transfers from Other Funds	Capital Projects



2026 Budget Amendment Account Detail

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

Account	Title	Amount	Source or Department	Fund
240-4810-400	TRANSFER OUT - CAPITAL PROJECT	20,000	Transfers to Other Funds	Council on Aging
240-38-90000	APPROPRIATED FUND BALANCE	-20,000	Use of Fund Balance	Council on Aging
Airport				Bob Low
22.	Airport - Record Reconstruct Taxiway C Grant. Received grant award in 2025, but did not complete in 2025, need to record portion to be completed in 2026. State portion 80% and Airport match 20%.			
477-4460-730	IMPROVEMENTS	506,200	Airport	Airport Capital Projects
477-33-44402	STATE GRANT	-379,900	Intergovernmental	Airport Capital Projects
477-38-90000	APPROPRIATED FUND BALANCE	-126,300	Use of Fund Balance	Airport Capital Projects
23.	Airport - Record Construct Taxilane K (Kilo) Grant. Recieved grant award in 2025, but did not complete in 2025. Over budgeted expenditures, and did not record grant revenues. This request is to correct the budget for this project. FAA Portion 95% State portion 2.50% and Airport match 2.50%.			
477-4460-730	IMPROVEMENTS	-158,800	Airport	Airport Capital Projects
477-33-15000	FED GRANT - SCASDP	-193,800	Intergovernmental	Airport Capital Projects
477-33-44402	STATE GRANT	-5,500	Intergovernmental	Airport Capital Projects
477-38-10277	TRANSFER IN - AIRPORT	358,100	Transfers from Other Funds	Airport Capital Projects
277-4800-477	TRANSFER OUT - AIRPORT CAPITAL	-358,100	Transfers to Other Funds	Airport
277-38-90000	APPROPRIATED FUND BALANCE	358,100	Use of Fund Balance	Airport
24.	Airport - Record Acquire Snow Removal Equipment Grant. Recieved grant award in 2025, but did not complete in 2025, need to record portion to be completed in 2026. FAA Portion 95% State portion 2.50% and Airport match 2.50%.			
477-4460-740	CAPITALIZED EQUIPMENT	300,000	Airport	Airport Capital Projects
477-33-15000	FED GRANT - SCASDP	-285,000	Intergovernmental	Airport Capital Projects
477-33-44402	STATE GRANT	-7,500	Intergovernmental	Airport Capital Projects
477-38-90000	APPROPRIATED FUND BALANCE	-7,500	Use of Fund Balance	Airport Capital Projects
25.	Airport - Record Electric Vehicle and Charging Station Grant. Recieved grant award in 2023, but did not complete in 2025, need to record portion to be completed in 2026. FAA Portion 90.63% State portion 4.685% and Airport match 4.685%.			
477-4460-740	CAPITALIZED EQUIPMENT	44,300	Airport	Airport Capital Projects
477-33-15000	FED GRANT - SCASDP	-40,200	Intergovernmental	Airport Capital Projects
477-33-44402	STATE GRANT	-2,100	Intergovernmental	Airport Capital Projects
477-38-90000	APPROPRIATED FUND BALANCE	-2,000	Use of Fund Balance	Airport Capital Projects
General				
26.	Additional funding request to pay 2025 and 2026 Soil Conservation Contributions. Did not pay 2025 until 2026.			
100-4150-325	SOIL CONSERVATION	6,000	Miscellaneous and General	General
100-38-90000	APPROPRIATED FUND BALANCE	-6,000	Use of Fund Balance	General
27.	Request for final payment of Resolution 2016-28 to allocate 1/64% of the Local Sales and Use Tax to the Bridgerland Ice Arena for sales taxes collected from April - December 2025.			
200-4800-920	CONTRIBUTIONS TO OTHER UNITS	25,000	Eccles Ice Center Support	Municipal Services
200-38-92000	APPROP FUND BALANCE - MSF	-25,000	Use of Fund Balance	Municipal Services



2026 Budget Amendment Account Detail

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

Account	Title	Amount	Source or Department	Fund
28.	Bear River Health Department - On November 4, 2025 the Cache County Council approved to pay out additional Air Pollution Control (APC) Fees to be paid to the BRHD up to \$125,000 annually. This was not included in our annual budget estimates, and needs to be included in the budget.			
210-4310-620	MISCELLANEOUS SERVICES	125,000	Air Pollution Control	Health
210-38-90000	APPROPRIATED FUND BALANCE	-125,000	Use of Fund Balance	Health
29.	Visitors Bureau - Inadvertently made a budget error for contribution to cheese and dairy festival, correction to budgeted amount.			
230-4780-640	EVENT SPONSORSHIP	-5,000	Cache Valley Visitor's Bureau	Visitor's Bureau
230-4810-100	TRANSFER OUT - GENERAL FUND	5,000	Transfers to Other Funds	Visitor's Bureau
100-38-10230	TRANSFER IN - VISITOR'S BUREAU	-5,000	Transfers from Other Funds	General
100-4511-482	SPECIAL EVENTS	5,000	Fairgrounds	General
30.	Payroll Adjustments - Request to transfer funds to true up budget estimates with actuals for 2026.			
100-4126-110	FULL TIME EMPLOYEES	3,200	Public Defender	General
100-4126-130	EMPLOYEE BENEFITS	-3,200	Public Defender	General
100-4131-110	FULL TIME EMPLOYEES	6,300	Executive Office	General
100-4131-130	EMPLOYEE BENEFITS	-6,300	Executive Office	General
100-4145-110	FULL TIME EMPLOYEES	72,600	Attorney	General
100-4145-130	EMPLOYEE BENEFITS	26,800	Attorney	General
100-4132-130	EMPLOYEE BENEFITS	-16,600	Finance	General
100-4148-130	EMPLOYEE BENEFITS	-15,000	Victim Advocate	General
100-4170-120	PART TIME EMPLOYEES	-38,000	Elections	General
100-4170-125	SEASONAL EMPLOYEES	38,000	Elections	General
100-4215-110	FULL TIME EMPLOYEES	-125,000	Sheriff: Administration	General
100-4215-130	EMPLOYEE BENEFITS	-80,000	Sheriff: Administration	General
100-4214-110	FULL TIME EMPLOYEES	25,000	Sheriff	General
100-4214-115	OVERTIME	2,000	Sheriff	General
100-4214-120	PART TIME EMPLOYEES	36,600	Sheriff	General
100-4205-115	OVERTIME	10,000	Sheriff: Patrol	General
100-4205-120	PART TIME EMPLOYEES	28,000	Sheriff: Patrol	General
100-4205-130	EMPLOYEE BENEFITS	-30,000	Sheriff: Patrol	General
100-4210-110	FULL TIME EMPLOYEES	-120,000	Sheriff: Criminal	General
100-4210-120	PART TIME EMPLOYEES	30,000	Sheriff: Criminal	General
100-4210-130	EMPLOYEE BENEFITS	-115,600	Sheriff: Criminal	General
100-4211-110	FULL TIME EMPLOYEES	-300,000	Sheriff: Support Services	General
100-4211-120	PART TIME EMPLOYEES	76,200	Sheriff: Support Services	General
100-4211-130	EMPLOYEE BENEFITS	-200,000	Sheriff: Support Services	General
100-4230-110	FULL TIME EMPLOYEES	260,000	Sheriff: Corrections	General
100-4230-115	OVERTIME	20,000	Sheriff: Corrections	General
100-4230-120	PART TIME EMPLOYEES	200,000	Sheriff: Corrections	General
100-4230-130	EMPLOYEE BENEFITS	200,000	Sheriff: Corrections	General
100-4254-120	PART TIME EMPLOYEES	15,000	Animal Impound	General
100-4410-110	FULL TIME EMPLOYEES	8,600	Public Works Admin	General



2026 Budget Amendment Account Detail

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Account	Title	Amount	Source or Department	Fund
100-4410-130	EMPLOYEE BENEFITS	9,100	Public Works Admin	General
100-4415-130	EMPLOYEE BENEFITS	-24,500	Roads	General
100-4450-110	FULL TIME EMPLOYEES	300	Vegetation Management	General
100-4450-130	EMPLOYEE BENEFITS	5,800	Vegetation Management	General
100-4475-110	FULL TIME EMPLOYEES	1,700	Engineering	General
100-4475-130	EMPLOYEE BENEFITS	-1,000	Engineering	General
100-4780-110	FULL TIME EMPLOYEES	9,600	Trails Management	General
100-4780-130	EMPLOYEE BENEFITS	-9,600	Trails Management	General
200-4180-110	FULL TIME EMPLOYEES	45,000	Zoning Administration	Municipal Services
200-4180-130	EMPLOYEE BENEFITS	4,000	Zoning Administration	Municipal Services
200-4241-110	FULL TIME EMPLOYEES	-24,500	Building Inspection	Municipal Services
200-4241-130	EMPLOYEE BENEFITS	-24,500	Building Inspection	Municipal Services
200-4410-130	EMPLOYEE BENEFITS	-6,000	Public Works Admin	Municipal Services
200-4475-110	FULL TIME EMPLOYEES	6,000	Engineering	Municipal Services
230-4780-110	FULL TIME EMPLOYEES	6,000	Cache Valley Visitor's Bureau	Visitor's Bureau
230-4780-130	EMPLOYEE BENEFITS	-6,000	Cache Valley Visitor's Bureau	Visitor's Bureau
240-4970-110	FULL TIME EMPLOYEES	3,300	Nutrition	Council on Aging
240-4970-120	PART TIME EMPLOYEES	7,700	Nutrition	Council on Aging
240-4970-130	EMPLOYEE BENEFITS	-11,000	Nutrition	Council on Aging
290-4149-110	FULL TIME EMPLOYEES	2,000	Children's Services	Children's Justice Center
290-4149-130	EMPLOYEE BENEFITS	-2,000	Children's Services	Children's Justice Center

2026 RAPZ & Restaurant Awards

31.	2026 Restaurant Awards to other entities				
	260-4784-920	CULTURAL FACILITIES	167,675	Facility Awards	Restaurant Tax
	260-4784-925	RECREATION FACILITIES	1,546,815	Facility Awards	Restaurant Tax
	260-4782-930	TOURISM PROMOTION	301,499	Tourism Promotion	Restaurant Tax
	260-38-90000	APPROPRIATED FUND BALANCE	-2,015,989	Use of Fund Balance	Restaurant Tax
32.	2026 Restaurant Award: Building & Grounds Admin Complex Power Improvements				
	260-38-90000	APPROPRIATED FUND BALANCE	-10,000	Use of Fund Balance	Restaurant Tax
	260-4810-400	TRANSFER OUT - CAPITAL PROJECT	10,000	Transfers to Other Funds	Restaurant Tax
	400-38-10260	TRANSFER IN - RESTAURANT TAX	-10,000	Transfers from Other Funds	Capital Projects
	400-4160-730	IMPROVEMENTS	10,000	Administration Facilities	Capital Projects
33.	2026 Restaurant Award: Fairgrounds - Cache County Cheese & Dairy Festival				
	260-38-90000	APPROPRIATED FUND BALANCE	-14,000	Use of Fund Balance	Restaurant Tax
	260-4810-100	TRANSFER OUT - GENERAL FUND	14,000	Transfers to Other Funds	Restaurant Tax
	100-38-10260	TRANSFER IN - RESTAURANT TAX	-14,000	Transfers from Other Funds	General
	100-4511-482	SPECIAL EVENTS	14,000	Fairgrounds	General
34.	2026 Restaurant Award: Fair & Rodeo Support - Advertising, Parking, Rentals Assistance, etc.				



2026 Budget Amendment Account Detail

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Account	Title	Amount	Source or Department	Fund
260-38-90000	APPROPRIATED FUND BALANCE	-75,000	Use of Fund Balance	Restaurant Tax
260-4810-100	TRANSFER OUT - GENERAL FUND	75,000	Transfers to Other Funds	Restaurant Tax
100-38-10260	TRANSFER IN - RESTAURANT TAX	-75,000	Transfers from Other Funds	General
100-4620-221	ADVERTISING	15,000	Fair	General
100-4620-250	EQUIPMENT SUPPLIES & MAINT	15,000	Fair	General
100-4620-250	EQUIPMENT SUPPLIES & MAINT	30,000	Fair	General
100-4621-221	ADVERTISING	15,000	Rodeo	General
35.	2026 RAPZ Awards to other entities			
265-4786-920	CULTURAL FACILITIES	-	Facility Awards	RAPZ Tax
265-4788-920	CULTURAL ORGANIZATIONS	1,464,063	Program Awards	RAPZ Tax
265-4786-925	RECREATION FACILITIES	172,500	Facility Awards	RAPZ Tax
265-4788-940	ZOO ORGANIZATIONS	320,000	Program Awards	RAPZ Tax
265-38-90000	APPROPRIATED FUND BALANCE	-1,956,563	Use of Fund Balance	RAPZ Tax
36.	2026 RAPZ Award: Cache County Trail & Active Transportation Program Funding to use toward wages and benefits. Wages and benefits already budgeted for, reduce use of fund balance.			
265-38-90000	APPROPRIATED FUND BALANCE	-185,346	Use of Fund Balance	RAPZ Tax
265-4810-100	TRANSFER OUT - GENERAL FUND	185,346	Transfers to Other Funds	RAPZ Tax
100-38-10265	TRANSFER IN - RAPZ TAX	-185,346	Transfers from Other Funds	General
100-38-90000	APPROPRIATED FUND BALANCE	185,346	Use of Fund Balance	General
37.	2026 RAPZ Award: Fairgrounds - Water Main Replacement			
265-38-90000	APPROPRIATED FUND BALANCE	-366,157	Use of Fund Balance	RAPZ Tax
265-4810-400	TRANSFER OUT - CAPITAL PROJECT	366,157	Transfers to Other Funds	RAPZ Tax
400-38-10265	TRANSFER IN - RAPZ TAX FUND	-366,157	Transfers from Other Funds	Capital Projects
400-4511-730	IMPROVEMENTS	366,157	Fairgrounds Facilities	Capital Projects
38.	2026 RAPZ Award: Fairgrounds - Indoor Arena Ventilation upgrades			
265-38-90000	APPROPRIATED FUND BALANCE	-118,000	Use of Fund Balance	RAPZ Tax
265-4810-400	TRANSFER OUT - CAPITAL PROJECT	118,000	Transfers to Other Funds	RAPZ Tax
400-38-10265	TRANSFER IN - RAPZ TAX FUND	-118,000	Transfers from Other Funds	Capital Projects
400-4511-730	IMPROVEMENTS	118,000	Fairgrounds Facilities	Capital Projects
39.	2026 RAPZ Population Allocations - Population awards to other entities \$418,328, population award to unincorporated Cache County \$23,401.			
265-38-90000	APPROPRIATED FUND BALANCE	-441,729	Use of Fund Balance	RAPZ Tax
265-4786-926	RECREATION - POPULATION AWARDS	418,328	Facility Awards	RAPZ Tax
265-4810-200	TRANSFER OUT - MUNI SERV FUND	23,401	Transfers to Other Funds	RAPZ Tax
200-38-10265	TRANSFER IN - RAPZ TAX FUND	-23,401	Transfers from Other Funds	Municipal Services
200-38-92000	APPROP FUND BALANCE - MSF	23,401	Use of Fund Balance	Municipal Services



2026 Budget Amendment Account Detail

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Account	Title	Amount	Source or Department	Fund
40.	Proposed changes to Approved ARPA Awards - BRAG unable to spend \$18,000, and Public Defenders unable to spend \$18,700, BRHD plans to spend \$65,196.34 by Nov 2026, and CRIC plans to spend \$6,489.78 by June 2026.			
485-4965-620	MISCELLANEOUS SERVICES	-18,000	County Pandemic Relief	ARPA Capital Projects Fund
485-4126-310	PROFESSIONAL & TECHNICAL	-18,700	Public Defender	ARPA Capital Projects Fund
485-4810-400	TRANSFER OUT - CAPITAL PROJECT	36,700	Transfers to Other Funds	ARPA Capital Projects Fund
400-38-10485	TRANSFER IN - ARPA FUND	-36,700	Transfers from Other Funds	Capital Projects
400-4415-750	INFRASTRUCTURE - ARPA	36,700	Road Facilities	Capital Projects

Tax Administration Update

41.	Allocation of new budget amounts attributable to the Tax Administration fund.			
100-4112-999	TAX ADMIN - COUNCIL 10%	-200	Council	General
100-4132-999	TAX ADMIN - FINANCE 10%	1,600	Finance	General
100-4145-999	TAX ADMIN - ATTORNEY 9%	-9,000	Attorney	General
100-38-90000	APPROPRIATED FUND BALANCE	7,600	Use of Fund Balance	General
150-38-90000	APPROPRIATED FUND BALANCE	-7,600	Use of Fund Balance	Tax Administration
150-4099-912	TAX ADMIN - COUNCIL 10%	200	Tax Administration Allocation	Tax Administration
150-4099-932	TAX ADMIN - FINANCE 10%	-1,600	Tax Administration Allocation	Tax Administration
150-4099-945	TAX ADMIN - ATTORNEY 9%	9,000	Tax Administration Allocation	Tax Administration



Budget Amendment by Department

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

Fund	Budget	Amendment	New Budget
General			
REVENUES			
Taxes			
Property Taxes	24,369,900	-	24,369,900
Sales Taxes	18,692,500	-	18,692,500
	<u>43,062,400</u>	<u>-</u>	<u>43,062,400</u>
Other Revenues			
Intergovernmental	5,280,500	-	5,280,500
Charges for Services	12,279,455	5,000	12,284,455
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	158,000	-	158,000
Miscellaneous Revenue	378,700	-	378,700
	<u>20,791,155</u>	<u>5,000</u>	<u>20,796,155</u>
Other Financing Sources			
Lease Proceeds	-	-	-
Sale of Assets	46,000	-	46,000
Transfers from Other Funds	321,150	279,346	600,496
	<u>367,150</u>	<u>279,346</u>	<u>646,496</u>
Use of Fund Balance			
Additional Requests for 2026	-	15,660	15,660
Related to Unexpended PO's	-	-	-
Related to Grants, Projects or cancelled ARPA projects	-	-185,346	-185,346
Related to Tax Admin Allocation	-	-7,600	-7,600
Use of Fund Balance for 2026	<u>1,439,724</u>	<u>-</u>	<u>1,439,724</u>
	<u>1,439,724</u>	<u>-177,286</u>	<u>1,262,438</u>
Total Revenues	65,660,429	107,060	65,767,489
EXPENDITURES			
General Government			
Council	408,010	2,300	410,310
Executive	325,100	-	325,100
Finance	1,038,324	-15,000	1,023,324



Budget Amendment by Department

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

Fund	Budget	Amendment	New Budget
Human Resources	852,589	-	852,589
GIS	208,650	-	208,650
IT	1,386,850	-	1,386,850
Clerk	368,725	-	368,725
Auditor	75,285	-	75,285
Elections	972,800	-	972,800
Recorder	768,900	-	768,900
Attorney	3,261,418	90,400	3,351,818
Public Defender	1,503,091	-	1,503,091
Victim Advocate	838,420	-15,000	823,420
Buildings and Grounds	124,388	-	124,388
Economic Development	308,000	-	308,000
USU Extension Services	-	-	-
Mental Health Services	427,122	-	427,122
Miscellaneous and General	304,560	6,000	310,560
County Pandemic Relief	-	-	-
Contributions to Other Units	269,600	-	269,600
	13,441,832	68,700	13,510,532
Public Safety			
Sheriff	653,150	82,600	735,750
Sheriff: Administration	3,529,963	-344,000	3,185,963
Sheriff: Criminal	4,144,700	-227,600	3,917,100
Sheriff: Patrol	5,066,100	54,200	5,120,300
Sheriff: Support Services	3,509,550	-500,000	3,009,550
Sheriff: Corrections	12,077,218	680,000	12,757,218
Emergency Management	316,780	-	316,780
Animal Control	503,400	-	503,400
Animal Impound	560,039	-1,500	558,539
Ambulance	-	-	-
Fire	4,029,870	5,000	4,034,870
	34,390,770	-251,300	34,139,470
Public Works			
Public Works Admin	255,900	18,300	274,200
Roads	6,135,500	-24,500	6,111,000
Vegetation Management	906,400	6,100	912,500
Engineering	298,700	700	299,400



Budget Amendment by Department

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

Fund	Budget	Amendment	New Budget
	7,596,500	600	7,597,100
Culture and Recreation			
Fairgrounds	1,514,165	25,200	1,539,365
Library Services	154,600	-	154,600
Fair	291,100	60,000	351,100
Rodeo	468,041	15,360	483,401
State Fair	-	-	-
Trails Management	1,824,910	-	1,824,910
	4,252,816	100,560	4,353,376
Other Financing Uses			
Compensation Reserve	-	-	-
Transfers to Other Funds	5,978,511	188,500	6,167,011
Addition to Fund Balance	-	-	-
	5,978,511	188,500	6,167,011
Total Expenditures	65,660,429	107,060	65,767,489

Municipal Services

REVENUES

Taxes

Sales Taxes	1,609,000	-	1,609,000
	1,609,000	-	1,609,000

Other Revenues

Intergovernmental	140,000	-	140,000
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
	2,435,300	-	2,435,300

Other Financing Sources

Sale of Assets	-	-	-
Transfers from Other Funds	-	23,401	23,401
	-	23,401	23,401

Use of Fund Balance



Budget Amendment by Department

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

Fund	Budget	Amendment	New Budget
Additional Requests for 2026	-	31,500	31,500
Related to Unexpended PO's	-	-	-
Related to Grants, Projects or cancelled ARPA projects	-	-23,401	-23,401
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2026	-115,177	-	-115,177
	-115,177	8,099	-107,078
Total Revenues	3,929,123	31,500	3,960,623
EXPENDITURES			
General Government			
Garbage Collections	-	-	-
Development Services Administration	418,387	-	418,387
Zoning Administration	367,558	53,700	421,258
Building Inspection	955,953	-49,000	906,953
Sanitation and Waste Collection	-	-	-
Miscellaneous Expense	-	-	-
	1,741,898	4,700	1,746,598
Public Safety			
Sheriff: Animal Control	7,200	-	7,200
Fire-EMS	407,625	-	407,625
	414,825	-	414,825
Public Works			
Public Works Admin	766,000	-4,200	761,800
Roads	-	-	-
Vegetation Management	-	-	-
Engineering	950,100	6,000	956,100
Contributions to Other Governments	-	-	-
	1,716,100	1,800	1,717,900
Culture and Recreation			
Trails Management	-	-	-
Eccles Ice Center Support	-	25,000	25,000
	-	25,000	25,000
Other Financing Uses			
Compensation Reserve	-	-	-
Transfers to Other Funds	56,300	-	56,300



Budget Amendment by Department

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Fund	Budget	Amendment	New Budget
Addition to Fund Balance	-	-	-
	56,300	-	56,300
Total Expenditures	3,929,123	31,500	3,960,623
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	7,900	20,000	27,900
	1,086,307	20,000	1,106,307
Total Revenues	1,496,220	20,000	1,516,220
EXPENDITURES			
Health and Welfare			
Nutrition	862,500	-	862,500
Senior Center	374,220	-	374,220
Access	259,500	-	259,500
	1,496,220	-	1,496,220
Other Financing Uses			
Compensation Reserve	-	-	-
Transfers to Other Funds	-	20,000	20,000
Addition to Fund Balance	-	-	-
	-	20,000	20,000
Total Expenditures	1,496,220	20,000	1,516,220



Budget Amendment by Department

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

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	-	125,000	125,000
	-	125,000	125,000
Total Revenues	2,305,400	125,000	2,430,400
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	125,000	475,000
	1,817,300	125,000	1,942,300
Other Financing Uses			
Transfers to Other Funds	488,100	-	488,100
Addition to Fund Balance	-	-	-
	488,100	-	488,100
Total Expenditures	2,305,400	125,000	2,430,400



Budget Amendment by Department

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

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: 06.09.2026; Vote Date: 06.09.2026

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	59,100	-	59,100
Charges for Services	38,000	-	38,000



Budget Amendment by Department

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

Fund	Budget	Amendment	New Budget
Public Contributions	-	-	-
Miscellaneous Revenue	-	-	-
	97,100	-	97,100
Other Financing Sources			
Transfers from Other Funds	-	-	-
	-	-	-
Use of Fund Balance			
Additional Requests for 2026	-	200,000	200,000
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	200,000	693,911
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Total Revenues	1,721,711	200,000	1,921,711
EXPENDITURES			
Culture and Recreation			
Cache Valley Visitor's Bureau	1,460,911	195,000	1,655,911
	1,460,911	195,000	1,655,911
Other Financing Uses			
Transfers to Other Funds	260,800	5,000	265,800
Compensation Reserve	-	-	-
Addition to Fund Balance	-	-	-
	260,800	5,000	265,800
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Total Expenditures	1,721,711	200,000	1,921,711
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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

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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	-	91,500	91,500
Related to Unexpended PO's	-	-	-
Related to Grants, Projects or cancelled ARPA projects	-	-	-
Related to Tax Admin Allocation	-	7,600	7,600
Use of Fund Balance for 2026	1,133,905	-	1,133,905
	1,133,905	99,100	1,233,005
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Total Revenues	6,323,205	99,100	6,422,305
EXPENDITURES			
General Government			
Tax Administration Allocations	2,151,440	7,600	2,159,040
IT	551,700	-	551,700
Assessor	2,711,000	91,500	2,802,500
Treasurer	563,065	-	563,065
Miscellaneous Expense	88,000	-	88,000
Contributions to Other Units	250,000	-	250,000
	6,315,205	99,100	6,414,305
Other Financing Uses			
Compensation Reserve	-	-	-
Transfers to Other Funds	8,000	-	8,000
Addition to Fund Balance	-	-	-
	8,000	-	8,000
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Total Expenditures	6,323,205	99,100	6,422,305

Capital Projects

REVENUES

Other Revenues



Budget Amendment by Department

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

Fund	Budget	Amendment	New Budget
Miscellaneous Revenue	405,500	5,250	410,750
Intergovernmental	1,158,900	80,000	1,238,900
	1,564,400	85,250	1,649,650
Other Financing Sources			
Bond Proceeds	-	80,000	80,000
Transfers from Other Funds	5,268,300	722,357	5,990,657
	5,268,300	802,357	6,070,657
Use of Fund Balance			
Additional Requests for 2026	-	4,500	4,500
Related to Unexpended PO's	-	-	-
Related to Grants, Projects or cancelled ARPA projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2026	2,039,200	-	2,039,200
	2,039,200	4,500	2,043,700
<hr/>			
Total Revenues	8,871,900	892,107	9,764,007
EXPENDITURES			
General Government			
Administration Facilities	260,500	10,000	270,500
	260,500	10,000	270,500
Streets and Public Improvements			
Road Facilities	5,096,000	41,950	5,137,950
Vegetation Management	46,000	-	46,000
Engineering	1,183,600	-	1,183,600
	6,325,600	41,950	6,367,550
Public Safety			
Sheriff	165,000	251,500	416,500
Fire	1,583,400	-	1,583,400
	1,583,400	-	1,583,400
Health and Welfare			
Senior Center Facilities	89,000	100,000	189,000
Other Facilities	-	-	-
	89,000	100,000	189,000
Culture and Recreation			
Fairgrounds Facilities	448,000	488,657	936,657



Budget Amendment by Department

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

Fund	Budget	Amendment	New Budget
Cache Valley Visitor's Bureau	-	-	-
Library Services	-	-	-
	448,000	488,657	936,657
Other Financing Uses			
Transfers to Other Funds	400	-	400
Addition to Fund Balance	-	-	-
	400	-	400
Total Expenditures	8,871,900	892,107	9,764,007

MS Capital Projects Fund

REVENUES

Other Revenues

Intergovernmental	-	-	-
Miscellaneous Revenue	65,000	1,750	66,750
	65,000	1,750	66,750

Other Financing Sources

Bond Proceeds	-	-	-
Transfers from Other Funds	474,500	-	474,500
	474,500	-	474,500

Use of Fund Balance

Additional Requests for 2026	-	-	-
Related to Unexpended PO's	-	-	-
Related to Grants, Projects or cancelled ARPA projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2026	946,300	-	946,300
	946,300	-	946,300

Total Revenues	1,485,800	1,750	1,487,550
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EXPENDITURES

Streets and Public Improvements

Administration Facilities	-	-	-
Road Facilities	1,349,800	1,750	1,351,550
Building Inspection	65,000	-	65,000



Budget Amendment by Department

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

Fund	Budget	Amendment	New Budget
Engineering	71,000	-	71,000
	<u>1,485,800</u>	<u>1,750</u>	<u>1,487,550</u>
Health and Welfare			
Senior Center Facilities	-	-	-
Other Facilities	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Culture and Recreation			
Fairgrounds Facilities	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Other Financing Uses			
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Total Expenditures	1,485,800	1,750	1,487,550

Open Spaces			
REVENUES			
Taxes			
Property Taxes	710,000	-	710,000
	<u>710,000</u>	<u>-</u>	<u>710,000</u>
Other Revenues			
Intergovernmental	-	-	-
Miscellaneous Revenue	50,000	-	50,000
	<u>50,000</u>	<u>-</u>	<u>50,000</u>
Other Financing Sources			
Bond Proceeds	-	-	-
Transfers from Other Funds	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
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
	<u>175,629</u>	<u>-</u>	<u>175,629</u>



Budget Amendment by Department

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

Fund	Budget	Amendment	New Budget
	175,629	-	175,629
Total Revenues	935,629	-	935,629
EXPENDITURES			
General Government			
Open Space	935,629	-	935,629
	935,629	-	935,629
Other Financing Uses			
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	-	-	-
Total Expenditures	935,629	-	935,629
ARPA Capital Projects Fund			
REVENUES			
Other Revenues			
Intergovernmental	2,514,500	-	2,514,500
Miscellaneous Revenue	-	-	-
	2,514,500	-	2,514,500
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	2,514,500	-	2,514,500



Budget Amendment by Department

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

Fund	Budget	Amendment	New Budget
EXPENDITURES			
General Government			
Public Defender	20,000	-18,700	1,300
Finance	-	-	-
Human Resources	12,800	-	12,800
IT	-	-	-
Treasurer	-	-	-
Recorder	-	-	-
Attorney	-	-	-
Victim Advocate	-	-	-
Building & Grounds	-	-	-
Elections	-	-	-
County Pandemic Relief	396,300	-18,000	378,300
	429,100	-36,700	392,400
Streets and Public Improvements			
Administration Facilities	-	-	-
Road Facilities	-	-	-
Public Works Admin	-	-	-
	-	-	-
Public Safety			
Fire	-	-	-
Sheriff	-	-	-
	-	-	-
Health and Welfare			
Senior Center Facilities	2,500	-	2,500
Other Facilities	-	-	-
	2,500	-	2,500
Culture and Recreation			
Fairgrounds	19,300	-	19,300
Development Services Admin	-	-	-
Trails Management	24,200	-	24,200
	43,500	-	43,500
Other Financing Uses			
Transfers to Other Funds	2,039,400	36,700	2,076,100
Addition to Fund Balance	-	-	-
	2,039,400	36,700	2,076,100



Budget Amendment by Department

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

Fund	Budget	Amendment	New Budget
Total Expenditures	2,514,500	-	2,514,500
Debt Service			
REVENUES			
Other Revenues			
Miscellaneous Revenue	46,000	-	46,000
	<u>46,000</u>	<u>-</u>	<u>46,000</u>
Other Financing Sources			
Transfers from Other Funds	2,320,904	17,000	2,337,904
	<u>2,320,904</u>	<u>17,000</u>	<u>2,337,904</u>
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	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Total Revenues	2,366,904	17,000	2,383,904
EXPENDITURES			
Debt Payments			
Bonds	1,494,900	-	1,494,900
Sheriff Vehicle Lease	816,504	17,000	833,504
Fire Vehicle Lease	55,500	-	55,500
Road Equipment Lease	-	-	-
IT Equipment Lease	-	-	-
	<u>2,366,904</u>	<u>17,000</u>	<u>2,383,904</u>
Other Financing Uses			
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Total Expenditures	2,366,904	17,000	2,383,904



Budget Amendment by Department

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

Fund	Budget	Amendment	New Budget
CDRA			
REVENUES			
Taxes			
Property Taxes	70,000	-	70,000
	<u>70,000</u>	-	<u>70,000</u>
Other Revenues			
Intergovernmental	268,400	-	268,400
	<u>268,400</u>	-	<u>268,400</u>
Other Financing Sources			
Transfers from Other Funds	-	-	-
	<u>-</u>	-	<u>-</u>
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	-	-	-
	<u>-</u>	-	<u>-</u>
Total Revenues	338,400	-	338,400
EXPENDITURES			
General Government			
Cache County Redevelopment Agency	325,000	-	325,000
	<u>325,000</u>	-	<u>325,000</u>
Other Financing Uses			
Transfers to Other Funds	13,400	-	13,400
Addition to Fund Balance	-	-	-
	<u>13,400</u>	-	<u>13,400</u>
Total Expenditures	338,400	-	338,400

Restaurant Tax



Budget Amendment by Department

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

Fund	Budget	Amendment	New Budget
REVENUES			
Taxes			
Sales Taxes	2,500,000	-	2,500,000
	<u>2,500,000</u>	<u>-</u>	<u>2,500,000</u>
Other Financing Sources			
Transfers from Other Funds	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Use of Fund Balance			
Additional Requests for 2026	-	2,114,989	2,114,989
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2026	2,165,600	-	2,165,600
	<u>2,165,600</u>	<u>2,114,989</u>	<u>4,280,589</u>
Total Revenues	4,665,600	2,114,989	6,780,589
EXPENDITURES			
Culture and Recreation			
Tourism Promotion	670,500	301,499	971,999
Facility Awards	3,975,100	1,714,490	5,689,590
	<u>4,645,600</u>	<u>2,015,989</u>	<u>6,661,589</u>
Other Financing Uses			
Transfers to Other Funds	20,000	99,000	119,000
Addition to Fund Balance	-	-	-
	<u>20,000</u>	<u>99,000</u>	<u>119,000</u>
Total Expenditures	4,665,600	2,114,989	6,780,589

RAPZ Tax			
REVENUES			
Taxes			
Sales Taxes	2,830,000	-	2,830,000
	<u>2,830,000</u>	<u>-</u>	<u>2,830,000</u>
Other Financing Sources			



Budget Amendment by Department

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

Fund	Budget	Amendment	New Budget
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	2,690,600	3,067,795	5,758,395
	2,690,600	3,067,795	5,758,395
Total Revenues	5,520,600	3,067,795	8,588,395
EXPENDITURES			
Culture and Recreation			
Program Awards	1,829,840	1,784,063	3,613,903
Facility Awards	3,648,310	590,828	4,239,138
	5,478,150	2,374,891	7,853,041
Other Financing Uses			
Transfers to Other Funds	42,450	692,904	735,354
Addition to Fund Balance	-	-	-
	42,450	692,904	735,354
Total Expenditures	5,520,600	3,067,795	8,588,395
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: 06.09.2026; Vote Date: 06.09.2026

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
	<u>2,125,000</u>	-	<u>2,125,000</u>
Other Financing Uses			
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Total Expenditures	2,125,000	-	2,125,000
CCCOG			
REVENUES			
Taxes			
Sales Taxes	6,618,600	-	6,618,600
	<u>6,618,600</u>	-	<u>6,618,600</u>
Other Revenues			
Interest and Investment Income	900,000	-	900,000
	<u>900,000</u>	-	<u>900,000</u>
Other Financing Sources			
Transfers from Other Funds	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
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	9,926,600	-	9,926,600
	<u>9,926,600</u>	-	<u>9,926,600</u>
Total Revenues	17,445,200	-	17,445,200



Budget Amendment by Department

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

Fund	Budget	Amendment	New Budget
EXPENDITURES			
Streets and Public Improvements			
Road Projects	16,349,700	-	16,349,700
	16,349,700	-	16,349,700
Other Financing Uses			
Transfers to Other Funds	1,095,500	-	1,095,500
Addition to Fund Balance	-	-	-
	1,095,500	-	1,095,500
Total Expenditures	17,445,200	-	17,445,200
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	-358,100	1,791,632
	2,149,732	-358,100	1,791,632
Total Revenues	2,645,232	-358,100	2,287,132
EXPENDITURES			
General Government			
Airport	648,832	-	648,832



Budget Amendment by Department

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

Fund	Budget	Amendment	New Budget
	648,832	-	648,832
Other Financing Uses			
Compensation Reserve	-	-	-
Transfers to Other Funds	1,996,400	-358,100	1,638,300
Addition to Fund Balance	-	-	-
	1,996,400	-358,100	1,638,300
Total Expenditures	2,645,232	-358,100	2,287,132
Airport Capital Projects			
REVENUES			
Other Revenues			
Intergovernmental	237,500	914,000	1,151,500
Interest and Investment Income	-	-	-
Miscellaneous Revenue	-	-	-
	237,500	914,000	1,151,500
Other Financing Sources			
Transfers from Other Funds	1,996,400	-358,100	1,638,300
	1,996,400	-358,100	1,638,300
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	-	135,800	135,800
	-	135,800	135,800
Total Revenues	2,233,900	691,700	2,925,600
EXPENDITURES			
General Government			
Airport	2,233,900	691,700	2,925,600
	2,233,900	691,700	2,925,600
Other Financing Uses			
Compensation Reserve	-	-	-



Budget Amendment by Department

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

Fund	Budget	Amendment	New Budget
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	-	-	-
Total Expenditures	2,233,900	691,700	2,925,600

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
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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
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CC Community Foundation



Budget Amendment by Department

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

Fund	Budget	Amendment	New Budget
REVENUES			
Other Revenues			
Interest and Investment Income	500	-	500
Public Contributions	45,000	-	45,000
	45,500	-	45,500
Other Financing Sources			
Transfers from Other Funds	13,000	-	13,000
	13,000	-	13,000
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	5,600	-	5,600
	5,600	-	5,600
Total Revenues	64,100	-	64,100
EXPENDITURES			
General Government			
Miscellaneous Expense	19,100	-	19,100
	19,100	-	19,100
Other Financing Uses			
Transfers to Other Funds	45,000	-	45,000
Addition to Fund Balance	-	-	-
	45,000	-	45,000
Total Expenditures	64,100	-	64,100



Budget Amendment by Fund

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

Fund	Current Budget	Amendment			Fund Balance	New Budget	
		Revenues	Expenditures	Transfers In			Transfers Out
General	65,660,429	-5,000	-81,440	-279,346	188,500	177,286	65,767,489
Municipal Services	3,929,123	-	31,500	-23,401	-	-8,099	3,960,623
Council on Aging	1,496,220	-	-	-	20,000	-20,000	1,516,220
Health	2,305,400	-	125,000	-	-	-125,000	2,430,400
Mental Health	488,100	-	-	-	-	-	488,100
Children's Justice Center	422,300	-	-	-	-	-	422,300
Visitors Bureau	1,721,711	-	195,000	-	5,000	-200,000	1,921,711
Tax Administration	6,323,205	-	99,100	-	-	-99,100	6,422,305
Capital Projects	8,871,900	-165,250	892,107	-722,357	-	-4,500	9,764,007
MS Capital Projects Fund	1,485,800	-1,750	1,750	-	-	-	1,487,550
Open Spaces	935,629	-	-	-	-	-	935,629
ARPA Capital Projects Fund	2,514,500	-	-36,700	-	36,700	-	2,514,500
Debt Service	2,366,904	-	17,000	-17,000	-	-	2,383,904
CDRA	338,400	-	-	-	-	-	338,400
Restaurant Tax	4,665,600	-	2,015,989	-	99,000	-2,114,989	6,780,589
RAPZ Tax	5,520,600	-	2,374,891	-	692,904	-3,067,795	8,588,395
Transportation Tax	2,125,000	-	-	-	-	-	2,125,000
CCCOG	17,445,200	-	-	-	-	-	17,445,200
Airport	2,645,232	-	-	-	-358,100	358,100	2,287,132
Airport Capital Projects	2,233,900	-914,000	691,700	358,100	-	-135,800	2,925,600
Roads Special Service District	121,000	-	-	-	-	-	121,000
CC Community Foundation	64,100	-	-	-	-	-	64,100
Total County Budget	133,680,253	-1,086,000	6,325,897	-684,004	684,004	-5,239,897	140,690,154



Hold a Public Hearing

Ordinance 2026-30 – Wellsville Safe Storage 2 Rezone

Agenda request submitted by: Brian Abbott, Director of Development Services –
Forwarded from the County Planning Commission

Assisting Department: Development Services

Requested Council meeting date: June 9th, 2026

Agenda Item Language: Hold a public hearing on June 9th, for Ordinance 2026-30 – Wellsville Safe Storage 2 Rezone – A request to rezone an 8.00-acre parcel, located at 3900 S. Highway 89/91, Wellsville, from the Agricultural (A10) Zone to the Commercial (C) Zone.

