CACHE COUNTY COUNCIL

January 27, 2026 at 5:00 p.m. - Cache County Chamber at 199 North Main, Logan, Utah.

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

MEMBERS PRESENT: Vice-Chair Kathryn Beus, Councilmember David Erickson, Councilmember Joann Bennett, Councilmember Keegan Garrity, Councilmember Nolan Gunnell, Councilmember Mark Hurd
MEMBERS EXCUSED: Chair Sandi Goodlander
STAFF PRESENT: Sheriff Chad Jensen, Nathan Argyle, Andrew Erickson
OTHER ATTENDANCE: Corbin Allen, Cody Johnson, Brian Balls, Dale Buxton, Jeffrey Wallentine, Paul Dutson, Troy Cooper, Chris Chambers, Deborah V.

1. **Call to Order 5:00p.m. –** :21

2. **Opening Remarks and Pledge of Allegiance** – :30 Opening given by Councilmember Nolan Gunnell

3. **Review and Approval of Agenda** 2:53
   Action: Motion made by Councilmember Nolan Gunnell to approve agenda; seconded by Councilmember David Erickson.
   Motion passes.
   Aye: 6 David Erickson, Kathryn Beus, Nolan Gunnell, Keegan Garrity, Mark Hurd, Joann Bennett
   Nay: 0
   Absent: 1 Sandi Goodlander

4. **Review and Approval of Minutes** 3:04
   a. 01-13-2026 County Council Meeting Minutes
   Action: Motion made by Councilmember David Erickson to approve minutes; seconded by Councilmember Nolan Gunnell
   Motion passes.
   Aye: 6 David Erickson, Kathryn Beus, Nolan Gunnell, Keegan Garrity, Mark Hurd, Joann Bennett
   Nay: 0
   Absent: 1 Sandi Goodlander

5. **Report of the County Executive** 3:30
   a. **Appointments –** Executive Daines stated appointments would remain the same for now.

6. **Items of Special Interest** 4:34
   a. **Request for Municipal Development Access to County Roadways from Heritage Land Development LLC – 600 E River Heights –** Matt Phillips, Director Cache County Public Works
   Matt provided overview of request and included details heard that River Heights had no interest in the road. Executive Daines said River Heights should take over the road since they would receive tax revenues. Councilmember Nolan Gunnell asked if anyone in River Heights gave reason for the stall. Council discussed.
   Action: Motion made by Councilmember David Erickson to relinquish responsibilities for road to appropriate cities; seconded by Mark Hurd.
   Motion passes.
   Aye: 6 David Erickson, Kathryn Beus, Nolan Gunnell, Keegan Garrity, Mark Hurd, Joann Bennett
   Nay: 0
   Absent: 1 Sandi Goodlander
   b. **Behavioral Health Integration Plan – Jordan Mathis, Bear River Health Department Director** 20:52 Jordan Mathis provided parameter figures of what the plan would entail. Vice Chair Kathryn Beus asked if the levy would be revisited. Jordan answered these dollars would not go to the Public Health integration and would make up the void

left from the exit of the contracts for supplemental health. Councilmember David Erickson asked if the responsibility is under the mental health authority or BRMH. Jordan answered this is under the responsibility of BRMH.

Action: Motion made by Councilmember David Erickson; seconded by Councilmember Keegan Garrity.
Motion passes.
Aye: 6 David Erickson, Kathryn Beus, Nolan Gunnell, Keegan Garrity, Mark Hurd, Joann Bennett
Nay: 0
Absent: 1 Sandi Goodlander

7. **Public Hearings – 5:30 PM** 25:36
   a. **Schedule Public Hearings on February 10th @5:30 p.m. for:**
      i. **Ordinance 2026-04- Mountain Manor Springs 2 Rezone**
      ii. **Ordinance 2026-05 – Amendment to Cache County Code Regarding Frontage and Access Regulations**
      iii. **Ordinance 2026-06 – Amendment to Cache County Code Regarding Subdivision and Subdivision Amendment Standards**

Action: Motion made by Councilmember Nolan Gunnell to set Public Hearings; seconded by Councilmember David Erickson.
Motion passes.
Aye: 6 David Erickson, Kathryn Beus, Nolan Gunnell, Keegan Garrity, Mark Hurd, Joann Bennett
Nay: 0
Absent: 1 Sandi Goodlander

   b. **Hold Public Hearings @ 5:30 p.m. for:** 26:12 Andrew spoke to Council and provided the details how the vacancies would be chosen.
      i. **Cemetery Maintenance District**
         1. **Avon Cemetery Maintenance District – Five (5) Upcoming Vacancies** 31:09 Michelle Watkins as Avon Cemetery Treasurer voiced her willingness to continue her role. 32:20 Kiersten Knowles said she would like to continue serving as clerk of the Avon Cemetery. 33:01 Jim Atkinson expressed strong interest serving at the Avon cemetery and requested consideration.
         2. **Cornish Cemetery Maintenance District – Three (3) Upcoming Vacancies** 33:59 Dale Buxton said he would continue serving, and mentioned Kyle Pitcher was also willing.
         3. **Hyde Park Cemetery Maintenance District – Two (2) Upcoming Vacancies** 35:01 Bryan Balls voiced his interest in continuing to serve at the cemetery. 35:55 Cody Johnson also expressed his interest serving at the cemetery.
         4. **Millville/Nibley Cemetery Maintenance District – Two (2) Upcoming Vacancies** 36:26 Randy Peazer gave his willingness to serve and recommended Jim Jensen and Danny Ames to also be on the cemetery board. 37:32 Danny Ames expressed the importance of the cemetery to him and said he would like to stay on the board. 38:38 Jim Christensen voiced his willingness and desire for involvement in the cemetery. 39:22 Kim Ashcroft said he would like to be considered for the cemetery board and return the support he had received.
         5. **Newton Cemetery Maintenance District – Three (3) Upcoming Vacancies** 40:42 None
         6. **Paradise Cemetery Maintenance District – Three (3) Upcoming Vacancies** 40:56 None
         7. **Richmond Cemetery Maintenance District – Five (5) Upcoming Vacancies** 41:03 None

Action: Motion made by Councilmember David Erickson to close public hearings; seconded by Councilmember Nolan Gunnell.
Motion passes.
Aye: 6 David Erickson, Kathryn Beus, Nolan Gunnell, Keegan Garrity, Mark Hurd, Joann Bennett
Nay: 0
Absent: 1 Sandi Goodlander

i. **Ordinance 2026-01 – Dutson Rezone** 41:59 Brian Abbott Interim Director of Development Services described proposed rezone with recommendation from Planning Commission for denial. Vice Chair Kathryn Beus asked what reasons. Brian answered Planning Commission wanted A10 to remain because it was too far from the city to approve. 44:39 Paul Dutson, the owner of the land explained the planned for 3 homes not 7 as incorrectly recorded on the application. Councilmember Joann Bennett recommended he reapply with the accurate numbers.

ii. **Ordinance 2026-02 – Amendment to Cache County Code to Update RU2/RU5 Zone Standards** 47:40 Brian Abbott presented proposed ordinance to modify development standards. Vice Chair Kathryn Beus opened Public Hearing. No Comments.

iii. **Ordinance 2026-03 – Amendment to Cache County Code to Allow for Canal Setback Exemption and Increasing Lot Coverage in the Commercial Zone.** 51:35 Brian presented Ordinance to change the coverage to 70% with recommendation from Planning Commission to approve based on lot jurisdictions and future commercial development. He added proposal for canal setback citing code did not cover an exemption if the canal company approved it. Councilmember Keegan Garrity asked how long after approval of building application the 70% coverage is enforced. Brian answered 70% is the maximum. Councilmember Mark Hurd added 30% is required open space. Vice Chair Kathryn Beus opened Public Hearing. 56:31 Chris Chambers who owns a storage unit business has coverage of 75% and asked how he would remain compliant. He suggested 80/20 similar to what cities normally have.

Action: Motion made by Councilmember Nolan Gunnell to close public hearing; seconded by Councilmember Mark Hurd.
Motion passes.
Aye: 6 David Erickson, Kathryn Beus, Nolan Gunnell, Keegan Garrity, Mark Hurd, Joann Bennett
Nay: 0
Absent: 1 Sandi Goodlander

8. Initial Proposals for Consideration of Action

A. Ordinance 2026-01 – Dutson Rezone – Brian Abbott Interim Director of Development Services
59:56 Councilmember Keegan Garrity stated the reasons against the approval for this rezone and agreed with denial. Vice Chair Kathryn Beus echoed the advice to reapply with accurate details. Councilmember David Erickson added the RU2/RU5 standards being decided on during the meeting would also apply.

Action: Motion made by Councilmember Keegan Garrity to deny Ordinance 2026-01; seconded by Councilmember Nolan Gunnell.
Motion passes.
Naye: 6 David Erickson, Kathryn Beus, Nolan Gunnell, Keegan Garrity, Mark Hurd, Joann Bennett
Nay: 0
Absent: 1 Sandi Goodlander

B. Ordinance 2026-02 – Amendment to Cache County Code to Update RU2/RU5 Zone Standards
1:01:51 Vice Chair Kathryn Beus opened for discussion. Councilmember David Erickson commented its headed in the right direction. Council discussed.

Action: Motion made by Councilmember Nolan Gunnell to suspend rules and pass Ordinance 2026-02; seconded by Councilmember David Erickson.
Motion passes.
Aye: 6 David Erickson, Kathryn Beus, Nolan Gunnell, Keegan Garrity, Mark Hurd, Joann Bennett
Nay: 0
Absent: 1 Sandi Goodlander

C. Ordinance 2026-03 – Amendment to Cache County Code to Allow for Canal Setback Exemption and Increasing Lot Coverage in the Commercial Zone

1:11:54 Councilmember Nolan Gunnell summarized Chris had applied during a time when percentage requirements were changed. Councilmember Keegan Garrity echoed Chris Chambers' question why the difference between industrial and commercial. Discussion between Council and Brian. 1:15:53 Public Works Director Matt Phillips shared his opinions. Councilmember Nolan Gunnell asked if there was an option to grandfather the applicant in. Attorney _____ answered not likely and the application would need to go back to the drawing board. 1:20:31 Councilmember Keegan Garrity asked if would resolve the issue if the zone was changed to industrial. Council discussed.

Action: Motion made by Councilmember Nolan Gunnell to suspend rules and pass Ordinance 2026-03; seconded by Councilmember Joann Bennett.
Motion passes.
Aye: 4 David Erickson, Kathryn Beus, Nolan Gunnell, Joann Bennett
Nay: 2 Keegan Garrity, Mark Hurd
Absent: 1 Sandi Goodlander

D. **Resolution 2026-01 – Appointments to the various Cache County Cemetery Maintenance Boards of Trustees** 1:31:15
Action: Motion made by Councilmember David Erickson to approve applicants for Cemetery Maintenance in Avon, Cornish, Hyde Park, Newton, and Paradise cities; seconded by Councilmember Keegan Garrity.
Motion passes.
Aye: 6 David Erickson, Kathryn Beus, Nolan Gunnell, Keegan Garrity, Mark Hurd, Joann Bennett
Nay: 0
Absent: 1 Sandi Goodlander

E. **Resolution 2026-02 – Champion Land Co LLC Open Space Application** 1:35:19 _____ presented application to council. Executive Daines asked what the market value of dry farm land is in Cache Valley and urged council to consider the difference in the protection vs market value. 1:46:53 Debbie Vanmore of Utah Agricultural Value gave positive remarks about the area and preserving it. Councilmember Joann Bennett asked about the option for other crops to grow and pointed out development was nowhere nearby. 1:53:51 Owner Christian Ravsten briefly explained property area.
Action: Motion made by Councilmember David Erickson to pass Resolution 2026-02; seconded by Councilmember Mark Hurd.
Motion passes.
Aye: 6 David Erickson, Kathryn Beus, Nolan Gunnell, Keegan Garrity, Mark Hurd, Joann Bennett
Nay: 0
Absent: 1 Sandi Goodlander

F. **Resolution 2026-03 – Appointments to the Cache County Fire Protection District Board of Trustees** 1:55:34 Policy Analyst Andrew Erickson provided overview of Resolution.
Action: Motion made by Councilmember David Ericson; seconded by Joann Bennett.
Motion passes.
Aye: 6 David Erickson, Kathryn Beus, Nolan Gunnell, Keegan Garrity, Mark Hurd, Joann Bennett
Nay: 0
Absent: 1 Sandi Goodlander

9. **Other Business**
   a. **Council Member Committee and Liaison Assignment Vacancies** 1:58:30 Council discussed this was to be determined.

10. **Council Member Reports**
David Erickson – 2:06:34 David recommended participating in the zoom calls with legislative committees. Executive Daines asked if property taxes were a hot topic. David answered yes. Executive Daines asked for a way to take into account

depreciation and growth. David said the argument was if there is a cap it would be met each year to avoid an inflationary rise. Executive Daines offered together with Curt Webb to meet with members of UAC and lobbyists.

Sandi Goodlander – Absent

Keegan Garrity – 2:01:08 Keegan reported on green belt amounts he researched and rules for LeRoy McAllister fund, and the Warming Center.

JoAnn Bennett – 2:00:49 Joann thanked everyone for the help since she had been on council.

Kathryn Beus – 2:05:16 Kathryn reported about attendance at Day on the Hill.

Nolan Gunnell – 2:03:08 Nolan reported on RU2/RU5 discussion and offered a meeting with Planning Commission.

Mark Hurd – 2:11:37 Mark reported on the library board meetings.

Adjourn: 7:30 PM 2:13:12

Sandi Goodlander

APPROVAL: ~~**Kathryn Beus, Vice Chair**~~ **Sandi Goodlander, Chair**
Cache County Council

Bryson J Behm

ATTEST: Bryson Behm, Clerk
Cache County Council

STATE OF UTAH
COUNTY
CLERK
CACHE COUNTY

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

January 27, 2026

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

CACHE COUNTY COUNCIL

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

PUBLIC NOTICE is hereby given that the County Council of Cache County, Utah will hold a **REGULAR COUNCIL MEETING** at **5:00 p.m.** in the Cache County Historic Courthouse Council Chambers, 199 North Main Street, Logan, Utah 84321, on **Tuesday, January 27, 2026**.

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

CACHE COUNTY COUNCIL AGENDA

AMENDED

REGULAR COUNCIL MEETING – 5:00 p.m.

1. **Call To Order**
2. **Opening –** Council Member Nolan Gunnell
3. **Review and Approval of Agenda**
4. **Review and Approval of Minutes**
    a. 01-13-2026 County Council Meeting Minutes

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

6. **Items of Special Interest**
    a. **Request for Municipal Development Access to County Roadways from Heritage Land Development LLC – 600 E River Heights**
    - Matt Phillips, Director Cache County Public Works

    b. **Behavioral Health Integration Plan**
    - Jordan Mathis, Bear River Health Department Director

7. **Public Hearings** – 5:30 p.m.
    a. **Schedule Public Hearings on February 10th @ 5:30 p.m. for:**
        i. Ordinance 2026-04 – Mountain Manor Springs 2 Rezone
        ii. Ordinance 2026-05 – Amendment to Cache County Code Regarding Frontage and Access Regulations
        iii. Ordinance 2026-06 – Amendment to Cache County Code Regarding Subdivision and Subdivision Amendment Standards

b. **Hold Public Hearings @ 5:30 p.m. for:**
    i. Cemetery Maintenance District Vacancies
        1. Avon Cemetery Maintenance District – Five (5) Upcoming Vacancies
        2. Cornish Cemetery Maintenance District – Three (3) Upcoming Vacancies
        3. Hyde Park Cemetery Maintenance District – Two (2) Upcoming Vacancies
        4. Millville/Nibley Cemetery Maintenance District – Two (2) Upcoming Vacancies
        5. Newton Cemetery Maintenance District – Three (3) Upcoming Vacancies
        6. Paradise Cemetery Maintenance District – Three (3) Upcoming Vacancies
        7. Richmond Cemetery Maintenance District – Five (5) Upcoming Vacancies

    ii. Ordinance 2026-01 – Dutson Rezone
    iii. Ordinance 2026-02 – Amendment to Cache County Code to Update RU2/RU5 Zone Standards
    iv. Ordinance 2026-03 – Amendment to Cache County Code to Allow for Canal Setback Exemption and Increasing Lot Coverage in the Commercial Zone

8. Initial Proposals for Consideration of Action

a. **Ordinance 2026-01 – Dutson Rezone**
- Brian Abbott, Interim Director of Cache County Development Services

b. **Ordinance 2026-02 – Amendment to Cache County Code to Update RU2/RU5 Zone Standards**
- Brian Abbott, Interim Director of Cache County Development Services

c. **Ordinance 2026-03 – Amendment to Cache County Code to Allow for Canal Setback Exemption and Increasing Lot Coverage in the Commercial Zone**
- Brian Abbott, Interim Director of Cache County Development Services

d. **Resolution 2026-01 – Appointments to the Various Cache County Cemetery Maintenance Boards of Trustees**
- Andrew Erickson, Cache County Council Policy Analyst

e. **Resolution 2026-02 – Champion Land Co LLC Open Space Application**
- Andrew Erickson, Cache County Council Policy Analyst

f. **Resolution 2026-03 – Appointments to the Cache County Fire Protection District Board of Trustees**
- Andrew Erickson, Cache County Council Policy Analyst

9. Other Business

a. **Council Member Committee and Liaison Assignment Vacancies**

b. NACO Conference February 21-24, 2026

10. Council Member Reports

11. Adjourn

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

Kathryn A. Beus

Kathryn A. Beus, Council Vice Chair Presiding

Bear River Region Behavioral Health Integration

Options for Maximizing Resource Utilization & Health Outcomes

Bear River Health Department

County Substance Abuse & Mental Health Authority

Title 17-43-201(1)(a) Local Substance Abuse Authorities

(i) In each county operating under a county executive-council form of government under Section 17-52a-203, the county legislative body is the local substance abuse authority,

(iii) In each county other than a county described in Subsection (1)(a)(i) or (ii), the county legislative body is the local substance abuse authority.

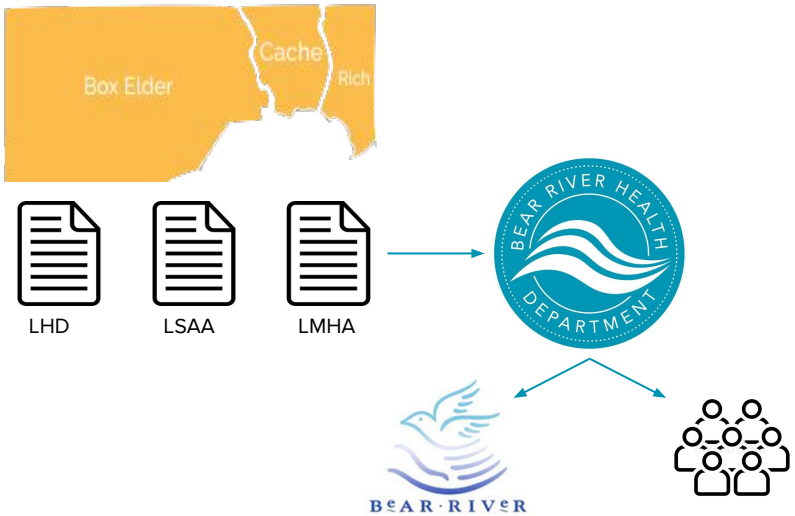
Title 17-43-301(2)(a) Local Mental Health Authorities

(i) In each county operating under a county executive-council form of government under Section 17-52a-203, the county legislative body is the local substance abuse authority,

(iii) In each county other than a county described in Subsection (2)(a)(i) or (ii), the county legislative body is the local mental health authority.


Box Elder
Cache
Rich
Bearnicorn

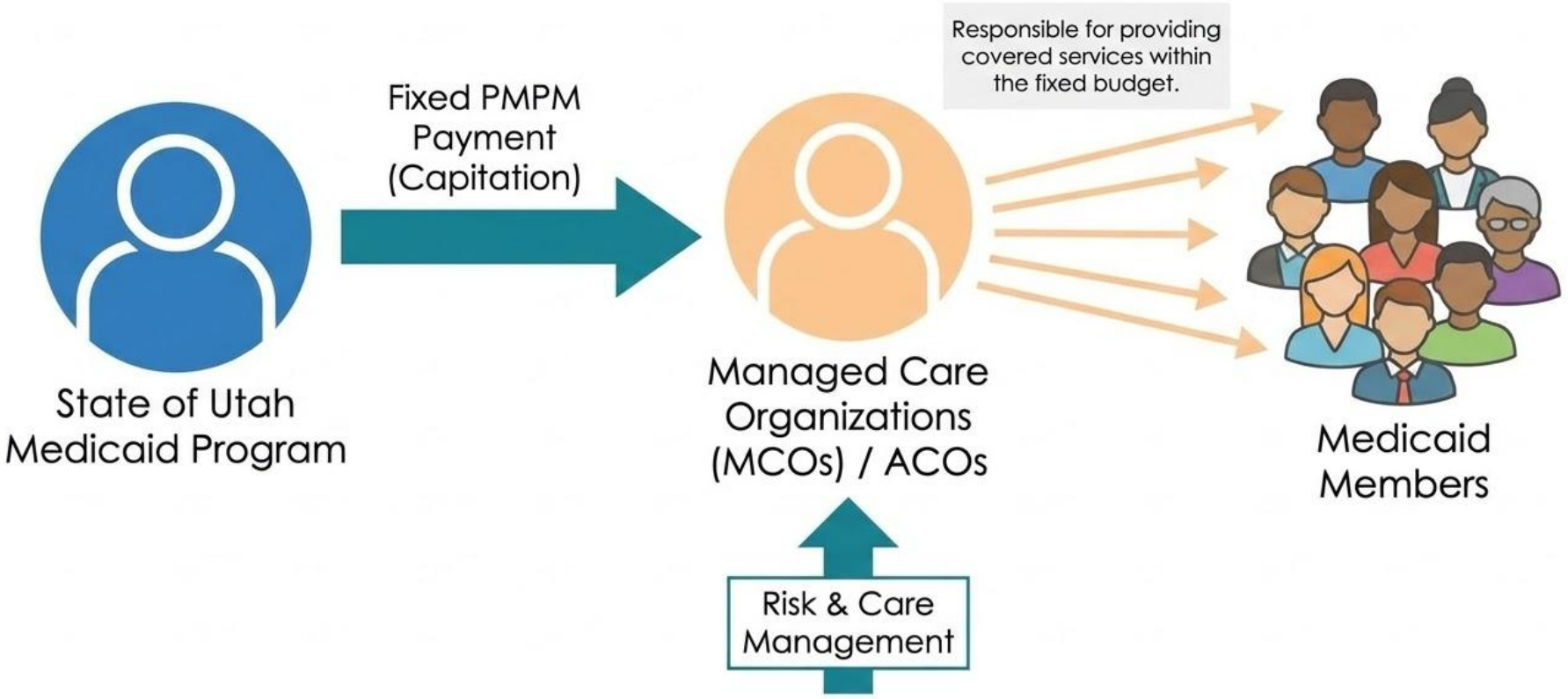
United Health Department Health Model



Code References:

- Utah Code § 26A-1-105.5 authorizes multiple counties to form a united local health department into a single entity that includes the local health department, the substance abuse authority, and the mental health authority.

Medicaid Capitation in Utah

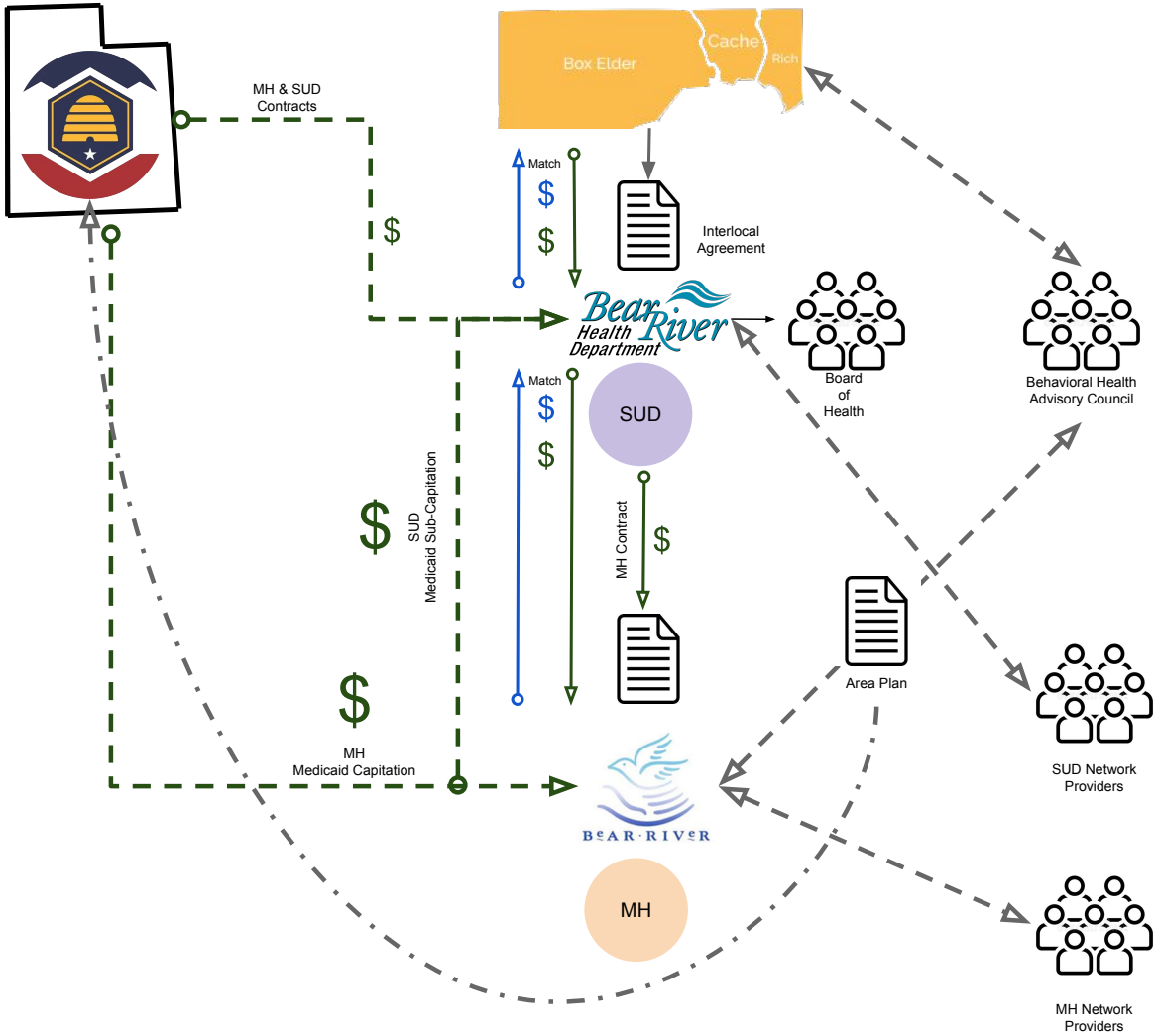


Integration Options

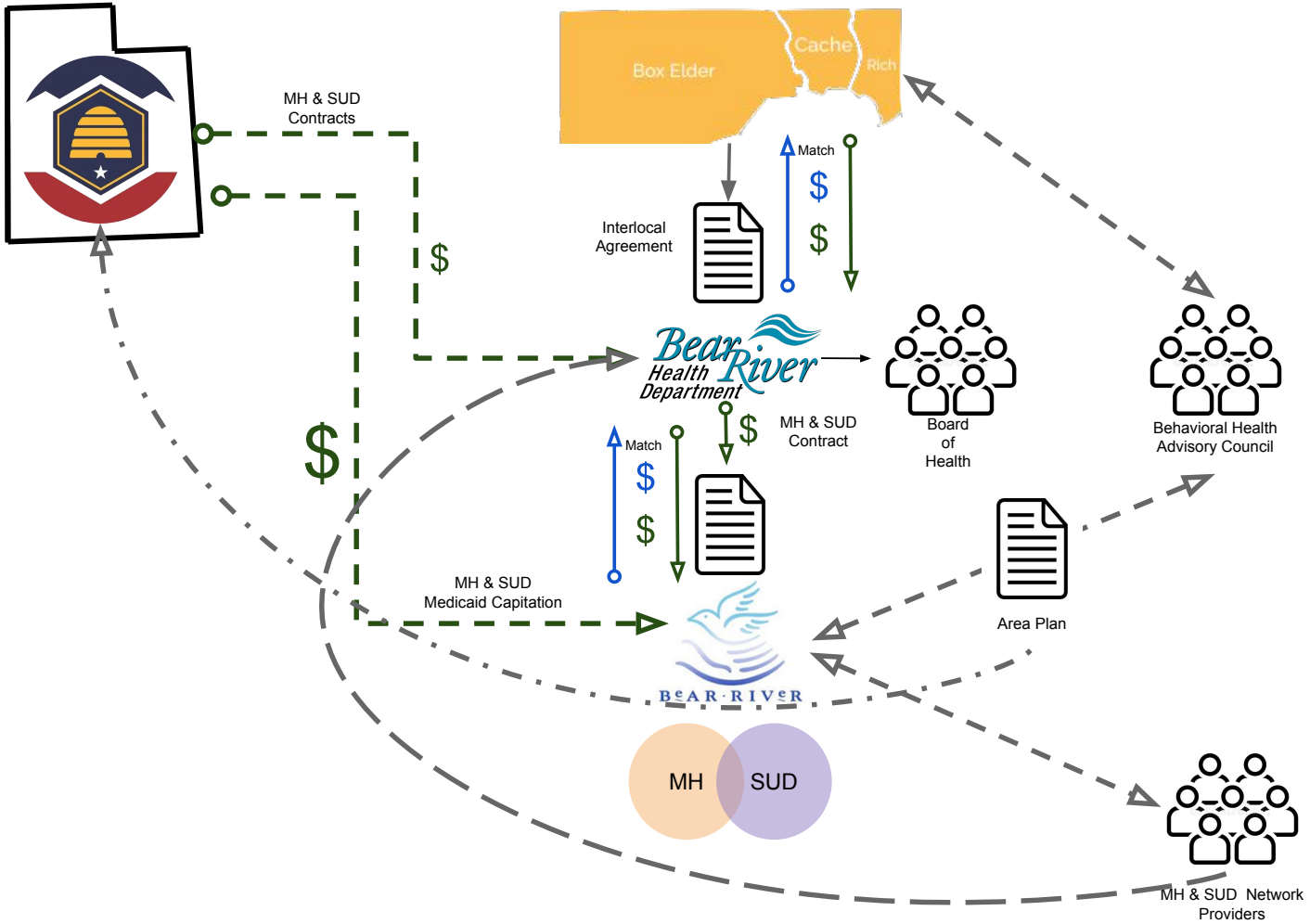
Integration Goals

- Focus on improving individual and population health outcomes
- Maximize funding, staff, and other resources
- Reduce or eliminate duplication
- Integrate MH & SUD services in Bear River Region particularly for individuals with dual diagnosis
- Increased coordination with partners and case management

