

CACHE COUNTY COUNCIL

February 17, 2026 at 5:30 p.m. - Cache County Chamber at 199 North Main, Logan, Utah.

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

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

MEMBERS EXCUSED:

STAFF PRESENT: Nathan Argyle, Andrew Erickson

OTHER ATTENDANCE: Rhy Lund, Taya Lund, Micah Christensen, Terena Lund, Scott Wells

1. **Call to Order 5:00p.m. – [0:10](#)**
2. **Opening Remarks and Pledge of Allegiance – [0:32](#)** Opening prayer given by Councilmember JoAnn Bennett.
3. **Review and Approval of Agenda [2:12](#)**

Action: Motion made by Councilmember David Erickson to approve amended agenda; seconded by Vice Chair Kathryn Beus.
Motion passes.
Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
Nay: 0
4. **Review and Approval of Minutes [2:00](#)**
 - a. 02-10-2026 County Council Meeting Minutes (Pending)
Action: Motion made by * to approve minutes; seconded by *.
Motion passes.
Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
Nay: 0
5. **Report of the County Executive [2:36](#)**

Executive Daines recommended appointment for himself and Councilmember JoAnn Bennett to the Cache County Foundation along with statutory requirement Auditor Matt Funk.

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

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

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

7. **Public Hearings** 5:30 p.m. [3:50](#)

a. **Set Public Hearings for March 10th at 5:30 p.m.**

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

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

Motion passes.

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

Nay: 0

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

b. **Hold Public Hearings:**

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

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

Motion passes.

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

Nay: 0

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

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

Motion passes.

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

Nay: 0

8. **Initial Proposals for Consideration of Action** [42:58](#)

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

Chair Sandi Goodlander asked for more details what the variance covers. Angie answered state thresholds are required before a variance is given. Councilmember David Erickson said he was concerned about primary access in the future. Discussion.

Action: No motion.

Motion passes.

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

Nay: 0

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

[49:09](#) Chair Sandi Goodlander opened for discussion.

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

Motion passes.

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

Nay: 0

[50:33](#) Executive Daines left meeting.

9. Pending Items

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

[9:30](#) Chair Goodlander commented because of many variables a workshop would be held to discuss this.

Action: None

Motion passes.

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

Nay: 0

- b. **Resolution 2026-06 – Removal of Certain Class B Road Segments from Cache County’s Class B Road System** [11:03](#)

Discussion among Council, Executive Daines, and attorney Dane Murray.

Action: [33:48](#) No motion. Item continued.

10. Other Business

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

11. Council Member Reports

David Erickson – [1:05:44](#) David reported Legislative committees were scrutinizing bills harder and dropping them.

Sandi Goodlander – None

Keegan Garrity – None

JoAnn Bennett – [1:07:20](#) JoAnn asked questions about the zoning changes presented at the meeting.

Kathryn Beus – [1:06:49](#) Kathryn reported Fire Board was making incremental progress.

Nolan Gunnell – [1:09:33](#) Nolan asked Andrew if there was an update on planning commission compensation. Andrew answered he was doing research on how the compensation would be arranged. Attorney Dane Murray added he would check into the compensation as well.

Mark Hurd – [1:04:37](#) Mark reported both the library and ice arena board meetings were still in progress.

Action: Motion made by Councilmember Nolan Gunnell to close meeting; seconded by Vice Chair Kathryn Beus.

Motion passes.

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

Nay: 0

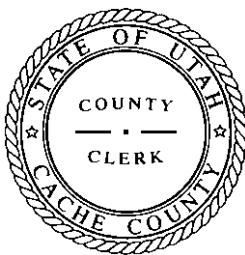
Adjourn: [7:30](#) PM



APPROVAL: Sandi Goodlander, Chair
Cache County Council

Bryson J Behm

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**

February 17, 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 **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, February 17, 2026.**

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

CACHE COUNTY COUNCIL AGENDA

AMEDNED

REGULAR COUNCIL MEETING – 5:00 p.m.

- 1. Call To Order**
- 2. Opening** – Council Member JoAnn Bennett
- 3. Review and Approval of Agenda**
- 4. Review and Approval of Minutes**
 - a. 02-10-2026 County Council Meeting Minutes (Pending)
- 5. Report of the County Executive**
 - a. Appointments
 - b. Other Items
- 6. Items of Special Interest**
 - a. N/A
- 7. Public Hearings – 5:30 p.m.**
 - a. **Set Public Hearings for March 10th at 5:30 PM:**
 - i. Ordinance 2026-08 – Shepherd Rezone
 - ii. Ordinance 2026-09 – Wellsville Safe Storage LLC Rezone
 - iii. Ordinance 2026-10 – Greenfield Mill Overflow and Office Space Rezone
 - iv. Resolution 2026-07 – A Resolution Opening and Amending the Cache County 2026 Budget (First Amendment)
 - b. **Hold Public Hearings:**
 - i. Ambulance Service Request for Proposal (RFP) Acceptance
 - ii. Ordinance 2026-05 – Frontage and Access Ordinance Amendment

8. Initial Proposals for Consideration of Action

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

- b. **Resolution 2026-08 – A Resolution Supporting the Renewal of the Cache County Fire District Ambulance Service License For the 2026-2029 Licensing Period**
- Matt Funk, Cache County Auditor

9. Pending Items

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

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

10. Other Business

- a. **Online BOE Training Registration**

- b. NACO Conference February 21-24, 2026
- c. 2026 Legislative Conference April 28-30, 2026

11. Council Member Reports

12. Adjourn

- Next Scheduled Regular Council Meeting: March 10th @ 5:00 PM



Sandi Goodlander, Council Chair



Set a Public Hearing

Ordinance 2026-09 – Wellsville Safe Storage LLC Rezone

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

Assisting Department: Development Services

Requested Council meeting date: February 17th, 2026

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

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

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

Fiscal Impact: N/A

Public Hearing Required: Rezone requests require a public hearing before the County Planning Commission (PC). This hearing was held on February 5th, 2026 and their recommendation to deny the rezone was made on February 5th, 2026.

No additional hearing is required under the requirements of the State Code, however, the Council has previously directed it is beneficial to rehear the public comment and hold an additional hearing before the Council. See attached for additional information.

County Staff Presenter: Brian Abbott, Interim Director of Development Services

Presentation Time: 10 minutes.

County Staff Point of Contact: Conner Smith, Associate Planner

Legal Review: N/A

- 42 5. Cache Open Space Advisory Committee has identified properties along Highway 89/91 as
43 scenic vistas and valley gateways which are priority properties to protect from
44 development. This parcel falls into both categories.
45 a. The property is also located directly north of the American West Heritage Center
46 and east of properties owned by the County that are meant for a future outdoor
47 recreation use.
48 6. Industrial and Commercial are not permitted on a Minor Local road.
49

50 **Staff Report review by Interim Director**

51 Brian Abbott

52

53 **Staff Report by County Planner**

54 Conner Smith

55

56 **General Description**

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

59

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

61 Staff Report to Planning Commission – revised

Staff Report: Wellsville Safe Storage LLC Rezone

5 February 2026

This staff report is an analysis of the application based on adopted county documents, standard county development practices, and available information. The report is to be used to review and consider the merits of the application. Additional information may be provided that supplements or amends this staff report.

Agent: Travis Baldwin

Parcel ID#: 11-059-0009

Staff Recommendation: None

Type of Action: Legislative

Land Use Authority: Cache County Council

Location

Reviewed by Conner Smith

Project Address:

3900 S. Highway 89/91,
Wellsville

Acres: 8.00

Current Zoning:

Agricultural (A10)

Proposed Zoning:

Industrial (I)

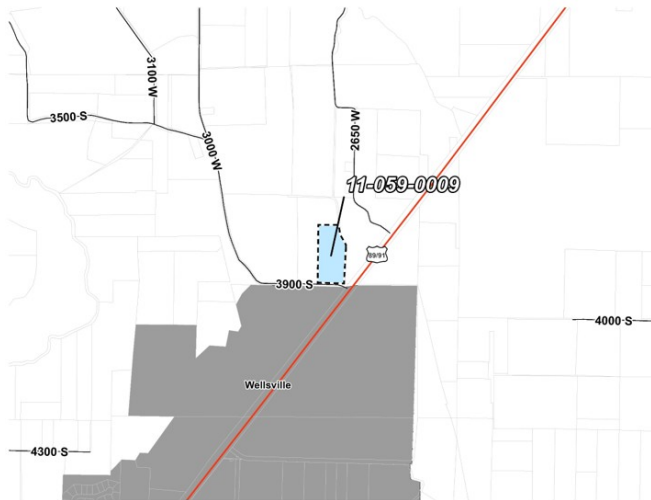
Surrounding Uses:

North – Agricultural

South – Agricultural/Wellsville/American West H.C.

East – Agricultural

West – Agricultural/Residential



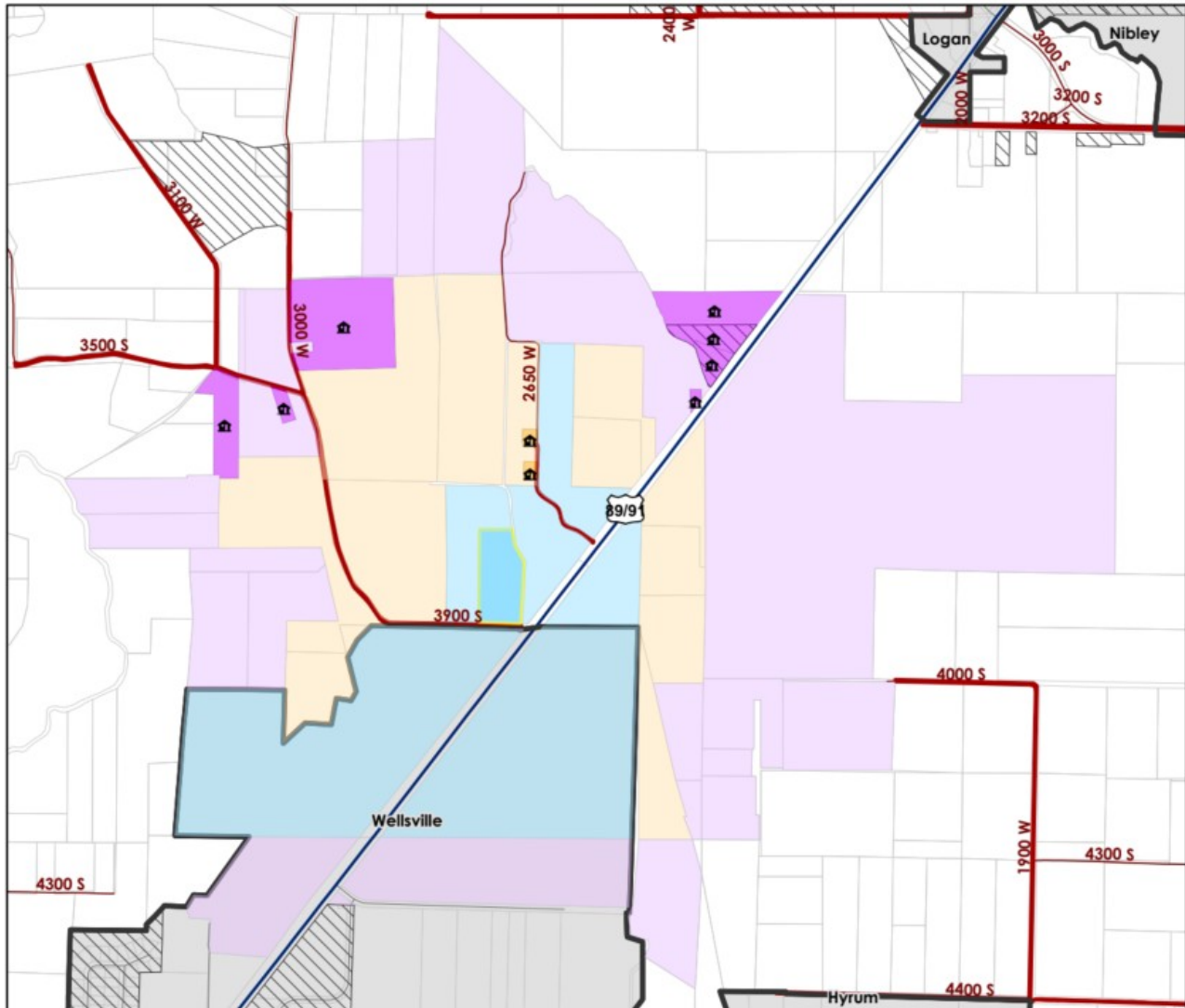
Findings of Fact

A. Request description

1. A request to rezone 8.00 acres from the Agricultural (A10) Zone to the Industrial (I) Zone.
2. This rezone may allow the parcel to establish uses permitted in the Industrial (I) Zone.
3. A rezone request is general in nature and is not tied to any proposed use. Any impacts related to permitted and conditional uses allowed within the Industrial (I) Zone will be addressed as part of each respective approval process required prior to site development activities.
4. Staff has identified general information as pertains to the subject property to assist the Planning Commission and County Council in arriving at a decision. This information is reflected in the attached map (Attachment A) and in the following text:

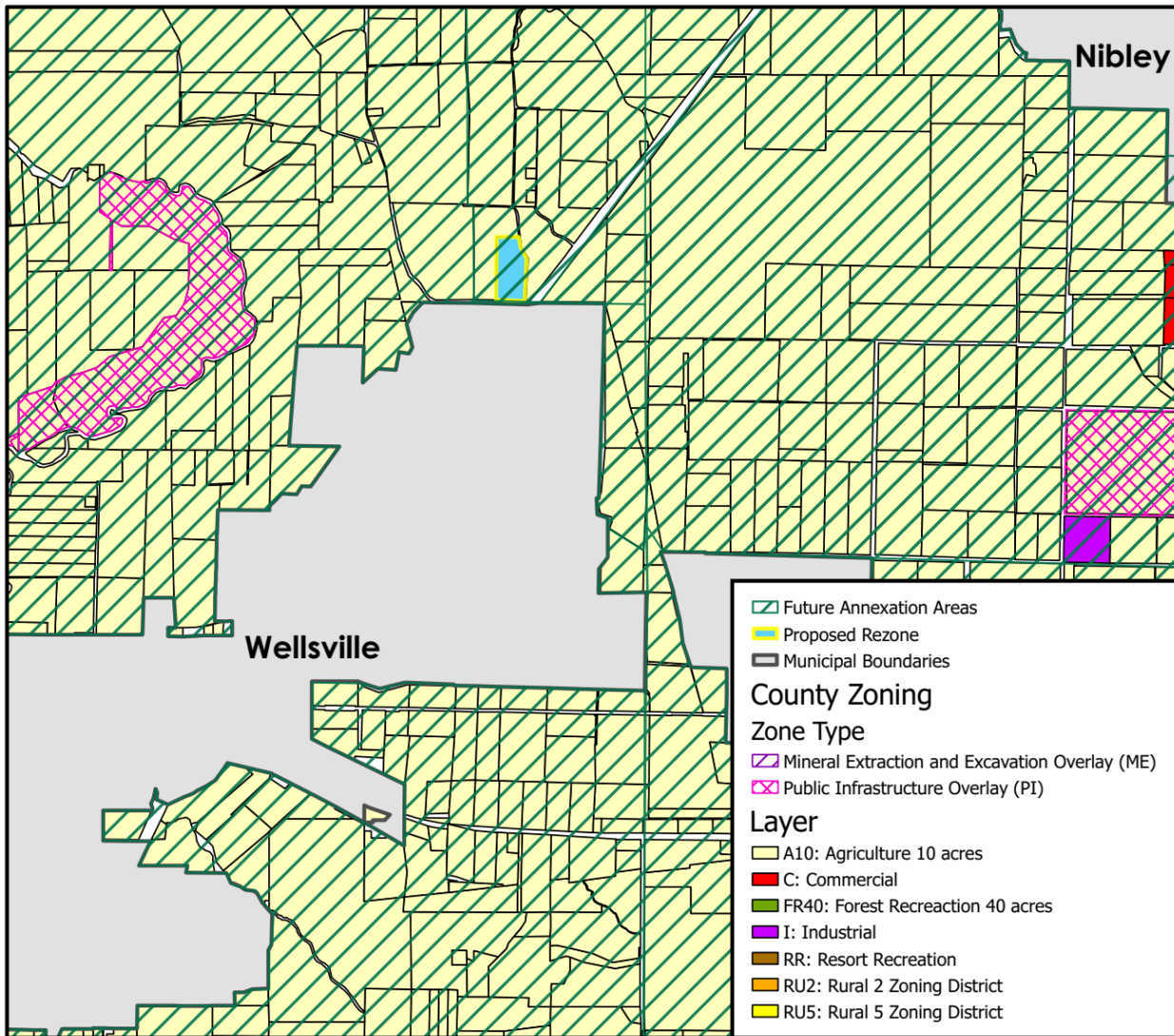
a. Land Use Context:

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



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

- iii.** Schedule of Zoning Uses: The Industrial (I) Zone allows for a variety of uses with the approval of a zoning clearance and/or conditional use permit. These uses include:
- Accessory/Agriculture Structures
 - Caretaker's Residence
 - General Manufacturing
 - Agricultural Manufacturing
 - Commercial Kennel/Animal Shelter
 - Storage and Warehousing
 - Self Service Storage Facility
 - Transport Services
 - General Vehicle Repair
 - Mobile Food Truck
 - Sexually Oriented Business
 - Crematorium
 - Utility Facility, Distribution
 - Telecommunications Facility, Major
 - Telecommunications Facility, Minor
 - Private Airport
 - Livestock Auction Facility
 - Site Grading
- iv.** Adjacent Uses:
1. The properties to the north, east, and south are primarily agricultural while properties to the west are a mix of agricultural and residential. Wellsville City limits are directly to the south of the subject property.
 - a. The American West Heritage Center is located directly to the south of the subject property inside of Wellsville City limits.
- v.** The nearest parcel in the County that is in the Industrial (I) Zone is located 1.60 miles to the south-east of the subject property.
1. The Walker Property Rezone, located 1.60 miles to the south-east of the subject property at ~1500 W. 4400 S., near Hyrum, was a request to rezone 10.00 acres from the Agricultural (A10) Zone to the Industrial (I) Zone and was approved by the County Council as Ordinance 2018-10.
- vi.** Annexation Areas:
1. The subject property is located in both the Wellsville City and Nibley City future annexation areas.
- vii.** Cache Open Space Advisory Committee (COSAC):
1. COSAC has identified the properties along Highway 89/91 as scenic vistas and valley gateways that are priority properties to protect from development. This property falls into both categories. The proposed rezone is also north of the American West Heritage Center and east of properties owned by Cache County for future outdoor recreation use.



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

5. As per §17.02.060, Establishment of Land Use Authority, the County Council is authorized to act as the Land Use Authority for this application.
6. The current County Land Use Ordinance does not specify appropriate locations for the Industrial (I) Zone but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030(A) identifies the purpose of the Industrial (I) Zone and includes the following:
 - a. “To provide locations where manufacturing, processing, warehousing, and fabrication of goods and material can be carried on with minimum conflict or deleterious effect upon the surrounding properties. The purpose of this zone is also to promote the economic well being of the citizens and to broaden the tax base.”
 - b. “This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.”
7. Chapter 4: Future Land Use Plan of the Cache County General Plan states:
 - a. “The use of land is one of the most important and fundamental values for landowners, residents, civic leaders, and elected officials. This determines, in large measure, the future of Cache County. The Future Land Use Map represents the County’s collective vision of

our desired future. It conveys the patterns and priorities of economic development and community character, the locations of neighborhoods and industries, and the preservation of natural, agricultural, and rural landscapes.”

- b. “The Future Land Use Plan is advisory and does not change the existing zoning of any property or the ability of landowners to continue existing legal uses consistent with the existing zoning or nonconforming uses. It serves as a starting point for conversations about regional initiatives and development proposals by illustrating how sometimes separate and uncoordinated activities can help or harm our desired future. The timing of future development will depend on a number of factors including choices made by individual landowners, aspirations of the community, and future availability of facilities and services.”

- 8. The future land use map (Attachment B) adopted as part of the Cache County General Plan identifies the area where the subject property is located as “Agriculture and Ranching.” *Cache County General Plan, Chapter 4, Page 26*. This section states:

- a. Location: Private agriculture landscapes in the Cache Valley outside of municipalities.
- b. Example Areas: Most of the valley.
- c. Purpose and Character: Agricultural and rangeland uses on private lands under conservation easements (no public access) are expected to continue in the Valley. Separation from dense residential developments is advantageous. The agricultural landscape provides separation between adjacent municipalities and protects suitable soils.
- d. Preferred Land Uses: Agriculture, ranching, rural residential uses at densities of less than one unit per 10 acres, Conservation Easements (CEs) and conserved public lands, Agritourism.
- e. Secondary Land Uses: Industrial and Commercial uses directly supportive of agriculture (Processing, Packaging, Distribution), clustered subdivision developments, outdoor recreation, farm worker housing.
- f. Discouraged Uses: Residential developments at densities of greater than one unit per 10 acres if not in a clustered subdivision development, commercial office, commercial retail, flex office/industrial, heavy industrial.

- 9. The subject property is not located in the Urban Expansion Overlay.

- 10. Consideration of impacts related to uses allowed within the Industrial (I) Zone will be addressed as part of each respective approval process required prior to site development activities.

C. Access—16.04.040 [A], 16.04.080 [E], Road Manual

- 11. §12.02.010 adopts the Manual of Roadway Design and Construction Standards (Road Manual) for roadway improvement requirements.
- 12. §16.02.010 Standards and Lot Size – All subdivisions must meet the minimum lot and development standards as outlined in each base zone of the Cache County Zoning Ordinance and within this title.
- 13. Table §17.10.040 Site Development Standards – Minimum lot frontage required in the Industrial (I) Zone is 150’.
- 14. §17.07.040 General Definitions – Lot/Parcel Frontage: that portion of a development site that abuts a public or private roadway. For the purposes of determining setback requirements on corner lots, all sides of a lot adjacent to a roadway shall be considered frontage
- 15. §16.04.040 [A] Roads – All roads must be designed and constructed in accordance with Title 12 of the County Code.
- 16. §12.02.010 Roadway Standards – Requirements for roadway improvement are provided in the current Manual of Roadway Design and Construction Standards (Road Manual).

17. Roadway Functional Classification:

- a. Minor Local (L): Minor local roads serve almost exclusively to provide access to properties adjacent to the road. Minor local roads generally serve residential or other noncommercial land uses. Many minor local roads are cul-de-sacs or loop roads with no through continuity. The length of minor local roads is typically short. Because the sole function of local roads is to provide local access, such roads are used predominantly by drivers who are familiar with them.

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

- a. The property has access to 3900 South.

19. 3900 South:

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

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

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

Minimum Access Spacing Standard (Feet)			
Classification	Public/Private Roads	Commercial	Residential/Farm
Minor Local	300	N/A	10
<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 23 January 2026.

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

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

Staff Conclusion

The Wellsville Safe Storage LLC rezone, a request to rezone 8.00 acres from the Agricultural (A10) Zone to the Industrial (I) Zone has been reviewed in conformance with Title 17 of the Cache County Land Use Ordinance and the County Manual of Roadway Design and Construction Standards. Staff has not made a recommendation based on the findings of fact identified above and any others identified at the public hearing. Although Staff has not made a recommendation for approval or denial, they can help Planning Commission draft a recommendation to County Council.

Planning Commission Conclusion

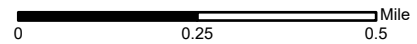
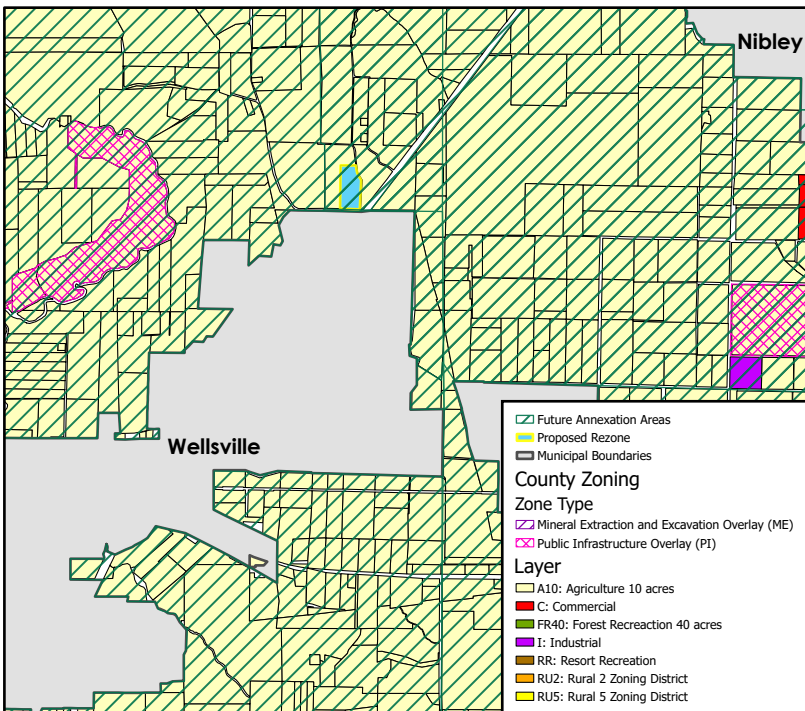
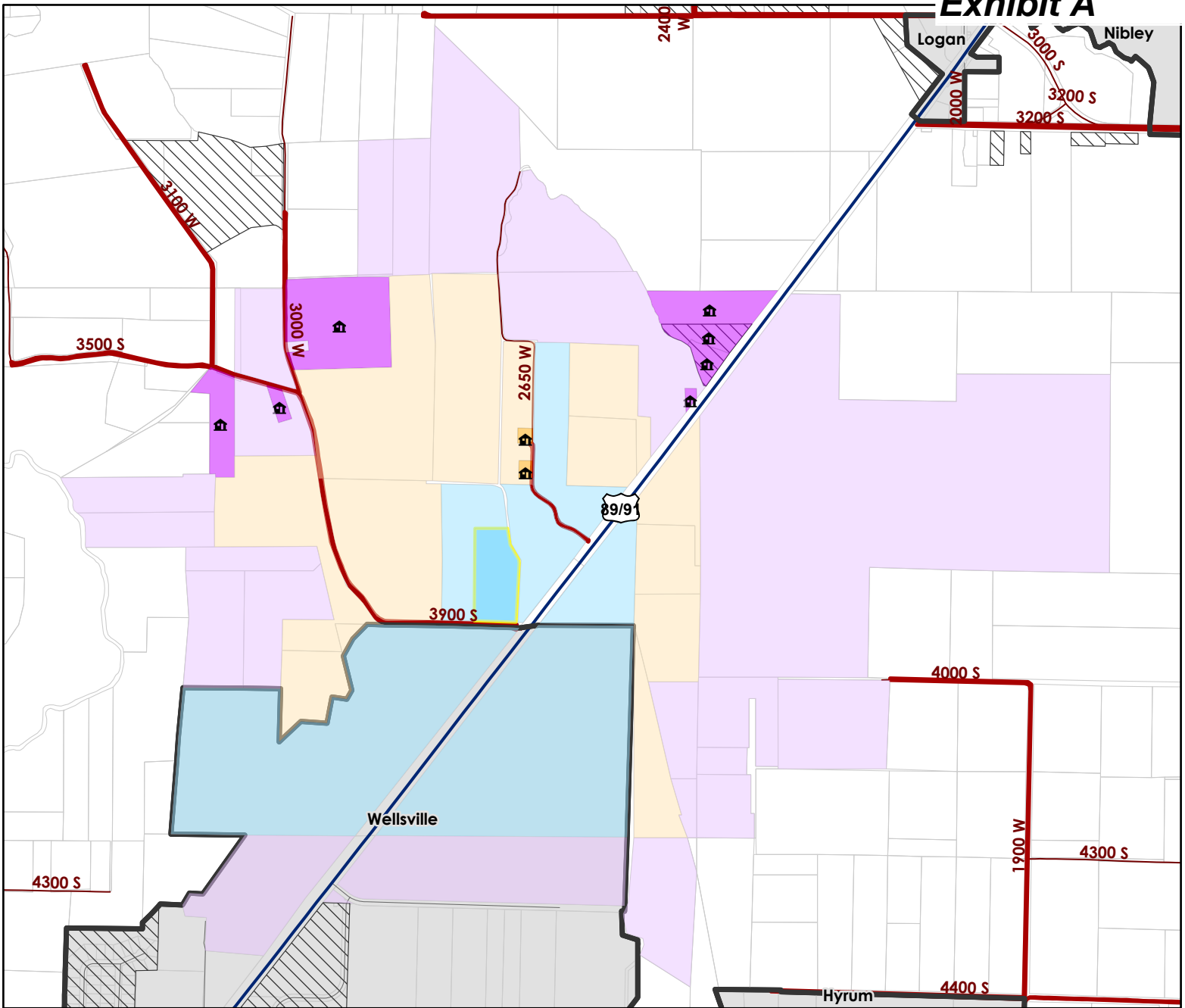
Based on the findings of fact noted herein, the Wellsville Safe Storage LLC rezone is hereby recommended for denial to the County Council as follows:

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

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

ATTACHMENT A

Exhibit A



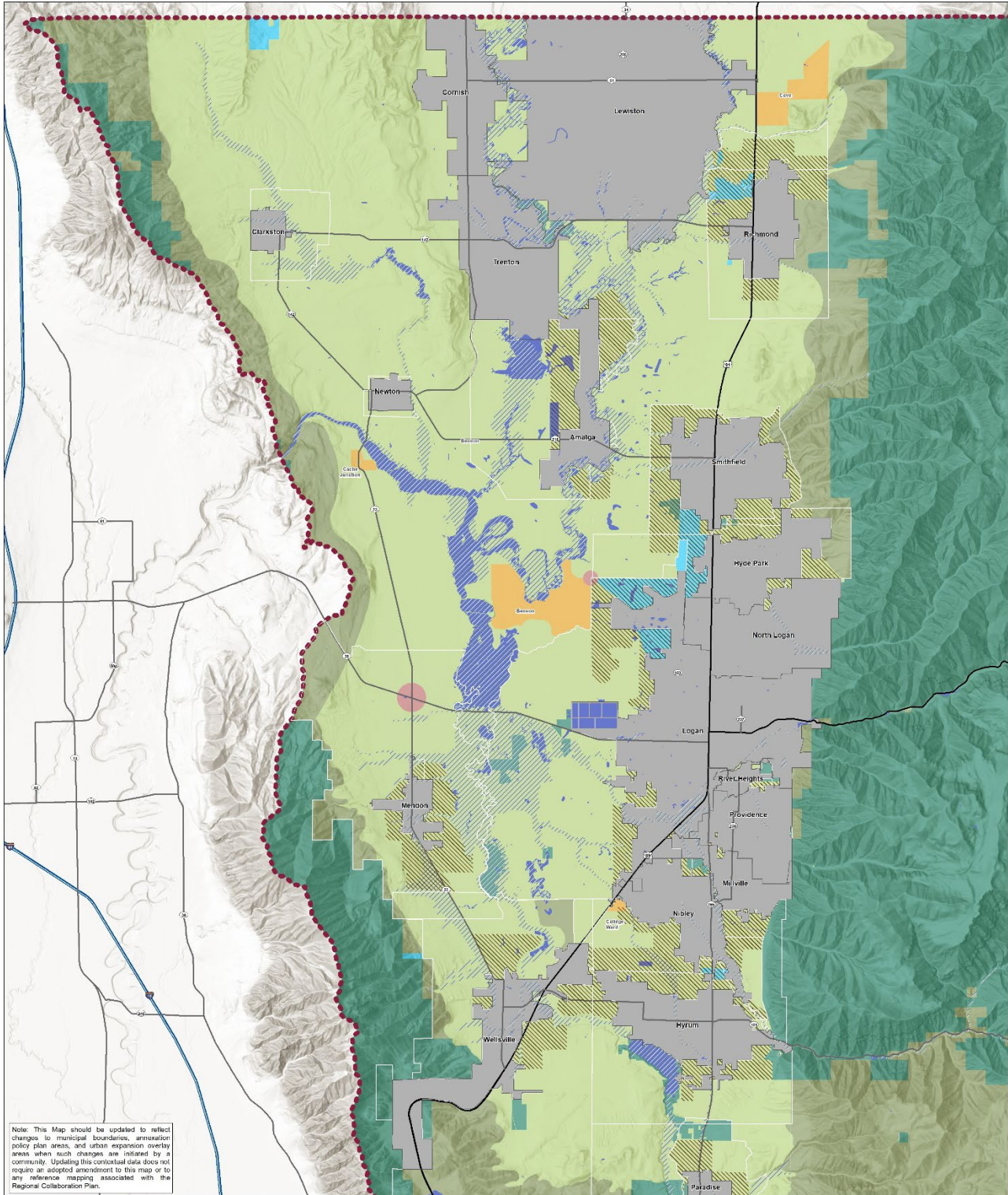
Legend

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



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



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

Public comments

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

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

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

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

Thanks for your consideration and the opportunity to comment.

Nathan Daugs

Set a Public Hearing

Ordinance 2026-10 – Greenfield Mill Overflow and Office Space Rezone

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

Assisting Department: Development Services

Requested Council meeting date: February 17th, 2026

Agenda Item Language: Set a public hearing, to be held on March 10th, for Ordinance 2026-10 Greenfield Mill Overflow and Office Space Rezone – A request to rezone 2.89 acres, located at 11611 N. Highway 91, from the Agricultural (A10) Zone to the Industrial (I) Zone.

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

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

Fiscal Impact: N/A

Public Hearing Required: Rezone requests require a public hearing before the County Planning Commission (PC). This hearing was held on February 5th, 2026 and their recommendation to deny the rezone was made on February 5th, 2026.

No additional hearing is required under the requirements of the State Code, however, the Council has previously directed it is beneficial to rehear the public comment and hold an additional hearing before the Council. See attached for additional information.

County Staff Presenter: Brian Abbott, Interim Director of Development Services

Presentation Time: 10 minutes.

County Staff Point of Contact: Conner Smith, Associate Planner

Legal Review: N/A

1 **Ord 2026-10**
2 **Greenfield Mill Overflow and Office Space Rezone**
3 **Amending the Cache County Zoning Map by rezoning 2.89 acres**
4 **from the Agricultural (A10) Zone to the Industrial (I) Zone**
5

6 **County Council action**

7 Set a public hearing on February 17th, 2026, to be held on March 10th, 2026.

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

10 **Planning Commission action**

11 Approval (6-yea; 0-nay).

12 Public hearing held on February 5th, 2026.

13 Conclusion: Based on the findings of fact noted [in the staff report], the Greenfield Mill

14 Overflow and Office Space rezone is hereby recommended for approval to the County Council
15 as follows:

- 16 1. The parcels meet the standards of the Industrial (I) Zone:
 - 17 a. "To provide locations where manufacturing, processing, warehousing, and
 - 18 fabrication of goods and material can be carried on with minimum conflict or
 - 19 deleterious effect upon the surrounding properties. The purpose of this zone is also
 - 20 to promote the economic well being of the citizens and to broaden the tax base."
 - 21 b. "This zone must be appropriately served by suitable public roads, have access to the
 - 22 necessary water and utilities, and have adequate provision of public services."
- 23 2. The rezone is partially consistent with the Cache County General Plan:
 - 24 a. It is located in the Urban Expansion Overlay.
- 25 3. The nearest parcels in the Industrial (I) Zone are located directly to the south and east of
- 26 the subject property.
- 27 4. Richmond City states they have no issues with the rezone request.
28

29 **Staff Report review by Interim Director**

30 Brian Abbott
31

32 **Staff Report by County Planner**

33 Conner Smith
34

35 **General Description**

36 A request to rezone 2.89 acres, located at 11611 N. Highway 91, from the Agricultural (A10)
37 Zone to the Industrial (I) Zone.
38

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

40 Staff Report to Planning Commission – revised

Staff Report: Greenfield Mill Overflow and Office Space Rezone

5 February 2026

This staff report is an analysis of the application based on adopted county documents, standard county development practices, and available information. The report is to be used to review and consider the merits of the application. Additional information may be provided that supplements or amends this staff report.

Agent: Kirk Arens

Parcel ID#: 09-042-0002, -0020

Staff Recommendation: None

Type of Action: Legislative

Land Use Authority: Cache County Council

Location

Reviewed by Conner Smith

Project Address:

11611 N. Highway 91,
 Lewiston

Acres: 2.89

Surrounding Uses:

North – Agricultural/Residential
 South – Agricultural/Industrial
 East – Agricultural/Residential
 West – Agricultural/Residential

Current Zoning:
 Agricultural (A10)

Proposed Zoning:
 Industrial (I)

