

## CACHE COUNTY COUNCIL

**April 25, 2023 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:** Chair David Erickson, Councilmember Barbara Tidwell (attended via call-in), Councilmember Kathryn Beus, Councilmember Sandi Goodlander, Councilmember Mark Hurd, Councilmember Karl Ward, Councilmember Nolan Gunnell

**MEMBERS EXCUSED:**

**STAFF PRESENT:** Chief Deputy Executive Dirk Anderson, Attorney Dane Murray, Taylor Sorenson, Chief Deputy Clerk Bryson Behm, Bartt Nelson, Bart Esplin, Terryl Warner, Scott Bodily, Matt Phillips

**OTHER ATTENDENCE:**

### Council Meeting

1. **Call to Order 5:00p.m.** – Council Chair David Erickson

2. **Opening Remarks and Pledge of Allegiance** – Council Chair David Erickson [0:18](#)

3. **Review and Approval of Agenda APPROVED 3:10**

**Action:** Motion made by Councilmember Nolan Gunnell to approve the agenda; seconded by Councilmember Barbara Tidwell

**Motion passes.**

**Aye:** 7 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd, Karl Ward

**Nay:** 0

4. **Review and Approval of Minutes APPROVED 3:33**

**Action:** Motion made by Councilmember Mark Hurd to approve the minutes; seconded by Councilmember Kathryn Beus

**Motion passes.**

**Aye:** 7 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd, Karl Ward

**Nay:** 0

5. **Report of the County Executive 4:15**

a. A report from County Executive David Zook.

b. Appointments [12:17](#)

**Action:** Motion made by Councilmember (no motion) to approve the appointment of Val J. Rigby to the Planning Commission; seconded by Councilmember (no second)

**Motion passes.**

**Aye:** 7 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd, Karl Ward

**Nay:** 0

**Action:** Motion made by Councilmember (no motion) to approve the appointment of Stephen Nelson to the position of Development Services Director; seconded by Councilmember (no second)

**Motion passes.**

**Aye:** 6 Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd, Karl Ward

**Nay:** 1 David Erickson

6. **Items of Special Interest 20:57**

a. Proclamation – National Day of Prayer – Thursday May 4, 2023 – Pastor Eldon Peterson [21:10](#)

**Action:** Motion made by Councilmember Nolan Gunnell to accept the Proclamation for a National Day of Prayer; seconded by Councilmember Barbara Tidwell

**Motion passes.**

**Aye:** 7 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd, Karl Ward

**Nay:** 0

b. Cache Water District Updates – Nate Daugs, Cache Water District Manager [24:45](#)

c. Fairgrounds Visioning Plan – Bart Esplin, Cache County Fairgrounds Manager [40:34](#)

**Action:** Motion made by Councilmember Barbara Tidwell to accept the Fairgrounds Visioning Plan with the changes discussed; seconded by Councilmember Mark Hurd

**Motion passes.**

**Aye:** 7 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd, Karl Ward

**Nay:** 0

d. Fire Contract to Hire Firefighters for Hyrum – Rod Hammer [1:11:45](#)

**Action:** Motion made by Councilmember Barbara Tidwell to accept the Fire Contract to Hire Firefighters for Hyrum; seconded by Councilmember Ward

**Motion passes.**

**Aye:** 7 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd, Karl Ward

**Nay:** 0

e. Report on Funds Awarded for Flood Mitigation – Will Lusk, Cache County Emergency Manager [1:19:07](#)

## 7. Department or Committee Reports [1:37:07](#)

a. Victims Services, VOCA/VAWA – Terryl Warner [1:37:18](#)

## 8. Board of Equalization Matters [1:48:13](#)

a. Tax Administrator Dianna Schaeffer

**Action:** Motion made by Councilmember Sandi Goodlander to move into Board of Equalization; seconded by Councilmember Kathryn Beus [1:55:28](#)

**Motion passes.**

**Aye:** 7 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd, Karl Ward

**Nay:** 0

**Action:** Motion made by Councilmember Barbara Tidwell to accept three recommendations for approval as presented; seconded by Councilmember Mark Hurd [1:56:06](#)

**Motion passes.**

**Aye:** 7 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd, Karl Ward

**Nay:** 0

**Action:** Motion made by Councilmember Kathryn Beus to accept one recommendation for denial as presented; seconded by Councilmember Nolan Gunnell [1:58:52](#)

**Motion passes.**

**Aye:** 7 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd, Karl Ward

**Nay:** 0

**Action:** Motion made by Councilmember Karl Ward to move out of Board of Equalization; seconded by Councilmember Barbara Tidwell [1:59:15](#)

**Motion passes.**

**Aye:** 7 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd, Karl Ward

**Nay:** 0

## 9. Tax Sale Notice [1:51:56](#)

a. Tax Administrator Dianna Schaeffer

## 10. Public Hearings [1:11:22](#)

a. Set Public Hearing for May 9, 2023 – Ordinance 2023-17 – Clair and Jennifer Anderson Rezone [1:11:26](#)

A request to rezone 5.0 acres located at 1200 West 3600 South, near Nibley, from the Agricultural (A10) Zone to the Commercial (C) Zone.

**Action:** Motion made by Councilmember Barbara Tidwell to set a public hearing for or Ordinance 2023-17 for May 9, 2023; seconded by Councilmember Nolan Gunnell

**Motion passes.**

**Aye:** 7 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd, Karl Ward

**Nay:** 0

**11. Pending Action [1:59:28](#)**

**a. [Ordinance 2023-13 1:59:30](#)**

An Ordinance amending 17.02 of the Cache County Code and amending 2.20.050 of the Cache County Code to change the appeal authority

**12. Initial Proposals for Consideration of Action [1:59:59](#)**

**a. [Ordinance 2023-15 2:00:04](#)**

An ordinance amending section 8.24 of the Cache County Code to administer property standards

**Discussion:** Chief Deputy County Executive Dirk Anderson spoke to the ordinance [2:00:15](#).

**Action:** Motion made by Councilmember Barbara Tidwell to waive the rules and approve the ordinance; seconded by Councilmember Karl Ward [2:01:18](#)

**Motion passes.**

**Aye:** 7 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd, Karl Ward

**Nay:** 0

**b. [Ordinance 2023-16 2:02:01](#)**

An ordinance amending 3.84.090, subsection A, of the Cache County Code regarding the procedures for recording tax deeds

**Discussion:** Tax Administrator Dianna Schaeffer spoke to the ordinance [2:02:08](#).

**Action:** Motion made by Councilmember Barbara Tidwell to waive the rules and approve the ordinance; seconded by Councilmember Nolan Gunnell [2:04:08](#)

**Motion passes.**

**Aye:** 7 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd, Karl Ward

**Nay:** 0

**13. Other Business [2:05:04](#)**

a. UAC Management Conference

*April 27-28, 2023 – Salt Palace Convention Center, SLC*

b. NACo WIR Conference

*May 17-19, 2023 – Washington County, St. George*

c. Smithfield Health Days Parade

*May 13, 2023 at 10:00 am*

d. Richmond Black and White Days Parade

*May 20, 2023 at 5:00 pm*

**14. Councilmember Reports [2:08:47](#)**

**David Erickson** – Spoke about Hyde Park cemetery district and letter regarding water rights.

**Mark Hurd** – Commented on Library Board meeting.

**Karl Ward** – No report.

**Barbara Tidwell** – Commented on RAPZ tax committee.

**Sandi Goodlander** – Spoke about the Bear River Local Homeless Committee.

**Nolan Gunnell** – Proposed to invite state legislators to discuss water concerns.

**Kathryn Beus** – No report.

**Adjourn:** approximately 7:30 PM

  
ATTEST: Jess W. Bradfield

County Clerk/Auditor

  
APPROVAL: David Erickson

Chair



DAVID N. ZOOK  
COUNTY EXECUTIVE

NORTH MAIN STREET  
LOGAN, UT 84321  
435-755-1850  
[WWW.CACHECOUNTY.ORG](http://WWW.CACHECOUNTY.ORG)



COUNTY COUNCIL  
DAVID L. ERICKSON, CHAIR  
BARBARA Y. TIDWELL, VICE CHAIR  
KATHRYN A BEUS  
SANDI GOODLANDER  
NOLAN P. GUNNELL  
MARK R. HURD  
KARL B. WARD

## PROCLAMATION

### NATIONAL DAY OF PRAYER

#### MAY 4, 2023

**WHEREAS:** Throughout history Americans have lifted up fervent prayers to God on behalf of our nation. From the first gatherings of our Founding Fathers, elected officials have prayed and entreated those they serve and represent to join them in prayer, including the authors of our Declaration of Independence, wrote that they, "the Representatives of the united States of America, in General Congress, Assembled, appealing to the Supreme Judge of the world..." and carried on to present day in Presidential Proclamations such as last year's invitation to "join him in asking for God's continued guidance, mercy, and protection.", and

**WHEREAS:** A National Day of Prayer has not only been a part of our heritage since it was declared by the First Continental Congress in 1775, but it is a Public Law established in the United States Congress in 1952 approved by a Joint Resolution and amended by Congress and President Reagan with Public Law 100-307 in 1988, affirming that it is essential for us as a nation to pray and directs the President of the United States to set aside and proclaim the first Thursday of May annually as a National Day of Prayer; and

**WHEREAS:** In our state and across America the observance of the National Day of Prayer will be held on Thursday, May 4, 2023, with the theme, "Pray Fervently in Righteousness and Avail Much," based on the verses in James 5:16b, "The effective, fervent prayer of a righteous man avails much.", and

**WHEREAS:** Every first Thursday of May on the National Day of Prayer we not only express our faith and exercise our freedom in prayer but unite our hearts and voices in personal prayer and public gatherings throughout our state and across our America with fervent praise, repentance, love, and humble intercession for our neighbor and nation, holding fast to the promises throughout the Holy Scriptures that the Lord hears and avails much as He answers the faith-filled prayers of His people.

**NOW, THEREFORE:** We, the Chair of the Cache County Council and the Cache County Executive, do hereby proclaim, Thursday, **May 4, 2023**, as a

## DAY OF PRAYER

Throughout the County of Cache, and commend this observance to all of our citizens.

**IN WITNESS WHEREOF**, we have hereunto set our hands on this 25<sup>th</sup> day of April, 2023.



Dave Erickson, Cache County Council Chair



David Zook, Cache County Executive

# CACHE COUNTY FAIRGROUNDS

## VISIONING PLAN

2023





## Acknowledgments

---

Thank you to Bart Esplin, whose wealth of knowledge and understanding as manager of the Cache County Fairgrounds gave life and perspective to this project.

Thank you to the Cache County Fairgrounds Advisory Board and County Executive David Zook for infusing the desires of the citizens of Cache County into this document.

Thank you to the citizens of Cache County, whose passion for the Fairgrounds bring relevance to this plan and make the grounds a shining jewel in the community.

**Study Undertaken By:** Utah State University | Department of Landscape Architecture and Environmental Planning (LAEP) | Graduate Thesis | Logan Hall | Spring 2023

**Thesis Committee:** Dave Evans (LAEP Professional Practice Associate Professor) | Keith Christensen PhD (LAEP Professor) | Kelli Munns (Professional Practice Instructor), ITLS M.Ed.



## TABLE OF CONTENTS

---

1.	Background and History.....	7
2.	Planning Goals and Process.....	15
3.	Public Involvement and Input.....	19
4.	Site Inventory and Analysis.....	23
5.	Design.....	33
6.	Project Implementation.....	39
7.	Future Considerations.....	59
8.	Design Guidelines.....	63
9.	Public Survey Information.....	67

DRAFT



# CACHE COUNTY FAIRGROUNDS & EVENT CENTER

## BACKGROUND AND HISTORY

## CACHE COUNTY FAIRGROUNDS MISSION STATEMENT

*The mission of the Cache County Fairgrounds is to support community economic vitality, health and well-being, education, tourism, and enhance overall quality of life.*



## OBJECTIVE

The County fairgrounds have been a fixture in Cache Valley Utah for over 100 years. They provide a valuable resource to the community. Effective planning can ensure the appropriate use of this public asset and prevent underutilization. Modern design guidelines have been developed for other fairgrounds in the Inter mountain West, and are illustrated for the Cache County fairgrounds in this plan. This research is focused on developing a contemporary Visioning Plan to guide the growth and future of the County fairgrounds, develop design guidelines for future development, and maximize the Fairgrounds' economic potential.

## HISTORY

On January 7, 1910, the lands where the Cache County fairgrounds now exist were originally deeded to the city of Logan from David and Mary Andrew. The fairgrounds were managed by the Cache County Fair Association from 1911 to 1933. In January 1933, the Fair Association was dissolved by its stockholders and its lease and assets were transferred to Cache County.

The fairgrounds have been used in a variety of ways over the years. The Cache County Chamber of Commerce first sponsored a rodeo in the fall of 1922. In the 1930s, the area was host to exhibition dog races. Baseball was played on the four diamonds and lighting was added to allow for night play.

The northwest area of the fairgrounds was turned into a prisoner of war (POW) camp in 1945 which prompted the addition of several new buildings. German POWs were housed at the fairgrounds from June 6 to November 30, 1945. As many as 550 prisoners were reported to have been based at the fairgrounds at one point. The POW camp existed until the fall of 1946.

Until 2007, the fairgrounds were a joint enterprise between Logan City and Cache County but are now under the sole ownership and operation of the County. The fairgrounds are used for a variety of events including horse shows, family reunions, the Cache Valley Cruise-In, trailer groups, rodeos, demolition derbies, and of course the Cache County Fair.



## SITE CHARACTERISTICS

The site of the Cache County fairgrounds is located within the City of Logan. It is bordered on the North by 400 South (Residential), the East by 400 West (Residential), the South by Zootah and Willow Park, and the West by 500 West (Park and Swimming Pool Complex).

The fairgrounds cover approximately 48 acres of land primarily covered with "softscape". Its landscape includes large grass areas with mature deciduous trees, parking areas, and asphalt roadways. There have historically been two water features located on the site.

A canal of flowing water that divides the site will remain, and a fenced pond that collects runoff and groundwater, which is currently being filled and piped. Expansive views of the surrounding mountains and the character of the fairgrounds create a beautiful, park-like atmosphere.



## IMPORTANCE OF THE COUNTY FAIR

The crown jewel of calendar items for the fairgrounds is the County Fair. This was, at least initially, the purpose of the grounds themselves. The fair provides a valuable occasion for the community to come together and interact with one another.

Sarah Hadsell, a resident of Cache Valley, had this to say about the County Fair: "We used to live one block over and so we would walk here every year with our kids. We moved away a year ago so we're a couple of miles away now, but we still come because we've kind of created that tradition. It's been fun. I have family roots here even though I didn't grow up in Cache Valley. Seeing all these displays and seeing their plan for what's coming, it's exciting for our kids for all the up-and-coming generations (Teichert, 2017)."

The primary focus of the County Fair is to, first and foremost, serve as a showcase of the talents of the youth of the community by providing a means of education, exhibit, and competition of the various livestock and non-livestock projects the youth are involved in. The society also uses the county fair to highlight the heritage of the community, and its ties to agriculture, industry, and businesses that are the backbone of the community (From a mission statement of a county fair in Iowa quoted in an article on the "Economic Impact of County & Regional Fairs on the State of Iowa in 2007").



---

You do not need to be a farmer or rancher to enjoy the County Fair. The fact that fairs continue to exist is evidence of this point. While there are certainly commercial and political elements to the contemporary County Fair, it has survived because it has kept a careful balance between “entertainment and agricultural improvement” (Marsden, 2010). From the 1940s to the 1970s County Fairs experienced a significant downturn in attendance (Roberts, 2015). Due in no small measure to heightened entertainment value, many County Fairs have rebounded and remain financially solvent because of their ability to attract large crowds from nearby cities (Marsden, 2010). People involved in fairs value community identity and use fairs to reinforce community ties as well as teach the value of such ties to others (Roberts, 2015). These important events benefit from an iconic location in which to hold them. The Cache County fairgrounds provide a platform fitting for the County Fair, and several other iconic community events.



## IMPORTANCE OF THE FAIRGROUNDS AS A PUBLIC OPEN SPACE

Public open spaces such as parks, green spaces, and fairgrounds are key built environment elements within neighborhoods for encouraging a variety of physical activity behaviors (Koohsari et al. 2015). Access to some form of “nature” is a fundamental human need and therefore, a vitally important part of access to open space (Thompson, 2002). The Cache County fairgrounds lie tucked into a residential neighborhood and serve as a year-round ecological environment for its surrounding patrons to have this access to nature. The way these essential spaces are designed also has a great impact on their effectiveness.

The way social use of space interacts with the need for ‘natural’ spaces is one which raises interesting challenges in terms of open space planning and quality of life (Thompson, 2002). The fairgrounds in Cache County are a strong example of an effective public open space tucked into a residential environment. Not only are they closely tied to other public amenities like the Logan Aquatic Center and Willow Park, but they themselves serve as an opportunity to access nature for the County’s residents.



## CONNECTION TO THE COMMUNITY

Cache Valley has a unique sense of community and sense of place. Sense of place describes our relationship with places, like the fairgrounds, expressed in different dimensions of human life: emotions, biographies, imagination, stories, and personal experiences (Adams et al. 2016).

As populations rise and cities throughout Cache Valley grow, it is increasingly important to maintain this sense of community and provide locations to make enriching memories together. Providing grounds for memory-making events is a basic intent behind the existence of the County fairgrounds. While the land itself is a significant benefit that must be watched over, it is what happens at the fairgrounds that makes it vital to the community. The average citizen still associates a sense of place or community not so much with architecture or a monument or a designed space as with some event, some daily or weekly or seasonal occurrence which we look forward to or remember and which we share with others (Jackson, 1994). Providing up-to-date improvements and maintenance to the fairgrounds is vital in order for it to continue to fulfill its crucial purpose in the Cache Valley.

DRAFT



## CACHE COUNTY FAIRGROUNDS & EVENT CENTER

### PLANNING GOALS AND PROCESS

## IMPORTANCE OF A VISIONING PLAN

As stated earlier, the County fairgrounds are an important community amenity that must be maintained to leverage its full capabilities. To keep up with the changing times, a Visioning Plan will help the fairgrounds to have a further reaching value. It is essential for the community to take ownership of such a project. Public input and opinion can have a great impact on how this asset is developed. It is important to get the strategic decision-making framework for public space correct before worrying about the detailed execution (Carmona, 2019). See Chapter 3 of this document for public involvement and input information.