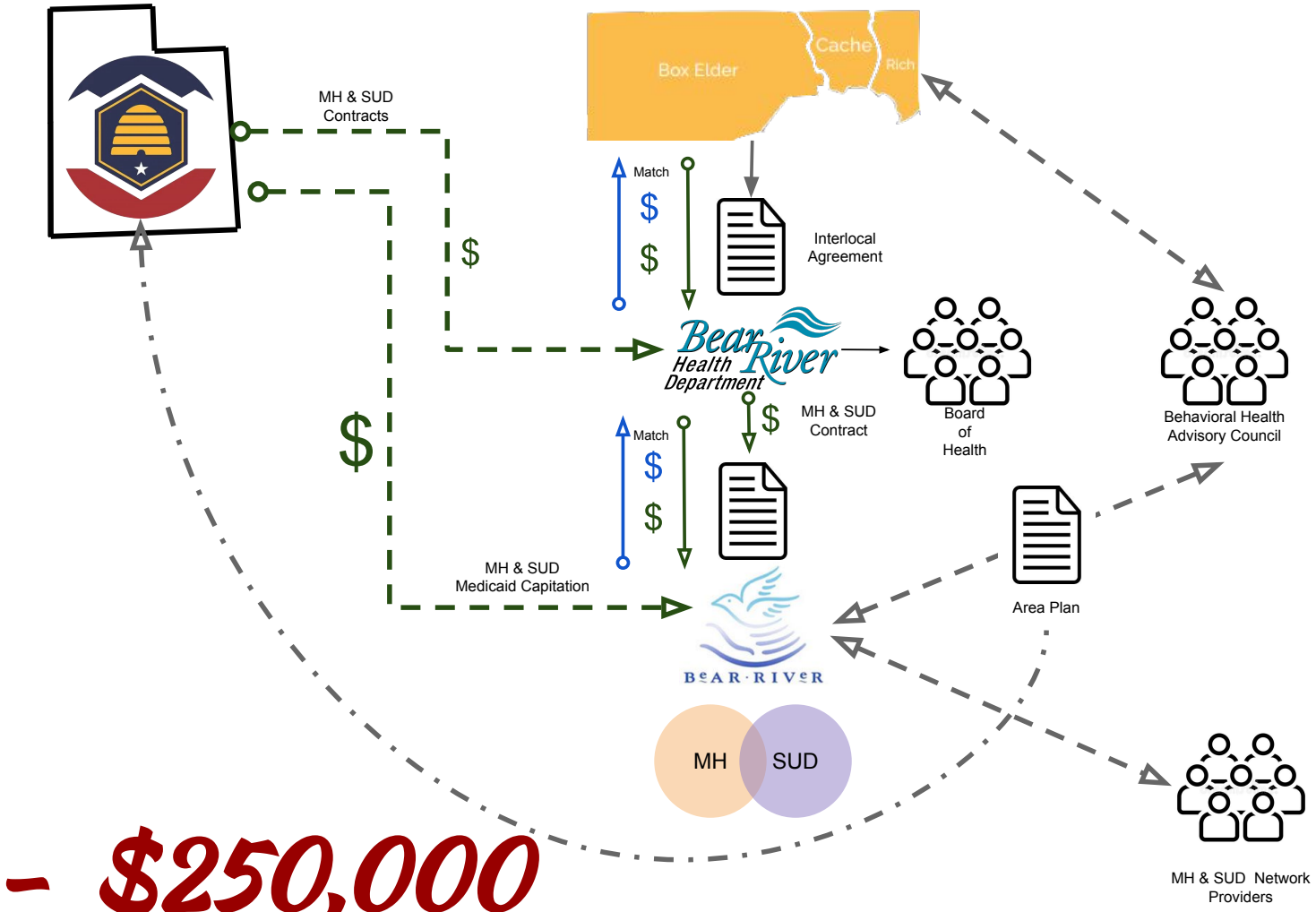
Option #1 - Subcapitation



Option #2 – Network Provider

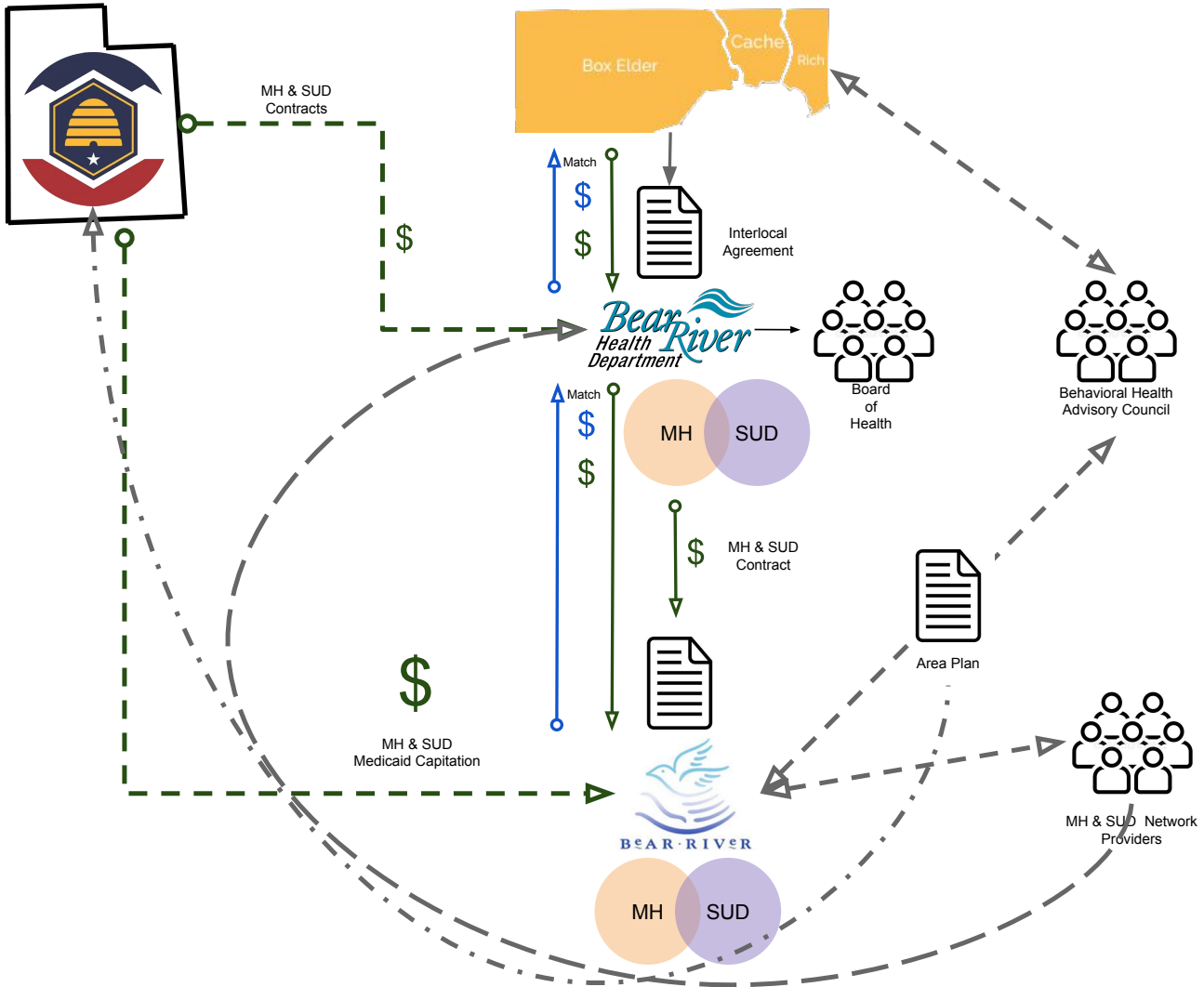


Option #3 – Full Integration

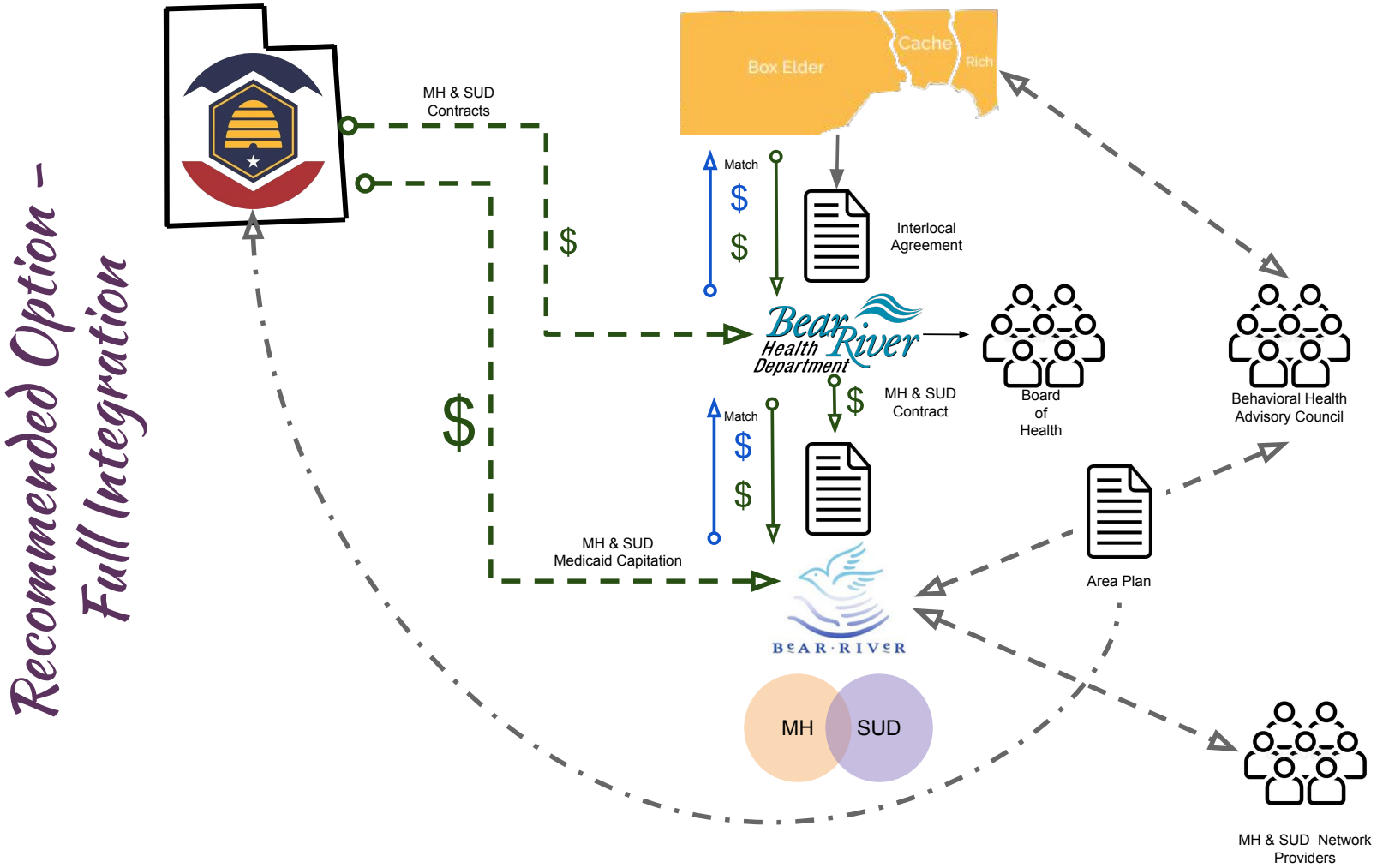


– $250,000

Option #4 - Hybrid Network



Recommended Option – Full Integration



Next Steps

1. Collect Comments, Questions, and Concerns from County Elected Leaders
2. Take recommendation to County Legislative Bodies
3. Rewrite contract for behavioral health services
4. Rewrite the interlocal agreement
5. Get interlocal agreement approved

Cache County 1857

Council Meeting Memorandum

Set a Public Hearing
Ordinance 2026-04 – Mountain Manor Springs 2 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: January 27th, 2026

Agenda Item Language: Set a public hearing, to be held on February 10th, for Ordinance 2026-04 Mountain Manor Springs 2 Rezone – A request to rezone 98.68 acres, located at ~500 N. 7200 W., Petersboro, from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone.

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

Background: A request to rezone 98.68 acres, located at ~500 N. 7200 W., Petersboro, from the Agricultural (A10) Zone to the Rural 5 (RU5) 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 January 8th, 2026 and their recommendation to deny the rezone was made on January 8th, 2026.

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

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

Presentation Time: 10 minutes.

County Staff Point of Contact: Conner Smith, Associate Planner

Legal Review: N/A

Ord 2026-04
Mountain Manor Springs 2 Rezone
Amending the Cache County Zoning Map by rezoning 98.68 acres from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone

County Council action

Set a public hearing on January 27th, 2026 to be held on February 10th, 2026.

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

Planning Commission action

Denial (6-yea; 0-nay).

Public hearing held on January 8th, 2026.

Conclusion: Based on the findings of fact noted [in the staff report], the Mountain Manor Springs 2 rezone is hereby recommended for denial to the County Council as follows:

1. The location of the subject properties to be rezoned are partially incompatible with the purpose of the Rural 5 (RU5) Zone:
    a. To implement the policies of Cache countywide comprehensive plan, including those regarding agricultural promotion, prime farmlands, improved roadways, density based residential standards, moderate income housing and municipality standards.
    b. This zone must be appropraitely served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.
2. The nearest parcel in the County that is in the Rural 5 (RU5) Zone is located 1.55 miles away.
    a. Mendon City limits are located 1.65 miles to the east of the subject parcels.
3. The proposed rezone is not consistent with the Cache County General Plan:
    a. The subject parcels fall under the "Agriculture and Ranching" and "Mountain Rural and Conservation" Zones:
        i. Agriculture and Ranching:
            1. This zone places an emphasis on agricultural related activities and a lower density of housing. Additionally, the Rural 2 (RU2) Zone has fewer agricultural related use types than the Agricultural (A10) Zone.
                a. "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."
                b. "Secondary Land Uses: Industrial and Commercial uses directly supportive of agriculture (processing, packaging, distribution), clustered subdivision developments, outdoor recreation, farm worker housing."

c. “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.”

ii. Mountain Rural and Conservation:

1. This zone places an emphasis on natural resource extraction and recreational activities and a very low density of permanent/seasonal housing. Additionally, the Rural 2 (RU2) Zone has fewer natural resource extraction/recreational related use types than the Agricultural (A10) Zone.
    a. “Preferred Land Uses: Forestry, agriculture, conservation easements (CEs) and conserved public lands, watershed protection, hazard mitigation (i.e. floodplain management, steep slopes, and high wildfire hazard), outdoor recreation and tourism.”
    b. “Secondary Land Uses: Seasonal residential housing at one unit per 40 acres, clustered subdivision developments, resorts, recreation business, and public institutions.”
    c. “Discouraged Uses: Residential development at a density greater than one unit per 40 acres, industrial, commercial office, commercial retail, heavy industrial.”

iii. The subject parcels are not located in the Urban Expansion Overlay.

4. Parcels 12-052-0011 and 12-052-0026 are currently restricted due to an unapproved subdivision that resulted in the creation of Parcel 12-052-0026. To resolve this issue, Parcel 12-052-0011 would need to be in

5.

6. cluded with this rezone and the subsequent subdivision to resolve the restricted status for both parcels. However, Parcel 12-052-0011 was not included with this rezone application.

Staff Report review by Interim Director

Brian Abbott

Staff Report by County Planner

Conner Smith

General Description

This ordinance amends the County Zoning Map by rezoning 98.68 acres from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone.

Additional review materials included as part of Exhibit A

Staff Report to Planning Commission – revised

Staff Report: Mountain Manor Springs 2 Rezone

8 January 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: Rhy Lund
Parcel ID#: 12-052-0017, -0026
Staff Recommendation: None
Type of Action: Legislative
Land Use Authority: Cache County Council

Location

Reviewed by Conner Smith

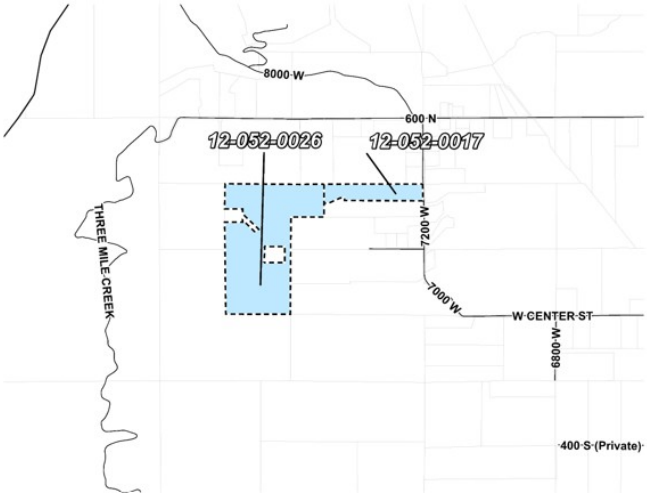
Project Address:
~500 N. 7200 W.,
Petersboro,

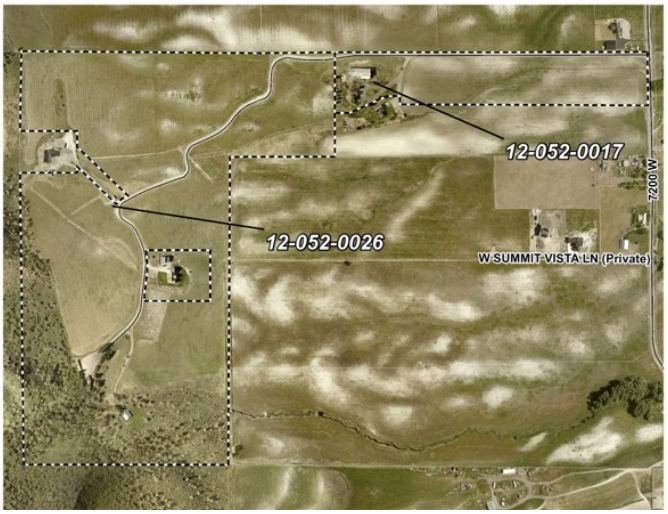
Acres: 98.68

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

Current Zoning:
Agricultural (A10)

Proposed Zoning:
Rural 5 (RU5)





Findings of Fact

A. Request description

1. A request to rezone a total of 98.68 acres from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone.
   a. Parcel 12-052-0017 is in the Agricultural (A10) Zone and is 14.68 acres.
   b. Parcel 12-052-0026 is in the Agricultural (A10) Zone and is 84.00 acres.
2. This rezone may allow the parcel to establish uses permitted in the Rural 5 (RU5) Zone.
3. A rezone request is general in nature and is not tied to any proposed use. Any impacts related to permitted and conditional uses allowed within the Rural 5 (RU5) Zone will be addressed as part of each respective approval process required prior to site development activities.

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

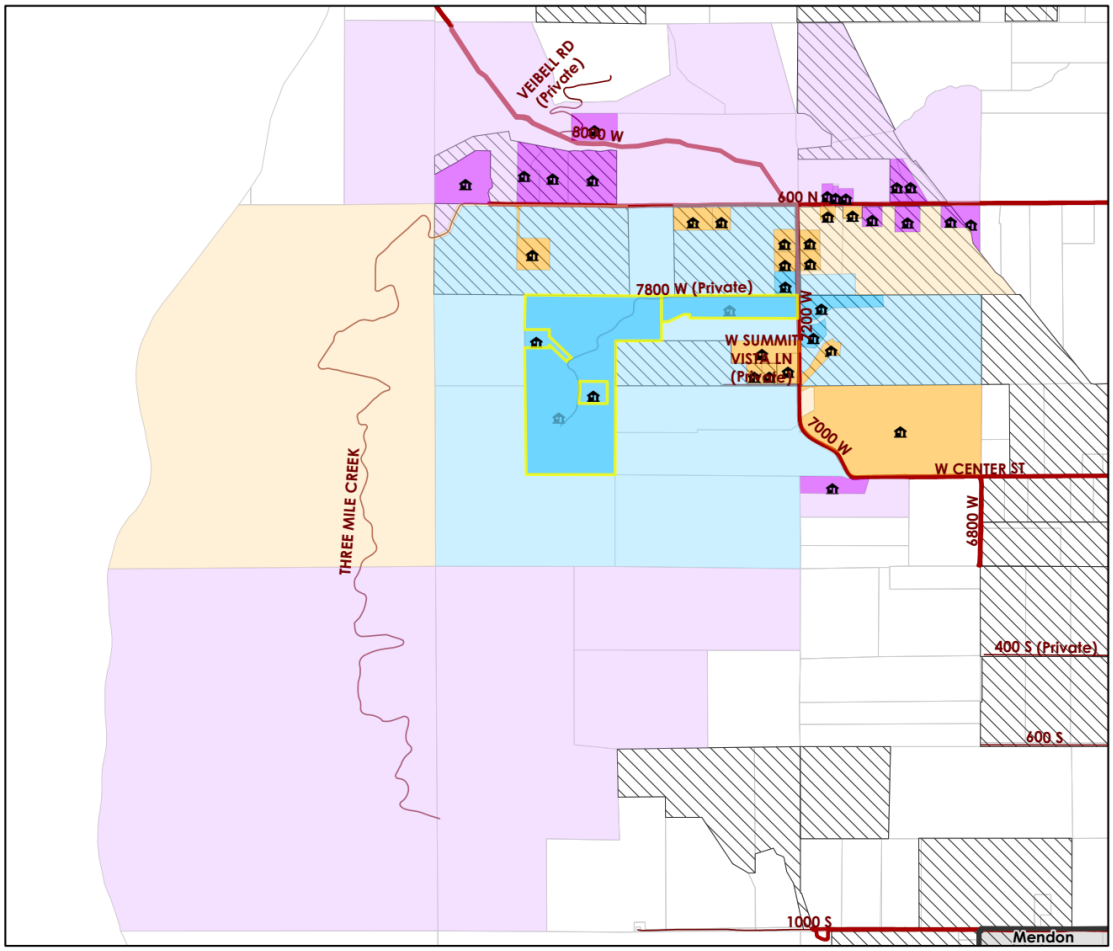
4. Staff has identified general information as pertains to the subject properties to assist the Planning Commission and County Council in arriving at a decision. This information is reflected in the attached map (Attachment A) and in the following text:

a. Land Use Context:

i. Parcel status: The properties do not match the configuration they had on August 8th, 2006.

1. Parcel 12-052-0017 did a boundary line adjustment in 2024/2025 and is a legal parcel.
2. Parcel 12-052-0026 was the result of an improper adjustment in 2018 and is not a legal parcel. To resolve the issue of parcel legality, Parcels 12-052-0011 and 12-052-0016 would need to be included in any future subdivisions.

ii. Average Lot Size: (See Attachment A)



Average Parcel Size	
Adjacent Parcels	With a Home: 16.6 Acres (7 Parcels)
	Without a Home: 44.6 Acres (13 Parcels)
¼ Mile Buffer	With a Home: 10.2 Acres (22 Parcels)
	Without a Home: 64.3 Acres (18 Parcels)
½ Mile Buffer	With a Home: 7.9 Acres (37 Parcels)
	Without a Home: 51.6 Acres (35 Parcels)

iii. Schedule of Zoning Uses: The Rural 5 (RU5) Zone allows for a variety of uses with the approval of a zoning clearance and/or conditional use permit. These uses include:

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

iv. Adjacent Uses:

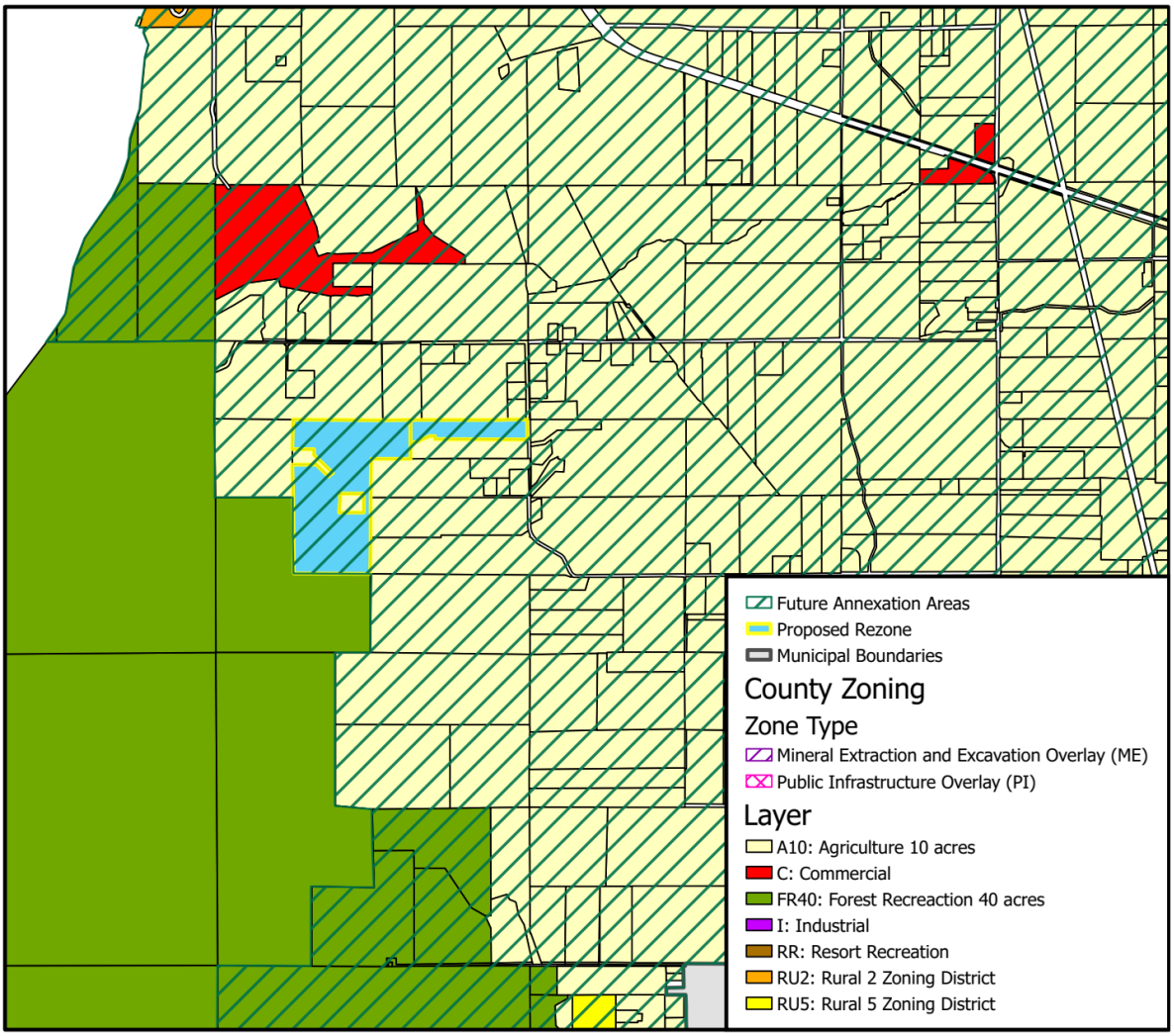
1. The properties to the north and east are a mix of residential and agricultural while the properties to the south and west are primarily agricultural and forest recreation.

v. The nearest parcel in the County that is in the Rural 5 (RU5) Zone is located 1.55 miles to the southeast of the subject properties.

