



COSAC

CACHE OPEN SPACE ADVISORY COMMITTEE

PUBLIC NOTICE is hereby given that the Cache Open Space Advisory Committee will hold a **REGULAR MEETING** at **3:30 p.m.** in the Cache County Historic Courthouse Council Chambers, 199 North Main Street, Logan, Utah 84321, **MONDAY, August 19, 2024.**

The meeting can be viewed at: <https://www.youtube.com/@cachecounty1996>

Agenda

1. **Welcome, Introductions**
2. **Approval of agenda/minutes:** August 5, 2024
3. **First Round Application:** Discussion and Consideration of an Open Space Application for Harris Farms, containing parcels 09-068-0001, 09-068-0003, 09-068-0004, 09-068-0005, 09-068-0006, approximately 229 acres, located approximately 10600 N and 300 E west of Richmond in unincorporated county. Applicant C. Zan Harris

Meeting Schedule

Next regular meeting is scheduled for September 9, 2024, at 3:30 pm.



Cache Open Space Advisory Committee

6 August 2024

Items

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Agenda

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2. Approval of Agenda/Minutes 2
3. First Round Application 2
4. First Round Application 2
5. Gateway Category-Immediate Views and Parcels 2
6. Discussion regarding conservation easements, deed restrictions, and purchase of development rights 2
7. County Council Update (if any) 2

Present: Stephen Nelson, Reagan Wheeler, Chris Sands, Clair Ellis, Brett Thomas, Eric Eliason, Kendra Penry, Landis Wengren

Start Time: 03:30:00

#1 Welcome, Introduction

Sands welcomed everyone.

#2 Approval of Agenda/Minutes

Agenda and minutes from July 8, 2024 adopted with no objection.

#3 First Round Application – Cooper Property

Nelson updated the Committee on the Cooper property.

Wheeler** motioned to table the first round application for the Cooper Property due to the scoring and wanting more comparable property applications; **Eliason** seconded; **Passed 6, 0.

#4 First Round Application – Harris Farms

Nelson updated the Committee on the Harris Farms application.

#5 Gateway Category – Immediate Views and Parcels

Staff and **Committee** discussed the gateway category – immediate views and parcels.

#6 Discussion regarding conservation easements, deed restrictions, and purchase of development rights

Staff and **Committee** discussed conservation easements, deed restrictions, and purchase of development rights.

#7 County Council Update (If any)

Nelson gave an update from the County Council.



Cache Open Space Advisory Committee (COSAC) -
Open Space Funding Application
For screening of projects requesting bond funding from Cache
County.

Section A: Required Criteria

Select one ▾ The property(s) is in Cache County. yes

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

Select one ▾ Property(s) has a clear title. The appropriate title and ownership are free of disputes or other conflicts. yes

If you answered no to any of these questions your application is ineligible.

Are you aware of any legal disputes or conflicts relating to the property or proposed project? If yes, please describe. Select one ▾ NO

Section B: Property Information

Project Name: Harris Farms

Address or location: 496 W. Main Richmond UT 84333

Municipality or nearest city: Richmond

Parcel number(s): 09-068-0006, 09-068-0005, 09-068-0004, 09-068-0003, 09-068-0002

Total acres: Approx 200 09-068-0001

Acres proposed to be preserved by conservation easement: 200

Acres proposed to be preserved by ownership transfer (fee title): 0

If not the entire parcel(s), provide a map of the proposed project.

Section C: Applicant Information

Property Owner(s): C. Zan Harris - Debra Lorene Harris

Address: 496 W. Main City: Richmond State: UT Zip: 84333

Phone: 435-512-4441 Email: charris2250@gmail.com

Contact person/ Authorized Agent (if other than property owner): _____

Title / position: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

☐ I authorize this agent as my legal contact person

Agent relationship to project, check all that apply:

☐ Municipality

☐ 501c3

☐ Land Trust

☐ Other, describe



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Additional contacts:

Name: Casey Harris Phone: 435-994-0619 Email: charris2250@gmail.com

Name: _____ Phone: _____ Email: _____

If you are working with a land trust, please list name here: _____

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

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



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Section E: Supporting Documents

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

Current real estate appraisal
Mineral rights
Easements or right of ways
Legal description

Water rights
Encumbrances
Letters of support
Relevant planning documents

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

E. Ben Harris
Property Owner(s) Signature (Required)

7-3-24
Date

Authorized Agent Signature

Date

To complete and send this form:

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

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

Cache County Development Services Staff Report

August 5, 2024

Project	Harris Farms
Applicant	C. Zan Harris and Debra Lorene Harris
Location	Located approximately 10600 N and 300 E
Total Acres	229 acres
Parcels	09-068-0001,09-068-0003, 09-068-0004, 09-068-0005, and 09-068-0006
Proposed Use	Agriculture Conservation Easement/Public Trail



Introduction

Zan Harris has applied to place a conservation easement over his property. The property contains 229 acres of farm ground that is located between Richmond and Lewiston, at approximately 10600 N and 300 E. The applicant has indicated that the proposed easement would be used for farm land, wetland mitigation, and that they would be open to a trail easement along the river.

The language from the bond reads as follows:

Shall Cache County, Utah, be authorized to issue General Obligation Bonds in a principal amount not to exceed TWENTY MILLION DOLLARS for the purpose of paying all or a portion of the costs of purchasing land, conservation easements, and other interests in land from willing landowners in order to protect scenic vistas, preserve open lands near valley gateways, add trails and trail connectivity, and maintain agriculture, waterways, and wildlife habitat, with all acquisitions to be selected by the County Council based upon recommendations of an Open Lands Board and subject to periodic independent audit commissioned by the County; said Bonds to be due and payable in not to exceed 20 years from the date of issuance of the Bonds?