A Visioning Plan for the fairgrounds will also help guide and extend the potential of this integral community asset. Precedent plans have been studied to gain a deeper understanding of what is happening across the country and within the Inter mountain West. The basic goal of the proposed Visioning Plan is to allow the fairgrounds to maximize the use of the property on a year-round basis, rather than emphasize the continued growth of the annual County Fair (Capelli, 1991). From disc golf to horseback riding, the fairgrounds are filled with opportunities to be a year-round asset in the community. It is important to rediscover those hidden opportunities with the redevelopment plan for the fairgrounds (Siefker/Scott, 1994).

## PROJECT OBJECTIVES

- Maximize the use and effectiveness of the County fairgrounds for the benefit of the community throughout the year.
- Enhance pedestrian and vehicular flow through the fairgrounds.
- Identify and revitalize outdated buildings to capitalize on their utility.
- Inventory, define, and prioritize current and future projects with input from stakeholders and survey results collected by fairgrounds representatives.
- Develop spaces as educational tools for county residents to increase awareness of water conservation and serve as storm water collection areas.
- Maintain financial stability of the fairgrounds.
- Assess the feasibility of the fairgrounds current location and explore the possibility of a future move to a new site.



## CONCEPTUAL FRAMEWORK

The Cache County fairgrounds Visioning Plan will provide a general set of design guidelines for steering the decisions of future projects and designs. Determinations will be made based on the following standards to facilitate long-term success.

- Follow Visioning Plan intent.
- Project Aesthetic Representation in line with the mission statement of the fairgrounds.
- Contemporary industry practices.
- Sustainability in planning.
- Value of a long-term investment over short-term costs.



DRAFT



**CACHE COUNTY**  
FAIRGROUNDS & EVENT CENTER

**PUBLIC INVOLVEMENT AND INPUT**

## FAIRGROUNDS ADVISORY BOARD MEETINGS

Periodic presentations on the progress of the Visioning Plan were made at regularly scheduled fairgrounds Advisory Board meetings. Status updates, design feedback, and project input were discussed in great detail by Voting Members and Advisory Members of the Board. The committee provided strong recommendations and local direction throughout the design and planning process.

### Voting Members

**David Zook**, County Executive, Chair  
**Paul Borup**, County Council  
**David Erickson**, County Council  
**Gina Worthen**, County Council  
**Justin Clawson**, USU Extension Agent  
**Cameron Jensen**, County Finance Director  
**Lane Parker**, County Fair Manager  
**LaMont Poulsen**, County Rodeo Manager

### Advisory Members

**Shawn Milne**, Cache Economic Development  
**Bart Esplin**, Fairgrounds Manager  
**Ron Bjorkman**, CCEC Marketing Director  
**Cassidy Nemelka**, CCEC Asst Marketing Director  
**Julie Hollist Terrill**, Visitors Bureau Director  
**John Luthy**, Cache County Attorney's Office  
**Bartt Nelson**, Cache County IT Director

## PUBLIC BOOTH AT THE COUNTY FAIR

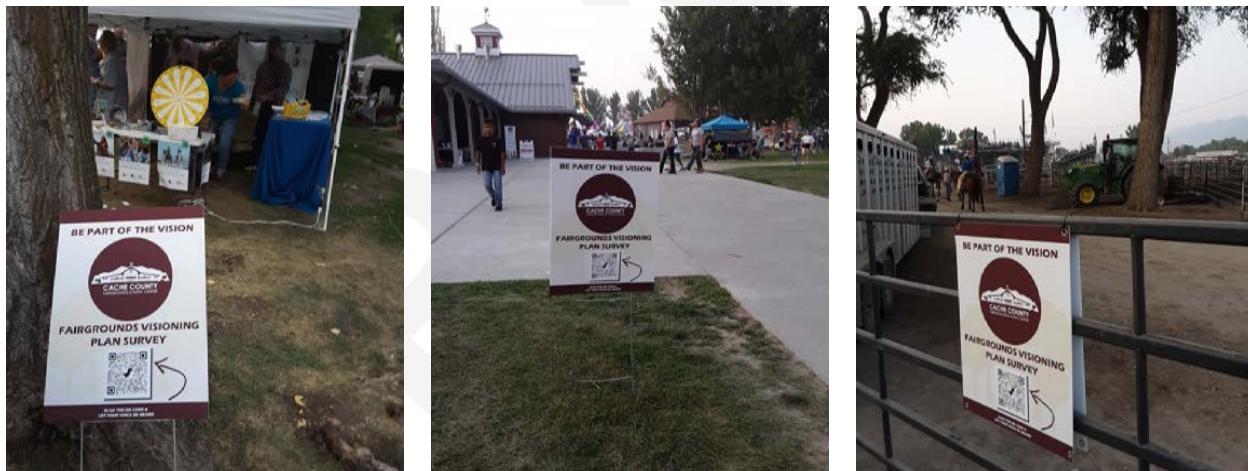
In an effort to promote greater public outreach and involvement, an informational booth was on display at the Cache County Fair on August 11-14, 2021. The displayed information shared an overview of the decisions going into the new Visioning Plan. It discussed the inventory and analysis of the fairgrounds current conditions and presented the areas of focus for new projects. The displayed posters included the main points of emphasis, concept diagrams, comparisons between the existing and proposed conditions, and a preliminary overall design.



Many patrons of the County Fair stopped by the booth to offer their thoughts, gain a deeper understanding of the project, and to take the Visioning Plan Survey. The passion of the citizens of Cache Valley was evident as they discussed this treasured community asset and its future. Many valuable opinions were shared and taken into account in the preparation of this document.

## PUBLIC SURVEY AT THE COUNTY FAIR

A public survey was conducted in an effort to involve community members and poll the opinions of fair-attendees. Using Google forms, a six question survey was developed by fairgrounds staff to test the pulse of the performance of the fairgrounds. Questions regarding parking suitability, restroom facilities, common uses for the fairgrounds and favorite park features led to a deeper and vital understanding of cherished amenities and opportunities for improvements. For survey results and information, refer to Chapter 9 of this document.



Signage with survey information was placed at several strategic locations throughout the fairgrounds during the county fair. Using a smart device, fairgoers could scan a QR code that would take them directly to the survey website. The QR code and survey information was also available on programs and day sheets at the rodeo. The survey was open from August-October 2021 and had a total of 269 responses. Descriptions of how the Visioning Plan decisions were impacted by the results of the survey can be found in Chapter 9 of this document.

DRAFT

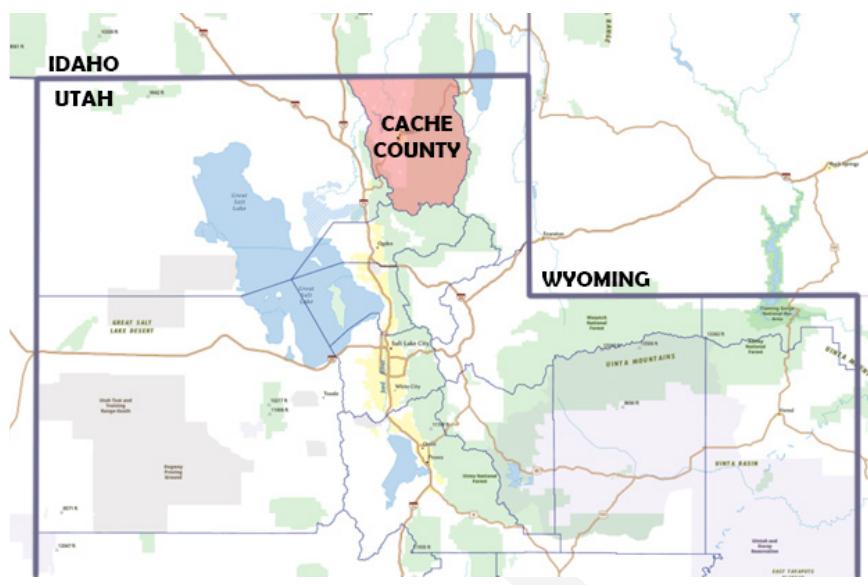


**CACHE COUNTY**  
FAIRGROUNDS & EVENT CENTER

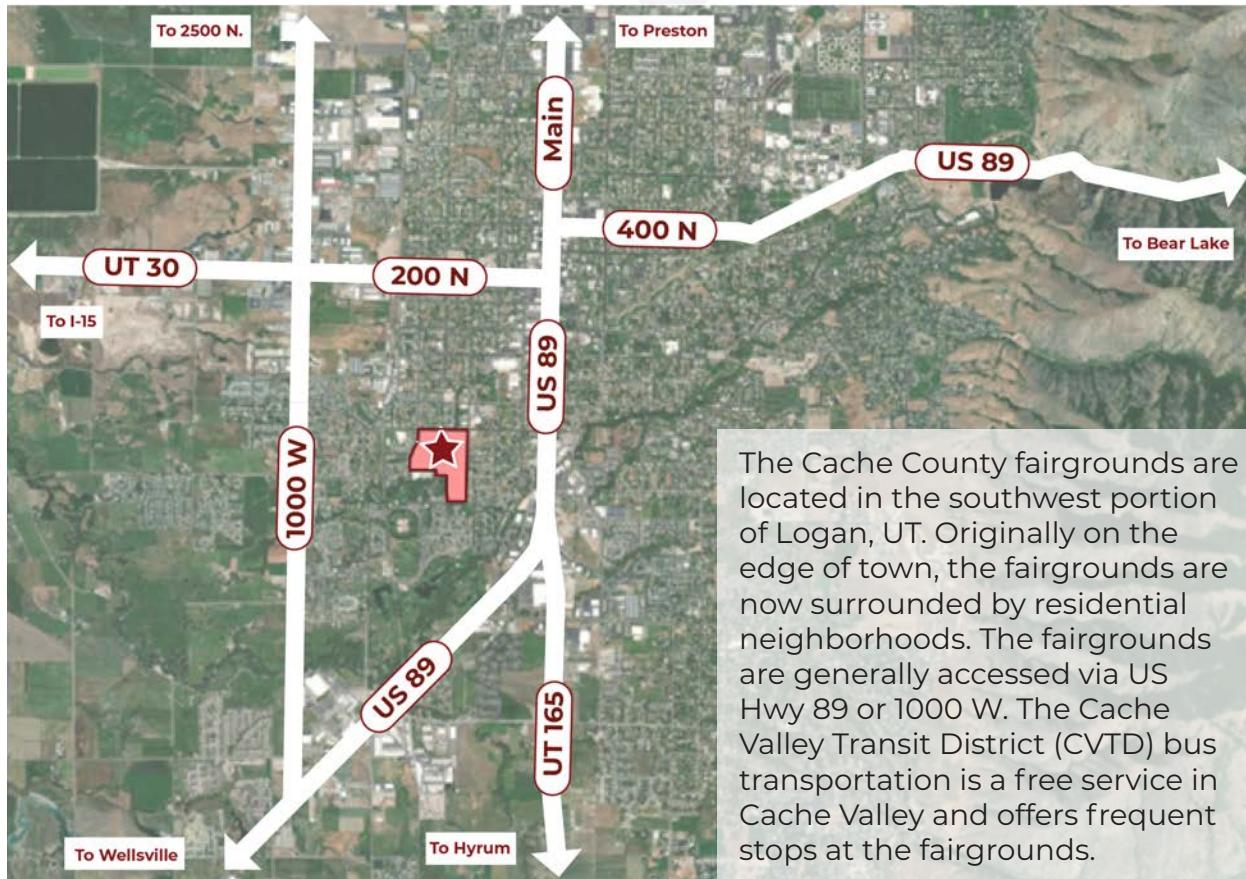
**SITE INVENTORY AND ANALYSIS**

## Vicinity Map

Cache County is located 86 miles northeast of Salt Lake City and is generally accessed via US Highway 89 from the west and US Highway 91 from the north. The map to the right shows Cache County's vicinity in comparison to northern Utah and southern Idaho, along with the regional road system. The Cache County region is primarily known for agriculture, manufacturing, trade, education, and dairying.

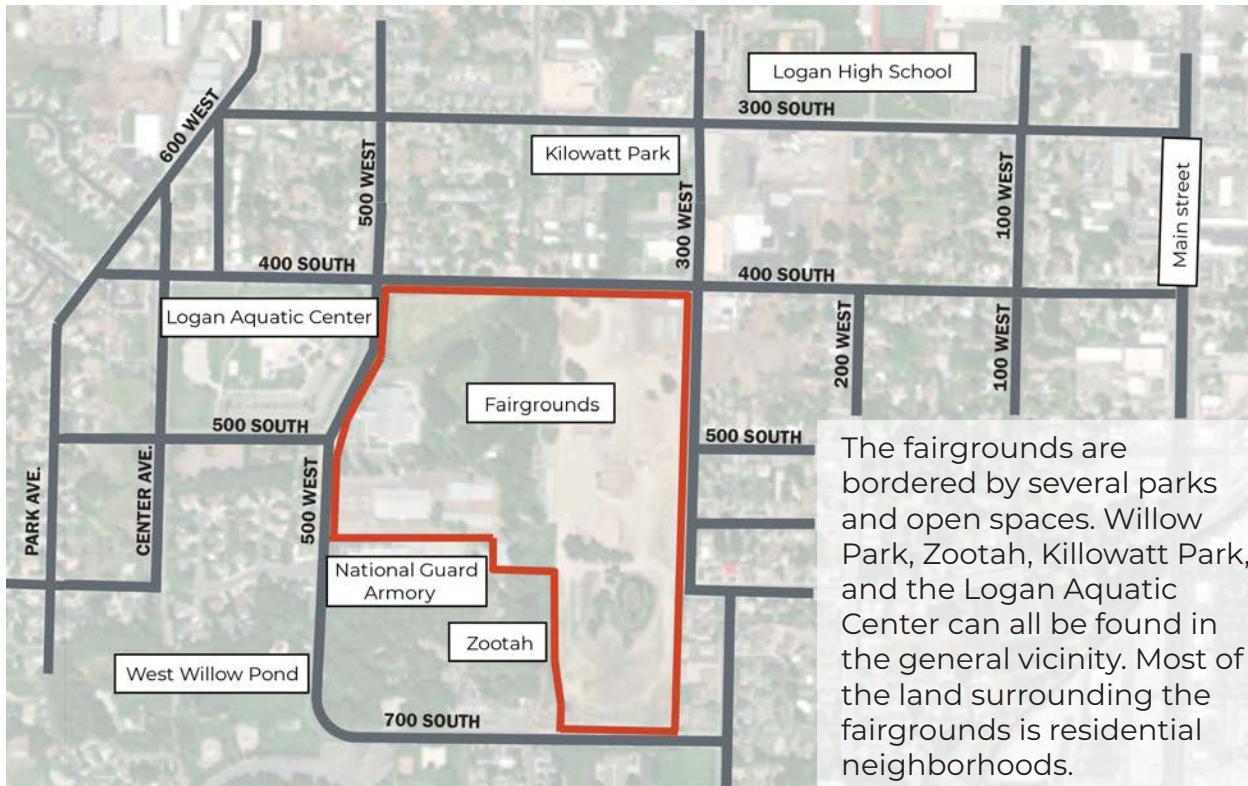


## Local Access



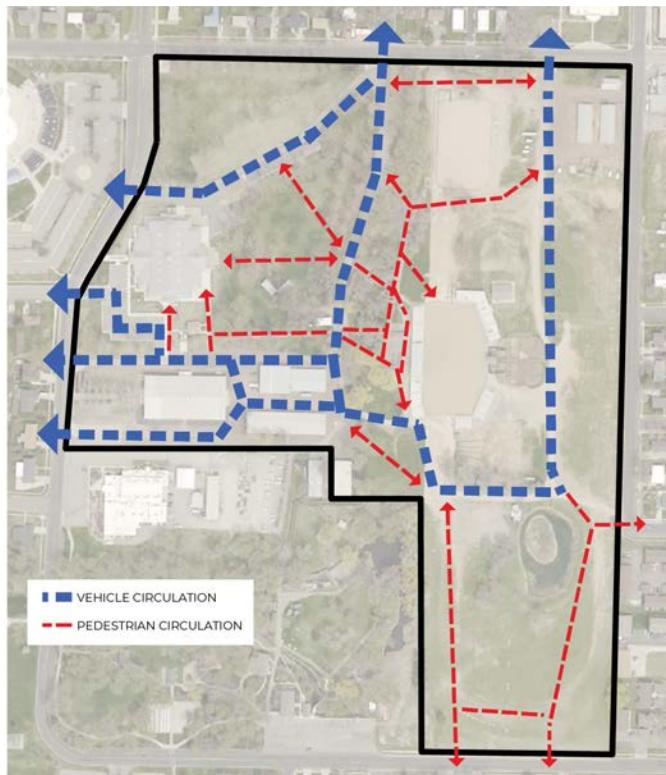
The Cache County fairgrounds are located in the southwest portion of Logan, UT. Originally on the edge of town, the fairgrounds are now surrounded by residential neighborhoods. The fairgrounds are generally accessed via US Hwy 89 or 1000 W. The Cache Valley Transit District (CVTD) bus transportation is a free service in Cache Valley and offers frequent stops at the fairgrounds.

## Local Context



## CIRCULATION

A circulation study was conducted to determine how vehicle and pedestrian traffic currently moves through the fairgrounds. This shows interactions between vehicles and pedestrians along with popular points of entry and exit. This analysis informs decisions on future roads, walkways, and wayfinding throughout the fairgrounds. Existing roads and walkways provide minimally sufficient access to most areas of the grounds, but suggestions for improved circulation are included in Chapter 6 of this document.