1. The Martin Bench Rezone, located 1.55 miles to the southwest of the subject properties, was a request to rezone 34.06 acres from the Agricultural (A10) Zone to the Rural 5 (RU5) Zone and was approved by the County Council as Ordinance 2022-24.

vi. Annexation Areas:

1. The subject properties are located in the Mendon City future annexation area.



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 Rural 5 (RU5) Zone but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030(A) identifies the purpose of the Rural 5 (RU5) Zone and includes the following:

a. "To allow for residential estate development in a low density pattern that can allow for rural subdivisions and smaller scale agricultural uses. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities."

b. "To implement the policies of Cache countywide comprehensive plan, including those regarding agricultural promotion, prime farmlands, improved roadways, density based residential standards, clustering, moderate income housing and municipality standards."

c. "This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services."

7. Chapter 4: Future Land Use Plan of the Cache County General Plan states:
   a. "The use of land is one of the most important and fundamental values for landowners, residents, civic leaders, and elected officials. This determines, in large measure, the future of Cache County. The Future Land Use Map represents the County's collective vision of our desired future. It conveys the patterns and priorities of economic development and community character, the locations of neighborhoods and industries, and the preservation of natural, agricultural, and rural landscapes."
   b. "The Future Land Use Plan is advisory and does not change the existing zoning of any property or the ability of landowners to continue existing legal uses consistent with the existing zoning or nonconforming uses. It serves as a starting point for conversations about regional initiatives and development proposals by illustrating how sometimes separate and uncoordinated activities can help or harm our desired future. The timing of future development will depend on a number of factors including choices made by individual landowners, aspirations of the community, and future availability of facilities and services."

8. The future land use map (Attachment B) adopted as part of the Cache County General Plan identifies the area where the subject properties are located as "Agriculture and Ranching." *Cache County General Plan, Chapter 4, Page 26.* This section states:
   a. Location: Private agriculture landscapes in the Cache Valley outside of municipalities.
   b. Example Areas: Most of the valley.
   c. Purpose and Character: Agricultural and rangeland uses on private lands under conservation easements (no public access) are expected to continue in the Valley. Separation from dense residential developments is advantageous. The agricultural landscape provides separation between adjacent municipalities and protects suitable soils.
   d. Preferred Land Uses: Agriculture, ranching, rural residential uses at densities of less than one unit per 10 acres, Conservation Easements (CEs) and conserved public lands, Agritourism.
   e. Secondary Land Uses: Industrial and Commercial uses directly supportive of agriculture (Processing, Packaging, Distribution), clustered subdivision developments, outdoor recreation, farm worker housing.
   f. Discouraged Uses: Residential developments at densities of greater than one unit per 10 acres if not in a clustered subdivision development, commercial office, commercial retail, flex office/industrial, heavy industrial.

9. The future land use map (Attachment B) adopted as part of the Cache County General Plan identifies the area where the subject properties are located as "Mountain Rural and Conservation." *Cache County General Plan, Chapter 4, Page 25*. This section states:
   a. Location: The majority of privately-owned mountain and foothill areas.
   b. Example Areas: FR-40 zone that is not public land
   c. Purpose and Character: Forestry, recreation, and multiple resource uses on private lands. Forestry and recreation land uses are expected to continue. Maintaining the environmental quality of steep slopes, canyons, and forests with minimal residential development conserves watershed resources and improves resiliency from wildfire, geological, and flood hazards.
   d. Preferred Land Uses: Forestry, agriculture, conservation easements (CEs) and conserved public lands, watershed protection, hazard mitigation (i.e. floodplain management, steep slopes, and high wildfire hazard), outdoor recreation and tourism.

e. Secondary Land Uses: Seasonal residential housing at one unit per 40 acres, clustered subdivision developments, resorts, recreation business, and public institutions.

f. Discouraged Uses: Residential development at a density greater than one unit per 40 acres, industrial, commercial office, commercial retail, heavy industrial.

10. Consideration of impacts related to uses allowed within the Rural 5 (RU5) Zone will be addressed as part of each respective approval process required prior to site development activities.

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

11. §12.02.010 adopts the Manual of Roadway Design and Construction Standards (Road Manual) for roadway improvement requirements.

12. §16.02.010 Standards and Lot Size – All subdivisions must meet the minimum lot and development standards as outlined in each base zone of the Cache County Zoning Ordinance and within this title.

13. Table §17.10.040 Site Development Standards – Minimum lot frontage required in the Rural 5 (RU5) Zone is 90'.

14. §17.07.040 General Definitions – Lot/Parcel Frontage: that portion of a development site that abuts a public or private roadway. For the purposes of determining setback requirements on corner lots, all sides of a lot adjacent to a roadway shall be considered frontage

15. §16.04.040 [A] Roads – All roads must be designed and constructed in accordance with Title 12 of the County Code.

16. §12.02.010 Roadway Standards – Requirements for roadway improvement are provided in the current Manual of Roadway Design and Construction Standards (Road Manual).

17. Roadway Functional Classification:

a. Major Local (ML): Major local roads serve a dual function of providing access to properties that abut the road as well as providing through or connection service between higher road classification facilities. Major local roads may have significant local continuity and may operate at relatively high speeds. Because of the possibility of 2.0 Roadway Design (2021) | Roadway Manual 10 through traffic, a meaningful segment of traffic on major local roads may include drivers who are unfamiliar with the roads. Traffic on major local roads is largely composed of passenger vehicles or other smaller vehicle types. Where a significant proportion of traffic is trucks or other heavy vehicles, additional design considerations will be required.

b. Minor Private (P): Minor private roads are private roads with an expected ADT of 0- 50.

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

a. The properties have access to 7200 West and Lund Lane.

19. 7200 West:

a. East of the subject parcels, 7200 West is a County road and is classified as a Major 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 variable right-of-way, a 1-foot paved shoulder, a 2-foot gravel shoulder, a 5 to 10-foot clear zone, and is paved.

e. Is considered substandard as to right-of-way, paved shoulder, gravel shoulder, and clear zone.

Frontage Road – 7200 West			
Functional Classification	Major Local	**Summer Maintenance**	Yes
Speed Limit	30 MPH	**Winter Maintenance**	Yes
Dedicated ROW	No	**Municipal Boundary**	No

Analysis of Roadway – 7200 West			
Roadway Element	**Existing Width (ft.)**	**Required Width (ft.)**	**Comments or Findings**
Travel Lanes	10	10	OK
Right-of-Way	Varies	66	Substandard
Paved Shoulder	1	2	Substandard
Gravel Shoulder	2	4	Substandard
Clear Zone (4:1)	5-10	10	Substandard
Material	Paved	Paved	OK
Structural			Visually OK

Minimum Access Spacing Standard (Feet)			
Classification	**Public/Private Roads**	**Commercial**	**Residential/Farm**
Major Local	300	150	10
1. Driveways for all uses except single-family homes shall not be closer than eight (8) feet to an adjacent interior property line. Single-family homes may be granted with two (2) feet of the property line. *2. Min. Spacing from Private or Public Road Intersection shall be 80 feet.*			

Figure 1 – 7200 West

20. Lund Lane:

- **a.** Serving as the primary access, Lund Lane is a private road and is classified as a Minor Private.
- **b.** Provides access to residential and agricultural properties.
  - **i.** Currently provides access to five residential properties.
- **c.** Is one mile one, has a width of 20 feet, and the surface is a mixture of gravel and asphalt tailings.
- **d.** It meets the County Code requirements for a Minor Private road.
  - **i.** Any additional residential development along the private road will require it to be improved and meet the standards of a Major Private road.

Figure 2 – Lund Lane

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 30 December 2025.

24. Notices were posted in three public places on 26 December 2025.

25. Notices were mailed to all property owners within 300 feet on 26 December 2025.

26. The meeting agenda was posted to the County website on 30 December 2025.

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. Staff reached out to Mendon City and they stated that they have no concerns regarding the rezone.

Staff Conclusion

The Mountain Manor Springs 2 rezone, a request to rezone 98.68 acres from the Agricultural (A10) Zone to the Rural 5 (RU5) 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 Mountain Manor Springs 2 rezone is hereby recommended for denial to the County Council as follows:

1. The location of the subject properties to be rezoned are partially incompatible with the purpose of the Rural 5 (RU5) Zone:
    a. To implement the policies of Cache countywide comprehensive plan, including those regarding agricultural promotion, prime farmlands, improved roadways, density based residential standards, moderate income housing and municipality standards.
    b. This zone must be appropraitely served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.
2. The nearest parcel in the County that is in the Rural 5 (RU5) Zone is located 1.55 miles away.
    a. Mendon City limits are located 1.65 miles to the east of the subject parcels.
3. The proposed rezone is not consistent with the Cache County General Plan:
    a. The subject parcels fall under the "Agriculture and Ranching" and "Mountain Rural and Conservation" Zones:
        i. Agriculture and Ranching:
            1. This zone places an emphasis on agricultural related activities and a lower density of housing. Additionally, the Rural 2 (RU2) Zone has fewer agricultural related use types than the Agricultural (A10) Zone.
                a. "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."
                b. "Secondary Land Uses: Industrial and Commercial uses directly supportive of agriculture (processing, packaging, distribution), clustered subdivision developments, outdoor recreation, farm worker housing."
                c. "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."
        ii. Mountain Rural and Conservation:
            1. This zone places an emphasis on natural resource extraction and recreational activities and a very low density of permanent/seasonal

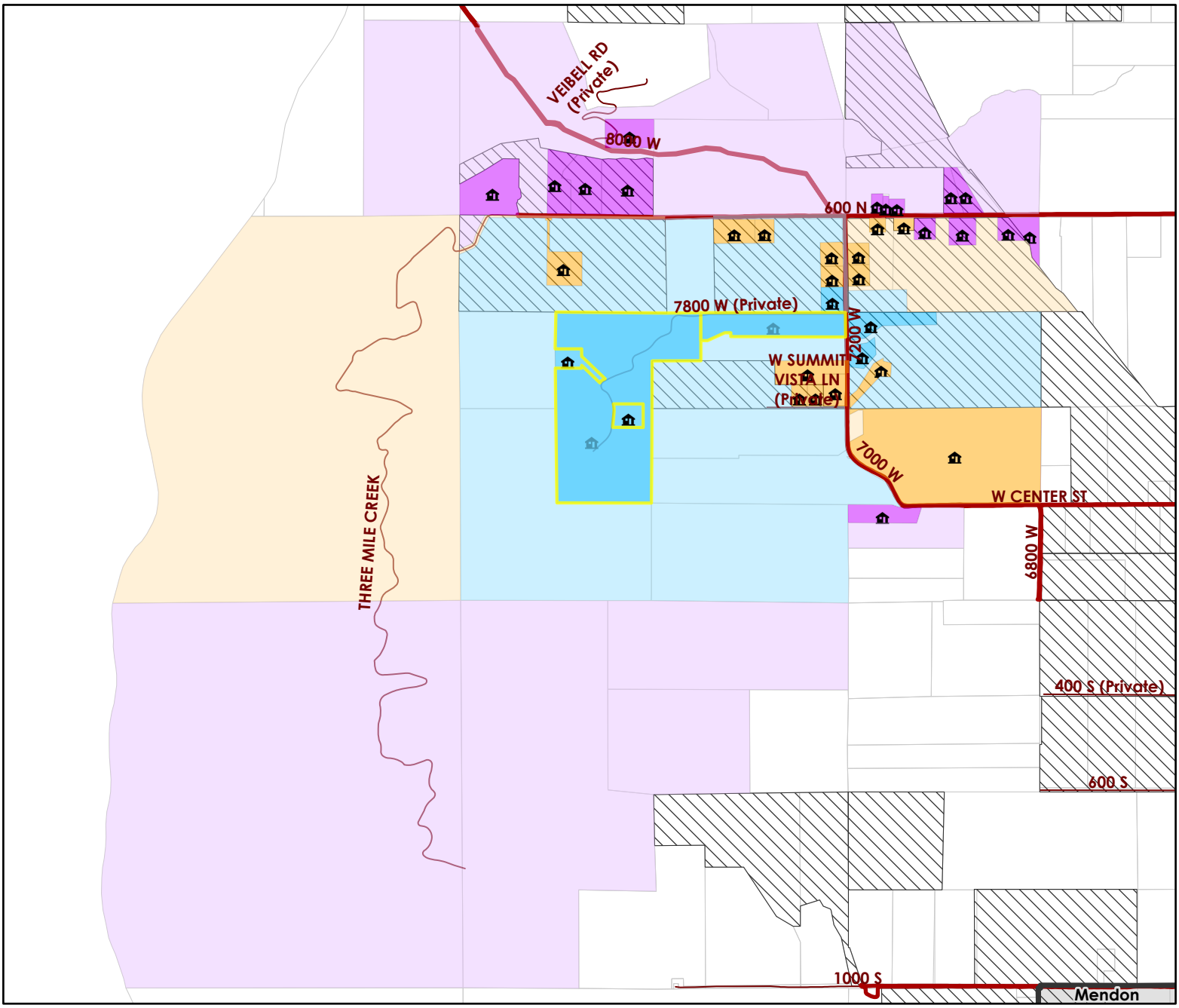
housing. Additionally, the Rural 2 (RU2) Zone has fewer natural resource extraction/recreational related use types than the Agricultural (A10) Zone.

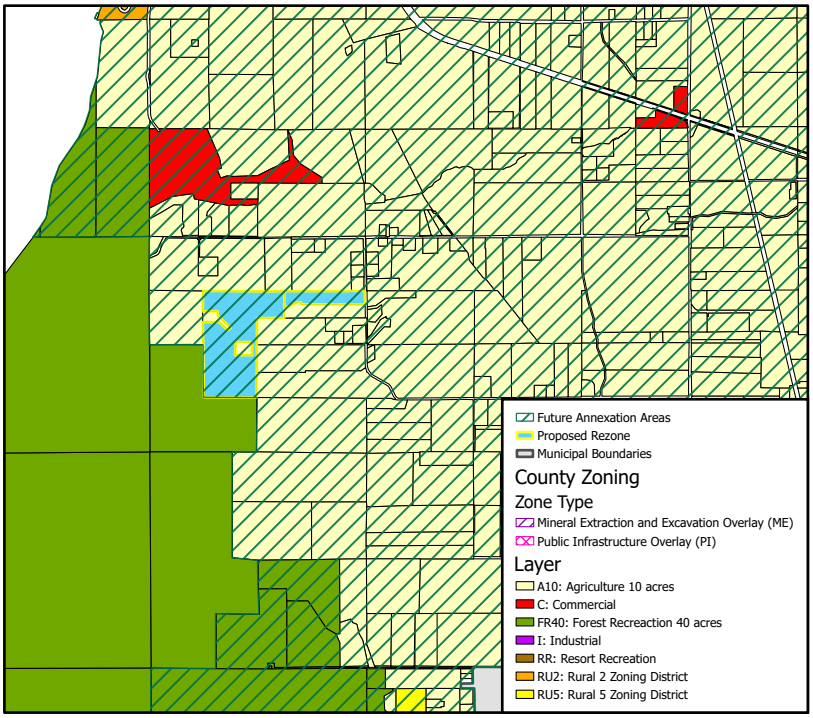
a. "Preferred Land Uses: Forestry, agriculture, conservation easements (CEs) and conserved public lands, watershed protection, hazard mitigation (i.e. floodplain management, steep slopes, and high wildfire hazard), outdoor recreation and tourism."
b. "Secondary Land Uses: Seasonal residential housing at one unit per 40 acres, clustered subdivision developments, resorts, recreation business, and public institutions."
c. "Discouraged Uses: Residential development at a density greater than one unit per 40 acres, industrial, commercial office, commercial retail, heavy industrial."

iii. The subject parcels are not located in the Urban Expansion Overlay.

4. Parcels 12-052-0011 and 12-052-0026 are currently restricted due to an unapproved subdivision that resulted in the creation of Parcel 12-052-0026. To resolve this issue, Parcel 12-052-0011 would need to be included with this rezone and the subsequent subdivision to resolve the restricted status for both parcels. However, Parcel 12-052-0011 was not included with this rezone application.

ATTACHMENT A





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Legend

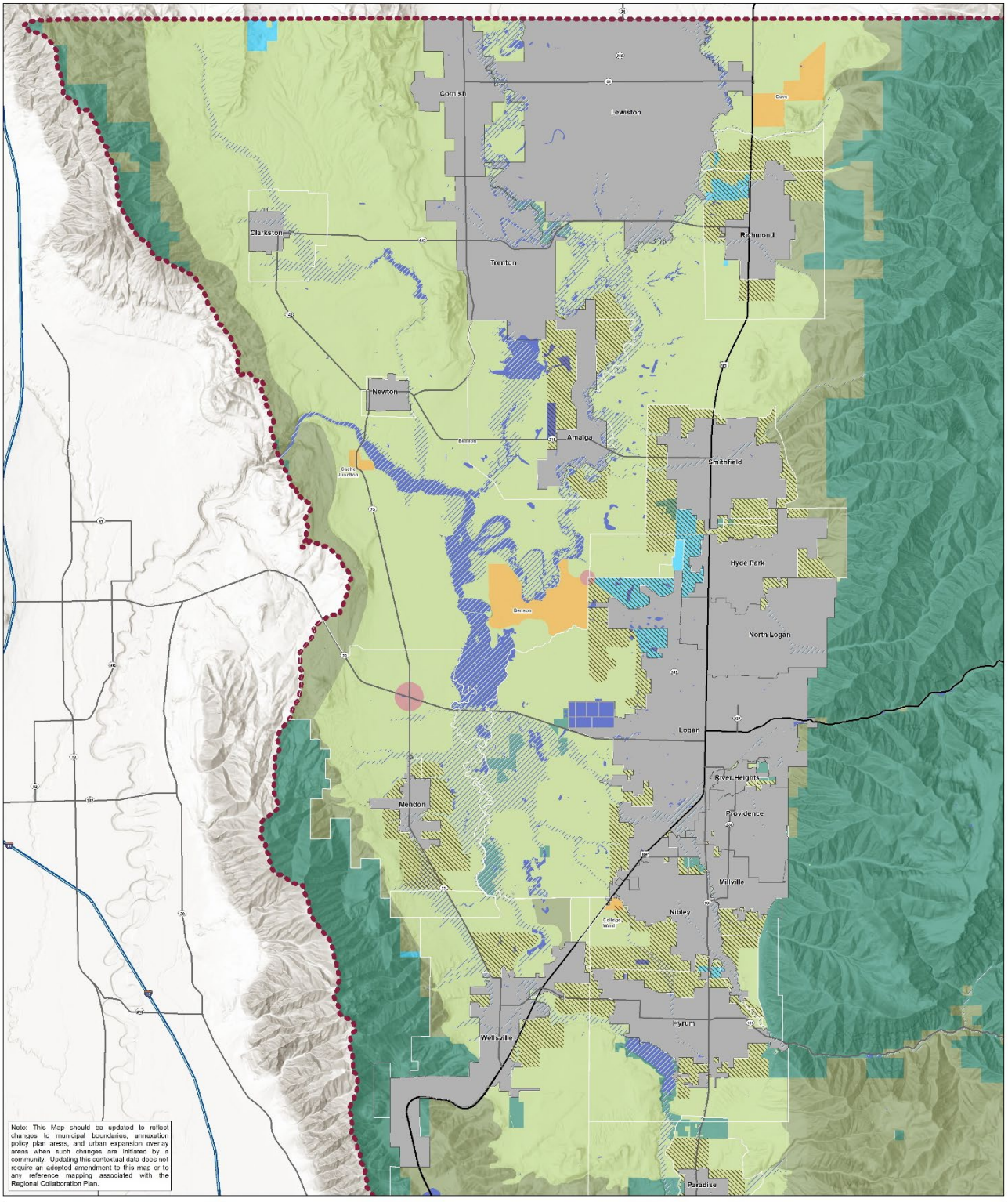
- Proposed Rezone
- Municipal Boundaries
- Subdivisions
- Parcels
- Winter Maintenance
- County Roads
- Highways

Average Parcel Size	
Adjacent Parcels	With a Home: 16.6 Acres (7 Parcels)
	Without a Home: 44.6 Acres (13 Parcels)
1/4 Mile Buffer	With a Home: 10.2 Acres (22 Parcels)
	Without a Home: 64.3 Acres (18 Parcels)
1/2 Mile Buffer	With a Home: 7.9 Acres (37 Parcels)
	Without a Home: 51.6 Acres (35 Parcels)

9/10/2025

Cache County Development Services

ATTACHMENT B



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

Cache County
1857

Council Meeting Memorandum

Set 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: January 27th, 2026

Agenda Item Language: Set a public hearing, to be held 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

Ord 2026-05

Frontage and Access Ordinance Amendment

Amending the Cache County Code to Update Frontage and Access Standards

County Council action

Set a public hearing on January 27th, to be held on February 10th, 2026.

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

Planning Commission action

Approval (6-yea; 0-nay).

Public hearing held on January 8th, 2026.

Staff Report review by Interim Director

Brian Abbott

Staff Report by County Planner

Conner Smith

General Description

This ordinance amends Cache County Code §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.

Additional review materials included as part of Exhibit A

Memo to Planning Commission and ordinance amendment draft

Cache County
1857

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. See Table 17.10.040 – Site Development Standards for frontage requirements on a lot/parcel located in the Forest Recreation (FR40) Zone.

~~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'**

Cache County 1857

Council Meeting Memorandum

Set a Public Hearing
Ordinance 2026-06 – Subdivision Standards 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: January 27th, 2026

Agenda Item Language: Set a public hearing, to be held on February 10th, for Ordinance 2026-06 Subdivision Standards Ordinance Amendment – A request to amend Cache County Code Title 16 by changing requirements for subdivision standards and restrictions.

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

Background: A request to amend Cache County Code Title 16 by changing requirements for subdivision standards.

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

Ord 2026-06
Subdivision Standards Ordinance Amendment
Amending the Cache County Code to Update Subdivision Standards

County Council action
Set a public hearing on January 27th, to be held on February 10th, 2026.
If approved, the rezone will take effect 15 days from the date of approval.

Planning Commission action
Approval (6-yea; 0-nay).
Public hearing held on January 8th, 2026.

Staff Report review by Interim Director
Brian Abbott

Staff Report by County Planner
Conner Smith

General Description
This ordinance amends Cache County Code Title 16 by changing requirements for subdivision development standards and restrictions.

Additional review materials included as part of Exhibit A
Memo to Planning Commission and ordinance amendment draft

EXHIBIT A

The redline version of chapter 16.04.080 is provided below to show the proposed change:

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 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 17.10.050A4b.
    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 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 3 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.

NOTICE OF VACANCY

Avon, Cornish, Hyde Park, Millville/Nibley, Newton, Paradise, and Richmond Cemetery Maintenance Districts Boards of Trustees

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

- **Avon Cemetery Maintenance District** – *Five (5) Upcoming Vacancies*
- **Cornish Cemetery Maintenance District** – *Three (3) Upcoming Vacancies*
- **Hyde Park Cemetery Maintenance District** – *Two (2) Upcoming Vacancies*
- **Millville/Nibley Cemetery Maintenance District** – *Two (2) Upcoming Vacancies*
- **Newton Cemetery Maintenance District** – *Three (3) Upcoming Vacancies*
- **Paradise Cemetery Maintenance District** – *Three (3) Upcoming Vacancies*
- **Richmond Cemetery Maintenance District** – *Five (5) Upcoming Vacancies*

Board members must live within the boundaries of the cemetery districts and be registered voters. The County Council will hear interested persons at a public hearing on Tuesday, January 27, 2026 at 5:30 p.m. and will subsequently review all applications received. The County Council will then deliberate and appoint representatives to each Cemetery Maintenance Board of Trustees by resolution at their regular meeting on January 27, 2026 or any duly noticed meeting of the County Council thereafter.

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

THE DEADLINE FOR APPLICATIONS IS SUNDAY, JANUARY 25TH 2026 AT 5:00 P.M.
Applicants should also attend the Cache County Council meeting on Tuesday, January 27, 2026 beginning at 5:00 p.m.