[Cache County Code 2.26 The Cache Open Space Advisory Committee](#) provides additional information about the duties and responsibilities of COSAC.

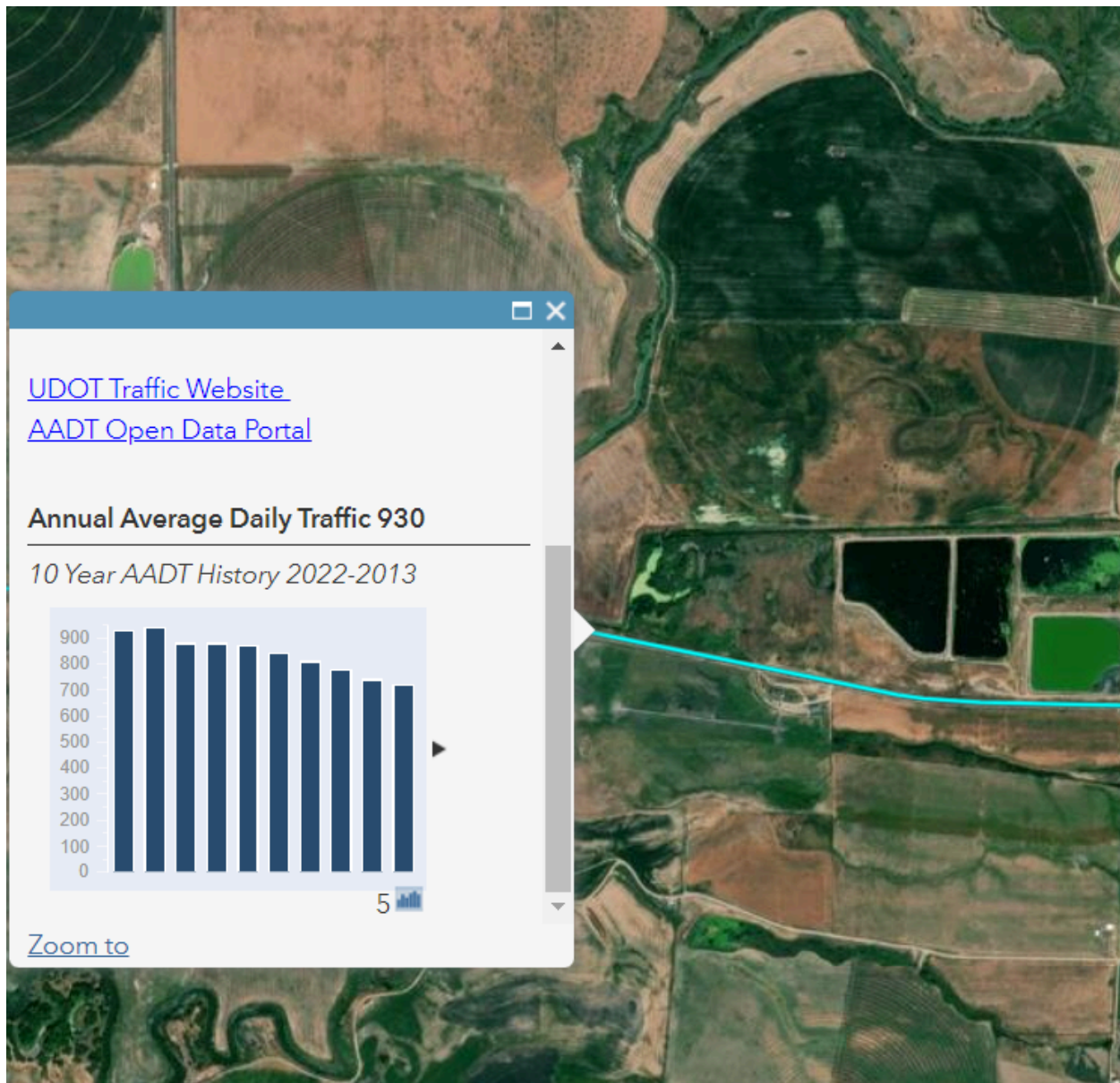
COSAC established a review system and criteria, approved by the County Council. The application is within the first phase of the application process. COSAC is a recommendation body, and can recommend approval, approval with conditions, or denial of the application. Once COSAC makes a recommendation, the application would be moved forward to the County Council for their review.

Surrounding Uses	
North	Farmland, Cub River
East	Farmland
South	Farmland, Richmond City Ponds
West	Farmland and Cub River

Purpose of Proposed Conservation Easement

The property owner has filed an application for conservation bond funds to secure a conservation easement over the property. The applicant has indicated that they wish to keep the property as farmland and future wetland. At the request of COSAC, the applicant has stated that they are open to considering a trail easement along the Cub River.

The Cache Open Space Advisory Committee (COSAC) created a scoring sheet (attached) to help evaluate each application. The following are the main criteria for review: Protect Scenic Vistas, Preserve Open Lands Near Valley Gateways, Maintains Agriculture, Maintains Waterways, Maintains Wildlife Habitat, Allows Public Access, and Distinguishing Factors. Staff has reviewed the properties and provided the following review for each item. It is up to each committee member to score the property according to their individual, and independent judgment.



Protect Scenic Vistas

The Harris Farms Open Space Application is not directly adjacent to any major state or local highway. The closest state highway, SR 142, is more than 900 ft from the property. The highway currently has an Annual Average Daily Traffic Count of 930 with a slight increase over the last 10 years. You can see the property from SR142, shown within the redbox below. The property is also about 4,000 ft west of US 91 and sections can be seen, but more generally blends into the surrounding farmland.