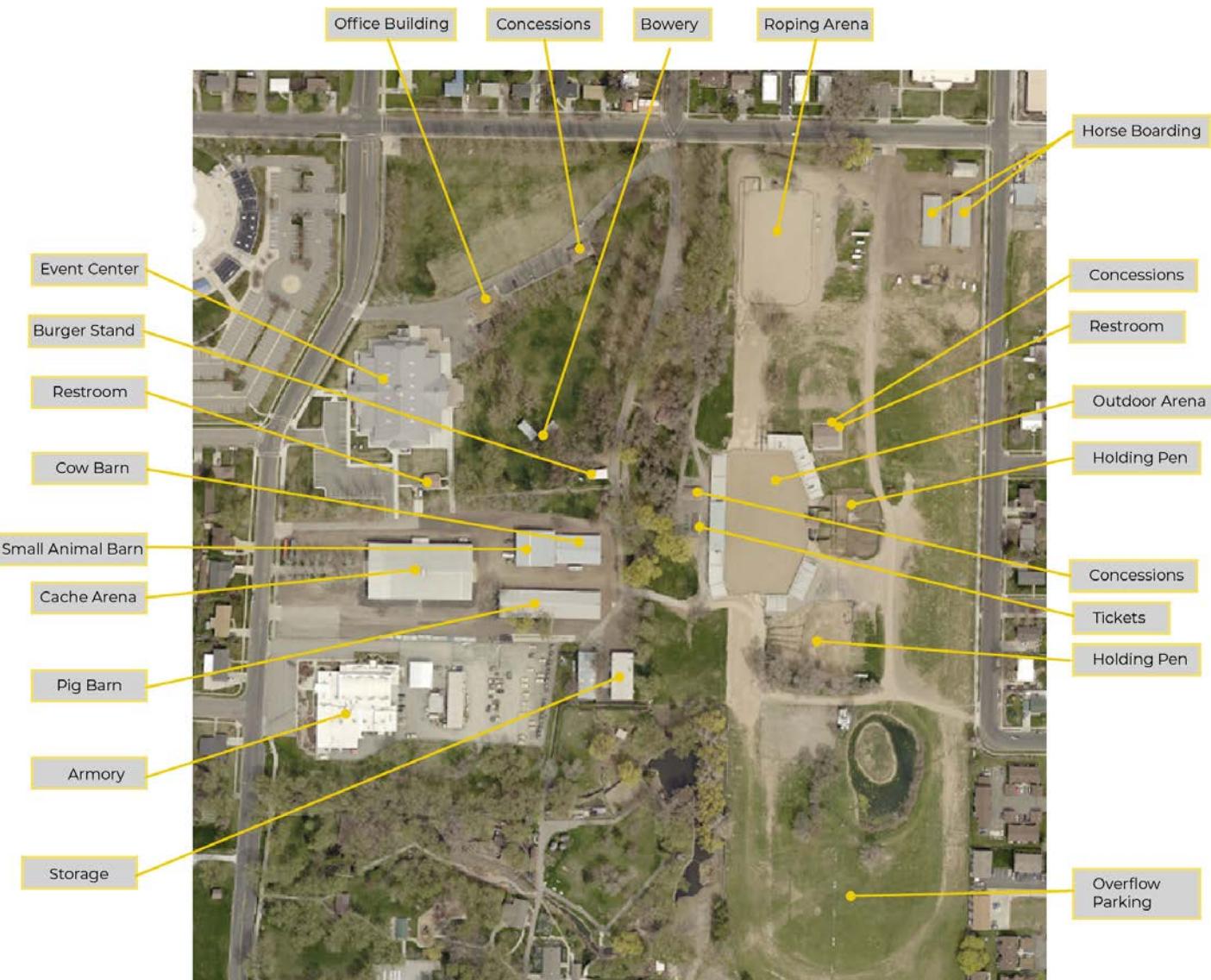


## EXISTING TREES

One of the most iconic and inviting elements of the Fairgrounds are the large trees that provide shade, temperature regulation, and a feeling of safety. A tree assessment was completed to evaluate the health and overall longevity of the existing trees on the grounds. The tree survey makes suggestions on when specific trees should be replaced in order to provide maximum use and replace older, high-risk trees and allow their replacements to become established and grow to maturity. The tree survey is included as an appendix to this document.

## EXISTING BUILDINGS

The map below illustrates the principal buildings and features existing on the fairgrounds and their general location. The majority of these buildings will remain in their current locations including some that will receive substantial upgrades or improvements. Photos of these features can be seen on the following page.



## EXISTING BUILDINGS



Cow Barn



Pig Barn



Event Center



Bowery



Indoor Arena



Small Animal Barn



Restroom Building



Rodeo Grandstands



Hay Barn



Horse Boarding Facilities



Rodeo Ticket Building



Grandstand Concessions



Burger Stand



Maintenance Building/Office



Boardwalk Concessions

## EXISTING CONDITIONS MAP



## Utilities and Infrastructure

Culinary Water	Culinary water is available at all major structures throughout the fairgrounds. A 5" mainline connects from 400 S. and runs south to the animal barns. A 4" main from 500 W. connects to the Event Center. There are (2) 2" mainlines connecting from 500 W., (1) 2" line from 400 S., and (2) 2" lines coming from 300 W. The existing culinary water supply is believed to be sufficient for the foreseeable future.
Secondary Water	The only portion of the fairgrounds with secondary water available is the overflow parking/open space area on the southernmost end of the grounds. Secondary water comes from the newly installed pump in the area. It is anticipated that a new secondary mainline will be installed and run parallel to the 5" culinary mainline from 400 S.
Electrical	Three-phase power is available to the existing Indoor Arena, Large Animal Barn, and Event Center. Single-phase power runs throughout the grounds and connects from 400 S. and 300 W. Multiple power pedestals are available in lawn areas for trailer hookups and event power.
Sewer	Sewer connections service existing restrooms and larger buildings throughout the grounds. Two(2) sewer lines come from 500 W. and service the event center, restrooms, burger stand, indoor arena, wash rack, and concessions. A sewer line from 400 W. services the office, and northern concessions. A 2" pumped sewer line from 300 W. services the restroom near the rodeo arena. Proposed projects necessitate a new sewer line from 300 W. to service the proposed indoor arena and horse boarding facilities.
Natural Gas	Natural gas is available in three(3) lines running from 500 W. One line feeds the office buildings, another feeds the event center, the third line feeds the indoor arena.
Storm Drainage	Three(3) storm-water retention areas exist on the south and west sides of the event center. A storm-water drain is also available in the parking lot in that location. It is anticipated that with the proposed paving around the animal barns, storm drainage will be necessary on the southwest corner of the future pavement. Additional storm-water retention will likely be needed in the southern overflow parking area.

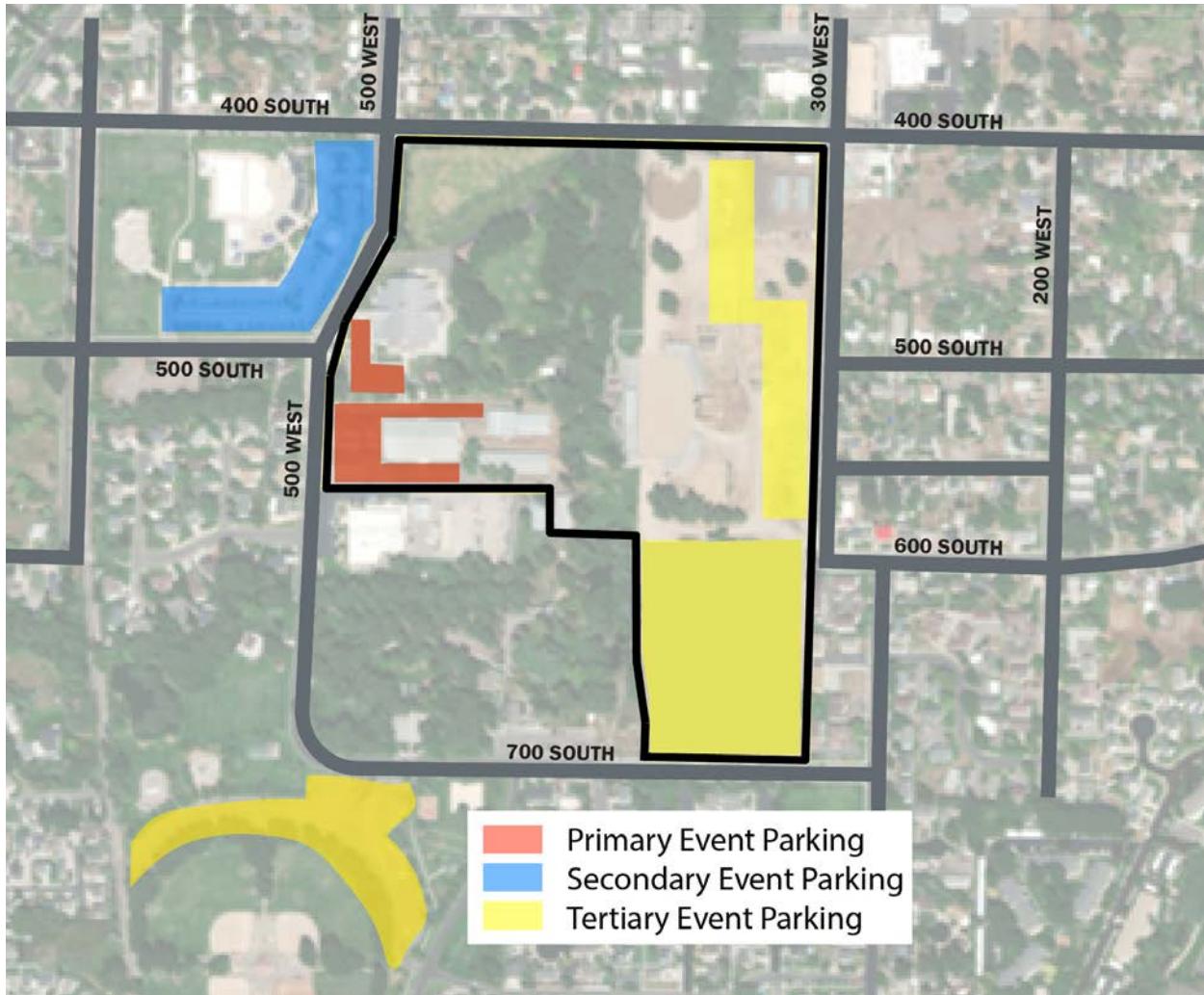
## EXISTING PARKING

Parking at the fairgrounds is multifaceted and nuanced. Event parking needs range from small family events requiring little extra parking, to larger events like the County Fair which often strains surrounding neighborhoods with its significant parking needs.



Smaller events taking place primarily at the Cache County Event Center use only the primary parking around the Event Center and Cache Arena. Secondary parking at the Logan Aquatics Center is used for larger events. The tertiary parking areas are only utilized for very large events such as the County Fair and the Cache Valley Cruise-in.

Multiple tertiary event parking areas are utilized for these events, including the open fields on the south end of the grounds and the parking areas at Willow Park. Large events requiring substantial parking can cause logistical issues, with surrounding neighborhoods being overwhelmed with patron parking. There is a need for strong organization within the existing tertiary event parking to assist in alleviating these issues.



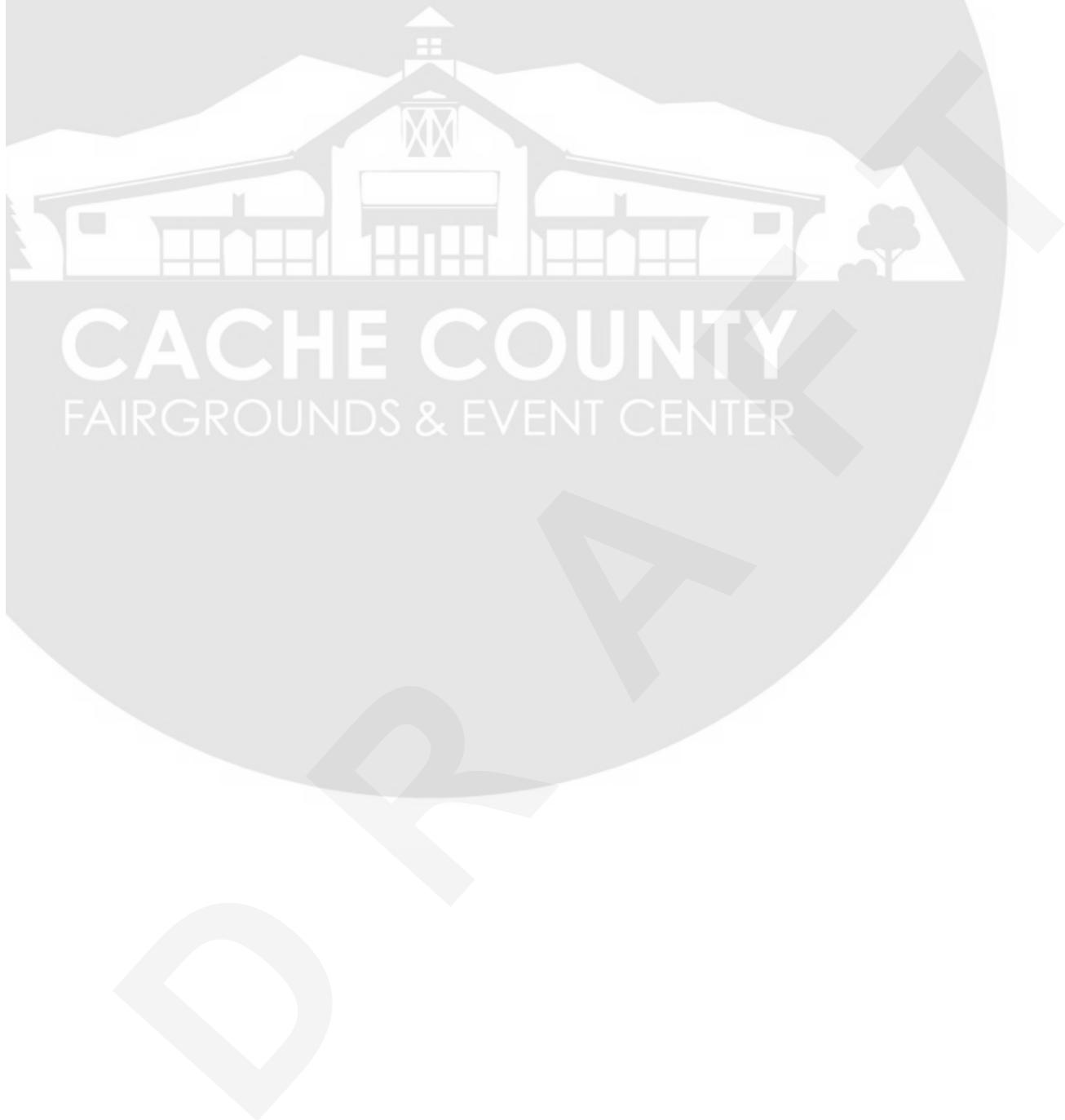
*“Another thing that I would like to see improvement in is the parking situation. For 4-H-ers, their families, people with booths, people with livestock, it is difficult to get to where they need to be quickly if there is not a parking spot for them. There are not good parking places anywhere.”*

*-Cache County Fair Survey Participant*

The Cache County fairgrounds are committed to providing a reasonable parking experience to all users of the grounds. ADA parking access is a priority around all buildings as mentioned in the Visioning Plan Design Guidelines in Chapter 8 of this document.

DRAFT

# CHAPTER 5



**DESIGN**

## DESIGN ADVANCEMENT

Multiple rounds of analysis and site inventory informed preliminary design studies that started to provide understanding for the implementation of projects and improvements to the overall site of the Fairgrounds. Conceptual and schematic designs led to the development of the preliminary plan.

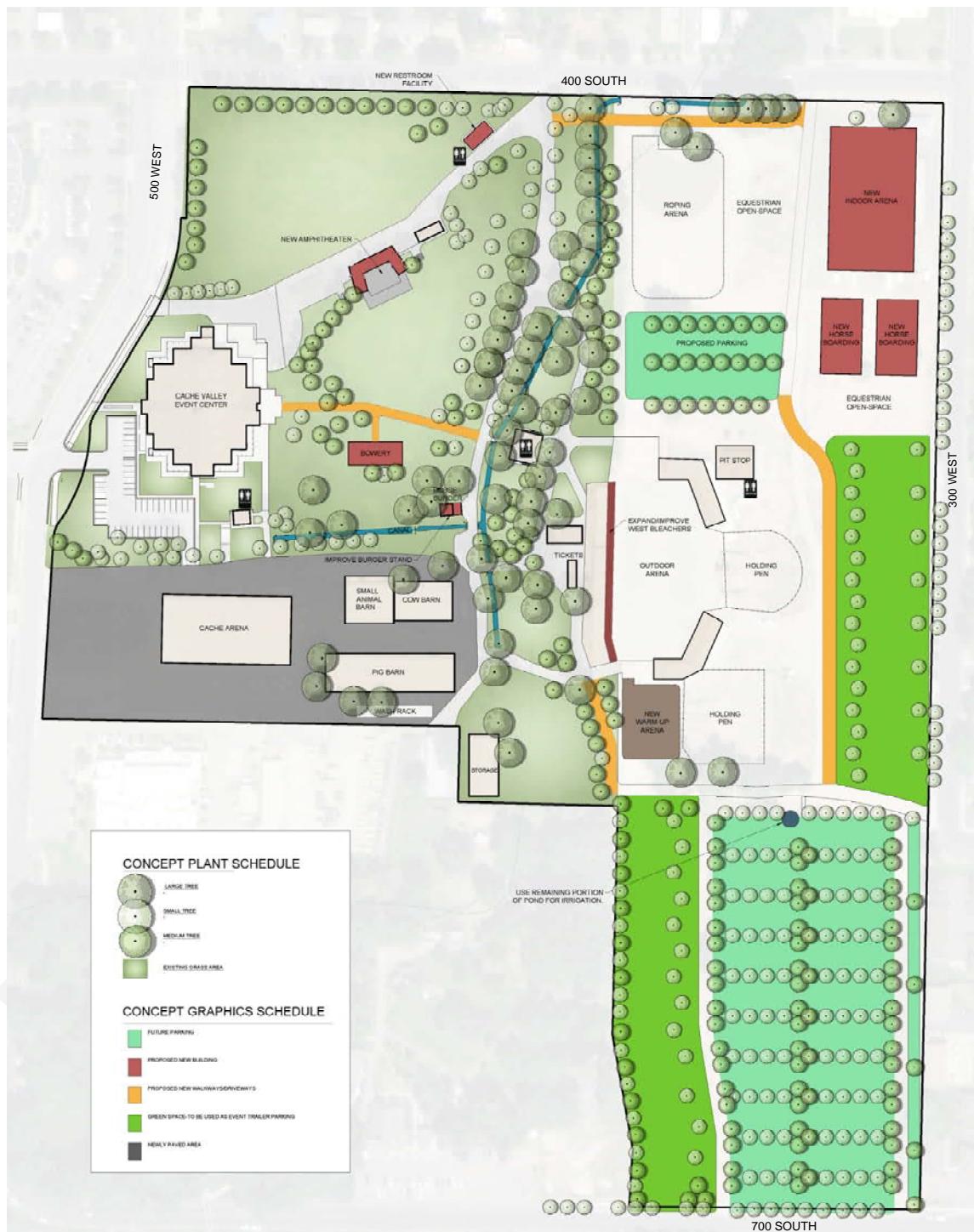


## PRELIMINARY PLAN

Using the valuable knowledge obtained in the early stages of the design process and Advisory Board review, a preferred preliminary design was developed.