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

Scoring Sheet for Cemetery District Appointments

Avon Cemetery Maintenance District Board of Trustees

Number of Seats to be Filled: 5

Scoring Category (1–5)	Applicant 1	Applicant 2	Applicant 3	Applicant 4	Applicant 5	Applicant 6
NAME						
1. Direct Experience (Public committee or cemetery specific)	/5	/5	/5	/5	/5	/5
2. Local Reliability (History of commitment; Low risk of moving/resigning mid-term)	/5	/5	/5	/5	/5	/5
3. Objective Mindset (Public interest focus; no narrow agenda)	/5	/5	/5	/5	/5	/5
TOTAL SCORE (Out of 15)	/15	/15	/15	/15	/15	/15
Check Boxes of Preferred Candidates to Fill 5 Seats	☐	☐	☐	☐	☐	☐

Scoring Sheet for Cemetery District Appointments

Cornish Cemetery Maintenance District Board of Trustees

Number of Seats to be Filled: 3

Scoring Category (1–5)	Applicant 1	Applicant 2	Applicant 3	Applicant 4	Applicant 5	Applicant 6
NAME						
1. Direct Experience (Public committee or cemetery specific)	/5	/5	/5	/5	/5	/5
2. Local Reliability (History of commitment; Low risk of moving/resigning mid-term)	/5	/5	/5	/5	/5	/5
3. Objective Mindset (Public interest focus; no narrow agenda)	/5	/5	/5	/5	/5	/5
TOTAL SCORE (Out of 15)	/15	/15	/15	/15	/15	/15
Check Boxes of Preferred Candidates to Fill 3 Seats	☐	☐	☐	☐	☐	☐

Scoring Sheet for Cemetery District Appointments

Hyde Park Cemetery Maintenance District Board of Trustees

Number of Seats to be Filled: 2

Scoring Category (1–5)	Applicant 1	Applicant 2	Applicant 3	Applicant 4	Applicant 5	Applicant 6
NAME						
1. Direct Experience (Public committee or cemetery specific)	/5	/5	/5	/5	/5	/5
2. Local Reliability (History of commitment; Low risk of moving/resigning mid-term)	/5	/5	/5	/5	/5	/5
3. Objective Mindset (Public interest focus; no narrow agenda)	/5	/5	/5	/5	/5	/5
TOTAL SCORE (Out of 15)	/15	/15	/15	/15	/15	/15
Check Boxes of Preferred Candidates to Fill 2 Seats	☐	☐	☐	☐	☐	☐

Scoring Sheet for Cemetery District Appointments

Millville/Nibley Cemetery Maintenance District Board of Trustees

Number of Seats to be Filled: 2

Scoring Category (1–5)	Applicant 1	Applicant 2	Applicant 3	Applicant 4	Applicant 5	Applicant 6
NAME						
1. Direct Experience (Public committee or cemetery specific)	/5	/5	/5	/5	/5	/5
2. Local Reliability (History of commitment; Low risk of moving/resigning mid-term)	/5	/5	/5	/5	/5	/5
3. Objective Mindset (Public interest focus; no narrow agenda)	/5	/5	/5	/5	/5	/5
TOTAL SCORE (Out of 15)	/15	/15	/15	/15	/15	/15
Check Boxes of Preferred Candidates to Fill 2 Seats	☐	☐	☐	☐	☐	☐

Scoring Sheet for Cemetery District Appointments

Newton Cemetery Maintenance District Board of Trustees

Number of Seats to be Filled: 3

Scoring Category (1–5)	Applicant 1	Applicant 2	Applicant 3	Applicant 4	Applicant 5	Applicant 6
NAME						
1. Direct Experience (Public committee or cemetery specific)	/5	/5	/5	/5	/5	/5
2. Local Reliability (History of commitment; Low risk of moving/resigning mid-term)	/5	/5	/5	/5	/5	/5
3. Objective Mindset (Public interest focus; no narrow agenda)	/5	/5	/5	/5	/5	/5
TOTAL SCORE (Out of 15)	/15	/15	/15	/15	/15	/15
Check Boxes of Preferred Candidates to Fill 3 Seats	☐	☐	☐	☐	☐	☐

Scoring Sheet for Cemetery District Appointments

Paradise Cemetery Maintenance District Board of Trustees

Number of Seats to be Filled: 3

Scoring Category (1–5)	Applicant 1	Applicant 2	Applicant 3	Applicant 4	Applicant 5	Applicant 6
NAME						
1. Direct Experience (Public committee or cemetery specific)	/5	/5	/5	/5	/5	/5
2. Local Reliability (History of commitment; Low risk of moving/resigning mid-term)	/5	/5	/5	/5	/5	/5
3. Objective Mindset (Public interest focus; no narrow agenda)	/5	/5	/5	/5	/5	/5
TOTAL SCORE (Out of 15)	/15	/15	/15	/15	/15	/15
Check Boxes of Preferred Candidates to Fill 3 Seats	☐	☐	☐	☐	☐	☐

Scoring Sheet for Cemetery District Appointments

Richmond Cemetery Maintenance District Board of Trustees

Number of Seats to be Filled: 5

Scoring Category (1–5)	Applicant 1	Applicant 2	Applicant 3	Applicant 4	Applicant 5	Applicant 6
NAME						
1. Direct Experience (Public committee or cemetery specific)	/5	/5	/5	/5	/5	/5
2. Local Reliability (History of commitment; Low risk of moving/resigning mid-term)	/5	/5	/5	/5	/5	/5
3. Objective Mindset (Public interest focus; no narrow agenda)	/5	/5	/5	/5	/5	/5
TOTAL SCORE (Out of 15)	/15	/15	/15	/15	/15	/15
Check Boxes of Preferred Candidates to Fill 5 Seats	☐	☐	☐	☐	☐	☐

Cache County 1857

Council Meeting Memorandum

Hold a Public Hearing
Ordinance 2026-01 – Dutson 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: January 27th, 2026

Agenda Item Language: Hold a public hearing for Ordinance 2026-01 Dutson Rezone - A request to rezone 15.12 acres, located at ~7850 N. 6400 W., Newton, from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.

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

Background: A request to rezone 15.12 acres, located at ~7850 N. 6400 W., Newton, from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.

Fiscal Impact: N/A

Public Hearing Required: Rezone requests require a public hearing before the County Planning Commission (PC). This hearing was held on December 4th, 2025 and their recommendation to deny the rezone was made on December 4th, 2025.

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

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

Presentation Time: 10 minutes.

County Staff Point of Contact: Conner Smith, Associate Planner

Legal Review: N/A

Ord 2026-01
Dutson Rezone
Amending the Cache County Zoning Map by rezoning 15.12 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone

County Council action

Hold a public hearing on January 27th, 2026.

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

Planning Commission action

Denial (6-yea; 0-nay).

Public hearing held on December 4th, 2025.

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

1. This parcel does not meet the standards of the Rural 2 (RU2) Zone.
    a. "To allow for residential development in a moderately dense pattern that can allow for rural subdivisions, and to allow for clustering plans larger than a single parcel. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities."
    b. "To implement the policies of Cache countywide comprehensive plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipality standards."
    c. "This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services."
2. The rezone is not consistent with the Cache County General Plan:
    a. The "Agriculture and Ranching" area places an emphasis on agriculture related activities. The Rural 2 (RU2) Zone has fewer agricultural related use types than the Agricultural (A10) Zone.
    b. The "Agriculture and Ranching" area places an emphasis on lower residential density. The Rural 2 (RU2) Zone is the highest density zone permissible in the County.
    c. This parcel is not located in the Urban Expansion Overlay.
3. The nearest parcel in the Rural 2 (RU2) Zone is located 7.12 miles to the southeast of the subject property.
4. The surrounding properties are primarily agricultural with few residential properties. The potential maximum of seven lots would be a large increase in residential density potential for the area.

Staff Report review by Interim Director

Brian Abbott

Staff Report by County Planner

Conner Smith

General Description

This ordinance amends the County Zoning Map by rezoning 15.12 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.

Additional review materials included as part of Exhibit A

Staff Report to Planning Commission – revised

Staff Report: Dutson Rezone

4 December 2025

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: Paul Dutson
Parcel ID#: 13-008-0011, -0020
Staff Recommendation: None
Type of Action: Legislative
Land Use Authority: Cache County Council

Location

Reviewed by Conner Smith

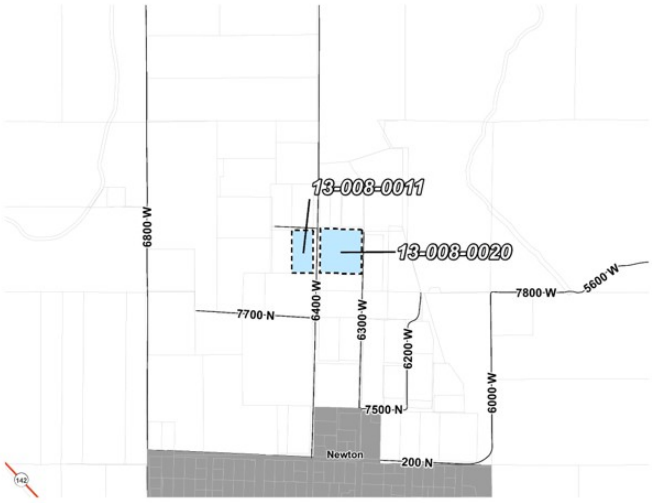
Project Address:
~7850 N. 6400 W.,
Newton

Acres: 15.12

Current Zoning:
Agricultural (A10)

Proposed Zoning:
Rural 2 (RU2)

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



Findings of Fact

A. Request description

1. A request to rezone a total of 15.12 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.
   a. Parcel 13-008-0011 is in the Agricultural (A10) Zone and is 5.00 acres.
   b. Parcel 13-008-0020 is in the Agricultural (A10) Zone and is 10.12 acres.
2. The maximum number of potential lots is seven (7).
3. This rezone may allow the parcel to establish uses permitted in the Rural 2 (RU2) Zone.
4. A rezone request is general in nature and is not tied to any proposed use. Any impacts related to permitted and conditional uses allowed within the Rural 2 (RU2) Zone will be addressed as part of each respective approval process required prior to site development activities.

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

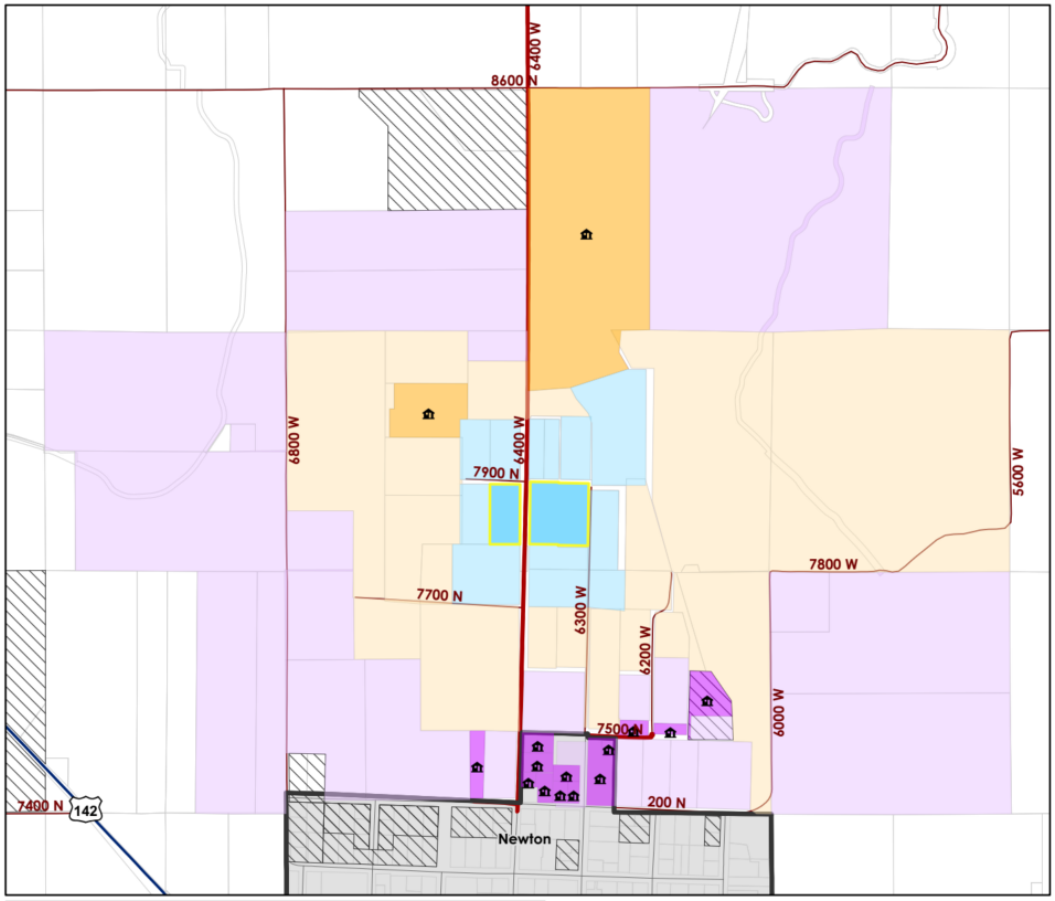
5. Staff has identified general information as pertains to the subject property to assist the Planning Commission and County Council in arriving at a decision. This information is reflected in the attached map (Attachment A) and in the following text:

a. Land Use Context:

i. Parcel status: The properties do not match the configuration they had on August 8th, 2006. However, they are still legal.

1. Until June of 2025, the total acreage fell under Parcel 13-008-0011. However, as 6400 W. went through the middle of the property and the legal description included two parcels, it was determined by the Recorder's Office that a non-contiguous split was warranted. This split resulted in 13-008-0011 being located on the west side of 6400 W. while 13-008-0020 is located on the east side. Therefore, the split did not constitute an unpermitted lot split and did not restrict the parcels.

ii. Average Lot Size: (See Attachment A)



Average Parcel Size	
Adjacent Parcels	Without a Home: 6.9 Acres (13 Parcels)
¼ Mile Buffer	With a Home: 53.4 Acres (2 Parcels)
	Without a Home: 16.9 Acres (34 Parcels)
½ Mile Buffer	With a Home: 19.4 Acres (6 Parcels)
	Without a Home: 22.3 Acres (60 Parcels)

Inside of Newton Town, within the ½ Mile Buffer, 9 Parcels have homes (1.5 acres) while 1 Parcel (3 acres) does not.

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

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

iv. Adjacent Uses:

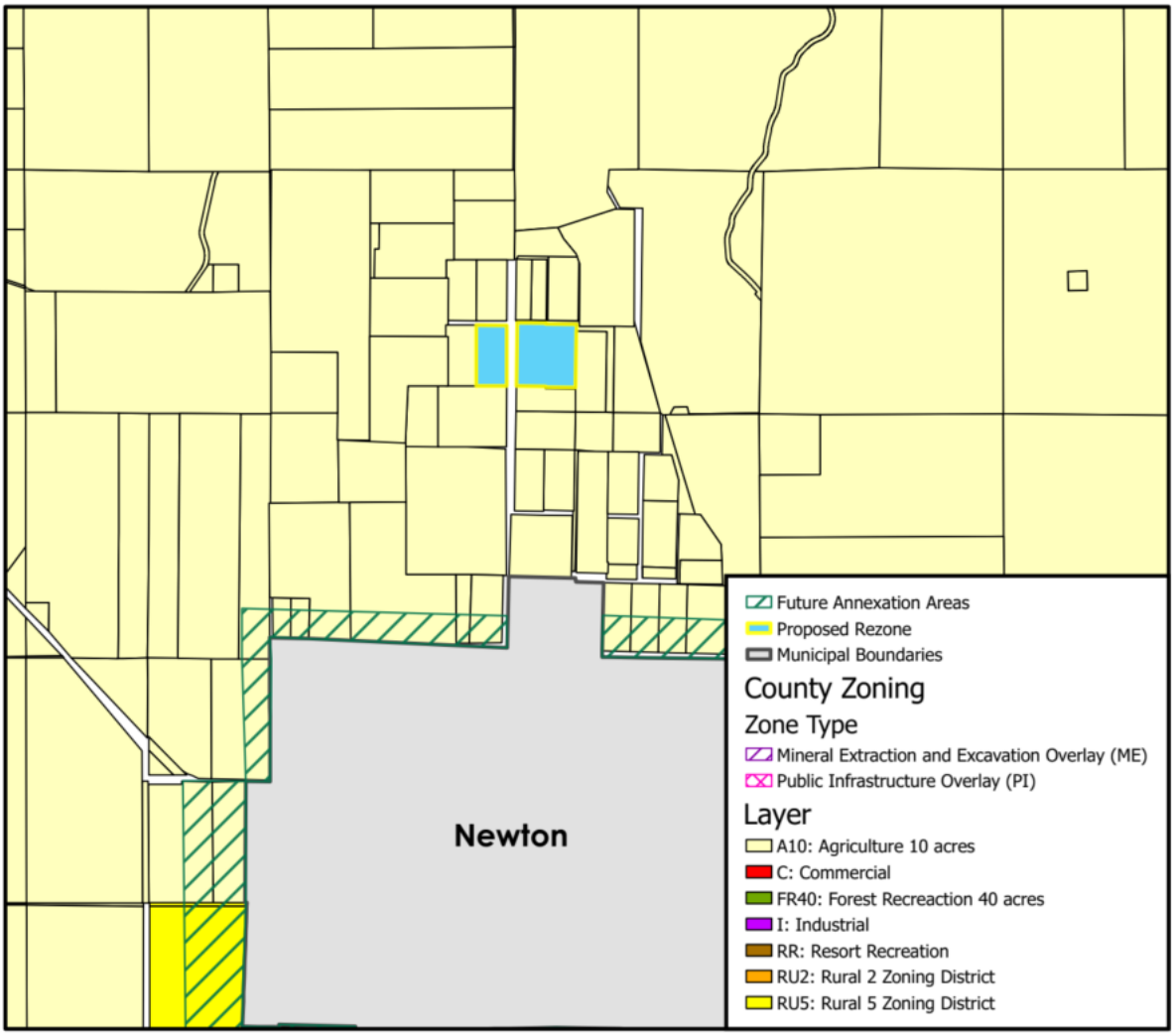
1. The properties to the north are a mix of residential and agricultural while properties to the east, south, and west are agricultural.

v. The nearest parcel in the County that is in the Rural 2 (RU2) Zone is located 7.12 miles to the southeast of the subject property.

1. The Birch Hollow Rezone, located 7.12 miles to the southeast of the subject property, was a request to rezone 10.00 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone and was approved by the County Council as Ordinance 2017-06.

vi. Annexation Areas:

1. The subject property is not located in any future annexation area.



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

6. As per §17.02.060, Establishment of Land Use Authority, the County Council is authorized to act as the Land Use Authority for this application.

7. The current County Land Use Ordinance does not specify appropriate locations for the Rural 2 (RU2) Zone but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030(A) identifies the purpose of the Rural 2 (RU2) Zone and includes the following:

a. "To allow for residential development in a moderately dense pattern that can allow for rural subdivisions, and to allow for clustering plans larger than a single parcel. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities."

b. "To implement the policies of Cache countywide comprehensive plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipality standards."

c. "This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services."

8. 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."

9. The future land use map (Attachment B) adopted as part of the Cache County General Plan identifies the area where the subject property is located as "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.

10. Consideration of impacts related to uses allowed within the Rural 2 (RU2) Zone will be addressed as part of each respective approval process required prior to site development activities.

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

11. §12.02.010 adopts the Manual of Roadway Design and Construction Standards (Road Manual) for roadway improvement requirements.

12. §16.02.010 Standards and Lot Size – All subdivisions must meet the minimum lot and development standards as outlined in each base zone of the Cache County Zoning Ordinance and within this title.

13. Table §17.10.040 Site Development Standards – Minimum lot frontage required in the Rural 2 (RU2) Zone is 90'.

14. §17.07.040 General Definitions – Lot/Parcel Frontage: that portion of a development site that abuts a public or private roadway. For the purposes of determining setback requirements on corner lots, all sides of a lot adjacent to a roadway shall be considered frontage

15. §16.04.040 [A] Roads – All roads must be designed and constructed in accordance with Title 12 of the County Code.

16. §12.02.010 Roadway Standards – Requirements for roadway improvement are provided in the current Manual of Roadway Design and Construction Standards (Road Manual).

17. Roadway Functional Classification:

- **a.** Major Local (ML): Major local roads serve a dual function of providing access to properties that abut the road as well as providing through or connection service between higher road classification facilities. Major local roads may have significant local continuity and may operate at relatively high speeds. Because of the possibility of 2.0 Roadway Design (2021) | Roadway Manual 10 through traffic, a meaningful segment of traffic on major local roads may include drivers who are unfamiliar with the roads. Traffic on major local roads is largely composed of passenger vehicles or other smaller vehicle types. Where a significant proportion of traffic is trucks or other heavy vehicles, additional design considerations will be required.
- **b.** 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 6400 West and 7900 North

19. 6400 West:

- **a.** Between the subject parcels, 6400 West is a County road and is classified as a Major Local.
- **b.** Provides access to agricultural and residential properties and provides through access to SR-142 and Newton Dam.
- **c.** Is maintained by the County year round and has a speed limit of 40 miles per hour.
- **d.** Has an existing width of 20 feet, a 66-foot right-of-way, no paved shoulder, a 0 to 1-foot gravel shoulder, a 10-foot clear zone, and is paved.
- **e.** Is considered substandard as to paved shoulder and gravel shoulder.

Frontage Road – 6400 West			
Functional Classification	Major Local	**Summer Maintenance**	Yes
Speed Limit	40 MPH	**Winter Maintenance**	Yes
Dedicated ROW	Yes	**Municipal Boundary**	No

Analysis of Roadway – 6400 West			
Roadway Element	**Existing Width (ft.)**	**Required Width (ft.)**	**Comments or Findings**
Travel Lanes	20	10	OK
Right-of-Way	66	66	OK
Paved Shoulder	0	2	Substandard
Gravel Shoulder	0-1	4	Substandard
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**
Major Local	300	150	10
1. Driveways for all uses except single-family homes shall not be closer than eight (8) feet to an adjacent interior property line. Single-family homes may be granted with two (2) feet of the property line.			

Figure 1 – 6400 West looking north along property frontage.

Figure 2 – 6400 West looking south along property frontage.

20. 7900 North:

- **a.** To the north of parcel 13-008-0011, 7900 North is a County road and is classified as a Minor Local.
- **b.** Provides access to agricultural properties and a single residential property.
- **c.** Is maintained by the County in the summer only and has a speed limit of 40 miles per hour.
- **d.** Has an existing width of 15 feet, a 50-foot right-of-way, no paved shoulder, no clear shoulder, no clear zone, and is gravel.
- **e.** Is considered substandard as to travel lanes, right-of-way, paved shoulder, gravel shoulder, clear zone, and material.

Frontage Road – 7900 North			
Functional Classification	Minor Local	**Summer Maintenance**	Yes
Speed Limit	40 MPH	**Winter Maintenance**	No
Dedicated ROW	Yes	**Municipal Boundary**	No

Analysis of Roadway – 7900 West			
Roadway Element	**Existing Width (ft.)**	**Required Width (ft.)**	**Comments or Findings**
Travel Lanes	15	10	Substandard
Right-of-Way	50	66	Substandard
Paved Shoulder	0	2	Substandard
Gravel Shoulder	0	4	Substandard
Clear Zone (4:1)	NA	10	Substandard
Material	Gravel	Paved	Substandard
Structural			Substandard

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

Figure 3 – 7900 North looking west along property frontage.

D. Service Provisions:

2. §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.
3. §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

4. Public notice was posted online to the Utah Public Notice Website on 21 November 2025.
5. Notices were posted in three public places on 21 November 2025.
6. Notices were mailed to all property owners within 300 feet on 21 November 2025.
7. The meeting agenda was posted to the County website on 21 November 2025.
8. At this time, no written public comment regarding this proposal have been received by the Development Services Office.
    a. Staff reached out to Newton Town but did not receive a written comment at the time of writing this staff report.

Conclusion

The Dutson rezone, a request to rezone 15.12 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone has been reviewed in conformance with Title 17 of the Cache County Land Use Ordinance and the County Manual of Roadway Design and Construction Standards. Staff has not made a recommendation based on the findings of fact identified above and any others identified at the public hearing. Although Staff has not made a recommendation for approval or denial, they can help Planning Commission draft a recommendation to County Council.

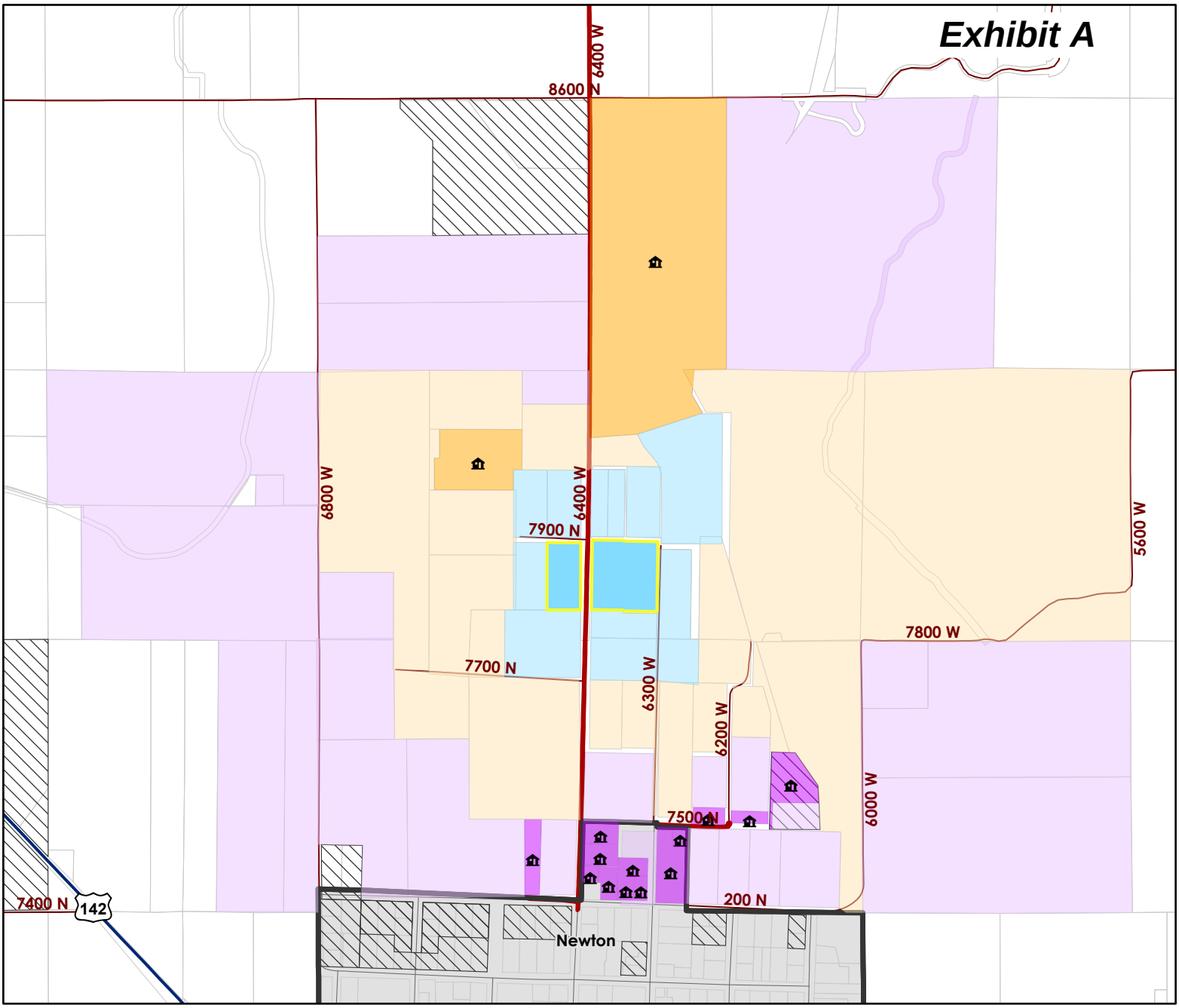
Planning Commission Conclusion

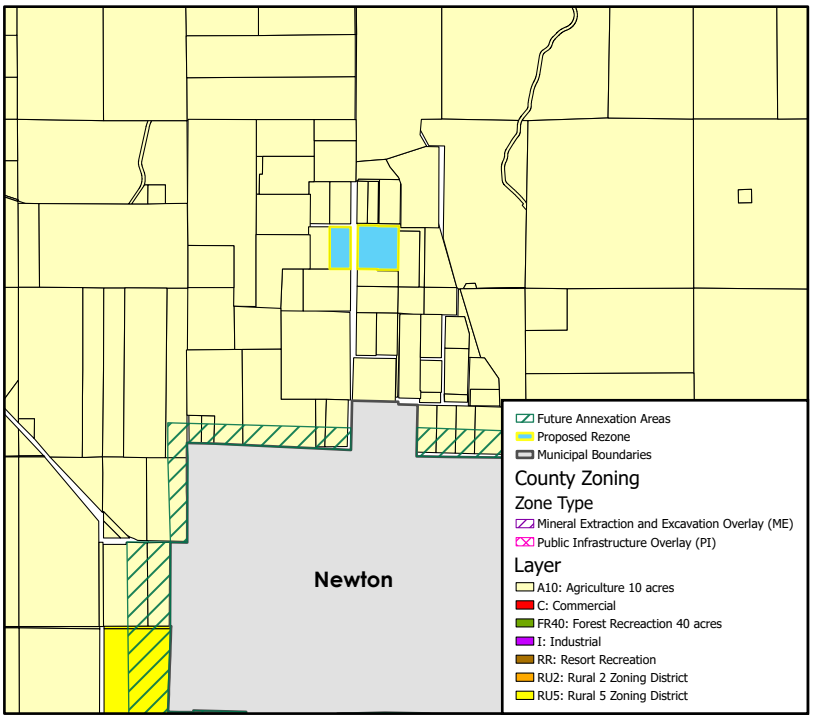
Based on the findings of fact noted herein, the Dutson rezone is hereby recommended for denial to the County Council as follows:

1. This parcel does not meet the standards of the Rural 2 (RU2) Zone.
    a. "To allow for residential development in a moderately dense pattern that can allow for rural subdivisions, and to allow for clustering plans larger than a single parcel. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities."
    b. "To implement the policies of Cache countywide comprehensive plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipality standards."
    c. "This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services."
2. The rezone is not consistent with the Cache County General Plan:
    a. The "Agriculture and Ranching" area places an emphasis on agriculture related activities. The Rural 2 (RU2) Zone has fewer agricultural related use types than the Agricultural (A10) Zone.
    b. The "Agriculture and Ranching" area places an emphasis on lower residential density. The Rural 2 (RU2) Zone is the highest density zone permissible in the County.
    c. This parcel is not located in the Urban Expansion Overlay.
3. The nearest parcel in the Rural 2 (RU2) Zone is located 7.12 miles to the southeast of the subject property.
4. The surrounding properties are primarily agricultural with few residential properties. The potential maximum of seven lots would be a large increase in residential density potential for the area.