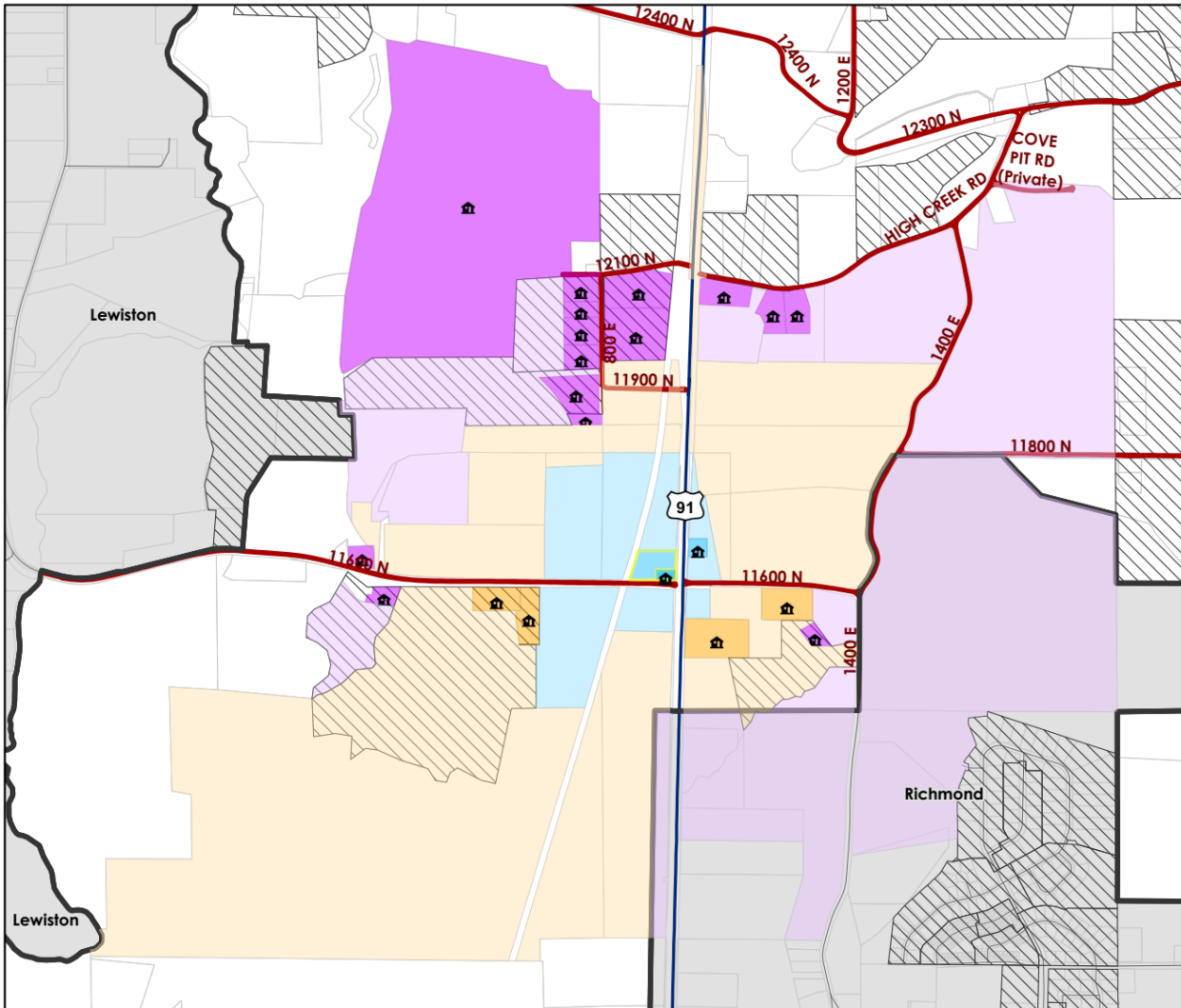


Findings of Fact

A. Request description

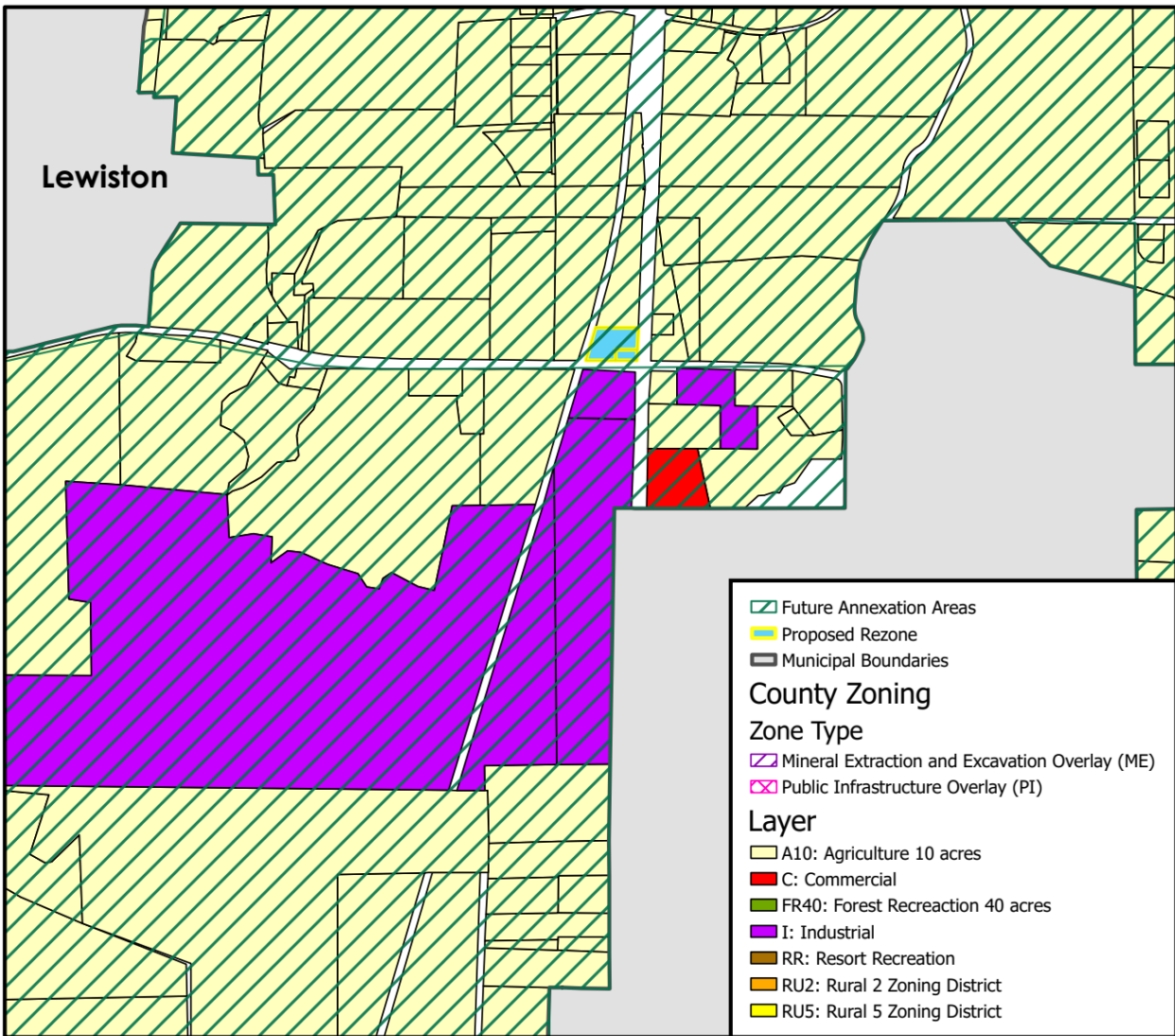
1. A request to rezone a total of 2.89 acres from the Agricultural (A10) Zone to the Industrial (I) Zone.
 - a. Parcel 09-042-0002 is in the Agricultural (A10) Zone and is 2.43 acres.
 - b. Parcel 09-042-0020 is in the Agricultural (A10) Zone and is 0.46 acres.
2. This rezone may allow the parcels to establish uses permitted in the Industrial (I) Zone.
3. A rezone request is general in nature and is not tied to any proposed use. Any impacts related to permitted and conditional uses allowed within the Industrial (I) Zone will be addressed as part of each respective approval process required prior to site development activities.

4. Staff has identified general information as pertains to the subject properties to assist the Planning Commission and County Council in arriving at a decision. This information is reflected in the attached map (Attachment A) and in the following text:
 - a. Land Use Context:
 - i. Parcel status: The properties match the configuration they had on August 8th, 2006 and are legal.
 - ii. Average Lot Size: (See Attachment A)



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

- iii.** Schedule of Zoning Uses: The Industrial (I) Zone allows for a variety of uses with the approval of a zoning clearance and/or conditional use permit. These uses include:
- Accessory/Agriculture Structures
 - Caretaker's Residence
 - General Manufacturing
 - Agricultural Manufacturing
 - Commercial Kennel/Animal Shelter
 - Storage and Warehousing
 - Self Service Storage Facility
 - Transport Services
 - General Vehicle Repair
 - Mobile Food Truck
 - Sexually Oriented Business
 - Crematorium
 - Utility Facility, Distribution
 - Telecommunications Facility, Major
 - Telecommunications Facility, Minor
 - Private Airport
 - Livestock Auction Facility
 - Site Grading
- iv.** Adjacent Uses:
1. The properties to the north, east, and west are a mix of agricultural and residential while the properties to the south are a mix of agricultural and industrial.
- v.** The nearest parcel in the County that is in the Industrial (I) Zone is located 85 feet to the south of the subject properties.
1. The Allen Property Rezone, located 85 feet to the south of the subject properties, was a request to rezone 5.12 acres from the Commercial (C) Zone to the Industrial (I) Zone and was approved by the County Council as Ordinance 2023-10.
 2. The Greenfield Milling Industrial Warehouse Rezone, located 375 feet to the east of the subject properties, was a request to rezone 7.00 acres from the Agricultural (A10) Zone to the Industrial (I) Zone and was approved by the County Council as Ordinance 2025-030 on September 23rd, 2025.
- vi.** Annexation Areas:
1. The subject properties are located in both the Lewiston City and Richmond City future annexation area.
- vii.** Cache Open Space Advisory Committee (COSAC):
1. COSAC recommended approval of a Round 1 open space application for the Vivian Christensen LLC properties. This application includes 334 acres located immediately north and west of the proposed rezone as well as some parcels on the east side of Highway 91. The County Council approved this Round 1 application on December 9th, 2025 as Resolution 2025-048.



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

5. As per §17.02.060, Establishment of Land Use Authority, the County Council is authorized to act as the Land Use Authority for this application.
6. The current County Land Use Ordinance does not specify appropriate locations for the Industrial (I) Zone but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030(A) identifies the purpose of the Industrial (I) Zone and includes the following:
 - a. “To provide locations where manufacturing, processing, warehousing, and fabrication of goods and material can be carried on with minimum conflict or deleterious effect upon the surrounding properties. The purpose of this zone is also to promote the economic well being of the citizens and to broaden the tax base.”
 - b. “This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.”
7. Chapter 4: Future Land Use Plan of the Cache County General Plan states:
 - a. “The use of land is one of the most important and fundamental values for landowners, residents, civic leaders, and elected officials. This determines, in large measure, the future of Cache County. The Future Land Use Map represents the County’s collective vision of

- v. Urban services provided by the County are minimized
 - d. Preferred Land Uses: Annexations within these areas should strive to accomplish the densities, intensities, and street patterns contained in the municipal land use plan. New uses should be developed where urban-level infrastructure is available. Affordable housing options are also appropriate in this area.
 - e. Secondary Land Uses: Civic (meeting spaces), and residential support uses (e.g. parks, medical, schools, fire and police stations).
 - f. Discouraged Uses: Uses that are not consistent with the municipal general plan or existing county zoning
10. Consideration of impacts related to uses allowed within the Industrial (I) Zone will be addressed as part of each respective approval process required prior to site development activities.
- C. Access—16.04.040 [A], 16.04.080 [E], Road Manual**
11. §12.02.010 adopts the Manual of Roadway Design and Construction Standards (Road Manual) for roadway improvement requirements.
12. §16.02.010 Standards and Lot Size – All subdivisions must meet the minimum lot and development standards as outlined in each base zone of the Cache County Zoning Ordinance and within this title.
13. Table §17.10.040 Site Development Standards – Minimum lot frontage required in the Industrial (I) Zone is 150’.
14. §17.07.040 General Definitions – Lot/Parcel Frontage: that portion of a development site that abuts a public or private roadway. For the purposes of determining setback requirements on corner lots, all sides of a lot adjacent to a roadway shall be considered frontage
15. §16.04.040 [A] Roads – All roads must be designed and constructed in accordance with Title 12 of the County Code.
16. §12.02.010 Roadway Standards – Requirements for roadway improvement are provided in the current Manual of Roadway Design and Construction Standards (Road Manual).
17. Roadway Functional Classification:
- a. Minor Collector (C): Minor collector roads provide service to smaller communities and link important traffic generators with the rural hinterland. These routes should be spaced at intervals consistent with population density in order to accumulate traffic from local roads and bring traffic from all developed areas within a reasonable distance of collector roads.
18. A basic review of the access to the subject properties identifies the following:
- a. The properties have access to 11600 North and Highway 91.
19. 11600 North:
- a. South of the subject parcels, 11600 North is a County road and is classified as a Minor Collector.
 - b. Provides access to residential, agricultural, and industrial properties.
 - c. Is maintained by the County year round and has a speed limit of 40 miles per hour.
 - d. Has an existing width of 22 to 39-feet, a right-of-way width of 80 to 100-feet, a 4-foot paved shoulder, a 2 to 8-foot gravel shoulder, a 10-foot clear zone, and is paved.
 - e. Is not considered substandard in any way.

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

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

Minimum Access Spacing Standard (Feet)			
Classification	Public/Private Roads	Commercial	Residential/Farm
Minor Collector	350	200	200
<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 – 11600 South looking east.

20. Highway 91:

- a. East of the subject parcels, Highway 91 is a Utah Department of Transportation (UDOT) Road and is classified as a Principal Arterial
- b. Provides access to agricultural fields and residential homes.
- c. This section is classified as an Access Category 4 which has an access spacing of 500 feet and a minimum street spacing of 660 feet.
- d. Access to the proposed development would need to be approved by UDOT.

D. Service Provisions:

21. §16.04.080 [C] Fire Control – The County Fire District did not have any comments or concerns regarding this rezone. Any future development on the properties must be reevaluated and may require improvements based on the location of the proposed access and development.
22. §16.04.080 [F] Solid Waste Disposal – Applicant must work with Waste Management for solid waste disposal.

E. Public Notice and Comment—§17.02.040 Notice of Meetings

23. Public notice was posted online to the Utah Public Notice Website on 23 January 2026.
24. Notices were posted in three public places on 23 January 2026.
25. Notices were mailed to all property owners within 23 January 2026.
26. The meeting agenda was posted to the County website on 23 January 2026.
27. At the time of writing the staff report, one written public comment regarding this proposal has been received by the Development Services Office.
 - a. Richmond City states that they have no issues with the rezone.

Staff Conclusion

The Greenfield Mill Overflow and Office Space rezone, a request to rezone 2.89 acres from the Agricultural (A10) Zone to the Industrial (I) Zone has been reviewed in conformance with Title 17 of the Cache County Land Use Ordinance and the County Manual of Roadway Design and Construction Standards. Staff has not made a recommendation based on the findings of fact identified above and any others identified at the public hearing. Although Staff has not made a recommendation for approval or denial, they can help Planning Commission draft a recommendation to County Council.

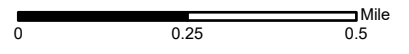
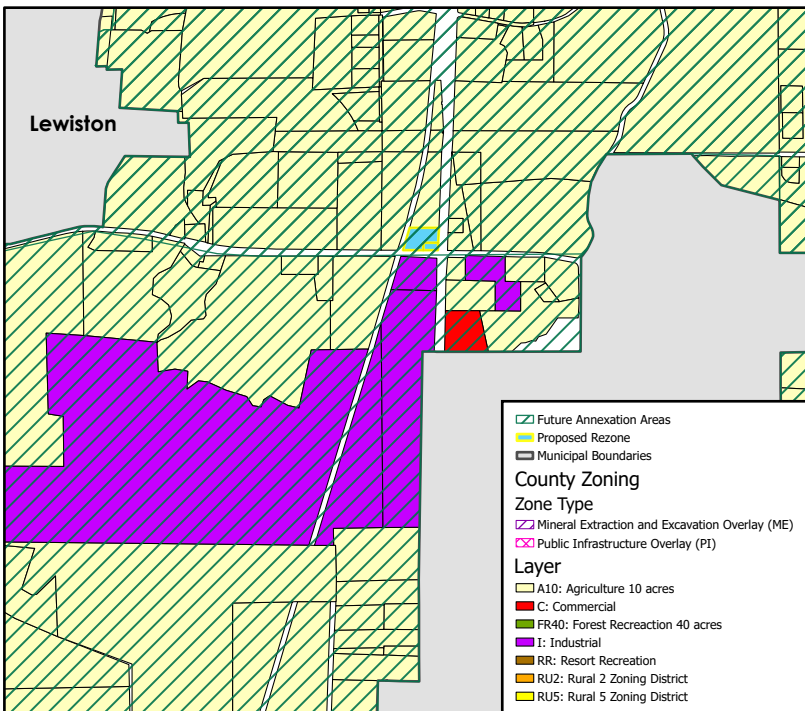
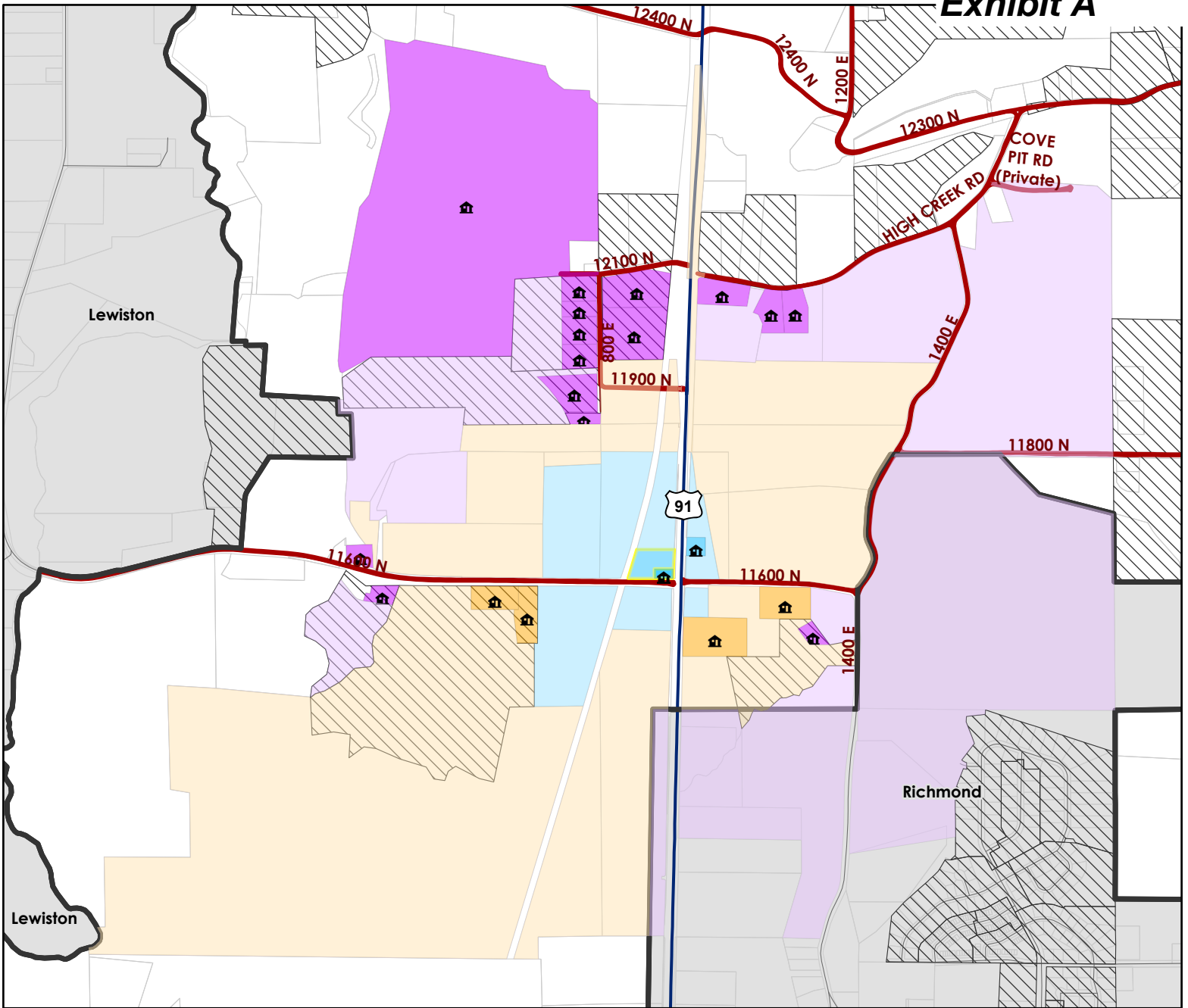
Planning Commission Conclusion