Preserve Open Lands Near Valley Gateways

This property falls outside the traditional valley gateways (Wellsville Canyon, Valley View Highway, and SR 91 at the Idaho/Utah border) that COSAC has discussed.

Maintain Agriculture

The property is currently being farmed, mainly to grow corn. The NRCS has identified a large section of the property as “Prime Farmland If Irrigated” and some “Farmland of Local Importance” (see attached map). The property is irrigated and does contain water rights. The property has actively been farmed for many decades within the Harris family.

Maintain Waterways

The Cub River marks its Northern and Western boundary. There is at least one pond within the property. There are also some registered wetlands on the property. The applicant has indicated that the very northern part of the property, about 10 acres, is likely to be used as wetland mitigation for North Logan and will be returned to wetland.



Maintains Wildlife Habitat

There are several species of animals on the property, including birds and some deer. If sections of the property are returned to wetland, that would increase the habitat area within the property. The Cub River is home to several species of birds and fish. Staff could not find an official Utah guide or list, but Idaho Fish and Game has produced a fishing guide for the river: [Idaho Fishing Planner: Cub River](#).

Allows Public Access

Cache County and Richmond City have master plan trails in the area (see the attached map). This includes a non-paved multi-use trail along the river. Richmonds 2023 Trail's Master Plan shows a trail head along SR 142 on their property directly south of the Harris property, shown on the map below. The applicant has told staff that they are open to having a trail along the river within their property as long as there is no trailhead or vehicle access on the property. Staff has reached out to

Richmond City about the possibility of the County partnering with Richmond City on a trail design, to allow construction of a trailhead and trail in the area, if the application is awarded.



[Richmond City Trail Master Plan-Proposed Trail Map \(a small section, full map on page 16\)](#)

Distinguishing Factors

The property has remained in the Harris family for several generations. According to the applicant, his family homesteaded the property.

Partnering Organizations

The property owner is working with the Utah Agricultural Land Trust, a local non-profit, which has communicated to staff that, if awarded, they can hold the easement. Staff has spoken with their representative and requested a letter of support for the application. The applicant has been working with the Utah Department of Agriculture and Food and the NRCS seeking additional funding.

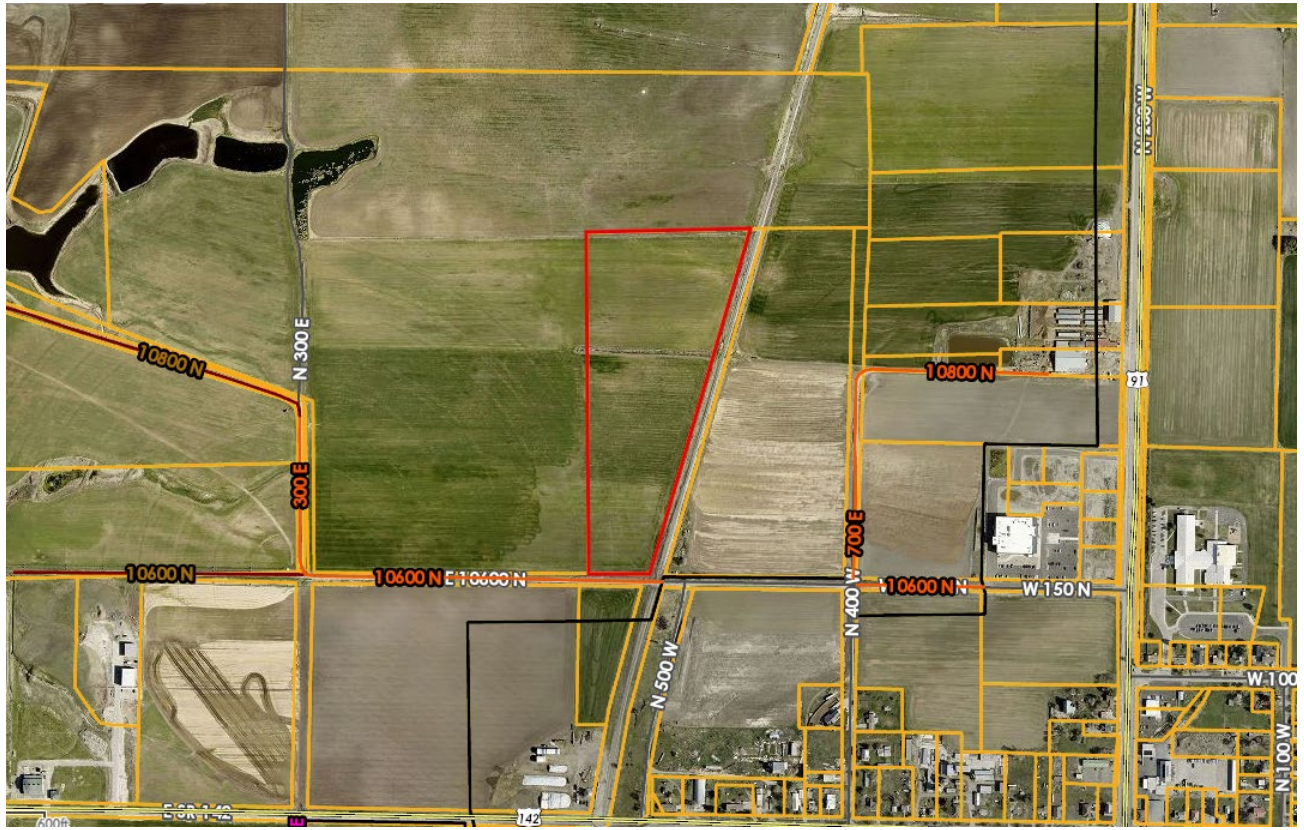


Cache County has reached out to Richmond City to discuss the potential trail access and easement, to look at options and potential designs for such..

