

CACHE COUNTY COUNCIL WORKSHOP MEETING
JUNE 9, 2026 at 3:30 p.m. - Cache County Chamber at 199 North Main, Logan, Utah.

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

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

MEMBERS EXCUSED: Chair Sandi Goodlander, Councilmember Keegan Garrity.

Call to Order 3:30p.m.

[0:00:00](#) Vice Chair Kathryn Beus called the workshop to order and welcomed attendees, noting that Councilmembers David Erickson and Mark Hurd would be arriving later due to work commitments and Chair Sandi Goodlander was absent. The purpose of the workshop was an informal update on the open space program and a request for council guidance on key policy areas.

[0:00:42](#) COSAC Chair Chris Sands noted that 11 months had passed since the council and COSAC last met. He outlined the agenda, emphasizing a brief program overview, a GIS utility presentation by county staff, and an open request for council guidance on specific policy issues. Chris introduced state and non-profit partners in attendance, including Jeremy Christensen with the Utah Department of Agriculture and Food (UDAF) and Gabe Murray with the Bear River Land Conservancy.

[0:03:20](#) Sands provided an overview of COSAC's history, explaining that the committee was established following the citizen-approved open space bond in November 2022. Over approximately 30 months, the committee has held more than 52 meetings and began officially processing land applications in January 2024. Sands explained the committee's two-round approval process. He explained that trail funding projects follow an identical two-round process but use distinct evaluation criteria centered on trail connectivity, master plan alignment, and securing easements from willing landowners.

[0:08:38](#) Sands detailed program statistics from the past two and a half years, reporting that 20 potential projects representing over 2,000 acres of private land have come before the committee.

[0:12:51](#) Seneca Francis presented a live demonstration of the county's newly developed digital GIS Story Map and analytical dashboard. The tool consolidates public project tracking, documenting score sheets, approval dates, packet details, funds spent from county coffers, and money promised in Round 2. The mapping system archives at least 17,000 acres of pre-existing conservation easements established across Cache County over the last 25 years (held by entities such as PacifiCorp, the Division of Wildlife Resources, and private owners), allowing the county to strategically target and expand contiguous conservation zones.

[0:19:10](#) Sands requested council guidance on three major topics:

[0:20:07](#) The County's Role in Open Space: Evaluating three tiers of involvement: remaining a strict funding partner (Level 1), utilizing county staff or hired services to actively facilitate stalled projects lacking external entity support (Level 2), or acting directly as a perpetual easement holder responsible for long-term monitoring and legal defense investments (Level 3).

[0:22:02](#) Small Parcel Funding: Addressing ongoing pre-applications under 50 acres located inside urban communities (e.g., North Logan, Smithfield, Hyde Park).

[0:24:06](#) Greenbelt Rollback Taxes: Exploring whether collected rollback taxes can fund standalone open space selections or combine with bond funds to protect dryland agricultural projects that fail to qualify for federal prime farmland parameters.


[0:26:44](#) The council discussed the legal parameters of greenbelt rollback taxes. Jeremy Christensen, from UDAF, explained the state mandate requires counties to retain 100% of collected greenbelt rollback taxes in a separate, dedicated land conservation account. If funds remain unspent after 10 years, they revert to the state-administered LeRay McAllister Fund to be distributed statewide.

[0:34:04](#) Council and committee members debated long-term conservation strategies. Council members spoke in favor of prioritizing development right purchases over direct fee-title acquisitions, noting that easements allow the county to gain a larger geographic footprint per dollar. Council discussed federal funding and the potential future availability of those funds. Council and committee talked about the efficacy of small, urban parcels in municipalities and small parcels adjacent to county-owned properties. The council reviewed the financial efficacy of the Wellsville water protection zone and discussed potential liquidation options for the Shupe property purchase, suggesting the county place a restrictive easement on the mountain ground and sell it back to private or state wildlife entities to replenish the bond fund.

[0:53:56](#) Executive George Daines proposed expanding valley trail networks by evaluating partnerships with SITLA to acquire rights-of-way in mountain lands at forest prices. Chris Sands clarified that while bond funds can legally purchase trail easements, they cannot fund trail construction.

[0:58:04](#) Council requested that COSAC actively reach out to local municipalities to gauge their willingness to financially or structurally co-match small urban parcel projects that lack broad countywide significance. The council recommended adding a specific scoring table metric evaluating municipal engagement and utility participation. The council referred the policy formulation and structural usage of the HB 237 Greenbelt Rollback Tax to the Ordinance and Policy Committee for formal vetting. Chris Sands defined conservation easements for the council.

Adjourn: 4:30 PM [1:09:27](#)



APPROVAL: Sandi Goodlander, Chair
Cache County Council



ATTEST/ Bryson Behm, Clerk
Cache County Council