ATTACHMENT A

Exhibit A





0 0.25 0.5 Mile

Legend

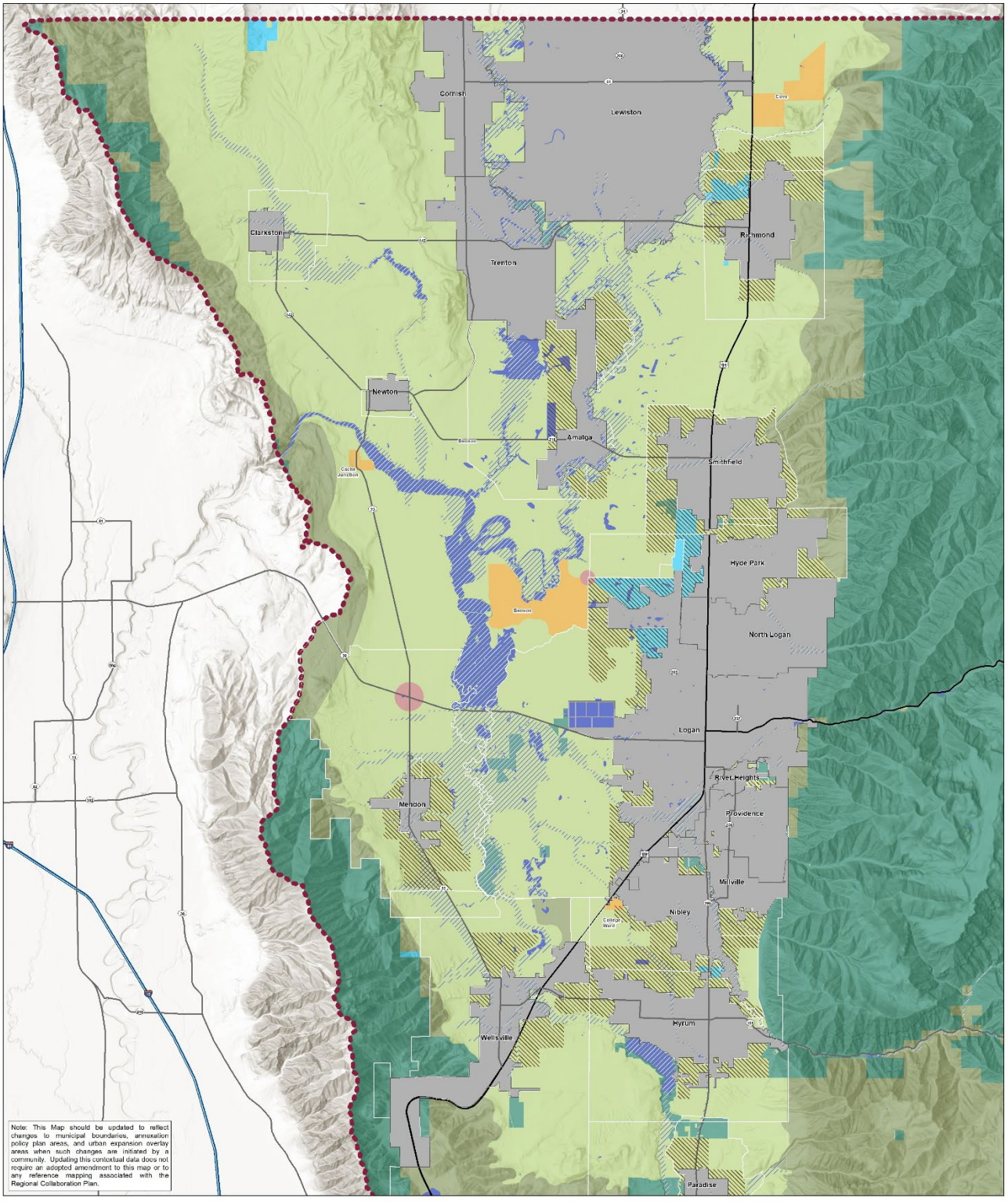
- Proposed Rezone
- Municipal Boundaries
- Subdivisions
- Parcels
- Winter Maintenance
- County Roads
- Highways

Average Parcel Size	
Adjacent Parcels	Without a Home: 6.9 Acres (13 Parcels)
1/4 Mile Buffer	With a Home: 53.4 Acres (2 Parcels)
	Without a Home: 16.9 Acres (34 Parcels)
1/2 Mile Buffer	With a Home: 19.4 Acres (6 Parcels)
	With a Home in Newton Town: 1.5 Acres (9 Parcels)
	Without a Home: 22.3 Acres (60 Parcels)
	Without a Home in Newton Town: 3 Acres (1 Parcel)

11/12/2025

Cache County Development Services

ATTACHMENT B



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

Exhibit A

Cache County

Cache County DevServices <devservices@cachecounty.gov>

Dutson Rezone

kelli myers <kellicmyers@hotmail.com> Wed, Dec 3, 2025 at 10:02 PM
To: "devservices@cachecounty.gov" <devservices@cachecounty.gov>, "conner.smith@cachecounty.gov" <conner.smith@cachecounty.gov>

Hello. I would like to submit comment regarding the proposed Dutson Rezone.

Dear Planning Commission,

I am writing to respectfully request denial of the proposed Dutson Rezone, which seeks to rezone approximately 15.12 acres located near 7850 N 6400 W in Newton from Agricultural (A10) to Rural 2 (RU2). My husband and I have a small cattle operation on a nearby parcel and have serious concerns regarding this proposed rezone. I accessed the staff report online and wholeheartedly agree with all of the concerns raised by staff in the "Option 1: Recommend Denial" section. Rather than restate all of the (many) ways in which this proposal violates the County General Plan, I will just add my concurrence to the staff's summary. The subject property and all surrounding land—north, south, east, and west—are agricultural. There is no RU2 zoning anywhere near this area. The nearest RU2 parcel is over seven miles away, meaning this would be an isolated pocket of the County's densest rural zone in the middle of active farmland. That's not good planning, and it sets a precedent that threatens agricultural stability countywide and directly increases the likelihood of land-use conflicts and complaints.

I would also reiterate that the road infrastructure is not adequate to support RU2 development. 7900 North is substandard in every category–travel lanes, right-of-way, shoulders, clear zone, and even the road material. 6400 West is a major local road, but it has substandard shoulders and is not the kind of street intended to support denser residential development. RU2 zoning requires "suitable public roads," this area simply does not meet that requirement.

As a lifelong Cache Valley resident, I have followed with interest the recent attempts to preserve agricultural land through various initiatives, such as the open space bond. I am heartened to see so many residents and officials making efforts to support growth in our valley while simultaneously protecting working agricultural landscapes. Rezoning 15 acres of agricultural land, in the middle of an agricultural zone, flies in the face of these efforts and opens the door to further rezoning by creating an island of RU2 designation. Our planning is only as good as our implementation. Please abide by the guidelines and requirements outlined in the County General Plan and the zoning regulations, and deny this request for rezone.

Sincerely,

Kelli Myers

Cache County

Cache County DevServices <devservices@cachecounty.gov>

Fw: Request for rezone

rosemary christiansen <rosechris8@yahoo.com> Wed, Dec 3, 2025 at 4:05 PM
To: Cache County DevServices <devservices@cachecounty.org>

Conner,

Members of Planning Commission

Thank you for your consideration. I realize you don't like hearing the same thing over and over, so I'll just say I really appreciate, and agree with, the first recommendation from staff, denying the request. I'll also send a copy of that recommendation, including a few notes.
Under 1. C. I would emphasis there are no utilities, and having the potential of seven new wells, could drastically change the ground moisture of the ag parcels.

I agree the rezone is not consistent with the Cache County general plan. Having this development completely surrounded by ag parcels would be at odds with the current surrounding uses. Any planning I've been involved with previous, was all about not creating a peninsula or island. This definitely would be an island. Going to the highest level of density allowed, would be out of place. The potential of seven new lots is out of line. I realize right now they are only requesting a total of 3. If that is so, why go to RU2. Seems kind of like "bait and switch". Also, once it is rezoned, a new owner could change their mind quickly.

Another major concern I have is, if this were approved, they are 11 additional properties north of the Newton Town boundary, to the Newton Cemetery. Setting that precedence would make it almost impossible to deny those other parcels from doing the same. That would end up being a complete addition to the town, which is not desired at all.

Also in the analysis, they say 6400 west is substandard. There literally is no shoulder on the road. On the east side, just south of the proposed rezone, there are several areas where there is a 6" drop right at the edge of the asphalt. It is very dangerous for the Tuesday night bike riders that go throughout the county.

Years ago, when the county started looking to the future, they came up with a plan called, "Envision 2020". Looking to the year 2020. At that initial planning they stated that ag uses were just as valuable as any other uses. The current Cache County General Plan, also is looking to protect the ag uses in our valley. Hopefully we all can work together to ensure this happens.

Thanks for your consideration.

Clair Christiansen

Exhibit A

NEWTON TOWN CORPORATION

51 South Center
P.O. Box 146
Newton, UT 84327
(435)563-9283

Mayor
Mike Benson

Council Members:
Jake Christiansen
Steven Jenkins
Brett Petersen
Jed Woodward

December 2, 2025

Subject: Opposition to the Proposed Dutson Rezone (Approx. 7850 N. 6400 W., Newton)

Dear Members of the Cache County Planning Commission,

As Mayor of the Town of Newton, I am writing to formally express our opposition to the proposed Dutson Rezone request to change approximately 15.12 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone. While we understand the applicant's interest in developing this property, the Town of Newton has several significant concerns regarding the potential impacts of this rezone.

Roadway and Infrastructure Limitations
The primary access road serving this area requires substantial upgrades and widening, particularly along its shoulders. Current conditions do not safely or adequately support increased traffic volumes that would result from additional residential development and driveway access. Without necessary improvements, the rezone would place undue strain on existing infrastructure and create safety concerns for residents. The 15.12 acres being requested rezoned is not one parcel it is two parcels divided by this road. This road has significant traffic in the summer with travel to and from Newton dam. An increased amount of driveway access allowed to this road could cause a hazard.

Water Resource and Well Impact Concerns
Of greatest concern is the continued approval of wells on the northwest side of the Bear River. This region already faces challenges with groundwater availability, and additional wells risk further depleting the local water table. Newton has struggled for years to secure reliable additional water sources, and allowing further well development in this area could have long-term negative impacts on both the town's ability to find additional water for growth within town and agriculture farmland surrounding this area. We strongly recommend that comprehensive hydrological studies be conducted before any further approvals are granted.

Conclusion
For these reasons, the Town of Newton respectfully requests that the Planning Commission deny the Dutson Rezone application until these critical issues, infrastructure adequacy, and water resource sustainability, are thoroughly addressed.

Thank you for your time and consideration of our position. We appreciate the opportunity to participate in this important planning process.

Sincerely,

Mike Benson
Mayor, Town of Newton

Cache County 1857

Council Meeting Memorandum

Hold a Public Hearing
Ordinance 2026-02 – RU2/RU5 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: January 27th, 2026

Agenda Item Language: Hold a public hearing on January 27th, for Ordinance 2026-02 RU2/RU5 Ordinance Amendment – A request to amend §17.08.030: PURPOSE OF BASE ZONING DISTRICTS by adding restrictions on rezone applications for the Rural 2 (RU2) and Rural 5 (RU5) Zones.

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

Background: A request to amend §17.08.030: PURPOSE OF BASE ZONING DISTRICTS by adding restrictions on rezone applications for the Rural 2 (RU2) and Rural 5 (RU5) 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 December 4th, 2025 and their recommendation to approve the ordinance amendment was made on December 4th, 2025.

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

Presentation Time: 10 minutes.

County Staff Point of Contact: Conner Smith, Associate Planner

Legal Review: N/A

Ord 2026-02
RU2/RU5 Ordinance Amendment
Amending the Cache County Code to Update RU2/RU5 Zone Standards

County Council action
Hold a public hearing on January 27th, 2026.
If approved, the rezone will take effect 15 days from the date of approval.

Planning Commission action
Approval (6-yea; 0-nay).
Public hearing held on December 4th, 2025.

Staff Report review by Interim Director
Brian Abbott

Staff Report by County Planner
Conner Smith

General Description
This ordinance amends Cache County Code §17.08.030: PURPOSE OF BASE ZONING DISTRICTS by adding restrictions on rezone applications for the Rural 2 (RU2) and Rural 5 (RU5) Zones.

Additional review materials included as part of Exhibit A
Memo to Planning Commission and ordinance amendment draft

Cache County
1857

Development Services Department

Building | GIS | Planning & Zoning

Memorandum ***4 December 2025***

To: Planning Commission
Subject: Ordinance Amendment Request – Effecting §17.08.030

A request has been made by the County Council and the Planning Commission to amend a section of Title 17 – Zoning Regulations to amend Cache County Code §17.08.030: PURPOSE OF BASE ZONING DISTRICTS.

The proposed code text amendment is summarized as follows:

1. Creating a distance based rezone application restriction for the Rural 2 (RU2) and Rural 5 (RU5) Zones.
    a. Applications for the Rural 2 (RU2) Zone must either be located within a quarter mile of a municipality or have a maximum potential of three total lots.
    b. Applications for the Rural 5 (RU5) Zone must either be located within a half mile of a municipality or have a maximum potential of three total lots.

Background

At the Joint County Council and Planning Commission workshops held on October 30th and November 17th, 2025, the bodies discussed establishing a distance-based restriction on rezone applications relative to municipal boundaries. The intent of this discussion was to formally codify the de facto practice that currently guides the approval of rezones to the Rural 2 (RU2) and Rural 5 (RU5) Zones. In response, staff has prepared a memo that covers the findings of that research and a draft proposal for consideration.

Next Steps

The request for a code text amendment is a legislative action and the Planning Commission has options in how they wish to move forward on the applicant's request, including the following:

1. Review the code text amendment. Hold a public hearing. Make a recommendation to the County Council to approve or deny the request as written.
2. Review the code text amendment. Hold a public hearing. Include changes or revisions suggested by the Planning Commission to the proposed code text amendment as part of a recommendation to the County Council.
3. Review the code text amendment. Hold a public hearing. Continue the item for up to 90 days if it is determined that code text amendment should move forward but requires significant changes. The continuance would allow time for the applicant to work with County staff on addressing any concerns or issues raised by the Planning Commission and during the public hearing, to draft more comprehensive code text amendments for the proposed use type.

Current Ordinance:

A. Rural 2 Zone (RU2):
   1. To allow for residential development in a moderately dense pattern that can allow for rural subdivisions, and to allow for clustering plans larger than a single parcel. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities.
   2. To implement the policies of Cache countywide comprehensive plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipality standards.
   3. This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services.

B. Rural 5 Zone (RU5):
   1. To allow for residential estate development in a low density pattern that can allow for rural subdivisions and smaller scale agricultural uses. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities.
   2. To implement the policies of Cache countywide comprehensive plan, including those regarding agricultural promotion, prime farmlands, improved roadways, density based residential standards, clustering, moderate income housing and municipality standards.
   3. 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.

Proposed Ordinance Change:

A. Rural 2 Zone (RU2):

1. To allow for residential development in a moderately dense pattern that can allow for rural subdivisions, and to allow for clustering plans larger than a single parcel. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities.
2. To implement the policies of Cache countywide comprehensive plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipality standards.
3. 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.
4. For properties to submit a rezone request for the RU2 zone, the nearest property line of the parcel(s) under consideration must be within one quarter mile linear distance from the borders of a municipality. However, an applicant may submit a rezone request when parcels are not within the required distance only if the maximum number of lots that could be subdivided in the parcel(s) is 3 or less.

B. Rural 5 Zone (RU5):

1. To allow for residential estate development in a low density pattern that can allow for rural subdivisions and smaller scale agricultural uses. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities.
2. To implement the policies of Cache countywide comprehensive plan, including those regarding agricultural promotion, prime farmlands, improved roadways, density based residential standards, clustering, moderate income housing and municipality standards.
3. 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.
4. For properties to submit a rezone request for the RU5 zone, the nearest property line of the parcel(s) under consideration must be within one half mile linear distance from the borders of a municipality. However an applicant may submit a rezone request if parcels are not within the required distance only if the maximum number of lots that could be subdivided in the parcel(s) is 3 or less.

Cache County
1857

Council Meeting Memorandum

Hold a Public Hearing
Ordinance 2026-03 – Combined 17.10 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: January 27th, 2026

Agenda Item Language: Hold a public hearing on January 27th, for Ordinance 2026-03 Combined 17.10 Ordinance Amendment – A request to amend §17.10.040: SITE DEVELOPMENT STANDARDS by increasing the allowable lot coverage in the Commercial (C) Zone and creating a canal setback distance exemption.

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

Background: A request to amend §17.10.040: SITE DEVELOPMENT STANDARDS by increasing the allowable lot coverage in the Commercial (C) Zone and creating a canal setback distance exemption.

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 December 4th, 2025 and their recommendation to approve the ordinance amendment was made on December 4th, 2025.

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

Presentation Time: 10 minutes.

County Staff Point of Contact: Conner Smith, Associate Planner

Legal Review: N/A

Ord 2026-03
Combined 17.10 Ordinance Amendment
Amending the Cache County Code to Allow for Canal Setback Exemption and Increasing Lot Coverage in the Commercial Zone

County Council action
Hold a public hearing on January 27th, 2026.
If approved, the rezone will take effect 15 days from the date of approval.

Planning Commission action
Approval (6-yea; 0-nay).
Public hearing held on December 4th, 2025.

Staff Report review by Interim Director
Brian Abbott

Staff Report by County Planner
Conner Smith

General Description
This ordinance amends Cache County Code §17.10.040: SITE DEVELOPMENT STANDARDS by increasing the allowable lot coverage in the Commercial (C) Zone and creating a canal setback distance exemption.

Additional review materials included as part of Exhibit A
Memo to Planning Commission and ordinance amendment draft

Cache County
1857

Development Services Department

Building | GIS | Planning & Zoning

Memorandum

4 December 2025

To: Planning Commission
Subject: Ordinance Amendment Request – Effecting §17.10.040

A request has been made by the Planning Commission to amend a section of Title 17 – Zoning Regulations to amend Cache County Code §17.10.040: SITE DEVELOPMENT STANDARDS.

The proposed code text amendment is summarized as follows:

1. Increasing the total lot coverage in the Commercial (C) Zone from 50% to 70%.
2. Add an exemption allowing for the placement of structures inside of the 16.5' canal setback.

Background

Following discussions held during the October and November Planning Commission meetings, the Planning Commission directed the Development Services staff to prepare a draft code amendment that increases the total lot coverage in the Commercial (C) Zone and creates an exemption allowing for the placement of structures inside of the 16.5' canal setback.

Next Steps

The request for a code text amendment is a legislative action and the Planning Commission has options in how they wish to move forward on the applicant's request, including the following:

1. Review the code text amendment as submitted by the applicant. Hold a public hearing. Make a recommendation to the County Council to approve or deny the request as written.
2. Review the code text amendment as submitted by the applicant. Hold a public hearing. Include changes or revisions suggested by the Planning Commission to the proposed code text amendment as part of a recommendation to the County Council.
3. Review the code text amendment as submitted by the applicant. Hold a public hearing. Continue the item for up to 90 days if it is determined that code text amendment should move forward but requires significant changes. The continuance would allow time for the applicant to work with County staff on addressing any concerns or issues raised by the Planning Commission and during the public hearing, to draft more comprehensive code text amendments for the proposed use type.

Current Ordinance:

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'**	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'		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	½ acre		½ acre		½ acre		1 acre		½ 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'	

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 {Cl is Oft 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.

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

History

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

Proposed Ordinance Change:

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'** 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 height[2]	35'	35'	35'	35'	**40'** 35'	**40'** 35'
Minimum lot size	½ acre	½ acre	½ acre	1 acre	½ 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%	**70%**	80%
Minimum lot frontage	90'	90'	90'	150'	150'	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 {Cl is Oft 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

Ordinance No. 2026-01
Cache County, Utah

Dutson Rezone

An ordinance amendment the County Zoning Map by rezoning 15.12 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.

Whereas, the "County Land Use Development and Management Act," Utah Code Ann. §17-79-101 et seq., as amended (the "Act"), provides that each county may enact a land use ordinance and a zoning map establishing regulations for land use and development; and

Whereas, pursuant to the Act, the County's Planning Commission (the "Planning Commission") shall prepare and recommend to the county's legislative body, following a public hearing, a proposed land use ordinance and a zoning map, or amendments thereto, that represent the Planning Commission's recommendations for zoning the area within the county; and

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

Whereas, on December 4th, 2025, the Planning Commission held a public hearing, accepted all comments, and recommended the denial 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 January 27th, 2026, the County Council held a public hearing, to consider any comments regarding the proposed rezone. The County Council accepted all comments; and

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

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

1. **Statutory Authority**
   The statutory authority for enacting this ordinance is Utah Code Annotated Sections 17-79 Part 1 and Part 3, and 17-64 part 2(1953, as amended to date).
2. **Adoption of amended Zoning Map**
   The County Council hereby amends the County's Zoning Map to reflect the rezone of the property affected by this ordinance and hereby adopts the amended Zoning Map with the amendment identified as Exhibit B, of which a detailed digital or paper copy is available in the Development Services Department.

3. **Conclusions**
   - **A.** Any further divisions of the property will likely require the Rural 2 (RU2) Zone.
     - **i.** Per Cache County Code §17.07.040(DENSITY), net developable acreage is calculated by "taking the total gross acreage and subtracting non-developable sensitive areas (wetlands, open water, steep slopes) and the area in rights-of-way for roads". 6300 W. is located on the east side of 13-008-0020 and appears to have no dedicated right-of-way. Should the applicant be required to dedicate the right-of-way, and the dedication brings the net developable acreage below 15 acres, the applicant will not be able to further divide the property if it were in the Rural 5 (RU5) or Agricultural (A10) Zones.
     - **ii.** The has stated that they want to have a maximum of three lots, meaning they will only create one new lot.
4. **Prior ordinances, resolutions, policies, and actions superseded**
   This ordinance amends and supersedes the Zoning Map of Cache County, and all prior ordinances, resolutions, policies, and actions of the Cache County Council to the extent that the provisions of such prior ordinances, resolutions, policies, or actions are in conflict with this ordinance. In all other respects, such prior ordinances, resolutions, policies, and actions shall remain in full force and effect.
5. **Exhibits**
   - **A.** Exhibit A: Rezone summary and information
   - **B.** Exhibit B: Zoning Map of Cache County showing affected portion.
6. **Effective date**
   This ordinance takes effect on _____, 2026. Following its passage but prior to the effective date, a copy of the ordinance shall be deposited with the County Clerk.

7. Council Vote and Final Action

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

Cache County Council:

_____
Sandi Goodlander, Chair

Attest:

_____
Bryson Behm, County Clerk

Action of the County Executive

Regarding Ordinance 2026-01, Dutson Rezone

_____ Approve

_____ Disapprove (A Statement of Objection is attached)

_____

N. George Daines, Executive Date
Cache County

Staff Report: Dutson Rezone

4 December 2025

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: Paul Dutson
Parcel ID#: 13-008-0011, -0020
Staff Recommendation: None
Type of Action: Legislative
Land Use Authority: Cache County Council

Location

Reviewed by Conner Smith

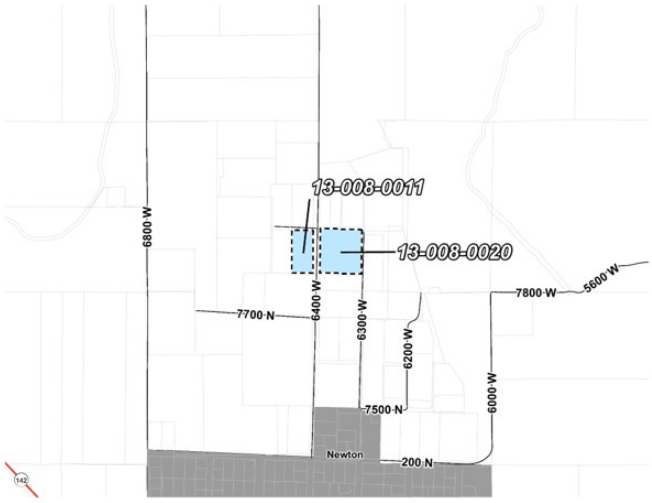
Project Address:
~7850 N. 6400 W.,
Newton

Acres: 15.12

Current Zoning:
Agricultural (A10)

Proposed Zoning:
Rural 2 (RU2)

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



Findings of Fact

A. Request description

1. A request to rezone a total of 15.12 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.
   a. Parcel 13-008-0011 is in the Agricultural (A10) Zone and is 5.00 acres.
   b. Parcel 13-008-0020 is in the Agricultural (A10) Zone and is 10.12 acres.
2. The maximum number of potential lots is seven (7).
3. This rezone may allow the parcel to establish uses permitted in the Rural 2 (RU2) Zone.
4. A rezone request is general in nature and is not tied to any proposed use. Any impacts related to permitted and conditional uses allowed within the Rural 2 (RU2) Zone will be addressed as part of each respective approval process required prior to site development activities.

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

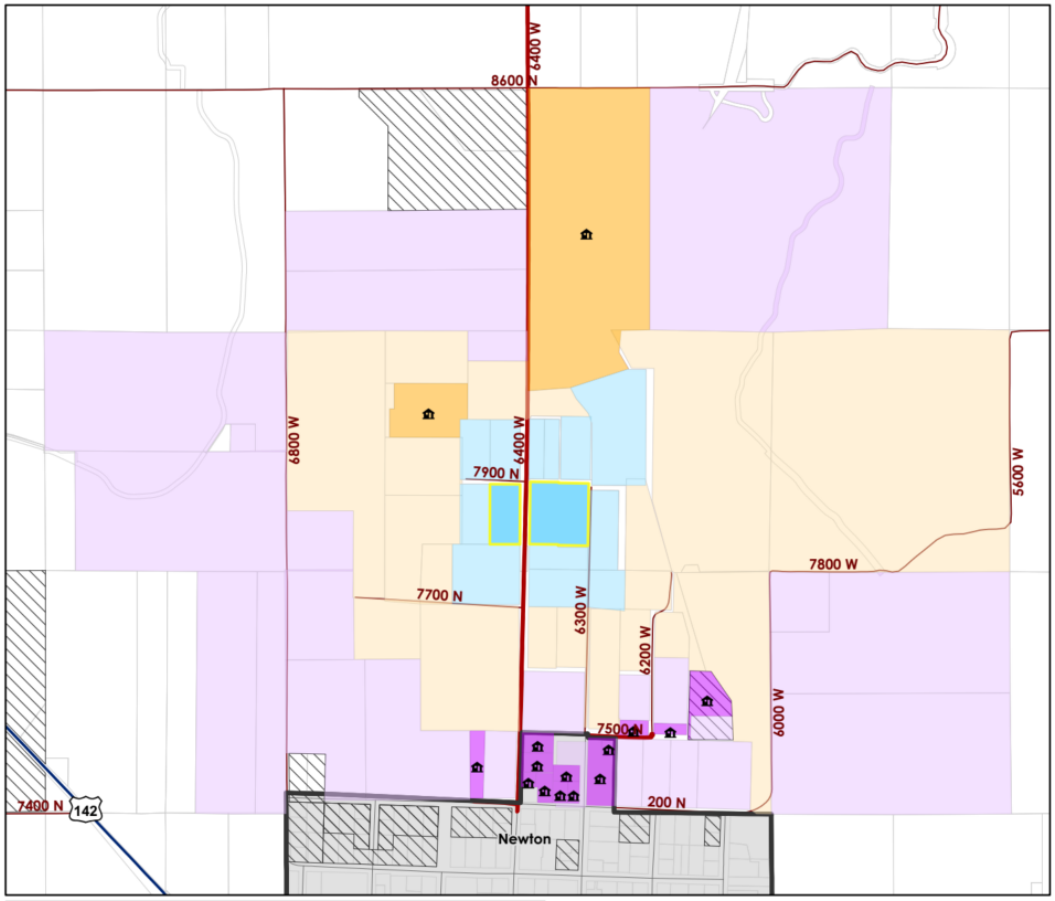
5. Staff has identified general information as pertains to the subject property to assist the Planning Commission and County Council in arriving at a decision. This information is reflected in the attached map (Attachment A) and in the following text:

a. Land Use Context:

i. Parcel status: The properties do not match the configuration they had on August 8th, 2006. However, they are still legal.