Next Steps

COSAC is a recommendation body for the County Council, while the County Council is the approval authority. If approved by the County Council, this application will be allowed to proceed with the next round of review.





The applicant has requested that Cache County Parcel #09-065-0001 (which is 23 acres, and is highlighted in red, in the aerial image above), added to the Harris Farms application.









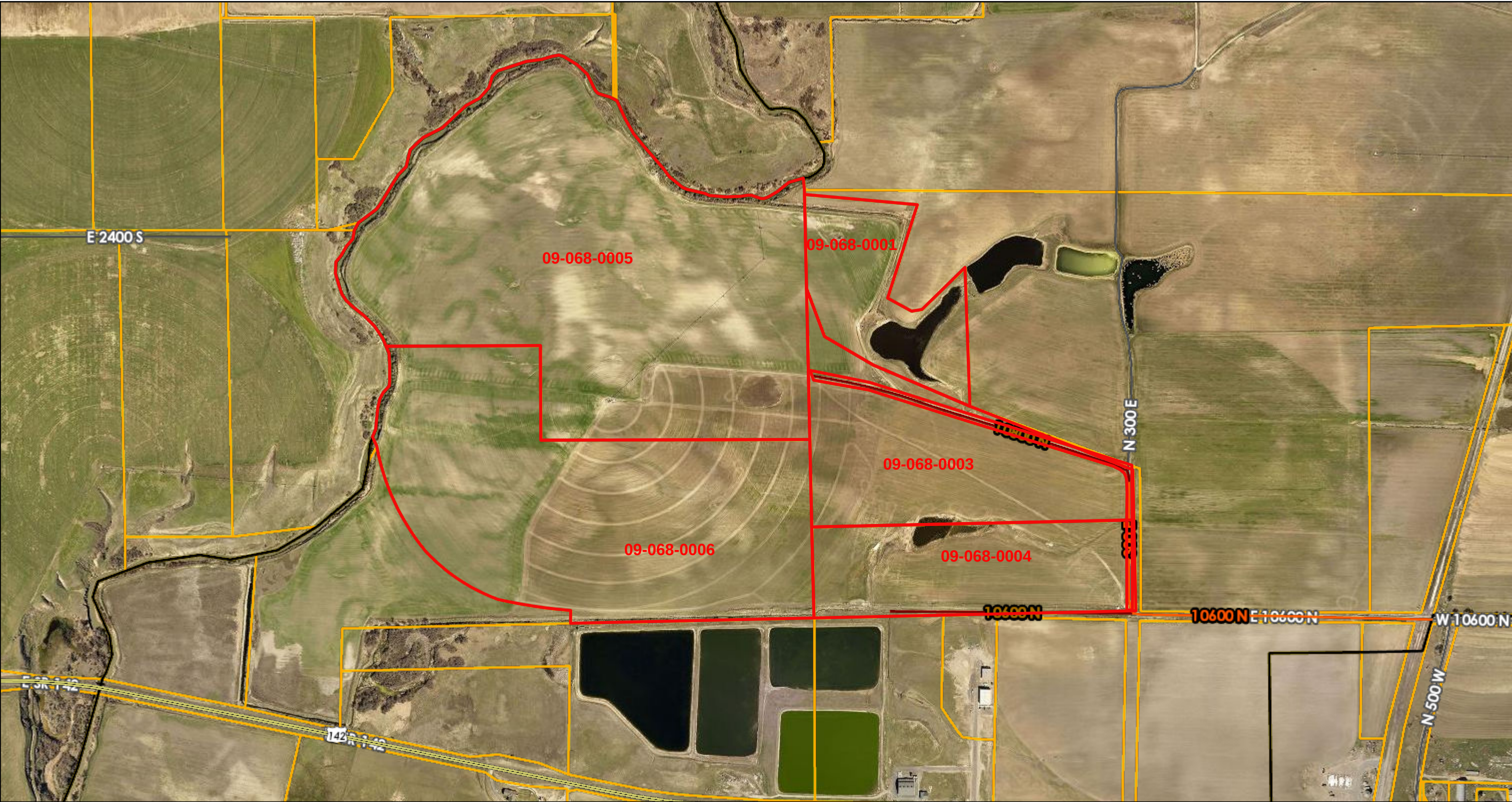








Parcel Map



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- Override 1

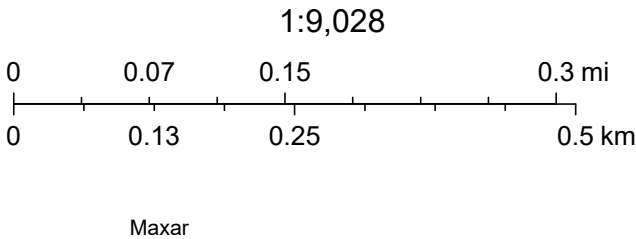
Class B Surface Type

ASPHALT
- GRAVEL

DIRT

Municipal Boundaries
- County Boundary

Cache Parcels

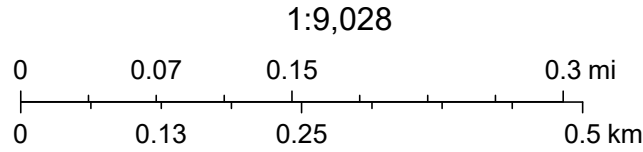


Harris Farms Master Plan Trails



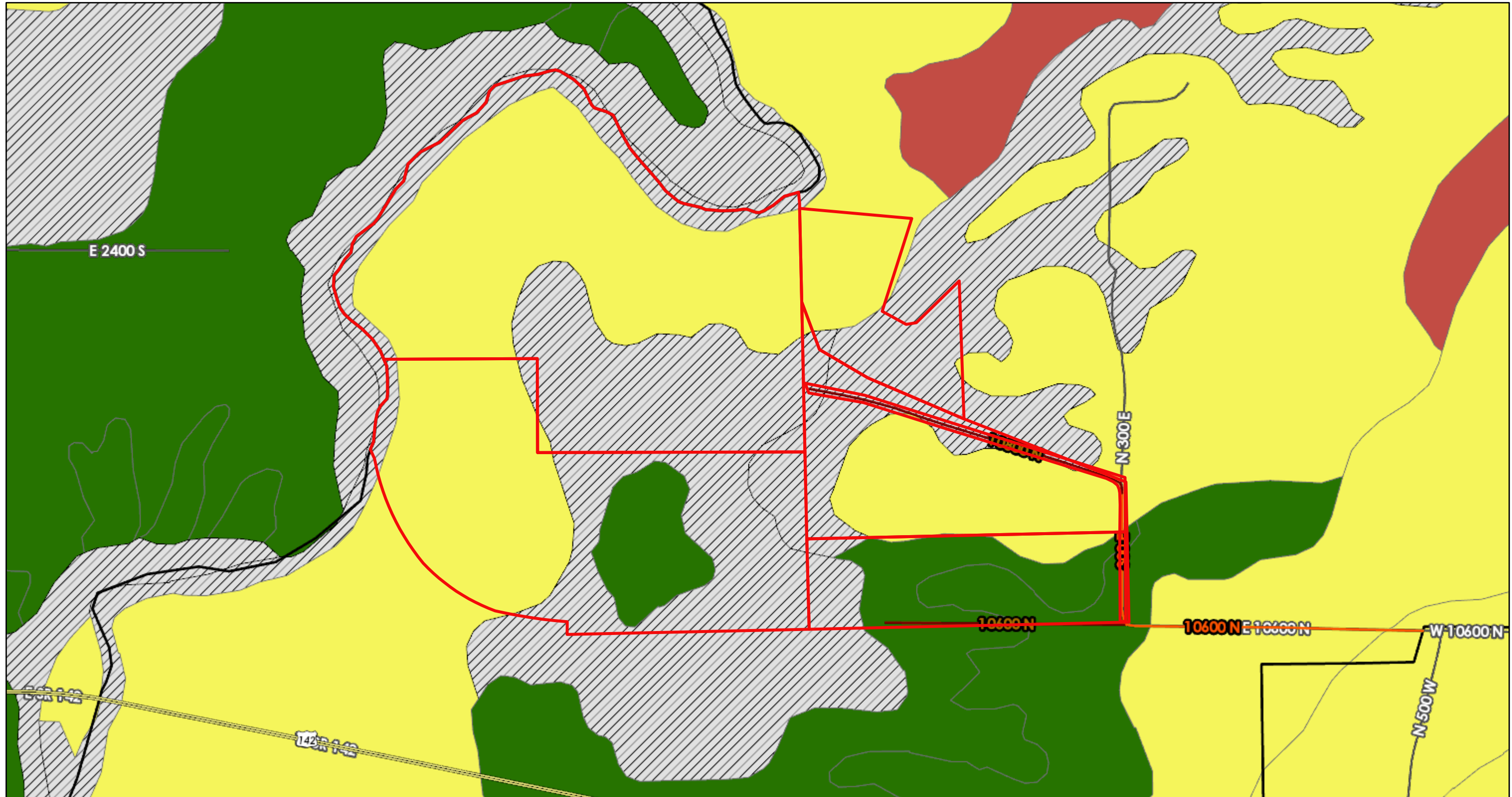
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- | | | | |
|---|---|---|--|
| <ul style="list-style-type: none">Override 1Cache Bikeways Near Term/ Long Term Recommendations<ul style="list-style-type: none">Proposed SharrowsProposed Bike LanesParking Restrictions - Side SpecificBike LanesProposed Advisory Bike LanesParking on Gravel Shoulder OnlyProposed Bike Lane Up / Sharrows DownBike Lane Up / Sharrows DownBuffered Bike LanesPaved TrailProposed Paved TrailSharrowsTrails Master Plan FutureArterial Street Trail | <ul style="list-style-type: none">Sidewalk TrailQuiet StreetBike LanePaved PathwayImproved PathwayMountain RoadMountain TrailSpot Improvements<ul style="list-style-type: none">Crossing ImprovementFuture City TrailheadCity Master Trail Plan<ul style="list-style-type: none">Richmond, MotorizedRichmond, Single TrackRichmond, SidewalksRichmond, On Street BikeRichmond, Paved Multi-Use | <ul style="list-style-type: none">Richmond, Non-Paved Multi-UseHyde Park, Arterial Street TrailHyde Park, Sidewalk TrailHyde Park, Bike LaneHyde Park, Improved PathwayHyde Park, Mountain RoadHyde Park, Mountain TrailHyde Park, Bonneville Shoreline TrailHyde Park, Powerline TrailHyde Park, Quiet StreetLogan, Sidewalk RouteLogan, Paved Shared Use TrailLogan, Unpaved TrailLogan, Bike Lane | <ul style="list-style-type: none">Mendon, <Null>Millville, Equestrian TrailMillville, Multi-Use TrailMillville, Sidewalk TrailMillville, Bike RouteNibley, 8' Connecting TrailNibley, 10' Roadside TrailNibley, 10' Major TrailNorth Logan, ; North Logan, 8' Multi-use Path; North Logan, <Null>; North Logan, Bike Lane; North Logan, Improved Pathway; North Logan, Unpaved PathwayParadise, <Null>Providence, Proposed Cache Bikeway Roadside PathwayProvidence, Proposed Natural Surface TrailProvidence, Proposed Roadside PathwayProvidence, Proposed Shared PathwayRichmond, Bike Lane |
|---|---|---|--|