The preliminary plan shows the new projects as they will be once implementation is complete. Proposed new buildings, newly paved areas, future walkways and driveways, and future parking improvements are shown in an illustrative, but instructive manner. This plan was presented in a booth at the 2021 Cache County Fair and presented to the Fairgrounds Advisory Board for their critique and review. Comments and suggestions were then applied to the master plan presented on page 37 of this document.

## PRELIMINARY PLAN



An enlarged version of this plan is available in appendix D

## MASTER PLAN

The overall illustrative master plan was produced using a condensation of ideas and feedback from all phases of design and public involvement. This plan visually communicates the site as it will be once all of the projects described in this visioning plan are implemented.

Chapter 6 of this document describes and illustrates the implementation strategy and timing of each project shown on this illustrative plan.



## ILLUSTRATIVE MASTER PLAN



An enlarged version of this plan is available in appendix D

DRAFT

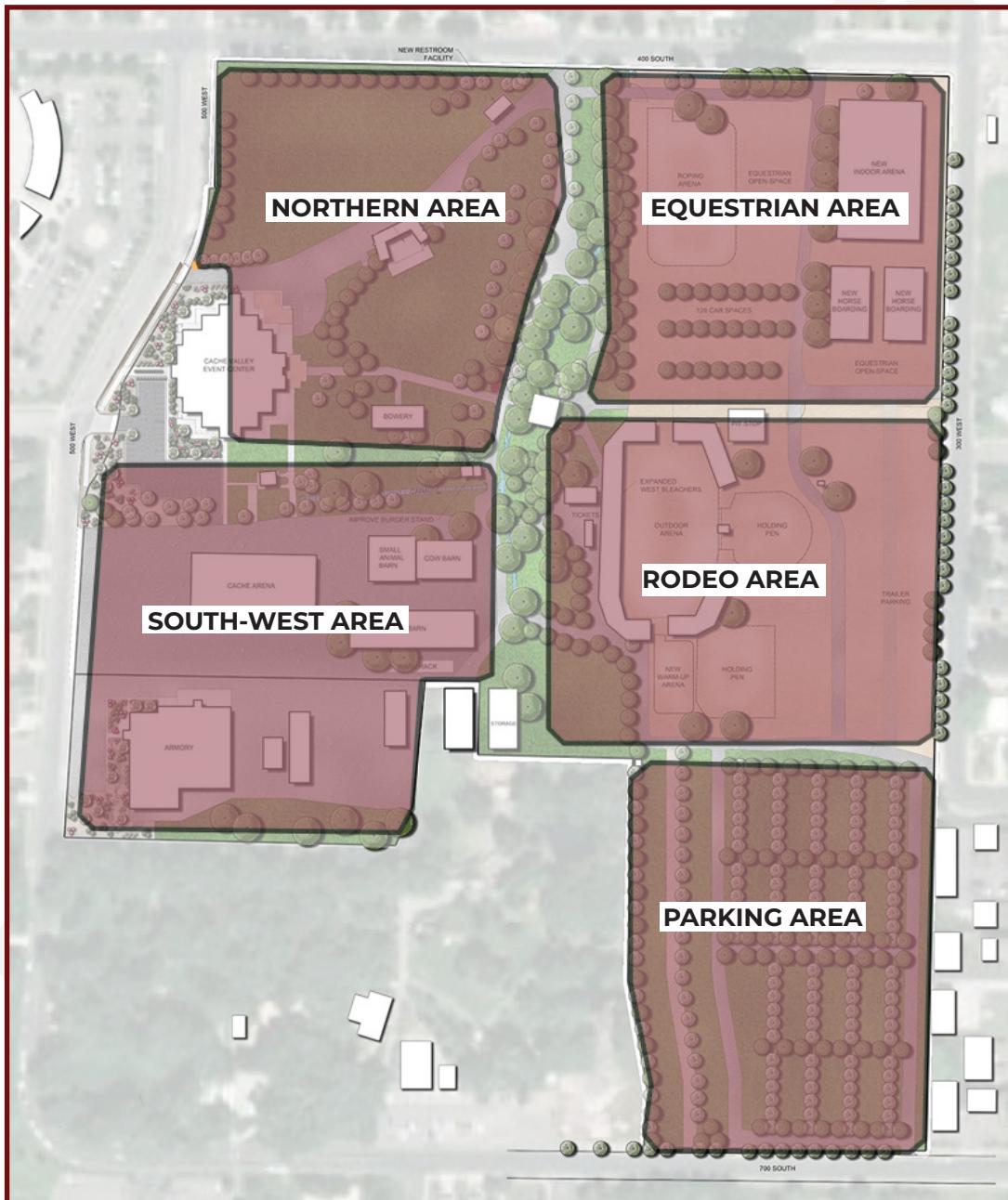


**CACHE COUNTY**  
FAIRGROUNDS & EVENT CENTER

## PROJECT IMPLEMENTATION

## PROJECT AREAS

The long-term vision of the fairgrounds will be realized in the current and future projects for updates and improvements. This section breaks down these projects by area and discusses more detailed information regarding each project.



Certain future projects pertain to the full site of the fairgrounds. Improved walkways, roadways, and overall circulation will facilitate greater access to all areas of the grounds and enhance the experience of the user.

## FULL SITE



In addition to the improved circulation suggested on the following page, improved access to other local amenities should be explored and implemented. Enhanced connectivity to Willow Park, Zootah, the Logan Aquatic Center and other locations within walking distance of the fairgrounds should be explored. Tying these clustered landmarks together will provide greater function and utilization for all spaces involved. Logan City's existing sidewalk and trail plans should also be reviewed to ensure that fairgrounds circulation plans connect with city routes.

## INSTALL NEW ROADWAYS AND WALKWAYS FOR IMPROVED CIRCULATION

New walkways and roadways will improve the overall circulation of foot and vehicle

- A** traffic throughout the fairgrounds and minimize traffic conflicts. A walkway connection from the east side of the Event Center to the Central Restroom building will provide a strong central axis for tent and booth organization during larger events. It will also provide paved access to the new Bowery structure.
- B** A new roadway on the north end of the grounds will connect the existing north entrances together, allowing one to be used mainly for pedestrian traffic, and the other for vehicle traffic. A bridge over the canal will be constructed to accommodate this new roadway.
- C** A new roadway will connect the current road through the equestrian area to 300 west and provide two entrances and exits to the area when the remainder of the fairgrounds are closed for events.



- D** Additional roadways will be developed on the east side of the grounds to provide more organization for contestant trailer parking and circulation during larger events.
- E** A walkway will connect the improved southern parking area to the southwest corner of the rodeo arena. This will decrease the conflicts between pedestrian circulation and contestants entering the arena.
- F** New gravel or asphalt drive lanes will be placed in the improved parking area to provide a delineation between areas to be parked in and areas for circulation. This will reduce congestion in the area and maximize the space for parking.

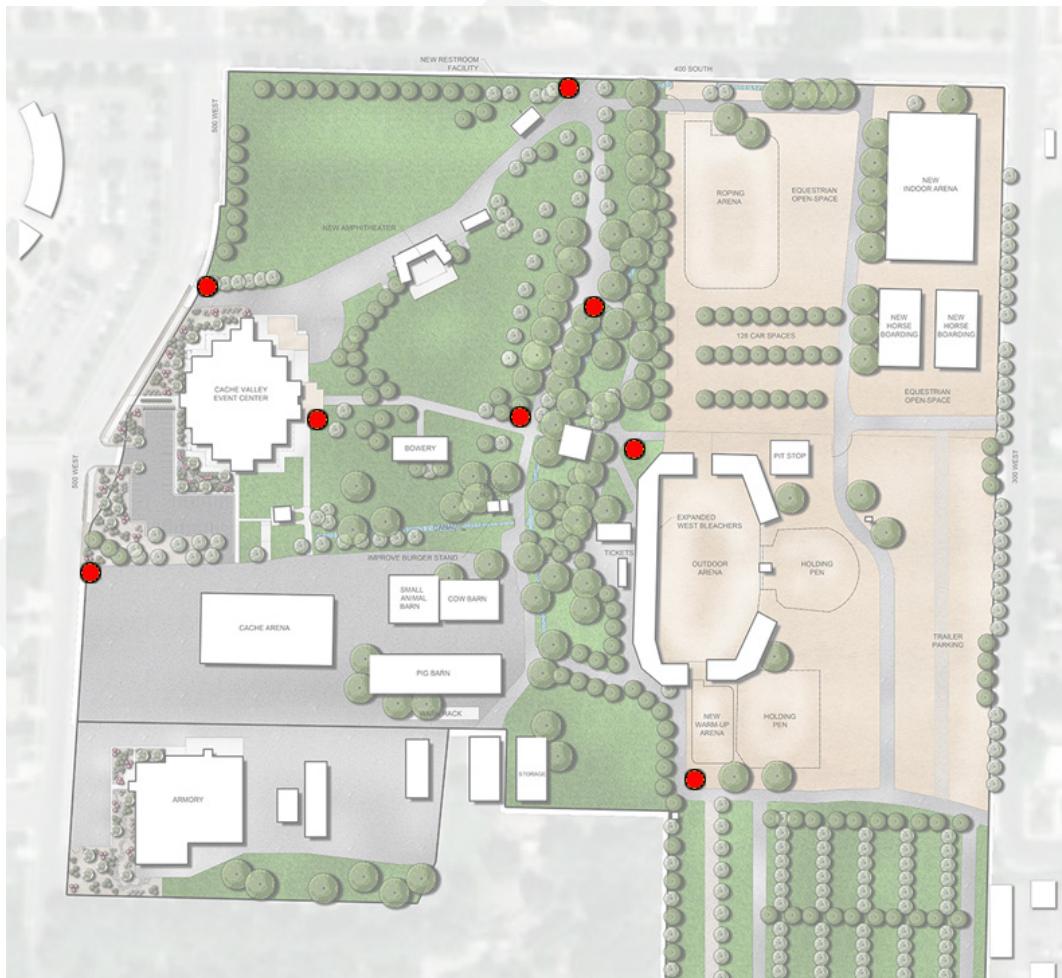
## INSTALL WAY FINDING KIOSKS

Way finding kiosks will be placed throughout the fairgrounds to improve circulation and ease-of-use. Kiosks will display and provide information on movement throughout the grounds and have options for temporary information that is specific to certain seasonal events.

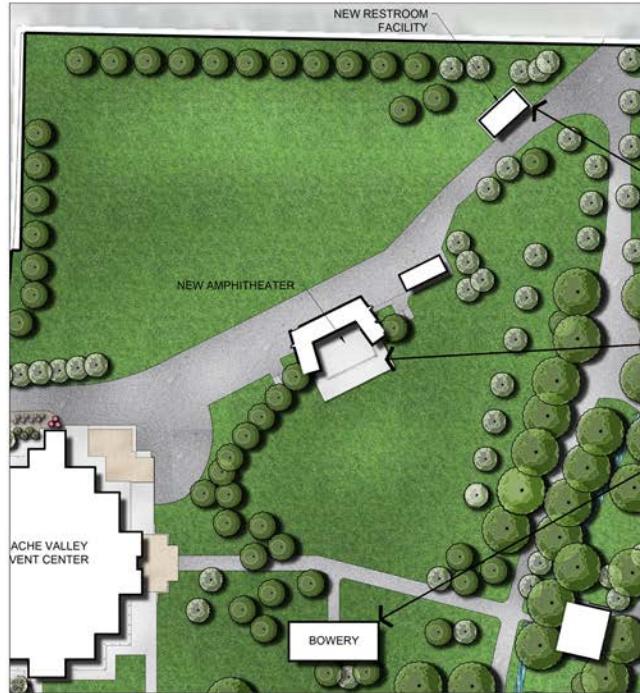


The image to the left shows an example of what the way finding kiosks on the fairgrounds might look like.

The map below illustrates locations for way finding kiosks to be placed. Kiosks will be located at strategic junctions to improve traffic circulation and make the fairgrounds more user-friendly.



## NORTHERN AREA



NEW RESTROOM TO SERVICE  
NORTH END OF FAIRGROUNDS  
AFTER DEMOLITION OF OFFICE

BUILD NEW ENTERTAINMENT  
STAGE(AMPHITHEATER)

UPDATE/RELOCATE BOWERY

### NEW RESTROOM TO SERVE NORTH END OF FAIRGROUNDS AFTER DEMOLITION OF OFFICE BUILDING

An approximately 2,200 sq ft. restroom will be constructed that houses eight toilet/urinals and a drinking fountain. This facility will be near the north gate of the fairgrounds. Specific plans and designs for the building will be developed as funding and time-frame permit.

## BUILD NEW ENTERTAINMENT STAGE

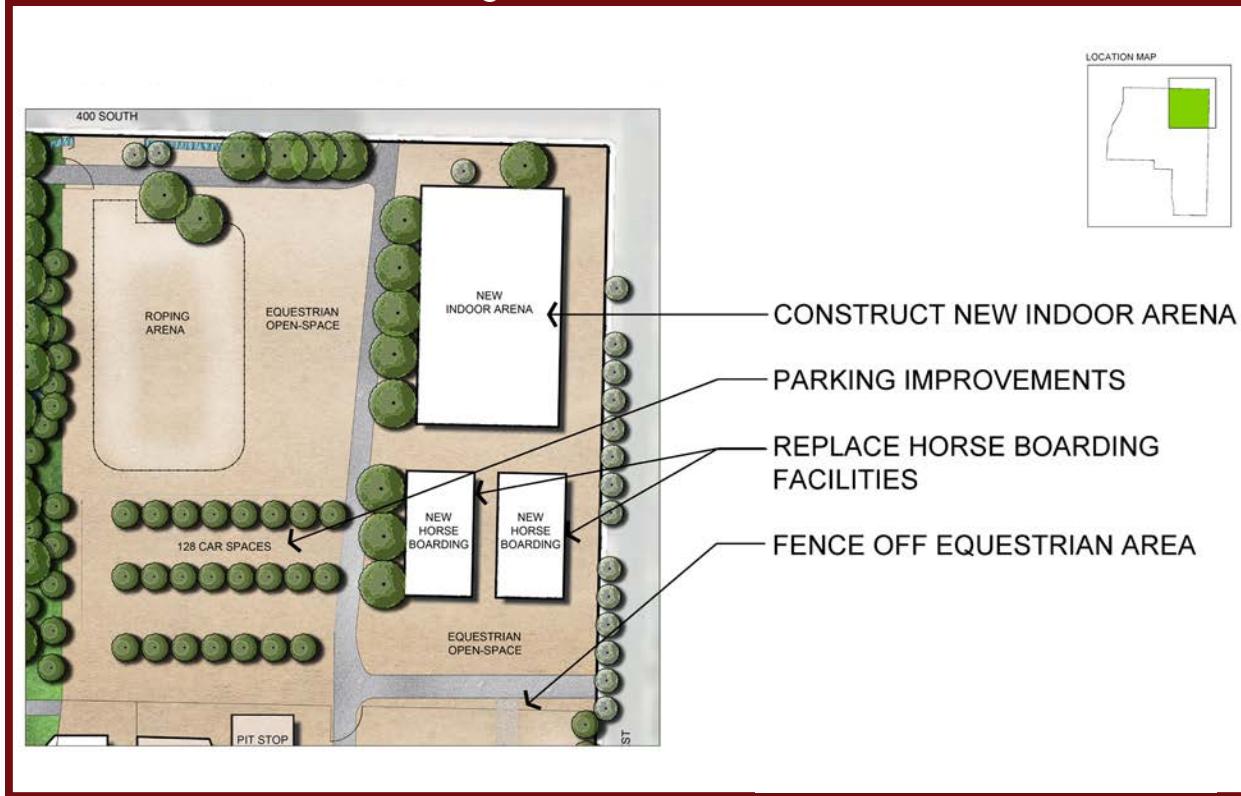
After the purchase of Armory property which will allow for the relocation of the fairgrounds maintenance building, a new production type amphitheater stage will be built where the maintenance building now stands. It will be located near where the existing maintenance building is to the east of the Cache Valley Events Center. The new amphitheater will be utilized for concerts and entertainment during the fair as well as other events. Specific plans and designs will be developed as funding and time-frames permit.



## UPDATE/RELOCATE BOWERY

The current configuration and construction of the bowery is outdated. This project replaces the existing structure with a more modern construction that is both visually appealing, and functional for groups and gatherings. In contrast to the existing bowery, the updated version will have one larger roof with better lighting and the possibly other amenities.

## EQUESTRIAN AREA



### CONSTRUCT NEW INDOOR AREA

Build a new, updated indoor arena with built-in seating, attached restrooms, and a concession area. The proposal would be to build it on the northeast corner of the fairgrounds that would put all of the equestrian areas in one general location and reduce the interface hazards between people and animals. This new arena would also free up the existing indoor arena to provide a more permanent option for hosting non-equestrian indoor events. Specific plans and designs will be developed as funding and time-frames permit.

