



Cache County Development Services Staff Report

for the **December 16, 2024** COSAC Meeting

Project	Silva Agricultural Property
Applicant	Adolfo and Leilani Silva
Location	Located at Approximately 910 South and 800 East, Trenton, Utah, 84338
Total Acres	Approx. 130 Acres Requested to Be Conserved, Approx. 155 Acres Total
Parcels	13-002-0014, 13-002-0039, 13-002-0013, and 13-002-0017
Proposed Use	Agriculture Conservation Easement & Potential Public Trail or Trail Access

Introduction

Adolfo and Leilani Silva have applied to place a conservation easement over his property. The property intended to be preserved contains approximately **130** acres of farmland in Trenton, at approximately 910 South and 800 east. The applicant has indicated that the proposed easement would be used for farmland preservation. One item that should be noted, is that the applicant would like to separate several properties for or with residential structures on the west side of the property, totalling approximately 20-25 acres.

Bond Language & Purposes:

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.

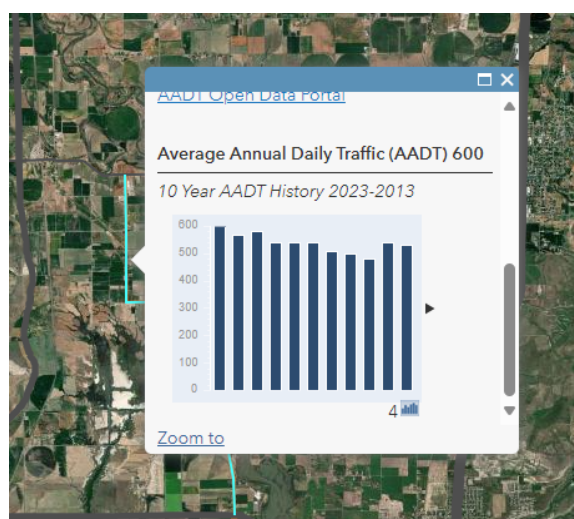
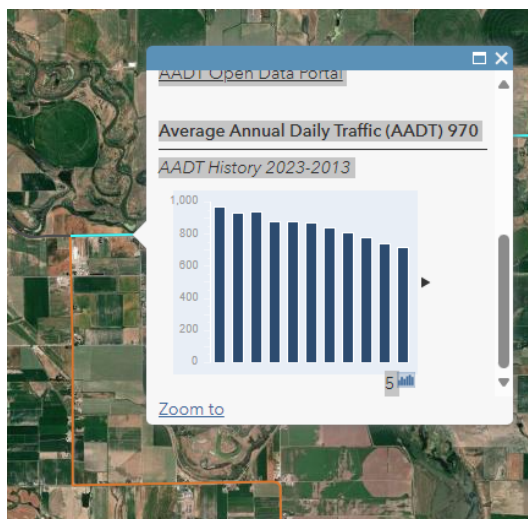
COSAC established a review system and criteria, approved by the County Council. This report addresses the criteria in that review system.

Surrounding Uses	
North	Farmland
East	Farmland, Bear River
South	Farmland
West	Farmland

Purpose of Proposed Conservation Easement

The property owner has applied for conservation bond funds to secure a conservation easement over the property. The applicant has indicated they wish to keep the property as farmland.

The Cache Open Space Advisory Committee (COSAC) created a scoring sheet and form to help evaluate each application. The electronic form was sent out by email to the Committee members. 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. Each committee member is to score the property according to their individual, and independent judgment, attached as part of their recommendation.





AADT for SR-142

AADT for SR-218

Protect Scenic Vistas

The Silva Property Open Space Application is not directly adjacent to any major state or local highway. However, state Route 218 is immediately adjacent to the west of the property with a AADT of 600 vehicles per day. State Route 142 is more than 4,000 feet from the property which has an Annual Average Daily Traffic Count of 970.

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. The property is a little over 5 miles from the Idaho border.