Action: Planning Commission – Denial (5-yea; 2-nay)

Background: A request to rezone an 8.00-acre parcel, located at 3900 S. Highway 89/91, Wellsville, from the Agricultural (A10) Zone to the Commercial (C) 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 May 21st, 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, Director of Development Services

Presentation Time: 10 minutes.

County Staff Point of Contact: Conner Smith, Associate Planner

Legal Review: N/A

- 41 5. Cache Open Space Advisory Committee has identified properties along Highway 89/91 as
42 scenic vistas and valley gateways which are priority properties to protect from
43 development. This parcel falls into both categories.
44 a. The property is also located directly north of the American West Heritage Center
45 and east of properties owned by the County that are meant for a future outdoor
46 recreation use.
47 6. Industrial and Commercial uses are not permitted on a Minor Local road.
48

49 **Staff Report review by Director**

50 Brian Abbott

51

52 **Staff Report by County Planner**

53 Conner Smith

54

55 **General Description**

56 This ordinance amends the County Zoning Map by rezoning an 8.00-acre parcel, located at 3900
57 S. Highway 89/91, Wellsville, from the Agricultural (A10) Zone to the Commercial (C) Zone.
58

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

60 Staff Report to Planning Commission – revised



Staff Report: Wellsville Safe Storage LLC 2 Rezone

21 May 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:

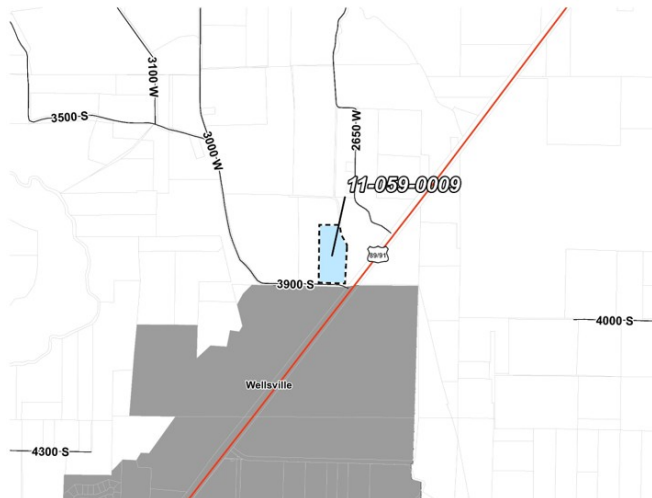
North – Agricultural
South – Agricultural/Wellsville/American West H.C.
East – Agricultural
West – Agricultural/Residential

Current Zoning:

Agricultural (A10)

Proposed Zoning:

Commercial (C)

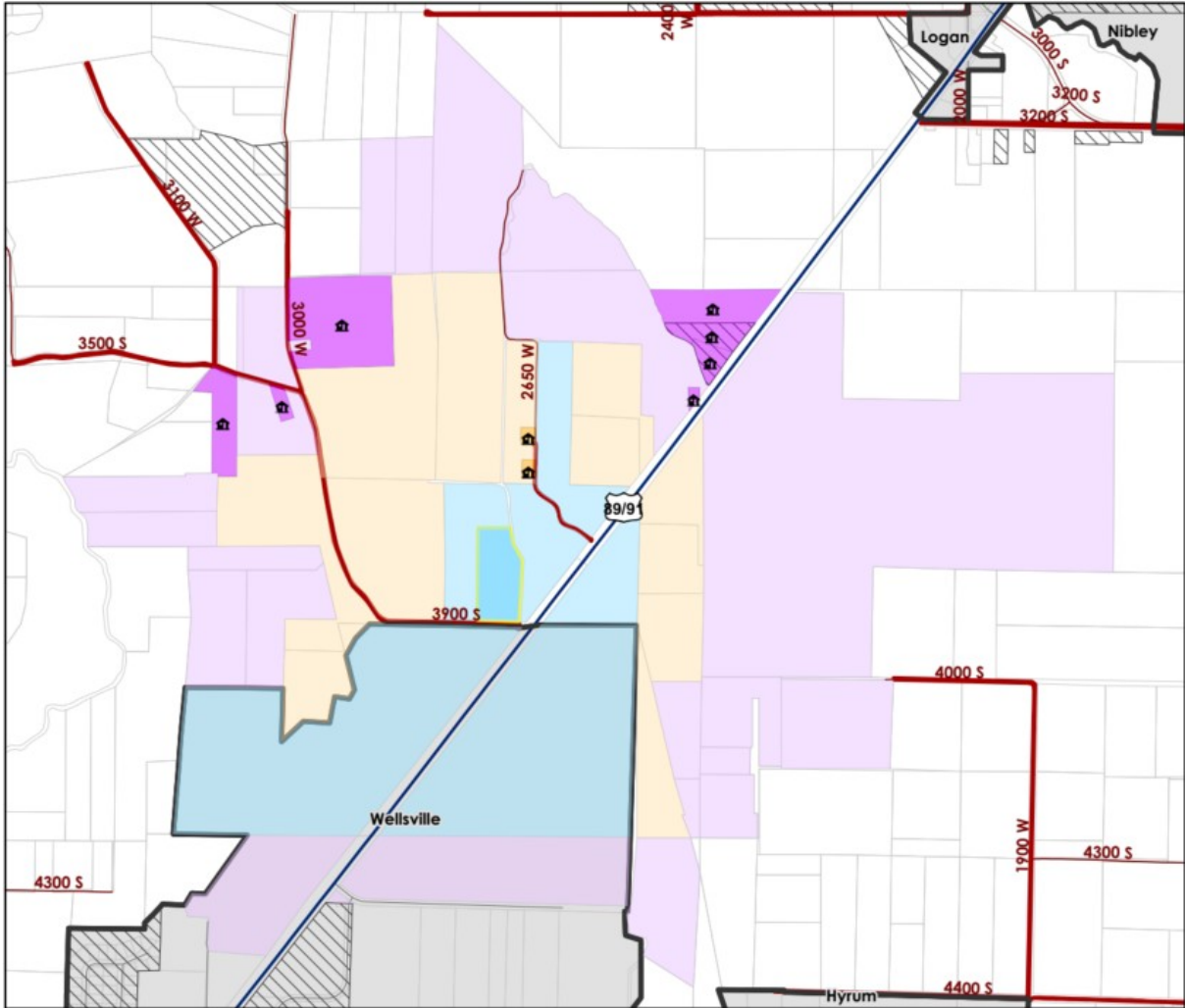


Findings of Fact

A. Request description

1. A request to rezone 8.00 acres from the Agricultural (A10) Zone to the Commercial (C) Zone.
2. This rezone may allow the parcel to establish uses permitted in the Commercial (C) 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 Commercial (C) Zone will be addressed as part of each respective approval process required prior to site development activities.
4. History:
 - a. In February of 2026, this parcel went through the rezone application process to rezone 8.00 acres from the Agricultural (A10) Zone to the Industrial (I) Zone. That rezone

- request was recommended for denial by the Planning Commission at their February 5th, 2026 meeting and was denied by County Council at their March 24th, 2026 meeting.
5. 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: 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 Commercial (C) 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
- Agricultural Manufacturing
- Commercial Business
- Commercial Kennel/Animal Shelter
- Storage and Warehousing
- Self Service Storage Facility
- General Vehicle Repair
- Medical Services/Facilities
- Human Care Services
- Recreation Facility
- Campground
- Transient Lodging
- Bed and Breakfast Inn
- Restaurant
- Mobile Food Truck
- Religious Meeting House
- Educational Facility
- Utility Facility, Distribution
- Telecommunications Facility, Major
- Telecommunications Facility, Minor
- Private Airport
- Livestock Auction Facility
- Farm Stand
- Boarding Facility
- Site Grading

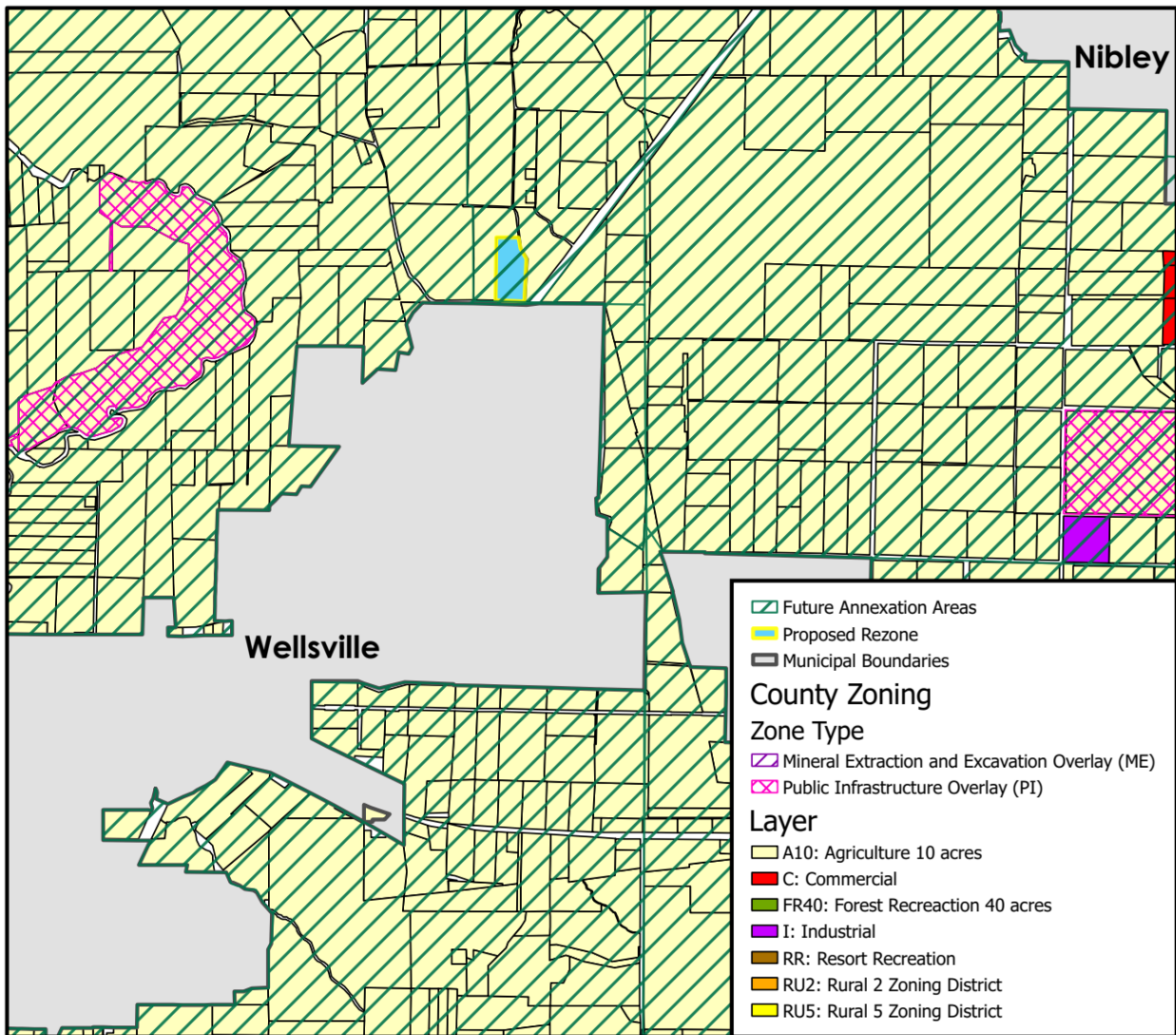
iv. Adjacent Uses:

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 Commercial (C) Zone is located 1.74 miles to the east of the subject property.

1. The Curtis Knight Rezone, located 1.74 miles to the east of the subject property, was a request to rezone 9.75 acres from the Agricultural (A10) Zone to the Commercial (C) Zone and was approved by the County Council as Ordinance 2007-12.

- a. This property obtained a conditional use permit (South Cache Storage) and currently operates as a Self Service Storage Facility (Use Type 3410).
- 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]

- 6. 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.

7. The current County Land Use Ordinance does not specify appropriate locations for the Commercial (C) Zone but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030(A) identifies the purpose of the Commercial (C) Zone and includes the following:
 - a. “To provide compatible locations for retail, office, and business/commerce activities, to enhance employment opportunities, to encourage the efficient use of land, to enhance property values, and to strengthen the county's 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.”
8. Cache County General Plan:
 - a. Chapter 4: Future Land Use Plan of the Cache County General Plan states:
 - i. “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.”
 - ii. “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.”
 - b. 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:
 - i. Location: Private agriculture landscapes in the Cache Valley outside of municipalities.
 - ii. Example Areas: Most of the valley.
 - iii. 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.
 - iv. 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.
 - v. Secondary Land Uses: Industrial and Commercial uses directly supportive of agriculture (Processing, Packaging, Distribution), clustered subdivision developments, outdoor recreation, farm worker housing.
 - vi. Discouraged Uses: Residential developments at densities of greater than one unit per 10 acres if not in a clustered subdivision development, commercial office, commercial retail, flex office/industrial, heavy industrial.
 - c. The subject property is not located in the Urban Expansion Overlay.
9. Municipality General Plan(s):

a. Wellsville City:

i. The Wellsville City General Plan Map shows this parcel being within the Farmland Residential Cluster – 5 ac. (RAC5) Zone with surrounding properties in either the Farmland Residential Cluster – 5 ac. (RAC5) or Public Lands (PL) Zone.

1. Farmland Residential Cluster – 5 ac.:

a. This area is to remain primarily as an agricultural 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.

2. Public Lands:

a. Areas owned by the city which are used for the operation of the city, including recreation.

b. Nibley City:

i. The Nibley Future Land Use Map shows this parcel as being within the Open Space, Agriculture, and Low Density Residential Zone with surrounding properties either in the Open Space, Agriculture, and Low Density Residential or Commercial Zone.

1. Open Space, Agriculture, and Low Density Residential Zone:

a. No definition or statement of purpose, other than its name, for this zone could be found in the Nibley City General Plan or in their municipal code.

2. Commercial Zone:

a. The purpose of the commercial zone is to provide suitable areas for the location of commercial activities needed to serve the people and commerce of the city. Retail commercial activities which serve the residents of the city will be encouraged.

10. Consideration of impacts related to uses allowed within the Commercial (C) 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 Commercial (C) 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 55-foot right-of-way, a 9-foot paved shoulder, a 2-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
<ol style="list-style-type: none"> 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 27 April 2026.

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

24. Notices were mailed to all property owners within 24 April 2026.
25. The meeting agenda was posted to the County website on 24 April 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 2 rezone, a request to rezone 8.00 acres from the Agricultural (A10) Zone to the Commercial (C) 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.

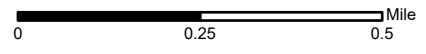
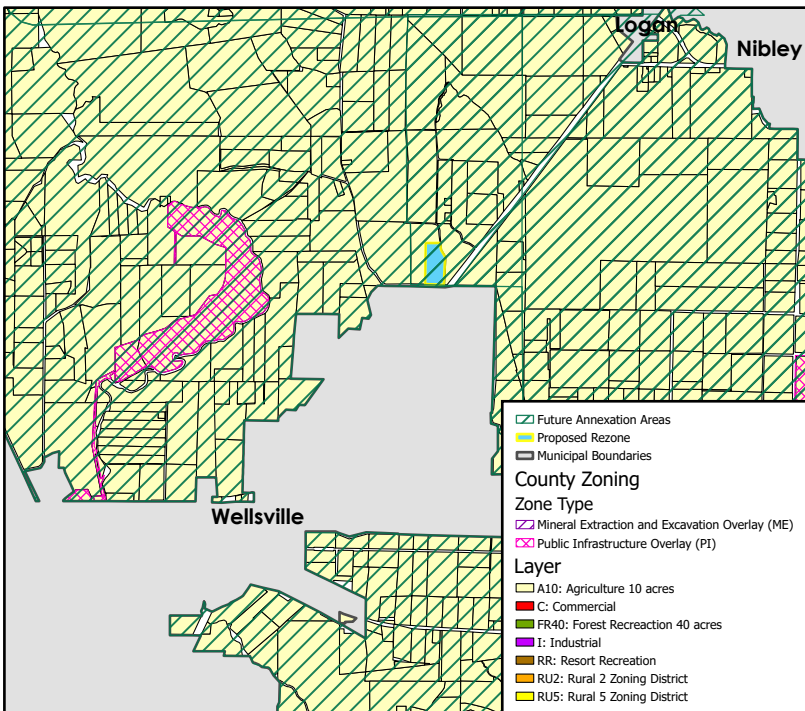
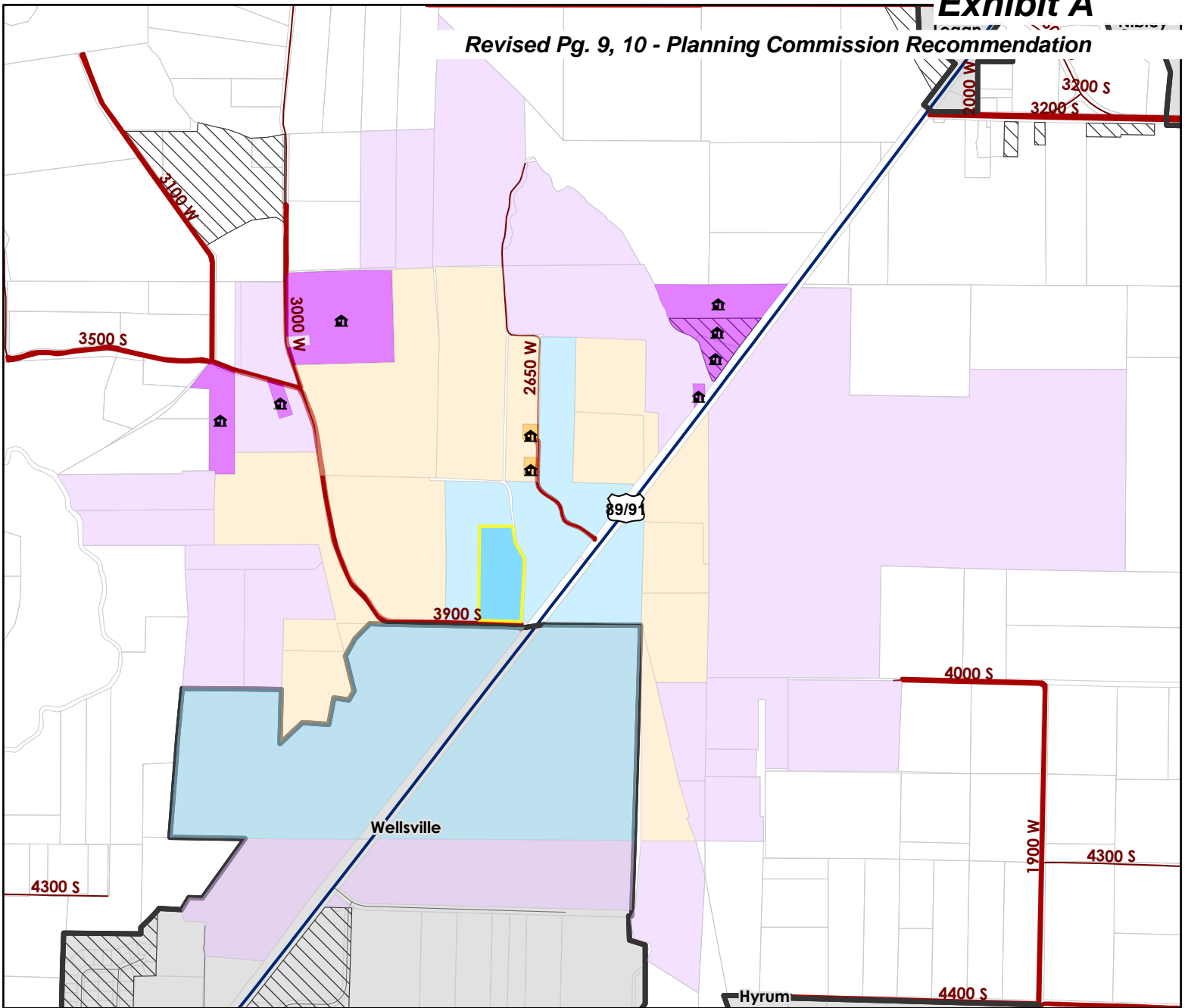
Planning Commission Conclusion

Based on the findings of fact noted herein, the Wellsville Safe Storage LLC 2 rezone is hereby recommended for denial to the County Council as follows:

1. The parcel does not meet the standards of the Commercial (C) Zone:
 - a. "To provide compatible locations for retail, office, and business/commerce activities, to enhance employment opportunities, to encourage the efficient use of land, to enhance property values, and to strengthen the county's 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 Commercial (C) 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 Commercial (C) Zone is located 1.74 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 uses are not permitted on a Minor Local road.

ATTACHMENT A



Legend

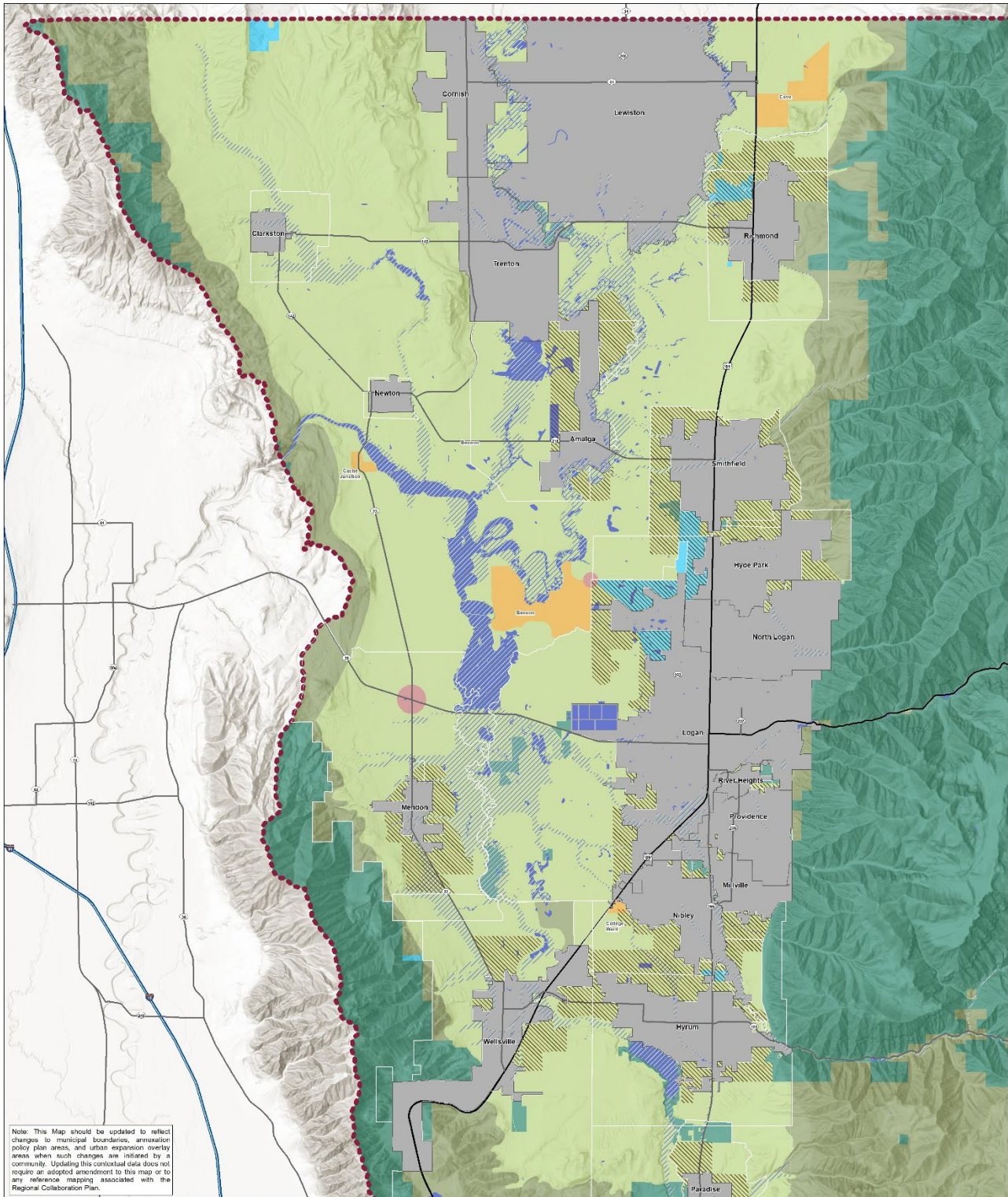
- Proposed Rezone
- Winter Maintenance
- Municipal Boundaries
- County Roads
- Subdivisions
- Highways
- Parcels

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)
1/2 Mile Buffer	Without a Home in Wellsville City: 85.6 Acres (2 Parcels)
	With a Home: 4.7 Acres (9 Parcels)
	Without a Home: 20.4 Acres (37 Parcels)
	Without a Home: 59 Acres (4 Parcels)



ATTACHMENT B



Note: This Map should be updated to reflect changes to municipal boundaries, annexation policy plan areas, and urban expansion overlay areas when such changes are initiated by a community. Updating this cartographic data does not require an adopted amendment to this map or to any reference mapping associated with the Regional Collaboration Plan.

- Water Bodies
- 100 Year Floodplain
- Municipalities
- Annexation Policy Plan Areas
- Urban Expansion Overlay
- Retail Commercial
- Rural Community
- Industrial and Mineral Extraction
- Agriculture and Ranching
- Mountain Rural and Conservation
- Forest and Natural Resource

Cache County Future Land Use Map

Disclaimer: This map is illustrative and for advisory purposes only. This is not a regulatory or zoning document, and locations are generalized to illustrate concepts.

Date: February 28, 2023



PUBLIC COMMENTS



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.

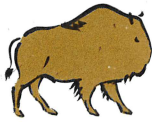
Wellsville City will not protest this rezone request.

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

"The Gateway To Bridgerland"



AMERICAN WEST
HERITAGE CENTER™

Experience it!

May 18, 2026

Letter of Concern

**Re: Preserving the Rural Corridor and Protecting the Historic Approach to the American West Heritage Center
Parcel 11-059-0009 – Rezone 8.00 Acres from Agriculture to Commercial
Project Location: 3900 S Highway 89/91, Wellsville, Utah**

Dear Cache County Planning Commission and Council Members,

I am writing on behalf of the American West Heritage Center (AWHC) to express our deep concern regarding development proposals that would alter the agricultural zoning and visual character of the land surrounding our historic corridor—particularly the approach to AWHC from U.S. Highway 89/91.

For more than 30 years, AWHC has served as a living history center dedicated to preserving and interpreting the agricultural and cultural heritage of Cache Valley. Our mission depends on maintaining the authenticity of the rural landscape that surrounds our site. The open farmland, unobstructed views, and agricultural setting are not incidental features—they are essential to the immersive educational experience we provide to thousands of students, families, and visitors each year.

A commercial zone change or development that introduces buildings, storage units, signage, or other visual obstructions along the highway corridor would have several significant impacts:

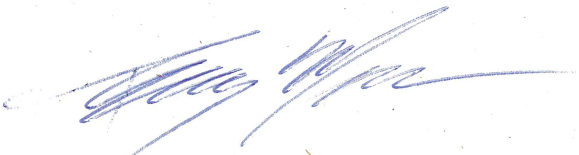
- **Loss of the Historic Viewshed:** The approach to AWHC from the highway is one of the most iconic and defining features of the visitor experience. The uninterrupted view of farmland leading into our site sets the tone for the historical period we interpret. Any commercial development would fundamentally change that experience.

- **Erosion of Rural Character:** Our programs rely on the surrounding agricultural landscape to accurately represent the 1820–1920 era. Preserving this setting is vital to our educational mission and to the cultural identity of Cache Valley.
- **Impact on Tourism and Community Value:** Visitors come to AWHC precisely because it offers an authentic connection to the region’s heritage. Protecting the rural corridor protects the economic and cultural benefits AWHC brings to the county.
- **Inconsistency with Preservation Goals:** Cache County’s General Plan emphasizes the importance of safeguarding agricultural lands and rural character. Maintaining the current zoning in this area aligns with those long-standing priorities.

We respectfully ask the Planning Commission and Council to consider the long-term consequences of altering the zoning or permitting development that would obstruct the historic approach to AWHC. Preserving this corridor is not only essential to our mission—it is a shared community value that strengthens Cache Valley’s identity and quality of life.

Thank you for your thoughtful consideration and for your continued support of heritage preservation in our county. AWHC stands ready to provide additional information or participate in further discussion as needed.

Warm regards,



Tony R. Moser

Executive Director

American West Heritage Center



May 20, 2026

Cache County Planning Commission
179 North Main Street, Suite 305
Logan, Utah 84321

RE: Wellsville Safe Storage LLC 2 Rezone Application

Dear Members of the Cache County Planning Commission:

Utah State University (USU) submits this letter to express concerns regarding the proposed Wellsville Safe Storage LLC 2 rezone request from Agricultural to Commercial zoning. USU is an adjacent landowner directly affected by this proposal.

USU's South Farm property lies immediately east of the proposed rezone area, and USU-owned land operated by the American West Heritage Center (AWHC) lies directly south of the property. Existing USU land uses are compatible with the current Agricultural zoning designation and the long-standing agricultural and rural character of this portion of Cache Valley. In contrast, the proposed commercial zoning is incompatible with the surrounding agricultural land uses and introduces a highly visible commercial development into an area that has historically remained rural and open.

Of particular concern is the negative impact this proposal would have on the American West Heritage Center. The AWHC, a non-profit organization, is a living history museum encompassing nearly 300 acres and attracting approximately 80,000 to 90,000 visitors annually. The Center has local, regional, national and international appeal to visitors and tourists. The Center provides immersive educational experiences and demonstrations celebrating Native American, mountain man, and pioneer heritage over the past 200+ years. A fundamental component of the visitor experience is its setting within an authentic rural and historic landscape reflective of Cache Valley's historic character. This particular section of the south valley corridor remains one of the last largely undeveloped stretches of rural land and serves as an important visual and cultural gateway into the valley.

The proposed commercial zoning and associated development would introduce a use that is visually, culturally, and functionally inconsistent with the surrounding agricultural landscape and would detract from the historic and scenic setting that is central to the mission and operation of the AWHC. The continued preservation of open agricultural character in this corridor is essential to maintaining the integrity of the visitor experience and the educational value of the site.

Due to public ownership, most of the land surrounding the proposed rezone will never be designated for commercial growth. In addition to the USU land ownership, the land directly north of the AWHC and west of the proposed project is owned by Cache County and intended for future recreational uses. Rezoning a single parcel to commercial use within a predominantly agricultural corridor would create an isolated island of incompatible zoning surrounded by agricultural, recreational, and open space uses.

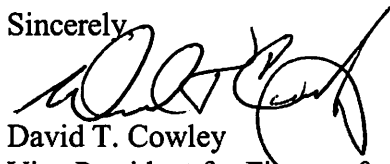
From a land use planning perspective, smart growth principles strongly discourage isolated commercial rezonings that are inconsistent with surrounding uses and adopted planning documents. Such rezonings can create fragmented land use patterns, burdens on infrastructure and public services, unfair privileges to individual property owners, and negative impacts on neighboring property values and community character.

Furthermore, this area of the south corridor along Highway 89 has repeatedly been identified through public planning efforts as valuable for protecting rural character, scenic vistas, and valley gateways. These goals are reflected repeatedly in multiple adopted and community-supported planning documents, including the 2011 South Corridor Plan, the 2009 Envision Utah Plan, and the 2005 SDAT Program, as well as recommendations from the Cache Open Space Advisory Committee. The Cache County General Plan further supports preservation of this area through the existing Agricultural zoning designation, future land use map designations, and by excluding this parcel from the Urban Expansion Overlay.

For these reasons, Utah State University respectfully requests that the Cache County Planning Commission deny the proposed Wellsville Safe Storage LLC 2 rezone application and continue to support the long-term preservation of the agricultural, scenic, recreational, and cultural values that define this important corridor of Cache Valley.

Thank you for your consideration.

Sincerely,



David T. Cowley
Vice President for Finance & Administrative Services
Utah State University

Ordinance No. 2026-30
Cache County, Utah
Wellsville Safe Storage 2 Rezone

An ordinance amending the Cache County Zoning Map by rezoning 8.00 acres
from the Agricultural (A10) Zone to the Commercial (C) 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 May 21st, 2026, the Planning Commission held a public hearing, accepted all comments, and recommended the denial of the proposed rezone (5-2) 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 June 9th, 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. The Nibley City Future Land Use Map identifies properties directly east of the subject property as planned for commercial use.

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

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

5. Exhibits

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

6. Effective date

This ordinance takes effect on _____, 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: ____ / ____ / _____	<u>Council Votes</u>			
<u>Council members</u>	In Favor	Against	Abstain	Absent
Sandi Goodlander				
Kathryn Beus				
Dave Erickson				
Nolan Gunnell				
Mark Hurd				
Keegan Garrity				
JoAnn Bennett				
Total:				
Final action:	_____ Adopt _____ Reject			

Cache County Council:

Attest:

Sandi Goodlander, Chair

Bryson Behm, County Clerk

Action of the County Executive

Regarding Ordinance 2026-30, Wellsville Safe Storage 2 Rezone

_____ Approve

_____ Disapprove (A Statement of Objection is attached)

N. George Daines, Executive
Cache County

Date



Staff Report: Wellsville Safe Storage LLC 2 Rezone

21 May 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:

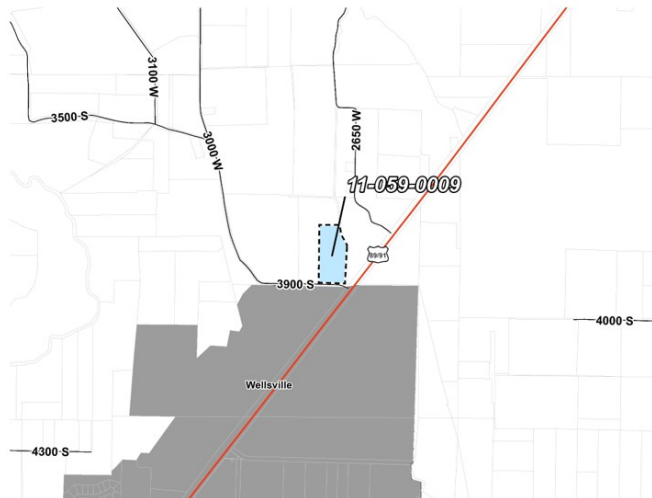
North – Agricultural
South – Agricultural/Wellsville/American West H.C.
East – Agricultural
West – Agricultural/Residential

Current Zoning:

Agricultural (A10)

Proposed Zoning:

Commercial (C)

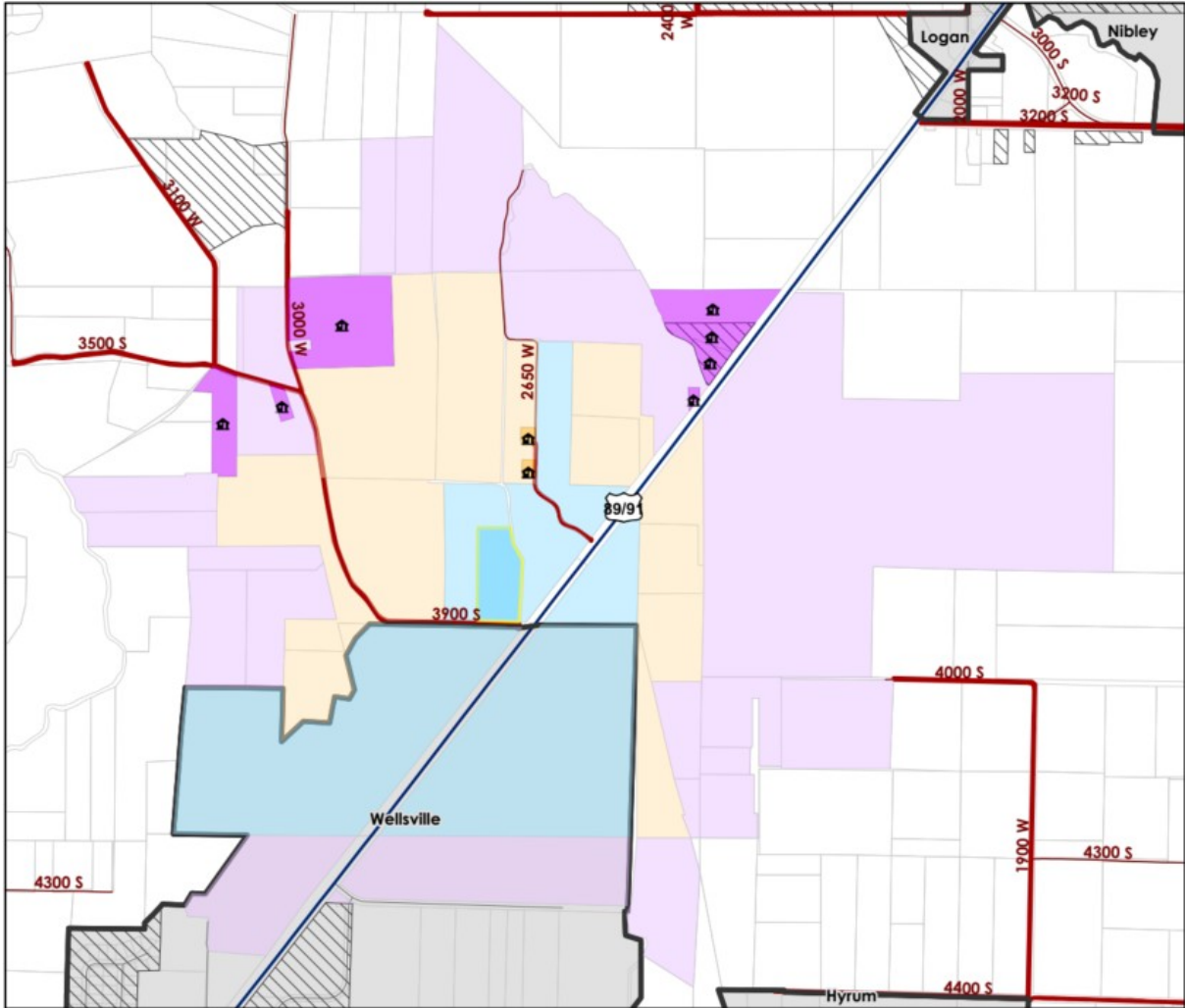


Findings of Fact

A. Request description

1. A request to rezone 8.00 acres from the Agricultural (A10) Zone to the Commercial (C) Zone.
2. This rezone may allow the parcel to establish uses permitted in the Commercial (C) 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 Commercial (C) Zone will be addressed as part of each respective approval process required prior to site development activities.
4. History:
 - a. In February of 2026, this parcel went through the rezone application process to rezone 8.00 acres from the Agricultural (A10) Zone to the Industrial (I) Zone. That rezone

- request was recommended for denial by the Planning Commission at their February 5th, 2026 meeting and was denied by County Council at their March 24th, 2026 meeting.
5. 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: 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 Commercial (C) 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
- Agricultural Manufacturing
- Commercial Business
- Commercial Kennel/Animal Shelter
- Storage and Warehousing
- Self Service Storage Facility
- General Vehicle Repair
- Medical Services/Facilities
- Human Care Services
- Recreation Facility
- Campground
- Transient Lodging
- Bed and Breakfast Inn
- Restaurant
- Mobile Food Truck
- Religious Meeting House
- Educational Facility
- Utility Facility, Distribution
- Telecommunications Facility, Major
- Telecommunications Facility, Minor
- Private Airport
- Livestock Auction Facility
- Farm Stand
- Boarding Facility
- Site Grading

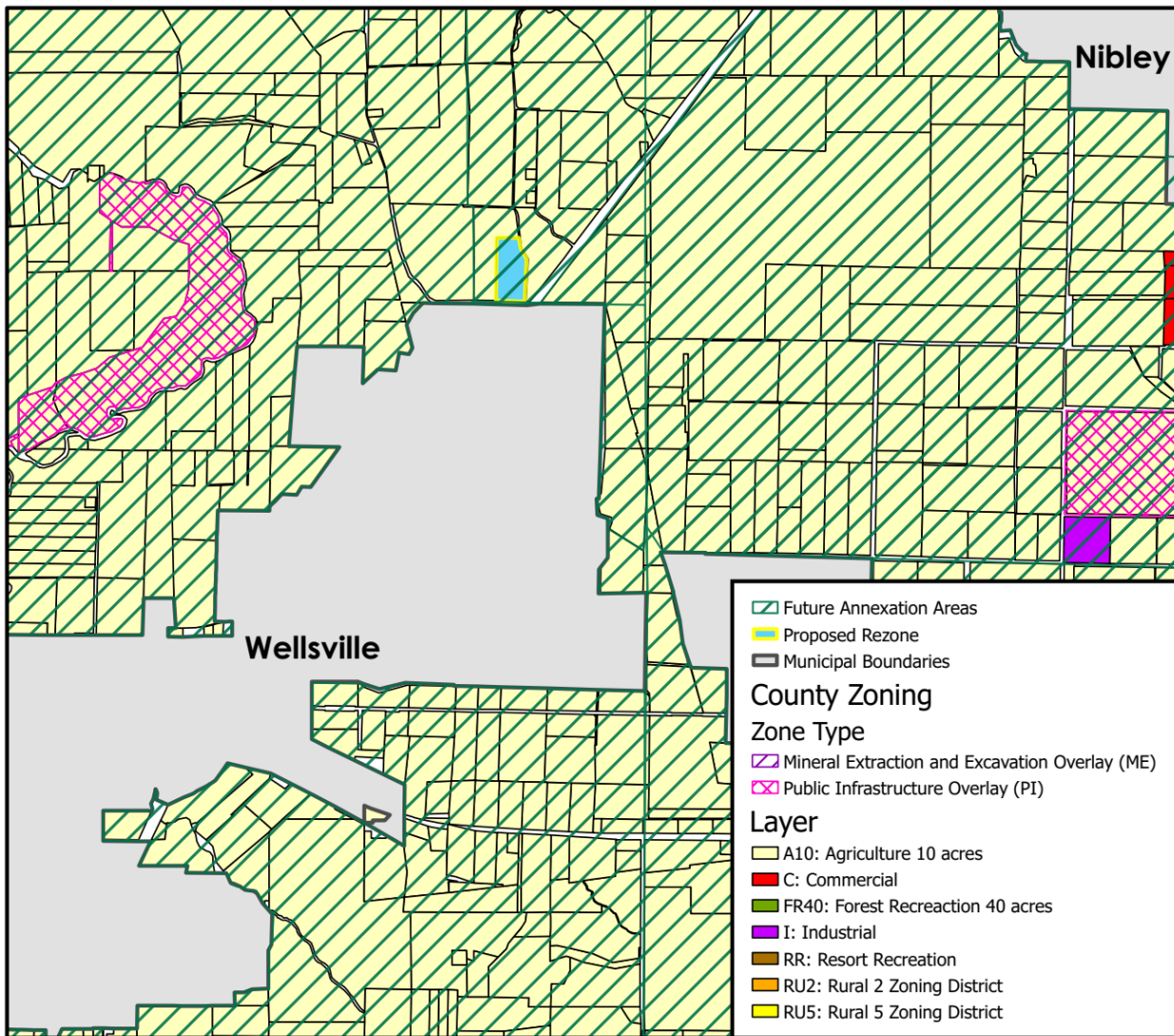
iv. Adjacent Uses:

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 Commercial (C) Zone is located 1.74 miles to the east of the subject property.