1. Until June of 2025, the total acreage fell under Parcel 13-008-0011. However, as 6400 W. went through the middle of the property and the legal description included two parcels, it was determined by the Recorder's Office that a non-contiguous split was warranted. This split resulted in 13-008-0011 being located on the west side of 6400 W. while 13-008-0020 is located on the east side. Therefore, the split did not constitute an unpermitted lot split and did not restrict the parcels.

ii. Average Lot Size: (See Attachment A)



Average Parcel Size	
Adjacent Parcels	Without a Home: 6.9 Acres (13 Parcels)
¼ Mile Buffer	With a Home: 53.4 Acres (2 Parcels)
	Without a Home: 16.9 Acres (34 Parcels)
½ Mile Buffer	With a Home: 19.4 Acres (6 Parcels)
	Without a Home: 22.3 Acres (60 Parcels)

Inside of Newton Town, within the ½ Mile Buffer, 9 Parcels have homes (1.5 acres) while 1 Parcel (3 acres) does not.

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

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

iv. Adjacent Uses:

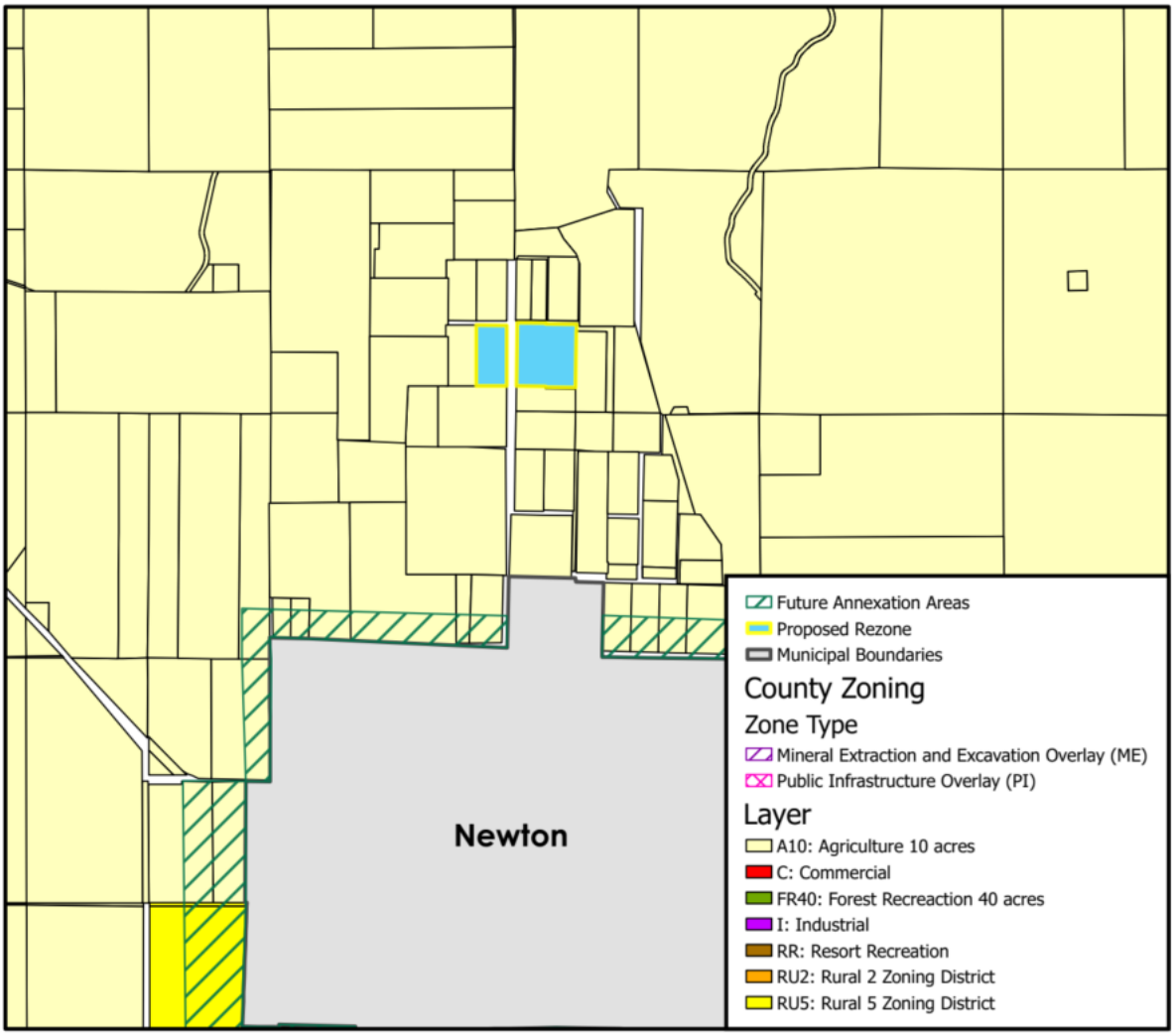
1. The properties to the north are a mix of residential and agricultural while properties to the east, south, and west are agricultural.

v. The nearest parcel in the County that is in the Rural 2 (RU2) Zone is located 7.12 miles to the southeast of the subject property.

1. The Birch Hollow Rezone, located 7.12 miles to the southeast of the subject property, was a request to rezone 10.00 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone and was approved by the County Council as Ordinance 2017-06.

vi. Annexation Areas:

1. The subject property is not located in any future annexation area.



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

6. As per §17.02.060, Establishment of Land Use Authority, the County Council is authorized to act as the Land Use Authority for this application.

7. The current County Land Use Ordinance does not specify appropriate locations for the Rural 2 (RU2) Zone but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030(A) identifies the purpose of the Rural 2 (RU2) Zone and includes the following:

a. "To allow for residential development in a moderately dense pattern that can allow for rural subdivisions, and to allow for clustering plans larger than a single parcel. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities."

b. "To implement the policies of Cache countywide comprehensive plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipality standards."

c. "This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services."

8. 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."

9. The future land use map (Attachment B) adopted as part of the Cache County General Plan identifies the area where the subject property is located as "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.

10. Consideration of impacts related to uses allowed within the Rural 2 (RU2) Zone will be addressed as part of each respective approval process required prior to site development activities.

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

11. §12.02.010 adopts the Manual of Roadway Design and Construction Standards (Road Manual) for roadway improvement requirements.

12. §16.02.010 Standards and Lot Size – All subdivisions must meet the minimum lot and development standards as outlined in each base zone of the Cache County Zoning Ordinance and within this title.

13. Table §17.10.040 Site Development Standards – Minimum lot frontage required in the Rural 2 (RU2) Zone is 90'.

14. §17.07.040 General Definitions – Lot/Parcel Frontage: that portion of a development site that abuts a public or private roadway. For the purposes of determining setback requirements on corner lots, all sides of a lot adjacent to a roadway shall be considered frontage

15. §16.04.040 [A] Roads – All roads must be designed and constructed in accordance with Title 12 of the County Code.

16. §12.02.010 Roadway Standards – Requirements for roadway improvement are provided in the current Manual of Roadway Design and Construction Standards (Road Manual).

17. Roadway Functional Classification:

- **a.** Major Local (ML): Major local roads serve a dual function of providing access to properties that abut the road as well as providing through or connection service between higher road classification facilities. Major local roads may have significant local continuity and may operate at relatively high speeds. Because of the possibility of 2.0 Roadway Design (2021) | Roadway Manual 10 through traffic, a meaningful segment of traffic on major local roads may include drivers who are unfamiliar with the roads. Traffic on major local roads is largely composed of passenger vehicles or other smaller vehicle types. Where a significant proportion of traffic is trucks or other heavy vehicles, additional design considerations will be required.
- **b.** 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 6400 West and 7900 North

19. 6400 West:

- **a.** Between the subject parcels, 6400 West is a County road and is classified as a Major Local.
- **b.** Provides access to agricultural and residential properties and provides through access to SR-142 and Newton Dam.
- **c.** Is maintained by the County year round and has a speed limit of 40 miles per hour.
- **d.** Has an existing width of 20 feet, a 66-foot right-of-way, no paved shoulder, a 0 to 1-foot gravel shoulder, a 10-foot clear zone, and is paved.
- **e.** Is considered substandard as to paved shoulder and gravel shoulder.

Frontage Road – 6400 West			
Functional Classification	Major Local	**Summer Maintenance**	Yes
Speed Limit	40 MPH	**Winter Maintenance**	Yes
Dedicated ROW	Yes	**Municipal Boundary**	No

Analysis of Roadway – 6400 West			
Roadway Element	**Existing Width (ft.)**	**Required Width (ft.)**	**Comments or Findings**
Travel Lanes	20	10	OK
Right-of-Way	66	66	OK
Paved Shoulder	0	2	Substandard
Gravel Shoulder	0-1	4	Substandard
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**
Major Local	300	150	10
1. Driveways for all uses except single-family homes shall not be closer than eight (8) feet to an adjacent interior property line. Single-family homes may be granted with two (2) feet of the property line.			

Figure 1 – 6400 West looking north along property frontage.

Figure 2 – 6400 West looking south along property frontage.

20. 7900 North:

- **a.** To the north of parcel 13-008-0011, 7900 North is a County road and is classified as a Minor Local.
- **b.** Provides access to agricultural properties and a single residential property.
- **c.** Is maintained by the County in the summer only and has a speed limit of 40 miles per hour.
- **d.** Has an existing width of 15 feet, a 50-foot right-of-way, no paved shoulder, no clear shoulder, no clear zone, and is gravel.
- **e.** Is considered substandard as to travel lanes, right-of-way, paved shoulder, gravel shoulder, clear zone, and material.

Frontage Road – 7900 North			
Functional Classification	Minor Local	**Summer Maintenance**	Yes
Speed Limit	40 MPH	**Winter Maintenance**	No
Dedicated ROW	Yes	**Municipal Boundary**	No

Analysis of Roadway – 7900 West			
Roadway Element	**Existing Width (ft.)**	**Required Width (ft.)**	**Comments or Findings**
Travel Lanes	15	10	Substandard
Right-of-Way	50	66	Substandard
Paved Shoulder	0	2	Substandard
Gravel Shoulder	0	4	Substandard
Clear Zone (4:1)	NA	10	Substandard
Material	Gravel	Paved	Substandard
Structural			Substandard

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

Figure 3 – 7900 North looking west along property frontage.

D. Service Provisions:

2. §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.
3. §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

4. Public notice was posted online to the Utah Public Notice Website on 21 November 2025.
5. Notices were posted in three public places on 21 November 2025.
6. Notices were mailed to all property owners within 300 feet on 21 November 2025.
7. The meeting agenda was posted to the County website on 21 November 2025.
8. At this time, no written public comment regarding this proposal have been received by the Development Services Office.
    a. Staff reached out to Newton Town but did not receive a written comment at the time of writing this staff report.

Conclusion

The Dutson rezone, a request to rezone 15.12 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone has been reviewed in conformance with Title 17 of the Cache County Land Use Ordinance and the County Manual of Roadway Design and Construction Standards. Staff has not made a recommendation based on the findings of fact identified above and any others identified at the public hearing. Although Staff has not made a recommendation for approval or denial, they can help Planning Commission draft a recommendation to County Council.

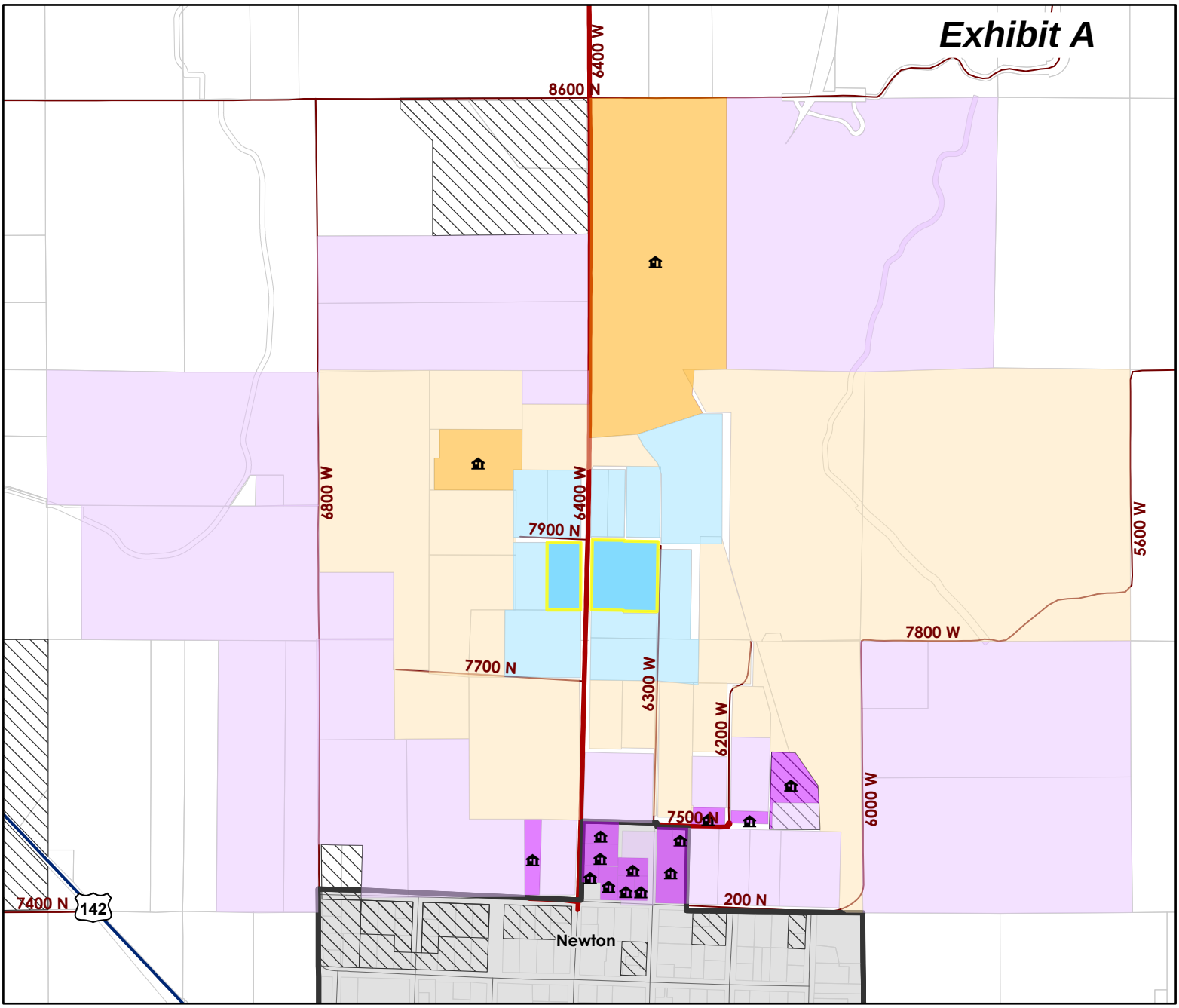
Planning Commission Conclusion

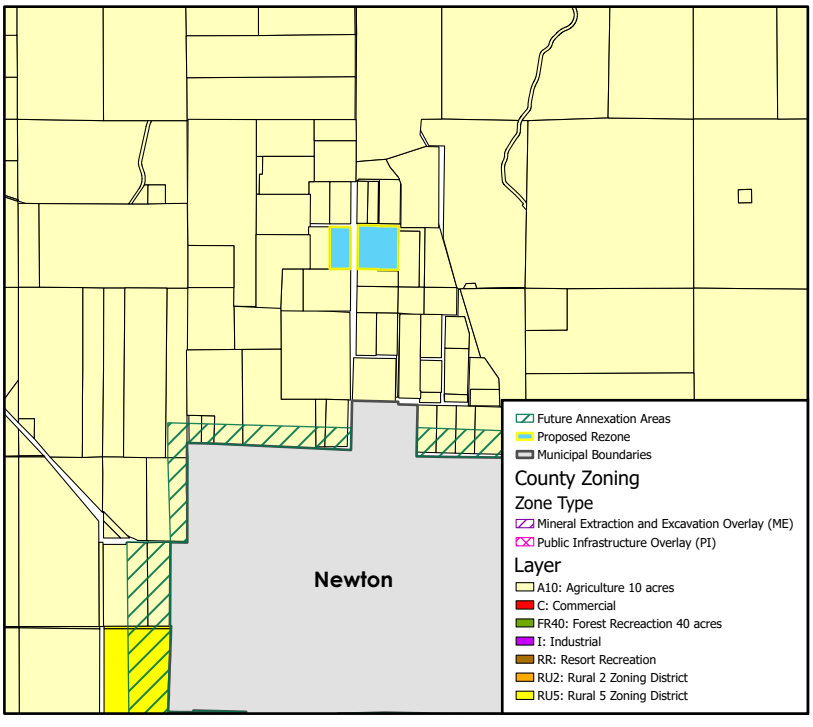
Based on the findings of fact noted herein, the Dutson rezone is hereby recommended for denial to the County Council as follows:

1. This parcel does not meet the standards of the Rural 2 (RU2) Zone.
    a. "To allow for residential development in a moderately dense pattern that can allow for rural subdivisions, and to allow for clustering plans larger than a single parcel. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities."
    b. "To implement the policies of Cache countywide comprehensive plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipality standards."
    c. "This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services."
2. The rezone is not consistent with the Cache County General Plan:
    a. The "Agriculture and Ranching" area places an emphasis on agriculture related activities. The Rural 2 (RU2) Zone has fewer agricultural related use types than the Agricultural (A10) Zone.
    b. The "Agriculture and Ranching" area places an emphasis on lower residential density. The Rural 2 (RU2) Zone is the highest density zone permissible in the County.
    c. This parcel is not located in the Urban Expansion Overlay.
3. The nearest parcel in the Rural 2 (RU2) Zone is located 7.12 miles to the southeast of the subject property.
4. The surrounding properties are primarily agricultural with few residential properties. The potential maximum of seven lots would be a large increase in residential density potential for the area.

ATTACHMENT A

Exhibit A





0 0.25 0.5 Mile

Legend

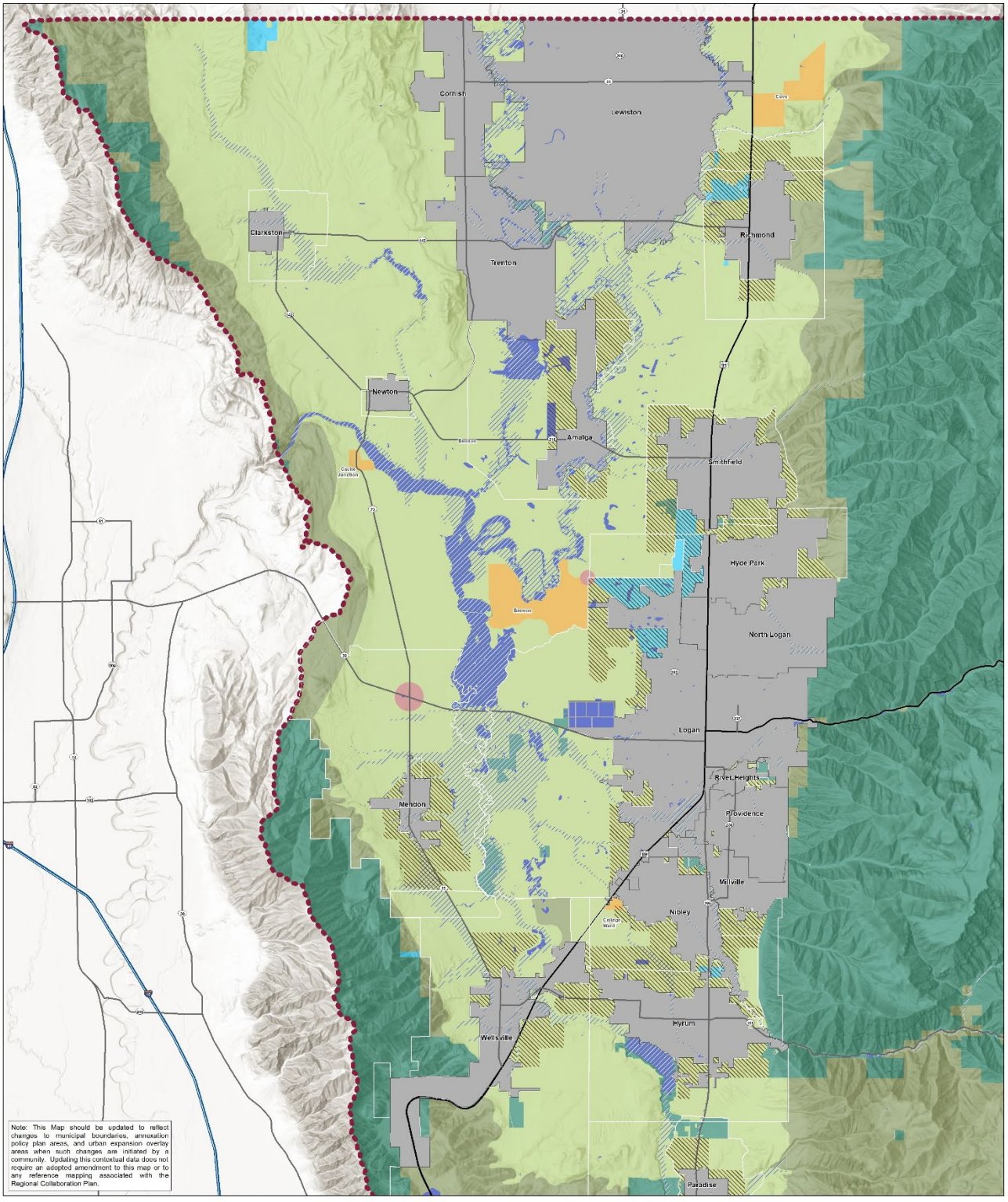
- Proposed Rezone
- Municipal Boundaries
- Subdivisions
- Parcels
- Winter Maintenance
- County Roads
- Highways

Average Parcel Size	
Adjacent Parcels	Without a Home: 6.9 Acres (13 Parcels)
1/4 Mile Buffer	With a Home: 53.4 Acres (2 Parcels)
	Without a Home: 16.9 Acres (34 Parcels)
1/2 Mile Buffer	With a Home: 19.4 Acres (6 Parcels)
	With a Home in Newton Town: 1.5 Acres (9 Parcels)
	Without a Home: 22.3 Acres (60 Parcels)
	Without a Home in Newton Town: 3 Acres (1 Parcel)

11/12/2025

Cache County Development Services

ATTACHMENT B



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

Exhibit A

Cache County

Cache County DevServices <devservices@cachecounty.gov>

Dutson Rezone

kelli myers <kellicmyers@hotmail.com> Wed, Dec 3, 2025 at 10:02 PM
To: "devservices@cachecounty.gov" <devservices@cachecounty.gov>, "conner.smith@cachecounty.gov" <conner.smith@cachecounty.gov>

Hello. I would like to submit comment regarding the proposed Dutson Rezone.

Dear Planning Commission,

I am writing to respectfully request denial of the proposed Dutson Rezone, which seeks to rezone approximately 15.12 acres located near 7850 N 6400 W in Newton from Agricultural (A10) to Rural 2 (RU2). My husband and I have a small cattle operation on a nearby parcel and have serious concerns regarding this proposed rezone. I accessed the staff report online and wholeheartedly agree with all of the concerns raised by staff in the "Option 1: Recommend Denial" section. Rather than restate all of the (many) ways in which this proposal violates the County General Plan, I will just add my concurrence to the staff's summary. The subject property and all surrounding land—north, south, east, and west—are agricultural. There is no RU2 zoning anywhere near this area. The nearest RU2 parcel is over seven miles away, meaning this would be an isolated pocket of the County's densest rural zone in the middle of active farmland. That's not good planning, and it sets a precedent that threatens agricultural stability countywide and directly increases the likelihood of land-use conflicts and complaints.

I would also reiterate that the road infrastructure is not adequate to support RU2 development. 7900 North is substandard in every category–travel lanes, right-of-way, shoulders, clear zone, and even the road material. 6400 West is a major local road, but it has substandard shoulders and is not the kind of street intended to support denser residential development. RU2 zoning requires "suitable public roads," this area simply does not meet that requirement.

As a lifelong Cache Valley resident, I have followed with interest the recent attempts to preserve agricultural land through various initiatives, such as the open space bond. I am heartened to see so many residents and officials making efforts to support growth in our valley while simultaneously protecting working agricultural landscapes. Rezoning 15 acres of agricultural land, in the middle of an agricultural zone, flies in the face of these efforts and opens the door to further rezoning by creating an island of RU2 designation. Our planning is only as good as our implementation. Please abide by the guidelines and requirements outlined in the County General Plan and the zoning regulations, and deny this request for rezone.

Sincerely,

Kelli Myers

Cache County

Cache County DevServices <devservices@cachecounty.gov>

Fw: Request for rezone

rosemary christiansen <rosechris8@yahoo.com> Wed, Dec 3, 2025 at 4:05 PM
To: Cache County DevServices <devservices@cachecounty.org>

Conner,

Members of Planning Commission

Thank you for your consideration. I realize you don't like hearing the same thing over and over, so I'll just say I really appreciate, and agree with, the first recommendation from staff, denying the request. I'll also send a copy of that recommendation, including a few notes.
Under 1. C. I would emphasis there are no utilities, and having the potential of seven new wells, could drastically change the ground moisture of the ag parcels.

I agree the rezone is not consistent with the Cache County general plan. Having this development completely surrounded by ag parcels would be at odds with the current surrounding uses. Any planning I've been involved with previous, was all about not creating a peninsula or island. This definitely would be an island. Going to the highest level of density allowed, would be out of place. The potential of seven new lots is out of line. I realize right now they are only requesting a total of 3. If that is so, why go to RU2. Seems kind of like "bait and switch". Also, once it is rezoned, a new owner could change their mind quickly.

Another major concern I have is, if this were approved, they are 11 additional properties north of the Newton Town boundary, to the Newton Cemetery. Setting that precedence would make it almost impossible to deny those other parcels from doing the same. That would end up being a complete addition to the town, which is not desired at all.

Also in the analysis, they say 6400 west is substandard. There literally is no shoulder on the road. On the east side, just south of the proposed rezone, there are several areas where there is a 6" drop right at the edge of the asphalt. It is very dangerous for the Tuesday night bike riders that go throughout the county.

Years ago, when the county started looking to the future, they came up with a plan called, "Envision 2020". Looking to the year 2020. At that initial planning they stated that ag uses were just as valuable as any other uses. The current Cache County General Plan, also is looking to protect the ag uses in our valley. Hopefully we all can work together to ensure this happens.

Thanks for your consideration.

Clair Christiansen

Exhibit A

NEWTON TOWN CORPORATION

51 South Center
P.O. Box 146
Newton, UT 84327
(435)563-9283

Mayor
Mike Benson

Council Members:
Jake Christiansen
Steven Jenkins
Brett Petersen
Jed Woodward

December 2, 2025

Subject: Opposition to the Proposed Dutson Rezone (Approx. 7850 N. 6400 W., Newton)

Dear Members of the Cache County Planning Commission,

As Mayor of the Town of Newton, I am writing to formally express our opposition to the proposed Dutson Rezone request to change approximately 15.12 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone. While we understand the applicant's interest in developing this property, the Town of Newton has several significant concerns regarding the potential impacts of this rezone.

Roadway and Infrastructure Limitations
The primary access road serving this area requires substantial upgrades and widening, particularly along its shoulders. Current conditions do not safely or adequately support increased traffic volumes that would result from additional residential development and driveway access. Without necessary improvements, the rezone would place undue strain on existing infrastructure and create safety concerns for residents. The 15.12 acres being requested rezoned is not one parcel it is two parcels divided by this road. This road has significant traffic in the summer with travel to and from Newton dam. An increased amount of driveway access allowed to this road could cause a hazard.

Water Resource and Well Impact Concerns
Of greatest concern is the continued approval of wells on the northwest side of the Bear River. This region already faces challenges with groundwater availability, and additional wells risk further depleting the local water table. Newton has struggled for years to secure reliable additional water sources, and allowing further well development in this area could have long-term negative impacts on both the town's ability to find additional water for growth within town and agriculture farmland surrounding this area. We strongly recommend that comprehensive hydrological studies be conducted before any further approvals are granted.