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

1. The parcels meet the standards of the Industrial (I) Zone:
 - a. “To provide locations where manufacturing, processing, warehousing, and fabrication of goods and material can be carried on with minimum conflict or deleterious effect upon the surrounding properties. The purpose of this zone is also to promote the economic well being of the citizens and to broaden the tax base.”
 - b. “This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.”
2. The rezone is partially consistent with the Cache County General Plan:
 - a. It is located in the Urban Expansion Overlay.
3. The nearest parcels in the Industrial (I) Zone are located directly to the south and east of the subject property.
4. Richmond City states they have no issues with the rezone request.

**ATTACHMENT
A**

Exhibit A



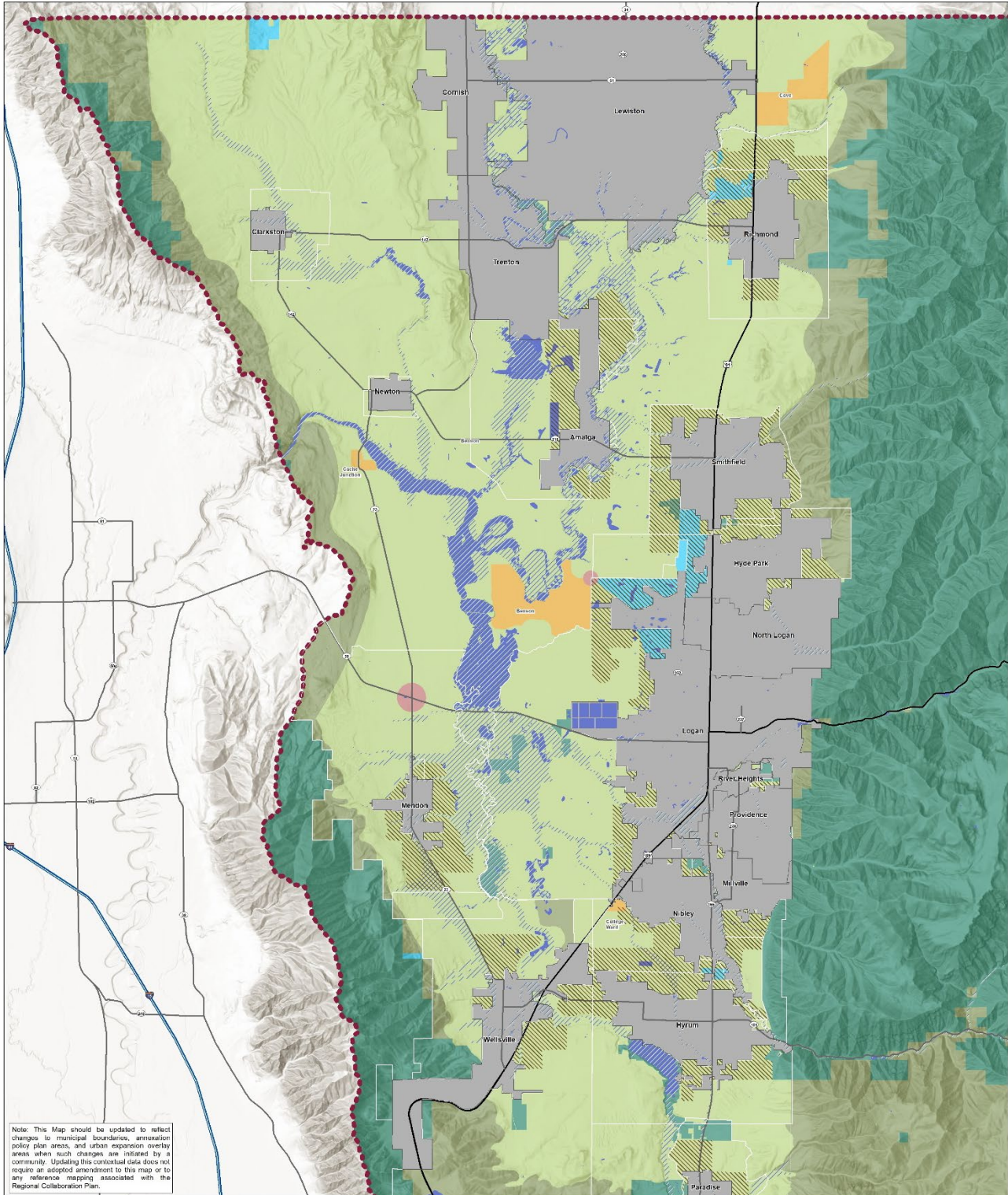
Legend

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

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



Conner Smith <conner.smith@cachecounty.gov>

Request for Comment - Rezone

Justin Lewis <jlewis@richmondutah.gov>

Wed, Jan 28, 2026 at 10:32 AM

To: "conner.smith@cachecounty.gov" <conner.smith@cachecounty.gov>

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

Conner:

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

Sincerely,

Justin Lewis

City Recorder

[Quoted text hidden]

 **Notice - Greenfield Mill Overflow Rezone.pdf**
467K

Public comments

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

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

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

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

Thanks for your consideration and the opportunity to comment.

Nathan Daugs



Hold a Public Hearing

Ordinance 2026-05 – Frontage and Access Ordinance Amendment

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

Assisting Department: Development Services

Requested Council meeting date: February 10th, 2026

Agenda Item Language: Hold a public hearing on February 10th, for Ordinance 2026-05 Frontage and Access Ordinance Amendment – A request to amend §17.02.030, §17.07.040, and §17.10.040 by changing requirements for frontage and access in the Rural 2 (RU2), Rural 5 (RU5), and Agricultural (A10) Zones.

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

Background: A request to amend §17.02.030, §17.07.040, and §17.10.040 by changing requirements for frontage and access in the Rural 2 (RU2), Rural 5 (RU5), and Agricultural (A10) Zones.

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 January 8th, 2026 and their recommendation to approve the ordinance amendment was made on January 8th, 2026.

County Staff Presenter: Brian Abbott, Interim Director of Development Services

Presentation Time: 10 minutes.

County Staff Point of Contact: Conner Smith, Associate Planner

Legal Review: N/A

1 **Ord 2026-05**

2 **Frontage and Access Ordinance Amendment**

3 **Amending the Cache County Code to Update Subdivision Standards**

4
5 **County Council action**

6 Hold a public hearing on February 17th, 2026.

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

8
9 **Planning Commission action**

10 Approval (6-yea; 0-nay).

11 Public hearing held on January 8th, 2026.

12
13 **Staff Report review by Interim Director**

14 Brian Abbott

15
16 **Staff Report by County Planner**

17 Conner Smith

18
19 **General Description**

20 This ordinance amends §17.02.030, §17.07.040, and §17.10.040 by changing requirements for
21 frontage and access in the Rural 2 (RU2), Rural 5 (RU5), and Agricultural (A10) Zones.

22
23 **Additional review materials included as part of Exhibit A**

24 Staff memo to the Planning Commission

25
26 **Addition review materials included as part of Exhibit B**

27 Draft of changes to the Cache County Code

**Development Services Department**

Building | GIS | Planning & Zoning

Memorandum**8 January 2026****To:** Planning Commission**Subject:** Ordinance Amendment – Effecting §17.02.030, 17.07.040, 17.10.040 – Frontage & Access

This proposed amendment to the Code is to clarify the intent of the Code as it applies to frontage requirements for properties in all zones as well as where access should come from to enter a subject property.

Staff has been encountering more frequent issues with determining frontage and access as property owners have been proposing building locations located further and further away from public or private roads.

An additional issue regarding frontage and access is specific to the Forest Recreation (FR40) Zone where many legal parcels do not have actual frontage on a public or private road nor clear legal access through adjacent properties (e.g., recorded access easements).

The proposed ordinance amendments should help to clarify the intent and what is required for future developments.

Current Ordinance:

17.02.030: ESTABLISHING LAND USE AUTHORITY DUTIES

E. Authority For Land Use Actions:

1. The Land Use Authority is responsible for the land use actions as noted in the table below:

TABLE 17.02.030

AUTHORITY FOR LAND USE ACTIONS

Land Use Authority	Land Use Action
Director	Zoning clearance
	Flood Permit
	Final Subdivision Plat
	Variance for maximum structure height or minimum setback distances

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.

PROPERTY FRONTAGE: The length of the property line abutting the road, street, or highway right-of-way or a line drawn parallel to the road, street, or highway right-of-way line and located at the front yard setback.

TABLE 17.10.040 SITE DEVELOPMENT STANDARDS

TABLE 17.10.040

SITE DEVELOPMENT STANDARDS

Use Type: **Primary** Accessory Both

	Base Zoning Districts											
	RU2		RU5		A10		FR40		C		I	
Use setback distances:												
Front yard	30'		30'		30'		50'		30'		30'	
Multi-street frontage	30'		30'		30'		50'		30'		30'	
Side yard	12'	5'	12'	5'	12'	5'	20'	5'	30 ¹		30 ¹	
Rear yard	30'	5'	30'	5'	30'	5'	30'	5'	30 ¹		30 ¹	
Structure on same lot	10'		10'		10'		10'		10'		10'	
From the top of a recognized irrigation canal bank to any structure or fence	16.5'		16.5'		16.5'		16.5'		16.5'		16.5'	
Other standards:												
Maximum structure height ²	35'		35'		35'		35'		40'	35'	40'	35'
Minimum lot size	1/2 acre		1/2 acre		1/2 acre		1 acre		1/2 acre		1 acre	
Maximum density ³	1U/2A		1U/5A		1U/10A		1U/40A		2U/A		n/a	
Maximum lot coverage	60%		60%		60%		25%		50%		80%	
Minimum lot frontage	90'		90'		90'		150'		150'		150'	

Proposed Ordinance Changes

17.02.030: ESTABLISHING LAND USE AUTHORITY DUTIES

E. Authority For Land Use Actions:

1. The Land Use Authority is responsible for the land use actions as noted in the table below:

TABLE 17.02.030

AUTHORITY FOR LAND USE ACTIONS

Director	Zoning clearance
	Flood Permit
	Final Subdivision Plat
	Variance for maximum structure height or minimum setback distances
	Variance for access from required frontage
County Engineer	Floodplain Development Permit

17.07.040: General Definitions

LOT/PARCEL FRONTAGE: That portion of a development site that abuts a public or private roadway, street, or highway right-of-way and for any portion of the property not abutting a public or private roadway, street, or highway right-of-way, a line drawn parallel to the public or private roadway, street, or highway right-of-way and located at the front yard setback. For the purposes of determining setback requirements on corner lots, all sides of a lot adjacent to a roadway shall be considered frontage. Primary access to a parcel/lot shall be from the required frontage abutting the road, street, or highway right-of-way, unless a variance request is granted by the Land Use Authority.