## PARKING IMPROVEMENTS

Provide improved parking organization to the equestrian area of the grounds. The area of discussion is used as vendor parking for larger events and can become congested and create logistical problems. Strategically planted trees will provide an organic solution to this problem. The trees can be used to organize drive lanes and parking sections of the area. Temporary tape or barricades can be used in between the trees to inform drivers of the appropriate drive/parking pattern. The trees will also provide shade and add to the park-like ambiance of the remainder of the fairgrounds.

## REPLACE HORSE BOARDING FACILITIES

Construct two new long-term horse boarding facilities just south of the location for the new indoor arena on the northeast corner of the fairgrounds. Stalls for the new boarding facility should provide adequate ventilation with windows on the top and bottom of stalls. Stalls should allow for proper socialization, while providing opportunities for privacy as well. An ideal stall size of 12'x12' should be considered. Opportunities for turnout and free-range exercise should be provided for superior equestrian conditions.



Individual Stall Example

## FENCE OFF EQUESTRIAN AREA

Isolate the equestrian area and provide access from the street while limiting access to the remainder of the fairgrounds. This will allow equestrian area users to access their animals at any point while the remainder of the fairgrounds are shut down for private or ticketed events. See plans for location and layout.

## SOUTHWEST AREA



- REPLACE BURGER STAND
- REPLACE LIVESTOCK BARNS
- UPDATE INTERIOR OF INDOOR ARENA
- PAVE AREAS AROUND INDOOR ARENA AND ANIMAL BARNS
- NEW STORAGE STRUCTURE ON ARMORY PROPERTY
- WATER-WISE DEMONSTRATION GARDEN

### REPLACE BURGER STAND

Replace or upgrade the existing burger stand so that it meets current codes and provides the necessary amenities for those who will use it to sell items at events. The current burger stand is outdated and does not meet current code. Specific plans and designs will be developed as funding and time frames permit.

---

## **REPLACE LIVESTOCK BARNs**

Construct one large open building to house all livestock during the fair and rodeo. This updated structure will also provide a facility to be rented and utilized during the warmer months when the fair is not taking place. This area could be used for temporary horse stalls, swap meets, flea markets, livestock shows, etc. This new structure would use the location of the footprint of the current livestock barns.

## **UPDATE INTERIOR OF EXISTING INDOOR ARENA**

When constructed in the early 90s, this building was one of the first indoor arenas in the area. The use of the building as a horse arena creates a high humidity environment which creates issues with moisture in the wall materials. This leads to rust and other corrosive issues. This project would remove all of the drywall and existing insulation, and install a foam insulation which then would transfer the dew point from somewhere in the wall to the exterior. This updated interior would also enhance the visual quality and functionality of the arena to serve as an extension of the Cache Valley Event Center during certain annual events.

## **PAVE AREAS AROUND EXISTING INDOOR AREA AND ANIMAL BARNs**

Pave areas around current indoor arena and animal buildings allowing the surrounding areas to be better maintained and cleaned. It will also allow for better parking organization when it is utilized as overflow parking for the event center. The parking areas discussed are currently surfaced with crushed asphalt which turns muddy and often times gets tracked to many areas of the fairgrounds, including the event center. Paving these areas will also allow for a more efficient diversion of storm water runoff.

## **NEW STORAGE STRUCTURE ON ARMORY PROPERTY**

After purchase of Armory property, a new storage building will be constructed on the eastern side of the newly acquired property. This three sided structure will function as storage for fairgrounds equipment and supplies to protect them from the elements and potential weather damage. Specific plans and designs will be developed as funding and time frames permit.

## **WATER-WISE/POLLINATOR DEMONSTRATION GARDEN**



A water-wise and pollinator demonstration garden will serve as an educational tool for the citizens of Cache County and provide a beautiful entrance to the grounds from 500 west.

As drought continues to persist in the Inter-mountain West, simple measures can be taken by homeowners and commercial agencies to reduce water use and conserve the resources available to the county. This low-water garden will provide opportunities for visitors to gain a stronger understanding of the beautiful variety of plants that grow well in the region and require little water. Signage will be placed throughout the gardens to provide information on plants and their beneficial uses in the landscape.

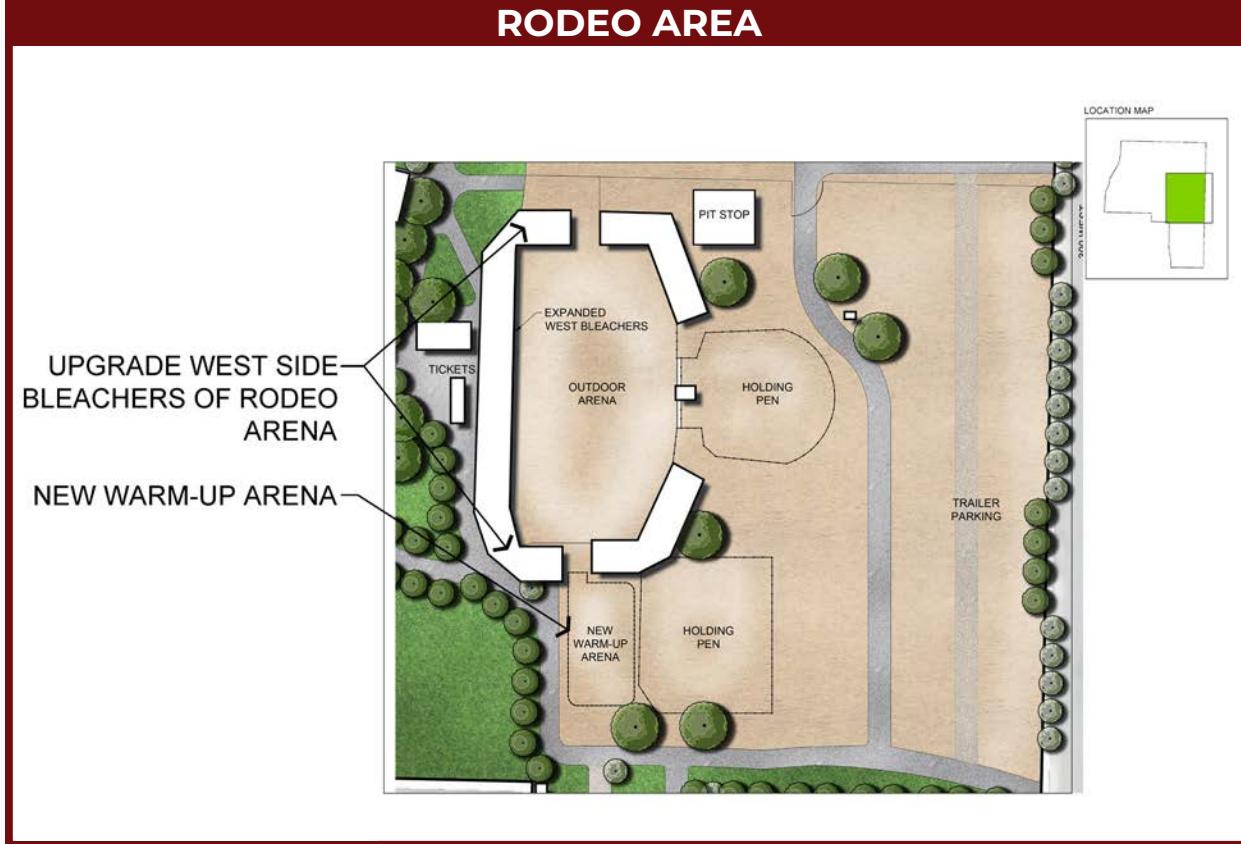
This garden installation will take place in phases. Phase 1 will be developed on the newly acquired Armory property. Phases 2 & 3 will be carefully planned contingent upon the success of phase 1 as an asset to the community. Phase 2 will also serve as a storm water collection area.

The County should seek partnership with USU Extension and the Cache Water District to plan, fund, and manage this garden.

The Cache Valley Event Center boasts beautiful architecture and truly captures the essence of Cache Valley. This new demonstration garden will frame this striking building with well maintained plantings that pay homage to the native vegetation and nature in the area.



## RODEO AREA



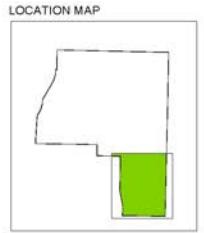
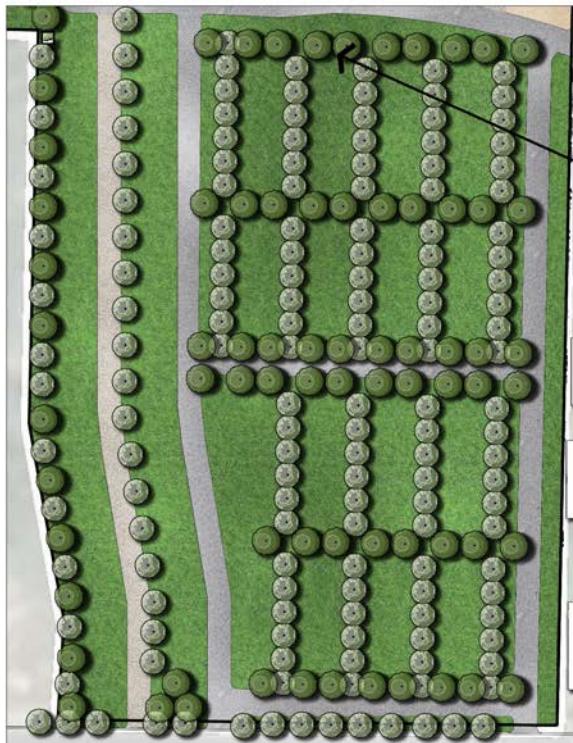
### UPGRADE WEST SIDE OF BLEACHERS OF RODEO ARENA

Upgrade the west side bleachers of the rodeo arena by completely replacing the current stands. The new stands will wrap around at the north and south ends and increase the number of rows from 15 to 20. A steeper bleacher angle will provide better sight lines and an increased capacity. ADA accessibility improvements, seat backs, and additional covered seating will increase comfort for spectators, and provide an enhanced experience for all users. Specific plans and designs will be developed as funding and time frame permit.

### NEW WARM-UP AREA

Create a small open arena located on the southern end of the rodeo arena for the warm up of participants. There is currently no warm-up area on the south end which creates a safety hazard with participants and animals entering the rodeo arena while crossing the public access to the east bleachers. An upgraded walking path configuration will also help to alleviate rodeo participant interface with spectators.

## PARKING AREA



FILL THE RESERVOIR

PARKING AREA IMPROVEMENTS  
(THROUGHOUT)



### FILL THE RESERVOIR

This project is currently underway and will be completed soon contingent upon material availability. The pond will be filled and leveled to provide a larger space for parking and park use. Concrete boxes for the storm water drains will be placed on the site to ensure adequate drainage. Throughout this process, the water source will be relocated to the west by the fence to remove it from the middle of the proposed parking area.

## PARKING AREA IMPROVEMENTS

Parking improvements were one of the main areas of focus throughout the planning process. The southern portion of the fairgrounds has served as event parking during the larger events of the summer. Vehicles enter one of the two south entrances and park somewhere in the open field that is not being used for campers. This ad hoc parking style has provided adequate parking capacity in the past, but now requires greater organization to maximize the space available.

The western portion of the parking area will be used for trailer parking. A single drive isle through the center of the trailer area will provide both pull-through and back-in parking options to maximize capacity and traffic flow.

Paved or gravel drive isles will be added to increase circulation around the parking area. These roadways will clearly delineate the areas for driving and the areas for parking.

Strategically planted trees will provide the structure and organization for the event parking. The trees can be used to organize drive lanes and parking sections of the area. Temporary tape or barricades can be used in between the trees to inform drivers of the appropriate drive/parking pattern. The trees will also provide shade and add to the park-like ambiance of the remainder of the fairgrounds.



## PARKING DIAGRAMS

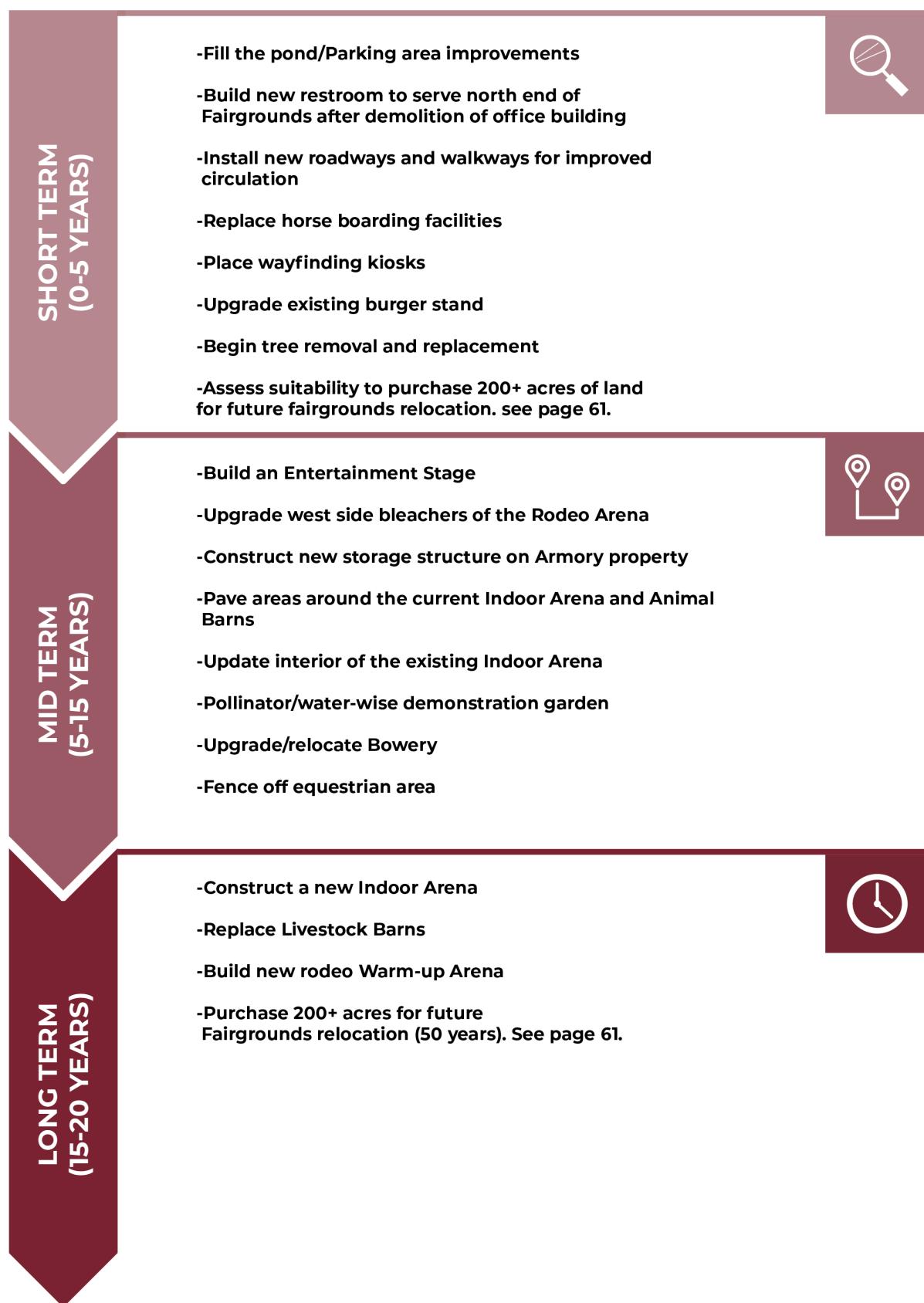
The parking solution shown below maximizes the parking capacity for the area without contributing to a heat island effect, or causing storm water runoff problems. This organic solution of keeping grass and planting new trees will ensure a natural and enjoyable amenity to be used throughout the year while also providing the organization needed during large events. If organized in an effective manner, this new parking layout will provide approximately 600 car parking and 40 trailer parking spots.

The diagram below shows a parking layout with approximate locations to maximize the space devoted to parking. This layout helps get a rough feel for the layout and organization of the space and gives an idea of how many vehicles could fit in the location.

The images to the right are examples of grass parking areas which have been organized to enhance the usability of the area and increase parking capacity.



## PROJECT TIMELINE





DRAFT



## CACHE COUNTY FAIRGROUNDS & EVENT CENTER

### FUTURE CONSIDERATIONS

## The Future of the Fairgrounds

The general outlook for Fairgrounds in the Inter-mountain West is positive (Shockley, 2005). This is mostly due to strong support from the community. It is apparent that the Cache County Fairgrounds are a foundational benefit for the citizens of the County. In order to continue to serve this purpose, it is vital for the Fairgrounds to continue an exploration for improved ways to meet the needs of a growing and ever-changing population.

### Short Term

In addition to the projects and improvements discussed in this visioning plan, additional utility and infrastructure updates will be ongoing. There is potential for a secondary water line to be installed through the center of the grounds that will necessitate an irrigation design and plan for how to best utilize this new system. Additional improvements to lighting, sewer, electrical access, and Wi-Fi as technology advances and needs accelerate.

In past years, the Fairgrounds has been host to a popular disc golf course. Conflicts between disc golf and other events have caused Fairgrounds staff to reevaluate the suitability of a disc golf course within the Fairgrounds.