1. The Curtis Knight Rezone, located 1.74 miles to the east of the subject property, was a request to rezone 9.75 acres from the Agricultural (A10) Zone to the Commercial (C) Zone and was approved by the County Council as Ordinance 2007-12.

- a. This property obtained a conditional use permit (South Cache Storage) and currently operates as a Self Service Storage Facility (Use Type 3410).
- 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]

- 6. 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.

7. The current County Land Use Ordinance does not specify appropriate locations for the Commercial (C) Zone but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030(A) identifies the purpose of the Commercial (C) Zone and includes the following:
 - a. “To provide compatible locations for retail, office, and business/commerce activities, to enhance employment opportunities, to encourage the efficient use of land, to enhance property values, and to strengthen the county's 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.”
8. Cache County General Plan:
 - a. Chapter 4: Future Land Use Plan of the Cache County General Plan states:
 - i. “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.”
 - ii. “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.”
 - b. 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:
 - i. Location: Private agriculture landscapes in the Cache Valley outside of municipalities.
 - ii. Example Areas: Most of the valley.
 - iii. 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.
 - iv. 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.
 - v. Secondary Land Uses: Industrial and Commercial uses directly supportive of agriculture (Processing, Packaging, Distribution), clustered subdivision developments, outdoor recreation, farm worker housing.
 - vi. Discouraged Uses: Residential developments at densities of greater than one unit per 10 acres if not in a clustered subdivision development, commercial office, commercial retail, flex office/industrial, heavy industrial.
 - c. The subject property is not located in the Urban Expansion Overlay.
9. Municipality General Plan(s):

a. Wellsville City:

i. The Wellsville City General Plan Map shows this parcel being within the Farmland Residential Cluster – 5 ac. (RAC5) Zone with surrounding properties in either the Farmland Residential Cluster – 5 ac. (RAC5) or Public Lands (PL) Zone.

1. Farmland Residential Cluster – 5 ac.:

a. This area is to remain primarily as an agricultural 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.

2. Public Lands:

a. Areas owned by the city which are used for the operation of the city, including recreation.

b. Nibley City:

i. The Nibley Future Land Use Map shows this parcel as being within the Open Space, Agriculture, and Low Density Residential Zone with surrounding properties either in the Open Space, Agriculture, and Low Density Residential or Commercial Zone.

1. Open Space, Agriculture, and Low Density Residential Zone:

a. No definition or statement of purpose, other than its name, for this zone could be found in the Nibley City General Plan or in their municipal code.

2. Commercial Zone:

a. The purpose of the commercial zone is to provide suitable areas for the location of commercial activities needed to serve the people and commerce of the city. Retail commercial activities which serve the residents of the city will be encouraged.

10. Consideration of impacts related to uses allowed within the Commercial (C) 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 Commercial (C) 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 55-foot right-of-way, a 9-foot paved shoulder, a 2-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
<ol style="list-style-type: none"> 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 27 April 2026.

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

24. Notices were mailed to all property owners within 24 April 2026.
25. The meeting agenda was posted to the County website on 24 April 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 2 rezone, a request to rezone 8.00 acres from the Agricultural (A10) Zone to the Commercial (C) 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.

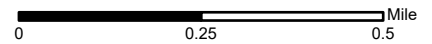
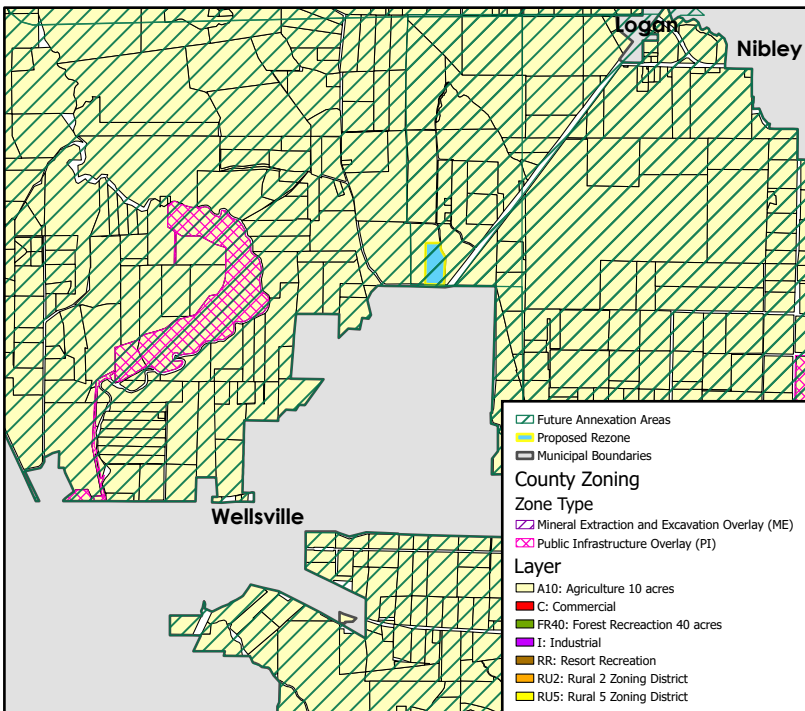
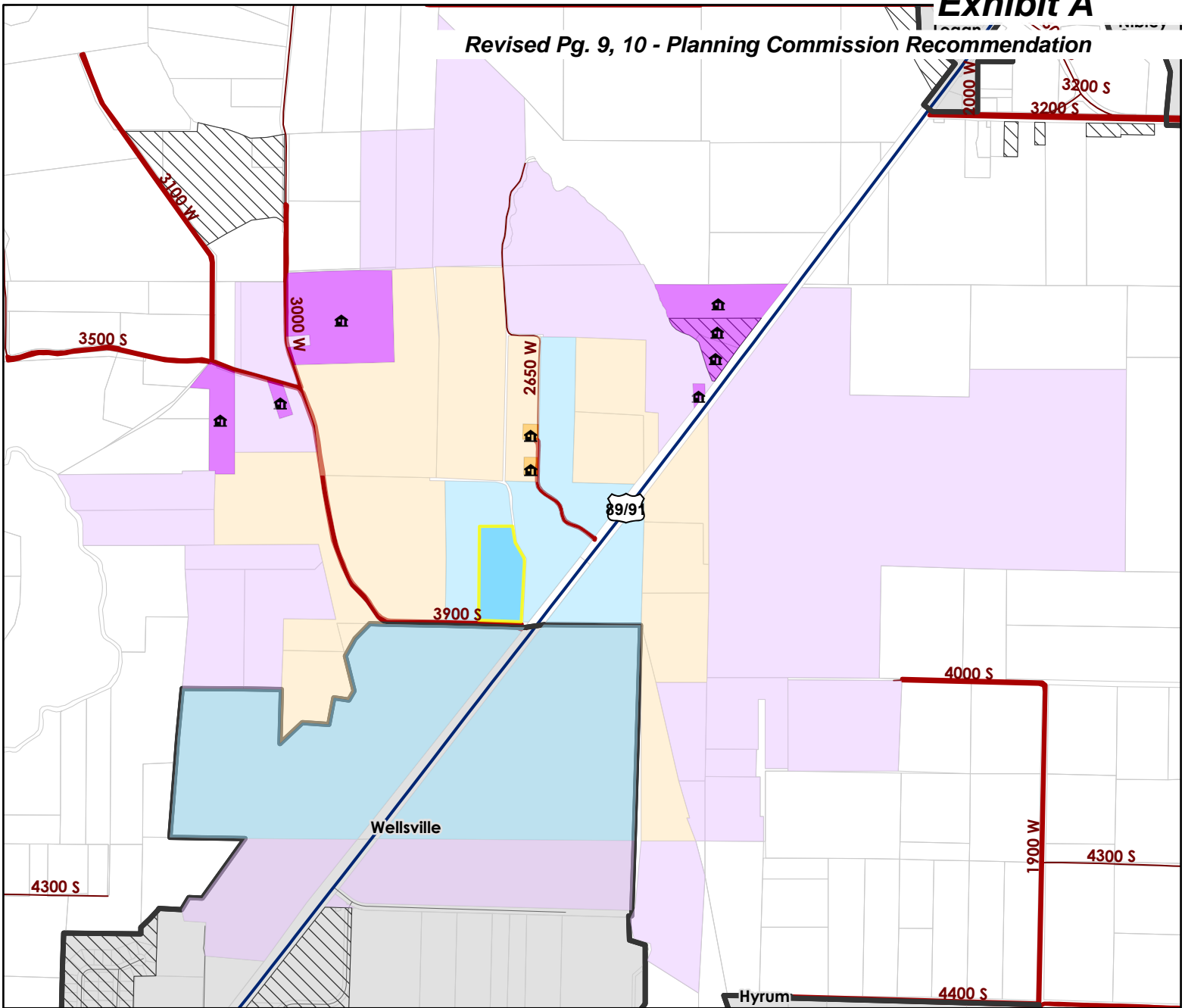
Planning Commission Conclusion

Based on the findings of fact noted herein, the Wellsville Safe Storage LLC 2 rezone is hereby recommended for denial to the County Council as follows:

1. The parcel does not meet the standards of the Commercial (C) Zone:
 - a. "To provide compatible locations for retail, office, and business/commerce activities, to enhance employment opportunities, to encourage the efficient use of land, to enhance property values, and to strengthen the county's 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 Commercial (C) 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 Commercial (C) Zone is located 1.74 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 uses are not permitted on a Minor Local road.

ATTACHMENT A



Legend

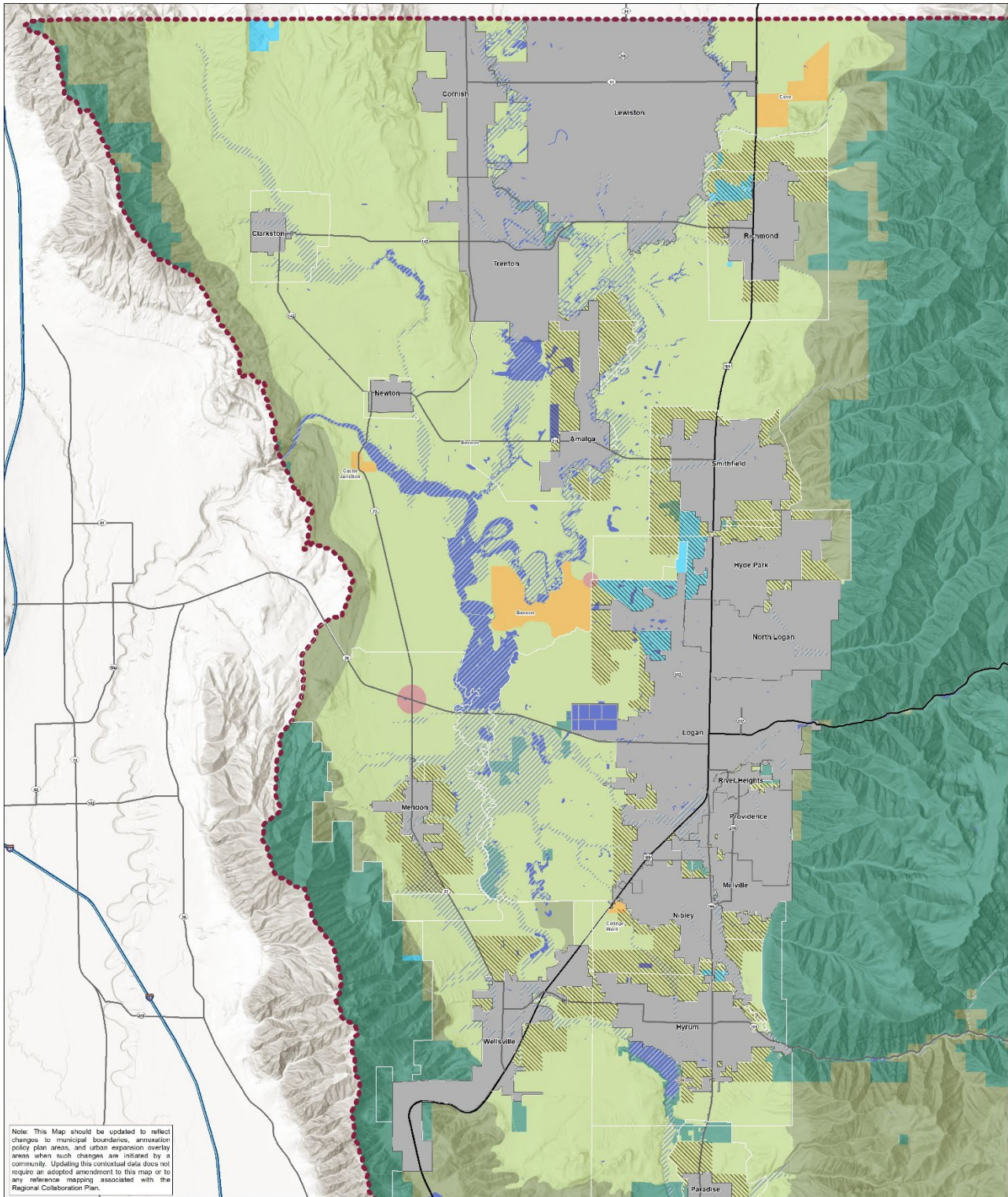
- Proposed Rezone
- Municipal Boundaries
- Subdivisions
- Parcels
- Winter Maintenance
- County Roads
- Highways

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)
1/2 Mile Buffer	Without a Home in Wellsville City: 85.6 Acres (2 Parcels)
	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)



ATTACHMENT B



Note: This Map should be updated to reflect changes to municipal boundaries, annexation policy plan areas, and urban expansion overlay areas when such changes are initiated by a community. Updating this cartographic data does not require an adopted amendment to this map or to any reference mapping associated with the Regional Collaboration Plan.

- Water Bodies
- 100 Year Floodplain
- Municipalities
- Annexation Policy Plan Areas
- Urban Expansion Overlay
- Retail Commercial
- Rural Community
- Industrial and Mineral Extraction
- Agriculture and Ranching
- Mountain Rural and Conservation
- Forest and Natural Resource

Cache County Future Land Use Map

Disclaimer: This map is illustrative and for advisory purposes only. This is not a regulatory or zoning document, and locations are generalized to illustrate concepts.

Date: February 28, 2023



PUBLIC COMMENTS



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.

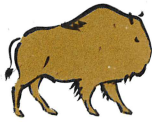
Wellsville City will not protest this rezone request.

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

"The Gateway To Bridgerland"



AMERICAN WEST
HERITAGE CENTER™

Experience it!

May 18, 2026

Letter of Concern

**Re: Preserving the Rural Corridor and Protecting the Historic Approach to the American West Heritage Center
Parcel 11-059-0009 – Rezone 8.00 Acres from Agriculture to Commercial
Project Location: 3900 S Highway 89/91, Wellsville, Utah**

Dear Cache County Planning Commission and Council Members,

I am writing on behalf of the American West Heritage Center (AWHC) to express our deep concern regarding development proposals that would alter the agricultural zoning and visual character of the land surrounding our historic corridor—particularly the approach to AWHC from U.S. Highway 89/91.

For more than 30 years, AWHC has served as a living history center dedicated to preserving and interpreting the agricultural and cultural heritage of Cache Valley. Our mission depends on maintaining the authenticity of the rural landscape that surrounds our site. The open farmland, unobstructed views, and agricultural setting are not incidental features—they are essential to the immersive educational experience we provide to thousands of students, families, and visitors each year.

A commercial zone change or development that introduces buildings, storage units, signage, or other visual obstructions along the highway corridor would have several significant impacts:

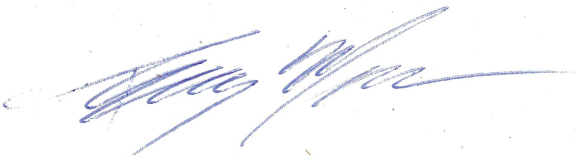
- **Loss of the Historic Viewshed:** The approach to AWHC from the highway is one of the most iconic and defining features of the visitor experience. The uninterrupted view of farmland leading into our site sets the tone for the historical period we interpret. Any commercial development would fundamentally change that experience.

- **Erosion of Rural Character:** Our programs rely on the surrounding agricultural landscape to accurately represent the 1820–1920 era. Preserving this setting is vital to our educational mission and to the cultural identity of Cache Valley.
- **Impact on Tourism and Community Value:** Visitors come to AWHC precisely because it offers an authentic connection to the region’s heritage. Protecting the rural corridor protects the economic and cultural benefits AWHC brings to the county.
- **Inconsistency with Preservation Goals:** Cache County’s General Plan emphasizes the importance of safeguarding agricultural lands and rural character. Maintaining the current zoning in this area aligns with those long-standing priorities.

We respectfully ask the Planning Commission and Council to consider the long-term consequences of altering the zoning or permitting development that would obstruct the historic approach to AWHC. Preserving this corridor is not only essential to our mission—it is a shared community value that strengthens Cache Valley’s identity and quality of life.

Thank you for your thoughtful consideration and for your continued support of heritage preservation in our county. AWHC stands ready to provide additional information or participate in further discussion as needed.

Warm regards,



Tony R. Moser

Executive Director

American West Heritage Center



May 20, 2026

Cache County Planning Commission
179 North Main Street, Suite 305
Logan, Utah 84321

RE: Wellsville Safe Storage LLC 2 Rezone Application

Dear Members of the Cache County Planning Commission:

Utah State University (USU) submits this letter to express concerns regarding the proposed Wellsville Safe Storage LLC 2 rezone request from Agricultural to Commercial zoning. USU is an adjacent landowner directly affected by this proposal.

USU's South Farm property lies immediately east of the proposed rezone area, and USU-owned land operated by the American West Heritage Center (AWHC) lies directly south of the property. Existing USU land uses are compatible with the current Agricultural zoning designation and the long-standing agricultural and rural character of this portion of Cache Valley. In contrast, the proposed commercial zoning is incompatible with the surrounding agricultural land uses and introduces a highly visible commercial development into an area that has historically remained rural and open.

Of particular concern is the negative impact this proposal would have on the American West Heritage Center. The AWHC, a non-profit organization, is a living history museum encompassing nearly 300 acres and attracting approximately 80,000 to 90,000 visitors annually. The Center has local, regional, national and international appeal to visitors and tourists. The Center provides immersive educational experiences and demonstrations celebrating Native American, mountain man, and pioneer heritage over the past 200+ years. A fundamental component of the visitor experience is its setting within an authentic rural and historic landscape reflective of Cache Valley's historic character. This particular section of the south valley corridor remains one of the last largely undeveloped stretches of rural land and serves as an important visual and cultural gateway into the valley.

The proposed commercial zoning and associated development would introduce a use that is visually, culturally, and functionally inconsistent with the surrounding agricultural landscape and would detract from the historic and scenic setting that is central to the mission and operation of the AWHC. The continued preservation of open agricultural character in this corridor is essential to maintaining the integrity of the visitor experience and the educational value of the site.

Due to public ownership, most of the land surrounding the proposed rezone will never be designated for commercial growth. In addition to the USU land ownership, the land directly north of the AWHC and west of the proposed project is owned by Cache County and intended for future recreational uses. Rezoning a single parcel to commercial use within a predominantly agricultural corridor would create an isolated island of incompatible zoning surrounded by agricultural, recreational, and open space uses.

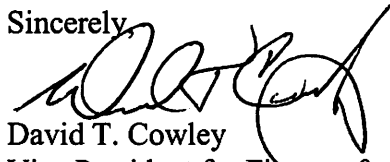
From a land use planning perspective, smart growth principles strongly discourage isolated commercial rezonings that are inconsistent with surrounding uses and adopted planning documents. Such rezonings can create fragmented land use patterns, burdens on infrastructure and public services, unfair privileges to individual property owners, and negative impacts on neighboring property values and community character.

Furthermore, this area of the south corridor along Highway 89 has repeatedly been identified through public planning efforts as valuable for protecting rural character, scenic vistas, and valley gateways. These goals are reflected repeatedly in multiple adopted and community-supported planning documents, including the 2011 South Corridor Plan, the 2009 Envision Utah Plan, and the 2005 SDAT Program, as well as recommendations from the Cache Open Space Advisory Committee. The Cache County General Plan further supports preservation of this area through the existing Agricultural zoning designation, future land use map designations, and by excluding this parcel from the Urban Expansion Overlay.

For these reasons, Utah State University respectfully requests that the Cache County Planning Commission deny the proposed Wellsville Safe Storage LLC 2 rezone application and continue to support the long-term preservation of the agricultural, scenic, recreational, and cultural values that define this important corridor of Cache Valley.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'David T. Cowley', written over a horizontal line.

David T. Cowley
Vice President for Finance & Administrative Services
Utah State University



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
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INTERSEC WITH CENTER LNE OF E FIELD CANAL SELY IT ITS INTERSEC WITH W LNE ST
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Set a Public Hearing

Ordinance 2026-31 – Richmond City Creek Rezone

Agenda request submitted by: Brian Abbott, Director of Development Services –
Forwarded from the County Planning Commission

Assisting Department: Development Services

Requested Council meeting date: June 9th, 2026

Agenda Item Language: Hold a public hearing on June 9th for Ordinance 2026-31 – Richmond City Creek Rezone – A request to rezone a total of 7.58 acres, located at 9000 N. Highway 91, Richmond, from the Agricultural (A10) Zone to the Industrial (I) Zone.

Action: Planning Commission – Approval (7-yea; 0-nay)

Background: A request to rezone a total of 7.58 acres, located at 9000 N. Highway 91, Richmond, from the Agricultural (A10) Zone to the Industrial (I) Zone.

Fiscal Impact: N/A

Public Hearing Required: Rezone requests require a public hearing before the County Planning Commission (PC). This hearing was held on May 21st, 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, Director of Development Services

Presentation Time: 10 minutes.

County Staff Point of Contact: Conner Smith, Associate Planner

Legal Review: N/A

1 **Ord 2026-31**
2 **Richmond City Creek Rezone**
3 **Amending the Cache County Zoning Map by rezoning 7.58 acres**
4 **from the Agricultural (A10) Zone to the Industrial (I) Zone**
5

6 **County Council action**

7 Hold a public hearing on June 9th, 2026.

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

10 **Planning Commission action**

11 Approval (7-yea; 0-nay).

12 Public hearing held on May 21st, 2026.

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

- 15 1. The parcels meet the standards of the Industrial (I) Zone:
 - 16 a. "To provide locations where manufacturing, processing, warehousing, and
17 fabrication of goods and material can be carried on with minimum conflict or
18 deleterious effect upon the surrounding properties. The purpose of this zone is also
19 to promote the economic well being of the citizens and to broaden the tax base."
 - 20 b. "This zone must be appropriately served by suitable public roads, have access to the
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24 the north of the subject properties.
- 25 4. The rezone is partially consistent with the Cache County General Plan:
 - 26 a. The parcels are located in the Urban Expansion Overlay.
27

28 **Staff Report review by Director**

29 Brian Abbott
30

31 **Staff Report by County Planner**

32 Conner Smith
33

34 **General Description**

35 This ordinance amends the County Zoning Map by rezoning two parcels, totaling 7.58 acres,
36 located at 9000 N. Highway 91, Richmond, from the Agricultural (A10) Zone to the Industrial (I)
37 Zone.
38
39

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

Staff Report: Richmond City Creek Rezone

21 May 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: Judson Eades

Parcel ID#: 08-002-0013, -0038

Staff Recommendation: None

Type of Action: Legislative

Land Use Authority: Cache County Council

Location

Reviewed by Conner Smith

Project Address:

9000 N. Highway 91,
 Richmond

Acres: 7.58

Surrounding Uses:

North – Agricultural/Residential
 South – Agricultural
 East – Agricultural/Residential
 West – Agricultural/Highway 91

Current Zoning:
 Agricultural (A10)

Proposed Zoning:
 Industrial (I)



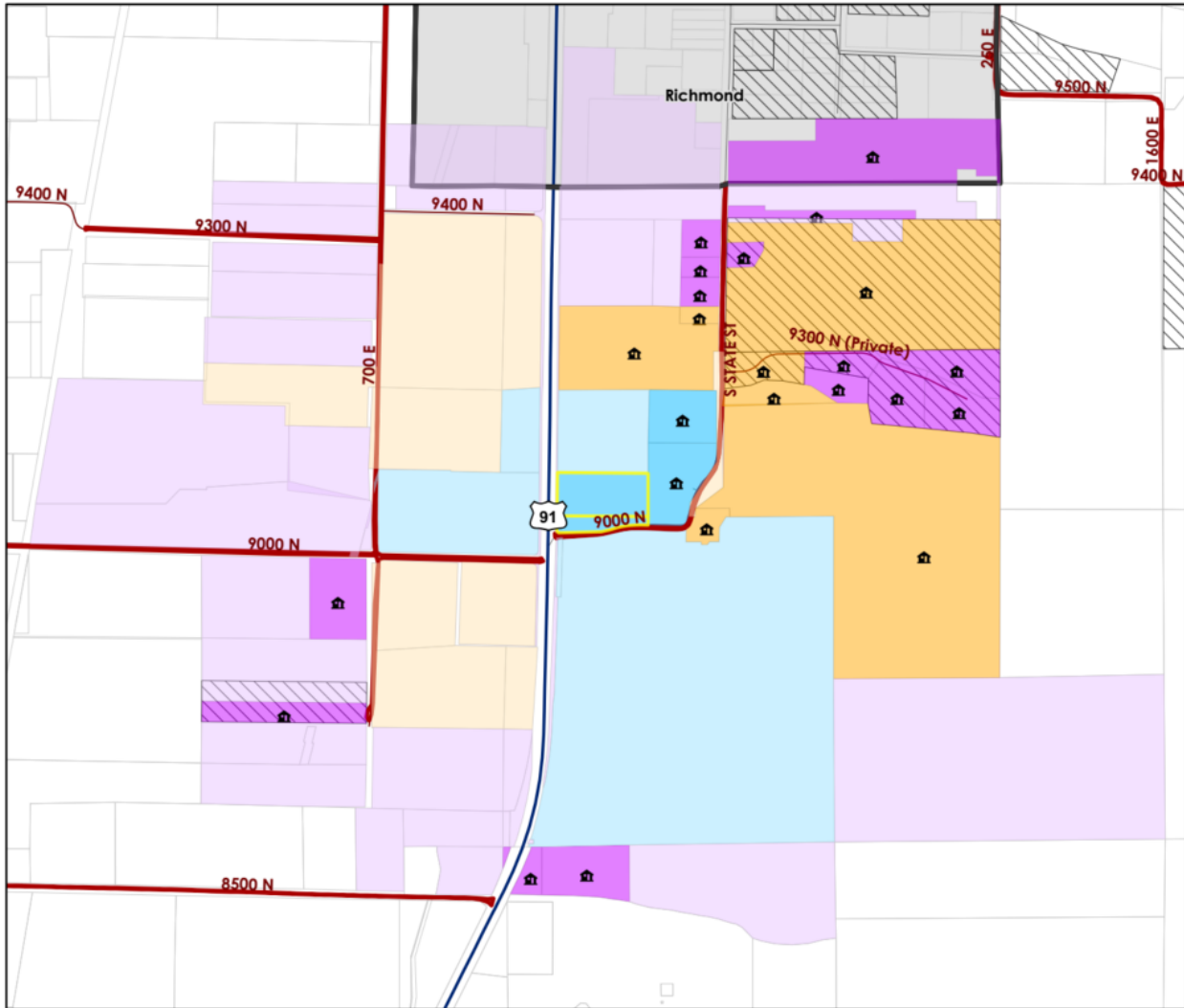
Findings of Fact

A. Request description

1. A request to rezone 7.58 acres from the Agricultural (A10) Zone to the Industrial (I) Zone.
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.
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:

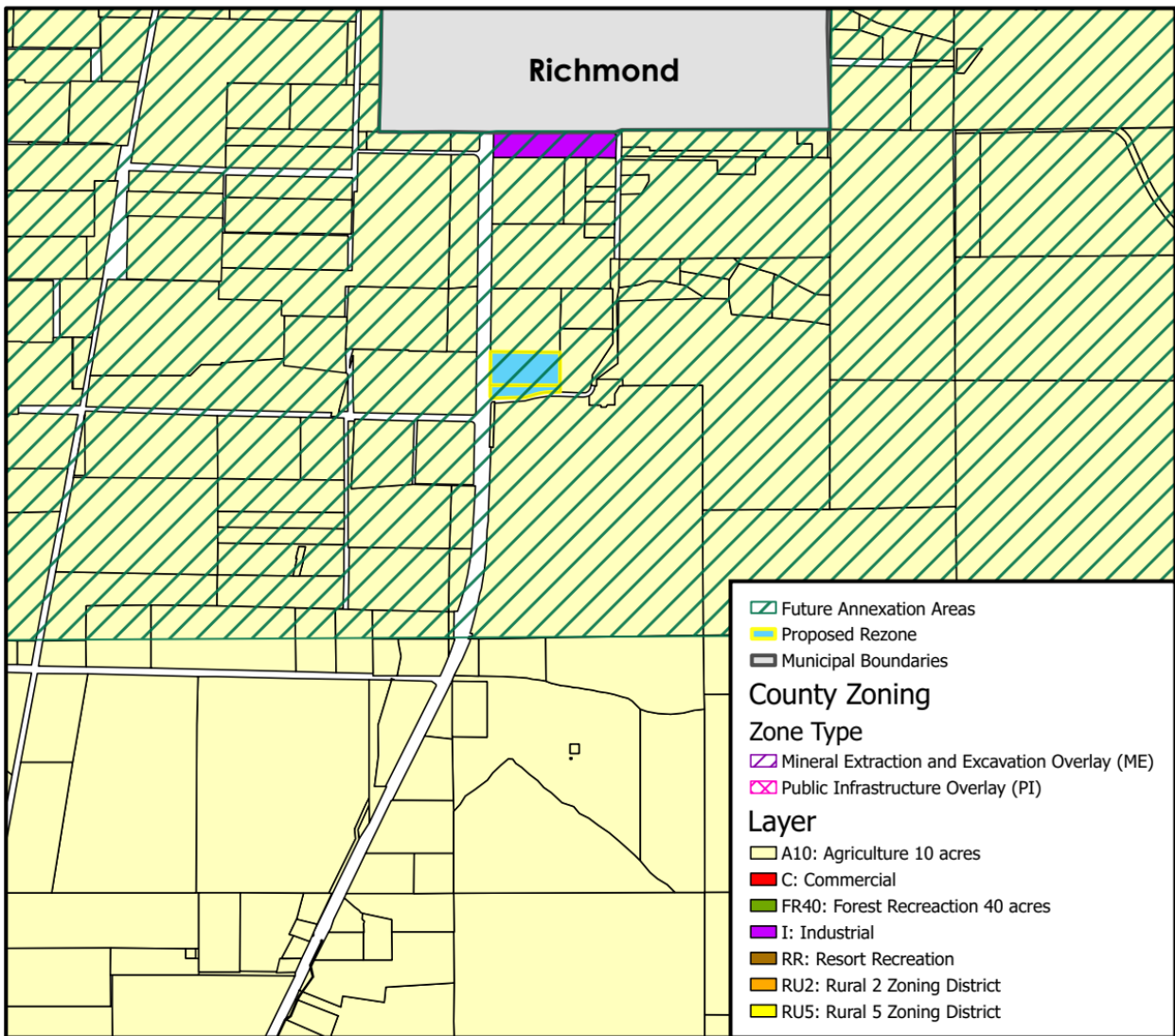
- i.** Parcel status: The properties match the configuration they had on August 8th, 2006 and is legal.
- ii.** Average Lot Size: (See Attachment A)



Average Parcel Size	
Adjacent Parcels	With a home: 5.9 Acres (2 Parcels)
	Without a Home: 23.4 Acres (7 Parcels)
¼ Mile Buffer	With a Home: 19 Acres (9 Parcels)
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- 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
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- iv. Adjacent Uses:**
1. The properties to the north and east are a mix of agricultural and residential while properties to the south and west are primarily agricultural.
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1. The Lowers Foods – South Road Extension, located 0.38 miles to the north of the subject properties, was a request to rezone 7.80 acres from the Agricultural (A10) Zone to the Industrial (I) Zone and was approved by the County Council as Ordinance 2025-26.
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1. The subject properties are located in the Richmond City future annexation area.



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

5. As per §17.02.060, Establishment of Land Use Authority, the County Council is authorized to act as the Land Use Authority for this application.
6. The current County Land Use Ordinance does not specify appropriate locations for the Industrial (I) Zone but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030(F) identifies the purpose of the Industrial (I) Zone and includes the following:
 - a. “To provide locations where manufacturing, processing, warehousing, and fabrication of goods and material can be carried on with minimum conflict or deleterious effect upon the surrounding properties. The purpose of this zone is also to promote the economic well being of the citizens and to broaden the tax base.”
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7. Cache County General Plan:
 - a. Chapter 4: Future Land Use Plan of the Cache County General Plan states:
 - i. “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."

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 - b. 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:
 - i. Location: Private agriculture landscapes in the Cache Valley outside of municipalities.
 - ii. Example Areas: Most of the valley.
 - iii. 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.
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 - v. Secondary Land Uses: Industrial and Commercial uses directly supportive of agriculture (Processing, Packaging, Distribution), clustered subdivision developments, outdoor recreation, farm worker housing.
 - vi. Discouraged Uses: Residential developments at densities of greater than one unit per 10 acres if not in a clustered subdivision development, commercial office, commercial retail, flex office/industrial, heavy industrial.
 - c. The subject properties are located in the Urban Expansion Overlay.
8. Municipality General Plan(s):
- a. While these properties are located in the Richmond City future annexation area, the Richmond City General Plan does not include this area.
9. 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**
10. §12.02.010 adopts the Manual of Roadway Design and Construction Standards (Road Manual) for roadway improvement requirements.
 11. §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.
 12. Table §17.10.040 Site Development Standards – Minimum lot frontage required in the Industrial (I) Zone is 150'.

13. §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
14. §16.04.040 [A] Roads – All roads must be designed and constructed in accordance with Title 12 of the County Code.
15. §12.02.010 Roadway Standards – Requirements for roadway improvement are provided in the current Manual of Roadway Design and Construction Standards (Road Manual).
16. Roadway Functional Classification:
- a. Other Principal Arterial: Major, non-interstate roadways designed for high-mobility travel, connecting major centers within metropolitan areas or serving large rural regions. They provide continuity for travel, often serving as key urban arterials or major intercity routes, allowing direct access to abutting land uses via driveways and at-grade intersections.
 - b. 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.
17. A basic review of the access to the subject properties identifies the following:
- a. The properties have access to Highway 91 and 9000 North
18. Highway 91:
- a. West of the subject properties, Highway 91 is a Utah Department of Transportation (UDOT) road and is classified as an Other Principal Arterial.
 - b. Provides access to industrial, commercial, residential, and agricultural properties and serves as the main connection between Logan, Smithfield, Richmond, and Cove.
 - c. This section of US-91 is classified as an Access Category 4 which has a minimum driveway spacing of 500 feet and a minimum street spacing of 660 feet.
19. 9000 North:
- a. South of the subject properties, 9000 North is a County road and is classified as a Minor Collector.
 - 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 22 feet, a 55-foot right-of-way, no paved shoulder, a 3 to 4-foot gravel shoulder, a 7 to 10-foot clear zone, and is paved.
 - e. Is considered substandard as to right-of-way, paved shoulder, gravel shoulder, and clear zone.

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

Frontage Road – 9000 North			
Functional Classification	Minor Collector	Summer Maintenance	Yes
Speed Limit	30 MPH	Winter Maintenance	Yes
Dedicated ROW	Yes	Municipal Boundary	No

Analysis of Roadway – 9000 North			
Roadway Element	Existing Width (ft.)	Required Width (ft.)	Comments or Findings
Travel Lanes	22	22	OK
Right-of-Way	40-55	66	Substandard
Paved Shoulder	0	4	Substandard
Gravel Shoulder	3-4	2	Substandard
Clear Zone (4:1)	7-10	10	Substandard
Material	Paved	Paved	OK
Structural			Visually OK

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 properties 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 27 April 2026.
- 23.** Notices were posted in three public places on 24 April 2026.
- 24.** Notices were mailed to all property owners within 24 April 2026.
- 25.** The meeting agenda was posted to the County website on 24 April 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.** Richmond City states that they have no concerns regarding the rezone request.