~~**PROPERTY FRONTAGE:** The length of the property line abutting the road, street, or highway right-of-way or a line drawn parallel to the road, street, or highway right-of-way line and located at the front yard setback.~~

TABLE 17.10.040 SITE DEVELOPMENT STANDARDS

TABLE 17.10.040

SITE DEVELOPMENT STANDARDS

Use Type: **Primary** Accessory Both

	Base Zoning Districts											
	RU2		RU5		A10		FR40		C		I	
Use setback distances:												
Front yard	30'		30'		30'		50'		30'		30'	
Multi-street frontage	30'		30'		30'		50'		30'		30'	
Side yard	12'	5'	12'	5'	12'	5'	20'	5'	30 ¹		30 ¹	
Rear yard	30'	5'	30'	5'	30'	5'	30'	5'	30 ¹		30 ¹	
Structure on same lot	10'		10'		10'		10'		10'		10'	
From the top of a recognized irrigation canal bank to any structure or fence	16.5'		16.5'		16.5'		16.5'		16.5'		16.5'	
Other standards:												
Maximum structure height ²	35'		35'		35'		35'		40'	35'	40'	35'
Minimum lot size	1/2 acre		1/2 acre		1/2 acre		1 acre		1/2 acre		1 acre	
Maximum density ³	1U/2A		1U/5A		1U/10A		1U/40A		2U/A		n/a	
Maximum lot coverage	60%		60%		60%		25%		50%		80%	
Minimum lot frontage	90'		90'		90'		150'		150'		150'	

Add:

	Base Zoning Districts					
	RU2	RU5	A10	FR40	C	I
Minimum lot frontage	90'	90'	90'	150'	150'	150'
Minimum lot frontage depth	30'	30'	30'	50'	30'	30'

Current Ordinance:**TABLE 17.02.030: AUTHORITY FOR LAND USE ACTIONS**

Land Use Authority	Land Use Action
Director	Zoning clearance
	Flood Permit
	Final Subdivision Plat
	Variance for maximum structure height or minimum setback distances
County Engineer and Fire Marshall	Subdivision Improvement Plans
Planning Commission	Preliminary Subdivision Plat
	Subdivision amendment
	Conditional use permit.
Land Use Hearing Officer	Variance (except as listed under Director)
	Appeal
Council	Ordinance or ordinance amendment
	Rezone
	Modifications of County rights-of-way and easements
	General Plan or General Plan amendment
	Annexation/disconnection

17.07.040: GENERAL DEFINITIONS

PROPERTY FRONTAGE: The length of the property line abutting the road, street, or highway right-of-way or a line drawn parallel to the road, street, or highway right-of-way line and located at the front yard setback.

LOT/PARCEL FRONTAGE: That portion of 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.

17.10.040: SITE DEVELOPMENT STANDARDS

Table 17.10.040 of this section lists the site development standards that apply within all zoning districts. These are “base” standards, not entitlements. Other regulations of the land use ordinance, the subdivision ordinance, other applicable County ordinances and policies, requirements imposed as conditions of permitting or requirements from other local, State, and Federal agencies may impose other development standards.

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Multi-street frontage	30'		30'		30'		50'		30'	30'		
Side yard	12'	<u>5'</u>	12'	<u>5'</u>	12'	<u>5'</u>	20'	<u>5'</u>	30' ¹	30' ¹		
Rear yard	30'	<u>5'</u>	30'	<u>5'</u>	30'	<u>5'</u>	30'	<u>5'</u>	30' ¹	30' ¹		
Structure on same lot	10'		10'		10'		10'		10'	10'		
From the top of a recognized irrigation canal bank to any structure	16.5'		16.5'		16.5'		16.5'		16.5'	16.5'		
Other standards:												
Maximum structure height²	35'		35'		35'		35'		40'	<u>35'</u>	40'	<u>35'</u>
Minimum lot size	½ acre		½ acre		½ acre		1 acre		½ acre	1 acre		
Maximum density³	1U/2A		1U/5A		1U/10A		1U/40A		2U/A	n/a		
Maximum lot coverage	60%		60%		60%		25%		50%	80%		
Minimum lot frontage	90'		90'		90'		150'		150' ⁴	150'		

Notes:

¹ Setback may be reduced to 15 feet with a conditional use permit if the adjoining parcel is zoned commercial or industrial.

² Maximum height for agricultural structures is 45 feet. Also see definition of "building height, maximum", at section 17.07.040, "General Definitions", of this title.

³ The Land Use Authority shall have the authority to determine the total number of acres eligible for residential density (developable acreage).

⁴ Maximum height for agricultural processing facilities, specific to the production of food, in Industrial (I) Zoning Districts to be 150 feet. Structures may be greater in height from the established setback lines with an increase of 1.5 feet of setback for every ten feet (10') of additional building height. This standard shall apply to reduced setbacks with a CUP. Example: an agricultural processing facility that is 100 ft tall will need to be setback 39 ft from the front property line.

⁵ The side or rear setback for Industrial (I) or Commercial (C) is 0ft when adjacent to an active railway.

⁶ Above ground conveyance of manufactured products or goods (through piping or other means) is allowed between adjoining parcels zoned as commercial or industrial at a maximum height of 25 feet; cross-access agreements are required between parcels.

⁷ An exemption to the setback may be allowed if the board, or other entity, governing the recognized irrigation canal agrees to the reduced setback and provides a written approval. This written approval must then be turned in by the applicant to the Development Services Department at the time of zoning clearance application.

(Ord. 2018-09, 8-14-2018, eff. 8-28-2018)

History

Amended by Ord. 2023-26 on 8/10/2023

Amended by Ord. 2026-03 Amending Title 17 – Zoning Regulations on 2/4/2026

Proposed Ordinance Changes:

TABLE 17.02.030: AUTHORITY FOR LAND USE ACTIONS

Land Use Authority	Land Use Action
Director	Zoning clearance
	Flood Permit
	Final Subdivision Plat
	Variance for maximum structure height or minimum setback distances
	Variance for access from required frontage
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	Floodplain Development Permit
Fire Marshall	Subdivision Improvement Plans
Planning Commission	Preliminary Subdivision Plat
	Subdivision amendment
	Conditional use permit.
Land Use Hearing Officer	Variance (except as listed under Director)
	Appeal
Council	Ordinance or ordinance amendment
	Rezone
	Modifications of County rights-of-way and easements
	General Plan or General Plan amendment
	Annexation/disconnection

17.07.040: GENERAL DEFINITIONS

~~PROPERTY FRONTAGE: The length of the property line abutting the road, street, or highway right-of-way or a line drawn parallel to the road, street, or highway right-of-way line and located at the front yard setback.~~

LOT/PARCEL FRONTAGE: That portion of development site that abuts a public or private roadway, [street, or highway right-of-way](#) and for any portion of the property not abutting a public or private roadway, [street, or highway right-of-way](#), a line drawn parallel to the public or private roadway, [street, or highway right-of-way](#) and located at the front yard setback. For the purposes of determining setback requirements on corner lots, all sides of a lot adjacent to a roadway shall be considered frontage. Primary access to a parcel/lot shall be from the required frontage abutting the road, street, or highway right-of-way, unless a variance request is granted by the Land Use Authority.

17.10.040: SITE DEVELOPMENT STANDARDS

Table 17.10.040 of this section lists the site development standards that apply within all zoning districts. These are “base” standards, not entitlements. Other regulations of the land use ordinance, the subdivision ordinance, other applicable County ordinances and policies, requirements imposed as conditions of permitting or requirements from other local, State, and Federal agencies may impose other development standards.

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Side yard	12'	<u>5'</u>	12'	<u>5'</u>	12'	<u>5'</u>	20'	<u>5'</u>	30' ¹	30' ¹		
Rear yard	30'	<u>5'</u>	30'	<u>5'</u>	30'	<u>5'</u>	30'	<u>5'</u>	30' ¹	30' ¹		
Structure on same lot	10'		10'		10'		10'		10'	10'		
From the top of a recognized irrigation canal bank to any structure	16.5'		16.5'		16.5'		16.5'		16.5'	16.5'		
Other standards:												
Maximum structure height²	35'		35'		35'		35'		40'	<u>35'</u>	40'	<u>35'</u>
Minimum lot size	½ acre		½ acre		½ acre		1 acre		½ acre	1 acre		
Maximum density³	1U/2A		1U/5A		1U/10A		1U/40A		2U/A	n/a		
Maximum lot coverage	60%		60%		60%		25%		50%	80%		
Minimum lot frontage	90'		90'		90'		150'		150' ⁴	150'		
Minimum lot frontage depth	<u>30'</u>		<u>30'</u>		<u>30'</u>		<u>50'</u>		<u>30'</u>	<u>30'</u>		

Notes:

¹ Setback may be reduced to 15 feet with a conditional use permit if the adjoining parcel is zoned commercial or industrial.

² Maximum height for agricultural structures is 45 feet. Also see definition of "building height, maximum", at section 17.07.040, "General Definitions", of this title.

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(Ord. 2018-09, 8-14-2018, eff. 8-28-2018)

History

Amended by Ord. 2023-26 on 8/10/2023

Amended by Ord. 2026-03 Amending Title 17 – Zoning Regulations on 2/4/2026

Ordinance Amendment Frontage & Access Requirements

Rural 2 (RU2), Rural 5 (RU5), & Agricultural (A10) Zones

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Code requires a buildable lot/parcel to have actual frontage on a public or private road.



Current Ordinance: 2 separate 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.

PROPERTY FRONTAGE: The length of the property line abutting the road, street, or highway right-of-way or a line drawn parallel to the road, street, or highway right-of-way line and located at the front yard setback.

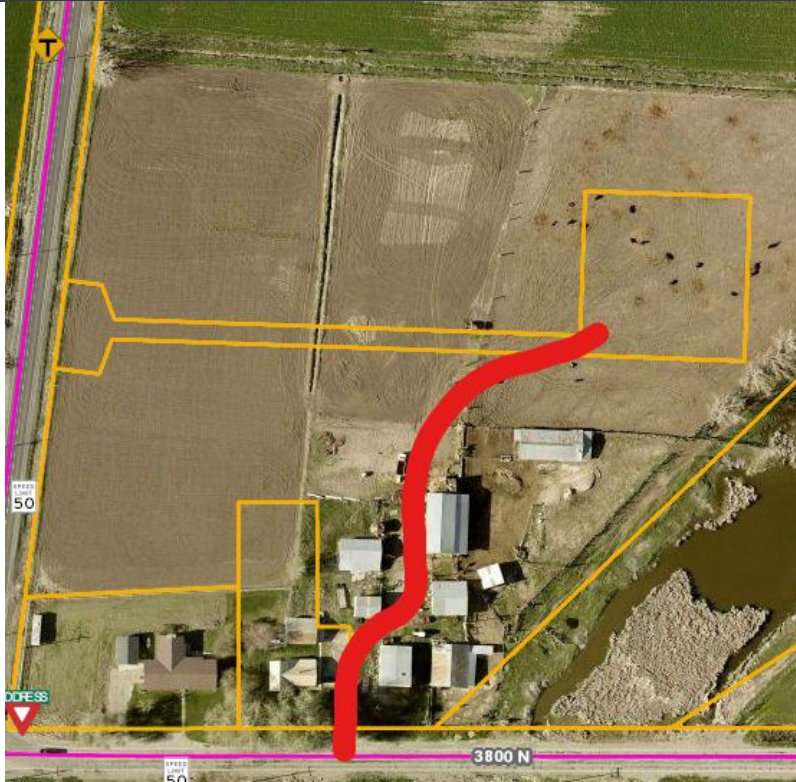
Proposed Ordinance

§17.07.040 – General Definitions

LOT/PARCEL FRONTAGE: That portion of a development site that abuts a public or private roadway, street, or highway right-of-way and for any portion of the property not abutting a public or private roadway, street, or highway right-of-way, a line drawn parallel to the public or private roadway, street, or highway right-of-way and located at the front yard setback. For the purposes of determining setback requirements on corner lots, all sides of a lot adjacent to a roadway shall be considered frontage. Primary access to a parcel/lot shall be from the required frontage abutting the road, street, or highway right-of-way, unless a variance request is granted by the Land Use Authority.

PROPERTY FRONTAGE: ~~The length of the property line abutting the road, street, or highway right-of-way or a line drawn parallel to the road, street, or highway right-of-way line and located at the front yard setback.~~

Access



During the subdivision process:

- Required frontage is confirmed, and
- The property address is established based on location of frontage.

Later:

- Property owner decides that they want to access the property from a different location than the required frontage.

Issues:

- Entry for emergency access difficult to determine. Ensuring emergency is sufficient (i.e., 20 foot-wide all-weather surface).
- Requires easement(s) across other properties that were not provided on subdivision plat.
- Addresses inconsistent with subdivision plat.

Proposed Ordinance

§17.07.040 – General Definitions

LOT/PARCEL FRONTAGE: That portion of a development site that abuts a public or private roadway, street, or highway right-of-way and for any portion of the property not abutting a public or private roadway, street, or highway right-of-way, a line drawn parallel to the public or private roadway, street, or highway right-of-way and located at the front yard setback. For the purposes of determining setback requirements on corner lots, all sides of a lot adjacent to a roadway shall be considered frontage. **Primary access to a parcel/lot shall be from the required frontage abutting the road, street, or highway right-of-way, unless a variance request is granted by the Land Use Authority.**

~~PROPERTY FRONTAGE: The length of the property line abutting the road, street, or highway right-of-way or a line drawn parallel to the road, street, or highway right-of-way line and located at the front yard setback.~~

Access Variance

Chapter 17.02.030

Establishes Land Use Authority for various land use actions.

Ordinance Amendment would add variances for access as a duty of the Director of Development Services.

Director	Zoning clearance
	Flood Permit
	Final Subdivision Plat
	Variance for maximum structure height or minimum setback distances
	Variance for access from required frontage
County Engineer	Floodplain Development Permit

Questions

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Ordinance No. 2026-05
Cache County, Utah
Frontage and Access Ordinance Amendment

An ordinance amending Title 17 – Zoning Regulations by amending §17.02.030, §17.07.040, and §17.10.040 by changing requirements for frontage and access in the Rural 2 (RU2), Rural 5 (RU5), and Agricultural (A10) Zones.

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 January 8th, 2026 the Planning Commission held a public hearing, accepted all comments, and on January 8th, 2026, recommended the approval of the proposed amendments 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 February 10th, 2026, the County Council held a public hearing, to consider any comments regarding the proposed rezone. The County Council accepted all comments; and

Whereas, the Cache County Council has determined that it is both necessary and appropriate for the County to approve this ordinance.

Now, therefore, the County Legislative Body of Cache County ordains as follows:

Section 1:

The following section(s) of Cache County Code is amended to read, with a redline version of the amendments attached as "Exhibit A", as follows:

17.02.030: Establishing Land Use Authority Duties

Table 17.02.030

Director	Zoning Clearance
	Final Subdivision Plat
	Variance for maximum structure height or minimum setback distances
	Variance for access from required frontage
County Engineer and Fire Marshall	Subdivision Improvement Plans
	Floodplain Development Permit

17.07.040: General Definitions

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Remove: Property Frontage: The length of the property line abutting the road, street, or highway right-of-way or a line drawn parallel to the road, street, or highway right-of-way line and located at the front yard setback.

