

Due to duplicate numbering of Resolutions, the following were changed:

Resolution No. 2006-**22** dated 10-10-06 was changed to Resolution No. 2006-**27** -
Adjustments to 2006 Budget

Resolution No. 2006-**23** dated 10-10-06 was changed to Resolution No. 2006-**25** -
*Authorizing Executive to Execute Cooperative Agreement with UDOT and CMPO to Conduct a
Traffic Study to be Known s the SR-165 Cache County Transportation Study*

Resolution No. 2006-**24** dated 09-12-06 was changed to Resolution No. 2006-**26** -
*Approving and Authorizing the Execution of an Amended Interlocal Cooperation Agreement with
other members of Utah Counties Insurance Pool, relating to the Establishment, Funding and
Operation of Utah Counties Insurance Pool*

Note: No other changes were made to these Resolutions other than numbering.

Dated: October 30, 2006

REQUEST FOR INTRA-DEPARTMENTAL BUDGET TRANSFER

DEPARTMENT: Jail
 DATE: 01-Nov-06

Amount to be transferred -- (rounded to the nearest dollar) \$14,600

Transfer From ---

ACCOUNT	DESCRIPTION	Current Budget	Increase DR	Decrease CR	Amended Budget
10-4230-110	Salary	\$2,600,324		\$ (7,300)	\$ 2,593,024
10-4230-252	W/R - Non-Capitalized Equipment	\$ 10,250		\$ (7,300)	\$ 2,950

Transfer To ---

10-4230-741	W/R - Capitalized Equipment	\$ 5,100	\$ 14,600		\$ 19,700
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Totals \$ 14,600 \$ (14,600)

Net adjustment \$ -

Description of needs and purpose of transfer ---
Transfer to cover purchase of new fingerprinting machine.


 Department Head

Recommendation: Approval Disapproval

Date: 01-Nov-06

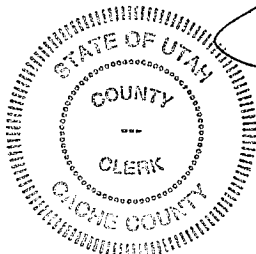

 Cache County Auditor

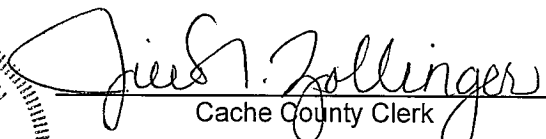
Recommendation: Approval Disapproval

Date: 11/13/06


 Cache County Executive

Consented by the Cache County Council meeting in regular session on the 14th day of November, 2006.




 Cache County Clerk

11/13/20

2000 DOE DISMISSED LIST

<u>Appeal No</u>	<u>Parcel No</u>	<u>Taxpayer</u>
1450	02-137-0077	LOGEPOLE DEVELOPMENT LLC,
1451	03-107-0019	CARMIGNANI, JEFFREY & AILEEN
1452	03-127-0519	MORGAN, NEIL WILLIAM & LANAE HIRSCHI TRS
1453	03-134-0402	YU, WENBIN
1449	04-082-0053	DLA PROPERTIES LLC,
1454	06-048-0014	LOGEPOLE DEVELOPMENT LLC,
1455	07-185-0012	NORTH POINTE APARTMENTS LTD
1456	07-185-0013	NORTH POINTE APARTMENTS LTD
1457	07-185-0014	NORTH POINTE APARTMENTS LTD
1458	07-185-0015	NORTH POINTE APARTMENTS LTD
1459	07-185-0016	NORTH POINTE APARTMENTS LTD
1460	07-185-0017	NORTH POINTE APARTMENTS LTD
1461	07-185-0018	NORTH POINTE APARTMENTS LTD
1462	07-185-0019	NORTH POINTE APARTMENTS LTD
1463	07-185-0020	NORTH POINTE APARTMENTS LTD
1464	07-185-0021	NORTH POINTE APARTMENTS LTD
1465	07-193-0005	DEVONSHIRE COURT CONDOMINIUMS LLC,
1466	07-193-0006	DEVONSHIRE COURT CONDOMINIUMS LLC,
1467	07-193-0007	DEVONSHIRE COURT CONDOMINIUMS LLC,
1468	07-193-0022	DEVONSHIRE COURT CONDOMINIUMS LLC,
1469	07-193-0023	DEVONSHIRE COURT CONDOMINIUMS LLC,
1470	07-193-0024	DEVONSHIRE COURT CONDOMINIUMS LLC,
1471	07-193-0025	DEVONSHIRE COURT CONDOMINIUMS LLC,



Current year list of parcels going thru BOE

11/13/2006

Beginning Date : >= 9/1/2006 and Ending Date : <= 11/9/2006 and Freeze Year = 2006

<u>Parcel</u>	<u>Name</u>	<u>Pre board</u>	<u>Equalized</u>
01-019-0017	HARRISON, RONALD D	242,100	242,100

Fee appraisal submitted dated 9/19/05 with comparable sales in Jan, Mar of 2005 and Dec of 2004 with a recommended total market value of \$228,000. The assessor's records indicate that this home has a tax commission survey dated October 2005 with a sale price of \$250,000 sale in September 2005. Recommend no change in value.

01-027-0007	YOUNG, DANIEL N & LORRI J	148,750	123,500
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Private appraisal submitted. Recommend using a market value of \$123,500 based on appraisal value.

01-036-0001	MUNSON, THELMA	65,835	48,000
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Recommend using closing statement price of \$48,000 and change to secondary residential. Home was very run down and vandalized. Home has not been lived in for 7 years and there is no water to the property.

01-038-0007	CURTIS, S RAND & LESLIE R	86,600	86,600
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Owner submitted comparables. 3 of the 4 comparables submitted were repossessions. Recommend no change in value.

01-047-0042	WATKINS, NANCY L TR OF WATKIN	30,000	3,309
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Recommend the lot 42 and 41 together. This lot can't be built on it is a steep lot. Recommend a total market value of \$3,309 based on backage land rates.

01-052-0031	GUNNELL, VERNEN P & KATHLEEN	146,760	146,760
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Agricultural buildings have been torn down. Recommend removing ag building value in 2007. NO Change in value for 2006.

02-005-0005	JTD LEE LLC,	937,750	937,750
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This appeal is about the land being removed from greenbelt. The appellant wants to have this parcel in greenbelt but did not sign it back in at the time. The parcel was assessed a rollback which has been paid. The parcel has been enrolled in greenbelt for 2007. The law requires it to be signed in by May 1 each year. The hearing officer indicated that the appellant is outside of the law in this situation but he would recommend that the appellant be allowed to be in greenbelt for 2006 tax year.

02-025-0006	LUNDBERG, DARYL R & MELINDA R	369,598	354,000
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Recommend using market value of \$354,000 based on comparable sales.

02-046-0013	BAUGH BROTHERS INVESTMENT C	210,608	152,200
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The owner could not find a comparable sale for the property. The land increase was about 127% on this lot. The building is built over the canal. There is no development potential for this parcel only the current use would be allowed. The canal company objects to the canal being covered. The appraiser valued the front footage at \$12 per square foot and \$4.00 per square foot in the back. The building is there, it is a viable business the parcel needs to be valued as it is now. The adjustment will be to calculate the value of the building sqft to be \$12.00 per sq. ft. To be consistent with the adjustment recommended on parcel 02-046-0014 recommend stripping out value of the canal easement. Recommend a total market value of \$152,200. Owner will provide the county with a copy of the canal easement.

02-046-0014	BAUGH BROTHERS INVESTMENT C	127,196	92,350
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The land is appraised at \$4.00 per sqft. The property is equitable with other parcels in the area. Recommend calculating the easement for the canal and backing out that value, remainder value is \$92,350. The owner will provide copies of the canal easement documents. Recommend total market value of \$92,350.

02-048-0023	LRC PROPERTIES LLC,	96,320	96,320
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The board recommends no change in value based on comparable sales.

02-063-0013	ELLIS MANAGEMENT L C	1,147,594	1,147,594
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This property is much lower than the highway and there is approximately 4 ac with used equipment. The appellants have submitted a bid from Johnson Const. for \$300,000 of fill to bring it level with the highway before they market the parcel. The assessor reviewed what her appraisal projects were for 2006. As of Jan. 1 2006 this parcel was part of the commercial

11/13/2006

Current year list of parcels going thru BOE

Beginning Date : >= 9/1/2006 and Ending Date : <= 11/9/2006 and Freeze Year = 2006

<u>Parcel</u>	<u>Name</u>	<u>Pre board</u>	<u>Equalized</u>
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reappraisal. There was a sale of a 5.6ac parcel in 2002 and the sale price was \$5.90 per sf. This parcel is on at \$4.15 sf. with the buildings, and includes estimated cost to cure issues. The assessor thinks that this parcel value is on the conservative end. The value on the south end of Logan will continue to soar. Recommend no change in value based on comparable sales and equity.

02-088-0020	NIXON, E J III	137,214	98,010
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change cost to \$5.00 per sq foot

02-088-0022	NIXON, E J III	211,548	183,670
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Recommend using a value of \$69,695 based on \$5.00 per sq ft for land. This is a total market value of \$183,670.

02-097-0004	ROBINSON, PAUL & CINDY	143,417	136,000
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The market analysis submitted. Recommend \$136,000 based on comparable sales.

02-150-0001	JESSOP, RANDY EDWARD	191,120	191,120
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The comparable sales in this area are much higher. Recommend no change in market value.