Staff Conclusion

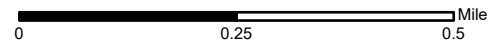
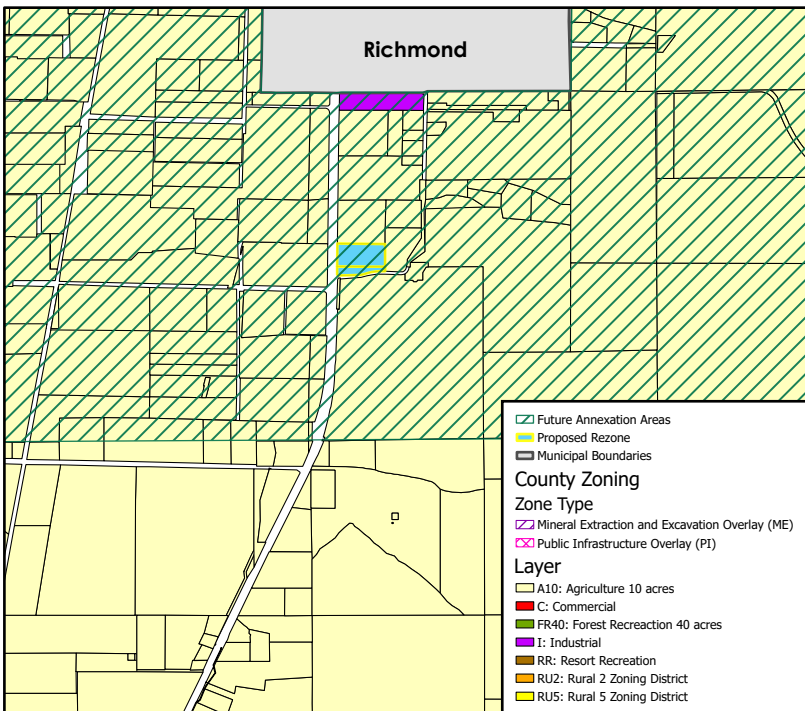
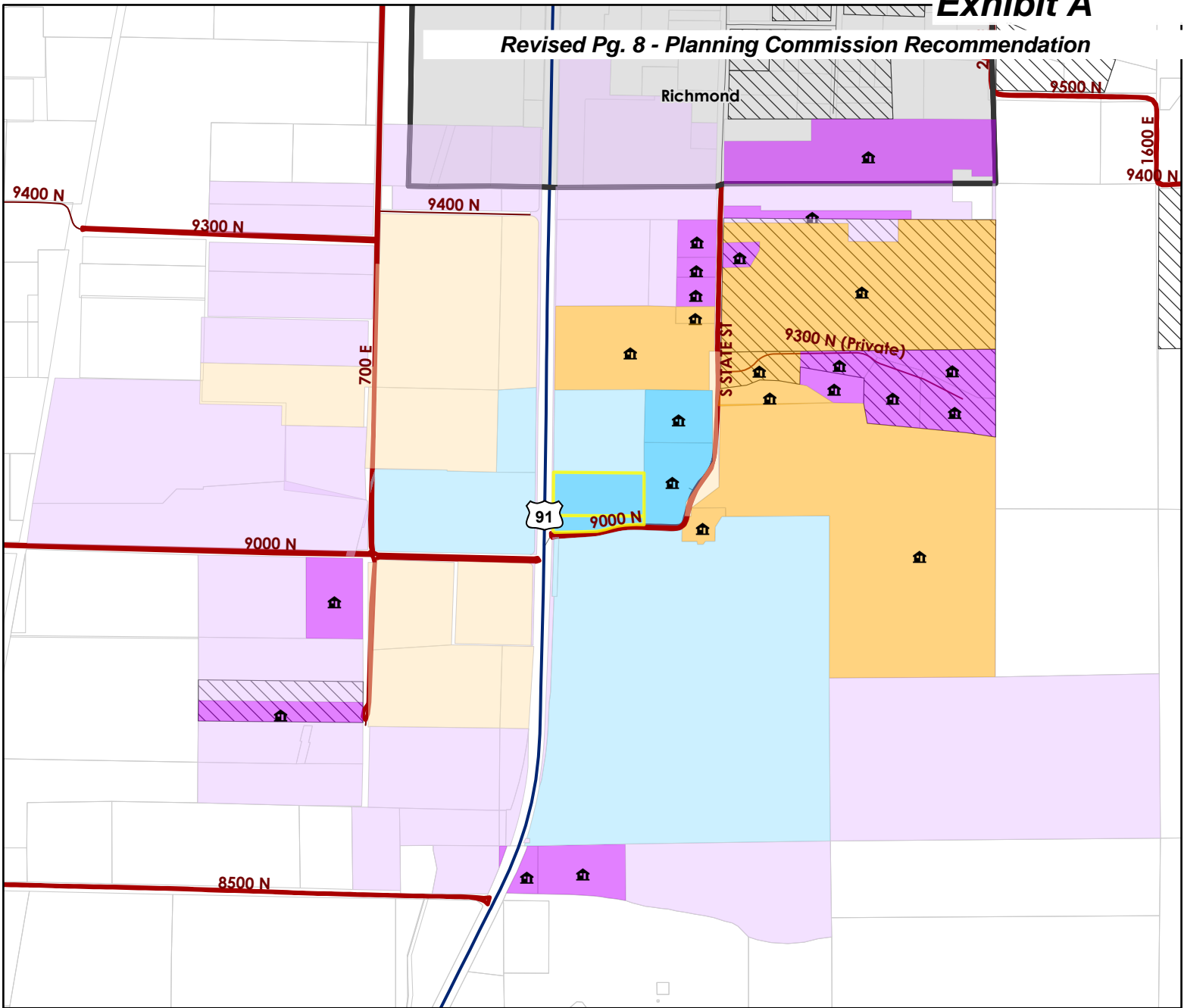
The Richmond City Creek rezone, a request to rezone 7.58 acres from the Agricultural (A10) Zone to the Industrial (I) Zone has been reviewed in conformance with Title 17 of the Cache County Land Use Ordinance and the County Manual of Roadway Design and Construction Standards. Staff has not made a recommendation 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 Richmond City Creek 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. Richmond City states they have no concerns with the rezone request.
3. The nearest parcel, in the County, that is in the Industrial (I) Zone is located 0.38 miles to the north of the subject properties.
4. The rezone is partially consistent with the Cache County General Plan:
 - a. The parcels are located in the Urban Expansion Overlay.

**ATTACHMENT
A**



Legend

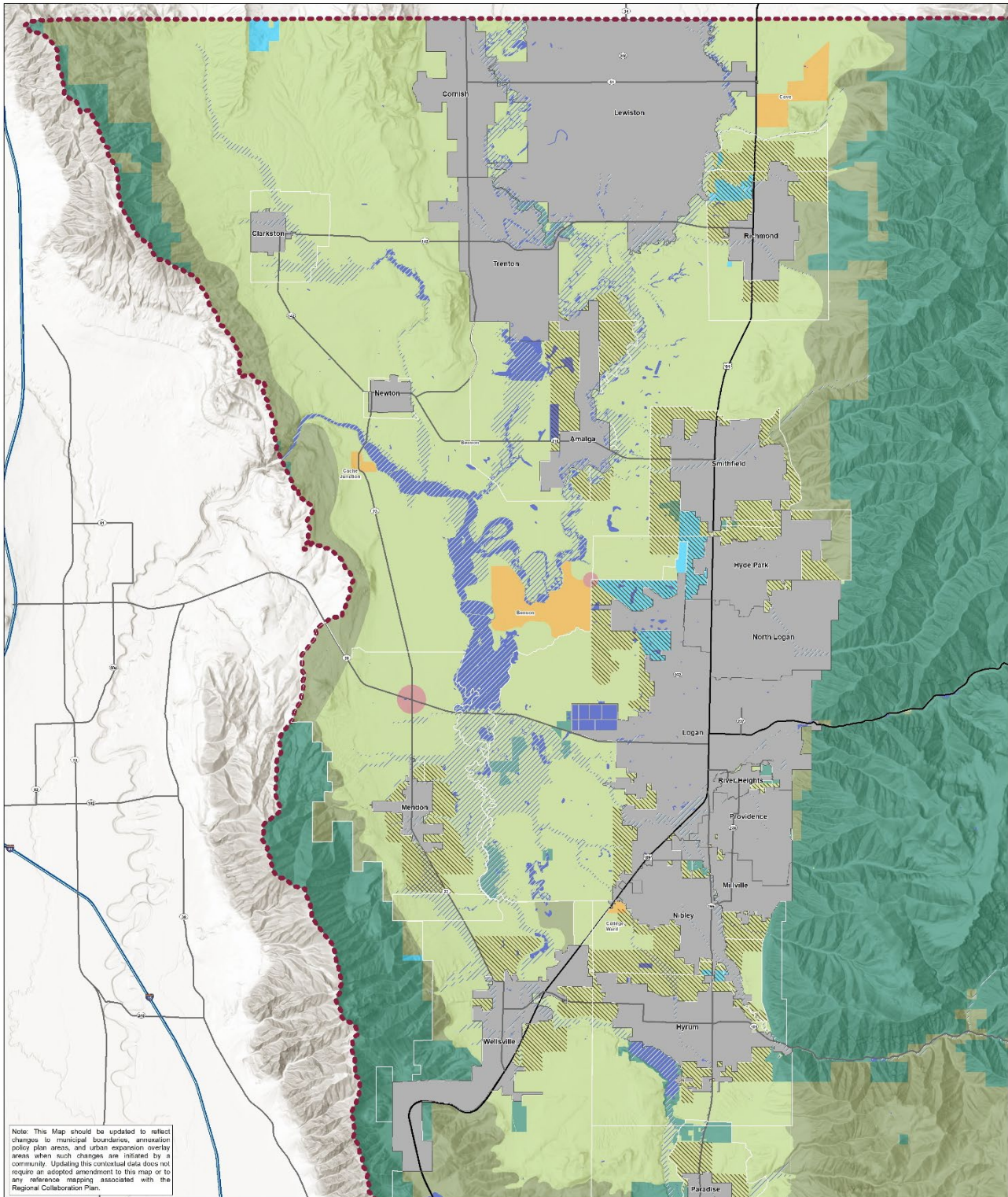
- Proposed Rezone
- Municipal Boundaries
- Subdivisions
- Parcels
- Winter Maintenance
- County Roads
- Highways

Average Parcel Size

Adjacent Parcels	With a Home: 5.9 Acres (2 Parcels)
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1/4 Mile Buffer	With a Home: 19 Acres (9 Parcels)
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	With a Home in Richmond City: 22.5 Acres (1 Parcel)
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ATTACHMENT B



Note: This Map should be updated to reflect changes to municipal boundaries, annexation policy plan areas, and urban expansion overlay areas when such changes are initiated by a community. Updating this cartographic data does not require an adopted amendment to this map or to any reference mapping associated with the Regional Collaboration Plan.

- Water Bodies
- 100 Year Floodplain
- Municipalities
- Annexation Policy Plan Areas
- Agriculture and Ranching
- Mountain Rural and Conservation
- Forest and Natural Resource
- Urban Expansion Overlay
- Retail Commercial
- Rural Community
- Industrial and Mineral Extraction

Cache County Future Land Use Map

Disclaimer: This map is illustrative and for advisory purposes only. This is not a regulatory or zoning document, and locations are generalized to illustrate concepts.

Date: February 28, 2023



PUBLIC COMMENTS

Notice - Richmond City Creek Rezone

Justin Lewis <jlewis@richmondutah.gov>

Wed, Apr 29, 2026 at 11:43 AM

To: Conner Smith <conner.smith@cachecounty.gov>

Cc: HollyJo Karren <hkarren@richmondutah.gov>, Jeff Young <jyoung@richmondutah.gov>

Conner:

Richmond City does not have any concern regarding the rezone request by Mr. Eades for the two parcels in question on the highway. The current city boundary is just under ½ mile to the north. There are not any city water or sewer services within ¾ of a mile of the parcels if you follow the roadway. There are not any current annexation requests in the area north of this at this time.

Let us know if you have further questions.

Thanks,

Justin Lewis

City Recorder

[Quoted text hidden]

 **Notice - Richmond City Creek Rezone.pdf**
456K

Ordinance No. 2026-31
Cache County, Utah
Richmond City Creek Rezone

An ordinance amending the Cache County Zoning Map by rezoning 7.58 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 May 21st, 2026 the Planning Commission held a public hearing, accepted all comments, and recommended the approval of the proposed rezone (7-0) 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 June 9th, 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. Richmond City states they have no concerns with the rezone request.

C. The nearest parcel, in the County, that is in the Industrial (I) Zone is located 0.38 miles to the north of the subject properties.

D. The rezone is partially consistent with the Cache County General Plan:

a. The parcels are located in the Urban Expansion Overlay.

E. **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.

F. **Exhibits**

A. Exhibit A: Rezone summary and information

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

G. **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.

H. **Council Vote and Final Action**

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

Cache County Council:

Attest:

Sandi Goodlander, Chair

Bryson Behm, County Clerk

Action of the County Executive

Regarding Ordinance 2026-31, Richmond City Creek Rezone

_____ Approve

_____ Disapprove (A Statement of Objection is attached)

N. George Daines, Executive
Cache County

Date



Parcel 08-002-0013

BEG 23 RDS E OF SW COR OF NW/4 OF SEC 2 T 13N R 1E & TH E 741.78 FT TH N 0°59'07"
E 346.5 FT TH WEST
747.74 FT TH S 346.5 FT TO BEG 5.92AC LESS 0.17 AC FOR STATE ROAD ALG THE WEST
NET 5.75 AC M/L
LESS 0.09 AC FOR HWY 91 ENT 826866 NET 5.66 AC

Parcel 08-002-0038

BEG 23 RDS E OF NW COR SW/4 OF SEC 2 T 13N R 1E & TH E 707.17 FT TH S 4 RDS 11 FT
M/L TO N LN OF
STREET TH W'LY ALG ST 698 FT M/L TO E LN OF CO ROAD TH NW'LY ALG CO ROAD 8.67
RDS TO BEG CONT 1.96
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Staff Report: Richmond City Creek Rezone

21 May 2026

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Agent: Judson Eades

Parcel ID#: 08-002-0013, -0038

Staff Recommendation: None

Type of Action: Legislative

Land Use Authority: Cache County Council

Location

Reviewed by Conner Smith

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9000 N. Highway 91,
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Acres: 7.58

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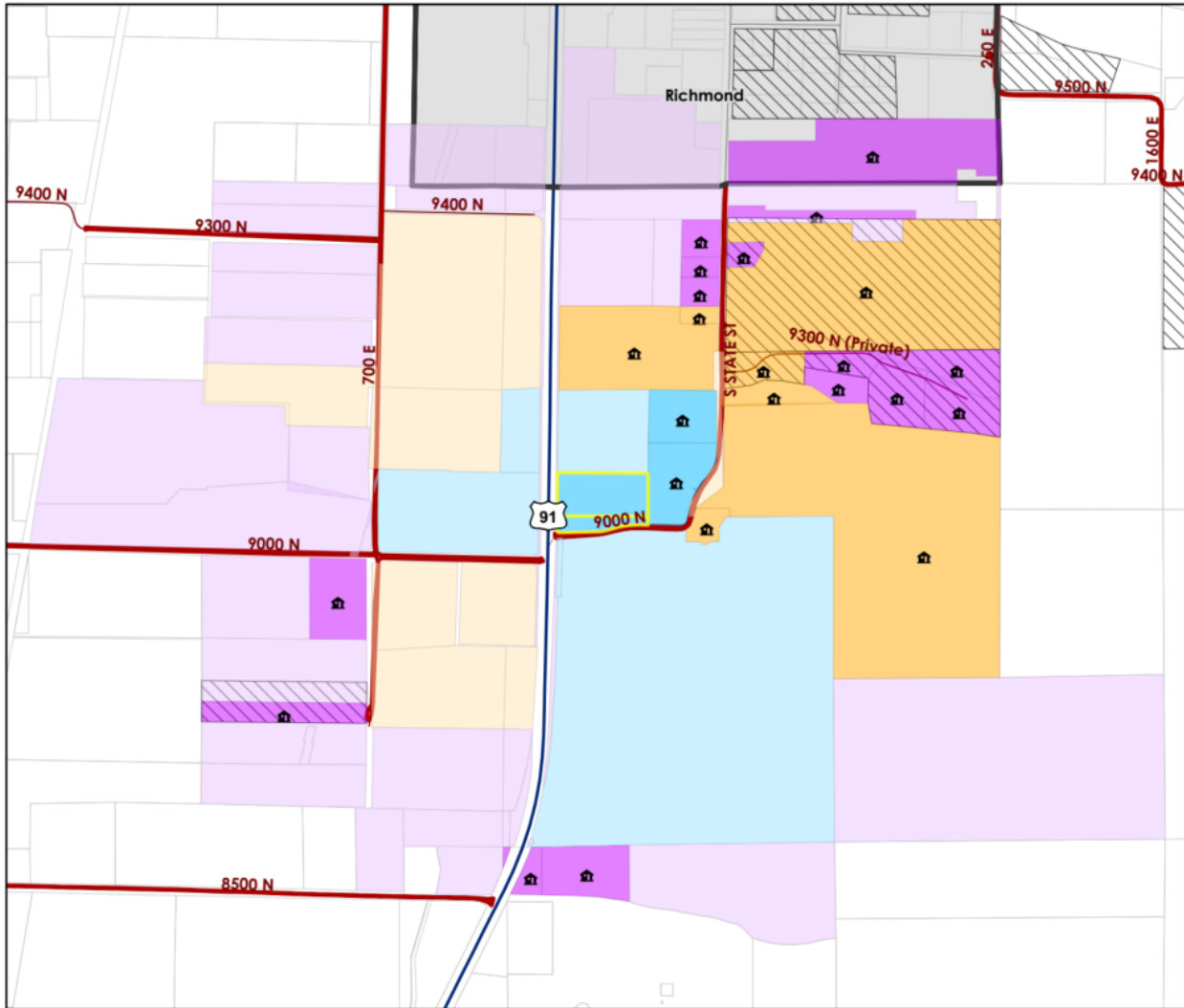
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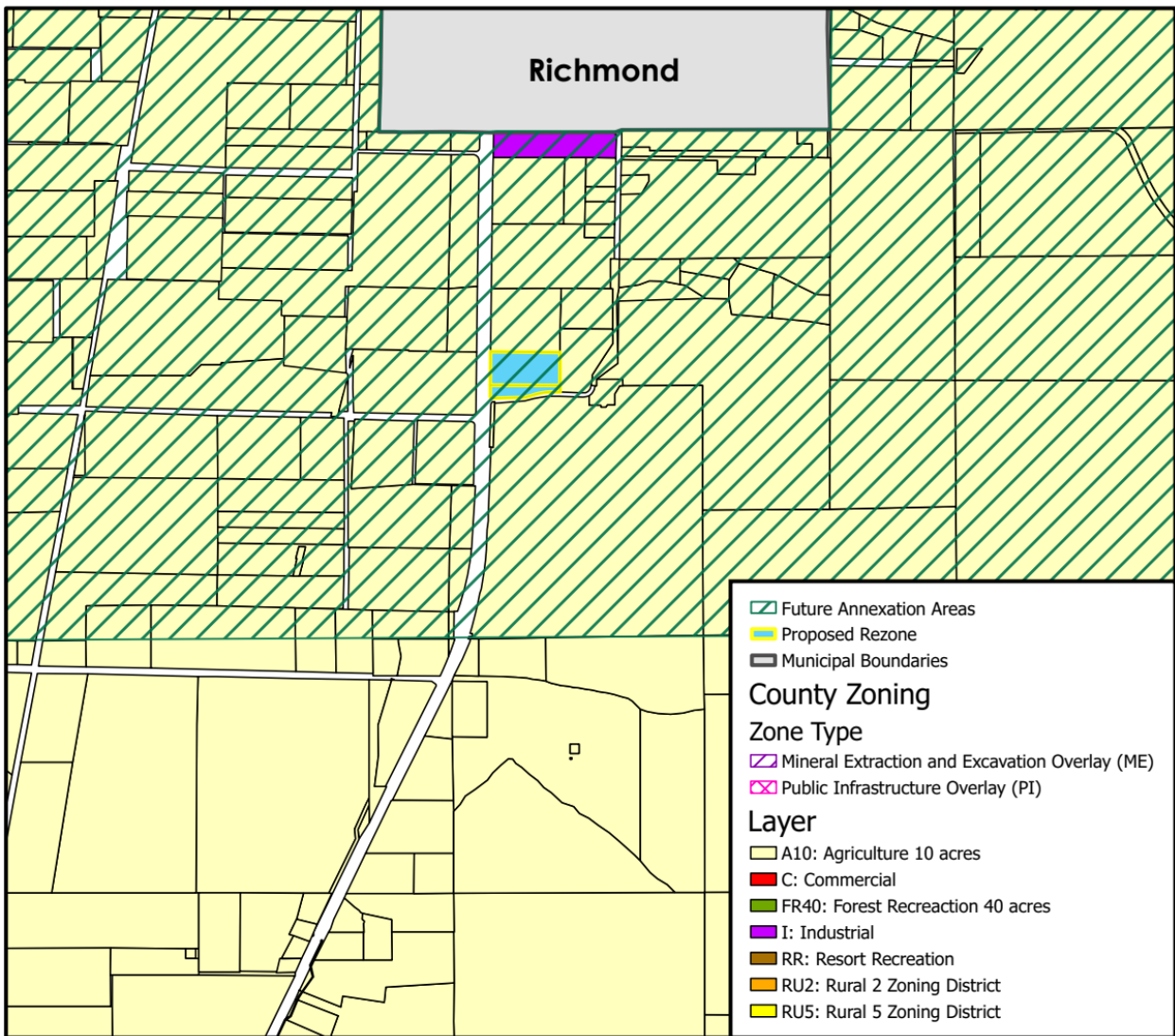
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11. §16.02.010 Standards and Lot Size – All subdivisions must meet the minimum lot and development standards as outlined in each base zone of the Cache County Zoning Ordinance and within this title.

12. Table §17.10.040 Site Development Standards – Minimum lot frontage required in the Industrial (I) Zone is 150’.

- 13. §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
- 14. §16.04.040 [A] Roads – All roads must be designed and constructed in accordance with Title 12 of the County Code.
- 15. §12.02.010 Roadway Standards – Requirements for roadway improvement are provided in the current Manual of Roadway Design and Construction Standards (Road Manual).
- 16. Roadway Functional Classification:
 - a. Other Principal Arterial: Major, non-interstate roadways designed for high-mobility travel, connecting major centers within metropolitan areas or serving large rural regions. They provide continuity for travel, often serving as key urban arterials or major intercity routes, allowing direct access to abutting land uses via driveways and at-grade intersections.
 - b. 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.
- 17. A basic review of the access to the subject properties identifies the following:
 - a. The properties have access to Highway 91 and 9000 North
- 18. Highway 91:
 - a. West of the subject properties, Highway 91 is a Utah Department of Transportation (UDOT) road and is classified as an Other Principal Arterial.
 - b. Provides access to industrial, commercial, residential, and agricultural properties and serves as the main connection between Logan, Smithfield, Richmond, and Cove.
 - c. This section of US-91 is classified as an Access Category 4 which has a minimum driveway spacing of 500 feet and a minimum street spacing of 660 feet.
- 19. 9000 North:
 - a. South of the subject properties, 9000 North is a County road and is classified as a Minor Collector.
 - 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 22 feet, a 55-foot right-of-way, no paved shoulder, a 3 to 4-foot gravel shoulder, a 7 to 10-foot clear zone, and is paved.
 - e. Is considered substandard as to right-of-way, paved shoulder, gravel shoulder, and clear zone.

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

Frontage Road – 9000 North			
Functional Classification	Minor Collector	Summer Maintenance	Yes
Speed Limit	30 MPH	Winter Maintenance	Yes
Dedicated ROW	Yes	Municipal Boundary	No

Analysis of Roadway – 9000 North			
Roadway Element	Existing Width (ft.)	Required Width (ft.)	Comments or Findings
Travel Lanes	22	22	OK
Right-of-Way	40-55	66	Substandard
Paved Shoulder	0	4	Substandard
Gravel Shoulder	3-4	2	Substandard
Clear Zone (4:1)	7-10	10	Substandard
Material	Paved	Paved	OK
Structural			Visually OK

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 properties 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 27 April 2026.
- 23.** Notices were posted in three public places on 24 April 2026.
- 24.** Notices were mailed to all property owners within 24 April 2026.
- 25.** The meeting agenda was posted to the County website on 24 April 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.** Richmond City states that they have no concerns regarding the rezone request.

Staff Conclusion

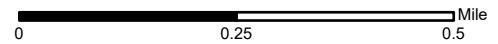
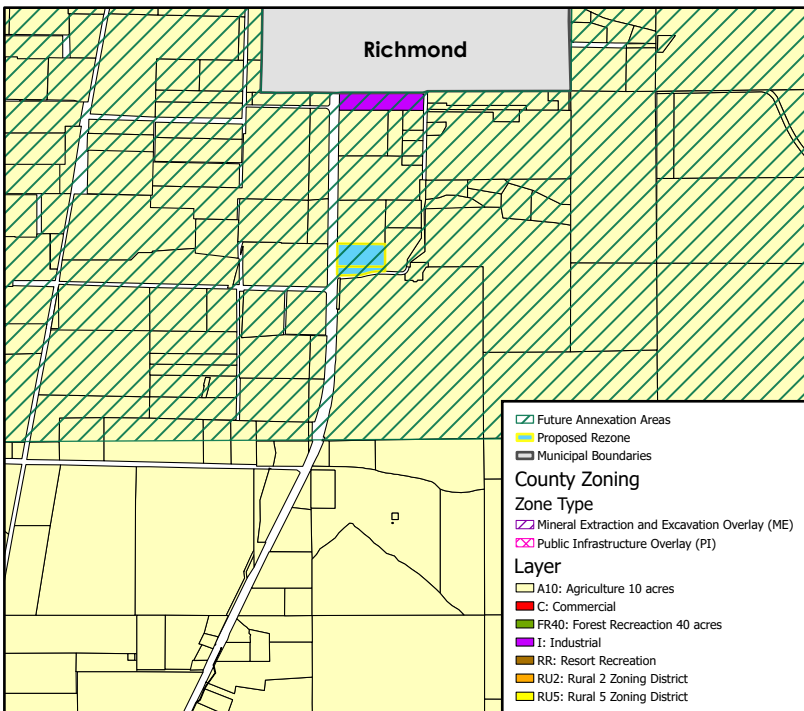
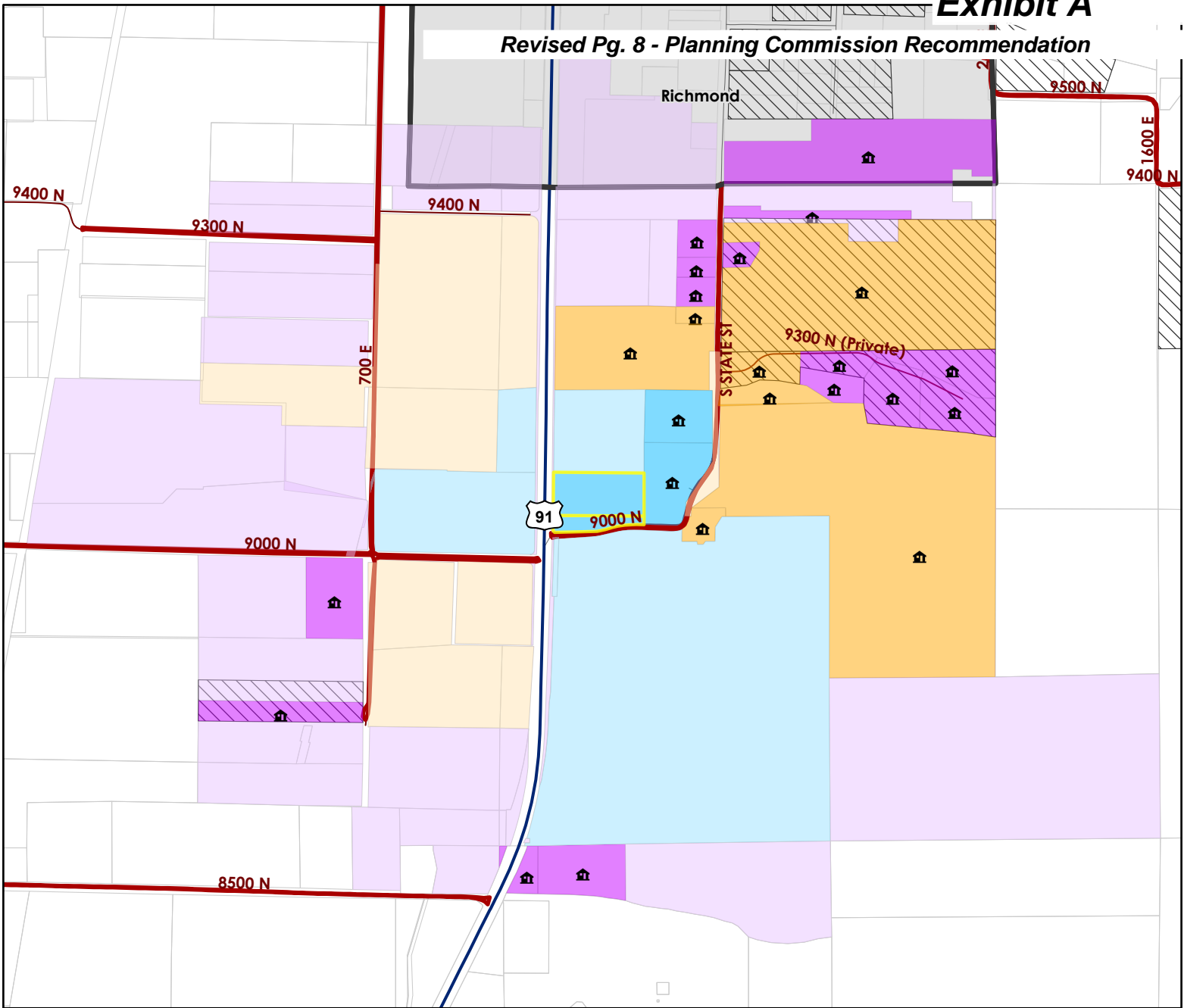
The Richmond City Creek rezone, a request to rezone 7.58 acres from the Agricultural (A10) Zone to the Industrial (I) Zone has been reviewed in conformance with Title 17 of the Cache County Land Use Ordinance and the County Manual of Roadway Design and Construction Standards. Staff has not made a recommendation 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 Richmond City Creek 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. Richmond City states they have no concerns with the rezone request.
3. The nearest parcel, in the County, that is in the Industrial (I) Zone is located 0.38 miles to the north of the subject properties.
4. The rezone is partially consistent with the Cache County General Plan:
 - a. The parcels are located in the Urban Expansion Overlay.

ATTACHMENT A



Legend

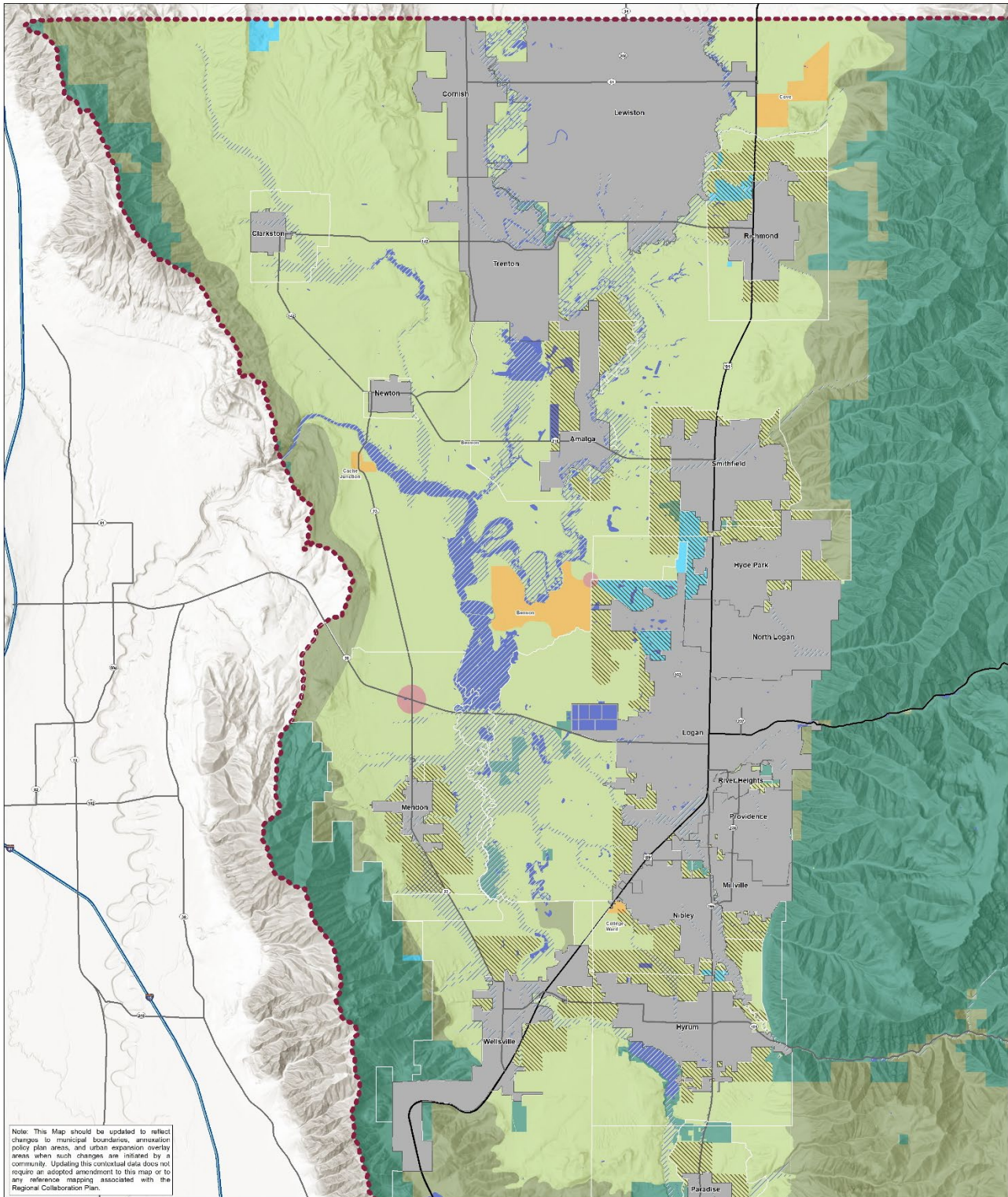
- Proposed Rezone
- Municipal Boundaries
- Subdivisions
- Parcels
- Winter Maintenance
- County Roads
- Highways

Average Parcel Size

Adjacent Parcels	With a Home: 5.9 Acres (2 Parcels)
	Without a Home: 23.4 Acres (7 Parcels)
1/4 Mile Buffer	With a Home: 19 Acres (9 Parcels)
	Without a Home: 18 Acres (15 Parcels)
1/2 Mile Buffer	With a Home: 9.6 Acres (23 Parcels)
	With a Home in Richmond City: 22.5 Acres (1 Parcel)
	Without a Home: 13.4 Acres (46 Parcels)
	Without a Home in Richmond City: 5 Acres (7 Parcels)



ATTACHMENT B



Note: This Map should be updated to reflect changes to municipal boundaries, annexation policy plan areas, and urban expansion overlay areas when such changes are initiated by a community. Updating this cartographic data does not require an adopted amendment to this map or to any reference mapping associated with the Regional Collaboration Plan.

- Water Bodies
- 100 Year Floodplain
- Municipalities
- Annexation Policy Plan Areas
- Agriculture and Ranching
- Mountain Rural and Conservation
- Forest and Natural Resource
- Urban Expansion Overlay
- Retail Commercial
- Rural Community
- Industrial and Mineral Extraction

Cache County Future Land Use Map

Disclaimer: This map is illustrative and for advisory purposes only. This is not a regulatory or zoning document, and locations are generalized to illustrate concepts.

Date: February 28, 2023



PUBLIC COMMENTS

Notice - Richmond City Creek Rezone

Justin Lewis <jlewis@richmondutah.gov>

Wed, Apr 29, 2026 at 11:43 AM

To: Conner Smith <conner.smith@cachecounty.gov>

Cc: HollyJo Karren <hkarren@richmondutah.gov>, Jeff Young <jyoung@richmondutah.gov>

Conner:

Richmond City does not have any concern regarding the rezone request by Mr. Eades for the two parcels in question on the highway. The current city boundary is just under ½ mile to the north. There are not any city water or sewer services within ¾ of a mile of the parcels if you follow the roadway. There are not any current annexation requests in the area north of this at this time.

Let us know if you have further questions.

Thanks,

Justin Lewis

City Recorder

[Quoted text hidden]

 **Notice - Richmond City Creek Rezone.pdf**
456K



Parcel 08-002-0013

BEG 23 RDS E OF SW COR OF NW/4 OF SEC 2 T 13N R 1E & TH E 741.78 FT TH N 0°59'07"
E 346.5 FT TH WEST
747.74 FT TH S 346.5 FT TO BEG 5.92AC LESS 0.17 AC FOR STATE ROAD ALG THE WEST
NET 5.75 AC M/L
LESS 0.09 AC FOR HWY 91 ENT 826866 NET 5.66 AC

Parcel 08-002-0038

BEG 23 RDS E OF NW COR SW/4 OF SEC 2 T 13N R 1E & TH E 707.17 FT TH S 4 RDS 11 FT
M/L TO N LN OF
STREET TH W'LY ALG ST 698 FT M/L TO E LN OF CO ROAD TH NW'LY ALG CO ROAD 8.67
RDS TO BEG CONT 1.96
AC LESS 0.04 AC TO UDOT FOR HWY 91 ENT 819586 & 958538 NET 1.92 AC



**CACHE COUNTY
RESOLUTION NO. 2026 – 17**

**A RESOLUTION OPENING AND AMENDING THE CACHE COUNTY 2026 BUDGET
(THIRD 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 public 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 Legislative Body of Cache County, Utah, that:

SECTION 1.

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



CACHE COUNTY
RESOLUTION NO. 2026 – 17

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, its repassage over a veto, or in force except those portions vetoed by the County Executive but not overridden. Following its effective date, the County Auditor, County Executive, and other county officials are authorized and directed to act accordingly to this budget amendment.



**CACHE COUNTY
RESOLUTION NO. 2026 – 17**

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 – 17

ACTION OF THE COUNTY EXECUTIVE:

___ Approved

___ Partially Approved (With Item Vetoes)

___ Vetoed

* If any 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 item(s) specifically being subjected to veto.