Conclusion
For these reasons, the Town of Newton respectfully requests that the Planning Commission deny the Dutson Rezone application until these critical issues, infrastructure adequacy, and water resource sustainability, are thoroughly addressed.

Thank you for your time and consideration of our position. We appreciate the opportunity to participate in this important planning process.

Sincerely,

Mike Benson
Mayor, Town of Newton

Exhibit B

13-008-0011

BEG 18 RDS N & 5 RDS W FROM SE COR SE/4 SEC 7 T 13N R 1W & TH N 40 RDS TH W 20 RDS TH S 40 RDS TH E 20 RDS TO BEG 5 AC
ALSO: BEG 16 RDS 10 FT N OF SW COR SEC 8 T 13N R 1W & TH E 19 RDS TH S 0.5 RDS TH E 5 CHS TH N 41.5 RDS TH W 5 CHS TH N 0.5 RDS TH W 19 RDS TH S 41.5 RDS TO BEG 10 AC CONT 15 AC IN ALL

13-008-0020

Beginning at a point 16 rods 10 feet North of the Southwest corner of Section 8, Township 13 North, Range 1 West of the Salt Lake Base and Meridian, and running thence East 19 rods; thence South 1/2 rod; thence East 5 chains; thence North 41-1/2 rods; thence West 5 chains; thence North 1/2 rods; thence West 19 rods; thence South 41-1/2 rods to the point of beginning.

CONT 10.12 AC (CCRO)

Ordinance No. 2026-02
Cache County, Utah
RU2/RU5 Ordinance Amendment

An ordinance amending Title 17 – Zoning Regulations by amending County Codes §17.08.030: PURPOSE OF BASE ZONING DISTRICTS.

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 December 4th, 2025 the Planning Commission held a public hearing, accepted all comments, and on December 4th, 2025, 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 January 27th, 2025, 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:

A. Rural 2 Zone (RU2):
    1. To allow for residential development in a moderately dense pattern that can allow for rural subdivisions, and to allow for clustering plans larger than a single parcel. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities.
    2. To implement the policies of Cache countywide comprehensive plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipality standards.

3. 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.
4. For properties to submit a rezone request for the RU2 zone, the nearest property line of the parcel(s) under consideration must be within one quarter mile linear distance from the borders of a municipality. However, an applicant may submit a rezone request when parcels are not within the required distance only if the maximum number of lots that could be subdivided in the parcel(s) is 3 or less.

B. Rural 5 (RU5):
1. To allow for residential estate development in a low density pattern that can allow for rural subdivisions and smaller scale agricultural uses. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities.
2. To implement the policies of Cache countywide comprehensive plan, including those regarding agricultural promotion, prime farmlands, improved roadways, density based residential standards, clustering, moderate income housing and municipality standards.
3. 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.
4. For properties to submit a rezone request for the RU5 zone, the nearest property line of the parcel(s) under consideration must be within one half mile linear distance from the borders of a municipality. However an applicant may submit a rezone request if parcels are not within the required distance only if the maximum number of lots that could be subdivided in the parcel(s) is 3 or less.

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

Cache County Council:

_____
Sandi Goodlander, Chair

Attest:

_____
Bryson Behm, County Clerk

Action of the County Executive

Regarding Ordinance 2026-02, RU2/RU5 Code Amendment

_____ Approve

_____ Disapprove (A Statement of Objection is attached)

_____

N. George Daines, Executive Date

Ordinance No. 2026-03
Cache County, Utah
Combined 17.10 Ordinance Amendment

An ordinance amending Title 17 – Zoning Regulations by amending County Codes §17.10.040: SITE DEVELOPMENT STANDARDS.

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 December 4th, 2025 the Planning Commission held a public hearing, accepted all comments, and on December 4th, 2025, 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 January 27th, 2025, 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:

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'**	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 height[2]	35'		35'		35'		35'		**40'**	35'	**40'**	35'
Minimum lot size	½ acre		½ acre		½ acre		1 acre		½ 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%		70%		80%	
Minimum lot frontage	90'		90'		90'		150'		150'		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 {Cl is Oft 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.

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

Cache County Council:

_____
Sandi Goodlander, Chair

Attest:

_____
Bryson Behm, County Clerk

Action of the County Executive

Regarding Ordinance 2026-03, Combined 17.10 Code Amendment

_____ Approve

_____ Disapprove (A Statement of Objection is attached)

_____

N. George Daines, Executive Date

CACHE COUNTY
RESOLUTION NO. 2026 – 01

A RESOLUTION MAKING APPOINTMENTS TO THE VARIOUS CACHE COUNTY CEMETERY MAINTENANCE BOARDS OF TRUSTEES

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

(B) WHEREAS, Utah Code Ann. § 17B-2a-106(1) provides for each Cemetery Maintenance District that "each member of its board of trustees shall be appointed and each vacancy on the board of trustees shall be filled by a person appointed by the legislative body of the county in which the district is located" and the County Council is the legislative body of Cache County; and

(C) WHEREAS, each of the Cemetery Maintenance District Boards of Trustees have at least one vacancy effective December 31, 2025;

(D) WHEREAS, on January 25, 2026, the County Council received applications for appointment to the Boards of Trustees for the Avon, Cornish, Hyde Park, Millville/Nibley, Newton, Paradise, and Richmond Cemetery Maintenance Districts following a public notice of vacancy duly circulated for at least 30 days;

(E) WHEREAS, the County Council duly published notice of and held a public hearing on January 27, 2026, to allow interested persons to be heard regarding appointments to the Boards of Trustees for the aforementioned Cemetery Maintenance Districts;

(F) WHEREAS, Utah Code 17B-1-304(b) *et. seq.* requires that "The appointing authority shall… adopt a resolution appointing a person to the special district board."

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

Section 1:

The Cache County Council hereby appoints, and re-appoints where applicable, the persons in "Exhibit A" below to their respective Drainage District Boards detailed therein. Said appointments shall be effective as of the day of passage and the term of each appointment shall expire as delineated therein.

CACHE COUNTY
RESOLUTION NO. 2026 – 01

Section 2:

The Cache County Council hereby requests that the Cache County Clerk, or their authorized deputy, administer the oath of office to those appointed to their respective Cemetery Maintenance District Board of Trustee.

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

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

CACHE COUNTY:

By:_____
Sandi Goodlander, Council Chair

ATTEST:

By:_____
Bryson Behm, County Clerk

CACHE COUNTY
RESOLUTION NO. 2026 – 01

EXHIBIT A

Avon Cemetery Maintenance District Board of Trustees			
Seat	Name of Appointee	Appointment Length	Term of Appointment Ends
A		Four (4) years	December 31, 2029
B		Four (4) years	December 31, 2029
C		Four (4) years	December 31, 2029
D		Two (2) years	December 31, 2027
E		Two (2) years	December 31, 2027

Cornish Cemetery Maintenance District Board of Trustees			
Seat	Name of Appointee	Appointment Length	Term of Appointment Ends
A		Four (4) years	December 31, 2029
B		Four (4) years	December 31, 2029
C		Two (2) years	December 31, 2027

Hyde Park Cemetery Maintenance District Board of Trustees			
Seat	Name of Appointee	Appointment Length	Term of Appointment Ends
A		Four (4) years	December 31, 2029
B		Four (4) years	December 31, 2029

Millville/Nibley Cemetery Maintenance District Board of Trustees			
Seat	Name of Appointee	Appointment Length	Term of Appointment Ends
A		Four (4) years	December 31, 2029
B		Four (4) years	December 31, 2029
C		Remainder of original four (4) years	December 31, 2027

CACHE COUNTY
RESOLUTION NO. 2026 – 01

EXHIBIT A

Newton Cemetery Maintenance District Board of Trustees			
Seat	Name of Appointee	Appointment Length	Term of Appointment Ends
A		Four (4) years	December 31, 2029
B		Four (4) years	December 31, 2029
C		Two (2) years	December 31, 2027

Paradise Cemetery Maintenance District Board of Trustees			
Seat	Name of Appointee	Appointment Length	Term of Appointment Ends
A		Four (4) years	December 31, 2029
B		Four (4) years	December 31, 2029
C		Four (4) years	December 31, 2029

Richmond Cemetery Maintenance District Board of Trustees			
Seat	Name of Appointee	Appointment Length	Term of Appointment Ends
A		Four (4) years	December 31, 2029
B		Four (4) years	December 31, 2029
C		Four (4) years	December 31, 2029
D		Two (2) years	December 31, 2027
E		Two (2) years	December 31, 2027

Cache County 1857

Council Meeting Memorandum

Initial Consideration

Agenda request submitted by: Brian Abbot, Interim Director of Development Services
Assisting Department: Cache Open Space Advisory Committee (COSAC)
Requested Council meeting date: January 27, 2026

Agenda Item Language: Resolution 2026-02 – A Resolution Approving the Champion Land Co LLC Round One Open Space Application

Action: Cache Open Space Advisory Committee – Recommendation of Approval (6-yea, 0-nay)

Background: The Cache Open Space Advisory Committee has reviewed the Champion Land Co LLC Open Space Application, scored it according to the approved scoring criteria, and recommended the County Council approve the Round One application to move to the second round application phase. The recommendation for approval was approved by the Committee during their regularly scheduled meeting on January 5, 2026. The application covers approximately ~242 acres on three non-contiguous parcels near Clarkston.

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

County Staff Point of Contact: Brian Abbot, Interim Director of Development Services

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

Legal Review: N/A

CACHE COUNTY
RESOLUTION NO. 2026-02
A RESOLUTION APPROVING THE CHAMPION LAND CO LLC ROUND ONE OPEN SPACE APPLICATION

(A) WHEREAS, the 2022 Cache County voter-approved General Obligation Bond authorizing a principal amount not to exceed twenty million dollars ($20,000,000) to protect scenic vistas, preserve open lands near valley gateways, add trails and trail connectivity, and maintain agriculture, waterways, and wildlife habitat within Cache County; and

(B) WHEREAS, Cache County Council adopted Ordinance 2023-06, creating code section 2.76 and establishing the Cache Open Space Advisory Committee; and

(C) WHEREAS, the Cache Open Space Advisory Committee has reviewed the Champion Land Co LLC Open Space Application, scored it according to the approved scoring criteria, and recommended the County Council approve the Champion Land Co LLC Open Space Application (Exhibit A - Parcels) during their January 5, 2026, meeting to move to the second application phase; and

(D) WHEREAS, Cache County Council has found that the application meets many of the goals established in the General Obligation Open Space Bond.

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

1. The County Council approves the Champion Land Co LLC Open Space Application containing three non-contiguous parcels (Exhibit A) with approximately 242 acres of agricultural property near Clarkston; allowing the applicant to proceed to the second review round.

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

2. Council Vote and Final Action

Council Members	Council Votes			
	In Favor	Against	Abstained	Absent
Kathryn Beus				
JoAnn Bennett				
David Erickson				
Keegan Garrity				
Sandi Goodlander				
Nolan Gunnell				
Mark Hurd				
Total:				
Final Action:	_____Adopt		_____Reject	

Cache County Council: **Attest:**

By:_____ By:_____

Sandi Goodlander, Chair Bryson Behm, County Clerk

CACHE COUNTY
RESOLUTION NO. 2026-02

EXHIBIT A

CHAMPION LAND CO LLC

OPEN SPACE APPLICATION

Cache County
1857

Cache Open Space Advisory Committee (COSAC) - Open Space Funding Application

For screening of projects requesting bond funding from Cache County.

Section A: Required Criteria

Select one - The property(s) is in Cache County. Yes

Select one - The landowner is willing. The property owner should be engaged in the conservation of the property and willing to enter into good faith negotiations with the County.
Yes

Select one - Property(s) has a clear title. The appropriate title and ownership are free of disputes or other conflicts.
Yes ***If you answered no to any of these questions your application is ineligible.***

Are you aware of any legal disputes or conflicts relating to the property or proposed project? If yes, please describe. Select one - None.

Section B: Property Information

Project Name: Champion Land Co. LLC
Address or location: Near Hwy 142 in Clarkston
Municipality or nearest city: Clarkston
Parcel number(s): 14-025-0006,15-011-0010, 15-023-0007
Total acres: 242
Acres proposed to be preserved by conservation easement: 242
Acres proposed to be preserved by ownership transfer (fee title): 0
If not the entire parcel(s), provide a map of the proposed project.

Section C: Applicant Information

Property Owner(s): Champion Land Co. LLC
Address: 947 East 8575 North City: Richmond State: UY Zip: 84333
Phone: 435-770-7701 Email: chrisravsten@gmail.com
Contact person/ Authorized Agent (if other than property owner): Deborah Van Noy
Title / position: Board Treasurer/Secretary-Utah Agricultural Land Trust
Address: 1011 West 400 North City: Logan State: UT Zip: 84321
Phone: 435-770-7095 Email: info@utahaglandtrust.org

☑ I authorize this agent as my legal contact person

Agent relationship to project, check all that apply:

☐ Municipality
☑ Land Trust
☑ 501c3
☐ Other, describe

Cache County
1857

Cache Open Space Advisory Committee (COSAC) - Open Space Funding Application

For screening of projects requesting bond funding from Cache County.

Additional contacts:

Name: Bryan Nielsen Phone: 435-757-2264 Email: bnielsen@utahaglandtrust.org

Name: Christian Ravsten Phone: 435-770-7701 Email: chrisravsten@gmail.com

If you are working with a land trust, please list name here: Utah Agricultural Land Trust

Section D: Additional Information - Please answer the following questions on a separate page.

1. Please describe past, present, and future uses of the property.
2. Are you aware of any toxic or hazardous materials on the property? Select one If yes, please explain.
3. Is the property subject to any DEQ or EPA restrictions? Select one If yes, please explain.
4. What benefits will the public receive as a result of the proposed transaction. Select all that apply:
   - ☑ Protects scenic vistas
   - ☐ Preserves open lands near valley gateways
   - ☐ Adds trails and trail connectivity
   - ☑ Maintains agriculture
   - ☐ Maintains waterways
   - ☑ Maintains wildlife habitat
   - ☐ Other: _____
5. Are you proposing to open any portion of the property to public access? Select one
   Please explain. No. This is private, productive agricultural property.
6. Are you working with other organizations or agencies that may provide professional assistance or potential funding sources (such as NRCS, Bear River Land Conservancy, Utah Open Lands, Fish and Wildlife, UDAF LeRay McAllister)? If yes, please provide details.

   Applications are under review with the following government agencies:
   -NRCS (award will be announced Jan/Feb 2026.

   Intend to apply to UDAF LeRay McAllister Working Farm & Ranch Grant Fund in March 2026.

Cache County
1857

Cache Open Space Advisory Committee (COSAC) - Open Space Funding Application

For screening of projects requesting bond funding from Cache County.

Section E: Supporting Documents

If your application is accepted, you will be asked to complete a final application with additional information which may include, but is not limited to, the following documents. **Please do not send them at this time.**

- Current real estate appraisal
- Mineral rights
- Easements or right of ways
- Legal description
- Water rights
- Encumbrances
- Letters of support
- Relevant planning documents

To the best of my knowledge I attest the information provided here is true and correct.

Property Owner(s) Signature (Required) — Date: 11/5/2025

Authorized Agent Signature — Date: 11-6-2025

To complete and send this form:

1. Save a copy on your computer as a PDF. Your draft can be attached to an email for editing and contribution by others.
2. Submit the final version via email to devservices@cachecounty.gov.

This form is subject to change as the Cache Open Space Advisory Committee sees fit.

Cache Open Space Advisory Committee (COSAC)—Open Space Funding Application
Section D: Additional Information

1. **Please describe past, present, and future uses of the property.**

Champion Land Co. LLC's application involves a dry farming operation includes wheat and safflower crops which are rotated annually for maintenance of soil health. The three non-contiguous parcels that make of the 242 acres are part of a generational family farm and have been used for crop planting and harvesting by the landowner, Christian Ravsten, his father, grandfather and great-grandfather for over 120 years. No water rights are attached to this land. Ravsten and his family have deep roots in the Clarkston, Utah community and the parcels will continue to be farmed for years to come as the safflower crop is associated with a profitable seed business that provides product to high-end bird seed vendors worldwide. This particular safflower (black) provides ample protein, fats and fiber for the bird population. Wholesalers revere the quality of the safflower seed grown in northern Utah suggesting that the climate, soil, and general environment offers a premier end-product for their customers. Ravsten began farming two of the parcels over thirty years ago (123 acres). In 2013, he inherited the remaining 119 acres from his father. Ravsten utilizes cover crops on the three parcels for soil enrichment and to reduce topsoil erosion. He has in the past and commence again in 2026, participating in the NRCS Conservation Stewardship Program. The program provides Ravsten tools to assure his soil can sustain the annual wheat and safflower crops. Specifically, these programs encompass the following: 1) a cover crop program (rotational oilseed, flax, clover, barley plantings disc-ed down for green manure each fall); 2) noxious weed control on specific parcels (steep sections); and 3) nutrient management program (soil samples taken pre-planting and then after harvesting of the plant to assess soil health. Plant tissue samples are taken to determine additional nutrient needs for the planted crop.

These three parcels are located on natural rising berms that are visible from Hwy. 142, the main arterial from Clarkston to Richmond. When the wheat shafts appear and the safflower blooms, this area is a visual feast of color and fragrance that is unique and extremely pleasant. Safflower bloom is usually in mid-July with harvest shortly after. Ravsten has additional acreage in this area that will also be protected in the future – a testament to his commitment to agriculture in Cache Valley.

2. **Are you aware of any toxic or hazardous materials on the property?**

None.

3. **Is the property subject to any DEQ or EPA restrictions?**

None.

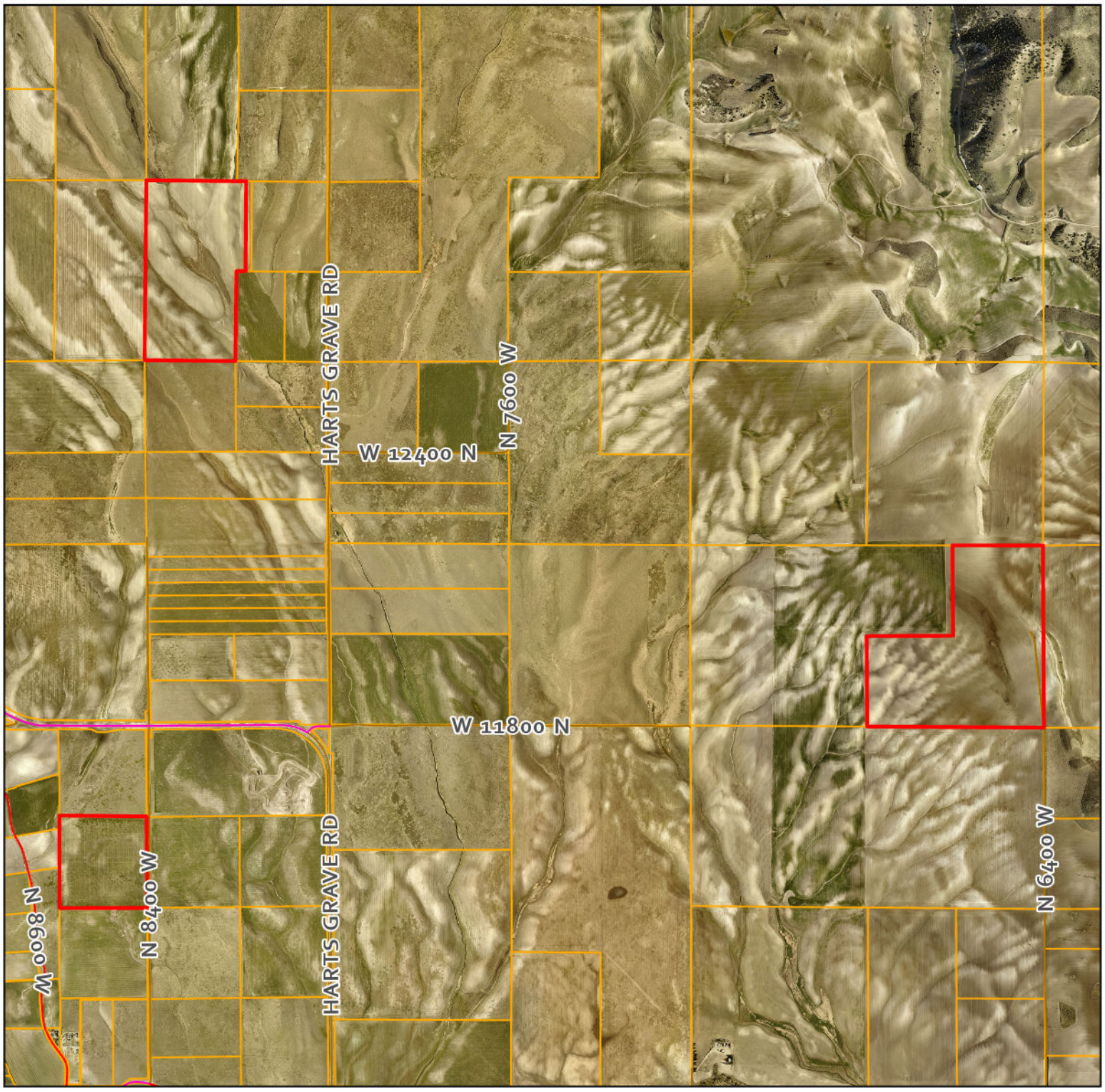
4. What benefits will the public receive as a result of the proposed transaction?

Protects scenic vistas— The natural beauty of the area is truly significant with a mountain range bordering Clarkston to the west and rolling hills and crop fields for miles to the north and east. The Newton Reservoir is a short distance from this farming community and cyclists are often seen using the paved roadways for their cycling. There are no designated trails in this part of northern Utah (Newton, Clarkston, Trenton triangle) but should Cache County develop a well–thought-out plan that would satisfy the agricultural landowners and the outdoor recreation community, this could be a beautiful area for flatland or hillside day trail walking/hiking. It is pristine in character. These 242 acres are located near Hwy. 142, an arterial road between Clarkston and Richmond, Utah. While not located on a major state highway, this is a heavily traveled road by the local community and by recreational cyclists who place great value on this beautiful landscape for their cycling pleasure. Annually, almost 5,000 cyclists pass this area for the *Grand Fondo* cycling race (1,400) and the *Little Red* cycling event (3,500). *Little Red* occurs in June just as both wheat and safflower crops are in their green stage. *Grand Fondo* is held just as the safflower is blooming providing a beautiful carpet of yellow with a unique and very pleasant fragrance.

Maintains agriculture—Cache County is one of the most productive agricultural counties in the state of Utah. The 2022 U.S. Census of Agriculture shows that Cache Valley has just under 1,400 farms covering over 279,000 acres. The Cache County General Plan (2023) has designated this area of northern Utah to remain agricultural with the widely held credo popularized by many in Cache Valley, *let's keep the city, city and the country, country.* The consensus appears to advocate for density close to urban centers rather than suburban sprawl into our agricultural areas. Historically, farming has played an important role in economic viability and cultural identity of Cache County. This is a dry-farming operation and with so little water in Clarkston, the addition of residential subdivisions and/or commercial operations seems not a good use for this land.

Maintains wildlife habitat—The wildlife which occupies the adjacent mountains above Clarkston travel onto the cropland to forage on harvested crops. This includes elk and mule deer. Left over wheat plots attract these large game animals and provide them with much-needed nutrients. Not only important for their feeding but critical to female does who return to the nearby mountains into secluded fawning territories to give birth. Ravsten also plants high-protein clover as a cover crop which provides double the benefit – soil health and wildlife forage. Other examples of wildlife found in this area include pheasant, sharp tail grouse, Hungarian partridge, coyotes, badgers, black-tailed jack rabbits, mourning doves and hawks.

Champion Land Co, LLC - Parcels

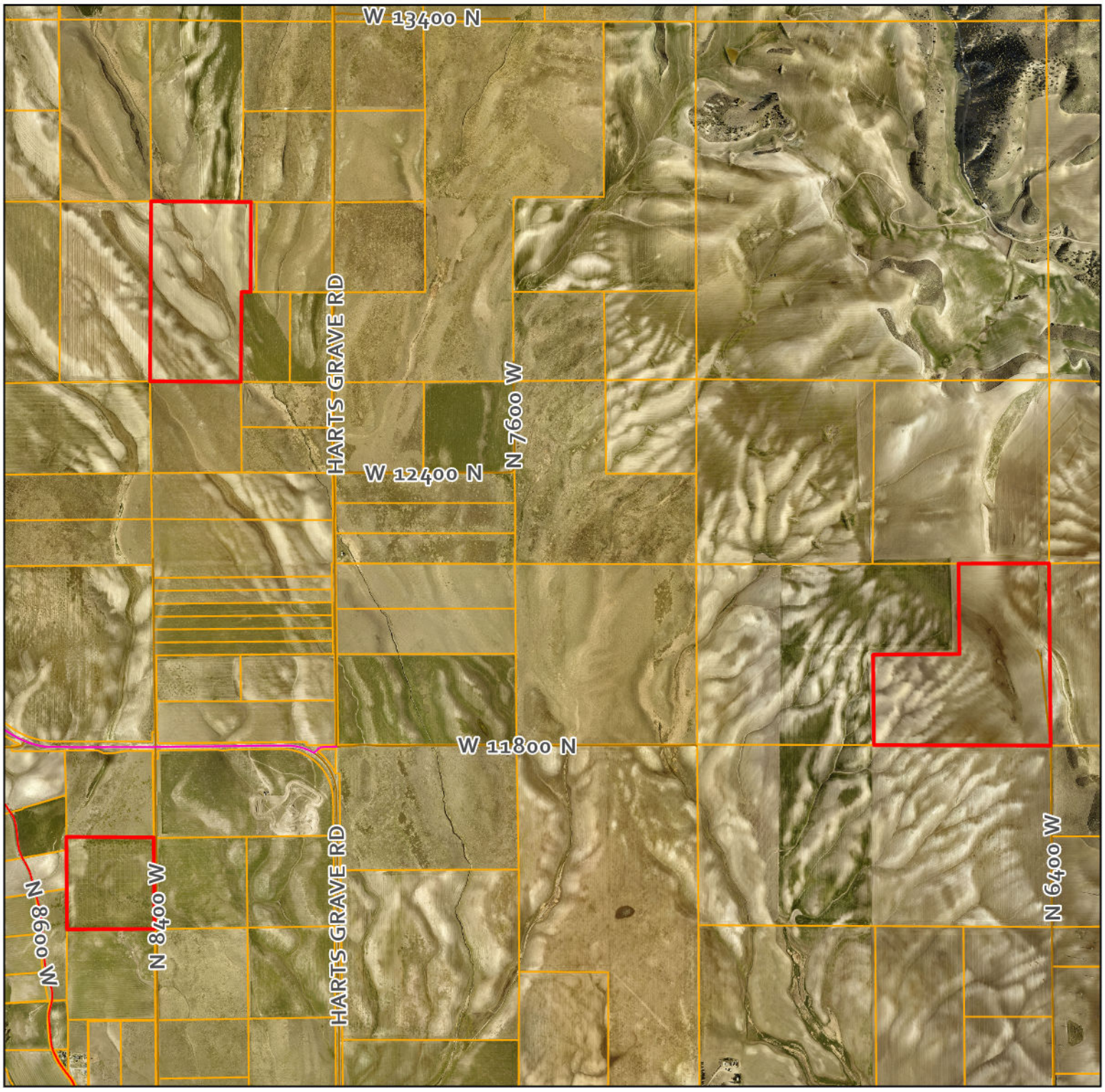


Dirt
Gravel
Paved

City Boundaries
County Parcels

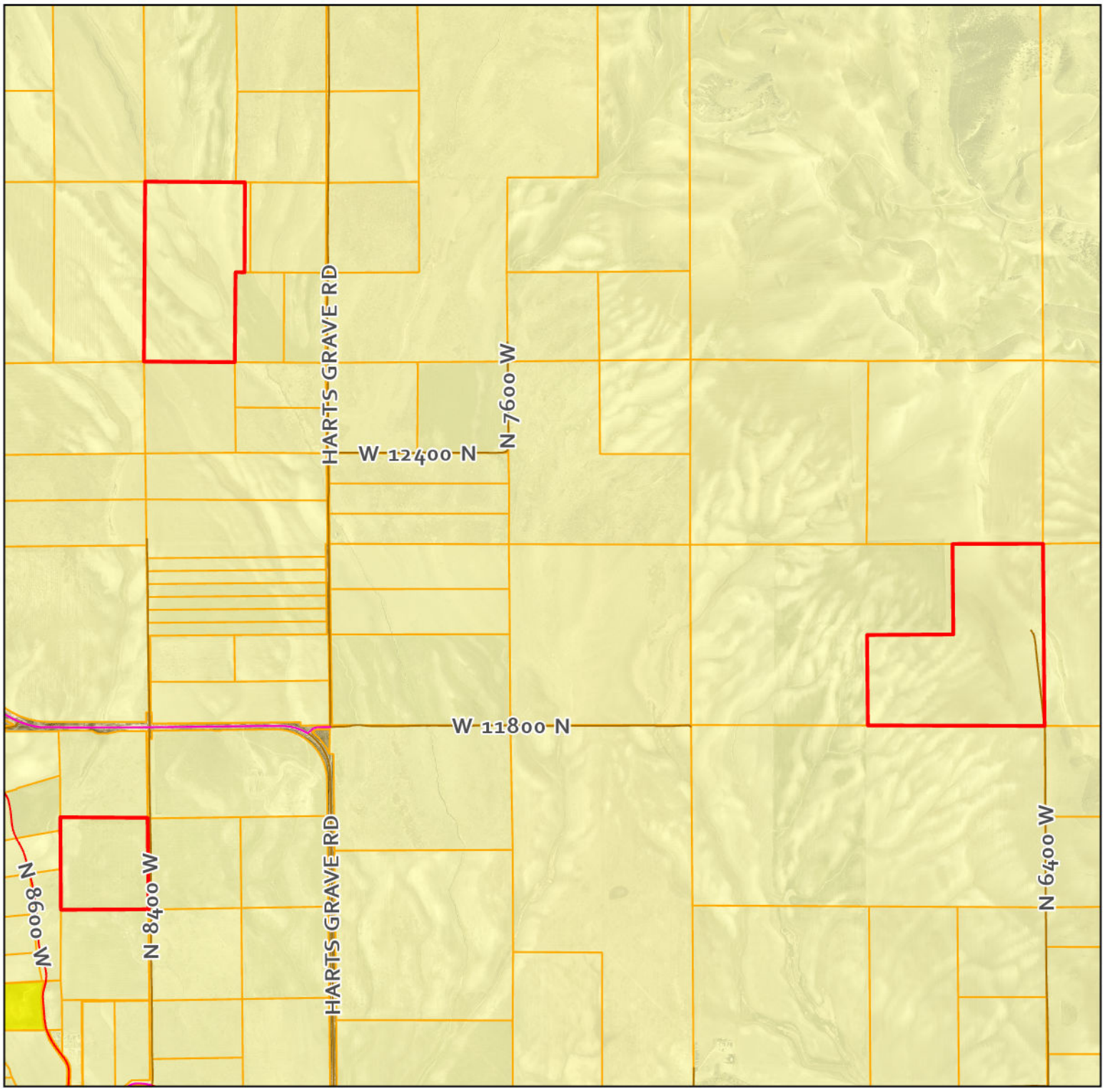
Wildland-Urban Interface
Champion Land Co