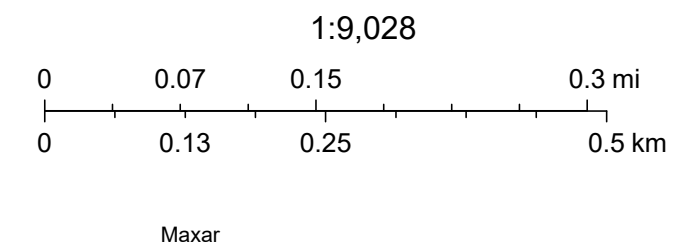
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Harris Farms Farmland

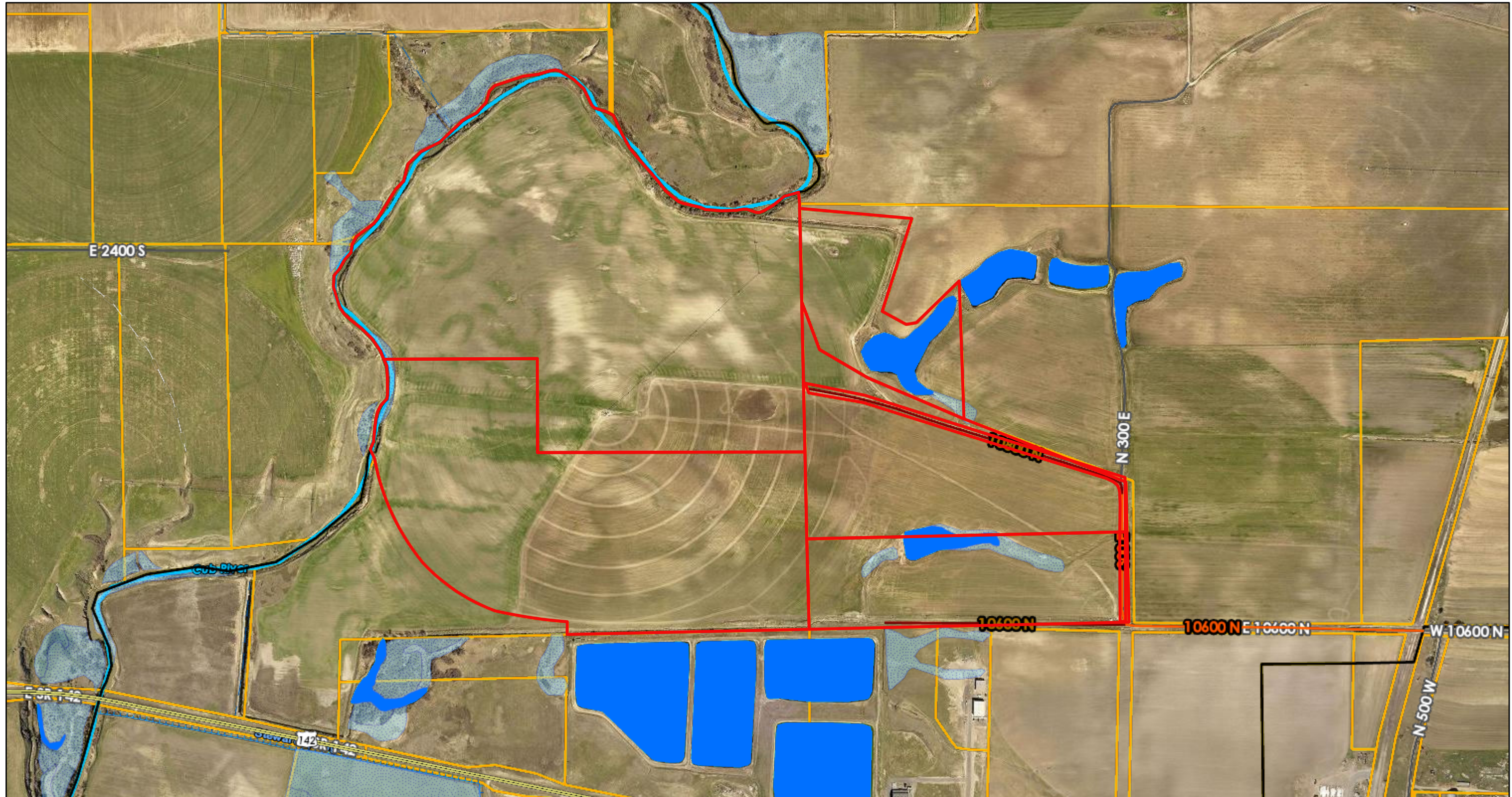


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- | | | | |
|---|--|--|---|
| Override 1 | DIRT | NRCS Soils Farmland | |
| Class B Surface Type | Municipal Boundaries | Not Classified | Prime Farmland If Irrigated |
| ASPHALT | County Boundary | Farmland Of Local Importance | Ag. Protection Areas 300 FT Buffer |
| GRAVEL | | Farmland Of Statewide Importance | Ag. Protection Areas |
| | | | Cache Parcels |