By: _____

N. George Daines, County Executive

Date



**CACHE COUNTY
RESOLUTION NO. 2026 – 17**

Exhibit A

"Budget Amendment – 06.09.2026"

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2026 Budget Amendment Account Detail

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

Account	Title	Amount	Source or Department	Fund
Sheriff				Chad Jensen
1.	Sheriff - New position FT Grama/Records Clerk - Cost for new FT employee wages and benefits for July - Dec 2026			
100-4214-110	FULL TIME EMPLOYEES	21,900	Sheriff	General
100-4214-130	EMPLOYEE BENEFITS	14,700	Sheriff	General
100-4214-120	PART TIME EMPLOYEES	-36,600	Sheriff	General
2.	Sheriff Patrol - New position FT Patrol Admin Sergeant - Cost for new FT employee wages and benefits for July - Dec 2026. Request also includes additional funding for new deputy supplies, and new vehicle lease payment			
100-4205-110	FULL TIME EMPLOYEES	41,700	Sheriff: Patrol	General
100-4205-130	EMPLOYEE BENEFITS	27,500	Sheriff: Patrol	General
100-4205-120	PART TIME EMPLOYEES	-15,000	Sheriff: Patrol	General
100-4211-120	PART TIME EMPLOYEES	-54,200	Sheriff: Support Services	General
100-4205-251	NON CAPITALIZED EQUIPMENT	5,000	Sheriff: Patrol	General
100-4210-481	SPEC SUPPS-SUBSTANCE ABUSE ED	-5,000	Sheriff: Criminal	General
100-4210-230	TRAVEL	-17,000	Sheriff: Criminal	General
100-4810-310	TRANSFER OUT - DEBT SERVICE	17,000	Transfers to Other Funds	General
310-38-10100	TRANSFER IN - GENERAL FUND	-17,000	Transfers from Other Funds	Debt Service
310-4710-810	PRINCIPAL - PATROL VEHICLES	17,000	Sheriff Vehicle Lease	Debt Service
400-36-95000	DEBT PROCEEDS	-80,000	Bond Proceeds	Capital Projects
400-4215-740	CAPITALIZED EQUIPMENT	80,000	Sheriff	Capital Projects
3.	Sheriff Admin - Fix unforeseen mechanical issues with aging jail and Sheriff's Office fire panel.			
100-4215-210	SUBSCRIPTIONS & MEMBERSHIPS	-23,000	Sheriff: Administration	General
100-4215-290	FUEL	-55,000	Sheriff: Administration	General
100-4215-310	PROFESSIONAL & TECHNICAL	-20,000	Sheriff: Administration	General
100-4215-480	SPECIAL DEPARTMENT SUPPLIES	-35,000	Sheriff: Administration	General
100-4810-400	TRANSFER OUT - CAPITAL PROJECT	133,000	Transfers to Other Funds	General
400-38-10100	TRANSFER IN - GENERAL FUND	-133,000	Transfers from Other Funds	Capital Projects
400-4215-730	IMPROVEMENTS	133,000	Sheriff	Capital Projects
4.	Sheriff: Request to transfer funds from Sheriff Admin to Sheriff budget to align with Sheriff's Office restructuring.			
100-4214-240	OFFICE SUPPLIES	6,000	Sheriff	General
100-4215-240	OFFICE SUPPLIES	-6,000	Sheriff: Administration	General
5.	Sheriff: Request to transfer funds for badges, name plates, and other uniform hardware to align with Sheriff's Office restructuring.			
100-4214-480	SPECIAL DEPARTMENT SUPPLIES	13,000	Sheriff	General
100-4205-120	PART TIME EMPLOYEES	-13,000	Sheriff: Patrol	General
6.	Sheriff: Animal Impound - The hot water boiler needs to be replaced.			
400-4254-730	IMPROVEMENTS	38,500	Sheriff	Capital Projects
400-38-10100	TRANSFER IN - GENERAL FUND	-38,500	Transfers from Other Funds	Capital Projects
100-4810-400	TRANSFER OUT - CAPITAL PROJECT	38,500	Transfers to Other Funds	General



2026 Budget Amendment Account Detail

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

Account	Title	Amount	Source or Department	Fund
100-4254-120	PART TIME EMPLOYEES	-15,000	Animal Impound	General
100-4211-120	PART TIME EMPLOYEES	-22,000	Sheriff: Support Services	General
100-4254-250	EQUIPMENT SUPPLIES & MAINT	-1,500	Animal Impound	General

Fire			Brady George	
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7.	Record grant awarded to Fire Department for Thermal Imaging Device			
100-34-27107	FIRES 100% REIMBURSABLE COSTS	-5,000	Charges for Services	General
100-4265-451	TECHNICAL RESCUE MATERIALS/SUP	5,000	Fire	General

Public Works			Matt Phillips	
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8.	Fairgrounds: Additional funding request to replace toilet paper dispensers			
100-4511-260	BUILDING & GROUNDS	5,000	Fairgrounds	General
100-38-90000	APPROPRIATED FUND BALANCE	-5,000	Use of Fund Balance	General

9.	Fairgrounds: Additional funding request for natural gas connection for backup generator at the Event Center.			
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400-4511-740	CAPITALIZED EQUIPMENT	4,500	Fairgrounds Facilities	Capital Projects
400-38-90000	APPROPRIATED FUND BALANCE	-4,500	Use of Fund Balance	Capital Projects

10.	Fairgrounds: Additional funding request for uniforms allowance for maintenance and seasonal staff.			
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100-4511-140	UNIFORM ALLOWANCE	1,200	Fairgrounds	General
100-38-90000	APPROPRIATED FUND BALANCE	-1,200	Use of Fund Balance	General

11.	Rodeo: Request to transfer funds budgeted for arena help to seasonal employees to better align duties of staff brought on to help with Rodeo arena events.			
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100-4621-310	PROFESSIONAL & TECHNICAL	-3,200	Rodeo	General
100-4621-125	SEASONAL EMPLOYEES	3,200	Rodeo	General
100-4621-130	EMPLOYEE BENEFITS	360	Rodeo	General
100-38-90000	APPROPRIATED FUND BALANCE	-360	Use of Fund Balance	General

12.	Rodeo: Request to transfer funds from Miscellaneous to Special Rodeo Events to improve transparency and budget forecasting.			
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100-4621-620	MISCELLANEOUS SERVICES	-10,000	Rodeo	General
100-4621-650	SPECIAL RODEO EVENTS	10,000	Rodeo	General

13.	PW Admin: Request to transfer Kubota being surplusd from Fairgrounds to PW facility in Richmond to help with snow removal and maintenance at the facility.			
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400-36-51000	SALE OF CAPITAL ASSETS	-5,250	Miscellaneous Revenue	Capital Projects
400-4410-740	CAPITALIZED EQUIPMENT	5,250	Road Facilities	Capital Projects
420-36-51000	SALE OF CAPITAL ASSETS	-1,750	Miscellaneous Revenue	MS Capital Projects Fund
420-4410-740	CAPITALIZED EQUIPMENT	1,750	Road Facilities	MS Capital Projects Fund

14.	PW Admin: Request to transfer funds from Capital Equipment to Improvements for needed electrical work to install new fuel management system at the Public Works Facility in Hyrum.			
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400-4410-730	IMPROVEMENTS	6,000	Road Facilities	Capital Projects
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2026 Budget Amendment Account Detail

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

Account	Title	Amount	Source or Department	Fund
400-4415-740	CAPITALIZED EQUIPMENT	-6,000	Road Facilities	Capital Projects

15. PW Admin: Additional funding request for uniforms allowance for maintenance staff.

100-4410-140	UNIFORM ALLOWANCE	225	Public Works Admin	General
100-38-90000	APPROPRIATED FUND BALANCE	-225	Use of Fund Balance	General
200-4410-140	UNIFORM ALLOWANCE	675	Public Works Admin	Municipal Services
200-38-92000	APPROP FUND BALANCE - MSF	-675	Use of Fund Balance	Municipal Services

16. PW Admin: Additional funding request for phone stipend for grounds and maintenance staff who required to use their personal mobile devices as part of their daily job duties.

100-4410-280	COMMUNICATIONS	375	Public Works Admin	General
100-38-90000	APPROPRIATED FUND BALANCE	-375	Use of Fund Balance	General
200-4410-280	COMMUNICATIONS	1,125	Public Works Admin	Municipal Services
200-38-92000	APPROP FUND BALANCE - MSF	-1,125	Use of Fund Balance	Municipal Services

Assessor

Brett Robinson

17. Assessor: Additional funding request to preserve and digitize records.

150-4146-310	PROFESSIONAL & TECHNICAL	91,500	Assessor	Tax Administration
150-38-90000	APPROPRIATED FUND BALANCE	-91,500	Use of Fund Balance	Tax Administration

Council

Sandi Goodlander

18. Council: Additional funding request due to increased costs associated with replacing Council Member devices.

100-4112-250	EQUIPMENT SUPPLIES & MAINT	2,500	Council	General
100-38-90000	APPROPRIATED FUND BALANCE	-2,500	Use of Fund Balance	General

Development Services

Brian Abbott

19. Zoning: Additional funding request due to Cache County Council approving increase to planning commission member compensation from \$15 per meeting to \$70 per meeting.

200-4180-625	CACHE PLANNING COMMISSION	4,700	Zoning Administration	Municipal Services
200-38-92000	APPROP FUND BALANCE - MSF	-4,700	Use of Fund Balance	Municipal Services

Visitors Bureau

Julie Hollist Terrill

20. Visitors Bureau - Additional funding request to make contribution to the Forest Service to construct bathrooms, parking area and trailhead signage for the Wind Caves.

230-4780-920	CONTRIBUTIONS TO OTHER UNITS	200,000	Cache Valley Visitor's Bureau	Visitor's Bureau
230-38-90000	APPROPRIATED FUND BALANCE	-200,000	Use of Fund Balance	Visitor's Bureau

Senior Center

Giselle Madrid

21. Senior Center - Record UDOT Grant Vehicle Mobility Grant for Senior FFY 2024 FTA 5310. Federal Funds 80% with 20% Cache County match.

400-4970-740	CAPITALIZED EQUIPMENT	100,000	Senior Center Facilities	Capital Projects
400-33-10000	FEDERAL GRANTS	-80,000	Intergovernmental	Capital Projects
400-38-10240	TRANSFER IN - SENIOR CENTER	-20,000	Transfers from Other Funds	Capital Projects



2026 Budget Amendment Account Detail

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

Account	Title	Amount	Source or Department	Fund
240-4810-400	TRANSFER OUT - CAPITAL PROJECT	20,000	Transfers to Other Funds	Council on Aging
240-38-90000	APPROPRIATED FUND BALANCE	-20,000	Use of Fund Balance	Council on Aging
Airport				Bob Low
22.	Airport - Record Reconstruct Taxiway C Grant. Received grant award in 2025, but did not complete in 2025, need to record portion to be completed in 2026. State portion 80% and Airport match 20%.			
477-4460-730	IMPROVEMENTS	506,200	Airport	Airport Capital Projects
477-33-44402	STATE GRANT	-379,900	Intergovernmental	Airport Capital Projects
477-38-90000	APPROPRIATED FUND BALANCE	-126,300	Use of Fund Balance	Airport Capital Projects
23.	Airport - Record Construct Taxilane K (Kilo) Grant. Recieved grant award in 2025, but did not complete in 2025. Over budgeted expenditures, and did not record grant revenues. This request is to correct the budget for this project. FAA Portion 95% State portion 2.50% and Airport match 2.50%.			
477-4460-730	IMPROVEMENTS	-158,800	Airport	Airport Capital Projects
477-33-15000	FED GRANT - SCASDP	-193,800	Intergovernmental	Airport Capital Projects
477-33-44402	STATE GRANT	-5,500	Intergovernmental	Airport Capital Projects
477-38-10277	TRANSFER IN - AIRPORT	358,100	Transfers from Other Funds	Airport Capital Projects
277-4800-477	TRANSFER OUT - AIRPORT CAPITAL	-358,100	Transfers to Other Funds	Airport
277-38-90000	APPROPRIATED FUND BALANCE	358,100	Use of Fund Balance	Airport
24.	Airport - Record Acquire Snow Removal Equipment Grant. Recieved grant award in 2025, but did not complete in 2025, need to record portion to be completed in 2026. FAA Portion 95% State portion 2.50% and Airport match 2.50%.			
477-4460-740	CAPITALIZED EQUIPMENT	300,000	Airport	Airport Capital Projects
477-33-15000	FED GRANT - SCASDP	-285,000	Intergovernmental	Airport Capital Projects
477-33-44402	STATE GRANT	-7,500	Intergovernmental	Airport Capital Projects
477-38-90000	APPROPRIATED FUND BALANCE	-7,500	Use of Fund Balance	Airport Capital Projects
25.	Airport - Record Electric Vehicle and Charging Station Grant. Recieved grant award in 2023, but did not complete in 2025, need to record portion to be completed in 2026. FAA Portion 90.63% State portion 4.685% and Airport match 4.685%.			
477-4460-740	CAPITALIZED EQUIPMENT	44,300	Airport	Airport Capital Projects
477-33-15000	FED GRANT - SCASDP	-40,200	Intergovernmental	Airport Capital Projects
477-33-44402	STATE GRANT	-2,100	Intergovernmental	Airport Capital Projects
477-38-90000	APPROPRIATED FUND BALANCE	-2,000	Use of Fund Balance	Airport Capital Projects
General				
26.	Additional funding request to pay 2025 and 2026 Soil Conservation Contributions. Did not pay 2025 until 2026.			
100-4150-325	SOIL CONSERVATION	6,000	Miscellaneous and General	General
100-38-90000	APPROPRIATED FUND BALANCE	-6,000	Use of Fund Balance	General
27.	Request for final payment of Resolution 2016-28 to allocate 1/64% of the Local Sales and Use Tax to the Bridgerland Ice Arena for sales taxes collected from April - December 2025.			
200-4800-920	CONTRIBUTIONS TO OTHER UNITS	25,000	Eccles Ice Center Support	Municipal Services
200-38-92000	APPROP FUND BALANCE - MSF	-25,000	Use of Fund Balance	Municipal Services



2026 Budget Amendment Account Detail

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

Account	Title	Amount	Source or Department	Fund
28.	Bear River Health Department - On November 4, 2025 the Cache County Council approved to pay out additional Air Pollution Control (APC) Fees to be paid to the BRHD up to \$125,000 annually. This was not included in our annual budget estimates, and needs to be included in the budget.			
210-4310-620	MISCELLANEOUS SERVICES	125,000	Air Pollution Control	Health
210-38-90000	APPROPRIATED FUND BALANCE	-125,000	Use of Fund Balance	Health
29.	Visitors Bureau - Inadvertently made a budget error for contribution to cheese and dairy festival, correction to budgeted amount.			
230-4780-640	EVENT SPONSORSHIP	-5,000	Cache Valley Visitor's Bureau	Visitor's Bureau
230-4810-100	TRANSFER OUT - GENERAL FUND	5,000	Transfers to Other Funds	Visitor's Bureau
100-38-10230	TRANSFER IN - VISITOR'S BUREAU	-5,000	Transfers from Other Funds	General
100-4511-482	SPECIAL EVENTS	5,000	Fairgrounds	General
30.	Payroll Adjustments - Request to transfer funds to true up budget estimates with actuals for 2026.			
100-4126-110	FULL TIME EMPLOYEES	3,200	Public Defender	General
100-4126-130	EMPLOYEE BENEFITS	-3,200	Public Defender	General
100-4131-110	FULL TIME EMPLOYEES	6,300	Executive Office	General
100-4131-130	EMPLOYEE BENEFITS	-6,300	Executive Office	General
100-4145-110	FULL TIME EMPLOYEES	72,600	Attorney	General
100-4145-130	EMPLOYEE BENEFITS	26,800	Attorney	General
100-4132-130	EMPLOYEE BENEFITS	-16,600	Finance	General
100-4148-130	EMPLOYEE BENEFITS	-15,000	Victim Advocate	General
100-4170-120	PART TIME EMPLOYEES	-38,000	Elections	General
100-4170-125	SEASONAL EMPLOYEES	38,000	Elections	General
100-4215-110	FULL TIME EMPLOYEES	-125,000	Sheriff: Administration	General
100-4215-130	EMPLOYEE BENEFITS	-80,000	Sheriff: Administration	General
100-4214-110	FULL TIME EMPLOYEES	25,000	Sheriff	General
100-4214-115	OVERTIME	2,000	Sheriff	General
100-4214-120	PART TIME EMPLOYEES	36,600	Sheriff	General
100-4205-115	OVERTIME	10,000	Sheriff: Patrol	General
100-4205-120	PART TIME EMPLOYEES	28,000	Sheriff: Patrol	General
100-4205-130	EMPLOYEE BENEFITS	-30,000	Sheriff: Patrol	General
100-4210-110	FULL TIME EMPLOYEES	-120,000	Sheriff: Criminal	General
100-4210-120	PART TIME EMPLOYEES	30,000	Sheriff: Criminal	General
100-4210-130	EMPLOYEE BENEFITS	-115,600	Sheriff: Criminal	General
100-4211-110	FULL TIME EMPLOYEES	-300,000	Sheriff: Support Services	General
100-4211-120	PART TIME EMPLOYEES	76,200	Sheriff: Support Services	General
100-4211-130	EMPLOYEE BENEFITS	-200,000	Sheriff: Support Services	General
100-4230-110	FULL TIME EMPLOYEES	260,000	Sheriff: Corrections	General
100-4230-115	OVERTIME	20,000	Sheriff: Corrections	General
100-4230-120	PART TIME EMPLOYEES	200,000	Sheriff: Corrections	General
100-4230-130	EMPLOYEE BENEFITS	200,000	Sheriff: Corrections	General
100-4254-120	PART TIME EMPLOYEES	15,000	Animal Impound	General
100-4410-110	FULL TIME EMPLOYEES	8,600	Public Works Admin	General



2026 Budget Amendment Account Detail

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Account	Title	Amount	Source or Department	Fund
100-4410-130	EMPLOYEE BENEFITS	9,100	Public Works Admin	General
100-4415-130	EMPLOYEE BENEFITS	-24,500	Roads	General
100-4450-110	FULL TIME EMPLOYEES	300	Vegetation Management	General
100-4450-130	EMPLOYEE BENEFITS	5,800	Vegetation Management	General
100-4475-110	FULL TIME EMPLOYEES	1,700	Engineering	General
100-4475-130	EMPLOYEE BENEFITS	-1,000	Engineering	General
100-4780-110	FULL TIME EMPLOYEES	9,600	Trails Management	General
100-4780-130	EMPLOYEE BENEFITS	-9,600	Trails Management	General
200-4180-110	FULL TIME EMPLOYEES	45,000	Zoning Administration	Municipal Services
200-4180-130	EMPLOYEE BENEFITS	4,000	Zoning Administration	Municipal Services
200-4241-110	FULL TIME EMPLOYEES	-24,500	Building Inspection	Municipal Services
200-4241-130	EMPLOYEE BENEFITS	-24,500	Building Inspection	Municipal Services
200-4410-130	EMPLOYEE BENEFITS	-6,000	Public Works Admin	Municipal Services
200-4475-110	FULL TIME EMPLOYEES	6,000	Engineering	Municipal Services
230-4780-110	FULL TIME EMPLOYEES	6,000	Cache Valley Visitor's Bureau	Visitor's Bureau
230-4780-130	EMPLOYEE BENEFITS	-6,000	Cache Valley Visitor's Bureau	Visitor's Bureau
240-4970-110	FULL TIME EMPLOYEES	3,300	Nutrition	Council on Aging
240-4970-120	PART TIME EMPLOYEES	7,700	Nutrition	Council on Aging
240-4970-130	EMPLOYEE BENEFITS	-11,000	Nutrition	Council on Aging
290-4149-110	FULL TIME EMPLOYEES	2,000	Children's Services	Children's Justice Center
290-4149-130	EMPLOYEE BENEFITS	-2,000	Children's Services	Children's Justice Center

2026 RAPZ & Restaurant Awards

31.	2026 Restaurant Awards to other entities				
	260-4784-920	CULTURAL FACILITIES	167,675	Facility Awards	Restaurant Tax
	260-4784-925	RECREATION FACILITIES	1,546,815	Facility Awards	Restaurant Tax
	260-4782-930	TOURISM PROMOTION	301,499	Tourism Promotion	Restaurant Tax
	260-38-90000	APPROPRIATED FUND BALANCE	-2,015,989	Use of Fund Balance	Restaurant Tax
32.	2026 Restaurant Award: Building & Grounds Admin Complex Power Improvements				
	260-38-90000	APPROPRIATED FUND BALANCE	-10,000	Use of Fund Balance	Restaurant Tax
	260-4810-400	TRANSFER OUT - CAPITAL PROJECT	10,000	Transfers to Other Funds	Restaurant Tax
	400-38-10260	TRANSFER IN - RESTAURANT TAX	-10,000	Transfers from Other Funds	Capital Projects
	400-4160-730	IMPROVEMENTS	10,000	Administration Facilities	Capital Projects
33.	2026 Restaurant Award: Fairgrounds - Cache County Cheese & Dairy Festival				
	260-38-90000	APPROPRIATED FUND BALANCE	-14,000	Use of Fund Balance	Restaurant Tax
	260-4810-100	TRANSFER OUT - GENERAL FUND	14,000	Transfers to Other Funds	Restaurant Tax
	100-38-10260	TRANSFER IN - RESTAURANT TAX	-14,000	Transfers from Other Funds	General
	100-4511-482	SPECIAL EVENTS	14,000	Fairgrounds	General
34.	2026 Restaurant Award: Fair & Rodeo Support - Advertising, Parking, Rentals Assistance, etc.				



2026 Budget Amendment Account Detail

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Account	Title	Amount	Source or Department	Fund
260-38-90000	APPROPRIATED FUND BALANCE	-75,000	Use of Fund Balance	Restaurant Tax
260-4810-100	TRANSFER OUT - GENERAL FUND	75,000	Transfers to Other Funds	Restaurant Tax
100-38-10260	TRANSFER IN - RESTAURANT TAX	-75,000	Transfers from Other Funds	General
100-4620-221	ADVERTISING	15,000	Fair	General
100-4620-250	EQUIPMENT SUPPLIES & MAINT	15,000	Fair	General
100-4620-250	EQUIPMENT SUPPLIES & MAINT	30,000	Fair	General
100-4621-221	ADVERTISING	15,000	Rodeo	General
35.	2026 RAPZ Awards to other entities			
265-4786-920	CULTURAL FACILITIES	-	Facility Awards	RAPZ Tax
265-4788-920	CULTURAL ORGANIZATIONS	1,464,063	Program Awards	RAPZ Tax
265-4786-925	RECREATION FACILITIES	172,500	Facility Awards	RAPZ Tax
265-4788-940	ZOO ORGANIZATIONS	320,000	Program Awards	RAPZ Tax
265-38-90000	APPROPRIATED FUND BALANCE	-1,956,563	Use of Fund Balance	RAPZ Tax
36.	2026 RAPZ Award: Cache County Trail & Active Transportation Program Funding to use toward wages and benefits. Wages and benefits already budgeted for, reduce use of fund balance.			
265-38-90000	APPROPRIATED FUND BALANCE	-185,346	Use of Fund Balance	RAPZ Tax
265-4810-100	TRANSFER OUT - GENERAL FUND	185,346	Transfers to Other Funds	RAPZ Tax
100-38-10265	TRANSFER IN - RAPZ TAX	-185,346	Transfers from Other Funds	General
100-38-90000	APPROPRIATED FUND BALANCE	185,346	Use of Fund Balance	General
37.	2026 RAPZ Award: Fairgrounds - Water Main Replacement			
265-38-90000	APPROPRIATED FUND BALANCE	-366,157	Use of Fund Balance	RAPZ Tax
265-4810-400	TRANSFER OUT - CAPITAL PROJECT	366,157	Transfers to Other Funds	RAPZ Tax
400-38-10265	TRANSFER IN - RAPZ TAX FUND	-366,157	Transfers from Other Funds	Capital Projects
400-4511-730	IMPROVEMENTS	366,157	Fairgrounds Facilities	Capital Projects
38.	2026 RAPZ Award: Fairgrounds - Indoor Arena Ventilation upgrades			
265-38-90000	APPROPRIATED FUND BALANCE	-118,000	Use of Fund Balance	RAPZ Tax
265-4810-400	TRANSFER OUT - CAPITAL PROJECT	118,000	Transfers to Other Funds	RAPZ Tax
400-38-10265	TRANSFER IN - RAPZ TAX FUND	-118,000	Transfers from Other Funds	Capital Projects
400-4511-730	IMPROVEMENTS	118,000	Fairgrounds Facilities	Capital Projects
39.	2026 RAPZ Population Allocations - Population awards to other entities \$418,328, population award to unincorporated Cache County \$23,401.			
265-38-90000	APPROPRIATED FUND BALANCE	-441,729	Use of Fund Balance	RAPZ Tax
265-4786-926	RECREATION - POPULATION AWARDS	418,328	Facility Awards	RAPZ Tax
265-4810-200	TRANSFER OUT - MUNI SERV FUND	23,401	Transfers to Other Funds	RAPZ Tax
200-38-10265	TRANSFER IN - RAPZ TAX FUND	-23,401	Transfers from Other Funds	Municipal Services
200-38-92000	APPROP FUND BALANCE - MSF	23,401	Use of Fund Balance	Municipal Services



2026 Budget Amendment Account Detail

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Account	Title	Amount	Source or Department	Fund
40.	Proposed changes to Approved ARPA Awards - BRAG unable to spend \$18,000, and Public Defenders unable to spend \$18,700, BRHD plans to spend \$65,196.34 by Nov 2026, and CRIC plans to spend \$6,489.78 by June 2026.			
485-4965-620	MISCELLANEOUS SERVICES	-18,000	County Pandemic Relief	ARPA Capital Projects Fund
485-4126-310	PROFESSIONAL & TECHNICAL	-18,700	Public Defender	ARPA Capital Projects Fund
485-4810-400	TRANSFER OUT - CAPITAL PROJECT	36,700	Transfers to Other Funds	ARPA Capital Projects Fund
400-38-10485	TRANSFER IN - ARPA FUND	-36,700	Transfers from Other Funds	Capital Projects
400-4415-750	INFRASTRUCTURE - ARPA	36,700	Road Facilities	Capital Projects

Tax Administration Update

41.	Allocation of new budget amounts attributable to the Tax Administration fund.			
100-4112-999	TAX ADMIN - COUNCIL 10%	-200	Council	General
100-4132-999	TAX ADMIN - FINANCE 10%	1,600	Finance	General
100-4145-999	TAX ADMIN - ATTORNEY 9%	-9,000	Attorney	General
100-38-90000	APPROPRIATED FUND BALANCE	7,600	Use of Fund Balance	General
150-38-90000	APPROPRIATED FUND BALANCE	-7,600	Use of Fund Balance	Tax Administration
150-4099-912	TAX ADMIN - COUNCIL 10%	200	Tax Administration Allocation	Tax Administration
150-4099-932	TAX ADMIN - FINANCE 10%	-1,600	Tax Administration Allocation	Tax Administration
150-4099-945	TAX ADMIN - ATTORNEY 9%	9,000	Tax Administration Allocation	Tax Administration



Budget Amendment by Department

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

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	5,280,500	-	5,280,500
Charges for Services	12,279,455	5,000	12,284,455
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	158,000	-	158,000
Miscellaneous Revenue	378,700	-	378,700
	20,791,155	5,000	20,796,155
Other Financing Sources			
Lease Proceeds	-	-	-
Sale of Assets	46,000	-	46,000
Transfers from Other Funds	321,150	279,346	600,496
	367,150	279,346	646,496
Use of Fund Balance			
Additional Requests for 2026	-	15,660	15,660
Related to Unexpended PO's	-	-	-
Related to Grants, Projects or cancelled ARPA projects	-	-185,346	-185,346
Related to Tax Admin Allocation	-	-7,600	-7,600
Use of Fund Balance for 2026	1,439,724	-	1,439,724
	1,439,724	-177,286	1,262,438
Total Revenues	65,660,429	107,060	65,767,489
EXPENDITURES			
General Government			
Council	408,010	2,300	410,310
Executive	325,100	-	325,100
Finance	1,038,324	-15,000	1,023,324



Budget Amendment by Department

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

Fund	Budget	Amendment	New Budget
Human Resources	852,589	-	852,589
GIS	208,650	-	208,650
IT	1,386,850	-	1,386,850
Clerk	368,725	-	368,725
Auditor	75,285	-	75,285
Elections	972,800	-	972,800
Recorder	768,900	-	768,900
Attorney	3,261,418	90,400	3,351,818
Public Defender	1,503,091	-	1,503,091
Victim Advocate	838,420	-15,000	823,420
Buildings and Grounds	124,388	-	124,388
Economic Development	308,000	-	308,000
USU Extension Services	-	-	-
Mental Health Services	427,122	-	427,122
Miscellaneous and General	304,560	6,000	310,560
County Pandemic Relief	-	-	-
Contributions to Other Units	269,600	-	269,600
	13,441,832	68,700	13,510,532
Public Safety			
Sheriff	653,150	82,600	735,750
Sheriff: Administration	3,529,963	-344,000	3,185,963
Sheriff: Criminal	4,144,700	-227,600	3,917,100
Sheriff: Patrol	5,066,100	54,200	5,120,300
Sheriff: Support Services	3,509,550	-500,000	3,009,550
Sheriff: Corrections	12,077,218	680,000	12,757,218
Emergency Management	316,780	-	316,780
Animal Control	503,400	-	503,400
Animal Impound	560,039	-1,500	558,539
Ambulance	-	-	-
Fire	4,029,870	5,000	4,034,870
	34,390,770	-251,300	34,139,470
Public Works			
Public Works Admin	255,900	18,300	274,200
Roads	6,135,500	-24,500	6,111,000
Vegetation Management	906,400	6,100	912,500
Engineering	298,700	700	299,400



Budget Amendment by Department

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

Fund	Budget	Amendment	New Budget
	7,596,500	600	7,597,100
Culture and Recreation			
Fairgrounds	1,514,165	25,200	1,539,365
Library Services	154,600	-	154,600
Fair	291,100	60,000	351,100
Rodeo	468,041	15,360	483,401
State Fair	-	-	-
Trails Management	1,824,910	-	1,824,910
	4,252,816	100,560	4,353,376
Other Financing Uses			
Compensation Reserve	-	-	-
Transfers to Other Funds	5,978,511	188,500	6,167,011
Addition to Fund Balance	-	-	-
	5,978,511	188,500	6,167,011
Total Expenditures	65,660,429	107,060	65,767,489

Municipal Services			
REVENUES			
Taxes			
Sales Taxes	1,609,000	-	1,609,000
	1,609,000	-	1,609,000
Other Revenues			
Intergovernmental	140,000	-	140,000
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
	2,435,300	-	2,435,300
Other Financing Sources			
Sale of Assets	-	-	-
Transfers from Other Funds	-	23,401	23,401
	-	23,401	23,401
Use of Fund Balance			



Budget Amendment by Department

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

Fund	Budget	Amendment	New Budget
Additional Requests for 2026	-	31,500	31,500
Related to Unexpended PO's	-	-	-
Related to Grants, Projects or cancelled ARPA projects	-	-23,401	-23,401
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2026	-115,177	-	-115,177
	-115,177	8,099	-107,078
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Total Revenues	3,929,123	31,500	3,960,623
EXPENDITURES			
General Government			
Garbage Collections	-	-	-
Development Services Administration	418,387	-	418,387
Zoning Administration	367,558	53,700	421,258
Building Inspection	955,953	-49,000	906,953
Sanitation and Waste Collection	-	-	-
Miscellaneous Expense	-	-	-
	1,741,898	4,700	1,746,598
Public Safety			
Sheriff: Animal Control	7,200	-	7,200
Fire-EMS	407,625	-	407,625
	414,825	-	414,825
Public Works			
Public Works Admin	766,000	-4,200	761,800
Roads	-	-	-
Vegetation Management	-	-	-
Engineering	950,100	6,000	956,100
Contributions to Other Governments	-	-	-
	1,716,100	1,800	1,717,900
Culture and Recreation			
Trails Management	-	-	-
Eccles Ice Center Support	-	25,000	25,000
	-	25,000	25,000
Other Financing Uses			
Compensation Reserve	-	-	-
Transfers to Other Funds	56,300	-	56,300



Budget Amendment by Department

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

Fund	Budget	Amendment	New Budget
Addition to Fund Balance	-	-	-
	56,300	-	56,300
Total Expenditures	3,929,123	31,500	3,960,623
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	7,900	20,000	27,900
	1,086,307	20,000	1,106,307
Total Revenues	1,496,220	20,000	1,516,220
EXPENDITURES			
Health and Welfare			
Nutrition	862,500	-	862,500
Senior Center	374,220	-	374,220
Access	259,500	-	259,500
	1,496,220	-	1,496,220
Other Financing Uses			
Compensation Reserve	-	-	-
Transfers to Other Funds	-	20,000	20,000
Addition to Fund Balance	-	-	-
	-	20,000	20,000
Total Expenditures	1,496,220	20,000	1,516,220



Budget Amendment by Department

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

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	-	125,000	125,000
	-	125,000	125,000
Total Revenues	2,305,400	125,000	2,430,400
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	125,000	475,000
	1,817,300	125,000	1,942,300
Other Financing Uses			
Transfers to Other Funds	488,100	-	488,100
Addition to Fund Balance	-	-	-
	488,100	-	488,100
Total Expenditures	2,305,400	125,000	2,430,400



Budget Amendment by Department

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

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

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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	59,100	-	59,100
Charges for Services	38,000	-	38,000



Budget Amendment by Department

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

Fund	Budget	Amendment	New Budget
Public Contributions	-	-	-
Miscellaneous Revenue	-	-	-
	97,100	-	97,100
Other Financing Sources			
Transfers from Other Funds	-	-	-
	-	-	-
Use of Fund Balance			
Additional Requests for 2026	-	200,000	200,000
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	200,000	693,911
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Total Revenues	1,721,711	200,000	1,921,711
EXPENDITURES			
Culture and Recreation			
Cache Valley Visitor's Bureau	1,460,911	195,000	1,655,911
	1,460,911	195,000	1,655,911
Other Financing Uses			
Transfers to Other Funds	260,800	5,000	265,800
Compensation Reserve	-	-	-
Addition to Fund Balance	-	-	-
	260,800	5,000	265,800
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Total Expenditures	1,721,711	200,000	1,921,711
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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: 06.09.2026; Vote Date: 06.09.2026

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	-	91,500	91,500
Related to Unexpended PO's	-	-	-
Related to Grants, Projects or cancelled ARPA projects	-	-	-
Related to Tax Admin Allocation	-	7,600	7,600
Use of Fund Balance for 2026	1,133,905	-	1,133,905
	1,133,905	99,100	1,233,005
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Total Revenues	6,323,205	99,100	6,422,305
EXPENDITURES			
General Government			
Tax Administration Allocations	2,151,440	7,600	2,159,040
IT	551,700	-	551,700
Assessor	2,711,000	91,500	2,802,500
Treasurer	563,065	-	563,065
Miscellaneous Expense	88,000	-	88,000
Contributions to Other Units	250,000	-	250,000
	6,315,205	99,100	6,414,305
Other Financing Uses			
Compensation Reserve	-	-	-
Transfers to Other Funds	8,000	-	8,000
Addition to Fund Balance	-	-	-
	8,000	-	8,000
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Total Expenditures	6,323,205	99,100	6,422,305

Capital Projects

REVENUES

Other Revenues



Budget Amendment by Department

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

Fund	Budget	Amendment	New Budget
Miscellaneous Revenue	405,500	5,250	410,750
Intergovernmental	1,158,900	80,000	1,238,900
	1,564,400	85,250	1,649,650
Other Financing Sources			
Bond Proceeds	-	80,000	80,000
Transfers from Other Funds	5,268,300	722,357	5,990,657
	5,268,300	802,357	6,070,657
Use of Fund Balance			
Additional Requests for 2026	-	4,500	4,500
Related to Unexpended PO's	-	-	-
Related to Grants, Projects or cancelled ARPA projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2026	2,039,200	-	2,039,200
	2,039,200	4,500	2,043,700
<hr/>			
Total Revenues	8,871,900	892,107	9,764,007
EXPENDITURES			
General Government			
Administration Facilities	260,500	10,000	270,500
	260,500	10,000	270,500
Streets and Public Improvements			
Road Facilities	5,096,000	41,950	5,137,950
Vegetation Management	46,000	-	46,000
Engineering	1,183,600	-	1,183,600
	6,325,600	41,950	6,367,550
Public Safety			
Sheriff	165,000	251,500	416,500
Fire	1,583,400	-	1,583,400
	1,583,400	-	1,583,400
Health and Welfare			
Senior Center Facilities	89,000	100,000	189,000
Other Facilities	-	-	-
	89,000	100,000	189,000
Culture and Recreation			
Fairgrounds Facilities	448,000	488,657	936,657



Budget Amendment by Department

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

Fund	Budget	Amendment	New Budget
Cache Valley Visitor's Bureau	-	-	-
Library Services	-	-	-
	448,000	488,657	936,657
Other Financing Uses			
Transfers to Other Funds	400	-	400
Addition to Fund Balance	-	-	-
	400	-	400
Total Expenditures	8,871,900	892,107	9,764,007

MS Capital Projects Fund

REVENUES

Other Revenues

Intergovernmental	-	-	-
Miscellaneous Revenue	65,000	1,750	66,750
	65,000	1,750	66,750

Other Financing Sources

Bond Proceeds	-	-	-
Transfers from Other Funds	474,500	-	474,500
	474,500	-	474,500

Use of Fund Balance

Additional Requests for 2026	-	-	-
Related to Unexpended PO's	-	-	-
Related to Grants, Projects or cancelled ARPA projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2026	946,300	-	946,300
	946,300	-	946,300

Total Revenues	1,485,800	1,750	1,487,550
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EXPENDITURES

Streets and Public Improvements

Administration Facilities	-	-	-
Road Facilities	1,349,800	1,750	1,351,550
Building Inspection	65,000	-	65,000



Budget Amendment by Department

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

Fund	Budget	Amendment	New Budget
Engineering	71,000	-	71,000
	<u>1,485,800</u>	<u>1,750</u>	<u>1,487,550</u>
Health and Welfare			
Senior Center Facilities	-	-	-
Other Facilities	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Culture and Recreation			
Fairgrounds Facilities	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Other Financing Uses			
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Total Expenditures	1,485,800	1,750	1,487,550

Open Spaces			
REVENUES			
Taxes			
Property Taxes	710,000	-	710,000
	<u>710,000</u>	<u>-</u>	<u>710,000</u>
Other Revenues			
Intergovernmental	-	-	-
Miscellaneous Revenue	50,000	-	50,000
	<u>50,000</u>	<u>-</u>	<u>50,000</u>
Other Financing Sources			
Bond Proceeds	-	-	-
Transfers from Other Funds	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
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
	<u>175,629</u>	<u>-</u>	<u>175,629</u>



Budget Amendment by Department

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

Fund	Budget	Amendment	New Budget
	175,629	-	175,629
Total Revenues	935,629	-	935,629
EXPENDITURES			
General Government			
Open Space	935,629	-	935,629
	935,629	-	935,629
Other Financing Uses			
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	-	-	-
Total Expenditures	935,629	-	935,629
ARPA Capital Projects Fund			
REVENUES			
Other Revenues			
Intergovernmental	2,514,500	-	2,514,500
Miscellaneous Revenue	-	-	-
	2,514,500	-	2,514,500
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	2,514,500	-	2,514,500



Budget Amendment by Department

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

Fund	Budget	Amendment	New Budget
EXPENDITURES			
General Government			
Public Defender	20,000	-18,700	1,300
Finance	-	-	-
Human Resources	12,800	-	12,800
IT	-	-	-
Treasurer	-	-	-
Recorder	-	-	-
Attorney	-	-	-
Victim Advocate	-	-	-
Building & Grounds	-	-	-
Elections	-	-	-
County Pandemic Relief	396,300	-18,000	378,300
	429,100	-36,700	392,400
Streets and Public Improvements			
Administration Facilities	-	-	-
Road Facilities	-	-	-
Public Works Admin	-	-	-
	-	-	-
Public Safety			
Fire	-	-	-
Sheriff	-	-	-
	-	-	-
Health and Welfare			
Senior Center Facilities	2,500	-	2,500
Other Facilities	-	-	-
	2,500	-	2,500
Culture and Recreation			
Fairgrounds	19,300	-	19,300
Development Services Admin	-	-	-
Trails Management	24,200	-	24,200
	43,500	-	43,500
Other Financing Uses			
Transfers to Other Funds	2,039,400	36,700	2,076,100
Addition to Fund Balance	-	-	-
	2,039,400	36,700	2,076,100



Budget Amendment by Department

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

Fund	Budget	Amendment	New Budget
Total Expenditures	2,514,500	-	2,514,500
Debt Service			
REVENUES			
Other Revenues			
Miscellaneous Revenue	46,000	-	46,000
	<u>46,000</u>	<u>-</u>	<u>46,000</u>
Other Financing Sources			
Transfers from Other Funds	2,320,904	17,000	2,337,904
	<u>2,320,904</u>	<u>17,000</u>	<u>2,337,904</u>
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	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Total Revenues	2,366,904	17,000	2,383,904
EXPENDITURES			
Debt Payments			
Bonds	1,494,900	-	1,494,900
Sheriff Vehicle Lease	816,504	17,000	833,504
Fire Vehicle Lease	55,500	-	55,500
Road Equipment Lease	-	-	-
IT Equipment Lease	-	-	-
	<u>2,366,904</u>	<u>17,000</u>	<u>2,383,904</u>
Other Financing Uses			
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Total Expenditures	2,366,904	17,000	2,383,904



Budget Amendment by Department

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

Fund	Budget	Amendment	New Budget
CDRA			
REVENUES			
Taxes			
Property Taxes	70,000	-	70,000
	<u>70,000</u>	-	<u>70,000</u>
Other Revenues			
Intergovernmental	268,400	-	268,400
	<u>268,400</u>	-	<u>268,400</u>
Other Financing Sources			
Transfers from Other Funds	-	-	-
	<u>-</u>	-	<u>-</u>
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	-	-	-
	<u>-</u>	-	<u>-</u>
Total Revenues	338,400	-	338,400
EXPENDITURES			
General Government			
Cache County Redevelopment Agency	325,000	-	325,000
	<u>325,000</u>	-	<u>325,000</u>
Other Financing Uses			
Transfers to Other Funds	13,400	-	13,400
Addition to Fund Balance	-	-	-
	<u>13,400</u>	-	<u>13,400</u>
Total Expenditures	338,400	-	338,400

Restaurant Tax



Budget Amendment by Department

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

Fund	Budget	Amendment	New Budget
REVENUES			
Taxes			
Sales Taxes	2,500,000	-	2,500,000
	<u>2,500,000</u>	<u>-</u>	<u>2,500,000</u>
Other Financing Sources			
Transfers from Other Funds	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Use of Fund Balance			
Additional Requests for 2026	-	2,114,989	2,114,989
Related to Unexpended PO's	-	-	-
Related to ARPA Projects	-	-	-
Related to Tax Admin Allocation	-	-	-
Use of Fund Balance for 2026	2,165,600	-	2,165,600
	<u>2,165,600</u>	<u>2,114,989</u>	<u>4,280,589</u>
Total Revenues	4,665,600	2,114,989	6,780,589
EXPENDITURES			
Culture and Recreation			
Tourism Promotion	670,500	301,499	971,999
Facility Awards	3,975,100	1,714,490	5,689,590
	<u>4,645,600</u>	<u>2,015,989</u>	<u>6,661,589</u>
Other Financing Uses			
Transfers to Other Funds	20,000	99,000	119,000
Addition to Fund Balance	-	-	-
	<u>20,000</u>	<u>99,000</u>	<u>119,000</u>
Total Expenditures	4,665,600	2,114,989	6,780,589

