



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. **MONDAY, September 9, 2024**. The meeting will be held at the Cache County Fairgrounds Event Center, 490 South 500 West, Logan, Utah 84321, in the Southwest Function Room (Function Room #3).

****Please note:** This is not the usual location at the Cache County Historic Courthouse. Please go to the Cache County Fairgrounds, to the address and building listed above. ******

Given the location change, this specific meeting will not be able to be viewed online on YouTube, as is typically available.

Agenda

1. **Welcome, Introductions**
2. Approval of agenda/minutes: July 22, 2024 and August 19, 2024
3. First Round Application: Overview and discussion of an Open Space Application for Property owned by Douglas Hendricks Family Trust, containing parcels, 09-029-0025, 09-029-0022, 09-029-0024, 09-029-0018, 09-042-0008, located approximately 12100 North 1102 East, Cove, Utah, in unincorporated county. Applicant: Nansi Blau. Approximate total acreage: 107 acres.
4. Discussion Regarding Gateway Preservation.

Meeting Schedule

Next regular meeting is scheduled for October 7, 2024, at 3:30 pm.



Cache Open Space Advisory Committee

22 July 2024

Items

Page

Agenda

1. Harris Farms Application – Site Visit Discussion 1

DRAFT

Present: Stephen Nelson, Brandon Bell, Kendra Pendry, Eric Eliason, Reagan Wheeler, Chris Sands, Justin Clawson

Start Time: 03:30:00

#1 Harris Farm Application – Site Visit

Staff, Committee, and Applicant visited the property located at 496 W Main St, Richmond, UT 84333. The merits of the property and application were discussed; no action was taken.

DRAFT



Cache Open Space Advisory Committee

19 August 2024

Items

Page

Agenda

1. Welcome, Introductions 2
2. Approval of Agenda/Minutes 2
3. First Round Application 2

DRAFT

Present: Stephen Nelson, Reagan Wheeler, Chris Sands, Clair Ellis, Brett Thomas, Eric Eliason

Start Time: 03:30:00

#1 Welcome, Introduction

Sands welcomed everyone.

#2 Approval of Agenda/Minutes

Agenda and minutes from August 5, 2024 adopted with no objection.

#3 First Round Application – Harris Property

Nelson reviewed the application for the Harris property.

Ellis** motioned to recommend approval to the County Council for the Harris Property Open Space Application to move to the second application phase with the note that public access is important to the score of the project and that Richmond City be contacted and coordinated with regarding access in the form of a trail; **Thomas** seconded; **Passed 5, 0.

Adjourned.



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: Doug Hendricks

Address or location: 12100 North 1102 East Cove Utah

Municipality or nearest city: Richmond

Parcel number(s): 09-029-0025 09-029-0022 09-029-0024 09-029-0018 09-042-0008

Total acres: 107

Acres proposed to be preserved by conservation easement: 107

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

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

Section C: Applicant Information

Property Owner(s): Douglas Hendricks Family Trust

Address: 12100 North 1102 East City: Cove State: UT Zip: 84320

Phone: 435-994-6180 Email: nansi_ds2000@yahoo.com

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

Title / position: Trust Executor

Address: 12100 N 1102 E City: Cove State: ut Zip: 84320

Phone: 435-994-6180 Email: nansi_ds2000@yahoo.com

☒ I authorize this agent as my legal contact person

Agent relationship to project, check all that apply:

☐ Municipality

☐ 501c3

☒ Land Trust

☐ Other, describe



Cache
County
1857

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

Additional contacts:

Name: Dave Bodily Phone: 435-757-0196 Email: davebodily756@gmail.com

Name: _____ Phone: _____ Email: _____

If you are working with a land trust, please list name here: Douglas Hendricks Family Trust

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

1. Please describe past, present, and future uses of the property.
Agricultural
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.
no



Cache
County
1857

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

Section E: Supporting Documents

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

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

Water rights
Encumbrances
Letters of support
Relevant planning documents

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

Dansi Bhaw

Property Owner(s) Signature (Required)

8/26/24

Date

Authorized Agent Signature

Date

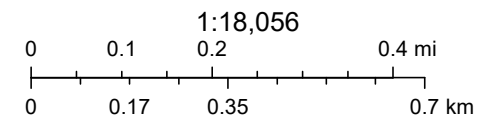
To complete and send this form:

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.