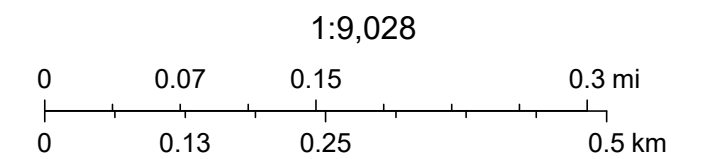


Harris Farms Waterways



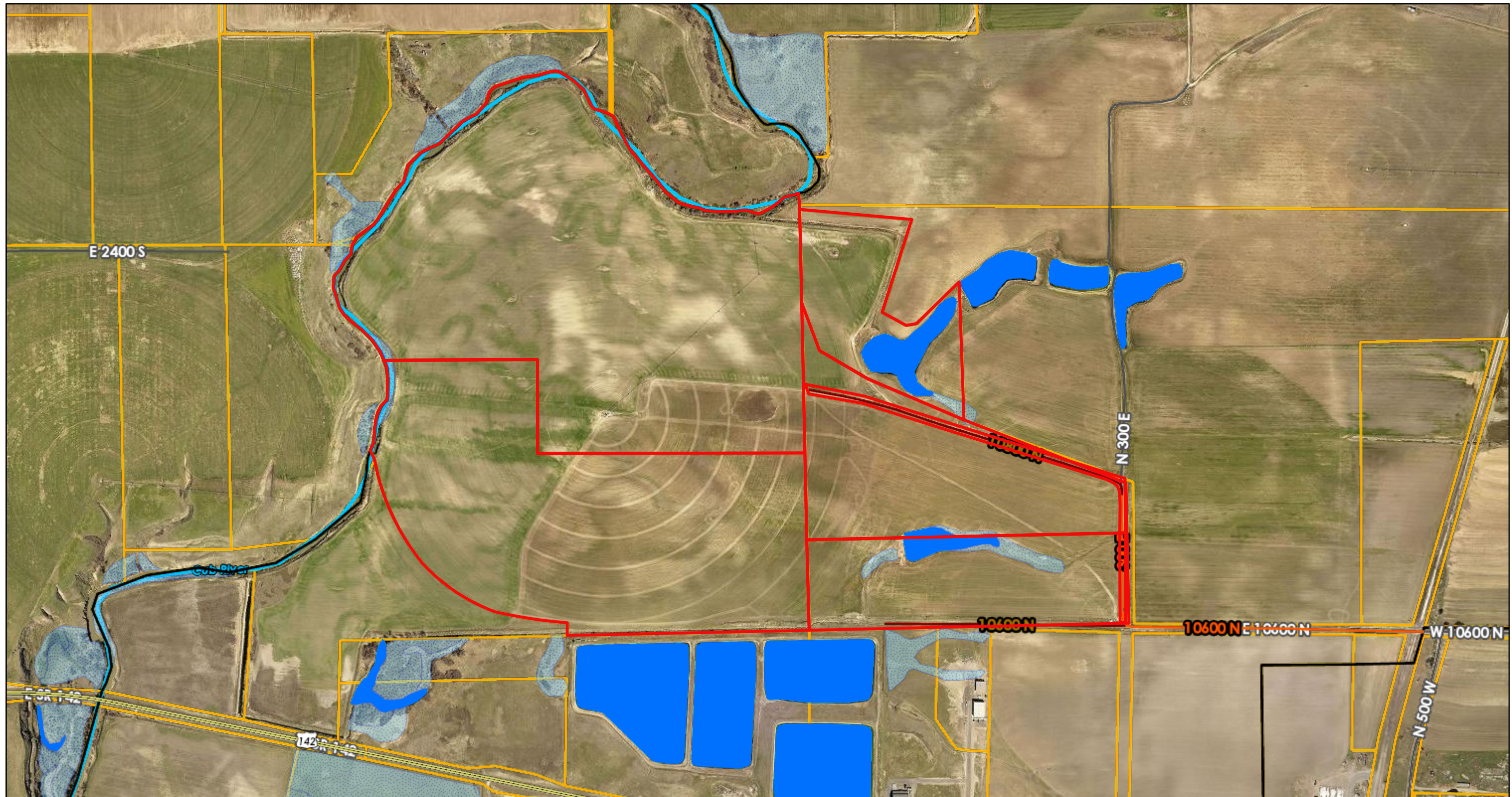
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|---|---|---|---|
| Override 1 | DIRT | Lewiston Open Field Drains | Major Waterways |
| Class B Surface Type | Municipal Boundaries | Canals/Laterals | Wetlands (NWI) |
| ASPHALT | County Boundary | ● Springs National Hydrology Dataset | Cache Parcels |
| GRAVEL | Lewiston Closed Field Drains | Water Bodies | |



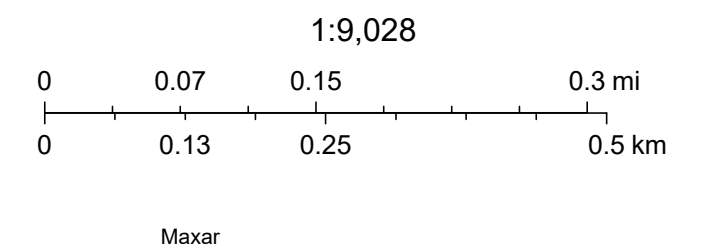
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Harris Farms Wildlife