RAPZ Tax

REVENUES

Taxes

Sales Taxes	2,830,000	-	2,830,000
	<u>2,830,000</u>	<u>-</u>	<u>2,830,000</u>

Other Financing Sources



Budget Amendment by Department

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

Fund	Budget	Amendment	New Budget
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	2,690,600	3,067,795	5,758,395
	2,690,600	3,067,795	5,758,395
Total Revenues	5,520,600	3,067,795	8,588,395
EXPENDITURES			
Culture and Recreation			
Program Awards	1,829,840	1,784,063	3,613,903
Facility Awards	3,648,310	590,828	4,239,138
	5,478,150	2,374,891	7,853,041
Other Financing Uses			
Transfers to Other Funds	42,450	692,904	735,354
Addition to Fund Balance	-	-	-
	42,450	692,904	735,354
Total Expenditures	5,520,600	3,067,795	8,588,395
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: 06.09.2026; Vote Date: 06.09.2026

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
	<u>2,125,000</u>	-	<u>2,125,000</u>
Other Financing Uses			
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Total Expenditures	2,125,000	-	2,125,000
CCCOG			
REVENUES			
Taxes			
Sales Taxes	6,618,600	-	6,618,600
	<u>6,618,600</u>	-	<u>6,618,600</u>
Other Revenues			
Interest and Investment Income	900,000	-	900,000
	<u>900,000</u>	-	<u>900,000</u>
Other Financing Sources			
Transfers from Other Funds	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
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	9,926,600	-	9,926,600
	<u>9,926,600</u>	-	<u>9,926,600</u>
Total Revenues	17,445,200	-	17,445,200



Budget Amendment by Department

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

Fund	Budget	Amendment	New Budget
EXPENDITURES			
Streets and Public Improvements			
Road Projects	16,349,700	-	16,349,700
	16,349,700	-	16,349,700
Other Financing Uses			
Transfers to Other Funds	1,095,500	-	1,095,500
Addition to Fund Balance	-	-	-
	1,095,500	-	1,095,500
Total Expenditures	17,445,200	-	17,445,200
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	-358,100	1,791,632
	2,149,732	-358,100	1,791,632
Total Revenues	2,645,232	-358,100	2,287,132
EXPENDITURES			
General Government			
Airport	648,832	-	648,832



Budget Amendment by Department

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

Fund	Budget	Amendment	New Budget
	648,832	-	648,832
Other Financing Uses			
Compensation Reserve	-	-	-
Transfers to Other Funds	1,996,400	-358,100	1,638,300
Addition to Fund Balance	-	-	-
	1,996,400	-358,100	1,638,300
Total Expenditures	2,645,232	-358,100	2,287,132
Airport Capital Projects			
REVENUES			
Other Revenues			
Intergovernmental	237,500	914,000	1,151,500
Interest and Investment Income	-	-	-
Miscellaneous Revenue	-	-	-
	237,500	914,000	1,151,500
Other Financing Sources			
Transfers from Other Funds	1,996,400	-358,100	1,638,300
	1,996,400	-358,100	1,638,300
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	-	135,800	135,800
	-	135,800	135,800
Total Revenues	2,233,900	691,700	2,925,600
EXPENDITURES			
General Government			
Airport	2,233,900	691,700	2,925,600
	2,233,900	691,700	2,925,600
Other Financing Uses			
Compensation Reserve	-	-	-



Budget Amendment by Department

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

Fund	Budget	Amendment	New Budget
Transfers to Other Funds	-	-	-
Addition to Fund Balance	-	-	-
	-	-	-
Total Expenditures	2,233,900	691,700	2,925,600

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
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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
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CC Community Foundation



Budget Amendment by Department

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

Fund	Budget	Amendment	New Budget
REVENUES			
Other Revenues			
Interest and Investment Income	500	-	500
Public Contributions	45,000	-	45,000
	45,500	-	45,500
Other Financing Sources			
Transfers from Other Funds	13,000	-	13,000
	13,000	-	13,000
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	5,600	-	5,600
	5,600	-	5,600
Total Revenues	64,100	-	64,100
EXPENDITURES			
General Government			
Miscellaneous Expense	19,100	-	19,100
	19,100	-	19,100
Other Financing Uses			
Transfers to Other Funds	45,000	-	45,000
Addition to Fund Balance	-	-	-
	45,000	-	45,000
Total Expenditures	64,100	-	64,100



Budget Amendment by Fund

Hearing Date: 06.09.2026; Vote Date: 06.09.2026

Fund	Current	Amendment			Fund Balance	New Budget	
	Budget	Revenues	Expenditures	Transfers In			Transfers Out
General	65,660,429	-5,000	-81,440	-279,346	188,500	177,286	65,767,489
Municipal Services	3,929,123	-	31,500	-23,401	-	-8,099	3,960,623
Council on Aging	1,496,220	-	-	-	20,000	-20,000	1,516,220
Health	2,305,400	-	125,000	-	-	-125,000	2,430,400
Mental Health	488,100	-	-	-	-	-	488,100
Children's Justice Center	422,300	-	-	-	-	-	422,300
Visitors Bureau	1,721,711	-	195,000	-	5,000	-200,000	1,921,711
Tax Administration	6,323,205	-	99,100	-	-	-99,100	6,422,305
Capital Projects	8,871,900	-165,250	892,107	-722,357	-	-4,500	9,764,007
MS Capital Projects Fund	1,485,800	-1,750	1,750	-	-	-	1,487,550
Open Spaces	935,629	-	-	-	-	-	935,629
ARPA Capital Projects Fund	2,514,500	-	-36,700	-	36,700	-	2,514,500
Debt Service	2,366,904	-	17,000	-17,000	-	-	2,383,904
CDRA	338,400	-	-	-	-	-	338,400
Restaurant Tax	4,665,600	-	2,015,989	-	99,000	-2,114,989	6,780,589
RAPZ Tax	5,520,600	-	2,374,891	-	692,904	-3,067,795	8,588,395
Transportation Tax	2,125,000	-	-	-	-	-	2,125,000
CCCOG	17,445,200	-	-	-	-	-	17,445,200
Airport	2,645,232	-	-	-	-358,100	358,100	2,287,132
Airport Capital Projects	2,233,900	-914,000	691,700	358,100	-	-135,800	2,925,600
Roads Special Service District	121,000	-	-	-	-	-	121,000
CC Community Foundation	64,100	-	-	-	-	-	64,100
Total County Budget	133,680,253	-1,086,000	6,325,897	-684,004	684,004	-5,239,897	140,690,154



Initial Consideration

Agenda request submitted by: Brian Abbott, Director
Assisting Department: Cache Open Space Advisory Committee (COSAC)
Requested Council meeting date: June 9, 2026

Agenda Item Language: Resolution 2026-19 – A Resolution Approving the Birch Canyon Weed & Seed Coop Round One Open Space Application

Action: Cache Open Space Advisory Committee – Recommendation of Approval (5-yea, 0-nay, 2 absent).

Background: The Cache Open Space Advisory Committee has reviewed the Birch Canyon Weed & Seed Coop Open Space Application, scored it according to the approved scoring criteria, and recommended the County Council approve the Round One application to move to the second round application phase. The recommendation for approval was approved by the Committee during their regularly scheduled meeting on June 1, 2026. The application covers 5.5 acres in Cache County.

Fiscal Impact: Any funds awarded will come from the 2022 voter-approved General Obligation Bond to protect scenic vistas, preserve open lands near valley gateways, add trails and trail connectivity, and maintain agriculture, waterways, and wildlife habitat within Cache County.

County Staff Point of Contact: Lisa Aedo, Countywide Planner

Presentation Time: 5-10 minutes by Chris Sands, Chair of the Cache Open Space Advisory Committee

Legal Review: N/A

CACHE COUNTY
RESOLUTION NO. 2026-19
A RESOLUTION APPROVING THE BIRCH CANYON WEED & FEED COOP
ROUND ONE OPEN SPACE APPLICATION

- (A) WHEREAS, the 2022 Cache County voter-approved General Obligation Bond authorizing a principal amount not to exceed twenty million dollars (\$20,000,000) to protect scenic vistas, preserve open lands near valley gateways, add trails and trail connectivity, and maintain agriculture, waterways, and wildlife habitat within Cache County; and
- (B) WHEREAS, Cache County Council adopted Ordinance 2023-06, creating code section 2.76 and establishing the Cache Open Space Advisory Committee; and
- (C) WHEREAS, the Cache Open Space Advisory Committee has reviewed the Birch Canyon Weed & Seed Coop Open Space Application, scored it according to the approved scoring criteria, and recommended the County Council approve the Birch Canyon Weed & Seed Coop Open Space Application (Exhibit A - Parcels) during their June 1, 2026, meeting to move to the second application phase; and
- (D) WHEREAS, Cache County Council has found that the application meets many of the goals established in the General Obligation Open Space Bond.

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

1. The County Council approves the Birch Canyon Weed & Seed Coop Open Space Application containing one parcel (Exhibit A) with 5.5 acres of strategic wildlife habitat property in Cache County; allowing the applicant to proceed to the second review round.

**CACHE COUNTY
RESOLUTION NO. 2026-19
A RESOLUTION APPROVING THE BIRCH CANYON WEED & FEED COOP
ROUND ONE OPEN SPACE APPLICATION**

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

2. Council Vote and Final Action

<u>Council Members</u>	<u>Council Votes</u>			
	In Favor	Against	Abstained	Absent
Sandi Goodlander				
Kathryn A. Beus				
Joann Bennett				
David L. Erickson				
Keegan Garrity				
Nolan P. Gunnell				
Mark R. Hurd				
Total:				
Final Action:	_____ Adopt		_____ Reject	

Cache County Council:

Attest:

By: _____
Sandi Goodlander, Chair

By: _____
Bryson Behm, County Clerk

CACHE COUNTY
RESOLUTION NO. 2026-19
A RESOLUTION APPROVING THE BIRCH CANYON WEED & FEED COOP
ROUND ONE OPEN SPACE APPLICATION

EXHIBIT A



08-046-0017

BEG AT SW COR SEC 24 T 13N R 1E & TH N 62°43'52" E 918.65 FT TH S 21°29'58" E 192.53 FT TH S 63°04'12" E 491.12 FT TO W 1/16 CORNER COMMON TO SEC 24 & 25 TH S 89°09'52" W 1325.13 FT TO BEG CONT 5.50 AC M/B SUBJ TO R/W FOR BIRCH CANYON ROAD (ENT 1104361)



Initial Consideration

Agenda request submitted by: Brian Abbott, Director
Assisting Department: Cache Open Space Advisory Committee (COSAC)
Requested Council meeting date: June 9, 2026

Agenda Item Language: Resolution 2026-20 – A Resolution Approving the Willow Ranch Round One Open Space Application

Action: Cache Open Space Advisory Committee – Recommendation of Approval (5-yea, 0-nay, 2 absent).

Background: The Cache Open Space Advisory Committee has reviewed the Willow Ranch Open Space Application, scored it according to the approved scoring criteria, and recommended the County Council approve the Round One application to move to the second round application phase. The recommendation for approval was approved by the Committee during their regularly scheduled meeting on June 1, 2026. The application covers approximately 100 acres in Cache County.

Fiscal Impact: Any funds awarded will come from the 2022 voter-approved General Obligation Bond to protect scenic vistas, preserve open lands near valley gateways, add trails and trail connectivity, and maintain agriculture, waterways, and wildlife habitat within Cache County.

County Staff Point of Contact: Lisa Aedo, Countywide Planner

Presentation Time: 5-10 minutes by Chris Sands, Chair of the Cache Open Space Advisory Committee

Legal Review: N/A

CACHE COUNTY
RESOLUTION NO. 2026-20
A RESOLUTION APPROVING THE WILLOW RANCH
ROUND ONE OPEN SPACE APPLICATION

- (A) WHEREAS, the 2022 Cache County voter-approved General Obligation Bond authorizing a principal amount not to exceed twenty million dollars (\$20,000,000) to protect scenic vistas, preserve open lands near valley gateways, add trails and trail connectivity, and maintain agriculture, waterways, and wildlife habitat within Cache County; and
- (B) WHEREAS, Cache County Council adopted Ordinance 2023-06, creating code section 2.76 and establishing the Cache Open Space Advisory Committee; and
- (C) WHEREAS, the Cache Open Space Advisory Committee has reviewed the Willow Ranch Open Space Application, scored it according to the approved scoring criteria, and recommended the County Council approve the Willow Ranch Open Space Application (Exhibit A - Parcels) during their June 1, 2026, meeting to move to the second application phase; and
- (D) WHEREAS, Cache County Council has found that the application meets many of the goals established in the General Obligation Open Space Bond.

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

1. The County Council approves the Willow Ranch Open Space Application containing two parcels (Exhibit A) with approximately 100 acres of agricultural land in Cache County; allowing the applicant to proceed to the second review round.

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

2. Council Vote and Final Action

<u>Council Members</u>	<u>Council Votes</u>			
	In Favor	Against	Abstained	Absent
Sandi Goodlander				
Kathryn A. Beus				
Joann Bennett				
David L. Erickson				
Keegan Garrity				
Nolan P. Gunnell				
Mark R. Hurd				
Total:				
Final Action:	_____ Adopt		_____ Reject	

Cache County Council:

Attest:

By: _____
 Sandi Goodlander, Chair

By: _____
 Bryson Behm, County Clerk

CACHE COUNTY
RESOLUTION NO. 2026-20
A RESOLUTION APPROVING THE WILLOW RANCH
ROUND ONE OPEN SPACE APPLICATION

EXHIBIT A



12-052-0013

A PARCEL OF LAND LOCATED WITHIN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 2 WEST AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 12 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF A COUNTY ROAD ACCORDING TO A QUIT CLAIM ROAD DEDICATION RECORDED DECEMBER 28, 1999 AS ENTRY NO. 730236 OF THE OFFICIAL RECORDS IN THE OFFICE OF THE CACHE COUNTY RECORDER, SAID POINT BEING SOUTH 00°21'39" WEST 561.59 FEET ALONG THE EAST SECTION LINE OF SECTION 36 AND NORTH 89°38'21" WEST 38.07 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 36 (THE BASIS OF BEARING BEING SOUTH 00°21'39" WEST 2,660.84 FEET BETWEEN THE EAST QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 36); RUNNING THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING NINE (9) COURSES: 1) SOUTHERLY 88.55 FEET ALONG A 337.50 FOOT RADIUS CURVE CONCAVE TO THE EAST, WITH A DELTA ANGLE OF 15°01'56" AND A CHORD LENGTH OF 88.29 FEET WITH A CHORD BEARING OF SOUTH 20°42'35" EAST; 2) THENCE SOUTH 45°00'30" WEST 16.09 FEET (S.45°00'00"W. BY RECORD); 3) THENCE SOUTH 33°25'09" EAST 29.95 FEET (S.33°25'39"E. BY RECORD); 4) THENCE SOUTH 89°59'30" EAST 17.49 FEET (S.90°00'00"E. BY RECORD); 5) SOUTHEASTERLY 185.55 FEET ALONG A 430.37 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST, WITH A DELTA ANGLE OF 24°42'11" AND A CHORD LENGTH OF 184.12 FEET WITH A CHORD BEARING OF SOUTH 47°51'10" EAST (S.47°51'40"E. BY RECORD); 6) THENCE SOUTH 60°12'16" EAST 388.64 FEET (S.60°12'46"E. BY RECORD); 7) SOUTHEASTERLY 73.68 FEET ALONG A 124.56 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST, WITH A DELTA ANGLE OF 33°53'34" AND A CHORD LENGTH OF 72.61 FEET WITH A CHORD BEARING OF SOUTH 43°15'30" EAST (S.43°16'00"E. BY RECORD); 8) THENCE SOUTH 26°18'44" EAST 249.45 FEET (S.26°19'14"E. BY RECORD); 9) SOUTHEASTERLY 80.50 FEET ALONG A 157.50 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST, WITH A DELTA ANGLE OF 29°16'58" AND A CHORD LENGTH OF 79.62 FEET WITH A CHORD BEARING OF SOUTH 40°57'15" EAST TO THE EXTENSION OF A BOUNDARY LINE AGREEMENT RECORDED DECEMBER 19, 2019 AS ENTRY NO. 1234938 OF THE OFFICIAL RECORDS IN THE OFFICE OF THE CACHE COUNTY RECORDER; THENCE ALONG SAID BOUNDARY LINE AGREEMENT AND ITS EXTENSION THE FOLLOWING FOUR (4) COURSES: 1) THENCE SOUTH 54°32'31" WEST 22.47 FEET (S.54°32'38"W. BY RECORD); 2) THENCE NORTH 71°12'35" WEST 104.83 FEET (N.71°12'28"W. BY RECORD); 3) THENCE NORTH 89°47'03" WEST 604.48 FEET (N.89°46'56"W. BY RECORD); 4) THENCE SOUTH 00°17'16" EAST 1.84 FEET (S.00°17'03"E. BY RECORD) TO AN ANCIENT FENCE LINE; THENCE NORTH 89°31'51" WEST 2,691.36 FEET ALONG THE CENTER LINE OF SAID FENCE LINE, TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 36; THENCE NORTH 00°19'26" EAST 612.93 FEET; THENCE SOUTH 89°55'22" EAST 1,194.89 FEET; THENCE NORTH 00°04'38" EAST 43.06 FEET; THENCE SOUTH 89°55'22" EAST 1,359.89 FEET; THENCE NORTH 56°19'38" EAST 138.00 FEET TO THE POINT OF BEGINNING.

CONT 46.25 AC (CCRO)

12-035-0039

A PARCEL OF LAND LOCATED WITHIN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 2 WEST, AND THE NORTH HALF OF THE SOUTH HALF OF SECTION 31, TOWNSHIP 12 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 31 (THE BASIS OF BEARING BEING SOUTH 00°21'39" WEST 2,660.84 FEET BETWEEN THE WEST QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 31); RUNNING THENCE NORTH 89°32'18" EAST 2,616.14 FEET ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 31, TO THE EXTENSION OF A LINE SURVEYED ON DECEMBER 10, 1994 AS RECORD OF SURVEY FILE NO. 98-147 OF THE RECORDS IN THE OFFICE OF THE CACHE COUNTY SURVEYOR; THENCE SOUTH 00°15'51" EAST 1,315.26 FEET (S.00°24'43"E. BY RECORD) ALONG SAID SURVEY LINE, TO THE NORTH RIGHT OF WAY LINE OF A COUNTY ROAD ACCORDING TO A QUIT CLAIM ROAD DEDICATION RECORDED DECEMBER 28, 1999 AS ENTRY NO. 730236 OF THE OFFICIAL RECORDS IN THE OFFICE OF THE CACHE COUNTY RECORDER; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING NINE (9) COURSES: 1) SOUTH 89°30'46" WEST 1,654.53 FEET (S.89°30'16"W. BY RECORD); 2) SOUTH 89°04'16" WEST 178.42 FEET (S.89°03'46"W. BY RECORD); 3) NORTHWESTERLY 121.24 FEET ALONG A 107.50 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST, WITH A DELTA ANGLE OF 64°37'00" AND A CHORD LENGTH OF 114.91 FEET WITH A CHORD BEARING OF NORTH 58°37'14" WEST (N.58°37'44"W. BY RECORD); 4) NORTH 26°18'44" WEST 249.45 FEET (N.26°19'14"W. BY RECORD); 5) NORTHWESTERLY 103.26 FEET ALONG A 174.56 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST, WITH A DELTA ANGLE OF 33°53'34" AND A CHORD LENGTH OF 101.76 FEET WITH A CHORD BEARING OF NORTH 43°15'30" WEST (N.43°16'00"W. BY RECORD); 6) THENCE NORTH 60°12'16" WEST 388.64 FEET (N.60°12'46"W. BY RECORD); 7) NORTHWESTERLY 164.00 FEET ALONG A 380.37 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST, WITH A DELTA ANGLE OF 24°42'11" AND A CHORD LENGTH OF 162.73 FEET WITH A CHORD BEARING OF NORTH 47°51'10" WEST (N.47°51'40"W. BY RECORD); 8) NORTHERLY 173.34 FEET ALONG A 287.50 FOOT RADIUS CURVE CONCAVE TO THE EAST, WITH A DELTA ANGLE OF 34°32'44" AND A CHORD LENGTH OF 170.73 FEET WITH A CHORD BEARING OF NORTH 18°13'43" WEST (N.18°14'13"W. BY RECORD); 9) NORTH 00°57'22" WEST 38.78 FEET (N.00°57'52"W. BY RECORD); THENCE NORTH 61°46'41" EAST 213.86 FEET; THENCE NORTH 00°57'20" WEST 330.71 FEET; THENCE SOUTH 89°32'18" WEST 61.84 FEET; THENCE SOUTH 63°10'42" WEST 135.11 FEET TO THE EAST RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE NORTH 00°26'39" EAST 80.00 FEET (N.00°26'09"E. BY RECORD) ALONG SAID EAST RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

CONT 70.57 AC



**CACHE COUNTY
RESOLUTION NO. 2026 – 06**

**A RESOLUTION DELETING CERTAIN CLASS B ROAD SEGMENTS FROM CACHE
COUNTY'S CLASS B ROAD SYSTEM**

- (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;
- (B) WHEREAS, pursuant to Utah Code § 72-3-103(1)(b), a public road located within a municipality is classified as a County Class B road *only* if it has been specifically designated as such by the County; and
- (C) WHEREAS, pursuant to Utah Code § 72-3-104(1)(a), any public road located within the corporate limits of a municipality that is not designated as a County Class B road is defined by default as a City Class C street; and
- (D) WHEREAS, Utah Code § 72-3-107 requires the County Executive to maintain current plats and specific descriptions of all County roads; and
- (E) WHEREAS, the Cache County Council has identified a remnant section of former State Route 238 (SR-238), currently labeled on County records as CR-238, which was historically described as: *From Route 165 east to Millville; then northerly through Providence and River Heights to US-Route 91 in Logan, a distance of 4.7 plus or minus miles*; and
- (F) WHEREAS, current County road inventories and GIS records confirm the County's Class B designation for CR-238 now terminates at *S Country Road* (no longer US-Route 91) in Logan comprising a distance of approximately 4.2 plus or minus miles; and
- (G) WHEREAS, Cache County desires to update its Class B Road System to accurately reflect roads that serve a county-wide purpose;

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

SECTION 1:

The Official Cache County Class B Road System Plat is hereby amended to delete and remove from the County's Class B inventory:



**CACHE COUNTY
RESOLUTION NO. 2026 – 06**

1. The roadway segments described as from Route 165 east to Millville; then northerly through Providence and River Heights to S Country Road in Logan, a distance of 4.2 plus or minus miles, and as further delineated in "Exhibit A" (attached).

This deletion exclusively applies to the segments in corporate limits of the corridor formerly known as SR-238 (currently CR-238) located within the corporate limits of Nibley, Millville, Providence, and River Heights.

SECTION 2:

The Council acknowledges that, effective upon this de-designation, the subject roadway segments—being located within municipal boundaries and no longer designated as Class B roads—revert to the jurisdiction and maintenance responsibility of the respective municipalities (Nibley, Millville, Providence, and River Heights) as Class C City Streets pursuant to the default classification established in Utah Code § 72-3-104.

SECTION 3:

This action is a jurisdictional reclassification only. This action is NOT a vacation, abandonment, or closure of the public right-of-way under Utah Code § 72-3-108 or § 72-5-105. The roadway remains a public thoroughfare; only the underlying jurisdiction and maintenance responsibility are modified by this Resolution.

SECTION 4:

The Cache County Public Works Department and the Cache County Development Services Division are directed to:

1. Update the County's internal records and system maps to reflect the removal of the Class B designation for the portions of CR-238 located in corporate limits.
2. Provide certified copies of this Resolution and the amended map to the Mayors of Nibley, Millville, Providence, and River Heights.
3. Submit the updated mileage data to the Utah Department of Transportation (UDOT) Program Development Division through the "*UDOT Submittal Form for Update of Class B or Class C Mileage Data*" to finalize the adjustment of B & C Road Fund allocations .

SECTION 5:

This Resolution shall take effect upon adoption.



**CACHE COUNTY
RESOLUTION NO. 2026 – 06**

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, Council Chair

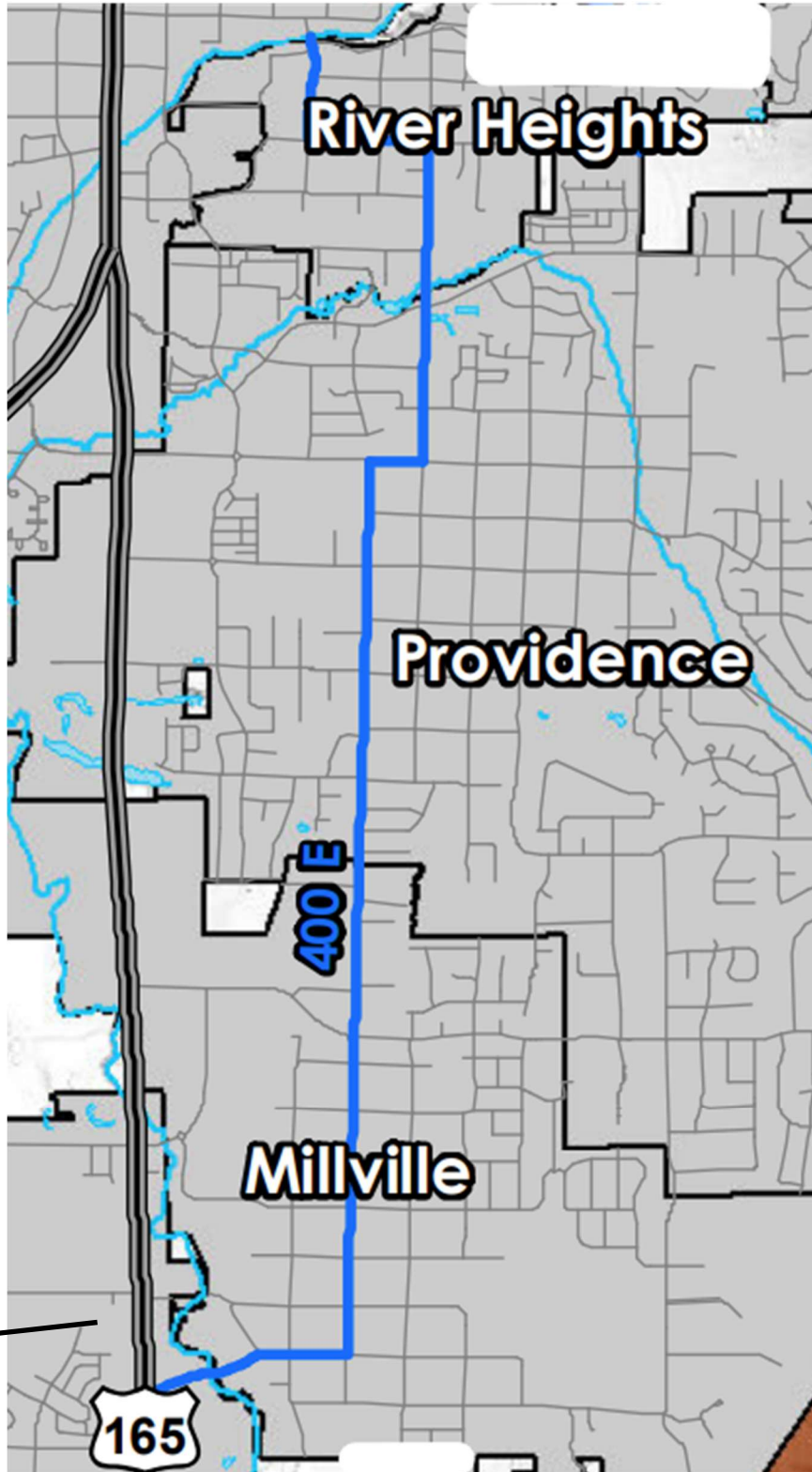
ATTEST:

By: _____
Bryson Behm, County Clerk



CACHE COUNTY
RESOLUTION NO. 2026 – 06

EXHIBIT A



The portions of Class B Road to be deleted upon passage of this Resolution is marked/delineated in **Blue**

Nibley

Ordinance No. 2026-21
Cache County, Utah
Amending Chapter 17.14 Resort Recreation (RR) Zone

An ordinance amending Title 17 – Zoning Regulations by amending Chapter §17.14.

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 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, or amendments thereto, that represent the Planning Commission’s recommendations for zoning within the county; and

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

Whereas, on April 2, 2026 the Planning Commission held a public hearing, accepted all comments, and on April 2, 2026, recommended the approval of the proposed amendment 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 May 12, 2026, the County Council held a public hearing, to consider any comments regarding the proposed ordinance amendment. 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 adopts the ordinance amendment as follows:

Exhibit A: Chapter 17.14 Resort Recreation (RR) Zone, as revised and adopted

Exhibit B: Chapter 17.14 Resort Recreation (RR) Zone, track changes

Exhibit C: Appendix A – Approval Process

1. 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.

2. Council Vote and Final Action

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

Cache County Council:

Attest:

Sandi Goodlander, Chair

Bryson Behm, County Clerk

Action of the County Executive

Regarding Ordinance 2026-21, Amending Chapter 17.14 Resort Recreation (RR) Zone of the Cache County Code

_____ Approve

_____ Disapprove (A Statement of Objection is attached)

N. George Daines, Executive

Date

Exhibit A

CHAPTER 17.14 RESORT RECREATION (RR) ZONE

17.14.010: (RESERVED)

17.14.020: GENERAL REQUIREMENTS

17.14.030: MASTER PLAN APPLICATION REQUIREMENTS AND APPROVAL PROCESS

17.14.040: DEVELOPMENT STANDARDS

17.14.050: SUBDIVISION OF MASTER PLANNED LAND

17.14.060: DEVELOPMENT PLAN APPLICATION REQUIREMENTS AND APPROVAL PROCESS

17.14.070: OPEN SPACE

17.14.080: UNIT EQUIVALENT DENSITY

17.14.090: ADDITIONAL REQUIREMENTS

17.14.100: DEVELOPMENT IN PHASES AND TIME OF APPROVAL

17.14.110: FEES

17.14.120: APPENDIX A - APPROVAL PROCESS

17.14.130: APPENDIX B - ENVIRONMENTAL SUMMARY

17.14.140: APPENDIX C - FISCAL ANALYSIS

17.14.010: (RESERVED)

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

17.14.020: GENERAL REQUIREMENTS

- A. Property shall be rezoned through the County rezone process (section 17.02.030 of this title) prior to the Master Plan submittal.
- B. Development within the RR Zone shall adhere to the standards set forth in this land use ordinance and the Utah Condominium Ownership Act as set forth in Utah Code Annotated title 57, chapter 8, as amended.
- C. In order to support the intended recreational uses of the RR Zone and allow for open spaces and buffer zones within proposed developments, the minimum acreage within the zone is two thousand (2,000) acres.
- D. Properties adjacent to an RR Zone property and wishing to rezone to the RR Zone must either: 1) meet the RR Zone requirements independently; or 2) establish agreements between the property owners' association and submit for amendment of the Master Plan of the adjacent RR Zone property.
- E. The primary uses shall be resort and recreation oriented, and shall include, but not be limited to, ski and/or golf facilities and at least one residential/commercial core village. For clarification of this section, the following definition shall be used:
 1. A ski area as a minimum shall include not less than two (2) double chair lifts.
 2. A golf facility shall be as a minimum a certified regulation 18-hole golf course with not less than par seventy (70) as per the USGA.
- F. Culinary water, sewer, power, telecommunications, and other utility services shall be provided by central systems serving the entire Master Plan development area (e.g., service districts, private companies, public utilities, etc.).
- G. Construction, development, maintenance and snow removal on interior roads shall be the responsibility of the developer and, as appropriate, will become the responsibility of the property

Exhibit A

owners' association.

- H. The County shall require such an arrangement of structures and open space within the RR Zone as necessary to assure that the purpose of this zone is achieved:
1. In no case shall total coverage of hard surface development, buildings and structures be greater than ten percent (10%) of the total project area.
 2. Perimeter fencing of homesites and development parcels will not be permitted.
 3. The County may require perimeter fencing of the property boundary, as necessary.
 4. Commercial areas should provide the density, building mass, scale and visual feeling of a pedestrian mountain resort community.
 5. A buffer zone of open space, setbacks or yards between the RR zone and adjacent land, with noncompatible uses, shall be required in accordance with applicable state or local laws.
 6. Subdivision boundaries within the RR zone shall conform to county lines.
 7. Unit clustering is encouraged, especially in commercial or "village" areas.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

17.14.030: MASTER PLAN APPLICATION REQUIREMENTS AND APPROVAL PROCESS

(For a graphical description of the process outlined here, please see section 17.14.120, "Appendix A - Approval Process", of this chapter.)

The master plan shall be submitted as a conditional use for permit issuance in accordance with section 17.06.050 of this title.

- A. Submit Master Plan Application: The following information is required for master plan submissions under the RR zone within the county. The applicant may be required to provide other information required by the director of development services or planning commission as necessary to evaluate the proposed master plan.
1. A master plan application, provided by the director, completed and signed by the owner(s), or authorized agent of the owner(s), of the land parcel(s) represented in the master plan.
 2. A master plan, at a convenient scale of not more than one inch equals four hundred feet (1" = 400'), or at a scale as approved by the director. The master plan shall show the following:
 - a. Vicinity Map: Vicinity map showing location of property;
 - b. Statement Of Restrictions: A statement of all existing restrictions on the use of land, including easements, restrictions or covenants;
 - c. Features: Existing and proposed features (may be shown on separate, numbered pages).
 - (1) Existing conditions map, showing vegetation and existing site features;
 - (2) The approximate location of all existing structures and other significant physical and topographic features presently located on the property;

Exhibit A

- (3) Contour lines based on USGS datum with intervals of not more than twenty feet (20'), which contour lines shall extend a minimum of one hundred feet (100') beyond the proposed development boundary;
- (4) Slope map, indicating slopes ranging between zero to seven percent (0-7%), seven to ten percent (7-10%), ten to fifteen percent (10-15%), fifteen to twenty percent (15-20%), twenty to twenty five percent (20-25%), and over twenty five percent (25%);
- (5) The approximate location of any registered historic sites;
- (6) The approximate location of potential wetlands;
- (7) FEMA floodplain delineation.

d. Concepts: General development concepts:

- (1) Site plan of the proposed uses showing general building locations, and requested densities;
- (2) Designations of proposed ownership of areas shown on site plan as being private, part of a condominium, common area or dedicated open space;
- (3) Proposed locations of site improvements such as plazas, tennis courts, ski runs, golf courses, pools, and similar improvements;
- (4) Proposed road locations and other circulation features;
- (5) Proposed intersections with existing roads;
- (6) Preliminary architectural and landscaping theme drawings;
- (7) Proposed phasing schedule, if any.

e. Services:

- (1) All utilities available (if any) and proposed easements for new utility services or relocated utility services;
- (2) Additional proposed features such as systems of drainage, sewage and water supply;

3. As applicable, a brief written statement from each of the following affected entities indicating the availability of current services, as well as the conditions and the impact of the development on such services:

County road superintendent;

Division of environmental quality (DEQ);

EMT response/protection service provider(s);

Fire department;

Health department;

School district(s);

Exhibit A

Sewer service district(s);

Sheriff;

State water engineer;

Stormwater management and control agency;

UDOT;

Waste removal and disposal service provider(s); and

Water service district(s).

4. A title report for the property under the master plan provided by a title company within thirty (30) days of the date of master plan application;
5. A tax clearance from the county treasurer indicating that all taxes, interest and penalties owing for the property have been paid;
6. An environmental summary (see section 17.14.130, "Appendix B - Environmental Summary", of this chapter);
7. A financial analysis (see section 17.14.140, "Appendix C - Fiscal Analysis", of this chapter);

8. The name and address of the property owner(s) and all adjoining property owners as disclosed by the most recent plat map.

B. Approval Of Master Plan: After the applicant has submitted the master plan information as described above, the planning commission will approve, approve with conditions or deny the master plan application.

1. After receiving the applicant's submittal, the director will review the master plan application and determine if the required information provided is complete. The director will make a recommendation on the proposed plan to the planning commission and schedule the master plan for review on the planning commission's next available agenda.

If the director feels the applicant's submittal is incomplete, the applicant has forty five (45) days to submit the additional information requested to the director to continue the master plan approval process.

2. The planning commission will review the master plan and will approve, approve with conditions or deny the master plan.
 - a. Approval by the planning commission grants an equivalent unit density, use and general configuration and allows the applicant to proceed with the process for signature of the development agreement by the county council and by submitting the development plan application.
 - b. Approval with conditions by the planning commission grants an equivalent unit density, use and general configuration and allows the applicant to meet the conditions of the commission and proceed with the process for signature of the development agreement by the county council and by submitting the development plan application.
 - c. Denial of the master plan by the planning commission means the applicant cannot

Exhibit A

proceed with the process for signature of the development agreement by the county council nor by submitting the development plan application and must either: 1) resubmit a revised master plan and begin the process with the planning commission again; 2) appeal the decision to the board of adjustments; or 3) elect to not pursue a master plan any further.

3. The developer may request changes to an approved master plan. Minor changes to the master plan, as determined by the director, may be authorized by the director if required by engineering or other circumstances not foreseen at the time the master plan was approved. The director may also request review by the planning commission to determine if a proposed change requires a master plan amendment. The planning commission shall review all proposed master plan amendments, using the approval of master plan procedure as described in this section, to determine approval of the amendment to the master plan if the intent of the RR zone is maintained and the county does not receive added significant negative impacts.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

17.14.040: DEVELOPMENT AND INFRASTRUCTURE STANDARDS

- A. Development and infrastructure standards shall be specific to each approved Master Plan in the Resort Recreation (RR) Zone.
 1. As a condition of approval for a Master Plan, the applicant/developer of the resort recreation use must submit proposed development and infrastructure standards as an ordinance amendment application for the review and approval of the Land Use Authority.
 2. The development and infrastructure standards must be adopted by the Land Use Authority into Chapter 17.14 as an appendix, before the applicant/developer can submit applications for subdivisions, development plan applications, zoning clearances, building permits, and the like.
- B. The creation of new lots/parcels must follow the county subdivision regulations in Title 16 of the County Code.
- C. Parcel legality is not applicable within the boundary of an approved Master Plan area as the approved Master Plan defines the physical boundary of the resort area and sets the maximum allowed density based on the unit equivalent density (17.14.080) established in the approved Master Plan.
- D. Density is based solely on the Unit Equivalent Density (17.14.080) as established in the approved Master Plan and subsequently applied to subdivisions, development plan applications, and zoning clearances. It is the responsibility of the applicant/developer to track the density units and provide that information to the County as part of each application submittal for staff review and verification.
- E. Development and infrastructure standards adopted for an approved Master Plan do not supersede any local, state or federal laws and/or regulations nor any state-adopted codes, including, but not limited to, the International Fire Code, Uniform Building Code, and the like.

17.14.050: SUBDIVISION OF MASTER PLANNED LAND

(For a graphical description of the process outlined herein, see section 17.14.120, "Appendix A - Approval Process", of this chapter.)

An approved master plan may be subdivided or resubdivided at any time. The subdivision approvals process will follow the county subdivision regulations in title 16 of this code.