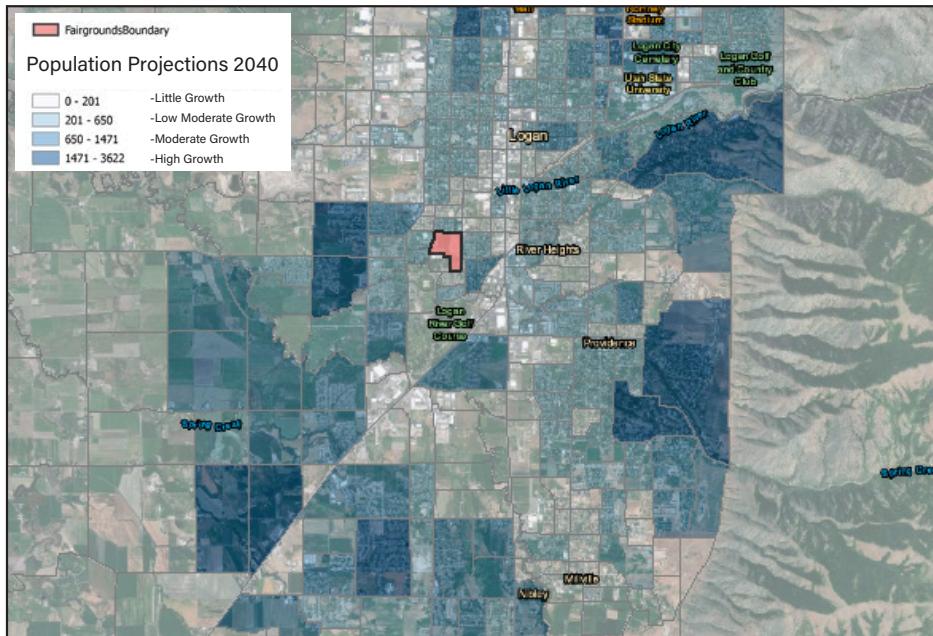
Implementation of the projects should begin by securing funding, plans, and contractors for the short-term plans as discussed in Chapter 6. A vital portion of setting some of the fairgrounds plans and projects in motion is the acquisition of the National Guard Armory property just south of the fairgrounds. This acquisition has been in discussion for years and some of the projects in the visioning plan must wait until this asset is secured as part of the fairgrounds.

Zootah's long-range plan calls for the zoo to find a new, larger location. If Zootah vacates its current location, which is owned by Logan City, the County should discuss the potential for acquiring that land for potential fairgrounds expansion.



## Long Term

The population in Cache Valley is projected to grow substantially in the next 20 years. As shown on the map to the right, much of the growth (shown in blue) is projected to take place on the outskirts of areas that are currently populated. Access to the fairgrounds and parking availability will likely become more strained and difficult to accommodate.



This indicates a need to evaluate the effectiveness of the Fairgrounds' current location long-term. The survey results found in Chapter 9 illustrate how heavily utilized the fairgrounds are. While this demonstrates the importance of the grounds, it also brings to light the potential for overlap and conflict of the many activities taking place on a regular basis. Substantial demands for events and park activities particularly during the summer months brings into question the suitability of the fairgrounds current size and location long term, and underscores the need to plan now for a new, much larger facility for the long-term future.



## PROSPECTIVE FUTURE

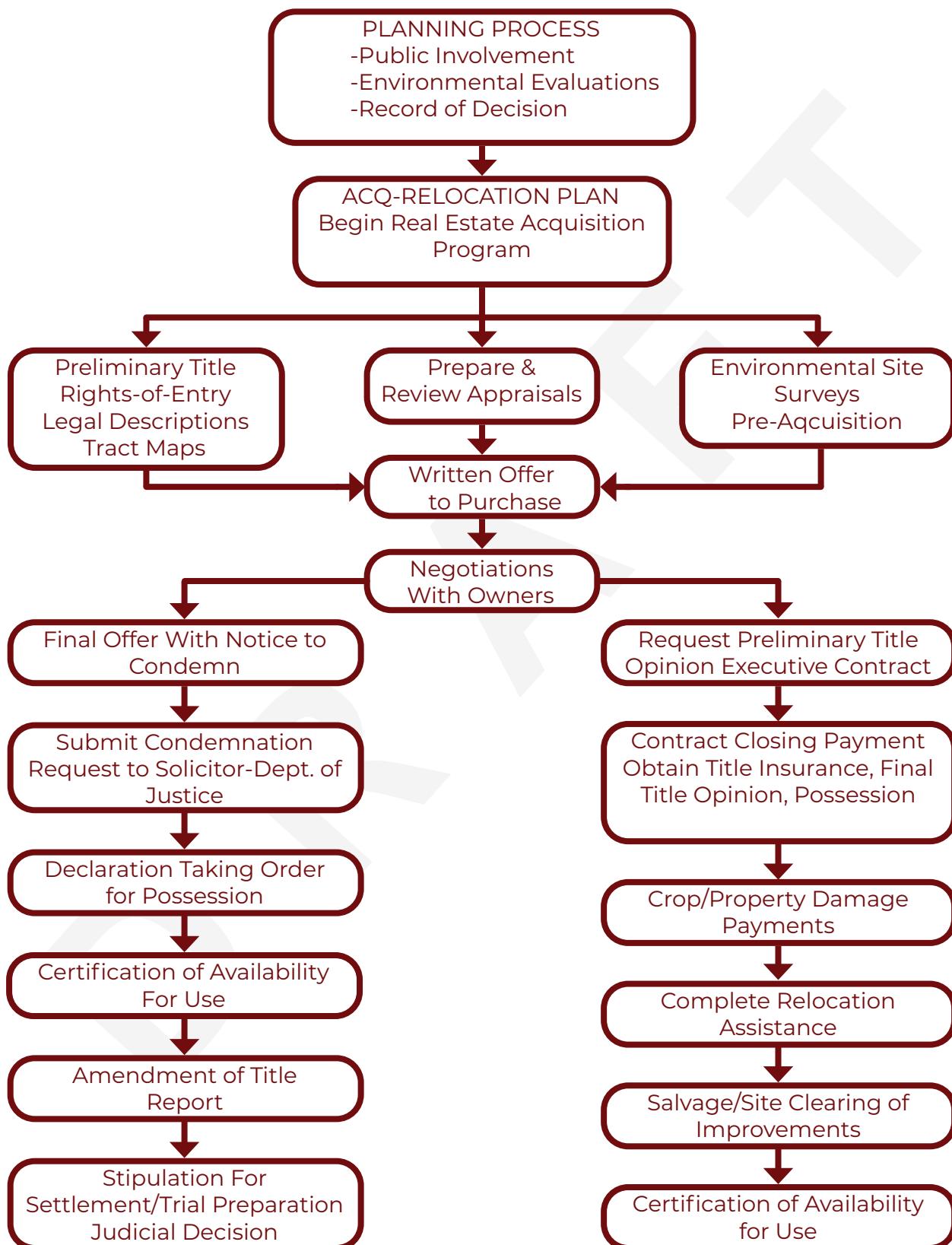
The Fairgrounds current location is iconic. It holds a strong heritage and countless memories for the citizens of Cache Valley. Within the next 50 years, the County must assess the need to begin development on a new location for the Fairgrounds. An early intervention in planning and development can allow for infrastructure to be put in place well before an actual location change would be executed. Mature trees and a strong sense of identity take time to grow. Early planning may prove indispensable in developing a future site for the Fairgrounds.

Suggested steps towards the potential future of relocating the fairgrounds include:

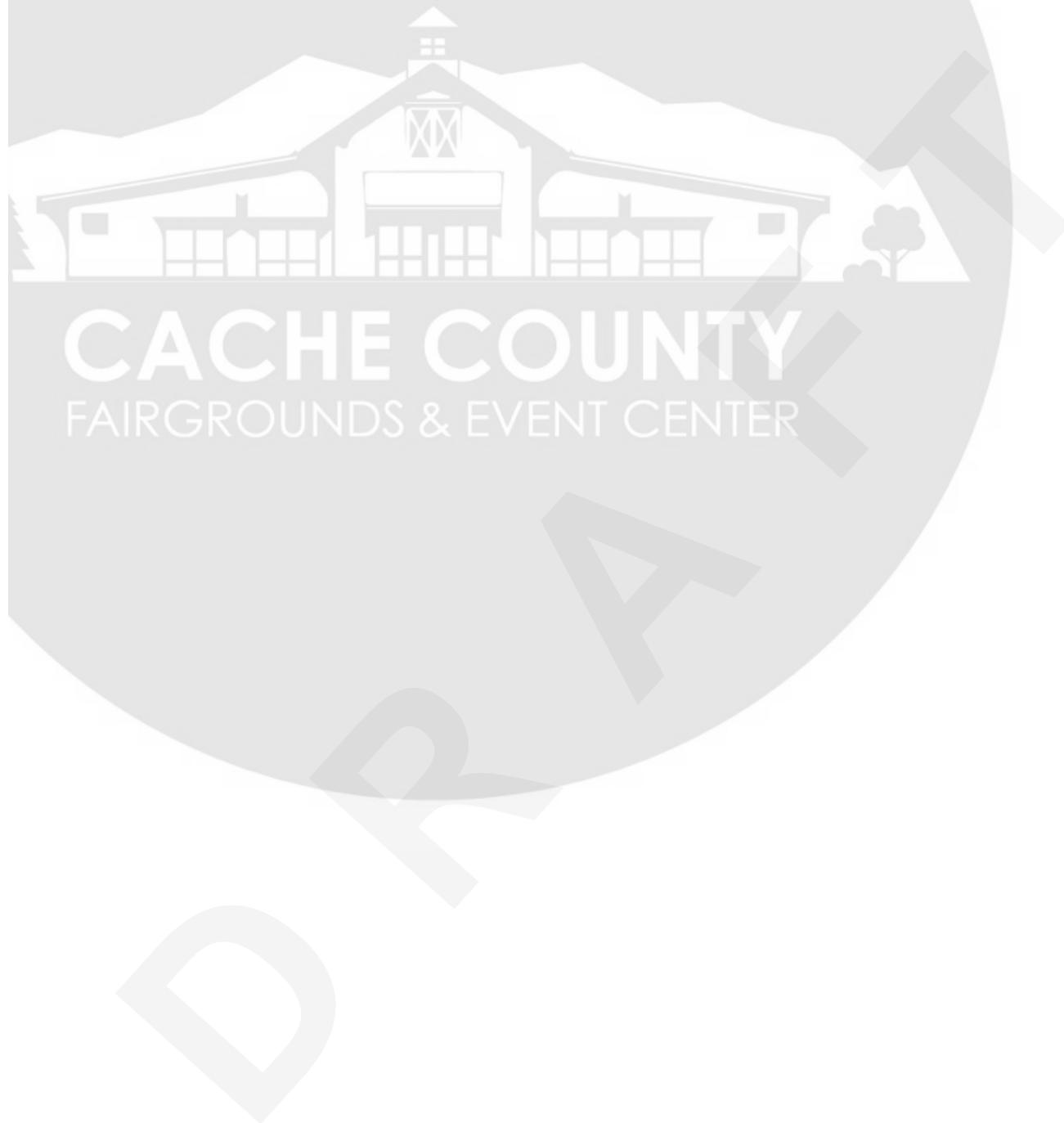
- Establish needs and parameters for a potential future site.
- Enlist public involvement.
- Assess feasibility of selling the portion of the fairgrounds east of the rodeo arena to fund the acquisition of a future site.
- Determine rough time frame for a potential move.
- Identify and secure a site
- Begin planning process for establishing infrastructure at a future site.
- Install basic irrigation and plant trees.

The land acquisition chart on the following page is based on a figure in the Land Acquisition Guidelines handbook established by the U.S. Bureau of Reclamation.

## LAND ACQUISITION PROCESS



DRAFT



## DESIGN GUIDELINES

## DESIGN CHARACTER

- All new or updated buildings/structures should match the style and feel of the Cache County Event Center.
- Preserve iconic 'park-like' atmosphere.

## LANDSCAPING

- Preserve atmosphere by maintaining existing trees in a healthy and safe manner.
- All new non-turf landscaping areas should be planted with low-water use plants where feasible.
- Use landscape areas for storm-water management where possible.
- Reduce water use through efficient irrigation practices.

## CIRCULATION & ACCESS

- Maintain and provide easy access to the fairgrounds during predictable, regular hours.
- Use way-finding signage to enhance flow throughout the grounds and between buildings.
- Provide adequate pedestrian transitions between highly used spaces.
- Ensure safe circulation routes for pedestrians and service vehicles.
- Ensure all buildings and structures are ADA accessible.

## PARKING

- All parking areas should ensure appropriate storm water runoff to collection areas.
- Use landscape buffers in parking areas to minimize heat island effect.
- Provide adequate bike parking near buildings.
- Provide ADA accessible parking near high-use buildings.

## SAFETY & SECURITY

**The following CPTED (Crime Prevention Through Environmental Design) principles should be referenced:**

- **Natural Surveillance**-The concept of putting “eyes on the street,” making a place unattractive for offenders who wish to commit crime with impunity. Creating clear sightlines through street design, landscaping, lighting, and site design optimizes the potential for natural surveillance.
- **Access Control**-Refers to controlling who goes in and out of a neighborhood, park, building, and other places. Access control includes focusing on formal and informal entry and exit points in buildings or parking areas (fencing, access gates) and signifying entrance ways to parks and neighborhoods (hedging and other types of landscaping or design).
- **Territorial Reinforcement**-The concept of creating and fostering places that are adopted by the legitimate users of the space (i.e. they take ownership), making it less likely for people who do not belong to engage in criminal or nuisance behavior at that location. This can be achieved by clearly marking public, private, and semi-public areas through landscaping.
- **Maintenance & Management**- Related to the neighborhood’s sense of ‘pride of place’ and territorial reinforcement. The more dilapidated an area, the more likely it is to attract unwanted activities. The maintenance and the ‘image’ of an area can have a major impact on whether it will become targeted.

## LIGHTING

- **Provide adequate and appropriate lighting throughout the fairgrounds to ensure safety.**
- **Ensure parking areas are properly lit.**
- **Provide pedestrian lighting along pathways and around buildings.**
- **Avoid excessive glare, light trespass, and light pollution by adopting and following a dark sky policy.**
- **Provide sufficient lighting at all entrances to the grounds.**

DRAFT

# CHAPTER 9

## APPENDICES

DRAFT

A. References.....	72
B. ImageCredits.....	74
C. Public Survey Information.....	76
D. Enlarged Plans.....	80

## REFERENCES

---

Adams, J., Greenwood, D., Thomashow, M. & Russ, A. (2017, June 6). Sense of Place. In A. Russ & M. E. Krasny (Eds.), *Urban environmental education review*. [Prerelease]. Cornell University Press via The Nature of Cities. <https://www.thenatureofcities.com/2016/05/26/sense-of-place/>

The value of “negative” space: The modernist public space of Oscar Niemeyer’s international fairgrounds complex -Docomomo Australia. (n.d.). Retrieved February 3, 2021, from <https://docomomoaustralia.com.au/dcmm/article-the-value-of-negative-space-the-modernistpublicspaceof-oscar-niemeyers-international-fairgrounds-complex/>

Bolitzer, B., & Netusil, N. R. (2000). The impact of open spaces on property values in Portland, Oregon. *Journal of Environmental Management*, 59(3), 185–193. <https://doi.org/10.1006/jema.2000.0351>

Capelli, M. H. (n.d.). Recreational impacts on coastal habitats: Ventura county fairgrounds, California. 21.

Carmona, M. (2019). Principles for public space design, planning to do better. *Urban Design International*, 24(1), 47–59. <http://dx.doi.org.dist.lib.usu.edu/10.1057/s41289-018-0070-3>

Carmona, M., Heath, T., Tiesdell, S., & Oc, T. (2010). *Public places, Urban spaces: The dimensions of urban design*. Routledge.

Clements, J. (n.d.). Conserving water through modular planting: Water-wise templates for ogden’s residential front yard. 111.

Colorado Center for Community Development (2022, May). Delta county fairgrounds master plan. <https://www.deltacounty.com/DocumentCenter/View/13881/2022-Delta-County-Fairgrounds-Draft-Master-Plan>

CRSA, Fehr & Peers, Civil Solutions Group, VBFA, Sine Source. (2015, August) Campus master plan: Utah State University Uinta Basin. <https://www.usu.edu/facilities/files/planning-design-and-construction/USUUintah-Basin-Campus-Master-Plan.pdf>

Jackson, J. B. (1994). A sense of place, a sense of time. In *A Sense of Place, a Sense of Time* (pp. 151-163). New Haven: Yale University Press.

Koohsari, M. J., Mavoa, S., Villanueva, K., Sugiyama, T., Badland, H., Kaczynski, A. T., Owen, N., & Giles-Corti, B. (2015). Public open space, physical activity, urban design and public health: Concepts, methods and research agenda. *Health & Place*, 33, (75–82). <https://doi.org/10.1016/j.healthplace.2015.02.009>

Landmark Design Team (2017, March 9). Summit county fairgrounds master plan. <https://www.summitcounty.org/DocumentCenter/View/7246/Master-Plan---Fairgrounds?bidId=>

Logan Simpson (2016, October) The rRanch: Larimer county fairgrounds and events complex master plan. [http://onegreatcountytoplay.com/docs/The%20Ranch%20Public%20Input%20Rpt\\_161004.pdf](http://onegreatcountytoplay.com/docs/The%20Ranch%20Public%20Input%20Rpt_161004.pdf)

Marcus, C. C., & Francis, C. (1997). *People Places: Design guidelines for urban open space*. John Wiley & Sons.

---

Markin Consulting & Keffer/Overton Fairgrounds Planners, Inc. (2019, March 5). Benton county fairground master plan study. [ashx?t=fg&rid=BentonCountyEventCenter&f=2019\\_BCF\\_Master\\_Plan\\_Study\\_Final.pdf](http://ashx?t=fg&rid=BentonCountyEventCenter&f=2019_BCF_Master_Plan_Study_Final.pdf)

Mehta, V. (2014). Evaluating public space. *Journal of Urban Design*, 19(1), 53–88. <https://doi.org/10.1080/13574809.2013.854698>

National Crime Prevention Council. (2003, October). Crime prevention through environmental design guidebook. <https://www.ncpc.org.sg/images/media/CPTED.pdf>

Nause, C. D. (2013). Fairgrounds or community: A cabin owners' perception of place [M.L.A., Mississippi State University]. <https://search.proquest.com/docview/1352785765/abstract/B9E9A5EDF6334866PQ/1>

Norton, R. K. (2008). Using content analysis to evaluate local master plans and zoning codes. *Land Use Policy*, 25(3), 432–454. <https://doi.org/10.1016/j.landusepol.2007.10.006>

PhD, G. D. R., & Bernard, M. A. (2013). Environmental gerontology: Making meaningful places in old age. Springer Publishing Company.

Shockley, A. E. (n.d.). The utilization of fairgrounds, past, present, and future in five western states. 166.

Siefker, S. (1994). A master plan for the Indiana State Fairgrounds: A celebration of urban open space revitalization. [https://cardinalscholar.bsu.edu/bitstream/handle/handle/188853/S53\\_1995SiefkerScottL.pdf?sequence=1&isAllowed=1](https://cardinalscholar.bsu.edu/bitstream/handle/handle/188853/S53_1995SiefkerScottL.pdf?sequence=1&isAllowed=1)

Smith, L. C. (n.d.). USU equine-assisted activities and therapies facilities designed master plan.