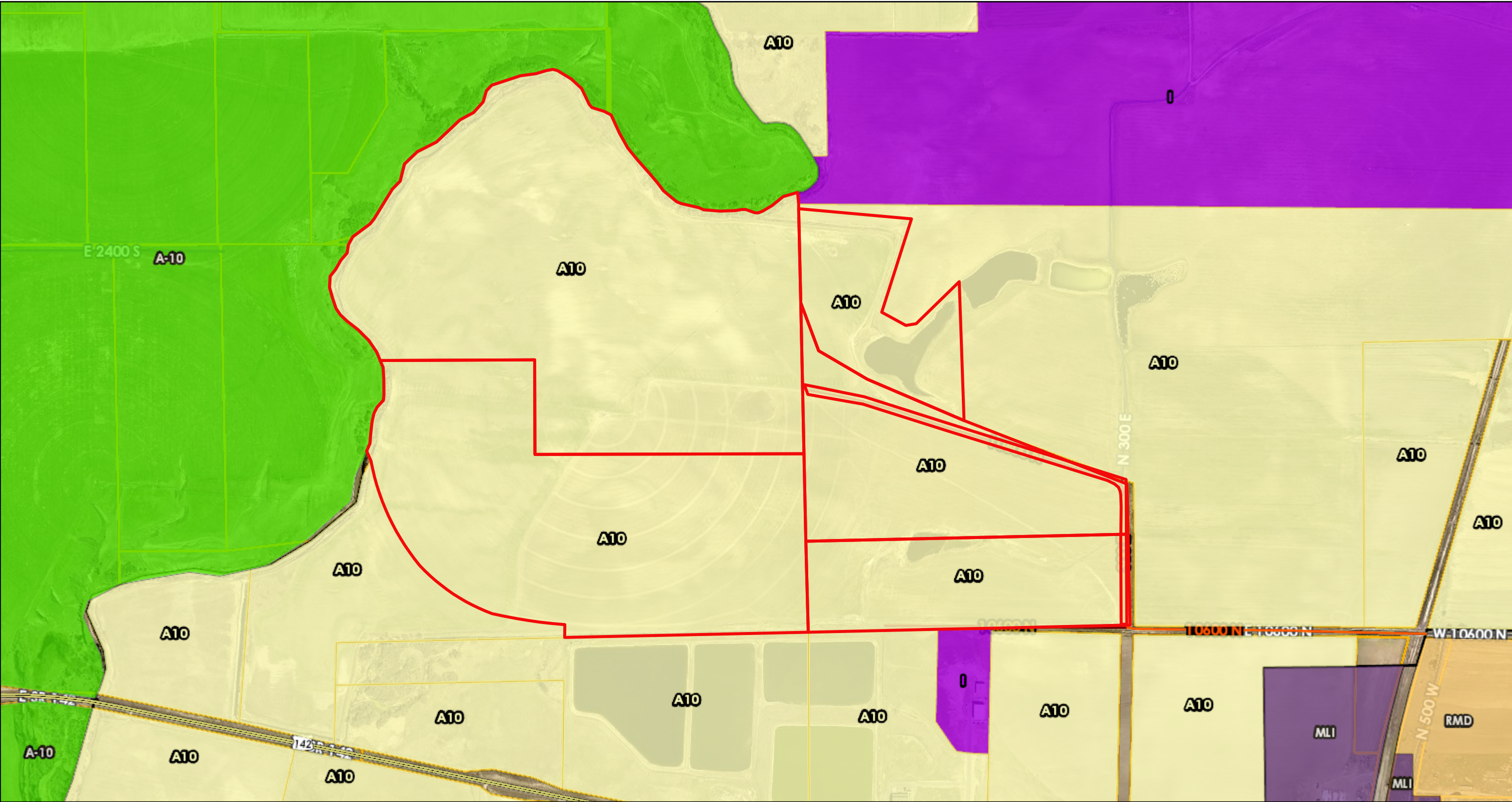


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|---|--|---|--|
| Override 1 | DIRT | Greater Sage Grouse | Water Bodies |
| Class B Surface Type | Municipal Boundaries | Canada Lynx | Major Waterways |
| ASPHALT | County Boundary | Maguire Primrose | Wetlands (NWI) |
| GRAVEL | Yellow-Billed Cuckoo | Wildland-Urban Interface | Cache Parcels |



Harris Farms Zoning



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Override 1

Richmond Zoning

AGRICULTURAL A-10

AGRICULTURAL A-5

CENTRAL BUSINESS DISTRICT CBD

PLANNED INDUSTRIAL COMMERCIAL PIC

HIGHWAY COMMERCIAL HC

MANUFACTURING - LIGHT INDUSTRIAL MLI

PLANNED INDUSTRIAL COMMERCIAL PIC

RESIDENTIAL ESTATE RE-1

RESIDENTIAL ESTATE RE-2

RICHMOND, RESIDENTIAL LOW DENSITY RLD

RESIDENTIAL MEDIUM DENSITY RMD

PLANNED UNIT DEVELOPMENT

RESIDENTIAL MULTI-FAMILY MF

CITY

SCHOOL

TRAILER

PARK

CEMETERY

Lewiston Zoning

AGRICULTURAL A-10

RESIDENTIAL R-1-10

RESIDENTIAL R-1-12

COMMERCIAL C-1

COMMERCIAL C-2

MANUFACTURING M-1

County Zoning Base Districts

A10: Agriculture 10 acres

C: Commercial

FR40: Forest Recreation 40 acres

I: Industrial

RR: Resort Recreation

RU-2: Rural - 2 Zoning District

RU-5: Rural- 5 Zoning District

County Zoning Overlay Districts

Mineral Extraction and Excavation Overlay (ME)

Public Infrastructure Overlay (PI)

Class B Surface Type

ASPHALT

GRAVEL

DIRT

Municipal Boundaries

County Boundary

Cache Parcels