02-158-0029	PORTLOCK, BRANDON & LORI	126,758	116,500
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Recommend using fee appraisal value of \$116,500.00.

02-190-0019	BLACKETT, STANLEY E TR	409,300	368,000
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The owner purchased this home for \$368,000 on December 1, 2005. Recommend that the sale price of \$368,000.

03-107-0006	TANNER, ROBERT S & MARIVAL B	242,125	230,000
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Recommend using market value of \$230,000 based on comparable sales.

03-127-0883	GERMANY, CURTIS G & SUSAN	740,878	610,883
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The owners provided a recent appraisal dated Sept 2005 (the comparable sales were in Feb 2005). The appraiser notes the quality and condition of the home is superior. Time adjusting the comparable sales provided by the appraiser indicate a range from \$535,000 to \$650,000. Recommend using a total market value of \$610,883 based on time adjusted comparable sales and the increasing market sales.

03-142-0103	JNA INC,	89,800	70,650
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Recommend using the closing statement value of \$70,650.

03-164-0039	JAUSSI, TROY R & KARI M	211,449	173,040
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Brett made a site visit. The basement was not finished. Recommend using a total market value of \$173040. and call back to check when basement if finished.

03-176-0006	NIBLEY CITY	60,000	51,000
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Closing statement submitted for \$51,000. Recommend using \$51,000 based on purchase price.

04-004-0019	CLARK, ROGER C & FRANKIE B TRS	59,200	32,150
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This area was reappraised because sales indicated the need. The lots in that area are about an acre and the value is about \$60,000 for the first acre per land guideline. Recommend that the owner has this lot combined with his home parcel for 2006. The assessor recommends that the value be adjusted to \$32,150. as this is not a buildable lot.

Current year list of parcels going thru BOE

11/13/2006

Beginning Date : >= 9/1/2006 and Ending Date : <= 11/9/2006 and Freeze Year = 2006

<u>Parcel</u>	<u>Name</u>	<u>Pre board</u>	<u>Equalized</u>
04-004-0024	NIXON, E J JR	60,000	30,000

Land locked parcel. Use backage rate. this is 1/2 of the front rate. Recommend using a total market value of \$30,000 based backage land guideline rate.

04-050-0032	YOUNKER, DONALD LEE & ARLENE	25,360	7,360
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North Logan City has provided a letter to the owner stating this property is not buildable. Recommend total value of \$7360.

04-050-0052	YOUNKER, GORDON LEE	35,000	12,800
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North Logan City has provided a letter to the owner stating this property is not buildable. Recommend total value of \$12800.

04-050-0067	RDC DEVELOPMENT LLC,	66,320	47,500
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The owner just purchased this parcel for \$47,500. There is a protective strip in front of the parcel which prohibits access. If the parcel is developed and access is from Juniper Drive then there is a \$20,000 payment required to the subdivision. The appraiser has 2 recent sales .69 ac for \$72,500 and another sale for 1 ac for \$80,000. The back have of this lot has power lines on it. Recommend using purchase price of \$47,500.

04-052-0049	MCQUILKEN, MARIAN P TR	39,930	34,100
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This lot is in the site of the future 12th east roadway. Recommend using \$34,100 based on land guideline.

04-053-0063	CARDON, SAMUEL F	637,788	566,000
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The appraisal was submitted to indicate a value of \$534,000 with additional improvements of approximately \$32,000. The home has alot of sf. Recommend using a market value of \$566,000 based on costs to construct plus additions.

04-058-0012	CHUNG, JAMES L & CECILIA	746,581	555,940
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Mr. Chung will need to present rent and income data to the board and review at a later date. This property has been reviewed with the information provided. There is a high vacancy rate (2/3 building is vacant). The value is in the land. Recommend using a total market value of \$555,940 based on income and condition.

04-058-0022	HARRIS, ROBERT A & SHONIE	309,711	258,093
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This parcel has 2.37 ac. There is access from the adjacent property. The current value is \$3. per sq ft. Recommend a value of \$2.50 per sq ft with a total value of \$258,093 based on comparable sales.

04-058-0031	HARRIS, ROBERT & SHONIE	228,129	150,279
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Leave 1st ac same and balance acreage at \$.75 per sq ft. Recommend using \$150,279 total value based on comparable sales.

04-060-0005	NIXON, E JOHN JR	296,200	296,200
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This parcel is at market value. Recommend no change in value.

04-061-0046	CACHE VALLEY SPECIALTY HOSPIT	10,075,444	10,075,444
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The Patrick Howard, representing the appellant presented information regarding an appraisal from 1997 with sales. He wants to use the multiple times EBITDA (earnings before interest, taxes, depreciation and amortization). This hospital is not an acute care hospital. It is different than the hospitals and compared to the information provided. The hearing officer does not feel that the value be determined by per bed cost. The value needs to be determined on a cost to build basis. There was an appraisal done by a MAI appraiser from Salt Lake City within the last 2 years. The appellant said the owner told him there was no appraisal. Mr. Howard purports that the total market value is around \$8,000,000. Recommend that we get a copy of the appraisal before we determine a value. The hearing officer and assessor are concerned that the numbers presented are questionable. The other concern are the external obsolescence figures presented. The comparables are mostly non-profit. Recommend that no change be made. Hearing officer letter included in mail out packet.

04-062-0024	CARDON, WAYNE ROUNDY TR	157,534	100,000
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Mr. Cardon claimed an identical piece of land sold last year for \$60,000. He tried selling his land to adjacent land owners for expansion purposes, but his selling price of \$100,000 was turned down. He also presented other land sales for comparison. Mr.

Parcel Name Pre board Equalized

Cardon says there is no curb and gutter and the land is uneven and needs to be cleaned up. The hearing officers agreed the value should be lowered to \$100,000.

04-062-0061 HARRIS, ROBERT A & SHONIE B 462,282 350,000

This property experienced a fire. The appraisers recommend going with the appellants estimate of value based on current condition. Recommend a total market value of \$350,000 and put the parcel on standby and look at again next year.

04-062-0062 HARRIS, ROBERT A & SHONIE B 161,348 100,000

Recommend using a market value of \$100,000 based on comparable sales and equity with other parcels in the area.

04-062-0081 ANDREWS, RONALD H TR, Miles Jens 502,331 400,001

This parcel had the building and land re-appraised. The land was re-appraised at \$3.11/square foot and it was felt the value was in the ballpark of market value. The value of the building was reduced to reflect an overall value of the property of \$400,001.

04-082-0055 AFFORDABLE HOUSING OF UTAH LJ 148,104 111,000

This lot is next to Hanbury Subdivision. The land guideline indicates that the range is \$2.18 to \$4.00 per square foot. Recommend using a total market value of \$111,000. This puts the value mid range.

04-085-0003 CDI LTD, Stephen Preston, Paul Thronds 910,404 728,323

Refer to parcel #04-085-0038 comments. The Kmart building encumbers this parcel. Recommend using \$8.00 per sf which is the same rate as adjoining parcel. Total value of \$728,323 on this parcel.

04-085-0030 BRIDGER LLC, 7,994,389 7,633,477

The apartments are 97% occupied. Mr. Adams suggests 6,100,000 by a income approach. The apartments costs 7,600,000 to build. Gross income is 838,268 for 12 month period with vacancy figured in. Overall Mr. Adams suggests the value be 7,633,477. Hearing officers agreed with value.

04-085-0038 LOGAN UT REALTY, Stephen Preston, 5,011,844 4,671,677

The appellants brought to the board's attention the increase in value and was then informed by the board the land was re-appraised this year. They indicated recent struggling sales for Kmart and referred to the newer adjacent building of Kohl's and the Walmart store farther down the street. Mr. Thronson then presented comparable sales of other box market stores/sites in various Utah cities, several of which are no longer operating and defunct. Kathleen responded that the market in Cache Valley needs to be considered, including the new Qwest facility in the old Anderson Lumber building. The appellants argued the parcels in question should be considered as an economic unit instead of separate building and land values. The question was then raised to how the appellants came up with their proposed values, to which they had no response other than claiming they used last year's values. Mr. Owens suggests to see what it would rent for and use a income approach to determine the value. In conclusion, after further review a recommendation will be made at a later date. Includes parcel #04-085-0003. Recommend based on market rent the market value is \$4,671,677. plus parcel #04-05-0003 valued at \$728,323 the entire value for both parcels is \$5,400,000.

04-085-0044 SORENSEN, CARL G 375,565 272,000

Fee appraisal submitted by J Draxler. Recommend using a total market value of \$272,000. based on purchase price plus improvements.

04-085-0045 STOR-MOR LTD PARTNERSHIP 433,209 340,000

There is no frontage. The owner has a right of way to get into the storage units. The units rent for various amounts. The owner provided a 3 year history. The units are tall enough to store house trailers. The apellant says that value is \$328,992. Mr. Owens feels that the land value should be about \$2.00 per ft based on the right of way access. Recommend a total value of \$340,000.

04-085-0056 ZIONS FIRST NATIONAL BANK: Blak 1,024,266 904,178

Mr. Jessop is representing the owner. He has presented income basis for determining the value of this parcel. He has provided recent leases to support his estimate of value. He suggests that the value is \$22.00 per sq ft for land and building combined with a 8% cap rate. That gives a total value of \$660,400. Using \$25.00 per sq ft. to determine a total value of \$692,000. based on income. The assessor feels that we also need to look to the cost approach because the income approach to value is too low for this market. Recommend using a total market value of \$904,178. this puts the building on at \$257,310 and the land at \$646,866.