Stevens, Q. (2007). The Ludic City: Exploring the potential of public spaces. Routledge.

Taylor, B. T., Fernando, P., Bauman, A. E., Williamson, A., Craig, J. C., & Redman, S. (2011). Measuring the quality of public open space using Google Earth. *American Journal of Preventive Medicine*, 40(2), 105–112. <https://doi.org/10.1016/j.amepre.2010.10.024>

Thompson, C. W. (2002). Urban open space in the 21st century. *Landscape and Urban Planning*, 60(2), 59–72. [https://doi.org/10.1016/S0169-2046\(02\)00059-2](https://doi.org/10.1016/S0169-2046(02)00059-2)

Trowell, I. (2019). 'Anything off the bottom shelf': Ephemeral fairgrounds and material swag. *Journal of Material Culture*, 24(3), 313–333. <https://doi.org/10.1177/1359183519836142>

Urban tree risk management: A community guide to program design and implementation. (2003). USDA Forest Service, Northeastern Area, State and Private Forestry.

WGM Group & A & E Architects (2018, May 24) Missoula county fairgrounds design guidelines. [https://static1.squarespace.com/static/59bc472df9a61ebc1fe389d3/t/5b0db240562fa72bdd6d2957/1527624292578/MCFG+Design+Guidelines\\_May+24\\_Web+Version.pdf](https://static1.squarespace.com/static/59bc472df9a61ebc1fe389d3/t/5b0db240562fa72bdd6d2957/1527624292578/MCFG+Design+Guidelines_May+24_Web+Version.pdf)

## IMAGE CREDITS

---

### COVER

#### a. Fireworks

<https://bloximages.chicago2.vip.townnews.com/auburnpub.com/content/tncms/assets/v3/editorial/8/40/8404e961-5bd4-5ac2-921d-212f5934c13f/5ec8427c22fef.image.jpg?resize=1200%2C883>

#### b. Cache County Fair Carnival

<https://www.cachevalleydaily.com/wp-content/uploads/2020/07/Cache-County-Fair-Carnival.jpg>

#### c. Rodeo Flag

<http://www.orneveien.org/nikon-d700/2011-08-13-3523-cache-county-rodeo-flag-excellent.jpg>

#### d. Cache County Event Center

<https://www.designwestarchitects.com/cache-county-fairgrounds>

### PAGE 9

#### a. Historic Buildings

[https://npr.brightspotcdn.com/dims4/default/688a645/2147483647/strip/true/crop/1200x698+0+0/resize/1760x1024!/format/webp/quality/90/?url=http%3A%2F%2Fnprbrightspot.s3.amazonaws.com%2Flegacy%2Fsites%2Fupr%2Ffiles%2F201708%2F5984f9736a74d.image\\_.jpg](https://npr.brightspotcdn.com/dims4/default/688a645/2147483647/strip/true/crop/1200x698+0+0/resize/1760x1024!/format/webp/quality/90/?url=http%3A%2F%2Fnprbrightspot.s3.amazonaws.com%2Flegacy%2Fsites%2Fupr%2Ffiles%2F201708%2F5984f9736a74d.image_.jpg)

#### b. Historic Fairgrounds

<https://bloximages.chicago2.vip.townnews.com/hjnews.com/content/tncms/assets/v3/editorial/e/7d/e7dd355c-6669-5edf-b9ba-48cb9c870dc5/5984f972efeb5.image.jpg?resize=843%2C500>

#### c. German POWs

<https://www.cachevalleydaily.com/wp-content/uploads/2020/02/f634f94734adbae5f4343a7bad7db56f-300x295.jpg>

### PAGE 11

#### a. Cache County Fair Carnival

<https://www.cachevalleydaily.com/wp-content/uploads/2020/07/Cache-County-Fair-Carnival.jpg>

### PAGE 17

#### a. Cache County Event Center

<https://www.designwestarchitects.com/cache-county-fairgrounds>

---

## **PAGE 51**

a. Utah State Teaching Garden

[https://gardentraveler.com/content/images/wordpress/2013/03/Utah-State\\_Teaching-Garden.jpg](https://gardentraveler.com/content/images/wordpress/2013/03/Utah-State_Teaching-Garden.jpg)

b. Courtyard Garden

<https://extension.usu.edu/botanicalcenter/images/Courtyard-Garden.png>

c. Low Water Garden

<https://encrypted-tbn1.gstatic.com/images?q=tbn:ANd9GcS6wGeBFwiXnJlfgdMQy9kKvTJSDIuvQCdfZ1m-1RrluJlmhr9R>

## **PAGE 55**

a. Sudspave Grass Install

[https://www.abggeosynthetics.com/wp-content/uploads/Sudspave\\_Grass\\_Install.jpg](https://www.abggeosynthetics.com/wp-content/uploads/Sudspave_Grass_Install.jpg)

b. Geoflor crop

<https://www.geoplastglobal.com/wp-content/uploads/2018/03/Geoflor-crop.jpg>

## **PAGE 61**

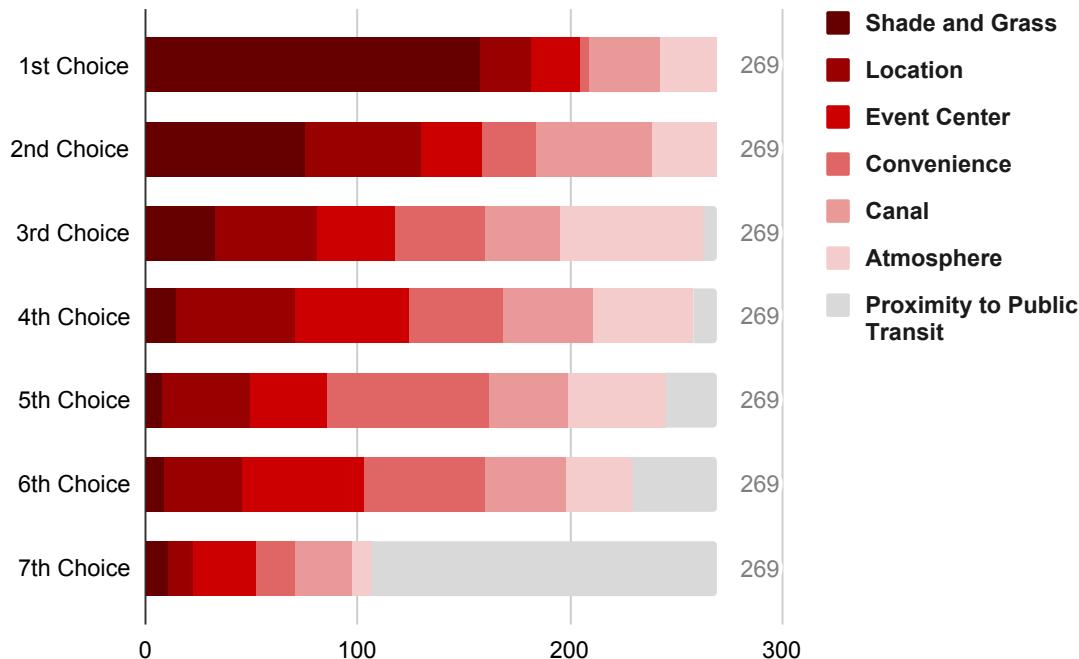
a. Spring is coming cache valley utah

<https://atto.scrolller.com/spring-is-coming-cache-valley-utah-4759x2301-oc-cuz2bjzh3v.jpg>

## SURVEY INFO

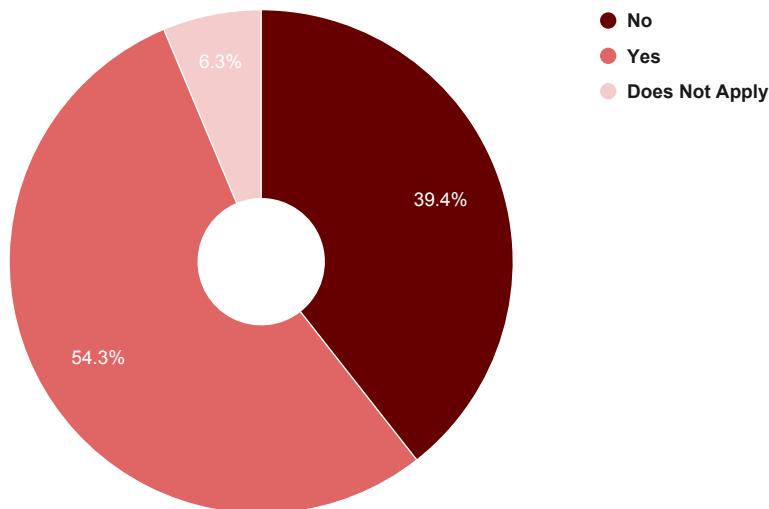
Using Google forms, a six question survey was developed by fairgrounds staff to test the pulse of the performance of the fairgrounds. Questions regarding parking suitability, restroom facilities, common uses for the fairgrounds and favorite park features led to a deeper and vital understanding of cherished amenities and opportunities for improvements. The results of this survey are presented and illustrated in the following sections.

### In order of importance, rank the following 7 features of the Fairgrounds.



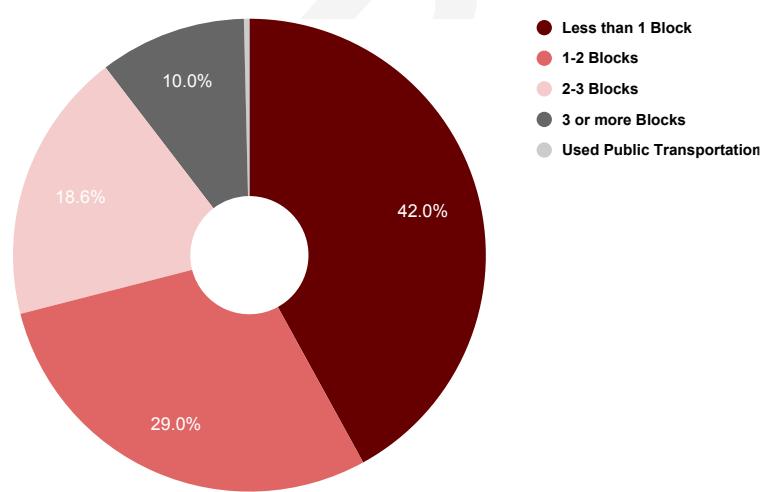
As anticipated, shade and grass ranked the highest for the most people as the most important feature of the fairgrounds. These results confirmed that the general atmosphere and environment is of the highest importance to fairgrounds users. Location and use of the Event Center are also a medium to high priority. Proximity to public transit is low priority in comparison to the other options presented.

## **Were you pleased with the parking situation during your visit to the Fairgrounds?**



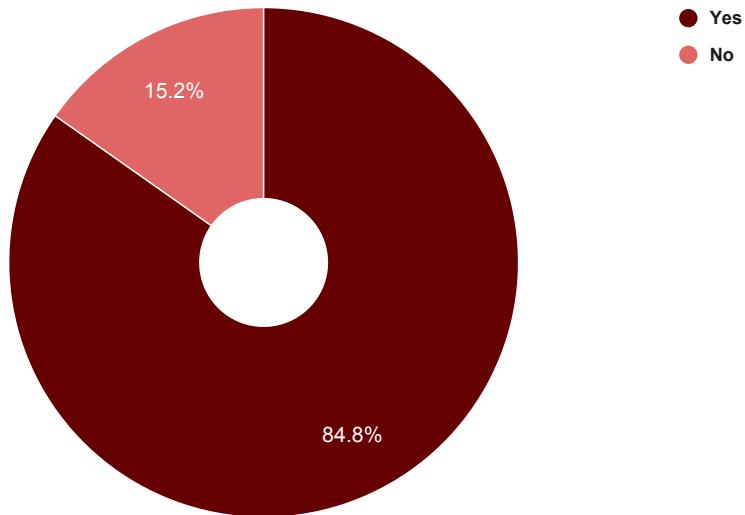
It was originally anticipated that the vast majority of survey participants would say that they were not pleased with the parking situation at the fairgrounds, especially because the survey was administered during the Fairground's largest event of the year. A surprising 54.3% of participants said that they were pleased with the parking situation. These results led to decision making on a less intensive and more environmentally-conscious multi-use overflow parking area on the southern end of the fairgrounds.

## **From where you parked, how far did you walk to get to the Fairgrounds?**



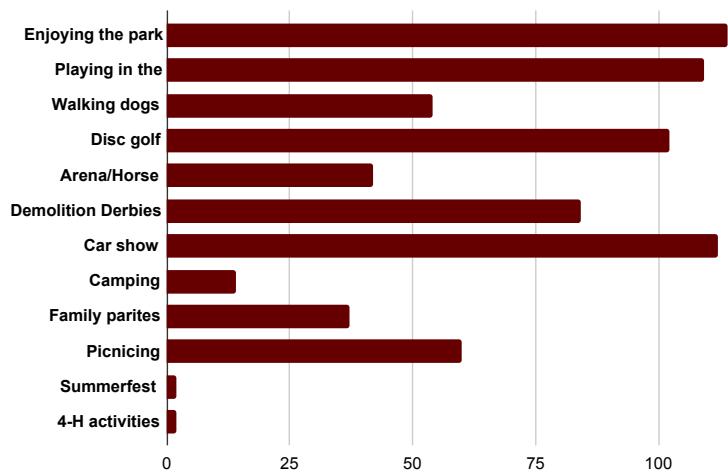
The fairgrounds management were pleased to confirm that over 70% of survey participants were able to park within 2 blocks of the fairgrounds. Convenient and available parking options are a high priority for fairgrounds users, especially during large events that can cause overcrowded street parking in neighborhoods surrounding the grounds. Only 10% of survey participants were unable to find parking less than 3 blocks away.

## Did you find there to be adequate restroom facilities, and were they easy to locate?



An overwhelming majority of survey participants found the restroom facilities on at the fairgrounds adequate and easy to locate. With some of the changes taking place on the north end of the grounds, an additional restroom building will be added and strategically placed way finding kiosks will hopefully continue to provide fairgrounds users with a pleasant experience.

## Other than the County Fair, what activities bring you to the Fairground? Select all that apply.



Enjoying the park, attending the car show, and playing in the stream were the three highest ranked activities that survey responders participated in, outside of the County Fair. disc Golf and demolition derbies also rank highly on this question. These results again confirm that the majority of fairgrounds users are drawn to the grounds for their natural and aesthetic amenities.

DRAFT

## ENLARGED PLANS

### PRELIMINARY PLAN



## ILLUSTRATIVE MASTER PLAN





**CACHE COUNTY**  
**ORDINANCE NO. 2023 - 15**

**AN ORDINANCE AMENDING SECTION 8.24 OF THE CACHE COUNTY CODE TO  
ADMINISTER PROPERTY STANDARDS**

- (A) WHEREAS, the Cache County Code places all enforcement capacity for weed control, nuisance properties and investigation capacity in the Cache County Fire Chief; and
- (B) WHEREAS, Cache County now has the resources to employ a code enforcement officer; and
- (C) WHEREAS, the duties of code enforcement may be delegated and administered as directed by the County Council,

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

**SECTION 1:**

Section 8.24 of the Cache County Code is amended to read in full as follows:

**8.24.010: REAL PROPERTY TO BE KEPT CLEAN:**

It is unlawful for any person, corporation, partnership or legal entity owning or occupying real property in the county to fail to control the growth of injurious and noxious weeds on such property, or to fail to remove from the property any such weeds or any refuse, unsightly or deleterious objects or structures after having been given notice from the Cache County Fire Chief, County Code Enforcement Officer, or other designated representative of the County.,

**8.24.020: STANDARDS OF WEED CONTROL:**

Weeds shall be cut to a height of not more than four inches (4") at all times and cleared from all real property in the county, except such property as is not subdivided and is zoned A1 and A2. After cutting, all such weeds shall be promptly removed from the premises.

**8.24.030: STANDARD FOR MAINTAINING REAL PROPERTY:**

All properties within the unincorporated areas of Cache County shall not contain any refuse or unsightly or deleterious or abandoned objects or structures, or burned out or partially burned out structures which:

- A. Tend to depreciate or devalue surrounding property;



- B. Obstructs or tends to obstruct or renders unsightly any canal, river, street or highway;
- C. Which tends to distract from the natural beauty in said forest or recreation area;
- D. Which in the opinion of the county council may be a menace to the public health or safety, or a fire hazard or other hazard to the inhabitants of Cache County;
- E. Which may be defined as a public nuisance under the laws of the state of Utah.

#### **8.24.040: EXAMINATION AND INVESTIGATION:**

The Cache County Fire Chief, County Code Enforcement Officer, or other designated representative of the County shall be authorized to make examination and investigation of all real property in the county to determine whether the owners of such property are complying with the provisions of this chapter.

#### **8.24.050: DUTY OF COUNTY FIRE CHIEF AND CODE ENFORCEMENT OFFICER; NOTICE:**

Upon a determination that a violation of the provisions of this chapter exists, the Cache County Fire Chief, County Code Enforcement Officer, or other designated representative of the County shall ascertain the name of the owner and a description of the premises where the violation exists, and shall serve notice in writing upon the owner or occupant of such property, either personally or by mailing notice, postage prepaid, addressed to the owner or occupant at the last known post office address as disclosed by the records of the County Assessor, requiring such owner or occupant, as the case may be, to eradicate or destroy or remove the weeds, refuse, objects or structures, buildings or burned out structures causing the violation within such time as the Cache County Fire Chief, County Code Enforcement Officer, or other designated representative of the County may designate, which shall be no less than fifteen (15) days from the date of service of such notice. If notice has already been served once during the calendar year directing removal of weeds, no further notice need be served to compel such weed removal during such calendar year.