17.10.040: SITE DEVELOPMENT STANDARDS

Table 17.10.040 of this section lists the site development standards that apply within all zoning districts. These are “base” standards, not entitlements. Other regulations of the land use ordinance, the subdivision ordinance, other applicable County ordinances and policies, requirements imposed as conditions of permitting or requirements from other local, State, and Federal agencies may impose other development standards.

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Multi-street frontage	30'		30'		30'		50'		30'	30'		
Side yard	12'	5'	12'	5'	12'	5'	20'	5'	30' ¹	30' ¹		
Rear yard	30'	5'	30'	5'	30'	5'	30'	5'	30' ¹	30' ¹		
Structure on same lot	10'		10'		10'		10'		10'	10'		
From the top of a recognized irrigation canal bank to any structure	16.5' ⁷		16.5' ⁷		16.5' ⁷		16.5' ⁷		16.5' ⁷	16.5' ⁷		
Other standards:												
Maximum structure height²	35'		35'		35'		35'		40'	35'	40'	35'
Minimum lot size	½ acre		½ acre		½ acre		1 acre		½ acre	1 acre		
Maximum density³	1U/2A		1U/5A		1U/10A		1U/40A		2U/A	n/a		
Maximum lot coverage	60%		60%		60%		25%		70%	80%		
Minimum lot frontage	90'		90'		90'		150'		150'	150'		
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Notes:

¹ Setback may be reduced to 15 feet with a conditional use permit if the adjoining parcel is zoned commercial or industrial.

² Maximum height for agricultural structures is 45 feet. Also see definition of "building height, maximum", at section 17.07.040, "General Definitions",

of this title.

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Section 2:

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.

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

Date: ____ / ____ / _____	<u>Council Votes</u>			
<u>Council members</u>	In Favor	Against	Abstain	Absent
Kathryn Beus				
Dave Erickson				
Sandi Goodlander				
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 2026-05, Frontage and Access Ordinance Amendment

_____ Approve

_____ Disapprove (A Statement of Objection is attached)

N. George Daines, Executive

Date

EXHIBIT A

Current Ordinance:

TABLE 17.02.030: AUTHORITY FOR LAND USE ACTIONS

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Council	Ordinance or ordinance amendment
	Rezone
	Modifications of County rights-of-way and easements
	General Plan or General Plan amendment
	Annexation/disconnection

17.07.040: GENERAL DEFINITIONS

~~PROPERTY FRONTAGE: The length of the property line abutting the road, street, or highway right-of-way or a line drawn parallel to the road, street, or highway right-of-way line and located at the front yard setback.~~

LOT/PARCEL FRONTAGE: That portion of development site that abuts a public or private roadway, [street, or highway right-of-way](#) and for any portion of the property not abutting a public or private roadway, [street, or highway right-of-way](#), a line drawn parallel to the public or private roadway, [street, or highway right-of-way](#) and located at the front yard setback. For the purposes of determining setback requirements on corner lots, all sides of a lot adjacent to a roadway shall be considered frontage. Primary access to a parcel/lot shall be from the required frontage abutting the road, street, or highway right-of-way, unless a variance request is granted by the Land Use Authority.

17.10.040: SITE DEVELOPMENT STANDARDS

Table 17.10.040 of this section lists the site development standards that apply within all zoning districts. These are “base” standards, not entitlements. Other regulations of the land use ordinance, the subdivision ordinance, other applicable County ordinances and policies, requirements imposed as conditions of permitting or requirements from other local, State, and Federal agencies may impose other development standards.

TABLE 17.10.040

SITE DEVELOPMENT STANDARDS

Use Type: **Primary** Accessory Both

	Base Zoning Districts											
	RU2		RU5		A10		FR40		C	I		
Use setback distances:												
Front yard	30'		30'		30'		50'		30'	30'		
Multi-street frontage	30'		30'		30'		50'		30'	30'		
Side yard	12'	<u>5'</u>	12'	<u>5'</u>	12'	<u>5'</u>	20'	<u>5'</u>	30' ¹	30' ¹		
Rear yard	30'	<u>5'</u>	30'	<u>5'</u>	30'	<u>5'</u>	30'	<u>5'</u>	30' ¹	30' ¹		
Structure on same lot	10'		10'		10'		10'		10'	10'		
From the top of a recognized irrigation canal bank to any structure	16.5'		16.5'		16.5'		16.5'		16.5'	16.5'		
Other standards:												
Maximum structure height²	35'		35'		35'		35'		40'	<u>35'</u>	40'	<u>35'</u>
Minimum lot size	½ acre		½ acre		½ acre		1 acre		½ acre	1 acre		
Maximum density³	1U/2A		1U/5A		1U/10A		1U/40A		2U/A	n/a		
Maximum lot coverage	60%		60%		60%		25%		50%	80%		
Minimum lot frontage	90'		90'		90'		150'		150' ⁴	150'		
Minimum lot frontage depth	<u>30'</u>		<u>30'</u>		<u>30'</u>		<u>50'</u>		<u>30'</u>	<u>30'</u>		

Notes:

¹ Setback may be reduced to 15 feet with a conditional use permit if the adjoining parcel is zoned commercial or industrial.

² Maximum height for agricultural structures is 45 feet. Also see definition of "building height, maximum", at section 17.07.040, "General Definitions", of this title.

³ The Land Use Authority shall have the authority to determine the total number of acres eligible for residential density (developable acreage).

⁴ Maximum height for agricultural processing facilities, specific to the production of food, in Industrial (I) Zoning Districts to be 150 feet. Structures may be greater in height from the established setback lines with an increase of 1.5 feet of setback for every ten feet (10') of additional building height. This standard shall apply to reduced setbacks with a CUP. Example: an agricultural processing facility that is 100 ft tall will need to be setback 39 ft from the front property line.

⁵ The side or rear setback for Industrial (I) or Commercial (C) is 0ft when adjacent to an active railway.

⁶ Above ground conveyance of manufactured products or goods (through piping or other means) is allowed between adjoining parcels zoned as commercial or industrial at a maximum height of 25 feet; cross-access agreements are required between parcels.

⁷ An exemption to the setback may be allowed if the board, or other entity, governing the recognized irrigation canal agrees to the reduced setback and provides a written approval. This written approval must then be turned in by the applicant to the Development Services Department at the time of zoning clearance application.

(Ord. 2018-09, 8-14-2018, eff. 8-28-2018)

History

Amended by Ord. 2023-26 on 8/10/2023

Amended by Ord. 2026-03 Amending Title 17 – Zoning Regulations on 2/4/2026

Ordinance Amendment Frontage & Access Requirements

Rural 2 (RU2), Rural 5 (RU5), & Agricultural (A10) Zones

A dark blue diagonal graphic that starts from the bottom left corner and extends towards the top right corner, creating a triangular shape in the bottom right of the slide.

Code requires a buildable lot/parcel to have actual frontage on a public or private road.



Current Ordinance: 2 separate 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.

PROPERTY FRONTAGE: The length of the property line abutting the road, street, or highway right-of-way or a line drawn parallel to the road, street, or highway right-of-way line and located at the front yard setback.

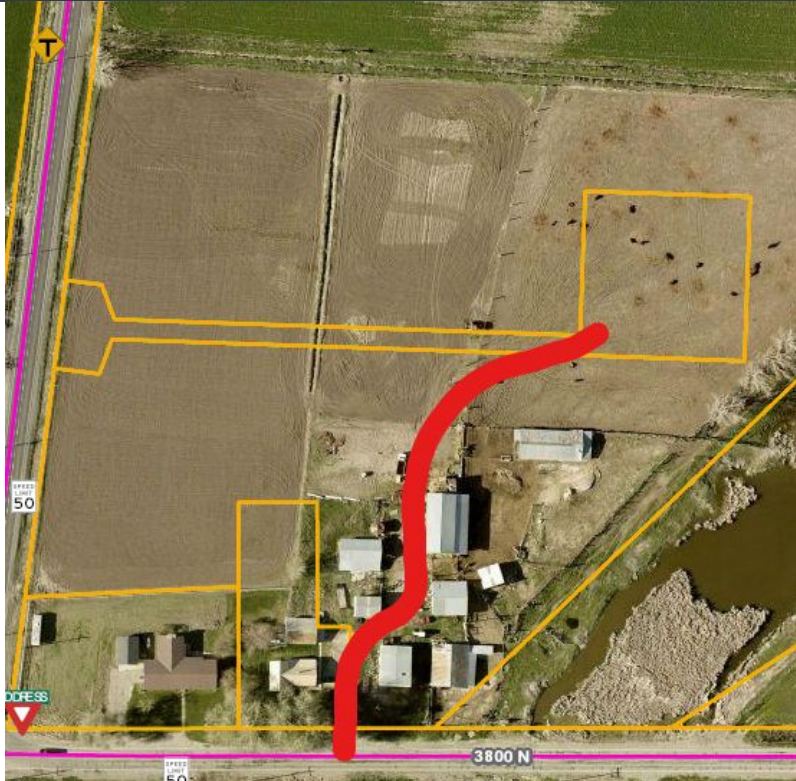
Proposed Ordinance

§17.07.040 – General Definitions

LOT/PARCEL FRONTAGE: That portion of a development site that abuts a public or private roadway, street, or highway right-of-way and for any portion of the property not abutting a public or private roadway, street, or highway right-of-way, a line drawn parallel to the public or private roadway, street, or highway right-of-way and located at the front yard setback. For the purposes of determining setback requirements on corner lots, all sides of a lot adjacent to a roadway shall be considered frontage. Primary access to a parcel/lot shall be from the required frontage abutting the road, street, or highway right-of-way, unless a variance request is granted by the Land Use Authority.

PROPERTY FRONTAGE: ~~The length of the property line abutting the road, street, or highway right-of-way or a line drawn parallel to the road, street, or highway right-of-way line and located at the front yard setback.~~

Access



During the subdivision process:

- Required frontage is confirmed, and
- The property address is established based on location of frontage.

Later:

- Property owner decides that they want to access the property from a different location than the required frontage.

Issues:

- Entry for emergency access difficult to determine. Ensuring emergency is sufficient (i.e., 20 foot-wide all-weather surface).
- Requires easement(s) across other properties that were not provided on subdivision plat.
- Addresses inconsistent with subdivision plat.

Proposed Ordinance

§17.07.040 – General Definitions

LOT/PARCEL FRONTAGE: That portion of a development site that abuts a public or private roadway, street, or highway right-of-way and for any portion of the property not abutting a public or private roadway, street, or highway right-of-way, a line drawn parallel to the public or private roadway, street, or highway right-of-way and located at the front yard setback. For the purposes of determining setback requirements on corner lots, all sides of a lot adjacent to a roadway shall be considered frontage. **Primary access to a parcel/lot shall be from the required frontage abutting the road, street, or highway right-of-way, unless a variance request is granted by the Land Use Authority.**

~~PROPERTY FRONTAGE: The length of the property line abutting the road, street, or highway right-of-way or a line drawn parallel to the road, street, or highway right-of-way line and located at the front yard setback.~~

Access Variance

Chapter 17.02.030

Establishes Land Use Authority for various land use actions.

Ordinance Amendment would add variances for access as a duty of the Director of Development Services.

Director	Zoning clearance
	Flood Permit
	Final Subdivision Plat
	Variance for maximum structure height or minimum setback distances
	Variance for access from required frontage
County Engineer	Floodplain Development Permit

Questions

A dark blue, solid-colored shape that starts as a thin line at the bottom left and expands diagonally upwards and to the right, filling the bottom right portion of the slide.



**CACHE COUNTY
RESOLUTION NO. 2026 – 08**

**A RESOLUTION SUPPORTING THE RENEWAL OF THE CACHE COUNTY FIRE
DISTRICT AMBULANCE SERVICE LICENSE FOR THE 2026-2029 LICENSING
PERIOD**

- (A) WHEREAS, Cache County is the designated political subdivision responsible for oversight of ambulance services within the established Geographical Service Area (GSA); and
- (B) WHEREAS, the Cache County Fire District currently provides ambulance services within the designated Geographical Service Area; and
- (C) WHEREAS, pursuant to state ambulance licensing renewal requirements, the ambulance service was posted for competitive proposal, with notice published on the Cache County website on December 15, 2025, and in the Herald Journal on December 16, 2025; and
- (D) WHEREAS, the formal solicitation period ran from December 22, 2025, through January 2, 2026; and
- (E) WHEREAS, at the close of the solicitation period, the RFP Review and Selection Committee met to review the submissions received, together with the associated Cost, Quality, and Access (CQA) data; and
- (F) WHEREAS, the Cost, Quality, and Access analysis included evaluation of ambulance service performance data from 2022 through 2024; and
- (G) WHEREAS, the Cache County Council has reviewed the results of the RFP process, the findings and recommendations of the Review and Selection Committee, and the associated CQA analysis; and
- (H) WHEREAS, a duly noticed public hearing was conducted on February 17, 2026, to review the RFP process and associated findings in accordance with state requirements; and
- (I) WHEREAS, the Council finds that the competitive posting requirements have been satisfied and that the Cache County Fire District is meeting the service needs of the Geographical Service Area in a reliable, operationally sound, and community-responsive manner; and
- (J) WHEREAS, the Cache County Council remains committed to ensuring that emergency medical and transport services are delivered in a manner that maximizes the health, safety, and welfare of the residents of Cache County;

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



CACHE COUNTY
RESOLUTION NO. 2026 – 08

SECTION 1:

The Cache County Council hereby affirms that it has conducted a thorough review of the ambulance service performance and is fully satisfied with the current level of care and response capability provided by the Cache County Fire District within the designated Geographical Service Area.

SECTION 2:

The Cache County Council hereby provides its formal support for the renewal of the Cache County Fire District’s ambulance service license for the upcoming licensing period of January 1, 2026, through December 31, 2029.