Current year list of parcels going thru BOE

11/13/2006

Beginning Date : >= 9/1/2006 and Ending Date : <= 11/9/2006 and Freeze Year = 2006

<u>Parcel</u>	<u>Name</u>	<u>Pre board</u>	<u>Equalized</u>
04-085-0057	Steven H Stokes	1,304,154	1,150,000

Mr. Stokes presented income information on the property with a grid of the layout. The board agreed the value of the building should be lowered, but the land should remain the same.

04-085-0059	RENAISSANCE VILLAGE LLC,	2,739,002	2,144,930
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Mr. Nixon stated that due to high vacancy and a renting price of \$9.00 a sq ft that the value should be lowered. Mr. Owens suggests that the value remain the same as last year. This would lower the bldg value to \$ 984,492. The hearing officers agreed with Mr. Owens recommendation.

04-085-0071	AFFORDABLE HOUSING PARTNERS	3,212,542	2,800,000
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Mr. Adams suggests that the value be 2,655,556 due to restrictions. Mr. Owens suggests 2,900,000 due to expenses. Mr. Adam and the board agrees that the value be 2,800,000.

04-085-0091	ACADEMY SQUARE LLC,	8,746,262	8,746,262
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phone hearing. Janet Collins suggests that we use actual construction costs to value the property instead of a cost approach. This would make the value for the building value \$3,600,000. Also she suggests that it be listed as a low cost discount store. County questions \$7,000,000 trust deed at Key Bank, recorded on property meaning that an appraisal would have had to been done. The Assessor repeatedly requested that the appellant provide a copy of the appraisal. The agent will need to contact the owner to get a copy of the appraisal. The hearing officer on Monday Oct 2, 2006 recommended that no change to market value be made unless the appellant can provide the private fee appraisal done for Key Bank, supporting a lower value and this opinion was communicated to the agent by phone that morning. Recommend no change in value.

04-115-0011	OSTERMILLER, DAVID G & AMY R	8,349	11,132
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The lot was split after the subdivision was created. It appears to be an illegal lot split. This is not a buildable lot. This parcel value will increase but will be equitable with adjacent properties. The appraiser indicated the value would be at \$11,132 due to land guideline as excess land.

04-115-0013	OSTERMILLER, DAVID	27,104	11,374
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The lot was split after the subdivision was created. It appears to be an illegal lot split. This is not a buildable lot. This parcel value will increase but will be equitable with adjacent properties. The appraiser indicated the value would be at \$11,374 due to land guideline as excess land.

04-154-0001	YOUNG ELECTRIC SIGN CO	3,692,788	2,900,000
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Recommend using purchase price of \$2,900,000.

04-161-0002	HIBLER, STEPHEN J & NORMA J	274,200	274,200
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The owner has presented market comparables that indicate a lower value. The owners purchased this home for \$275,000. They think that they overpaid. The home across the street sold for \$249,000 with a finished basement and the square footage is about 30 sf different. The Hibler's new home was only listed for 2 months. Recommend no change.

05-014-0058	LOGAN POINTE LTD PARTNERSHIP	4,424,889	3,700,000
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Mr. Owens suggests value determined by income to be 3,700,000. Mr. Adams and the board agree the value is to be changed to match.

05-016-0108	DUKE, EARL L; Dr. F. Neal Mortensen	102,497	24,000
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This is a medical condominium unit. It has not been rented for over a year. This space is ancillary to the rest of the building. The owner estimates that the value is approx. \$6 per square foot. This space is the mechanical room and storage area for the medical plaza. This unit lends value to the other medical condominium units. The value of the basement area is probably worth about \$1 per sq ft. and contributes to the rental rate of the upstairs units. Recommend a total value of \$24,000 based on functionality and not being rentable as medical office area. (If possible this parcel should be combined with the other units in the building).

05-036-0026	WILLIAMS, D FRAYNE & JEANETTE	127,230	110,000
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The owner said that the home is a mobile home (manufactured home since 1976). The appraiser said that we reduce the value to \$110,000. based on comparable sales.

<u>Parcel</u>	<u>Name</u>	<u>Pre board</u>	<u>Equalized</u>
05-041-0062	BIG BEAR PROPERTIES LLC,	356,780	356,780

Fee appraisal submitted 2/5/05. The market dramatically changed in 2005. There were 21 sales of 4-plex properties in Logan which support the value established by the assessor. Recommend no change in value based on comparable sales.

05-041-0071	BIG BEAR PROPERTIES LLC,	356,780	356,780
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Fee appraisal submitted 2/5/05. The market dramatically changed in 2005. There were 21 sales of 4-plex properties in Logan which support the value established by the assessor. Recommend no change in value based on comparable sales.

05-041-0075	BIG BEAR PROPERTIES LLC,	356,780	356,780
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Fee appraisal submitted 2/5/05. The market dramatically changed in 2005. There were 21 sales of 4-plex properties in Logan which support the value established by the assessor. Recommend no change in value based on comparable sales.

05-041-0076	BIG BEAR PROPERTIES LLC,	356,780	356,780
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Fee appraisal submitted 2/5/05. The market dramatically changed in 2005. There were 21 sales of 4-plex properties in Logan which support the value established by the assessor. Recommend no change in value based on comparable sales.

05-042-0009	BULLEN PROPERTIES L C; Brian Shell	1,230,140	850,000
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This was a phone hearing. This is a distressed property. It needs major refurbishing to rent to a major tenant. Lenny Owens opinion is that the value of the building is between \$850,000 and \$900,000. He also thinks that this property needs more aggressive marketing. Recommend using a market value of \$850,000 based on condition and building being vacant and generates no rent.

05-064-0031	KEJ & RSI INVESTMENTS,	133,294	50,000
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This parcel is appraised at \$2.00 per sf currently. The value should be at \$1.25 per sf. This is a backage parcel. Recommend a total value of \$83,309. This would be in line with the market. This parcel has a well and there is a private sewer that goes to a dump station. This information would mean that the value is less because there are no public city water and sewer connections available to this parcel. Recommend a market value of \$.75 to \$1.00 per sf with a total value of \$50,000.

05-064-0033	JAMES L SPINDLER COMPANY LLC,	428,400	171,000
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The owner has property on 10th West 100 South. Purchased in 1999 for \$171,000. When they tried to get a permit for a storage shed and it was disclosed to them by Logan City that it was an old landfill property. The owners have dug 20 feet down and found garbage. Landmark Engineering submitted a letter to the owner that there would be extensive work necessary to reclaim this land for building. The owners filled the holes and did not pursue the building permit as unfeasible. There is a spring on this property also. Recommend using sales purchase price of \$171,000.

05-103-0001	FAIRFIELD ONE LLC,	102,650	98,000
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The owner submitted an appraisal that was done by Leon Holland as a tri-plex. These are separate units, individually owned. The properties have a single garages. Comparable sales of condo's indicate that the market values are within the range of value. Recommend change in value to \$98,000. based on equity within the development.

05-103-0002	FAIRFIELD ONE LLC,	101,350	96,000
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The owner submitted an appraisal that was done by Leon Holland as a tri-plex. These are separate units, individually owned. The properties have a single garages. Comparable sales of condo's indicate that the market values are within the range of value. Recommend change in value to \$96,000. based on equity within the development.

05-103-0003	FAIRFIELD ONE LLC,	101,350	98,000
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The owner submitted an appraisal that was done by Leon Holland as a tri-plex. These are separate units, individually owned. The properties have a single garages. Comparable sales of condo's indicate that the market values are within the range of value. Recommend change in value to \$98,000. based on equity within the development.

05-103-0004	FAIRFIELD ONE LLC,	101,250	98,000
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The owner submitted an appraisal that was done by Leon Holland as a tri-plex. These are separate units, individually owned. The properties have a single garages. Comparable sales of condo's indicate that the market values are within the range of value. Recommend change in value to \$98,000. based on equity within the development.

05-103-0005	FAIRFIELD ONE LLC,	100,850	96,000
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The owner submitted an appraisal that was done by Leon Holland as a tri-plex. These are separate units, individually owned. The properties have a single garages. Comparable sales of condo's indicate that the market values are within the range of value.