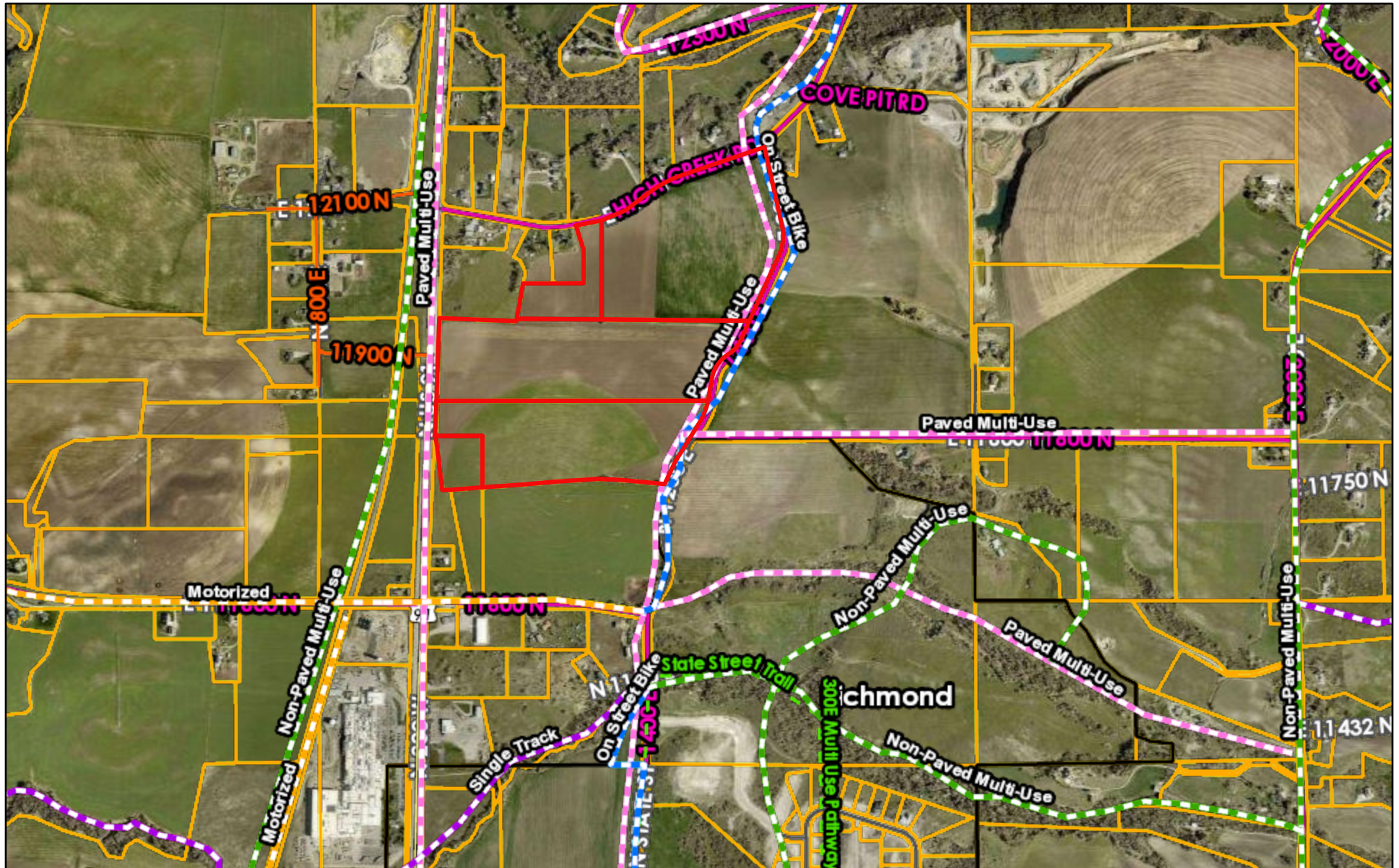
This aerial map displays a rural landscape with property boundaries outlined in yellow. A proposed road, highlighted in red, runs from the top center towards the bottom center. Several survey points are marked with labels such as E12300 N, N1200 E, E11600 N, and E11800 N. The map also shows existing roads like COVE PIT RD and RICH CREEK RD. The word 'Richmond' is visible in the lower right quadrant, indicating the location of the map.