SECTION 3:

The Cache County Council hereby approves the Letter of Support “*Support for Cache County Fire District – Ambulance Service for License Renewal Period: January 1, 2026 – December 31, 2029*”, attached as “Exhibit A”, addressed to the Utah Department of Health and Human Services.

SECTION 4:

The Cache County Council Chair is hereby authorized and directed to sign the Letter of Support (Exhibit A) on behalf of the Cache County Council. Following execution, the Chair and County Council staff are authorized to submit said letter along with a certified copy of this Resolution to the Utah Bureau of Emergency Medical Services as evidence of official governing body support.

SECTION 5:

This Resolution shall be effective immediately upon passage.



**CACHE COUNTY
RESOLUTION NO. 2026 – 08**

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 – 08**

EXHIBIT A

*Support for Cache County Fire District – Ambulance Service for License Renewal Period:
January 1, 2026 – December 31, 2029*

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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

Cache County Council
Cache County
199 N Main Street
Logan, Utah 84321

February 17, 2026

Utah Department of Health and Human Services
Bureau of Emergency Medical Services
3760 S Highland Dr.
Salt Lake City, Utah 84106

**RE: Support for Cache County Fire District – Ambulance Service for License Renewal
Period: January 1, 2026 – December 31, 2029**

To Whom It May Concern:

The Cache County Council hereby provides its formal support for the Cache County Fire District to continue providing ambulance services within the designated Geographical Service Area (GSA) for the licensing period of January 1, 2026, through December 31, 2029.

In accordance with state ambulance licensing renewal requirements, the District's ambulance service was posted for competitive proposal. Notice of the solicitation was published on the Cache County website on December 15, 2025, and in the Herald Journal on December 16, 2025. The formal solicitation period ran from December 22, 2025, through January 2, 2026, during which time the solicitation remained publicly accessible and included a direct link to the Request for Proposals (RFP) document.

At the close of the solicitation period, the RFP Review and Selection Committee met to review the submissions received, together with the associated Cost, Quality, and Access (CQA) data for the evaluation period of 2022 through 2024.

The Cache County Council has reviewed the results of the RFP process, the findings and recommendations of the Review and Selection Committee, and the associated CQA analysis.

Following this review, and after conducting a duly noticed public hearing on February 17, 2026, regarding the renewal process and associated findings, the Council finds that:

1. The competitive posting requirements established by the State of Utah have been fully satisfied.
2. The Cache County Fire District maintains a high standard of clinical governance, medical direction, and quality assurance, ensuring professional emergency medical care for our residents.
3. The District has consistently demonstrated the ability to provide initial emergency response capability in over 99% of incidents within its Geographic Service Area.
4. The Council acknowledges the structural need for public funding to maintain area-wide ambulance readiness in our rural and semi-rural environment and finds the District's financial management to be transparent and appropriate.
5. Continued designation of the Cache County Fire District as the ambulance provider promotes system stability, continuity of care, and coordinated emergency response.

Based on these findings, the Cache County Council affirms that it is satisfied with the level of service currently being provided and formally supports the Cache County Fire District's continued provision of ambulance services within the defined Geographical Service Area for the upcoming licensing period.

Cache County remains committed to ensuring that ambulance services within the GSA are delivered in compliance with applicable Utah Code and administrative rule and in a manner that protects the health, safety, and welfare of its residents.

Respectfully.

Sandi Goodlander
Chair, Cache County Council
On behalf of the Cache County Council

cc: Brady L. George, Fire Chief, Cache County Fire District

Ordinance No. 2026-06
Cache County, Utah
Subdivision Ordinance Amendment

An ordinance amending Title 16 by amending requirements, standards, and restrictions.

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 January 8th, 2026 the Planning Commission held a public hearing, accepted all comments, and on January 8th, 2026, recommended the approval of the proposed amendments 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 February 10th, 2026, the County Council held a public hearing, to consider any comments regarding the proposed rezone. The County Council accepted all comments; and

Whereas, the Cache County Council has determined that it is both necessary and appropriate for the County to approve this ordinance.

Now, therefore, the County Legislative Body of Cache County ordains as follows:

Chapter 16.04.080 SUITABILITY REQUIREMENTS FOR SUBDIVISIONS

The following information is required as part of a subdivision review to establish the availability of basic services required to provide for the public health, safety, and welfare.

A. Water Requirements:

1. Domestic water rights are required for all subdivided lot(s) with the exception of subsection A1a of this section. The land use authority may also require culinary water systems on any subdivision. The required water rights shall be as approved

by the State Division of Water Quality and in conformance with Utah Administrative Code R309-510.

- a. Subdivisions may be approved with a single dry lot. Any dry lot approved shall be labeled clearly on the plat as "Dry Lot - Restricted for development until an approved domestic water right is provided." In addition to the plat notation, a certificate shall be recorded on each new dry lot created stating that the lot has been approved, but that domestic water shall be required prior to the issuance of a zoning clearance. The plat notation may be removed by the Director of Development Services upon evidence that an approved water right has been assigned to the lot.
2. If a water source being utilized for a lot is not located within that lot, appropriate easements and rights-of-way shall be provided and recorded with the plat, or at such time that development occurs.
3. The land use authority may require that secondary (irrigation) water rights for a subdivided lot(s) be established as a condition of any subdivision approval. The amount of water required shall be in conformance with Utah Administrative Code R309-510.
4. Any secondary water presented to fulfill the requirements of this title shall indicate the source of the water, proof of water rights, and the equivalent amount of acre feet.
5. Prior to Final Subdivision Plat approval, the applicant shall provide proof of actual water on the subdivided lot(s) sufficient to support the use on the lot(s). If a well has been drilled to provide the necessary water, the applicant shall provide evidence showing that the well has been tested and that water is available in a sufficient quantity and quality that meets the standards and requirements of the Bear River Health Department, the Utah Department of Environmental Quality, and the Office of the State Water Engineer, as applicable.
6. For subdivisions with over 7 proposed lots, such subdivisions must be within a local municipality's annexation plan. Additionally, the proposed subdivision must connect with a municipal water supply from a municipality within the County or create a public water system to meet the water requirements for the subdivision.

B. Sewage Requirements:

1. Subdivision applications, proposing individual on-site wastewater disposal systems, shall include feasibility reports meeting the requirements of the Bear River Health Department or Utah Department of Environmental Quality, as applicable, for each lot proposed. All applicants for a subdivision where on site wastewater systems are proposed shall provide a septic tank permit or septic tank feasibility letter from the applicable authority for the entire subdivision and/or each lot proposed. The minimum lot size, as determined in each base zoning district, may be increased as required to ensure that each lot will be able to provide adequate on-site sewer treatment.
2. If a subdivision requires that off-site facilities be provided, appropriate easements and rights-of-way shall be required. Additionally, any engineering, site studies, or other requirements by the health department shall be conditions of approval for the proposed subdivision.
3. Alternative sewage treatment may be required in conformance with section

17.10.050(A)(4)(b).

4. For subdivisions with over 7 proposed lots, such subdivisions must be within a local municipality's annexation plan. Additionally, the proposed subdivision must connect with a municipal sewage system from a municipality within the County or, if a public water system is chosen for eight lots or more, septic systems will be allowed based on the requirements of the Bear River Health Department in order to meet the sewage requirements of the subdivision.

C. Fire Control: A review provided by the Cache County Fire District identifying any items related to providing the proposed subdivision with adequate fire protection and suppression services including but not limited to:

1. Ability to meet the requirements of the International Fire Code;
2. Suitable equipment access based on the needs of the proposed use including but not limited to sufficient roadway improvements (minimum width, structural stability, turn-around capabilities, year round maintenance, and other legal requirements);
3. Access to suitable water supply for fire protection (water tenders, hydrants, storage tanks, or as otherwise required).
4. Subdivisions over 7 lots are not allowed if they are within 1/4 mile of a wildland urban interface area.

H. Subdivisions with over 7 lots must be within a local municipality's annexation plan and the supporting infrastructure of the subdivision (roads, curb and gutter, sewer, water, sidewalk, etc.) must comply with the local municipality's requirements.

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
Kathryn Beus				
Dave Erickson				
Sandi Goodlander				
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 2026-06, Subdivision Ordinance Amendment

_____ Approve

_____ Disapprove (A Statement of Objection is attached)

N. George Daines, Executive

Date



Ordinance Amendment

Title 16 - Subdivision Regulations



Subdivision Moratorium

180-day moratorium

July 2025 to January 2026

- Moratorium enacted due to large 20+ subdivisions proposed and concerns about water availability and quality.
- Moratorium limited subdivisions during that time to a maximum of 5 lots for new or amended subdivisions.
- Water study on-going. Once complete, it will help to inform subdivision regulations in the future.
- Proposed ordinance result of joint workshops with Planning Commission and County Council.



Proposed Ordinance

Chapter 16.04.080 - Suitability Requirements for Subdivisions:

- Adds additional requirements for -
 - Water Requirements
 - Sewage Requirements
 - Fire Control
 - Limits subdivisions over 7 lots to a future annexation area of a municipality



16.04.080 (A) Water Requirements

5. Requires **proof of actual water** on the subdivided lots sufficient to support the use on the lots.

If a well has been drilled to provide the necessary water, applicant **must provide proof that the well has been tested and provides sufficient quality and quantity** and meets standards of BRHD, Utah DEQ, Office of State Water Engineer.

6. Subdivisions > 7 lots

- Must be located in a local municipality's annexation plan.
- Must connect with a municipal water supply to meet water requirements, OR
- Create a public water system for the subdivision.



16.04.080 (B) Sewage Requirements

4. Subdivisions > 7 lots

- Must be located in a local municipality's annexation plan.
- Must connect with a municipal sewage system to meet sewage requirements, unless
- **A public water system is created, then septic systems may be allowed based on requirements of BRHD.**



16.04.080 (C) Fire Control

4. Subdivisions over 7 lots are not allowed if they are within $\frac{1}{4}$ mile of a Wildland Urban Interface Area (WUI).



16.04.080 (H)

New section added:

H. Subdivisions > 7 lots

- Must be located within a municipality's annexation plan
- Supporting infrastructure for the subdivision must comply with the local municipality's requirements, including, but not limited to:
 - Roads, curb and gutter
 - Sidewalk
 - Water
 - Sewer



**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

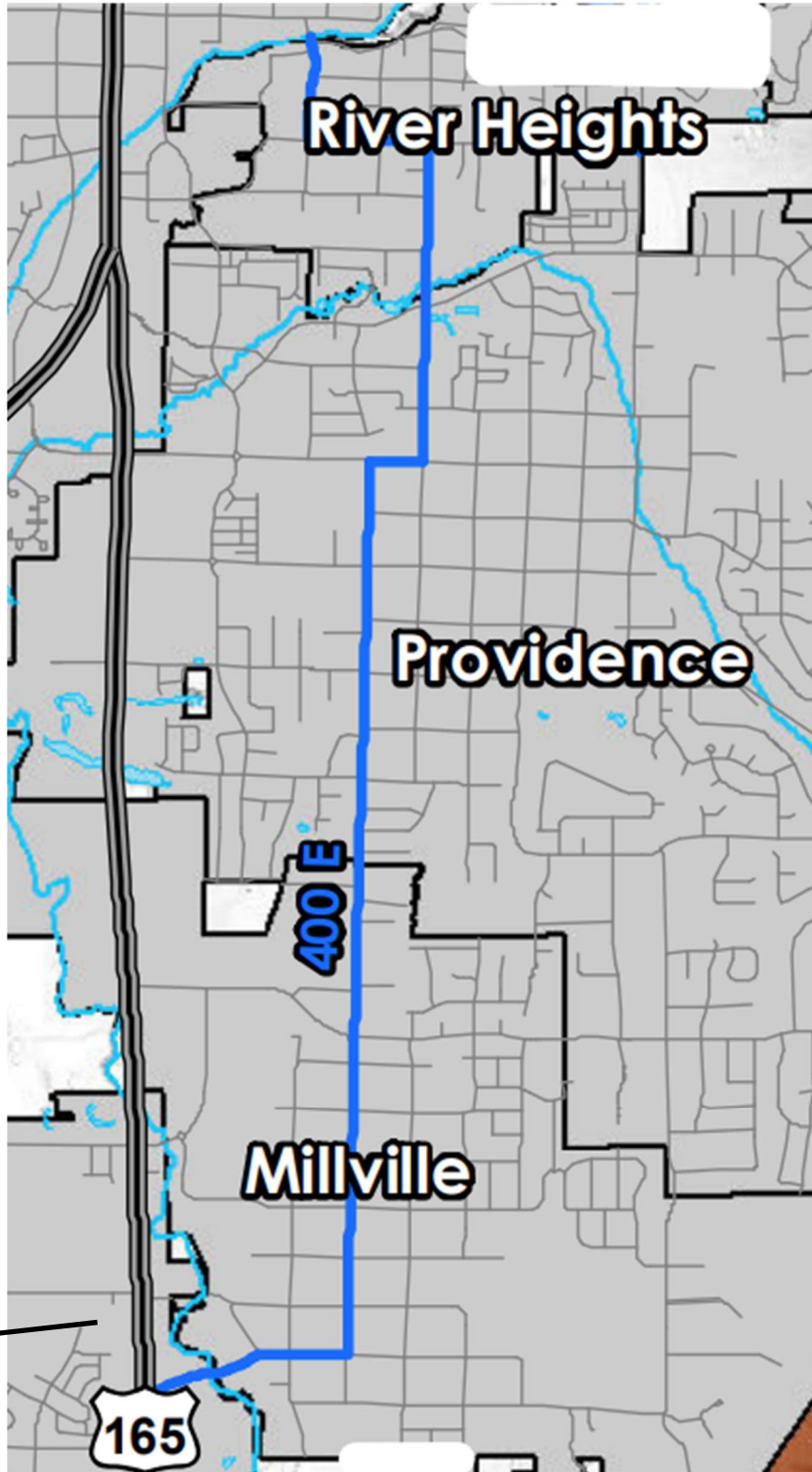
ATTEST:

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