Current year list of parcels going thru BOE

11/13/2006

Beginning Date : >= 9/1/2006 and Ending Date : <= 11/9/2006 and Freeze Year = 2006

<u>Parcel</u>	<u>Name</u>	<u>Pre board</u>	<u>Equalized</u>
Recommend change in value to \$96,000. based on equity within the development.			
05-103-0006	FAIRFIELD ONE LLC,	102,650	98,000
The owner submitted an appraisal that was done by Leon Holland as a tri-plex. These are seperate units, individually owned. The properties have a single garages. Comparable sales of condo's indicate that the market values are within the range of value. Recommend change in value to \$98,000. based on equity within the development.			
05-103-0007	FAIRFIELD ONE LLC,	100,250	98,000
The owner submitted an appraisal that was done by Leon Holland as a tri-plex. These are seperate units, individually owned. The properties have a single garages. Comparable sales of condo's indicate that the market values are within the range of value. Recommend change in value to \$98,000. based on equity within the development.			
05-103-0009	FAIRFIELD ONE LLC,	100,250	98,000
The owner submitted an appraisal that was done by Leon Holland as a tri-plex. These are seperate units, individually owned. The properties have a single garages. Comparable sales of condo's indicate that the market values are within the range of value. Recommend change in value to \$98,000. based on equity within the development.			
05-103-0010	FAIRFIELD ONE LLC,	103,250	98,000
The owner submitted an appraisal that was done by Leon Holland as a tri-plex. These are seperate units, individually owned. The properties have a single garages. Comparable sales of condo's indicate that the market values are within the range of value. Recommend change in value to \$98,000. based on equity within the development.			
05-103-0011	FAIRFIELD ONE LLC,	101,450	96,000
The owner submitted an appraisal that was done by Leon Holland as a tri-plex. These are seperate units, individually owned. The properties have a single garages. Comparable sales of condo's indicate that the market values are within the range of value. Recommend change in value to \$96,000. based on equity within the development.			
05-103-0012	FAIRFIELD ONE LLC,	100,350	98,000
The owner submitted an appraisal that was done by Leon Holland as a tri-plex. These are seperate units, individually owned. The properties have a single garages. Comparable sales of condo's indicate that the market values are within the range of value. Recommend change in value to \$98,000. based on equity within the development.			
05-103-0033	FAIRFIELD TWO LLC,	101,650	98,000
The owner submitted an appraisal that was done by Leon Holland as a tri-plex. These are seperate units, individually owned. The properties have a single garages. Comparable sales of condo's indicate that the market values are within the range of value. Recommend change in value to \$98,000. based on equity within the development.			
05-103-0034	FAIRFIELD TWO LLC,	101,850	96,000
The owner submitted an appraisal that was done by Leon Holland as a tri-plex. These are seperate units, individually owned. The properties have a single garages. Comparable sales of condo's indicate that the market values are within the range of value. Recommend change in value to \$96,000. based on equity within the development.			
05-103-0035	FAIRFIELD TWO LLC,	100,350	98,000
The owner submitted an appraisal that was done by Leon Holland as a tri-plex. These are seperate units, individually owned. The properties have a single garages. Comparable sales of condo's indicate that the market values are within the range of value. Recommend change in value to \$98,000. based on equity within the development.			
05-103-0048	FAIRFIELD ONE LLC,	101,250	98,000
The owner submitted an appraisal that was done by Leon Holland as a tri-plex. These are seperate units, individually owned. The properties have a single garages. Comparable sales of condo's indicate that the market values are within the range of value. Recommend change in value to \$98,000. based on equity within the development.			
05-103-0049	FAIRFIELD ONE LLC,	100,850	96,000
The owner submitted an appraisal that was done by Leon Holland as a tri-plex. These are seperate units, individually owned. The properties have a single garages. Comparable sales of condo's indicate that the market values are within the range of value. Recommend change in value to \$96,000. based on equity within the development.			
05-103-0050	FAIRFIELD ONE LLC,	102,650	98,000
The owner submitted an appraisal that was done by Leon Holland as a tri-plex. These are seperate units, individually owned. The properties have a single garages. Comparable sales of condo's indicate that the market values are within the range of value. Recommend change in value to \$98,000. based on equity within the development.			

11/13/2006

Current year list of parcels going into BOE
Beginning Date : >= 9/1/2006 and Ending Date : <= 11/9/2006 and Freeze Year = 2006

<u>Parcel</u>	<u>Name</u>	<u>Pre board</u>	<u>Equalized</u>
06-048-0010	SALAS, JOZANNE Grant Lund	144,381	139,500

The land is very steep. The refinancing appraisal was included in the appeal packet with a market value of \$1359,500. Recommend using a total market value of \$139,500 based on appraisal.

06-101-0005	MARSHALL, RUTH ANN TR	30,250	22,000
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The owner provided a closing statement. Recommend using market value of \$22,000 based on closing statement.

06-101-0006	UTAH STATE UNIVERSITY DEVELOP	30,250	18,000
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Recommend using closing statement value of \$18,000.

06-102-0017	LUMAN, DAVID P & SUZANNE	1,300,539	1,200,000
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The owner submitted an appraisal indicating a value \$1,235,781. based on cost approach. 7014 sf. in the home. The comparables used are not comparable. There have been no sales of this type of home in the valley. If we don't have market sales, we need to use another approach to determine a value. The best approach would be cost to construct. The home has been listed for \$1.3 million and when that listing expired it was listed again for \$1.5 million. Recommend using a value of \$1,200,000 based on cost to construct.

07-036-0018	WRIGHT, ROBERT L TR	660,782	500,000
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The owner purchased this property for \$500,000 which includes some personal property. This property was listed for a year. Recommend using purchase price of \$500,000.00.

07-106-0011	ELIASON, STEPHEN R & MARILYN D	655,441	600,000
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Fee appraisal submitted with a value of \$577,541 dated October 27, 2005. Refer to assessor for review. May need to time adjust depending on comparable home sale dates. Recommend using a market value of \$600,000 based on time adjustment of the sales and the current increasing market.

07-152-0301	LARSON, GREGORY A & LORI M	209,605	189,000
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Submitted comparable sales. There was no basement finish verified by site visit. Recommend market value of \$189,000.

07-152-0404	MCHUGH, MARGARET M & AUSTIN	318,075	286,000
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Private appraisal submitted. Recommend using market value of \$286,000.

07-172-0005	LUZZADER, WAYNE R & PATRICIA F	244,953	244,953
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The owner purchased this home in December 2005 for \$212,000. The sale was arranged through a friend. He has recarpeted and painted the home since the purchase date. The assessor is concerned that the sale may not represent market. This home was purchased for \$245,000 in 2002. That owner sold to the current buyer. The assessor believes that the market has not gone down since that sale. The sales comparables provided by the assessor indicates that the market is well above the purchase price. No change recommended.

07-183-0365	GLENN INVESTMENT COMPANY LL	96,800	48,400
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This land is in N. Logan. No. Logan City has a letter from the City indicating that the lot is not buildable in the current configuration. For 2007 the adjacent parcel has been combined with it to be able to have open space requirement per the city. Owner did not provide an estimate of value. Recommend using a market value of \$48,400.

07-183-0369	GLENN INVESTMENT COMPANY LL	35,200	17,600
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This land is in N. Logan. No. Logan City has a letter from the City indicating that the lot is not buildable in the current configuration. For 2007 the adjacent parcel has been combined with it to be able to have open space requirement per the city. Owner did not provide an estimate of value. Recommend using a market value of \$17,600.

07-187-0044	HOPPIE, DAVID	147,820	138,000
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Fee appraisal submitted dated March 3, 2005. Recommend using a market value of \$138,000 based on corrected sq ft. Time adjusted market value from fee appraisal.

Current year list of parcels going thru BOE

11/13/2006

Beginning Date : >= 9/1/2006 and Ending Date : <= 11/9/2006 and Freeze Year = 2006

<u>Parcel</u>	<u>Name</u>	<u>Pre board</u>	<u>Equalized</u>
08-013-0051	NOBLE, MARGARET B TR	21,450	1,210

This lot is a long narrow parcel which the ditch runs through. The value is minimal. Recommend using a minimum lot value of \$1210.

08-071-0009	JOHNSON, TERRY LYNN TR	210,454	180,000
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Mr. Johnson suggests that value be lowered due to being unable to sell property for three years for sell at 200,000. Mr. Owens suggests that the property should be lowered to 180,000. The board agrees that the value should be 180,000.

08-072-0004	ELWOOD, WAYNE P & ELEASE L	192,887	192,887
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This property is on main street in Smithfield. This building is very large. He lives in the back and runs a small business in the front. The property has a commercial business and some of the value should be allocated to commercial. The building has 4700 sf. Recommend no change in value based on comparable sales submitted are not comparable. They are much smaller.

08-075-0068	MAYNARD, JOE & GISELE	166,430	166,430
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Using the closing statement price time adjusted for the current market puts the value at what the assessor's office has on the parcel. Recommend no change in value.

08-083-0002	LINDLEY, EARL L & MARILYN J	237,499	211,163
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The owner has provided a copy of a fee appraisal from Allen Burras of a parcel in the area. Zoned RA2 (residential/agricultural with 2 ac). The owner wants to only appeal the amount of excess land. The total property market value must be considered. The comparable sales for this area are about \$60,000 per ac. First ac at \$43,250 additional acreage is \$18000 for agricultural land. Recommend using a total market value of \$211,163. based on comparable sales.

08-083-0003	SWANSON, ROBERT W TR	220,137	208,130
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The owner has provided a copy of a fee appraisal from Allen Burras of a parcel in the area. Zoned RA2 (residential/agricultural with 2 ac). The owner wants to only appeal the amount of excess land. The total property market value must be considered. The comparable sales for this area are about \$60,000 per ac. First ac on this property will be \$43,250. Balance ac is \$15,480. Recommend a total value of \$208,130. based on comparable sales.

08-083-0008	DOWNNS, SETH L & SHARON R TRS	36,630	36,050
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Based on new land guideline adjust market value to be equalized at \$36,050 and comparable sales.

08-083-0058	CORBRIDGE, DOUGLAS & DOROTHY	194,350	194,350
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Reallocate land value to home based on new land guideline. Adjust market value to be equalized at \$43250 for first acre and excess ac will be 12000 and comparable sales. Total market value is \$194,350. This home is part of the reappraisal project for 2007 and the value will increase.

08-083-0060	GODDERIDGE, LYNN J & APRIL R	232,855	232,855
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Reallocate the land value to the house to agree to the new land guideline. This parcel is in the 2007 reappraisal and overall value will increase.