#### **8.24.060: PROPERTY OWNER OR OCCUPANT MAY REQUEST HEARING BEFORE COUNTY COUNCIL:**

Any owner or occupant of property described in any notice as provided in this chapter may, within fifteen (15) days from the date of the notice, request a hearing in writing before the County Council. The County Council shall, thereafter, set the matter for hearing, at which time the owner or occupant of the land or their agents or attorney may present such evidence as they may have as to why the order of the Cache County Fire Chief, County Code Enforcement Officer, or other designated representative of the County directing the removal of the weeds, refuse, unsightly or deleterious objects or structures, should be vacated. After the receipt of such evidence, the County Council may affirm, modify or vacate the order of the Cache County Fire



Chief, County Code Enforcement Officer, or other designated representative of the County as they shall deem reasonable and proper under the circumstances. Any owner or occupant of land, agent or representative, within thirty (30) days from the date of the order of the County Council, may appeal the decision of the Council to the District Court of this County and pursue such judicial review thereof as provided by law.

**8.24.070: FAILURE TO REQUEST HEARING BEFORE COUNTY COUNCIL:**

Any owner of land or occupant thereof or person having interest in said land, who fails within fifteen (15) days to request a hearing before the County Council of any order of the Cache County Fire Chief, County Code Enforcement Officer, or other designated representative of the County as may be given to them as provided in this chapter, shall not have any right to appeal to any court from any action of the Fire Chief or its agents in cleaning up or removing of such weeds, garbage, unsightly or deleterious objects or structures or buildings as provided herein.

**8.24.080: CLEANING OF PROPERTY BY COUNTY UPON OWNER FAILURE TO COMPLY:**

If any owner or occupant of property described in the notice provided in this chapter shall fail, within thirty (30) days from date of such notice, to eradicate or destroy and remove such weeds, refuse, objects, buildings, structures or burned out structures, in accordance with such notice, Cache County Fire Chief, County Code Enforcement Officer, or other designated representative of the County is authorized to employ necessary assistance and cause such weeds, refuse, objects, buildings or structures to be destroyed or removed. The Cache County Fire Chief, County Code Enforcement Officer, or other designated representative of the County shall prepare an itemized statement of all expenses incurred in the removal and destruction of same and shall mail a copy thereof to the owner demanding payment within twenty (20) days of the date of mailing. Such notice shall be deemed delivered when mailed by registered mail and addressed to the last known address of the property owner.

**8.24.090: ALTERNATE METHODS OF COMPELLING PAYMENT:**

In the event the owner fails to make payment of the amount set forth in such statement to the county treasurer within twenty (20) days of the date of mailing, the Cache County Fire Chief, County Code Enforcement Officer, or other designated representative of the County may either cause suit to be brought in an appropriate court of law or refer the matter to the County Treasurer as provided in this chapter.

**8.24.100: COLLECTION BY LAWSUIT:**

In the event collection of expenses of destruction and removal are pursued through the court, the county shall sue for and receive judgment for all expenses of destruction and removal, together



with reasonable attorney fees, interest and court costs, and shall execute upon such judgment in the manner provided by law.

#### **8.24.110: COLLECTION THROUGH TAXES:**

In the event that the administration elects to refer the expenses of destruction or removal to the County Treasurer for inclusion in the tax notice of the property owner, he shall make in triplicate an itemized statement of all expenses incurred in such destruction and removal and shall deliver three (3) copies of the statement to the county treasurer within ten (10) days after the completion of the work of destroying or removing such weeds, refuse, objects or structures.

#### **8.24.120: COSTS OF REMOVAL TO BE INCLUDED IN TAX NOTICE:**

Upon receipt of the itemized statement of the costs of destroying or removing such weeds, refuse, objects or structures, the County Treasurer shall forthwith mail one copy to the owner of the land from which the same were removed, together with a notice that objection in writing to the county council may be made within thirty (30) days to the whole or any part of the statement so filed. The County Treasurer shall, at the same time, deliver a copy of the statement to the clerk of the County Council. If objections to any statement are filed with the council, they shall set a date for hearing, giving notice thereof, and upon the hearing of the matter, fix and determine the actual cost of destruction or removal, reporting their findings to the County Treasurer. If no objections to the items of the account are made within thirty (30) days of the date of mailing, the County Treasurer shall enter the amount of such statement on the assessment rolls of the county in the column prepared for that purpose. The County Treasurer shall, within ten (10) days of the date of the action of the county council upon any objections filed, enter in the prepared column, upon the tax rolls, the amount found by the county council to be the cost of destruction and removal. If current tax notices have been mailed, the taxes so incurred may be carried over on the rolls to the following year.

#### **8.24.130: COUNTY NOT CIVILLY LIABLE:**

Neither Cache County nor its officers or agents or employees shall be civilly liable to any owner or occupant or person having an interest in real property for the removal or destruction of weeds, refuse or unsightly and deleterious objects or structures under the provisions of this chapter.

#### **8.24.140: VIOLATION; PENALTY:**

Any person violating any of the provisions of this chapter is guilty of a misdemeanor and, upon conviction thereof, shall be punished by fine of not more than two hundred ninety nine dollars (\$299.00) or by imprisonment in the county jail not to exceed six (6) months, or by both such fine and imprisonment. Imposition of one penalty for violation shall not excuse the violation or permit it to continue and all such persons shall be required to correct or remedy such violation or



defect within a reasonable time and when not otherwise specified, each ten (10) days that the prohibited conditions are maintained, shall constitute a separate offense. Nothing contained herein shall be construed as limiting the right of Cache County to enjoin any such person or persons from continuing such violation. The application of the above penalty shall not be held to prevent enforced removal of the prohibited condition.

**SECTION 2:**

This ordinance takes effect 15 days following its passage and approval by the County Council.

PASSED AND APPROVED BY THE COUNTY COUNCIL OF CACHE COUNTY, UTAH  
THIS 25 DAY OF April 2023.

	In Favor	Against	Abstained	Absent
Sandi Goodlander	✓			
David Erickson	✓			
Nolan Gunnell	✓			
Barbara Tidwell	✓			
Karl Ward	✓			
Mark Hurd	✓			
Kathryn Beus	✓			
Total	7	—	—	—

**CACHE COUNTY:**

By: David Erickson  
David Erickson, Chair

By: David Zook  
David Zook, County Executive

**ATTEST:**

By: Jess Bradfield  
Jess Bradfield, County Clerk / Auditor

Redline version of Chapter 8.24 to show proposed change:

**Redlined Version**

**8.24.010: REAL PROPERTY TO BE KEPT CLEAN:**

It is unlawful for any person, corporation, partnership or legal entity owning or occupying real property in the county to fail to control the growth of injurious and noxious weeds on such property, or to fail to remove from the property any such weeds or any refuse, unsightly or



deleterious objects or structures after having been given notice from the Cache County fire chief, **County Code Enforcement Officer, or other designated representative of the County.**

#### 8.24.020: STANDARDS OF WEED CONTROL:

Weeds shall be cut to a height of not more than four inches (4") at all times and cleared from all real property in the county, except such property as is not subdivided and is zoned A1 and A2. After cutting, all such weeds shall be promptly removed from the premises.

#### 8.24.030: STANDARD FOR MAINTAINING REAL PROPERTY:

All properties within the unincorporated areas of Cache County shall not contain any refuse or unsightly or deleterious or abandoned objects or structures, or burned out or partially burned out structures which:

- A. Tend to depreciate or devalue surrounding property;
- B. Obstructs or tends to obstruct or renders unsightly any canal, river, street or highway;
- C. Which tends to distract from the natural beauty in said forest or recreation area;
- D. Which in the opinion of the county council may be a menace to the public health or safety, or a fire hazard or other hazard to the inhabitants of Cache County;
- E. Which may be defined as a public nuisance under the laws of the state of Utah.

#### 8.24.040: EXAMINATION AND INVESTIGATION:

The **Cache County Fire Chief, County Code Enforcement Officer, or other designated representative of the County** shall be authorized to make examination and investigation of all real property in the county to determine whether the owners of such property are complying with the provisions of this chapter.

#### 8.24.050: DUTY OF COUNTY FIRE CHIEF AND CODE ENFORCEMENT OFFICER; NOTICE:

Upon a determination that a violation of the provisions of this chapter exists, the **Cache County Fire Chief, County Code Enforcement Officer, or other designated representative of the County** shall ascertain the name of the owner and a description of the premises where the violation exists, and shall serve notice in writing upon the owner or occupant of such property, either personally or by mailing notice, postage prepaid, addressed to the owner or occupant at the last known post office address as disclosed by the records of the **County Assessor**, requiring such owner or occupant, as the case may be, to eradicate or destroy or remove the weeds, refuse, objects or structures, buildings or burned out structures causing the violation within such time as



the ~~Fire Chief, County Code Enforcement Officer, or other designated representative of the County~~ may designate, which shall be no less than fifteen (15) days from the date of service of such notice. If notice has already been served once during the calendar year directing removal of weeds, no further notice need be served to compel such weed removal during such calendar year.

#### 8.24.060: PROPERTY OWNER OR OCCUPANT MAY REQUEST HEARING BEFORE COUNTY COUNCIL:

Any owner or occupant of property described in any notice as provided in this chapter may, within fifteen (15) days from the date of the notice, request a hearing in writing before the ~~County Council~~. The ~~County Council~~ shall, thereafter, set the matter for hearing, at which time the owner or occupant of the land or their agents or attorney may present such evidence as they may have as to why the order of the ~~Fire Chief, County Code Enforcement Officer, or other designated representative of the County~~ directing the removal of the weeds, refuse, unsightly or deleterious objects or structures, should be vacated. After the receipt of such evidence, the ~~County Council~~ may affirm, modify or vacate the order of the ~~Fire Chief, County Code Enforcement Officer, or other designated representative of the County~~ as they shall deem reasonable and proper under the circumstances. Any owner or occupant of land, agent or representative, within thirty (30) days from the date of the order of the ~~County Council~~, may appeal the decision of the ~~County Council~~ to the ~~District Court~~ of this ~~County~~ and pursue such judicial review thereof as provided by law.

#### 8.24.070: FAILURE TO REQUEST HEARING BEFORE COUNTY COUNCIL:

Any owner of land or occupant thereof or person having interest in said land, who fails within fifteen (15) days to request a hearing before the ~~County Council~~ of any order of the ~~Fire Chief, County Code Enforcement Officer, or other designated representative of the County~~ as may be given to them as provided in this chapter, shall not have any right to appeal to any court from any action of the ~~Fire Chief, County Code Enforcement Officer, or other designated representative of the County~~ or its agents in cleaning up or removing of such weeds, garbage, unsightly or deleterious objects or structures or buildings as provided herein.

#### 8.24.080: CLEANING OF PROPERTY BY COUNTY UPON OWNER FAILURE TO COMPLY:

If any owner or occupant of property described in the notice provided in this chapter shall fail, within thirty (30) days from date of such notice, to eradicate or destroy and remove such weeds, refuse, objects, buildings, structures or burned out structures, in accordance with such notice, the county fire chief is authorized to employ necessary assistance and cause such weeds, refuse, objects, buildings or structures to be destroyed or removed. The ~~County Fire Chief, County Code Enforcement Officer, or other designated representative of the County~~ shall prepare an itemized statement of all expenses incurred in the removal and destruction of



same and shall mail a copy thereof to the owner demanding payment within twenty (20) days of the date of mailing. Such notice shall be deemed delivered when mailed by registered mail and addressed to the last known address of the property owner.

#### 8.24.090: ALTERNATE METHODS OF COMPELLING PAYMENT:

In the event the owner fails to make payment of the amount set forth in such statement to the ~~County Treasurer~~ ~~County Fire Chief, County Code Enforcement Officer, or other designated representative of the County~~ within twenty (20) days of the date of mailing, the ~~County Fire Chief, County Code Enforcement Officer, or other designated representative of the County~~ may either cause suit to be brought in an appropriate court of law or refer the matter to the county treasurer as provided in this chapter.

#### 8.24.100: COLLECTION BY LAWSUIT:

In the event collection of expenses of destruction and removal are pursued through the court, the county shall sue for and receive judgment for all expenses of destruction and removal, together with reasonable attorney fees, interest and court costs, and shall execute upon such judgment in the manner provided by law.

#### 8.24.110: COLLECTION THROUGH TAXES:

In the event that the administration elects to refer the expenses of destruction or removal to the county treasurer for inclusion in the tax notice of the property owner, he shall make in triplicate an itemized statement of all expenses incurred in such destruction and removal and shall deliver three (3) copies of the statement to the county treasurer within ten (10) days after the completion of the work of destroying or removing such weeds, refuse, objects or structures.

#### 8.24.120: COSTS OF REMOVAL TO BE INCLUDED IN TAX NOTICE:

Upon receipt of the itemized statement of the costs of destroying or removing such weeds, refuse, objects or structures, the ~~County Treasurer~~ shall forthwith mail one copy to the owner of the land from which the same were removed, together with a notice that objection in writing to the county council may be made within thirty (30) days to the whole or any part of the statement so filed. The ~~County Treasurer~~ shall, at the same time, deliver a copy of the statement to the clerk of the ~~County Council~~. If objections to any statement are filed with the council, they shall set a date for hearing, giving notice thereof, and upon the hearing of the matter, fix and determine the actual cost of destruction or removal, reporting their findings to the ~~County Treasurer~~. If no objections to the items of the account are made within thirty (30) days of the date of mailing, the ~~County Treasurer~~ shall enter the amount of such statement on the assessment rolls of the county in the column prepared for that purpose. The ~~County Treasurer~~ shall, within ten (10) days of the date of the action of the county council upon any objections filed, enter in the prepared column, upon the tax rolls, the amount found by the county council to



be the cost of destruction and removal. If current tax notices have been mailed, the taxes so incurred may be carried over on the rolls to the following year.

**8.24.130: COUNTY NOT CIVILLY LIABLE:**

Neither Cache County nor its officers or agents or employees shall be civilly liable to any owner or occupant or person having an interest in real property for the removal or destruction of weeds, refuse or unsightly and deleterious objects or structures under the provisions of this chapter.

**8.24.140: VIOLATION; PENALTY:**

Any person violating any of the provisions of this chapter is guilty of a misdemeanor and, upon conviction thereof, shall be punished by fine of not more than two hundred ninety nine dollars (\$299.00) or by imprisonment in the county jail not to exceed six (6) months, or by both such fine and imprisonment. Imposition of one penalty for violation shall not excuse the violation or permit it to continue and all such persons shall be required to correct or remedy such violation or defect within a reasonable time and when not otherwise specified, each ten (10) days that the prohibited conditions are maintained, shall constitute a separate offense. Nothing contained herein shall be construed as limiting the right of Cache County to enjoin any such person or persons from continuing such violation. The application of the above penalty shall not be held to prevent enforced removal of the prohibited condition.

  
**CACHE COUNTY**  
**ORDINANCE NO. 2023 - 16**

**AN ORDINANCE AMENDING 3.84.090, SUBSECTION A, OF THE CACHE COUNTY  
CODE REGARDING THE PROCEDURES FOR RECORDING TAX DEEDS**

- (A) WHEREAS, the County Auditor is to conduct final tax sales in accordance with Utah Code 59-2-1351.1; and
- (B) WHEREAS, Cache County desires to facilitate the sale of real properties certified for final tax sales and to provide consistency of procedure when the County Auditor conducts final tax sales as stated in Cache County Code 3.84.010; and
- (C) WHEREAS, the County Tax Administration Supervisor identified a need for sales that involve a federal lien to be ratified by the County Council 120 days after the sale pursuant to 26 C.F.R. § 301.7425; and
- (D) WHEREAS, the County Council seeks to bring Cache County Code 3.84.090, Subsection A, into compliance with federal law; and
- (E) WHEREAS; the County Council may pass all ordinances and rules and make all regulations, not repugnant to law, necessary for carrying into effect or discharging its powers and duties;

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

**SECTION 1:**

Section 3.84.090, Subsection A, of the Cache County Code is amended to read in full as follows:

**3.84.090: PROCEDURES FOR RECORDING TAX DEEDS:**

A. Upon payment, the county treasurer will issue a temporary receipt. Within sixty (60) days of the date of the sale and after approval of all sales by the county council and after recordation, the county auditor will mail the tax deed to the name and address listed on the bid sheet and bidder registration form. In the case of a federal lien, the sale will be ratified by the Cache County Council at least one-hundred-twenty (120) days after the sale, and the tax deeds will be issued subsequently. Deeds issued by the county auditor shall recite the following:

1. The total amount of all the delinquent taxes, penalties, interest and administrative costs which were paid for the execution and delivery of the deed;
2. The year for which the property was assessed, the year the property became delinquent, and the year the property was subject to tax sale;
3. A full description of the property; and



4. The name of the grantee.

SECTION 2:

This ordinance takes effect fifteen (15) days following its passage and approval by the County Council.

PASSED AND APPROVED BY THE COUNTY COUNCIL OF CACHE COUNTY, UTAH  
THIS 25 DAY OF April 2023.

	In Favor	Against	Abstained	Absent
David Erickson	✓			
Sandi Goodlander	✓			
Nolan Gunnell	✓			
Barbara Tidwell	✓			
Karl Ward	✓			
Mark Hurd	✓			
Kathryn Beus	✓			
Total	7	—	—	—

**CACHE COUNTY:**

By:   
David L. Erickson, Chair

**ATTEST:**

By:   
Jess Bradfield, County Clerk / Auditor

**ACTION OF THE COUNTY EXECUTIVE:**

8 Approved  
  Disapproved (written statement of objection attached)

By:   
David Zook, County Executive

4/26/23  
Date



The redline version of chapter 3.84.090 is provided below to show the proposed change:

**3.84.090: PROCEDURES FOR RECORDING TAX DEEDS:**

A. Upon payment, the county treasurer will issue a temporary receipt. Within sixty (60) days of the date of the sale and after approval of all sales by the county council and after recordation, the county auditor will mail the tax deed to the name and address listed on the bid sheet and bidder registration form. **In the case of a federal lien, the sale will be ratified by the Cache County Council at least one-hundred-twenty (120) days after the sale, and the tax deeds will be issued subsequently.** Deeds issued by the county auditor shall recite the following:

1. The total amount of all the delinquent taxes, penalties, interest and administrative costs which were paid for the execution and delivery of the deed;
2. The year for which the property was assessed, the year the property became delinquent, and the year the property was subject to tax sale;
3. A full description of the property; and
4. The name of the grantee.