 Override 1
 GRAVEL
 County Boundary
 ASPHALT
 DIRT
 Cache Parcels
 Municipal Boundaries

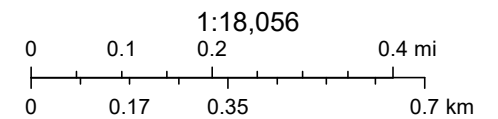
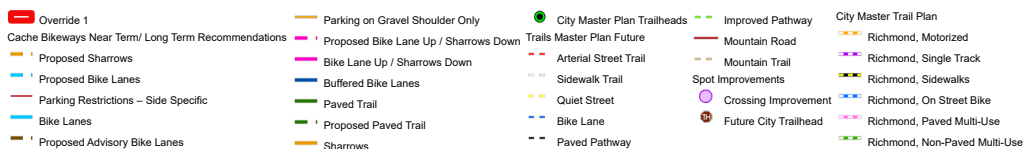


Authorized Use: Cache County Development Services Office
Authorized Use: GIS Division/ Development Services

Hendricks Property - Master Planned Trails

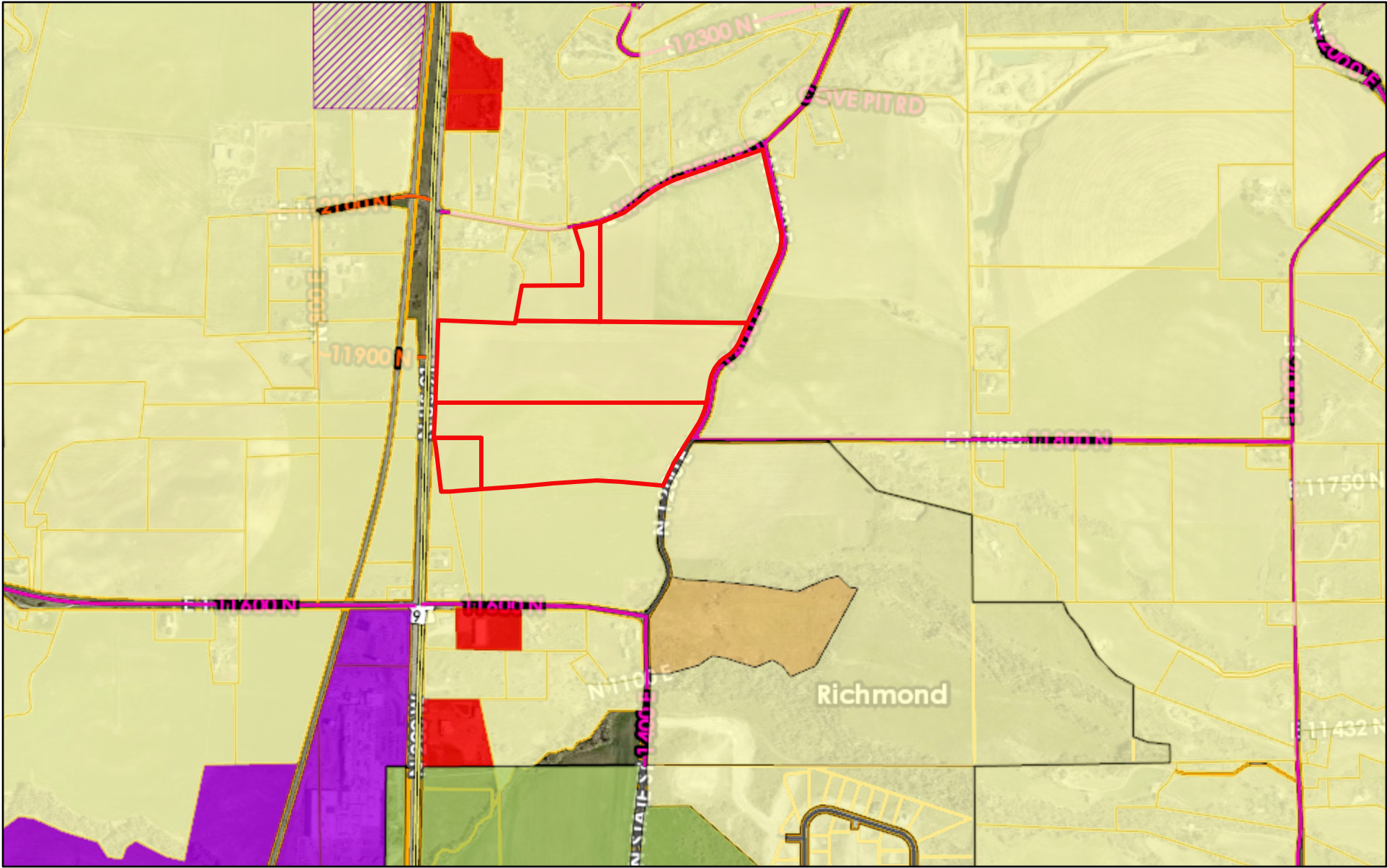


9/4/2024, 11:10:02 AM



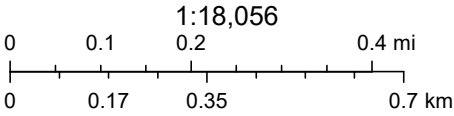
Authorized Use: Cache County Development Services Office
Authorized Use: GIS Division/ Development Services