08-083-0064	DOWNNS, TODD L & KARA L	225,051	225,051
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Reallocate land value to meet new land guideline. Adjust 1st ac to \$43,250 balance ac at \$20,040. The home value increases to \$161,761. NO Change on overall market value.

08-131-0001	SAXTON, LYLE H TR	47,200	7,200
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Recommend using the land guideline for additional acreage of \$7,200. Owner has combined this lot with residential parcel for 2007.

08-131-0028	DAVIS, KELLY LYNNE	332,100	285,000
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Recommend using closing statement market value of \$285,000.

Current year list of parcels going into BOE

11/13/2006

Beginning Date : >= 9/1/2006 and Ending Date : <= 11/9/2006 and Freeze Year = 2006

<u>Parcel</u>	<u>Name</u>	<u>Pre board</u>	<u>Equalized</u>
08-160-0034	NELSON, SCOTT B & HEIDI W	309,300	298,800

Recommend using closing cost value of \$298,800.

08-161-0100	JOHNSON, MELISSA ANN	224,979	205,700
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Fee appraisal submitted dated 06/05 sales listed were from 2004. Recommend time adjusting value to current market sales of \$205,700.

09-011-0004	KING, VENDA J TR	93,607	66,924
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This is a barn. Recommend using a market value of \$20000 for the ag building and a total market value of \$66,924 based on cost to build.

09-024-0013	JORGENSEN, JERRY G TR	185,761	185,760
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The appraiser did a site visit. Recommend allocating value to residential and some to commercial. No overall value change but there will be a reduction in property tax.

09-108-0001	RICHMOND HILLS LLC,	636,775	465,000
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This home is listed for sale at \$495,000 and there has been no interest in the property. The owner is reducing the price to \$465,000. Recommend using a market value of \$465,000. which is the new listing price.

10-025-0044	STOKES, ANDREW RAY TR	65,080	50,000
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The vacant lot is a buildable lot in Wellsville. The acreage is .87. The owner provided some sales documentation at approximately \$60,000. The appraiser presented one more comparable in the same area for \$59,000. This parcel is a single buildable lot. The appraiser recommends that the range of value of \$59,000 to \$60,000. The owner says that there is a steep slope into the lot which would affect the value. There are no utilities to this parcel either. The owner estimates \$30,000. Recommend a market value of \$50,000. based on comparable with adjustment for utilities.

10-046-0003	GUNNELL, LELAND P & EDITH P TRS	587,074	587,074
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Agricultural buildings have been torn down. Recommend removing ag building value in 2007. NO Change in value for 2006.

10-076-0001	BUI, ANDY TR	119,900	96,900
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Recommend using purchase price of \$96,900.

10-076-0017	MOUNT STERLING ESTATES LLC	97,900	68,000
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Based on purchase price of \$68,000.

10-076-0018	MOUNT STERLING ESTATES LLC	97,900	68,000
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Recommend using purchase price of \$68,000.

10-076-0019	MOUNT STERLING ESTATES LLC	119,900	89,000
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Recommend using purchase price of \$89000

13-033-0005	BENSON, GLEN R & DORIS C	14,314	10,577
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Agricultural building has no value. Recommend total market value of \$10,577.

15-033-0008	CLARK, RALPH J TR	136,370	136,370
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Recommend no change in 2006. Change land configuration and value in 2007 when property description changes.

Current year list of parcels going thru BOE

11/13/2006

Begining Date : >= 9/1/2006 and Ending Date : <= 11/9/2006 and Freeze Year = 2006

<u>Parcel</u>	<u>Name</u>	<u>Pre board</u>	<u>Equalized</u>
16-093-0003	EDDY, MAX S & BEVERLY B	132,980	64,480

Based on completed percentage recommend building value drop to \$30,600. Total market value \$64,480.

16-094-0019	HINDERLITER, CLYDE	30,800	16,000
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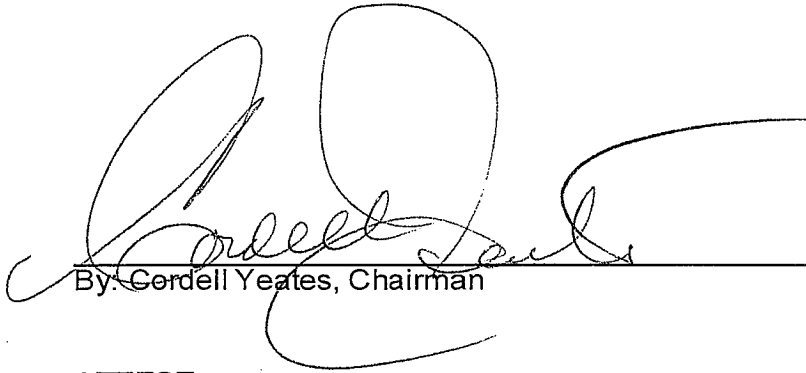
The owner purchased 2 parcels. The cabin is salvage value. The total purchase price of \$1215 per ac. The sale is not really an arms length transaction. Recommend using salvage value of \$1000 on cabin no change on land based on equity in the area.

16-094-0020	HINDERLITER, CLYDE	15,000	15,000
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No change in market value based on keeping the values equitable.

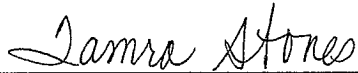
November 13, 2006

PARCELS WITH BOARD OF EQUALIZATION
VALUATIONS
CACHE COUNTY UTAH



By: Cordell Yeates, Chairman

ATTEST:



By: Tamra Stones, Clerk of Board of Equalization

11/14/06

Dated

NOTICE OF THE ANNUAL CACHE COUNTY COUNCIL MEETING AND HOLIDAY SCHEDULE

PUBLIC NOTICE is hereby given that the 2007 meeting schedule of the Cache County Council is as follows:

JANUARY	9th and 23rd	JULY	10th and 31st
FEBRUARY	13th and 27th	AUGUST	14th and 28th
MARCH	13th and 27th	SEPTEMBER	11th and 25th
APRIL	10th and 24th	OCTOBER	9th and 23rd
MAY	8th and 22nd	NOVEMBER	13th and 27th
JUNE	12th and 26th	DECEMBER	4th and 11th

Special meetings and emergency meetings may be called as necessary pursuant to State law.

Regular meetings of the Council will be held in the Cache County Historic Courthouse, 199 North Main, Logan, Utah 84321 beginning at 5:00 p.m., unless notice is given otherwise.

The following legal holidays will be observed in 2007 by Cache County Government: County offices, except emergency services shall be closed on these days:

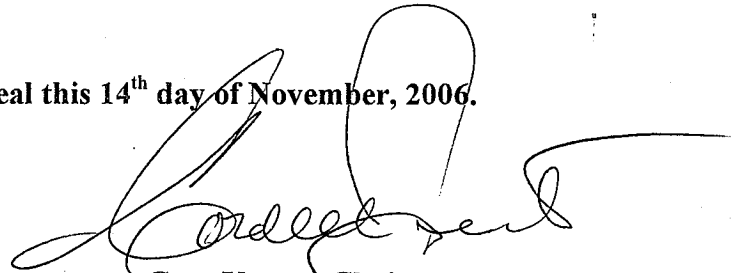
JANUARY	1st	Monday	New Years Day
JANUARY	15th	Monday	Human Rights Day
FEBRUARY	19th	Monday	Presidents Day
MAY	28th	Monday	Memorial Day
JULY	4th	Wednesday	Independence Day
JULY	24th	Tuesday	Pioneer Day
SEPTEMBER	3rd	Monday	Labor Day
OCTOBER	8th	Monday	Columbus Day
NOVEMBER	12th	Monday	Veterans Day
NOVEMBER	22nd	Thursday	Thanksgiving Day
NOVEMBER	23rd	Friday	Preference Day
DECEMBER	25th	Tuesday	Christmas Day

And all days which may be set apart by the President of the United States, or the Governor of this State by proclamation as days of Fast or Thanksgiving shall also be observed as legal holidays.

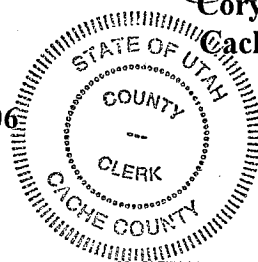
Witness my hand and official seal this 14th day of November, 2006.

Attest:


Jill N. Zollinger
Cache County Clerk


Cory Yeates, Chairman
Cache County Council

Publication Date: December 4, 2006



CACHE COUNTY
RESOLUTION NO. 2006-28

A RESOLUTION APPROVING AN AGREEMENT BETWEEN VARIOUS CITIES AND
CACHE COUNTY FOR THE PURPOSES OF ANIMAL CONTROL SERVICES.

The County Council of Cache County, Utah, in regular meeting, lawful notice of which has been given, finds that it is in the best interests of the citizens of Cache County to enter into an Agreement between various cities and Cache County for the purposes of animal control services.

NOW, THEREFORE BE IT RESOLVED that the Cache County Executive is hereby authorized to execute the Agreement between various cities and Cache County for the purposes of animal control services as stated in "Exhibit A" attached hereto and made a part hereof.

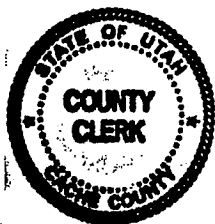
This Resolution shall take effect immediately upon adoption.

DATED this 14th day of November 2006.