Champion Land Co, LLC Property
Master Planned Trails



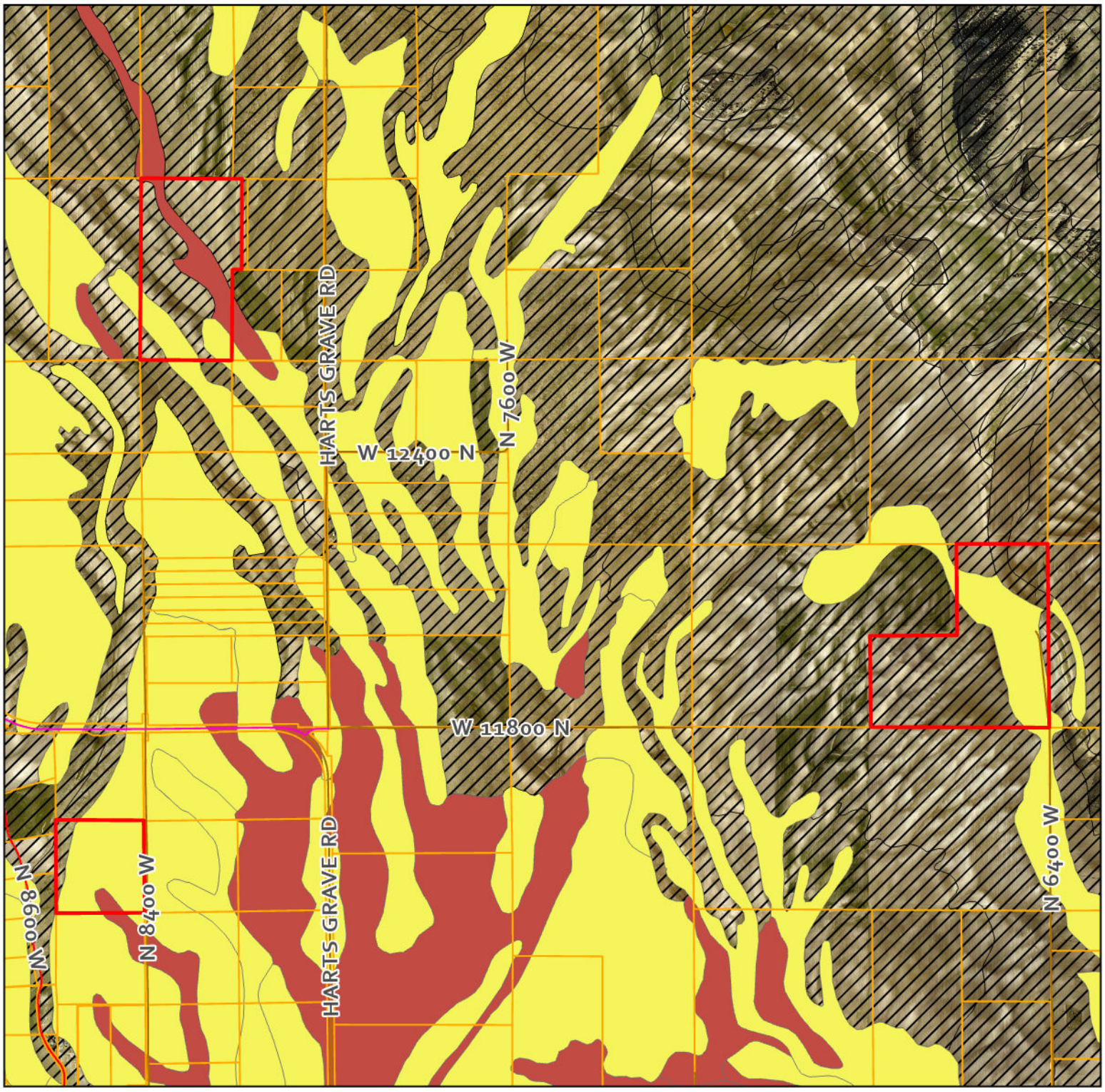
- Richmond, Motorized
- Richmond, Single Track
- Richmond, Sidewalks
- Richmond, On Street Bike
- Richmond, Paved Multi-Use
- Richmond, Non-Paved Multi-Use
- Hyde Park, Arterial Street Trail
- Hyde Park, Sidewalk Trail
- Hyde Park, Bike Lane
- Hyde Park, Improved Pathway
- Hyde Park, Mountain Road
- Hyde Park, Mountain Trail
- Hyde Park, Bonneville Shoreline
- Hyde Park, Powerline Trail
- Hyde Park, Quiet Street
- Hyrum, <Null>

Champion Land Co, LLC - Zoning



- Champion Land Co
- Dirt
- Gravel
- Paved
- City Boundaries
- County Parcels
- Mineral Extraction and Excavation Overlay (ME)
- Public Infrastructure Overlay (PI)
- A10: Agriculture 10 acres
- C: Commercial
- FR40: Forest Recreation 40 acres
- I: Industrial
- RR: Resort Recreation
- RU-2: Rural - 2 Zoning District
- RU-5: Rural- 5 Zoning District

Champion Land Co, LLC - Farmland



Champion Land Co

Roads

PAVE

Dirt

Gravel

Paved

City Boundaries

County Parcels

NRCS Soils Farmland

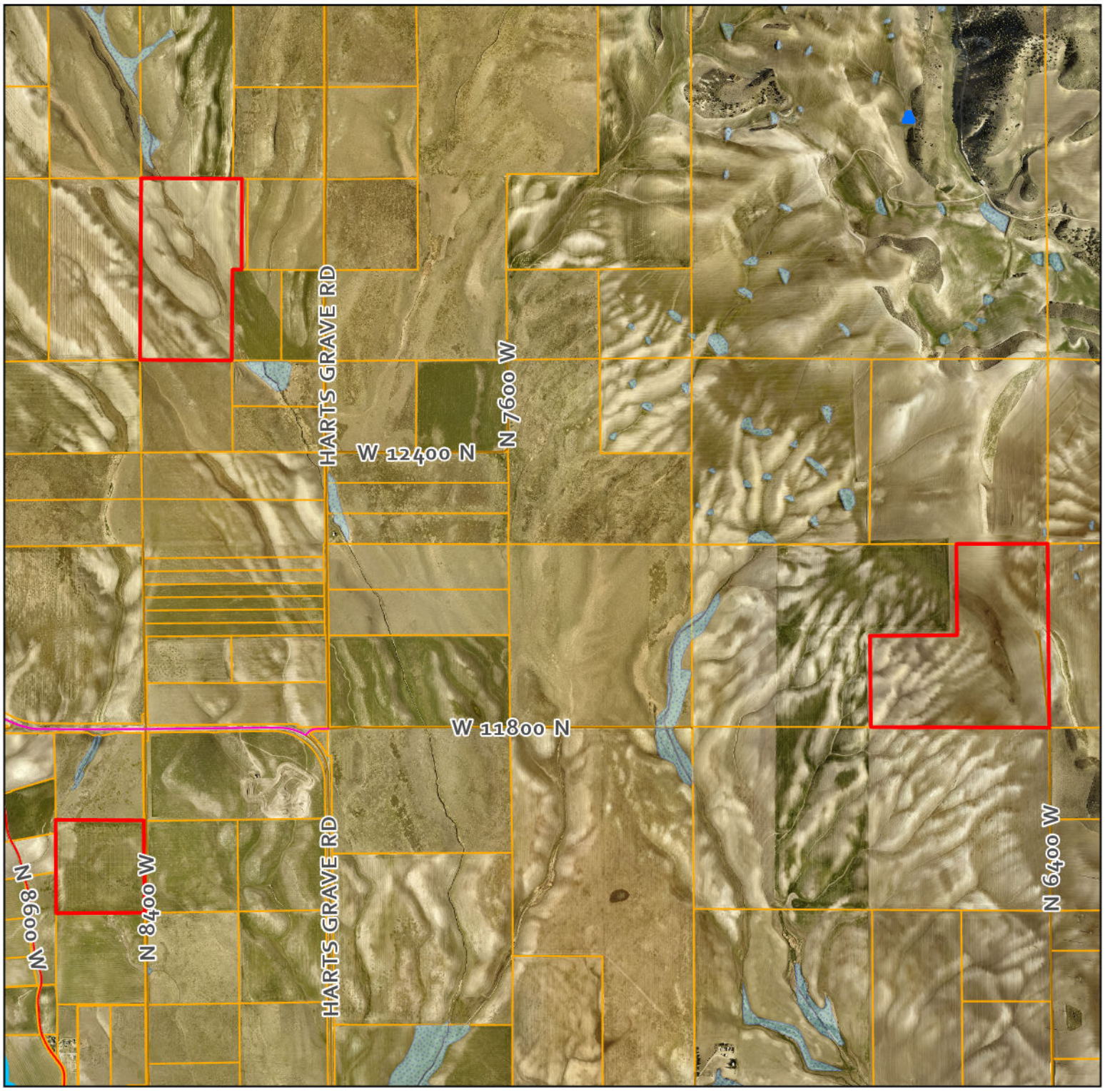
Not Classified

Farmland Of Local Importance

Farmland Of Statewide Importance

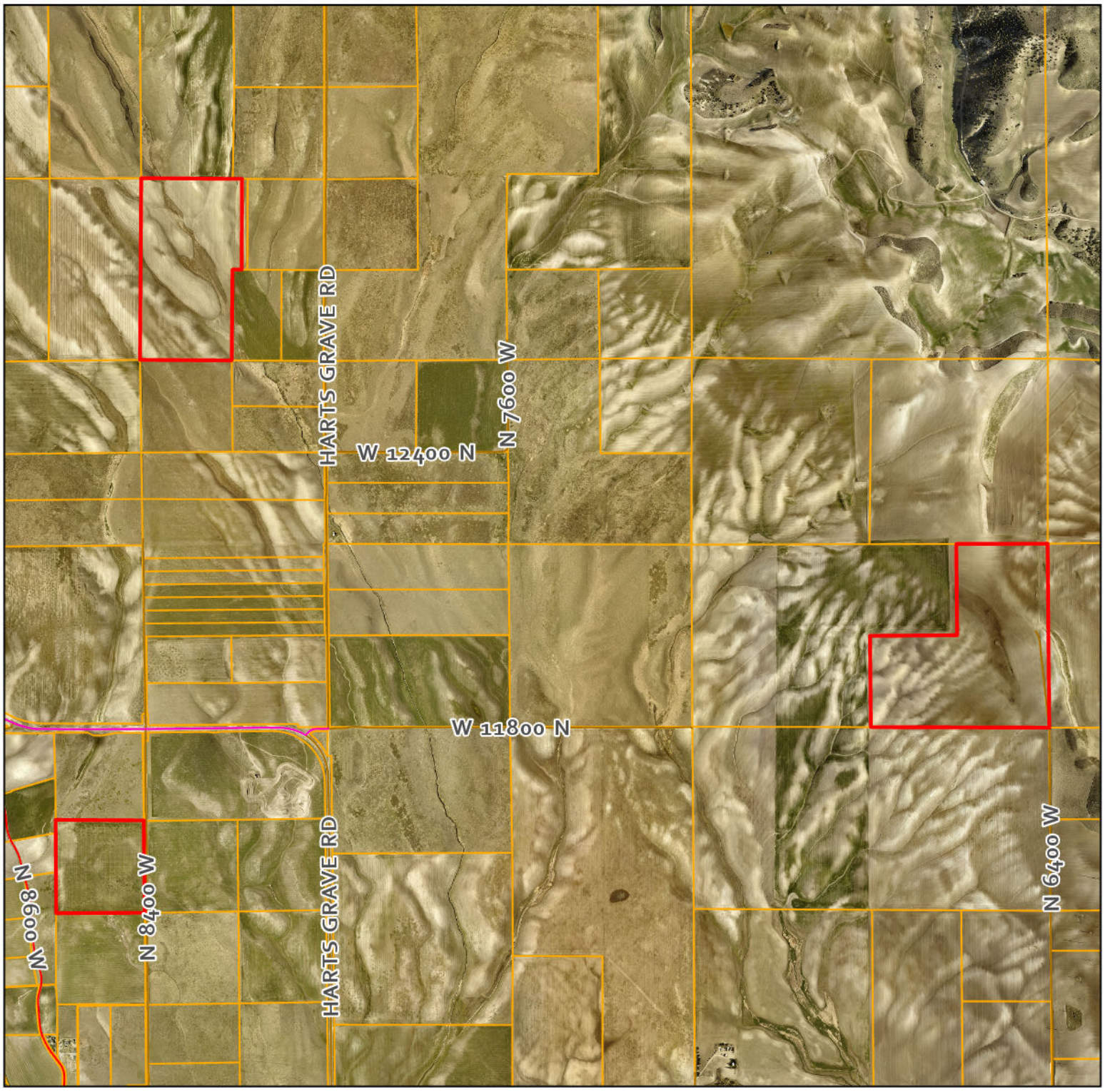
Prime Farmland If Irrigated

Champion Land Co, LLC
Wetlands, Waterbodies, & Waterways



Champion Land Co
Dirt
Gravel
Paved
City Boundaries
County Parcels
Wetlands (NWI)
Water Bodies
Major Waterways

Christensen Property - Wildlife



- Champion Land Co
- Dirt
- Gravel
- Paved
- City Boundaries
- County Parcels
- Wildland-Urban Interface

Cache County 1857

COSAC

CACHE OPEN SPACE ADVISORY COMMITTEE

Champion Land Co LLC - Open Space Score Sheet

January 5, 2026

Based on 5 responses as of 10:00 AM, Monday, January 5th

OVERALL SCORE: Average 40 (200/500)

Comparisons: Vivian Christensen - Average 71.6 (573/800)

Elkhorn Ranch - Average 71.4 (571/800)

Harris Farms - Average 65.7 (447/700)

1. **PROTECT SCENIC VISTAS (0-15)**
   The location is along major corridors
   a. Major state highways
   b. Minor state highways
   c. Major county roadways
   d. Visibility
   e. Traffic counts
   f. Foothills

   TOTAL: 28
   Average: 5.6

2. **PRESERVE OPEN LANDS NEAR VALLEY GATEWAYS**
   The location is seen from major gateways
   a. View from entry way into the valley at the mouth of Wellsville Canyon or the transit through Wellsville Canyon
   b. First full view of the valley along Highway 30 heading east from Box Elder county (roughly 1.2 miles from county border)
   c. View from Highway 89 heading west from Logan canyon, just before the road drops down around the USU campus (roughly at 900 E.)
   d. View from Highway 91 just south of the Idaho Border
   e. View from Highway 91 north of Smithfield where the road traverses the side of Crow Mountain

   TOTAL: 22
   Average: 4.4

f. View from the rise along Highway 165 just north of Hyrum
g. View from the visitor center at the American West Heritage Center

3. **MAINTAINS AGRICULTURE**
   Land evaluation components and other considerations — ***TOTAL: 56*** / ***Average: 11.2***
   a. Soil Productivity Index (SPI)
   b. Land Capability Index (LCI)
   c. Size of Parcel
   d. Commercial farm activity
   e. Proximity to protected lands (APA's & CE's)
   f. Canals/ Laterals
   g. Century Farm Dedication

4. **MAINTAINS WATERWAYS**
   The following will be included in consideration — ***TOTAL: 9*** / ***Average: 1.8***
   a. Floodplain
   b. Wetlands
   c. Major Waterways
   d. Waterbodies
   e. Springs

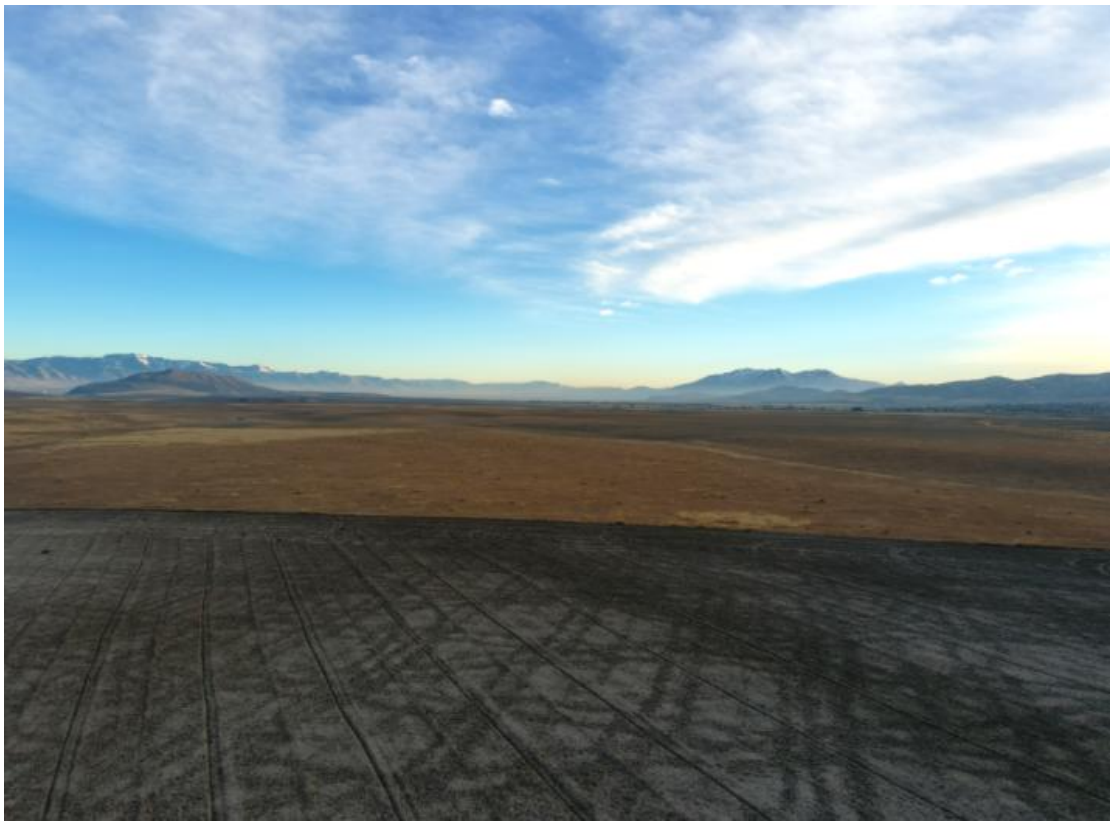
5. **MAINTAINS WILDLIFE HABITAT**
   The following will be included in consideration — ***TOTAL: 40*** / ***Average: 8***
   a. Important Habitat Areas
   b. Wildland-Urban Interface
   c. Migratory Bird Production Area
   d. Deer & Elk Migration Corridors
   e. Mule Deer Habitat
   g. Deer & Elk Winter Range
   h. Fish Habitat

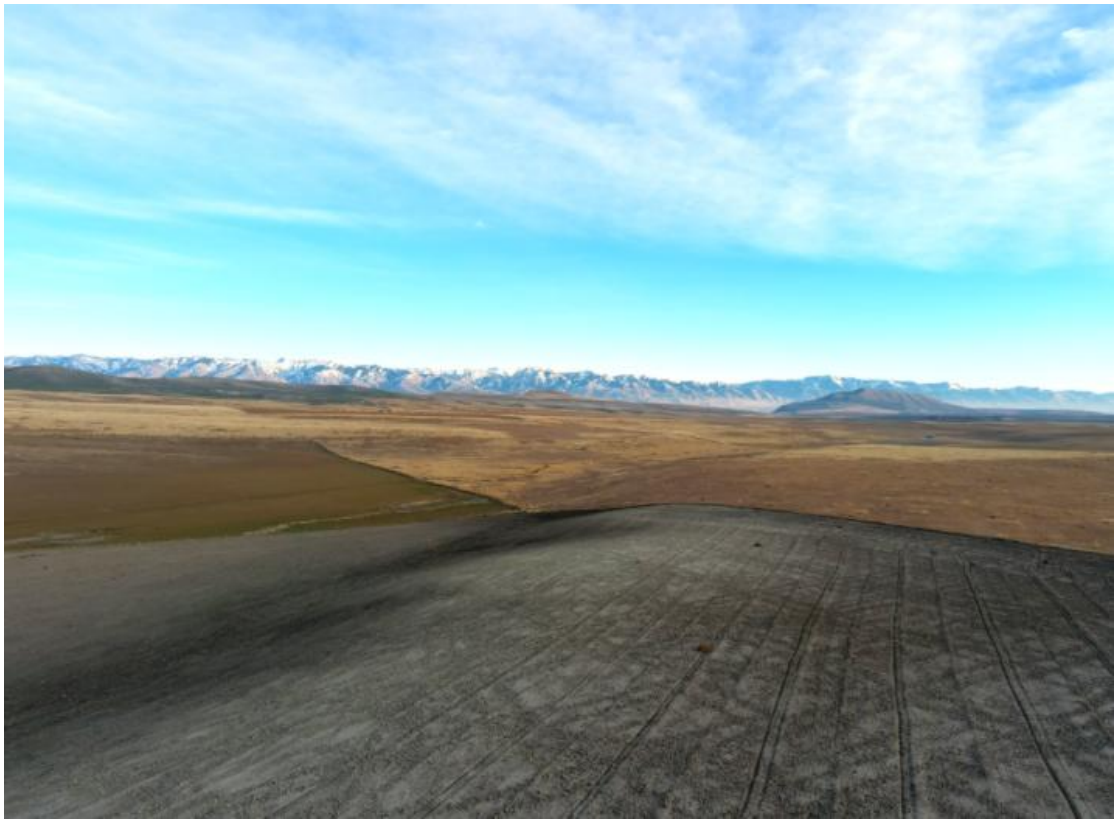
6. **ALLOWS PUBLIC ACCESS**
   The following will be considered when scoring: — ***TOTAL: 23*** / ***Average: 4.6***
   a. A trail easement will be included in the project
   b. The project allows for another form of broad public access

7. **DISTINGUISHING FACTORS**
   Other factors including uniqueness, historic value, urgency, irreplaceability. — ***TOTAL: 22*** / ***Average: 4.4***

Comment: *One of the site locations was near a DWR walk-in access area.*

Images from site visit – December 15, 2025





CACHE COUNTY
RESOLUTION NO. 2026 – 03

A RESOLUTION MAKING APPOINTMENTS TO THE CACHE COUNTY FIRE PROTECTION DISTRICT BOARD OF TRUSTEES

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

(B) WHEREAS, the Cache County Fire Protection District is governed by a Board of Trustees (hereinafter "Board"), and the Cache County Council is the appointing authority of said Board; and

(C) WHEREAS, two vacancies have occurred in the membership of the Board and necessitate proper replacements; and

(D) WHEREAS, on January 5, 2026, Cache County received applications for appointment to the aforementioned Board of Trustees following a public notice of vacancy duly circulated for at least 30 days;

(E) WHEREAS, Utah Code 17B-1-304(b) *et. seq.* requires that "The appointing authority shall… adopt a resolution appointing a person to the special district board."

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

Section 1:

The Cache County Council hereby appoints the persons in "Exhibit A" below to the membership of the Cache County Fire Protection District Board of Trustees. Said appointments shall be effective as of the day of passage and the term of each appointment shall expire as delineated therein to complete the remainder of the unexpired terms of the former Board members.

Section 2:

The Cache County Council hereby requests that the Cache County Clerk, or their authorized deputy, administer the oath of office to those appointed to the Cache County Fire Protection Board of Trustees.

CACHE COUNTY
RESOLUTION NO. 2026 – 03

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

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

CACHE COUNTY:

By:_____
Sandi Goodlander, Council Chair

ATTEST:

By:_____
Bryson Behm, County Clerk

CACHE COUNTY
RESOLUTION NO. 2026 – 03

EXHIBIT A

Cache County Fire Protection Board of Trustees			
Seat	**Name of Appointee**	**Appointment Length**	**Term of Appointment Ends**
A	Aaron Rudie, Mayor of Smithfield	Remainder of original four (4) years	December 31, 2028
B	Steve Miller, Mayor of Hyrum	Remainder of original four (4) years	December 31, 2028

COUNCIL MEMBER COMMITTEE ASSIGNMENTS			Department Liaison
Needs Assignment	BRAG Human Services Board Compensation Committee		Sheriff Personnel Mgmt. Recorder
Mark Hurd	Audit Committee Economic Development Fairground Advisory Board Library IT Advisory	Public Relations North Park Interlocal Ordinance and Policy	Clerk IT Public Defender
David Erickson	BRAG Governing Board County Boundary Commission Fair & Rodeo Executive Board Fairgrounds Advisory Board Fire District Board	Waste Consortium Exec. Committee RAPZ Tax Vegetation Management Roads Ordinance & Policy	Attorney Solid Waste Treasurer
Sandi Goodlander	BRAG Governing Board Appropriations Audit Committee Fairgrounds Advisory Board Public Relations	UAC Governing Board CJCC CCCOG/CMPO	Executive Auditor Senior Center
Keegan Garrity	Audit Committee Cache Community Foundation Economic Development COSAC Visitors Bureau	Airport Authority Public Relations Trails Committee	Assessor Visitors Bureau
Nolan Gunnell	Appropriations Waste Consortium Roads Hardware Ranch Planning Commission		Development Services Planning & Zoning Public Works
Kathryn Beus	Appropriations Compensation Committee Fire District Board Hardware Ranch	RAPZ Roads	Auditor Children's Justice Victims Advocate

*** Note that all assignments, both for committees and department liaisons, are not yet finalized.**