Hendricks Property - City and County Zoning



9/4/2024, 10:20:06 AM

- | | | | | | |
|---|---|---|---|---|--|
| <ul style="list-style-type: none">Override 1Wellsville Zoning<ul style="list-style-type: none">NEIGHBORHOOD COMMERCIAL - NCCOMMUNITY COMMERCIAL - C1 - C2GENERAL COMMERCIAL - GCHIGHWAY COMMERCIAL - CHMANUFACTURING | <ul style="list-style-type: none">RESIDENTIAL AGRICULTURE - 5 ACRERESIDENTIAL - 1 ACRERESIDENTIAL - 1/2 ACRERESIDENTIAL - 12,000 SFRESIDENTIAL - MULTIFAMILYRECREATIONAL PLANNED DEVELOPMENTRESIDENTIAL CRITICAL AREA | <ul style="list-style-type: none">FOREST RECREATION - 40 ACRETrenton Zoning<ul style="list-style-type: none">AGRICULTURALCOMMERCIAL C1COMMERCIAL C2PARKRESIDENTIAL | <ul style="list-style-type: none">Smithfield Zoning<ul style="list-style-type: none">PUD OVERLAYMIXED USE OVERLAYAGRICULTURAL - A-3AGRICULTURAL - A-5AGRICULTURAL - A-10CENTRAL BUSINESS DISTRICT - CB | <ul style="list-style-type: none">COMMERCIAL PROFESSIONALCOMMUNITY COMMERCIAL - CCGENERAL COMMERCIAL - GCINSTITUTIONAL - I-1MANUFACTURING - M1MULTIPLE FAMILY RESIDENTIAL - RMRESIDENTIAL AGRICULTURAL - RA-1 | <ul style="list-style-type: none">RESIDENTIAL AGRICULTURAL -RESIDENTIAL R-1-10RESIDENTIAL R-1-12RESIDENTIAL R-1-20MASTER PLANNED COMMUNITYRiver Heights Zoning<ul style="list-style-type: none">AGRICULTURAL - AG |
|---|---|---|---|---|--|



Authorized Use: Cache County Development Services Office
Authorized Use: GIS Division/ Development Services

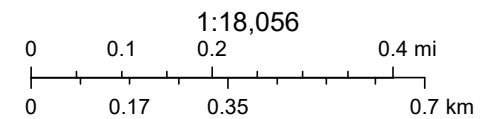
The map displays a complex land use pattern in the Richmond area. Key features include:

- Roads:** COVE PIT RD, RICH CREEK RD, N STATE ST-1400 E, and a vertical road labeled N 1200 E.
- Geographical Features:** Richmond (city name), and various colored regions (yellow, red, green, grey) representing different land types or ownership.
- Ag. Protection Areas:**
 - Ag. Protection 09-028-0016, Resolution: 9/29/1999, Entry#: 725100
 - Ag. Protection 09-028-0008, Resolution: 9/29/1999, Entry#: 725100
 - Ag. Protection 09-028-0009, Resolution: 9/29/1999, Entry#: 725100
- Coordinates and Grid:** The map includes a grid of coordinates such as E 12300 N, E 12100 N, E 11900 N, E 11800 N, E 11750 N, E 11600 N, E 11432 N, N 1200 E, N 1100 E, N 800 E, and N 2000 E.

 Override 1  DIRT
 Class B Surface Type  Municipal Boundaries
 ASPHALT  County Boundary
 GRAVEL

 Not Classified
 Farmland Of Local Importance
 Farmland Of Statewide Importance

 Prime Farmland If Irrigated
 Ag. Protection Areas 300 FT Buffer
 Ag. Protection Areas
 Cache Parcels



Authorized Use: Cache County Development Services Office
Authorized Use: GIS Division/ Development Services