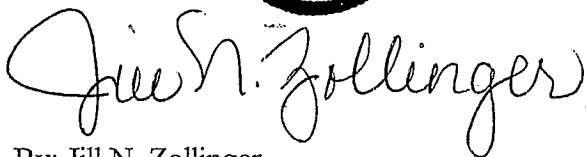
CACHE COUNTY COUNCIL

By: 

Cory Yeates, Chairman



ATTEST:



By: Jill N. Zollinger
Cache County Clerk

AGREEMENT

between

City AND CACHE COUNTY

for

ANIMAL CONTROL SERVICES

This AGREEMENT is made and entered into pursuant to Section 11-13-1, Utah Code Annotated, 1953, as amended, commonly referred to as the Inter-local Cooperation Act, by and between Cache County, a body corporate and politic of the State of Utah, hereinafter referred to as "COUNTY", and City, a municipal corporation of the State of Utah, hereinafter referred to as "CITY."

WITNESSETH:

WHEREAS, the CITY is desirous of contracting with the COUNTY for the performance of the hereinafter described animal control functions within its boundaries by the County of Cache through the Sheriff thereof; and

WHEREAS, the CITY and the COUNTY have determined that it is mutually advantageous to each party to enter into this Agreement; and

WHEREAS, it is anticipated that the services provided will be compensated by the CITY on a cost basis as hereinafter set forth and the respective entities have determined and agreed that the said amount is a reasonable, fair and adequate compensation for the providing of such services.

NOW, THEREFORE, in consideration of the promises and in compliance with and pursuant to the terms and provisions of the Inter-local Cooperation Act as herein above set forth, the parties hereby agree as follows:

1. The Cache County Sheriff's Office agrees to furnish all necessary animal control and to enforce State laws and City ordinances within the corporate limits of City, to the extent and in the manner hereinafter set forth.

2. The rendition of such services, the standards of performance, the discipline of deputies, and other matters incident to the performance of such services and the control of personnel so employed shall remain in the COUNTY. In the event of a dispute between the parties as to the extent of duties and functions to be rendered hereunder, or the minimum level or manner of

performance of such services, the determination thereof made by the Sheriff of the COUNTY shall be final and conclusive as between the parties hereto.

3. Without limiting, and in addition to any and all other legal and equitable remedies, the CITY'S Mayor and Council or other representatives, shall have an opportunity to meet and confer with the Sheriff and/or his designated contract representative to discuss any problems arising from its performance, the types of employees who will be performing services under this Agreement, and the anticipated costs for renewing this contract for any successive period(s).

4. It is agreed that the Cache County Sheriff's Office will furnish all necessary animal control service 24-hours per day to reasonably enforce all state laws, federal statutes as far as they are applicable, and city ordinances as follows:

- A. Investigate complaints from the public regarding animal bites, nuisance, stray, uncontrolled, dangerous, wild, or diseased animals.
- B. Patrol assigned areas, responded to calls for service, and issue citations for violations of animal regulations, ordinances, or laws.
- C. Impound stray, vicious, or diseased animals or any other animal according with city or state regulations, ordinance, or laws.
- D. It is agreed that the cost per hour for animal control services shall be determined by the Sheriff and the number of hours of service shall be determined by the CITY. The costs and hours of service are detailed in Exhibit A attached.
- E. It is agreed that the equipment furnished by the CITY is and shall remain the property of the CITY. If said property is a vehicle it shall be maintained, fueled, ~~and insured~~ *mkh
10/27/06* by the COUNTY during the period of this Agreement.

5. For the purpose of performing the services provided herein, the COUNTY shall furnish all necessary labor, administration, equipment, uniforms, insignia, and other equipment necessary and incident to full fill animal control function.

6. It is agreed that in all instances where special supplies, stationary, notices, forms, and the like must be issued in the name of the CITY, the same shall be supplied by the CITY at its own expense.

7. For the purpose of performing the services and functions pursuant to this agreement;

- A. For the purpose of giving official status to the performance thereof, every COUNTY sheriff's deputy and employee engaged in performing any such service and function

shall be deemed to be officer or employee of the CITY. For purposes of liability, COUNTY deputies or employees shall not be deemed to be CITY officers or employees and the COUNTY shall be completely responsible for them as provided in paragraphs 8 through 11.

- B. All sheriff's deputies and employees employed by the COUNTY to perform duties under the terms of this Agreement shall be COUNTY employees, and shall have no right to any CITY pension, civil service, or any other CITY benefits for services provided hereunder.
- C. The sheriff's deputies and employees to be provided under the terms of this Agreement shall be appointed by the Cache-County-Sheriff's Office under its normal rules and practices of selection and hiring.

8. The CITY shall be responsible for all damages to persons or property that occurs as a result of the negligence or fault of the CITY in connection with the performance of this Agreement. The CITY shall indemnify and save the COUNTY free and harmless from all claims that arise as a result of the negligence or fault of the CITY, its officers, agents or employees.

9. The CITY shall be responsible for any costs associated with the housing of animals under impound.

10. The COUNTY shall be responsible for all damages to persons or property that occurs as a result of the negligence or fault of the COUNTY in connection with the performance of this Agreement. The COUNTY shall indemnify and save the CITY free and harmless from all claims that arise as a result of the negligence or fault of the COUNTY, its officers, agents, and employees.

11. The county shall include within its claims payment program any liability incurred as a result of the performance of this Agreement by COUNTY employees.

12. Except as herein otherwise specified, the CITY shall not be liable for compensation or indemnity to any COUNTY employee for injury or sickness arising out of his employment, and the COUNTY hereby agrees to hold harmless the CITY against any such claim.

13. Unless sooner terminated as provided for herein, this Agreement shall be effective October 1, 2006 and shall run for a one year period. With the consent of the Cache County Council and the City Council, this Agreement may be renewable for successive one year periods. The Sheriff shall be the administrator of this Agreement.

In the event the CITY desires to renew this Agreement for any succeeding one year period, the CITY Council, not later than May 1st next preceding the expiration date of this Agreement, shall notify the Sheriff that it wishes to renew the same, whereupon the County Council, not later than May 15th, may notify said CITY Council of its determination concerning such renewal together with any readjusted rates as provided in paragraph 14 below, otherwise, such agreement shall finally terminate at the end of such one year period.

Notwithstanding the provision of this paragraph hereinbefore set forth, either party may terminate this Agreement at any time by giving 60 days prior-written notice to the other party.

14. The CITY agrees to pay the amount set forth in Exhibit A, which is attached hereto and incorporated herein by reference, for the services provided pursuant to this Agreement.

The rates in Exhibit A may be readjusted to be effective July 1st of each year, if this agreement is renewed, to reflect the cost of such service as determined by the Sheriff.

15. The CITY agrees to remit the contract amount to the Cache County Auditor, 179 North Main Street, Logan, Utah 84321 within 30 days after the (beginning, middle, or end) of the CITY's fiscal year. If such payment is not remitted to the County Auditor's Office when due, the COUNTY is entitled to recover interest thereon at the rate of 1 per cent per calendar month in which the services were rendered.

16. If the parties agree that the CITY provides office space for administrative functions of animal control, utilities and janitorial services necessary to operate the office shall be paid by the CITY. It is further agreed that such quarters may be used by the Sheriff in connection with the performance of duties outside the CITY and adjacent thereto.

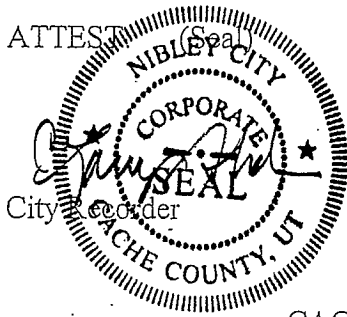
IN WITNESS WHEREOF, the City, by approval of the City Council, caused this Agreement to be signed by its Mayor and attested by its Clerk, and the County of Cache, by approval of the County Council has caused this Agreement to be signed by the County Executive and Attested by its Clerk and Keeper of the County Seal, all on the day and year appearing below their respective signatures.

CITY

By: Ronald K. [Signature]

Mayor

Date: 10-20-6



CACHE COUNTY

By: [Signature]

County Executive

ATTEST: (Seal)

County Clerk

Approved as to form:

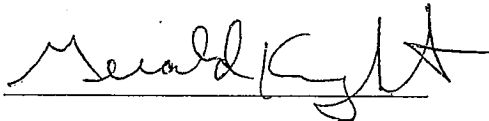
County Attorney

Date:

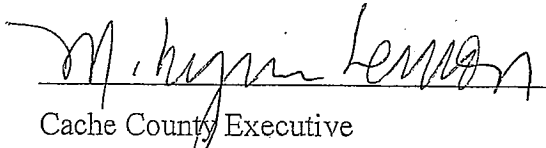
EXHIBIT A

This exhibit details the hours contracted for, the cost of those hours, and when they will be delivered. The time frame of the contract will be from October 1, 2006 through June 30, 2007. The cost to furnish animal control services to CITY is \$18.00 per hour.


CATEGORY	AMOUNT	HOURS OF SERVICE
Contract Funds	\$	10 hours/week
TOTAL	\$	



Mayor



Cache County Executive

Attest: 

City Recorder

Attest: _____
Clerk of Cache County

Dated: 10.20.06

Dated: _____

CACHE COUNTY
RESOLUTION NO. 2006-29

A RESOLUTION APPROVING AN AGREEMENT BETWEEN AUTOMATED GEOGRAPHIC REFERENCE CENTER AND CACHE COUNTY FOR THE PURPOSES OF CONTINUING EFFORTS TO RELOCATE SECTION CORNERS IN CACHE COUNTY.