Exhibit A

Subdivision can take place either prior to or concurrent with a development plan application.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

17.14.060: DEVELOPMENT PLAN APPLICATION REQUIREMENTS AND APPROVAL PROCESS

(For a graphical description of the process outlined herein, see section 17.14.120, "Appendix A - Approval Process", of this chapter.) F15

- A. Submit Development Plan Application: The following information is required for development plan submissions under the RR zone within the county. The applicant may be required to provide other information required by the director of development services or planning commission as necessary to evaluate the proposed development plan. The development plan application may be submitted for individual phases, individual parcels or for the entire master plan.
1. A development plan application, provided by the director, completed and signed by the owner(s), or authorized agent of the owner(s), of the land parcel(s) represented in the development plan.
 2. A development plan, at a convenient scale of not more than one inch equals one hundred feet (1" = 100'), or at a scale as approved by the director.
 3. The development plan shall show the following:
 - a. All mapped information shall be prepared in a neat and legible manner in ink. All map data shall be prepared at an engineer's scale not more than one inch equals one hundred feet (1" = 100'). The exterior tract dimensions and boundaries must be based on actual ground survey made by a registered engineer or registered land surveyor. The sheets prepared shall be numbered in sequence if more than one sheet is used and shall be of such size as is acceptable for filing in the office of the county recorder.
 - b. Contour lines based on USGS datum with intervals of not more than five feet (5') for parcels with a general slope of greater than thirty percent (30%), or intervals of not more than two feet (2') for parcels with a general slope of less than or equal to thirty percent (30%), which contour lines shall extend a minimum of one hundred feet (100') beyond the proposed development boundary.
 - c. If a drainage channel borders the proposed development, the additional distance necessary to show the far side of the drainage facility can be shown on an accompanying engineering drawing.
 - d. A vicinity map showing the proposed development and its location within the project.
 - e. Existing property description:
 - (1) Location of property by government lot, section, township and range and/or by metes and bounds description, with map indicating graphic scale, north arrow, acres and date.
 - (2) The location and dimensions of exterior boundary lines of the property to be expressed to the nearest hundredth of a foot and all other boundary lines to be expressed in feet.
 - (3) The location of property with respect to surrounding property and streets, the names of adjoining subdivisions or parcels, the land uses of the adjoining areas, and the names of adjoining streets.

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- (4) The location, width and names of existing rights of way.
 - (5) The location, width or dimensions, and purpose of existing easements.
 - (6) The location of existing water bodies, streams and other pertinent features such as swamps, drainage ditches, parks, cemeteries, buildings, railroad rights of way and bridges.
 - (7) The location and width of all proposed streets, street centerlines and easements, alleys, trails and other public ways, easement and proposed street rights of way, and building setback lines.
 - (8) The location, dimensions and areas of all proposed or existing lots.
 - (9) The location and dimensions of all property proposed to be set aside for park or playground use, or other public or private reservation, with designation of the purpose thereof, and conditions, if any, for the dedication or reservation.
 - (10) All utility facilities existing and proposed throughout the development shall be shown on the development plan or on accompanying engineering plans.
 - (11) Location of known geologic hazards, watercourses, rock outcroppings and existing wooded areas or trees eight inches (8") or more in diameter, measured four feet (4') above ground level.
 - (12) Location and direction of flow of all watercourses on the property under consideration and abutting properties.
 - (13) Location, sizes, elevations and slopes of existing sewers, water mains, culverts and other underground structures within the property under consideration and immediately adjacent thereto; existing permanent building and utility poles on or immediately adjacent to the site; and utility rights of way.
- f. Property survey control:
- (1) Two (2) primary control points, approved by the county surveyor and "ties" to such control points. Primary control points must be public land survey corners or officially recognized corners with corner perpetuation and filing number shown.
 - (2) Location, description and size of monuments that are set or found (all monuments found, existing or accepted and used in the survey shall be marked with the license number of the surveyor).
 - (3) Location of street survey monuments.
 - (4) Ties to all controlling corners.
 - (5) Sufficient data acceptable to the county surveyor's office to determine readily the location, bearing and length of all lines and to reproduce such lines upon the ground.
- g. If the applicant plans a phased development of the area contained in the development plan, the respective areas of development shall be shown on the development plan as to the area and priority of development.
- h. Grading plan, noting the maximum street gradient, street sections, and all cuts

Exhibit A

and fills, which may be on an accompanying engineering drawing.

- i. Indication of land uses within the property.
- j. Proposed street names, and, if pertinent, the lot layout and numbering of all lots and blocks. All lots in each block shall be consecutively numbered. Outlots shall be lettered in alphabetical order. Include dimensions of each lot.
- k. A plan designating limits of disturbance or building pads and utility corridors and connections for each parcel and for improvements, such as utilities and roads.
- l. The name of the proposed development shall be shown.
- m. All maps shall indicate the name of the person or firm responsible for the drawing and the date drawn in order to facilitate further reference to the information.

4. Ownership:

- a. The name and address of the owner or owners, the name and address of the developer if other than the owner, the name of the land surveyors, the name of the author of the property report, and the citation of last instrument conveying title to each parcel of property involved in the proposed development.
- b. Citation of any existing legal rights of way or easements affecting the property.
- c. Existing covenants on the property, if any.

5. A copy of the project's architectural and design guidelines, if not part of the adopted development standards for the master plan.

6. A copy of the project's draft CC&Rs.

7. A copy of the declaration and bylaws of the development pursuant to the Utah condominium ownership act.

8. Any special agreements, conveyances, easements, restrictions or conditions, which will govern the use, maintenance and continued protection of the development and any of its common areas, open space and facilities.

9. Names of adjoining property owners from the latest assessment rolls within three hundred feet (300') of any perimeter boundary of the property under consideration.

10. If the development plan application includes a subdivision of property, application for subdivision shall be made under the applicable requirements and process of [title 16, subdivision regulations](#), of the county ~~code subdivision ordinance~~, either prior to or concurrent with the development plan application.

B. Approval Of Development Plan: After the applicant has submitted the development plan information as described above, the planning commission will approve, approve with conditions or deny the development plan application.

1. After receiving the applicant's submittal, the director will review the development plan application and determine if the required information provided is complete. The director will make a recommendation on the proposed plan to the planning commission and schedule the development plan for review on the planning commission's next available agenda.

If the director feels the applicant's submittal is incomplete, the applicant has forty five (45) days to submit the additional information requested to the director to continue the development plan approval process.

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2. The planning commission will review the development plan and will approve, approve with conditions or deny the development plan.
 - a. Approval by the planning commission allows the applicant to proceed by developing the project, with vertical development requiring a zoning clearance prior to issuing a building permit.
 - b. Approval with conditions by the planning commission allows the applicant to meet the conditions of the commission and proceed by developing the project, with vertical development requiring a zoning clearance prior to issuing a building permit.
 - c. Denial of the development plan application by the planning commission means the applicant cannot proceed by developing the project and must either: 1) resubmit a revised development plan application and begin the process with the planning commission again; 2) appeal the decision to the board of adjustments; or 3) elect to not pursue a development plan application any further.
3. The applicant must begin development within two (2) years from the time of receiving an approved development plan, unless otherwise designated by the county council in the development agreement.

C. Changes To Approved Plans: Minor changes in the location, site plan or character of buildings and structures may be authorized by the director if required by engineering or other circumstances not foreseen at the time the development plan was approved. No change authorized by the director under this section may increase the size of any building or structure more than ten percent (10%), nor change the location of any building or structure more than ten feet (10') in any direction. The planning commission must approve all other changes to the development plan application using the approval of development plan application procedure.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

17.14.070: OPEN SPACE

- A. Functional and aesthetic open space (including buffer zones) are essential parts of the RR zone.
- B. Participants in the approval processes shall identify what is to be considered as open space by using the following parameters as a guide:
 1. Waterways, water bodies, manmade water features, wetlands, steep slopes, and other areas to remain undeveloped shall count toward the open space requirement.
 2. Active, nonhard surface recreation areas, such as golf, skiing, hiking and biking trails shall count toward the open space requirement.
 3. Common park areas with passive (landscaping, lawn areas, picnic and bench areas) and active areas (soccer fields, baseball diamonds, tennis courts, fishing ponds, playgrounds, and park gazebos) are encouraged and shall count toward the open space requirement, provided they are used for scenic, landscaping or recreation purposes and they are located on land which is accessible and available to all occupants of dwelling units for whose use the common park area is intended.
 4. Buffer zones along the property boundaries shall count toward the open space requirement.
 5. Portion of lots outside of designated building pads shall count toward the open space requirement if the area is preserved as natural forest, grasslands or pastureland.
 6. Parking lots, parking area landscaping buffers, paved roads, service roads, private yards,

Exhibit A

buildings or structures, required setbacks for buildings or structures, and all subdivided parcels less than one acre shall not count toward the open space requirement.

- C. Preservation, maintenance and ownership of open space within the development shall be accomplished by one or more of the following :
1. Designation of land to meet setback or other buffer zone requirements between the RR zone and adjacent properties; or
 2. Designation of land as a park, parkway system or pasture for the use of resort property owners and resort guests using the resort's recreational facilities; or
 3. Complying with the provisions of the condominium ownership act, Utah Code Annotated title 57, chapter 8, as amended, which provides for the payment of common expenses for the upkeep of the common area and facilities; or
 4. The developer may retain ownership and responsibility for maintenance of the designated open space, and shall commit to such responsibility through written agreement with all parties who subsequently acquire ownership of property within the RR zone; or
 5. The property owners' association may retain ownership and responsibility for maintenance of the designated open space, and shall commit to such responsibility through written agreement with all parties who subsequently acquire ownership of property within the RR zone.
- D. Changes in the project's dedication of open space will be handled through the master plan amendment process.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

17.14.080: UNIT EQUIVALENT DENSITY

- A. Density of development is a factor of both number and the size of the structures built within a master planned development. Unit equivalents are used to better convey overall impacts of a project.
- B. As a physical limitation, total unit volume is a better determinant than number of units. Basing development density under the RR zone on a program of unit equivalents provides the county with clear expectations of the overall scope of development, yet enables the development flexibility to respond to changing market forces and demand.
- C. The unit equivalent structure outlined on the following page establishes the method for density determination within the RR zone:

DENSITY DATA CHART

	Use	Configuration	Unit Equivalent
Hotel commercial or multi-family	Hotel room	A room not to exceed 500 sq. ft., which includes bathroom areas, but not corridors outside of the room or foyers.	0.25

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residential	Hotel suite/1 bedroom apartment	A suite or 1 bedroom apartment not to exceed 650 sq. ft., which includes bathroom and kitchenette areas, but not corridors outside of the room or foyers.	0.33
	Hotel or multi-family - A	An apartment with attached rooms not to exceed 1,000 sq. ft., which includes bathroom and kitchen areas, but not corridors outside of the room or foyers.	0.50
	Hotel or multi-family - B	An apartment with attached rooms not to exceed 1,500 sq. ft., which includes bathroom and kitchen areas, but not corridors outside of the room or foyers.	0.75
	Hotel or multi-family - C	An apartment with attached rooms not to exceed 2,000 sq. ft., which includes bathroom and kitchen areas, but not corridors outside of the room or foyers.	1.00
	Hotel or multi-family - D	An apartment with attached rooms not to exceed 2,500 sq. ft., which includes bathroom and kitchen areas, but not corridors outside of the room or foyers.	1.25
Single-family	Small single family lot	Separate, attached, or unattached homes with any number of rooms (e.g., patio homes, townhomes or condominiums), whose total area inside ranges from 2,500 sq. ft. to 5,000 sq. ft. (Permits 0 lot line units, shared wall units, and lockouts.)	1.00
	Single-family lot	1 single-family lot. (Permits 1 detached or attached accessory dwelling in addition to main house.)	1.00

Mixed use	Corporate retreat	A corporate retreat with residential uses and up to 10,000 sq. ft. of commercial uses with meeting and support space.	4.00
Commercial uses	Golf course facility	Clubhouse, bathrooms, maintenance, garage, food stand, and all accessory buildings (per 1,000 sq. ft.).	1.00
	Equestrian facility	Stables, stalls, barn, and all accessory buildings (per 1,000 sq. ft.).	1.00
	Ski area facility	Lodges, restaurants/bars, retail, and commercial space, maintenance areas, medical facilities, and all accessory buildings (per 1,000 sq. ft.).	1.00

Exhibit A

	Commercial	Restaurant, retail, and other commercial space (per 1,000 sq. ft.).	1.00
	Recreation /a ctivity facility	Activity center, recreational courts, and accessory facilities (per 1,000 sq. ft.).	1.00
	Public facilities	Public facilities with human occupancy such as fire stations, police stations, utility plants, etc. (per 1,000 sq. ft.). Public facilities without human occupancy not counted in density determination.	1.00
	Air transportat io n facilities	Air terminal, commercial facilities, and accessory facilities (per 1,000 sq. ft.) and 1 hangar (maximum of 10,000 sq. ft.) = 1 UE with each additional 1,000 sq. ft. of hangar space = 1 UE	1.00

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

17.14.090: ADDITIONAL REQUIREMENTS

When the planning commission deems necessary, with the reasons for such request being identified, the applicant may be required to provide other information or letters of feasibility, conduct studies and provide evidence indicating suitability of the area for the proposed master plan, including, but not limited to, groundwater protection, plant cover maintenance, geologic or flood hazard, erosion control, and any other physical or environmental matters necessary to fully identify the suitability of the area for the proposed master plan.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

17.14.100: DEVELOPMENT IN PHASES AND TIME OF APPROVAL

- A. If development within the RR zone is to be phased, each phase shall be of such size, composition and arrangement that construction, marketing and operation is feasible as a unit independent of any subsequent phases.
- B. The applicant must begin development within two (2) years from the time of final approval. The planning commission may grant one 24-month extension to the approval without needing to modify the master plan.
- C. Subsequent phases of a multiphase master plan development may begin prior to completion of earlier phases, in accordance with any phasing plan outlined in the development plan application approval.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

17.14.110: FEES

Any person filing an application for approval of a master plan or development plan application under the RR zone shall pay a fee. See Consolidated Fee Schedule for amount of fee.

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(Ord. 2014-03, 3-25-2014, eff. 4-9-2014; amd. Ord. 2021-22, 12-14-2021, eff. 1-1-2022)

17.14.120: APPENDIX A - APPROVAL PROCESS

See process flow chart adopted as part 2026 ordinance amendment on file in the Development Services office.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

17.14.130: APPENDIX B - ENVIRONMENTAL SUMMARY

The master plan submittal shall include an environmental summary, which consists of the information provided in the checklist on the following page. This checklist must be completed to show the developer has responded to all required criteria listed. For each information category, the developer must fill in the appropriate boxes with a check. Additionally, all reports, agency letters and other supporting documentation shall be attached to this checklist. Staff will review the checklist and attached materials and check the "complete" box if no additional work is required by the developer. The planning commission will review the staff's recommendation and determine if the materials are complete.

ENVIRONMENTAL IMPACT ANALYSIS CHECKLIST

R = Required information/submittal, nonmarked boxes indicate required only if staff or planning commission deem necessary.

Information Categories	Date Required	Report And Map	Agency Review And Comment	Best Management Practices	Complete Additional No Work Required	Documentation (Location within the submittal(s) that the information can be found, e.g., exhibit number or master plan page)
Topographic map	Map showing slopes, views and exposures	R	R	R		
Geological conditions and hazards	A map and brief statement and describing geologic conditions, structure and properties along with existing geological hazards	R	R	R		

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Soils map and narrative	A map and brief statement describing soil types, properties and depths	R	R	R		
Hydrology map and narrative	A map and brief report describing site hydrology, drainage, watersheds, existing bodies of water, groundwater conditions, shorelines, and wetlands	R	R	R		
Water quality report	Identification and discussion of waters shown on the project's hydrology maps and potential for proposed development to affect the site's water quality. Mitigation of impacts and compliance with regulations	R	R	R		
Air quality report	A brief statement describing climate and wind factors	R	R	R		
Vegetation report	Statement describing the site's vegetation considerations and a letter or review from the division of forestry-fire and state lands	R	R	R		
Wildlife report	Statement describing the site's wildlife and habitat considerations and a letter or review from the division of wildlife resources	R	R	R		
Cultural resources report	A brief statement describing cultural resources, including historic and archaeological sites and finds, and provide a letter from Utah State Historical Society with their findings (if any) on the site	R	R	R		
Traffic impact report	A statement describing road traffic impacts of the proposed development	R	R	R		

Environmental impact analysis checklist: To complete the checklist the following information is provided under each criteria to assist in contacting the appropriate agency. Not all agencies will provide review of comment but every effort should be made to respond to the needed information as possible. Different

Exhibit A

agencies have individual reviewing requirements and it is the responsibility of the applicant to work with these agencies.

TOPOGRAPHIC MAP

Summary: US geological survey 7.5 minute topographical quadrangle maps.

Contact Agencies:

Utah State Department Of Natural Resources
Map Library
1594 West North Temple, Suite 3110
P.O. Box 146100
Salt Lake City, UT 84114

GEOLOGIC CONDITIONS AND HAZARDS

Law/Regulation: Chapter 17.18, "Sensitive Areas", of this title. After January 1, 2003, all projects will need to document consistency with Bear River natural hazard mitigation plan.

Summary: Cache County has a very high potential for a number of different geologic hazards that may pose problems for development. Consideration of geologic conditions and hazards should involve both analyzing the impact of these conditions and hazards on the proposed project and impact of the existing environment on the proposed project. The report should identify all geologic conditions and potential hazards which include proximity to all earthquake faults, area of landslide potential, steep slopes and other geologic hazards.

Contact Agencies:

Utah State Department Of Natural Resources
Geological Survey
1594 West North Temple, Suite 3110
P.O. Box 146100
Salt Lake City, UT 84114

Bear River Association Of Governments
Community Development
170 North Main
Logan, UT 84321

SOILS

Summary: From the soil survey of the Cache valley area (USDA - natural resources conservation service, 1974) determine the type and quality of soil for your project and surrounding areas. Consideration should be given to the potential effects of the different soil types on the project and potential hazards that may exist: refer to table 4 - engineering interpretation for soil.

Contact Agencies:

United States Department Of Agriculture
Natural Resources Conservation Service
1860 North 100 East
North Logan, UT 84341

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North Cache Or Blacksmith Fork Soil Conservation District
1860 North 100 East
North Logan, UT 84341

HYDROLOGY

Law/Regulation: Clean water act.

Summary: The hydrology of Cache County is a complex and critical natural resource. Consideration should be given to the potential impacts of a project on the hydrology of Cache County and protection of this critical natural resource.

Contact Agencies:

United States Army Corps Of Engineers
Salt Lake City, Utah

United States Environmental Protection Agency
Region VIII
Denver, Colorado

Cache County Water Advisory Board
160 North Main
Logan, UT 84321

WATER QUALITY REPORT

Law/Regulation: All projects within Cache County are subject to the requirements of the EPA's national pollutant discharge elimination system regulations and state permits.

Summary: Projects of one acre or larger will be required to submit and receive approval of a discharge permit from the state division of water quality.

Contact Agencies:

Utah State Department Of Environmental Quality
Division Of Water Quality
288 N. 1460 W.
P.O. Box 144870
Salt Lake City, UT 84114

AIR QUALITY

Law/Regulation: Clean air act 42 USC 7400 et seq. Potentially applicable to all proposed activities. Air quality is an impact category for which specific federal and nonfederal governmental standards exist.

Summary: Consideration of air quality involves both analyzing the impact of the proposed project on air quality in the community and impact of the existing environment on the proposed project forecasting. It depends on project size, type and its location (i.e., the suitability of the particular location for the type of project planned).

Contact Agencies:

Exhibit A

Utah State Department Of Environmental Quality
Division Of Air Quality
288 N. 1460 W.
P.O. Box 144870
Salt Lake City, UT 84114

VEGETATION

Law/Regulation: All applicable federal, state and local regulation.

Summary: Consideration should be given to the potential impacts of the project on existing vegetation to protect property from potential fire hazards that may exist for the project.

Contact Agencies:

Utah State Division Of Forestry-Fire And State Lands
Bear River Area
1780 N. Research Parkway, Suite 104
North Logan, UT 84341

WILDLIFE

Law/Regulation: Endangered species act.

Summary: Consideration should be given to the potential impacts of the project on the wildlife and potential endangered species that are within the project area and off site impact should be evaluated.

Contact Agencies:

United States Department Of Agriculture
U.S. Fish And Wildlife Service
1594 West North Temple, Suite 3110
P.O. Box 146100
Salt Lake City, UT 84114

Utah State Department Of Natural Resources
Division Of Wildlife Resources
1594 West North Temple, Suite 3110
P.O. Box 146100
Salt Lake City, UT 84114

CULTURAL RESOURCES

Law/Regulation: The national historic preservation act of 1966.

Summary: Consideration should be given to any manmade structures that are fifty (50) years and older. These structures should be identified and determined if they are historically significant. All archaeological sites should be identified and documented.

Contact Agencies:

Utah State Department Of Community And Economic Development
State Division Of History

Exhibit A

1594 West North Temple, Suite 3110
P.O. Box 146100
Salt Lake City, UT 84114

TRAFFIC IMPACT

Law/Regulation: Subject to current Cache County road policies and Utah state department of transportation requirements.

Summary: Considerations should be given to the impacts of all road systems within and accessing the project. A traffic impact analysis and/or study may be required of the applicant at the discretion of the county.

Contact Agencies:

Utah Department Of Transportation Region 1
169 North Wall Avenue
P.O. Box 12580
Ogden, UT 84412

Cache County Road Department
525 North 1000 West
Logan, UT 84321

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

17.14.140: APPENDIX C - FISCAL ANALYSIS

The master plan application shall include a fiscal analysis, which consists of the following information:

A. Onetime Revenue Sources:

1. An estimate of fees (e.g., planning, engineering, subdivision, approvals, etc.) that will be generated to Cache County from processing the master plan, individual development plans, subdivisions and building permits with Cache County.

B. Ongoing Revenue Sources:

1. An estimate of annual tax revenue to Cache County (e.g., property taxes, sales taxes, transient taxes, etc.) generated from the master plan development at twenty five percent (25%), fifty percent (50%), seventy five percent (75%) and one hundred percent (100%) of build-out;
2. An estimate of annual tax revenue to Cache County schools generated from the master plan development at twenty five percent (25%), fifty percent (50%), seventy five percent (75%) and one hundred percent (100%) of build-out;
3. An estimate of annual tax revenue to Cache County service providers (e.g., service districts, public safety and health, etc.) generated from the master plan development at twenty five percent (25%), fifty percent (50%), seventy five percent (75%) and one hundred percent (100%) of build-out;
4. The analysis shall show the allocations of such tax revenue to various county funds, uses and organizations.

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C. Expenses:

1. Introductory letters from all service providers based in Cache County outlining the anticipated costs for services;
2. Introductory letters from all service providers not based in Cache County outlining the anticipated terms and costs for necessary interlocal service agreements.

The fiscal analysis shall be prepared by the applicant using input from Cache County, Cache County service providers, non-Cache County service providers, and other relevant public agencies. Estimates shall be based on the full master plan at twenty five percent (25%), fifty percent (50%), seventy five percent (75%) and one hundred percent (100%) of build-out.

The analysis will be prepared in a printed, bound report containing an overall analysis summary page, summary pages for each subcomponent of the analysis and copies of the variables, assumption and backup material used to conduct the analysis.

The analysis will be presented to the director of development services for initial, detailed review as part of the master plan application required materials. The director will incorporate an assessment of the financial analysis in his or her recommendation to the planning commission.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

Exhibit B

CHAPTER 17.14 RESORT RECREATION (RR) ZONE

17.14.010: (RESERVED)

17.14.020: GENERAL REQUIREMENTS

17.14.030: MASTER PLAN APPLICATION REQUIREMENTS AND APPROVAL PROCESS

17.14.040: [DEVELOPMENT STANDARDS](#) ~~DEVELOPMENT AGREEMENT~~

17.14.050: SUBDIVISION OF MASTER PLANNED LAND

17.14.060: DEVELOPMENT PLAN APPLICATION REQUIREMENTS AND APPROVAL PROCESS

17.14.070: OPEN SPACE

17.14.080: UNIT EQUIVALENT DENSITY

17.14.090: ADDITIONAL REQUIREMENTS

17.14.100: DEVELOPMENT IN PHASES AND TIME OF APPROVAL

17.14.110: FEES

17.14.120: APPENDIX A - [APPROVAL PROCESS](#)

17.14.130: APPENDIX B - ENVIRONMENTAL SUMMARY

17.14.140: APPENDIX C - FISCAL ANALYSIS

17.14.010: (RESERVED)

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

17.14.020: GENERAL REQUIREMENTS

- A. Property shall be rezoned through the County rezone process (section 17.02.030 of this title) prior to the Master Plan submittal.
- B. Development within the RR Zone shall adhere to the standards set forth in this land use ordinance and the Utah Condominium Ownership Act as set forth in Utah Code Annotated title 57, chapter 8, as amended.
- C. In order to support the intended recreational uses of the RR Zone and allow for open spaces and buffer zones within proposed developments, the minimum acreage within the zone is two thousand (2,000) acres.
- D. Properties adjacent to an RR Zone property and wishing to rezone to the RR Zone must either: 1) meet the RR Zone requirements independently; or 2) establish agreements between the property owners' association and submit for amendment of the Master Plan of the adjacent RR Zone property.
- E. The primary uses shall be resort and recreation oriented, and shall include, but not be limited to, ski and/or golf facilities and at least one residential/commercial core village. For clarification of this section, the following definition shall be used:
 1. A ski area as a minimum shall include not less than two (2) double chair lifts.
 2. A golf facility shall be as a minimum a certified regulation 18-hole golf course with not less than par seventy (70) as per the USGA.
- F. Culinary water, sewer, power, telecommunications, and other utility services shall be provided by central systems serving the entire Master Plan development area (e.g., service districts, private companies, public utilities, etc.).
- G. Construction, development, maintenance and snow removal on interior roads shall be the responsibility of the developer and, as appropriate, will become the responsibility of the property

Exhibit B

owners' association, ~~as defined in the development agreement.~~

- H. The County shall require such an arrangement of structures and open space within the RR Zone as necessary to assure that the purpose of this zone is achieved:
1. In no case shall total coverage of hard surface development, buildings and structures be greater than ten percent (10%) of the total project area.
 2. Perimeter fencing of homesites and development parcels will not be permitted.
 3. The County may require perimeter fencing of the property boundary, as necessary.
 4. Commercial areas should provide the density, building mass, scale and visual feeling of a pedestrian mountain resort community.
 5. A buffer zone of open space, setbacks or yards between the RR zone and adjacent land, with noncompatible uses, shall be required in accordance with applicable state or local laws.
 6. Subdivision boundaries within the RR zone shall conform to county lines.
 7. Unit clustering is encouraged, especially in commercial or "village" areas.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

17.14.030: MASTER PLAN APPLICATION REQUIREMENTS AND APPROVAL PROCESS

(For a graphical description of the process outlined here, please see section 17.14.120, "Appendix A - Approval Process", of this chapter.)

The master plan shall be submitted as a conditional use for permit issuance in accordance with section 17.06.050 of this title.

- A. Submit Master Plan Application: The following information is required for master plan submissions under the RR zone within the county. The applicant may be required to provide other information required by the director of development services or planning commission as necessary to evaluate the proposed master plan.
1. A master plan application, provided by the director, completed and signed by the owner(s), or authorized agent of the owner(s), of the land parcel(s) represented in the master plan.
 2. A master plan, at a convenient scale of not more than one inch equals four hundred feet (1" = 400'), or at a scale as approved by the director. ~~A minimum of eleven (11) paper copies shall be presented to the director, as part of the master plan application. The director may request additional copies if required.~~ The master plan shall show the following:
 - a. Vicinity Map: Vicinity map showing location of property;
 - b. Statement Of Restrictions: A statement of all existing restrictions on the use of land, including easements, restrictions or covenants;
 - c. Features: Existing and proposed features (may be shown on separate, numbered pages).
 - (1) Existing conditions map, showing vegetation and existing site features;
 - (2) The approximate location of all existing structures and other significant physical and topographic features presently located on the property;

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- (3) Contour lines based on USGS datum with intervals of not more than twenty feet (20'), which contour lines shall extend a minimum of one hundred feet (100') beyond the proposed development boundary;
- (4) Slope map, indicating slopes ranging between zero to seven percent (0-7%), seven to ten percent (7-10%), ten to fifteen percent (10-15%), fifteen to twenty percent (15-20%), twenty to twenty five percent (20-25%), and over twenty five percent (25%);
- (5) The approximate location of any registered historic sites;
- (6) The approximate location of potential wetlands;
- (7) FEMA floodplain delineation.

d. Concepts: General development concepts:

- (1) Site plan of the proposed uses showing general building locations, and requested densities;
- (2) Designations of proposed ownership of areas shown on site plan as being private, part of a condominium, common area or dedicated open space;
- (3) Proposed locations of site improvements such as plazas, tennis courts, ski runs, golf courses, pools, and similar improvements;
- (4) Proposed road locations and other circulation features;
- (5) Proposed intersections with existing roads;
- (6) Preliminary architectural and landscaping theme drawings;
- (7) Proposed phasing schedule, if any.

e. Services:

- (1) All utilities available (if any) and proposed easements for new utility services or relocated utility services;
- (2) Additional proposed features such as systems of drainage, sewage and water supply;

3. As applicable, a brief written statement from each of the following affected entities indicating the availability of current services, as well as the conditions and the impact of the development on such services:

County road superintendent;

Division of environmental quality (DEQ);

EMT response/protection service provider(s);

Fire department;

Health department;

School district(s);

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Sewer service district(s);

Sheriff;
State water engineer;

Stormwater management and control agency;

UDOT;

Waste removal and disposal service provider(s); and

Water service district(s).

4. A title report for the property under the master plan provided by a title company within thirty (30) days of the date of master plan application;
5. A tax clearance from the county treasurer indicating that all taxes, interest and penalties owing for the property have been paid;
6. An environmental summary (see section 17.14.130, "Appendix B - Environmental Summary", of this chapter);
7. A financial analysis (see section 17.14.140, "Appendix C - Fiscal Analysis", of this chapter);
8. ~~The proposed development agreement (see section 17.14.040 of this chapter);~~

~~9.~~The name and address of the property owner(s) and all adjoining property owners as disclosed by the most recent plat map.

B. Approval Of Master Plan: After the applicant has submitted the master plan information as described above, the planning commission will approve, approve with conditions or deny the master plan application.

1. After receiving the applicant's submittal, the director will review the master plan application and determine if the required information provided is complete. The director will make a recommendation on the proposed plan to the planning commission and schedule the master plan for review on the planning commission's next available agenda.

If the director feels the applicant's submittal is incomplete, the applicant has forty five (45) days to submit the additional information requested to the director to continue the master plan approval process.

2. The planning commission will review the master plan and will approve, approve with conditions or deny the master plan.
 - a. Approval by the planning commission grants an equivalent unit density, use and general configuration and allows the applicant to proceed with the process for signature of the development agreement by the county council and by submitting the development plan application.
 - b. Approval with conditions by the planning commission grants an equivalent unit density, use and general configuration and allows the applicant to meet the conditions of the commission and proceed with the process for signature of the development agreement by the county council and by submitting the development plan application.

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- c. Denial of the master plan by the planning commission means the applicant cannot proceed with the process for signature of the development agreement by the county council nor by submitting the development plan application and must either: 1) resubmit a revised master plan and begin the process with the planning commission again; 2) appeal the decision to the board of adjustments; or 3) elect to not pursue a master plan any further.
3. The developer may request changes to an approved master plan. Minor changes to the master plan, as determined by the director, may be authorized by the director if required by engineering or other circumstances not foreseen at the time the master plan was approved. The director may also request review by the planning commission to determine if a proposed change requires a master plan amendment. The planning commission shall review all proposed master plan amendments, using the approval of master plan procedure as described in this section, to determine approval of the amendment to the master plan if the intent of the RR zone is maintained and the county does not receive added significant negative impacts.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

17.14.040: DEVELOPMENT AND INFRASTRUCTURE STANDARDS

- A. Development and infrastructure standards shall be specific to each approved Master Plan in the Resort Recreation (RR) Zone.
 1. As a condition of approval for a Master Plan, the applicant/developer of the resort recreation use must submit proposed development and infrastructure standards as an ordinance amendment application for the review and approval of the Land Use Authority.
 2. The development and infrastructure standards must be adopted by the Land Use Authority into Chapter 17.14 as an appendix, before the applicant/developer can submit applications for subdivisions, development plan applications, zoning clearances, building permits, and the like.
- B. The creation of new lots/parcels must follow the county subdivision regulations in Title 16 of the County Code.
- C. Parcel legality is not applicable within the boundary of an approved Master Plan area as the approved Master Plan defines the physical boundary of the resort area and sets the maximum allowed density based on the unit equivalent density (17.14.080) established in the approved Master Plan.
- D. Density is based solely on the Unit Equivalent Density (17.14.080) as established in the approved Master Plan and subsequently applied to subdivisions, development plan applications, and zoning clearances. It is the responsibility of the applicant/developer to track the density units and provide that information to the County as part of each application submittal for staff review and verification.
- E. Development and infrastructure standards adopted for an approved Master Plan do not supersede any local, state or federal laws and/or regulations nor any state-adopted codes, including, but not limited to, the International Fire Code, Uniform Building Code, and the like.

17.14.040: DEVELOPMENT AGREEMENT

~~(For a graphical description of the process outlined here, see section 17.14.120, "Appendix A—Approval Process", of this chapter.)~~

~~A. Creation Of Development Agreement: After the applicant has obtained approval of the master~~

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~~plan as described above, the approval shall be put in the form of a development agreement.~~

- ~~1. The development agreement shall be in a form approved by the county attorney.~~
- ~~2. The development agreement shall contain, at a minimum, the following:~~
 - ~~a. A legal description of the land;~~
 - ~~b. All relevant zoning parameters including all findings, conclusions and conditions of approval;~~
 - ~~c. A description of approved density and uses for the project;~~
 - ~~d. A copy of the approved plans, including master plan, site plans, architectural plans, landscape plans, grading plan, trails and open space plans, and other plans which are a part of the master plan approval by the planning commission;~~
 - ~~e. A description of all developer exactions or agreed upon public and private dedications and commitments;~~
 - ~~f. The developer's agreement to pay specified service provider fees;~~
 - ~~g. The form of ownership anticipated for the project property owners' association and operating description;~~
 - ~~h. Project phasing plans and schedules;~~
 - ~~i. Other specific requirements, rights and peculiarities pertinent to the project;~~
 - ~~j. The development agreement shall contain language, which allows for minor, facility specific modifications to occur to the approval without revision of the development agreement.~~
- ~~3. Review of the master plan application or following approval of such master plan, the applicant will submit a completed development agreement reflecting the results of the master plan approval to the planning commission for review.~~
- ~~4. The planning commission will make a recommendation on the development agreement to the county council.~~

~~B. Signing Of Development Agreement: Upon the planning commission's recommendation, the development agreement shall be reviewed by the county council. The county council chairperson and the applicant(s) shall sign the development agreement as presented or as amended by the county council upon the recommendation of the county attorney's office within six (6) months of the date of the master plan recommendation by the planning commission. Failure to act by the county council shall constitute a denial. The development agreement shall be filed for recording with the county recorder's office at the applicant's expense.~~

~~(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)~~

17.14.050: SUBDIVISION OF MASTER PLANNED LAND

(For a graphical description of the process outlined herein, see section 17.14.120, "Appendix A - Approval Process", of this chapter.)

An approved master plan may be subdivided or resubdivided at any time. The subdivision approvals process will follow the county subdivision regulations in title 16 of this code.

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Subdivision can take place either prior to or concurrent with a development plan application.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

17.14.060: DEVELOPMENT PLAN APPLICATION REQUIREMENTS AND APPROVAL PROCESS

(For a graphical description of the process outlined herein, see section 17.14.120, "Appendix A - Approval Process", of this chapter.) F15

- A. Submit Development Plan Application: The following information is required for development plan submissions under the RR zone within the county. The applicant may be required to provide other information required by the director of development services or planning commission as necessary to evaluate the proposed development plan. The development plan application may be submitted for individual phases, individual parcels or for the entire master plan.
1. A development plan application, provided by the director, completed and signed by the owner(s), or authorized agent of the owner(s), of the land parcel(s) represented in the development plan.
 2. A development plan, at a convenient scale of not more than one inch equals one hundred feet (1" = 100'), or at a scale as approved by the director. ~~A minimum of eleven (11) paper copies shall be presented to the director, as part of the development plan application. The director may request additional copies if required.~~
 3. The development plan shall show the following:
 - a. All mapped information shall be prepared in a neat and legible manner in ink. All map data shall be prepared at an engineer's scale not more than one inch equals one hundred feet (1" = 100'). The exterior tract dimensions and boundaries must be based on actual ground survey made by a registered engineer or registered land surveyor. The sheets prepared shall be numbered in sequence if more than one sheet is used and shall be of such size as is acceptable for filing in the office of the county recorder.
 - b. Contour lines based on USGS datum with intervals of not more than five feet (5') for parcels with a general slope of greater than thirty percent (30%), or intervals of not more than two feet (2') for parcels with a general slope of less than or equal to thirty percent (30%), which contour lines shall extend a minimum of one hundred feet (100') beyond the proposed development boundary.
 - c. If a drainage channel borders the proposed development, the additional distance necessary to show the far side of the drainage facility can be shown on an accompanying engineering drawing.
 - d. A vicinity map showing the proposed development and its location within the project.
 - e. Existing property description:
 - (1) Location of property by government lot, section, township and range and/or by metes and bounds description, with map indicating graphic scale, north arrow, acres and date.
 - (2) The location and dimensions of exterior boundary lines of the property to be expressed to the nearest hundredth of a foot and all other boundary lines to be expressed in feet.
 - (3) The location of property with respect to surrounding property and streets,

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the names of adjoining subdivisions or parcels, the land uses of the adjoining areas, and the names of adjoining streets.

- (4) The location, width and names of existing rights of way.
- (5) The location, width or dimensions, and purpose of existing easements.
- (6) The location of existing water bodies, streams and other pertinent features such as swamps, drainage ditches, parks, cemeteries, buildings, railroad rights of way and bridges.
- (7) The location and width of all proposed streets, street centerlines and easements, alleys, trails and other public ways, easement and proposed street rights of way, and building setback lines.
- (8) The location, dimensions and areas of all proposed or existing lots.
- (9) The location and dimensions of all property proposed to be set aside for park or playground use, or other public or private reservation, with designation of the purpose thereof, and conditions, if any, for the dedication or reservation.
- (10) All utility facilities existing and proposed throughout the development shall be shown on the development plan or on accompanying engineering plans.
- (11) Location of known geologic hazards, watercourses, rock outcroppings and existing wooded areas or trees eight inches (8") or more in diameter, measured four feet (4') above ground level.
- (12) Location and direction of flow of all watercourses on the property under consideration and abutting properties.
- (13) Location, sizes, elevations and slopes of existing sewers, water mains, culverts and other underground structures within the property under consideration and immediately adjacent thereto; existing permanent building and utility poles on or immediately adjacent to the site; and utility rights of way.

f. Property survey control:

- (1) Two (2) primary control points, approved by the county surveyor and "ties" to such control points. Primary control points must be public land survey corners or officially recognized corners with corner perpetuation and filing number shown.
- (2) Location, description and size of monuments that are set or found (all monuments found, existing or accepted and used in the survey shall be marked with the license number of the surveyor).
- (3) Location of street survey monuments.
- (4) Ties to all controlling corners.
- (5) Sufficient data acceptable to the county surveyor's office to determine readily the location, bearing and length of all lines and to reproduce such lines upon the ground.

g. If the applicant plans a phased development of the area contained in the development plan, the respective areas of development shall be shown on the

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development plan as to the area and priority of development.

- h. Grading plan, noting the maximum street gradient, street sections, and all cuts and fills, which may be on an accompanying engineering drawing.
- i. Indication of land uses within the property.
- j. Proposed street names, and, if pertinent, the lot layout and numbering of all lots and blocks. All lots in each block shall be consecutively numbered. Outlots shall be lettered in alphabetical order. Include dimensions of each lot.
- k. A plan designating limits of disturbance or building pads and utility corridors and connections for each parcel and for improvements, such as utilities and roads.
- l. The name of the proposed development shall be shown.
- m. All maps shall indicate the name of the person or firm responsible for the drawing and the date drawn in order to facilitate further reference to the information.

4. Ownership:

- a. The name and address of the owner or owners, the name and address of the developer if other than the owner, the name of the land surveyors, the name of the author of the property report, and the citation of last instrument conveying title to each parcel of property involved in the proposed development.
- b. Citation of any existing legal rights of way or easements affecting the property.
- c. Existing covenants on the property, if any.

5. A copy of the project's architectural and design guidelines, if not part of the adopted development standards for the master plan.

6. A copy of the project's draft CC&Rs.

7. A copy of the declaration and bylaws of the development pursuant to the Utah condominium ownership act.

8. Any special agreements, conveyances, easements, restrictions or conditions, which will govern the use, maintenance and continued protection of the development and any of its common areas, open space and facilities.

9. Names of adjoining property owners from the latest assessment rolls within three hundred feet (300') of any perimeter boundary of the property under consideration.

10. If the development plan application includes a subdivision of property, application for subdivision shall be made under the applicable requirements and process of [Title 16, subdivision regulations](#), of the county ~~code subdivision ordinance 2000-16/17~~, either prior to or concurrent with the development plan application.