 Override 1
Class B Surface Type
 ASPHALT

— DIRT

 Municipal Boundaries

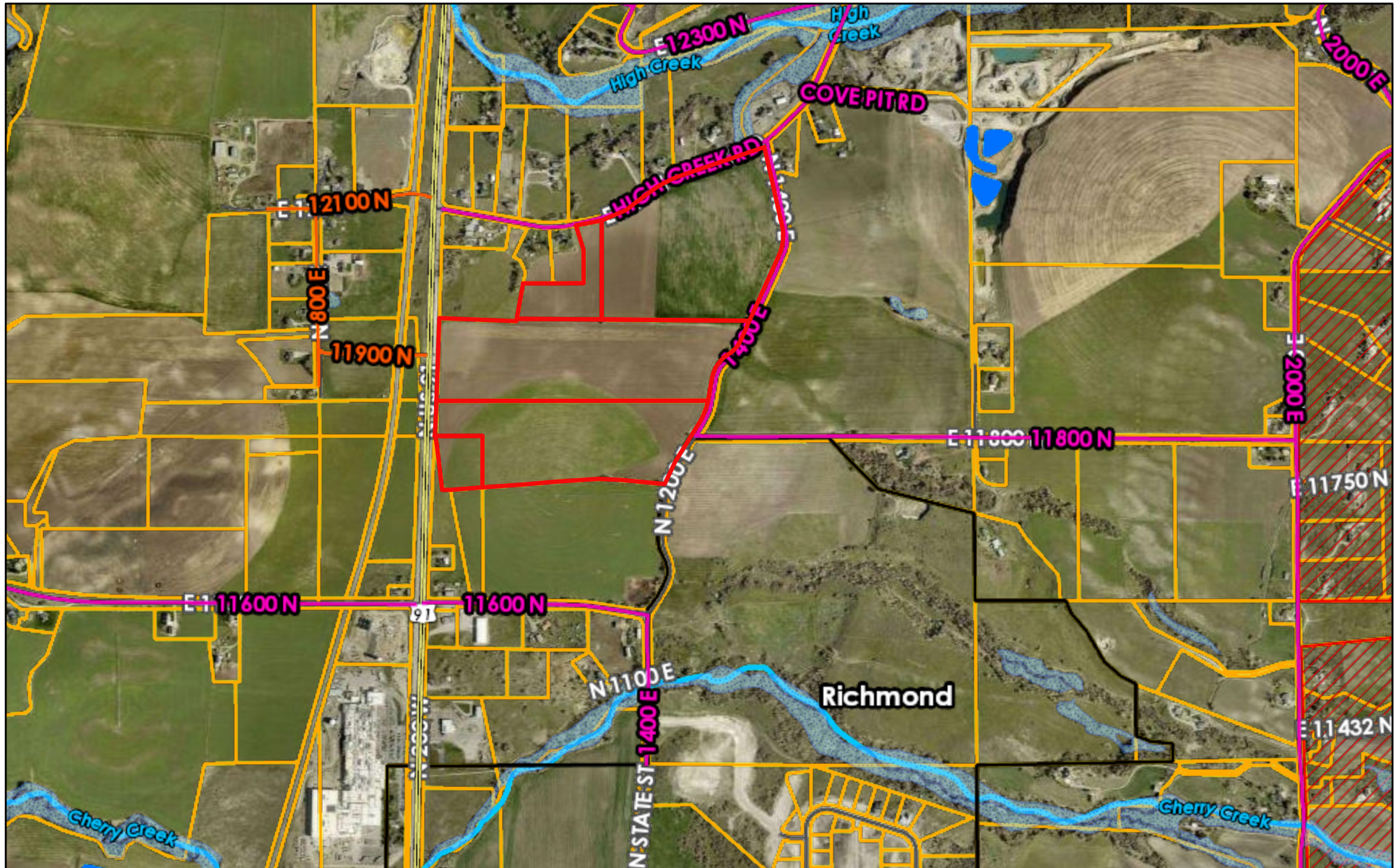
 Water Bodies

 Cache Parcels



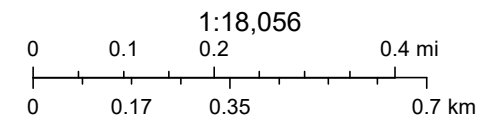
Authorized Use: Cache County Development Services Office
Authorized Use: GIS Division/ Development Services

Hendricks Property - Wildlife



9/4/2024, 10:59:49 AM

- | | | |
|---|--|---|
| Override 1 | Municipal Boundaries | Wildland-Urban Interface |
| Class B Surface Type | County Boundary | Migratory Bird Production Area 1,000 ft Buffer |
| ASPHALT | Wetlands (NWI) | Migratory Bird Production Area |
| GRAVEL | Major Waterways | Cache Parcels |
| DIRT | Water Bodies | |



Authorized Use: Cache County Development Services Office
Authorized Use: GIS Division/ Development Services