The County Council of Cache County, Utah, in regular meeting, lawful notice of which has been given, finds that it is in the best interests of the citizens of Cache County to enter into an Agreement between Automated Geographic Reference Center and Cache County for the purposes of continuing efforts to relocate section corners in Cache County.


NOW, THEREFORE BE IT RESOLVED that the Cache County Executive is hereby authorized to execute the Agreement between Automated Geographic Reference Center and Cache County for the purposes of continuing efforts to relocate section corners in Cache County as stated in "Exhibit A" attached hereto and made a part hereof.

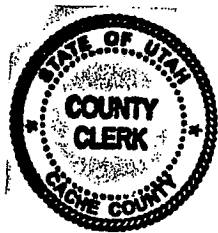
This Resolution shall take effect immediately upon adoption.

DATED this 14th day of November 2006.

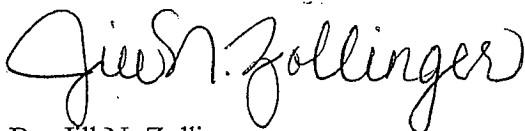
CACHE COUNTY COUNCIL

By:


Cory Yeates, Chairman



ATTEST:



By: Jill N. Zollinger
Cache County Clerk

2006 Cadastral Grants FUNDING PROPOSAL

This year's round of Cadastral Funding grants will require a new proposal from each county wishing to participate. The funding committee is in need of updated information upon which to base the grant awards. Our intention is to make the proposal process very concise and easy to complete, with a minimum of verbiage. To this end, we are providing the following proposal form. We have tried to leave more than enough room for adequate responses, but if you have more information than we have left space for, please attach an additional sheet.

Attached is the standard State contract form (2 signed originals needed) required to transfer the funds to your county from AGRC. Please return these and 2 originals of this proposal by 10/27/06 to:

Automated Geographic Reference Center
Attn: Bob Nagel/Sean Fernandez
5130 State Office Building
Salt Lake City, UT 84114

Project Description, Statement of Intent, and Statement of Needs: *(a general overview of the project; intended goal(s) and activities addressed by the project)*

Cache County is planning to use this funding to continue it's efforts to relocate section corners. This year we are proposing to concentrate our efforts in and around this cities. We are also proposing to hire 2 university students to help update and add to our GIS parcel maps.

Primary Contact

County **Cache**
Name **Preston B. Ward**
Address **179 North Main #302**
City **Logan** State **Utah** ZIP **84321**
Phone **(435) 755-1660**

Collaborators

Larry Brunson (Roads GIS)
Kevin Seegmiller (Parcels GIS)
Jim Bishop (Surveyor's Office)

Project Budget, Including Matching Funds

# of Items	Description	Cost per Item	Total
2	<i>Survey Field Tech</i>	<i>\$ 9000.00</i>	<i>\$18000.00</i>
2	<i>GIS Interns</i>	<i>\$10000.00</i>	<i>\$20000.00</i>

Estimated Totals= \$38,000.00
 County Matching Funds= \$11,500.00
 Estimated Request= \$49,500.00

Proposed Project Time Frame and Major Benchmarks and Outcomes

It is proposed that Cache County hire 2 student interns to work part time throughout the year beginning in January of 2007 to add to and update the parcel layer that we now have. On about the 1st of May we will hire 2 survey techs to work full time for the summer months to reestablish section corners and collect x and y coordinates on those corners and add them to our base map.

Approval:
(proposals must have the approval of the county legislative body prior to submission)
(must include the signature of the county legislative body)

Signature: *M. Lynn Lemon*
 Name (printed) M, LYNN LEMON
 Date submitted _____
 Date approved _____

CACHE COUNTY

ORDINANCE NO. 2006-10 (Amended)

AN ORDINANCE AMENDING THE CACHE COUNTY ZONING ORDINANCE, CHAPTER 17.09, CACHE COUNTY CODE.

The County Council of Cache County, Utah, in a regular meeting, lawful notice of which has been given, hereby amends the Cache County Zoning Ordinance by adopting a revised and amended Section 17.09 of the Cache County Code as attached hereto and incorporated herein as Exhibit A, with the following modifications.

- 17.09.010 Purpose
- 17.09.020 Definitions
- 17.09.030 Schedule of Uses
- 17.09.040 Description of Agricultural Zone
- 17.09.050 Setback Standard
- 17.09.060 Area and Lot Width
- 17.09.070 Height Standards
- 17.09.080 Vehicular Circulation and Parking
- 17.09.090 Agricultural Restrictive Covenant

**CHAPTER 17.09
AGRICULTURAL ZONE: AG**

SITE DEVELOPMENT STANDARDS

17.09.010 Purpose.....	1
17.09.020 Definitions.....	1
17.09.030 Schedule of Uses	1
17.09.040 Description of Agricultural Zone.....	1
17.09.050 Setback Standard	2
17.09.060 Area and Lot Width.....	3
17.09.070 Height Standards	3
17.09.080 Vehicular Circulation and Parking	3
17.09.090 Agricultural Restrictive Covenant	3

17.09.010 Purpose

The purposes of the Agricultural Zone are:

- A. To provide areas to promote and protect the opportunities for a broad range of agricultural uses and activities where farming is a viable component of the local economy;
- B. To implement the policies of *Cache Countywide Comprehensive Plan*, which contain the goals of protecting agricultural lands and promoting agriculture as a component of the local economy.

17.09.020 Definitions

- A. Density: The amount of land area per dwelling unit or the number of dwelling units per acre of land area.
- B. Developable Acreage: The number of acres reasonably determined to be available for building activities, as based on an assessment of sensitive lands, terrain/topography, site specific considerations, and other requirements of this Title and Title 16: Subdivision Ordinance.
- C. Determination of Developable Acreage: The maximum density may be reduced at the discretion of the County Council based on a determination of the total developable acres within a subdivision.
- D. Small Subdivision: A maximum of five (5) lots from the base 1970 parcel.
- E. Major Subdivision: A subdivision where six (6) or more lots have been or are being proposed to be divided from the base 1970.

17.09.030 Schedule of Uses

For a schedule of Permitted and Conditional Uses for the Agricultural Zone, refer to Chapter 17.08 of this Title. Any and all land uses other than those land uses defined as Agriculture shall be subject to all those Uses defined as Agriculture by this Title. As a condition to obtaining any permit for any use other than agriculture, an Agricultural Restrictive Covenant shall be recorded against the property setting forth the covenants described herein at Subsection 17.09.070.

17.09.040 Description of Agricultural Zone

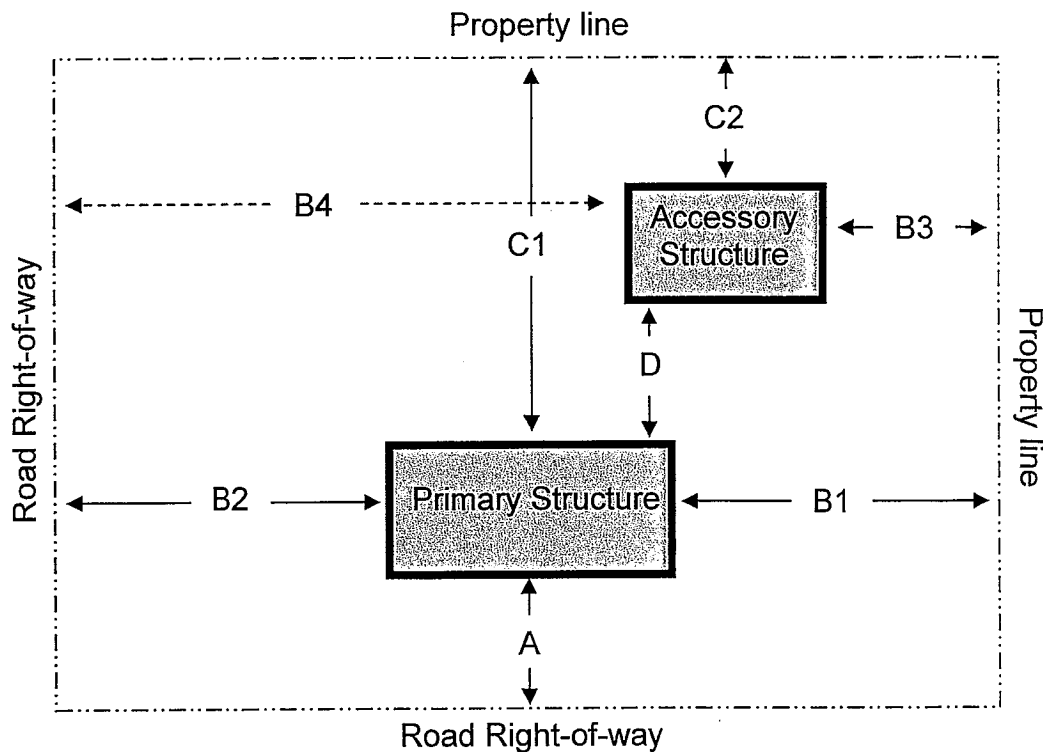
- A. Agricultural Zone (AG): Lot Size and/or Development Density
All land currently zoned Agricultural Zone is a part of this Zone. This is the base Agricultural Zone within Cache County, as referenced within the Cache County Zoning Map.