B. Approval Of Development Plan: After the applicant has submitted the development plan information as described above, the planning commission will approve, approve with conditions or deny the development plan application.

1. After receiving the applicant's submittal, the director will review the development plan application and determine if the required information provided is complete. The director will make a recommendation on the proposed plan to the planning commission and schedule the development plan for review on the planning commission's next available agenda.

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If the director feels the applicant's submittal is incomplete, the applicant has forty five (45) days to submit the additional information requested to the director to continue the development plan approval process.

2. The planning commission will review the development plan and will approve, approve with conditions or deny the development plan.
 - a. Approval by the planning commission allows the applicant to proceed by developing the project, with vertical development requiring a zoning clearance prior to issuing a building permit.
 - b. Approval with conditions by the planning commission allows the applicant to meet the conditions of the commission and proceed by developing the project, with vertical development requiring a zoning clearance prior to issuing a building permit.
 - c. Denial of the development plan application by the planning commission means the applicant cannot proceed by developing the project and must either: 1) resubmit a revised development plan application and begin the process with the planning commission again; 2) appeal the decision to the board of adjustments; or 3) elect to not pursue a development plan application any further.
3. The applicant must begin development within two (2) years from the time of receiving an approved development plan, unless otherwise designated by the county council in the development agreement.

C. Changes To Approved Plans: Minor changes in the location, site plan or character of buildings and structures may be authorized by the director if required by engineering or other circumstances not foreseen at the time the development plan was approved. No change authorized by the director under this section may increase the size of any building or structure more than ten percent (10%), nor change the location of any building or structure more than ten feet (10') in any direction. The planning commission must approve all other changes to the development plan application using the approval of development plan application procedure.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

17.14.070: OPEN SPACE

- A. Functional and aesthetic open space (including buffer zones) are essential parts of the RR zone.
- B. Participants in the approval processes shall identify what is to be considered as open space by using the following parameters as a guide:
 1. Waterways, water bodies, manmade water features, wetlands, steep slopes, and other areas to remain undeveloped shall count toward the open space requirement.
 2. Active, nonhard surface recreation areas, such as golf, skiing, hiking and biking trails shall count toward the open space requirement.
 3. Common park areas with passive (landscaping, lawn areas, picnic and bench areas) and active areas (soccer fields, baseball diamonds, tennis courts, fishing ponds, playgrounds, and park gazebos) are encouraged and shall count toward the open space requirement, provided they are used for scenic, landscaping or recreation purposes and they are located on land which is accessible and available to all occupants of dwelling units for whose use the common park area is intended.
 4. Buffer zones along the property boundaries shall count toward the open space requirement.

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5. Portion of lots outside of designated building pads shall count toward the open space requirement if the area is preserved as natural forest, grasslands or pastureland.
 6. Parking lots, parking area landscaping buffers, paved roads, service roads, private yards, buildings or structures, required setbacks for buildings or structures, and all subdivided parcels less than one acre shall not count toward the open space requirement.
- C. Preservation, maintenance and ownership of open space within the development shall be accomplished by one or more of the following ~~(as rights and responsibilities are delineated in the development agreement)~~:
1. Designation of land to meet setback or other buffer zone requirements between the RR zone and adjacent properties; or
 2. Designation of land as a park, parkway system or pasture for the use of resort property owners and resort guests using the resort's recreational facilities; or
 3. Complying with the provisions of the condominium ownership act, Utah Code Annotated title 57, chapter 8, as amended, which provides for the payment of common expenses for the upkeep of the common area and facilities; or
 4. The developer may retain ownership and responsibility for maintenance of the designated open space, and shall commit to such responsibility through written agreement with all parties who subsequently acquire ownership of property within the RR zone; or
 5. The property owners' association may retain ownership and responsibility for maintenance of the designated open space, and shall commit to such responsibility through written agreement with all parties who subsequently acquire ownership of property within the RR zone.
- D. Changes in the project's dedication of open space will be handled through the master plan amendment process.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

17.14.080: UNIT EQUIVALENT DENSITY

- A. Density of development is a factor of both number and the size of the structures built within a master planned development. Unit equivalents are used to better convey overall impacts of a project.
- B. As a physical limitation, total unit volume is a better determinant than number of units. Basing development density under the RR zone on a program of unit equivalents provides the county with clear expectations of the overall scope of development, yet enables the development flexibility to respond to changing market forces and demand.
- C. The unit equivalent structure outlined on the following page establishes the method for density determination within the RR zone:

DENSITY DATA CHART

	Use	Configuration	Unit Equivalent

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Hotel commercial or multi-family residential	Hotel room	A room not to exceed 500 sq. ft., which includes bathroom areas, but not corridors outside of the room or foyers.	0.25
	Hotel suite/1 bedroom apartment	A suite or 1 bedroom apartment not to exceed 650 sq. ft., which includes bathroom and kitchenette areas, but not corridors outside of the room or foyers.	0.33
	Hotel or multi-family - A	An apartment with attached rooms not to exceed 1,000 sq. ft., which includes bathroom and kitchen areas, but not corridors outside of the room or foyers.	0.50
	Hotel or multi-family - B	An apartment with attached rooms not to exceed 1,500 sq. ft., which includes bathroom and kitchen areas, but not corridors outside of the room or foyers.	0.75
	Hotel or multi-family - C	An apartment with attached rooms not to exceed 2,000 sq. ft., which includes bathroom and kitchen areas, but not corridors outside of the room or foyers.	1.00
	Hotel or multi-family - D	An apartment with attached rooms not to exceed 2,500 sq. ft., which includes bathroom and kitchen areas, but not corridors outside of the room or foyers.	1.25
Single-family	Small single family lot	Separate, attached, or unattached homes with any number of rooms (e.g., patio homes, townhomes or condominiums), whose total area inside ranges from 2,500 sq. ft. to 5,000 sq. ft. (Permits 0 lot line units, shared wall units, and lockouts.)	1.00
	Single-family lot	1 single-family lot. (Permits 1 detached or attached accessory dwelling in addition to main house.)	1.00

Mixed use	Corporate retreat	A corporate retreat with residential uses and up to 10,000 sq. ft. of commercial uses with meeting and support space.	4.00
Commercial uses	Golf course facility	Clubhouse, bathrooms, maintenance, garage, food stand, and all accessory buildings (per 1,000 sq. ft.).	1.00
	Equestrian facility	Stables, stalls, barn, and all accessory buildings (per 1,000 sq. ft.).	1.00

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	Ski area facility	Lodges, restaurants/bars, retail, and commercial space, maintenance areas, medical facilities, and all accessory buildings (per 1,000 sq. ft.).	1.00
	Commercial	Restaurant, retail, and other commercial space (per 1,000 sq. ft.).	1.00
	Recreation /a ctivity facility	Activity center, recreational courts, and accessory facilities (per 1,000 sq. ft.).	1.00
	Public facilities	Public facilities with human occupancy such as fire stations, police stations, utility plants, etc. (per 1,000 sq. ft.). Public facilities without human occupancy not counted in density determination.	1.00
	Air transportat io n facilities	Air terminal, commercial facilities, and accessory facilities (per 1,000 sq. ft.) and 1 hangar (maximum of 10,000 sq. ft.) = 1 UE with each additional 1,000 sq. ft. of hangar space = 1 UE	1.00

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

17.14.090: ADDITIONAL REQUIREMENTS

When the planning commission ~~or county council~~ deems necessary, with the reasons for such request being identified, the applicant may be required to provide other information or letters of feasibility, conduct studies and provide evidence indicating suitability of the area for the proposed master plan, including, but not limited to, groundwater protection, plant cover maintenance, geologic or flood hazard, erosion control, and any other physical or environmental matters necessary to fully identify the suitability of the area for the proposed master plan.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

17.14.100: DEVELOPMENT IN PHASES AND TIME OF APPROVAL

- A. If development within the RR zone is to be phased, each phase shall be of such size, composition and arrangement that construction, marketing and operation is feasible as a unit independent of any subsequent phases.
- B. The applicant must begin development within two (2) years from the time of final approval, ~~unless otherwise designated by the county council in the development agreement~~. The planning commission may grant one 24-month extension to the approval without needing to modify the master plan ~~or associated development agreement~~.
- C. Subsequent phases of a multiphase master plan development may begin prior to completion of earlier phases, in accordance with ~~any the~~ phasing plan outlined in the development ~~plan application approval~~ agreement.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

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17.14.110: FEES

Any person filing an application for approval of a master plan or development plan application under the RR zone shall pay a fee. [See Consolidated Fee Schedule for amount of fee.](#)[1]

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014; amd. Ord. 2021-22, 12-14-2021, eff. 1-1-2022)

17.14.120: APPENDIX A - APPROVAL PROCESS

See [process flow chart adopted as part 2026 ordinance amendment figures](#) on file in the [Development Services county](#) office.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

17.14.130: APPENDIX B - ENVIRONMENTAL SUMMARY

The master plan submittal shall include an environmental summary, which consists of the information provided in the checklist on the following page. This checklist must be completed to show the developer has responded to all required criteria listed. For each information category, the developer must fill in the appropriate boxes with a check. Additionally, all reports, agency letters and other supporting documentation shall be attached to this checklist. Staff will review the checklist and attached materials and check the "complete" box if no additional work is required by the developer. The planning commission will review the staff's recommendation and determine if the materials are complete.

ENVIRONMENTAL IMPACT ANALYSIS CHECKLIST

R = Required information/submittal, nonmarked boxes indicate required only if staff or planning commission deem necessary.

Information Categories	Date Required	Report And Map	Agency Review And Comment	Best Management Practices	Complete Additional No Work Required	Documentation (Location within the submittal(s) that the information can be found, e.g., exhibit number or master plan page)
Topographic map	Map showing slopes, views and exposures	R	R	R		

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Geological conditions and hazards	A map and brief statement and describing geologic conditions, structure and properties along with existing geological hazards	R	R	R		
Soils map and narrative	A map and brief statement describing soil types, properties and depths	R	R	R		

Hydrology map and narrative	A map and brief report describing site hydrology, drainage, watersheds, existing bodies of water, groundwater conditions, shorelines, and wetlands	R	R	R		
Water quality report	Identification and discussion of waters shown on the project's hydrology maps and potential for proposed development to affect the site's water quality. Mitigation of impacts and compliance with regulations	R	R	R		
Air quality report	A brief statement describing climate and wind factors	R	R	R		
Vegetation report	Statement describing the site's vegetation considerations and a letter or review from the division of forestry-fire and state lands	R	R	R		
Wildlife report	Statement describing the site's wildlife and habitat considerations and a letter or review from the division of wildlife resources	R	R	R		
Cultural resources report	A brief statement describing cultural resources, including historic and archaeological sites and finds, and provide a letter from Utah State Historical Society with their findings (if any) on the site	R	R	R		

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Traffic impact report	A statement describing road traffic impacts of the proposed development	R	R	R		
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Environmental impact analysis checklist: To complete the checklist the following information is provided under each criteria to assist in contacting the appropriate agency. Not all agencies will provide review of comment but every effort should be made to respond to the needed information as possible. Different agencies have individual reviewing requirements and it is the responsibility of the applicant to work with these agencies.

TOPOGRAPHIC MAP

Summary: US geological survey 7.5 minute topographical quadrangle maps.

Contact Agencies:

Utah State Department Of Natural Resources
Map Library
1594 West North Temple, Suite 3110
P.O. Box 146100
Salt Lake City, UT 84114

GEOLOGIC CONDITIONS AND HAZARDS

Law/Regulation: Chapter 17.18, "Sensitive Areas", of this title. After January 1, 2003, all projects will need to document consistency with Bear River natural hazard mitigation plan.

Summary: Cache County has a very high potential for a number of different geologic hazards that may pose problems for development. Consideration of geologic conditions and hazards should involve both analyzing the impact of these conditions and hazards on the proposed project and impact of the existing environment on the proposed project. The report should identify all geologic conditions and potential hazards which include proximity to all earthquake faults, area of landslide potential, steep slopes and other geologic hazards.

Contact Agencies:

Utah State Department Of Natural Resources
Geological Survey
1594 West North Temple, Suite 3110
P.O. Box 146100
Salt Lake City, UT 84114

Bear River Association Of Governments
Community Development
170 North Main
Logan, UT 84321

SOILS

Summary: From the soil survey of the Cache valley area (USDA - natural resources conservation service, 1974) determine the type and quality of soil for your project and surrounding areas. Consideration should

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be given to the potential effects of the different soil types on the project and potential hazards that may exist: refer to table 4 - engineering interpretation for soil.

Contact Agencies:

United States Department Of Agriculture
Natural Resources Conservation Service
1860 North 100 East
North Logan, UT 84341

North Cache Or Blacksmith Fork Soil Conservation District
1860 North 100 East
North Logan, UT 84341

HYDROLOGY

Law/Regulation: Clean water act.

Summary: The hydrology of Cache County is a complex and critical natural resource. Consideration should be given to the potential impacts of a project on the hydrology of Cache County and protection of this critical natural resource.

Contact Agencies:

United States Army Corps Of Engineers
Salt Lake City, Utah

United States Environmental Protection Agency
Region VIII
Denver, Colorado

Cache County Water Advisory Board
160 North Main
Logan, UT 84321

WATER QUALITY REPORT

Law/Regulation: All projects within Cache County are subject to the requirements of the EPA's national pollutant discharge elimination system regulations and state permits.

Summary: Projects of one acre or larger will be required to submit and receive approval of a discharge permit from the state division of water quality.

Contact Agencies:

Utah State Department Of Environmental Quality
Division Of Water Quality
288 N. 1460 W.
P.O. Box 144870
Salt Lake City, UT 84114

AIR QUALITY

Exhibit B

Law/Regulation: Clean air act 42 USC 7400 et seq. Potentially applicable to all proposed activities. Air quality is an impact category for which specific federal and nonfederal governmental standards exist.

Summary: Consideration of air quality involves both analyzing the impact of the proposed project on air quality in the community and impact of the existing environment on the proposed project forecasting. It depends on project size, type and its location (i.e., the suitability of the particular location for the type of project planned).

Contact Agencies:

Utah State Department Of Environmental Quality
Division Of Air Quality
288 N. 1460 W.
P.O. Box 144870
Salt Lake City, UT 84114

VEGETATION

Law/Regulation: All applicable federal, state and local regulation.

Summary: Consideration should be given to the potential impacts of the project on existing vegetation to protect property from potential fire hazards that may exist for the project.

Contact Agencies:

Utah State Division Of Forestry-Fire And State Lands
Bear River Area
1780 N. Research Parkway, Suite 104
North Logan, UT 84341

WILDLIFE

Law/Regulation: Endangered species act.

Summary: Consideration should be given to the potential impacts of the project on the wildlife and potential endangered species that are within the project area and off site impact should be evaluated.

Contact Agencies:

United States Department Of Agriculture
U.S. Fish And Wildlife Service
1594 West North Temple, Suite 3110
P.O. Box 146100
Salt Lake City, UT 84114

Utah State Department Of Natural Resources
Division Of Wildlife Resources
1594 West North Temple, Suite 3110
P.O. Box 146100
Salt Lake City, UT 84114

CULTURAL RESOURCES

Law/Regulation: The national historic preservation act of 1966.

Exhibit B

Summary: Consideration should be given to any manmade structures that are fifty (50) years and older. These structures should be identified and determined if they are historically significant. All archaeological sites should be identified and documented.

Contact Agencies:

Utah State Department Of Community And Economic Development
State Division Of History
1594 West North Temple, Suite 3110
P.O. Box 146100
Salt Lake City, UT 84114

TRAFFIC IMPACT

Law/Regulation: Subject to current Cache County road policies and Utah state department of transportation requirements.

Summary: Considerations should be given to the impacts of all road systems within and accessing the project. A traffic impact analysis and/or study may be required of the applicant at the discretion of the county.

Contact Agencies:

Utah Department Of Transportation Region 1
169 North Wall Avenue
P.O. Box 12580
Ogden, UT 84412

Cache County Road Department
525 North 1000 West
Logan, UT 84321

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)

17.14.140: APPENDIX C - FISCAL ANALYSIS

The master plan application shall include a fiscal analysis, which consists of the following information:

A. Onetime Revenue Sources:

1. An estimate of fees (e.g., planning, engineering, subdivision, approvals, etc.) that will be generated to Cache County from processing the master plan, individual development plans, subdivisions and building permits with Cache County.

B. Ongoing Revenue Sources:

1. An estimate of annual tax revenue to Cache County (e.g., property taxes, sales taxes, transient taxes, etc.) generated from the master plan development at twenty five percent (25%), fifty percent (50%), seventy five percent (75%) and one hundred percent (100%) of build-out;
2. An estimate of annual tax revenue to Cache County schools generated from the master plan development at twenty five percent (25%), fifty percent (50%), seventy five percent (75%) and one hundred percent (100%) of build-out;

Exhibit B

3. An estimate of annual tax revenue to Cache County service providers (e.g., service districts, public safety and health, etc.) generated from the master plan development at twenty five percent (25%), fifty percent (50%), seventy five percent (75%) and one hundred percent (100%) of build-out;
4. The analysis shall show the allocations of such tax revenue to various county funds, uses and organizations.

C. Expenses:

1. Introductory letters from all service providers based in Cache County outlining the anticipated costs for services;
2. Introductory letters from all service providers not based in Cache County outlining the anticipated terms and costs for necessary interlocal service agreements.

The fiscal analysis shall be prepared by the applicant using input from Cache County, Cache County service providers, non-Cache County service providers, and other relevant public agencies. Estimates shall be based on the full master plan at twenty five percent (25%), fifty percent (50%), seventy five percent (75%) and one hundred percent (100%) of build-out.

The analysis will be prepared in a printed, bound report containing an overall analysis summary page, summary pages for each subcomponent of the analysis and copies of the variables, assumption and backup material used to conduct the analysis.

The analysis will be presented to the director of development services for initial, detailed review as part of the master plan application required materials. The director will incorporate an assessment of the financial analysis in his or her recommendation to the planning commission.

(Ord. 2014-03, 3-25-2014, eff. 4-9-2014)



Pending Item

Ordinance 2026-21 – Amending Chapter 17.14 Resort Recreation (RR) Zone

Agenda request submitted by: Brian Abbott, Director of Development Services –
Forwarded from the County Planning Commission

Assisting Department: Development Services

Requested Council meeting date: June 9, 2026

Agenda Item Language: Initial Consideration for pending item Ordinance 2026-21 Amending Chapter 17.14 Resort Recreation (RR) Zone of the Cache County Code

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

Background: The proposed amendment was triggered by the Powder Mountain Master Plan application when during the review and consideration of the Master Plan, it became apparent that the County Code was not in compliance with State Code, specifically the section regarding Development Agreements (§17.14.040). The proposed amendments will remove that section of Chapter 17.14 and replace it with Development Standards. Other minor clean-ups are included as well as adopting a new Appendix A – Approval Process.

Fiscal Impact: N/A

Public Hearing Required: Ordinance amendment requests require a public hearing before the County Planning Commission (PC). This hearing was held on April 2, 2026 and their recommendation to approve the ordinance amendment was made on April 2, 2026.

On April 21, 2026, the County Council set the public hearing for the May 12, 2026 County Council meeting. A public hearing was held on May 12, 2026, after which the Council had additional questions on the proposed ordinance and decided to postpone action. During the May 26, 2026, staff answered questions regarding the proposed ordinance and the ordinance has been revised to address those concerns. The primary changes were to section 17.14.040.

County Staff Presenter: Angie Zetterquist, Planning Manager

Presentation Time: 10 minutes.

Legal Review: N/A

Original May 12, 2026 language:

17.14.040: DEVELOPMENT STANDARDS

- A. Development standards shall be specific to each approved Master Plan in the Resort Recreation (RR) Zone.
- B. As a condition of approval of a Master Plan, the proponent of the resort recreation use must submit proposed development standards as an ordinance amendment. The development standards must be adopted by the Land Use Authority into Chapter 17.14 as an appendix, prior to submitting applications for subdivisions, development plan applications, zoning clearances, building permits, and the like.
- C. Within the boundary of an approved Master Plan, parcel legality is not applicable. However, the creation of new lots/parcels must follow the county subdivision regulations in title 16 of this code. Density is based solely on the Unit Equivalent Density as approved in the Master Plan and subsequently applied to subdivisions and/or development plan applications. It is the responsibility of the applicant/developer to track the density units and provide that information to the County as part of each application submittal.
- D. Development standards adopted for an approved Master Plan do not supersede any local, state or federal laws and/or regulations nor any state-adopted codes, including, but not limited to the International Fire Code, Uniform Building Code, and the like.

Revised June 9, 2026 language:

17.14.040: DEVELOPMENT AND INFRASTRUCTURE STANDARDS

- A. Development and infrastructure standards shall be specific to each approved Master Plan in the Resort Recreation (RR) Zone.
 - 1. As a condition of approval for a Master Plan, the applicant/developer of the resort recreation use must submit proposed development and infrastructure standards as an ordinance amendment application for the review and approval of the Land Use Authority.
 - 2. The development and infrastructure standards must be adopted by the Land Use Authority into Chapter 17.14 as an appendix, before the applicant/developer can submit applications for subdivisions, development plan applications, zoning clearances, building permits, and the like.
- B. The creation of new lots/parcels must follow the county subdivision regulations in Title 16 of the County Code.
- C. Parcel legality is not applicable within the boundary of an approved Master Plan area as the approved Master Plan defines the physical boundary of the resort area and sets the maximum allowed density based on the unit equivalent density (17.14.080) established in the approved Master Plan.
- D. Density is based solely on the Unit Equivalent Density (17.14.080) as established in the approved Master Plan and subsequently applied to subdivisions, development plan applications, and zoning clearances. It is the responsibility of the applicant/developer to track the density units and provide that information to the County as part of each application submittal for staff review and verification.
- E. Development and infrastructure standards adopted for an approved Master Plan do not supersede any local, state or federal laws and/or regulations nor any state-adopted codes, including, but not limited to, the International Fire Code, Uniform Building Code, and the like.



MEMORANDUM

9 June 2026

To: George Daines
From: Matt Phillips
Subject: Multi-Jurisdictional Development

RE: River Heights - Creekside Estates Development update

During its April 21, 2026 meeting, the County Council approved Resolution 2026-13, granting the proposed Creekside Estates Development access to 400 East (Highway 238), a County roadway located within River Heights City. Prior to the Council's approval, the developer was unable to submit a subdivision application to River Heights City. The purpose of this memo is to provide an update on the status of the development and the anticipated review process related to improvements affecting the County roadway.

Today, I spoke with Blaine Hamlin of Heritage Land Development, Craig Rasmussen, River Heights City Engineer, and Lance Pitcher, River Heights City Council Member, regarding the project's status. Since receiving approval from the County Council, Heritage Land Development has submitted a Preliminary Plat application to River Heights City. The application was reviewed by the River Heights Planning Commission on May 26, 2026. A copy of the Planning Commission's comments is attached for your reference.

Based on discussions with City staff and the developer, the next step is for Heritage Land Development to address the Planning Commission's comments and resubmit the Preliminary Plat for further review. Once the Preliminary Plat is approved, the developer will proceed with preparation of the required engineering documents and submit an application for Final Plat approval.

The County Engineering Division will participate in the review of engineering documents to ensure that all proposed improvements within the County right-of-way meet County standards.

Based on the current schedule, I anticipate it will take approximately two to three months for the developer to obtain Preliminary Plat approval and prepare improvement plans for County review.

Please let me know if you have any questions or would like additional information regarding the project.

River Heights City
Subdivision
Preliminary Plat Application and Requirement Checklist

Office Use Only	
Date Received	<u>5/4/26</u>
PC Mtg Date	<u>5/26/26</u>
DRC Mtg Date	_____

Purpose. For the Administrative Land Use Authority (ALUA) to complete an initial subdivision ordinance review and an initial subdivision plan review.

Administrative Land Use Authority (ALUA): The local authority designated to review and approve applications to subdivide land. The River Heights Planning Commission (PC) shall serve this role for preliminary plat applications; and the Development Review Committee (DRC) shall serve the role for final plat and minor subdivision applications.

Application Required. The Applicant shall submit the required Preliminary Subdivision Plat Application and Requirements Checklist for review and approval by the ALUA.

Request for Pre-Application Meeting. If the applicant requests a pre-application meeting, the municipality will, within 15 days after the request, schedule the meeting to review the concept plan and provide initial feedback.

Subdivision Application. Upon receiving a complete Preliminary Subdivision Plat Application, within thirty (30) business days the ALUA will provide written comments to the applicant. The review cycle restrictions and requirements for the City to respond within the specific time frame do not apply for subdivisions which have boundaries containing a geologic hazard or potential geological hazard, or for any subdivisions for uses other than single-family dwellings, two-family dwellings, or townhomes.

All sections of this application must be filled out or the application will be deemed incomplete.

Proposed Subdivision Name: Creekside Estates **Address of Property:** 755 S 600 E, River Heights UT

Tax ID/Parcel Number: 02-029-0028, -0022, -0023 **Current Zoning:** R-1-8 **Number of Lots:** 41 **Total acres:** 15.27

Existing Use of Property: agriculture **Proposed Use of Property:** Single Family Lots

Applicant Name(s) or Authorized Agent(s): Blaine Hamblin

Mailing Address: 470 N 2450 W **City, State, Zip:** Tremonton, UT, 84337

Phone: _____ **Email:** _____

Property Owner(s) (if other than applicant): Heritage Land Holdings LLC

Mailing Address: 2650 Washington Blvd Suite 108 **City, State, Zip:** Ogden, UT, 84401

Phone: (208) 540-2263 **Email:** _____

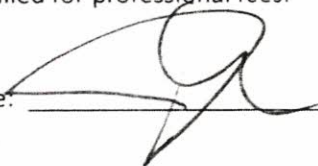
Name of Engineer/Surveyor: Adam Mackelprang **Company:** Alliance Consulting Engineers

Mailing Address: 150 East 200 North Suite P **City, State, Zip:** Logan, UT, 84321

Phone: _____ **Email:** _____

Applicant Certification: I certify under penalty of perjury that this application and requirement checklist and all information submitted as a part of this application and checklist is true, complete, and accurate to the best of my

knowledge. I also acknowledge that I have reviewed the River Heights City Subdivision Ordinance, and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses. I agree also to comply with all applicable city ordinances in effect currently. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that River Heights City may rescind any approval or take any other legal or appropriate action. I also agree to allow City Staff or appointed agent(s) of the City to enter the subject property to make any necessary inspections thereof. I also understand the property owner, or the authorized agent will be billed for professional fees.

Signature:  _____

Date: 6/4/25 _____

Preliminary Plat Requirements

The River Heights City Code can be found at www.riverheights.gov.

River Heights City Code Requirements for Preliminary Plat (see *Title 11, Chapter 4, Subdivisions* in the River Heights City Code):

- A. All Preliminary Plat Applications filed with the City shall provide the following information and all materials required for the City to determine the application is complete, and for the ALUA, as applicable, to subsequently review the Application.
 1. **Application Form.** This Application must be completed and signed by the owner(s) of the subject property or the authorized agent(s) of the owner(s). The Application shall be accompanied by a notarized affidavit provided to the City identifying all owners and, if applicable, an agent as being duly authorized to represent the owner(s) in all matters related to the Preliminary Plat Application. All persons with a fee interest in the subject property shall be required to sign the Preliminary Plat Application and the notarized affidavit.
 2. **Application and Review Fees.** The Preliminary Plat Application shall include the payment of all application and review fees, as established by the Council and any total amount, or deposit amount, required to provide the services of the City's contracted city engineer, and other consultants, determined by the City.
 3. **Legal Description.** A complete and accurate legal description of the subject property.
 4. **Preliminary Subdivision Plat.** A preliminary plat, prepared, dated, and stamped by a licensed land surveyor or professional engineer, as required by Utah Code, and drawn at a scale of not less than one-inch equals 50 feet (1" = 50'), or at an alternative scale, as determined by the City Engineer. The preliminary plat shall be prepared digitally, and all sheets shall be consecutively numbered. A minimum number of copies and sizes of copies as stated by ordinance shall be provided. A digital CAD copy of the plat, in a format acceptable to the City, shall be provided. The Applicant shall also provide a digital PDF copy. The preliminary plat shall include the following information:
 - A. The proposed name of the subdivision.
 - B. The location of the subdivision, including the address, section, township, and range.
 - C. The name(s) and address(es) of the owner(s) and applicant, if other than the owner.

- D. Signature blocks for the city engineer, fire department and solid waste department approval.
 - E. A block for ALUA approval by the signature of the chairperson of the ALUA; and
 - F. Date of preparation, scale as previously determined (at least 50 feet to the inch), and north arrow.
5. **Continued Requirements.** Submit the information required in 11-4-2:E and 11-4-2:F.2 to 5.
6. **Title Report.** A preliminary title report for the entire subject property, provided by a title company, prior to the first review by the ALUA.
7. **Evidence of Availability of Necessary Services.** A signed statement shall be provided for decision by the ALUA from each of the utility companies involved, stating that they have reviewed the plat, approve it as it relates to their company, agree with placing all their utilities underground within the rights-of-way or utility easements as shown on the plans, and are willing to provide the needed service for the development. The signed statements shall also include descriptions of any restrictions that will be imposed by the utility companies, assessment of installation fees, and any timetables for installation of their respective utilities. The following information is required to establish the availability of services to the subject property:
- A. **Culinary Water.** Approval, with recommended plat and drawing revisions, as necessary, for the culinary water system and services from the City's public works department, acting as the City's culinary water authority. The proposed culinary water system shall meet all requirements of the City. It shall be the responsibility of the Applicant(s) to provide all information and materials required by the public works department to provide written approval of the proposed culinary water system and services.
 - B. **Sanitary Sewer.** Approval, with recommended plat and drawing revisions, as necessary, for the sanitary sewer system and services from the City's public works department, acting as the City's sanitary sewer authority. The proposed sanitary sewer system shall meet all requirements of the City. It shall be the responsibility of the Applicant(s) to provide all information and materials, as required by the public works department to provide written approval of the proposed sanitary sewer system and services.
 - C. **Fire Protection, Suppression, and Access.** Recommendation, with recommended plat and drawing revisions as necessary, for the fire protection and suppression system from the Logan City Fire Department, acting as the City's fire authority. The proposed fire protection and suppression system shall meet all requirements of the Logan City fire marshal. It shall be the responsibility of the Applicant(s) to provide all information and materials as required by the fire department to provide a written recommendation of the proposed fire protection and suppression system and access.
 - D. **County Access Permit.** If the proposed subdivision is accessed from a county road, authorization from Cache County to allow the subdivision access from a county road shall be provided. It shall be the responsibility of the Applicant(s) to provide all information and materials, as required by Cache County to provide the necessary access permit(s).
 - E. **Storm Drainage and Flood Control.** Approval, with recommended plat and drawing revisions, as necessary, for the storm drainage and flood control system from the city engineer, acting as the City's storm drainage and flood control authority. The proposed storm drainage and flood control system shall meet all requirements of the City. It shall be the responsibility of the Applicant(s) to provide all information and materials, as required by the city engineer to provide the written approval of the proposed storm drainage and flood control system.
 - F. **Electrical Power System.** Approval, with recommended plat and drawing revisions, as necessary, for the electrical power system from Rocky Mountain Power, acting as the City's public power authority. The proposed electrical power system shall meet all requirements of the City. It shall be

the responsibility of the Applicant(s) to provide all information and materials, as required by Rocky Mountain Power to provide the written approval of the proposed electrical power system.

G. Telecommunications/TV. Approval, with recommended plat and drawing revisions, as necessary, for the telecommunications/TV system from CenturyLink and/or Comcast, acting as the City's telecommunication/TV authority. The proposed system shall meet all requirements of the City and utility provider. It shall be the responsibility of the Applicant(s) to provide all information and materials, as required by the utility provider to acquire the written approval of the proposed telecommunication/TV provider.

H. Other. As may be applicable, approvals and permits from any federal, state, and local agency, including approval by the Bear River Health Department or the Utah Department of Health.

8. Additional Information and Materials. When the city engineer or other ALUA member(s) determines necessary, the Applicant may be required to provide other information, materials, studies, and other evidence indicating the suitability of the subject property for the proposed subdivision. This includes, but is not limited to, compliance with the City's transportation plan(s) including access management plans, adequacy of infrastructure and utilities, public safety and fire protection, groundwater protection, plant cover maintenance, geologic or flood hazard, erosion control, wildlife habitat preservation, and any other infrastructure, physical, environmental, or cultural matter.

Requirements Checklist

THE FOLLOWING MUST BE FILLED OUT, PROVIDED, AND CHECKED OFF TO BE DEEMED COMPLETE FOR CITY ACCEPTANCE.

1. A completed Preliminary Plat Application.
2. Payment of application fees.
3. Owner's affidavit and consent.
4. Site Analysis documentation in accordance with River Heights City Ordinance 11-4-2:F.3.
5. Legal description. A complete and accurate legal description of the subject property.
6. Preliminary plat, including the name of the subdivision, name of engineer or surveyor and full contact information.
7. Geotechnical report.
8. A current preliminary title report.
9. An electronic CAD copy of the plat.
10. An electronic copy of all plans in PDF Format.

Preliminary Plat Requirements:

11. Prepared, dated, and stamped by a licensed land surveyor or professional engineer, as required by Utah Code, and drawn at a scale of not less than 1" = 50', or as otherwise approved in writing by the city engineer.
12. Prepared digitally with a printable format at 36" x 24". All sheets shall be consecutively numbered.
13. A vicinity map, at a minimum scale of 1" = 1,000', clearly identifying the boundaries of the subject property within the City and its subdivision or section showing major streets, landmarks, and boundaries.
14. Property accesses, adjoining subdivision outlines and names, as applicable, including all roads and streets and the names of all adjoining property owners of record.
15. The basis of bearings used, graphic and written scale, true north point, township, range, section, quarter section, and other monuments.

16. Proposed road and street layout with street cross sections including maximum/minimum grades, and traffic control signage.
17. The boundaries, course, and dimensions of all lots and parcels proposed, measured by their boundaries, course, and extent, whether the owner proposes that the lot or parcel is intended to be used as a road, street, or for any other public or private use. Any remaining portion of the subject property shall be included in a lot. Lot and boundary closure are to be calculated to the nearest one hundredth of a foot.
18. The location of any common space or open space areas, including the location of all property, proposed to be set aside for public or private reservation, with the designation of the purpose of such set-asides, and conditions, if any.
19. The lot, unit, or building reference, road, street, or site address, the road and street name or coordinate address, acreage and square footage for all parcels, units, or lots proposed. All parcels, units, or lots proposed shall be numbered consecutively and shall include all phases of the proposed development. Any remaining portion of the subject property shall be included in a lot and numbered.
20. All existing and proposed rights-of-way and easement grants of record for underground facilities and all other utility facilities, as well as all proposed road and street rights-of-way and easement grants of record.
21. A title block, placed on the right side of the plat showing proposed name or designation of the subdivision distinct from any other subdivision recorded in the office of the Cache County Recorder.
22. Name and address of the owner(s) of record and the name, address, and license number of the licensed surveyor responsible for preparing the plat.
23. Date of preparation of the plat and all revision dates, as applicable.
24. Tabulation of the number of acres in the proposed development, showing the total number of lots and areas of open space, where applicable.
25. Current zoning.
26. Square footage and acreage of each lot.
27. Building setback requirements based on current City Ordinance.
28. Parcels offered for dedication clearly designated.
29. A development phasing schedule (if applicable) including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation, and common open space areas. No single phase shall exceed 20 lots or parcels or 30 dwelling units.
30. Existing utilities within the tract and extending to one hundred (100') feet beyond the subdivision boundary.
31. Utility layout for culinary water, sanitary sewer, street lighting, and stormwater management requirements.
32. All other applicable items as may be noted in River Heights City Ordinance Title 11 Subdivision Regulations.

Requirements Checklist Acknowledgement

I, Blaine Hamblin, do hereby say that I am the owner/agent of the subject property of this application, and I have read the River Heights City Code Requirements and completed the Requirements Checklist. The statements, information, exhibits, and all plans herein or attached or submitted present the intentions of the applicant and are in all respects true and correct to the best of my knowledge and belief.

Signature of applicant/authorized agent: Blaine Hamblin Date: 11 June 2025

Paid \$3,000 5/4/26 CR# 2731

5/4/26 - Pre-application meeting: Blaine Hamblin, Keenan Ryan, Craig Rasmussen, Clayton Nelson, Noel Cooley

Memo

To: Keenan Ryan, Planning Commission
From: Craig Rasmussen *Craig Rasmussen*
CC: Sheila Lind, Clayton Nelson
Date: May 29, 2026
Re: Heritage Land Development – Creekside Estates Preliminary Plat Comment- Review 1

The following comments are provided by the Planning Commission and Engineer's review of the preliminary plat. Said comments are to be addressed with an update to the preliminary plat. Provide a detailed written response to each comment. A Preliminary Plat Review Meeting will be scheduled following review and/or resolution of the comments noted herein.

- 1 Show lot Frontage width dimensions on the Preliminary Plat where frontage width is measured at the setback line on curve locations. Verify each lot width meets the 80-foot frontage at setback. (11-4-2 F.5.b.)
- 2 Centerline radius of roads appears to meet the minimum 100 ft requirement based on property line curve radius. Please add radius dimensions to centerline of road at tight curves – other dimensions. (11-4-2 F.5.a.)
- 3 10. Provide a copy of the emergency egress easement through the Church of Jesus Christ of Latter-day Saints parcel, with descriptive requirements for use, surface maintenance, snow removal, and the requirement to keep the access open (no parking on easement, etc). (11-4-2 F.5.e. and j.)
- 4 Provide a pathway to the school with associated easements and as coordinated with the school. Said trail/path is noted on the City Trails Master Plan and is to be incorporated either at the northeastern corner of the development, or in accordance with the waterline easement and installed location at the southwestern corner of the school property. (11-4-2 F.5.c. and e.)
- 5 All utility companies must provide a letter stating that they can supply services, to be provided after addressing City comments and prior to approval of the Preliminary Plat. (11-4-2 F.1.d.)
- 6 Add Unit of measure on note #1 (Acres)
- 7 All existing utility easements (written and prescriptive) need to be disclosed on the preliminary plat. (11-4-2-F.2.d.)
- 8 Show existing power poles with note regarding their removal or otherwise. (11-4-2)
- 9 Was an affidavit of clear title to the property submitted with the application? If not, please provide. If submitted previously, please note and disregard the comment. (11-4-2 F.1. c.)
- 10 Existing Conditions Map is required - complete the information. Specifically note the stormwater drainage from 600 South along the west side of HJA LLC property, and the stormwater line along the east side of the development with drainage to Spring Creek. (11-4-2 F.2.d-h. required)
- 11 Site Analysis information required (11-4-2 F.3.b. 3, 5, 11)
- 12 Please dimension the proposed right of way widths on the preliminary plat. (11-4-2 F.5.a.)

- 13 Provide dimensions and callout purpose for the egress easement and proposed utility and stormwater easements. (11-4-2 F.5.a.)
- 14 Provide water line and easement to connect to 600 South through school parcel to loop/network the development water main line with the city system. (11-4-2 F.5.e.)
- 15 Include the waterline network connection to 600 South via the school property - between lots 39 & 40 with the current layout. (11-4-2 F.5.f.)
- 16 Typical road section is shown on plans and represents the minimum pavement structural section. Provide geotechnical report for the development and increase pavement section as may be recommended in the report. There is a high likelihood of substantial clay soil on the site. (11-4-2 F.5.h.)
- 17 Stormwater management plan as presented is not acceptable. Detention areas cannot be split by lot lines and must be readily accessible. Recommend detention basin be located adjacent to the emergency egress easement to provide access for city observation. The plan does not show the planned outlet system for the stormwater pond on Lot 1, and does not designate this as retention. Provide percolation test information for all stormwater ponds, planned overflow, easements and/or dedications, etc. (11-4-2 F. 5.i.)
- 18 Provide a copy of the emergency egress easement through the Church of Jesus Christ of Latter-day Saints parcel, with descriptive requirements for use, surface maintenance, snow removal, and the requirement to keep the access open (no parking). (11-4-2 F.5.e. and j.)
- 19 Provide stormwater calculations to establish sizing requirements for detention/retention ponds to properly show impacts to lots. (11-7-6, 11-4-2 F.5.i.)
- 20 Due to the unusual conditions (depth) of the sewer line exiting the development 600 East and to 800 South, provide profiles showing existing and proposed surface grades and sewer pipe elevations.
- 21 Show limits of development for lots above the 100 year flood plain. Show flood plain lines at applicable elevation on the plat. (11-7-6 D.3.f.)