- a. Minimum area for lots: 0.5 (1/2) acres.
- b. Small Subdivisions allowed with minimum area for lots of 0.5 (1/2) acres.
- c. No Major Subdivisions allowed.

17.09.050 Setback Standard

A. The following table and figure depict the required minimum setback for all Agricultural Zones.

	A	B1	B2	B3	B4	C1	C2	D
Setback (feet)	30'	12'	30'	5'	30'	30'	5'	10'



- A = Front Yard Setback
- B1 = Side Yard Setback
- B2 = Side Yard Setback - Primary Structure (Corner Lot Only)
- B3 = Side Yard Setback - Accessory Structure
- B4 = Side Yard Setback - Accessory Structure (Corner Lot Only)
- C1 = Rear Yard Setback - Primary Structure
- C2 = Rear Yard Setback - Accessory Structure
- D = Setback from Primary Structure to Accessory Structure

- B. Other setbacks in all Agricultural Zones shall be as follows:
1. Minimum distance for primary and accessory buildings shall be not less than sixteen and half (16.5) feet from any canals, and/or ditches.
 2. For areas used for animal confinement, fifty (50) feet from any natural waterway.

17.09.060 Lot Width and Coverage

- A. The minimum lot width for a lot in any Agricultural Zone measured at minimum front yard setback line shall be ninety (90) feet.
- B. No accessory building or use nor group of accessory buildings in any Agricultural Zone

shall cover more than sixty (60) percent of the total lot/parcel area.

17.09.070 Height Standards

- A. No structure shall be erected to a height greater than forty five (45) feet, except for those exception identified in Section 17.05.110 of this Title.

17.09.080 Vehicular Circulation and Parking

- A. Parking for each use shall conform to Chapter 17.22 of this Title.
- B. No required parking shall be permitted in any required setback area.

17.09.090 Agricultural Restrictive Covenant

Within the area zoned Agricultural in Cache County it is expected that there will be a broad range of agricultural uses. Any use of land other than a use denominated as an Agricultural Use in this zone shall be subject to the sights, sounds, smells, air quality, water use, animal use, hours of operation, etc., accompanying regular and customary agricultural uses. Any person who chooses to site a use other than an Agricultural Use in this zone will be required to record a signed Declaration against their property making it subject to a Restrictive Covenant in favor of all Agricultural Uses; specifically that their property is subject to the sights, sounds, smells, air quality, water use, animal use, hours of operation, etc., then existing or which may exist in the future in an agricultural zone. Further that they waive any claim for nuisance or otherwise against adjacent property for agricultural operations. Agricultural operations that are consistent with sound agricultural practices are declared reasonable and shall not constitute a nuisance. Agricultural operations that are in conformity with federal, state and local laws and regulations are presumed to be operating within sound agricultural practices. The form of the Declaration shall be substantially as follows and it may be incorporated verbatim or by reference.

AGRICULTURAL DECLARATION

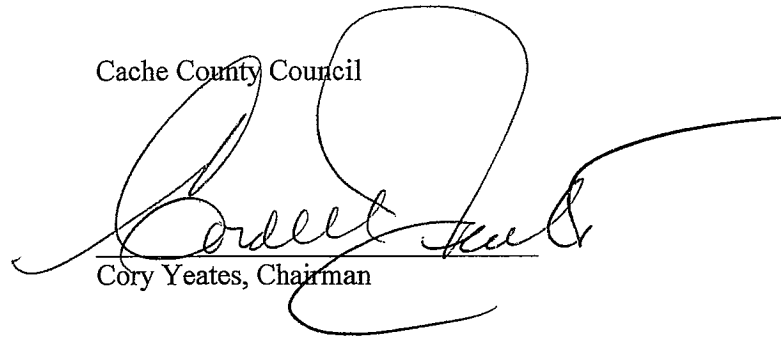
The property described herein is subject to all adjacent Agricultural Uses allowed within this zone, specifically to the sights, sounds, smells, air quality, water use, animal use, hours of operation, etc., accompanying regular and customary agricultural uses now existing or which may exist in the future in an Agricultural zone. By this Declaration the undersigned, and their successors in interest, hereby waive any claim for nuisance or otherwise arising from regular and customary agricultural operations. Agricultural operations that are consistent with sound agricultural practices are declared reasonable and shall not constitute a nuisance. Agricultural operations that are in conformity with federal, state and local laws and regulations are presumed to be operating within sound agricultural practices.

Section: This Ordinance shall become effective immediately upon publication, in the manner required by law.

This Ordinance was adopted by the County Council, Cache County, Utah, on the 14th day of November, upon the following vote:

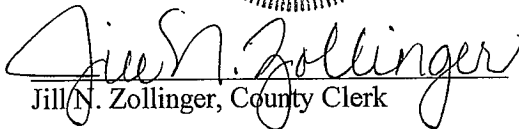
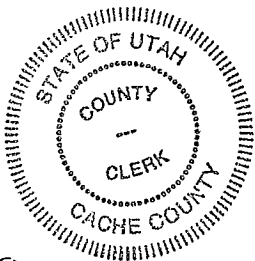
	Voting in Favor	Voting Against	Abstaining	Excused/Absent
H. Craig Petersen	X			
Brian Chambers	X			
Darrel L. Gibbons	X			
John H. Hansen	X			
Kathy Robison	X			
Cory Yeates	X			
Gordon Zilles	X			

Cache County Council



Cory Yeates, Chairman

ATTEST:



Jill N. Zollinger, County Clerk

Publication Date: November 29, 2006

CACHE COUNTY
CORPORATION

M. LYNN LEMON
COUNTY EXECUTIVE/SURVEYOR

199 N. MAIN
LOGAN, UTAH 84321
Tel 435-755-1850
Fax 435-755-1981

COUNTY COUNCIL
CORY YEATES
H. CRAIG PETERSEN
DARREL L. GIBBONS
JOHN A. HANSEN
KATHY ROBISON
BRIAN CHAMBERS
GORDON A. ZILLES

November 10, 2006

TO: County Council Members
FROM: Lynn Lemon *MLL*
SUBJECT: 2007 Budget Recommendation

Revenues:

1. General Property Tax-Assumes new growth of 4.6% based on 2006 property tax anticipated. It does not include a tax increase or maintaining the current year tax rate.
2. County Option Sales Tax-Based on projected sales tax collections for 2006.
3. Fee-In-Lieu of Property Tax & Vehicle Flat Fee-Based on 2006 projected revenue.
4. Recorder Fees-Based on 2007 projected revenue.
5. Jail Work-Release Fees-Based on 2005 actual fees collected and 2006 projected revenue.
6. Pay For Stay-Based on 2006 projected revenue.
7. Condition of Probation-Based on 2005 actual from the Department of Corrections and the projections for 2006 and 2007.
8. Contract with Department of Corrections-Assumes 83 inmates per day, down from the 90 inmates per day in the 2006 budget.
9. Housing City inmates-Based on 2005 actual and 2006 projected revenue.
10. Contract on Federal Inmates-Based on 70 inmates per day, up from the 60 in the 2006 budget.
11. Bailiff & Court Security-Based on contracts with First District Court, Juvenile Court, Hyrum City Court, and Nibley City Court.
12. Interest Earnings-Based on 2006 and 2007 projected amounts.

Employee Compensation:

1. 3.0% merit adjustments distributed at the discretion of the department head and human resource manager based on merit performance with the approval of the County Executive.
2. 3.0% market pool to allow the department head and human resource manager to bring employees who are below the minimum level of their pay range into the range, with the approval of the County Executive.
3. Medical Insurance-Continue with the PEHP Advantage Care Plan Option #2 which includes a \$250 per person or \$500 per family deductible or the PEHP Summit Care Plan Option #2 with the same deductibles. Employees may select PEHP Preferred Care Plan Option #2 with the same deductibles and pay the difference.
4. Dental Insurance-Same as 2006. Optional Plan with employee paying the premium.
5. Flexible Spending Account-Continue the Section 125 Cafeteria Plan which allows employees to set aside pretax funds up to \$5,000 in a Flexible Spending Account. County will pay the \$2.00 fee per month and the employee will pay the optional Benny Card fee.
6. Employee Assistance Program-Continue with the benefit which provides employees and their family members with confidential access to professional counseling and referrals to community resources. The Employee Assistance Program offers Individual and Family Counseling, Alcohol & Drug Evaluations, Help with Legal Problems, Help with Financial Problems, Lifestyle Management, Anger Management, Depression Management etc.

Additional Employees Included in the recommendation:

- (1) FTE Water Manager starting mid year 2007

Additional Employees Not Included in recommendation:

- (1) FTE Building Inspector
(1) FTE Compliance Officer
(1) FTE Planner
(1) FTE Web Site Administrator

Employees with change in status:

- (1) FTE Secretary for Human Resources and Fire Department from 75% to 100%
- (1) PTE Legal Assistant in Attorney's Office changed from less than 20 hours per week to 30 hours per week with retirement benefits.
- (1) FTE Additional Attorney who started in June, 2006 funded for the full year
- (1) FTE GIS Administrator who was in the 2006 budget but not hired is still in the budget
- (1) FTE New computer specialist in the Sheriff Office which was approved in October, 2006
- (1) FTE Administrative Support at Senior Center which was approved in September, 2006
- (1) PTE Web Site Administrator was increased from 20 hour per week to 29½ per week and an increase in the rate per hour with a possibility to move to full time in 2008

Part-time employees who are funded with grant funds are not listed above. Their employment is dependant on grant funding continuing.