Maintain Agriculture

The Utah Department of Agriculture and Food has indicated that as agricultural properties go, this property is an incredibly well put-together farming operation. UDAF’s focus regarding land conservation is to conserve properties that will have substantive impact on the food security of the state, to feed a growing population, with benefits for conserved properties going beyond the property themselves, including food going to feed the community, providing rural character, and preserving wildlife habitat. As those priorities relate to this property, there is a new pivot in place, the property is currently agriculturally productive, the land has been laser-leveled, and the soil on the property, overwhelmingly, is designated as prime farmland on the NRCS web soil survey. UDAF further communicated that this property is a great example of a viable farm operation worth preserving.

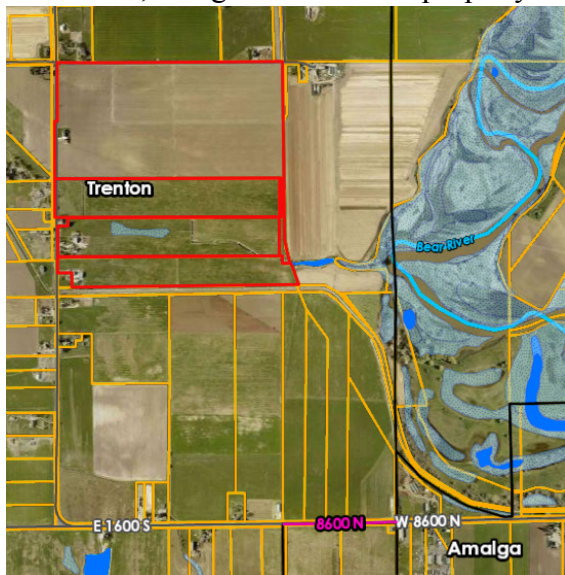
The NRCS has identified almost the entirety of the property as “Prime Farmland If Irrigated” and the remainder as “Farmland of Local Importance”, Farmland as Statewide Importance (see attached map). The property is irrigated, and has actively been farmed for many decades by the Silva’s.

Staff typically tries to reach out to a Mayor for applications which are within their property for comment, on an application, as we did with the Mayor of Trenton. It was noted in the conversation that culinary water is a big issue currently for Trenton City, and as a result of this, there is extremely limited water for development in Trenton, given the very limited culinary water supply. There is a waiting list for development. This culinary water issue limits development potential in the near future.



Maintain Waterways

The property includes at least one minor area that is designated as an NWI registered wetlands. There is a minor waterbody to the east, that connects to the wetlands of the Bear River. The applicant has indicated that this is the area along the east of the property where the applicant would be okay with a trail, along the east of the property.





Maintains Wildlife Habitat

According to the GIS information provided there is no significant wildlife habitat shown on the properties. The property is not located within the Wildland Urban Interface, (see attached map). The Bear River is nearby, located to the east that likely serves as wildlife habitat for a number of species, although nothing is formally shown on the map.

Allows Public Access

Staff is not aware of an official trails masterplan for Trenton City. The County trails masterplan currently shows a Rural On-Street Trail on 800 East in Trenton. The County Trails Masterplan is in the beginning stages of being updated, and adjustments may occur to trails designated as Rural On-Street Trails, to separated trails, in the future Trails Masterplan . The applicant has stated that he is okay with a trail going into the property from 800 East, eastward in between a couple of the homes. The property may also provide access to the Bear River which is accessible from the property at one point along the eastern border. The applicant has also pointed out that a trail could be provided from the north side of the property, along the length of the east side of the property, and provide access to the River, and that he would be willing to work out a trail along the east side from the north to the east. Staff recommends discussing the possibility of securing trail easements to access the master plan trails on the property. The County will also need to work out an agreement for the constructions, details of design, and the timing of construction of any trails; any agreement should be completed prior to the purchase of the easement.

There is a Wildlife Management Area along portions of the Bear River, that have informal trails along portions of the River. Based on past applications, the Utah Department of Agriculture and Food has also indicated that the trail may help the property owner secure additional grants.

Distinguishing Factors

The property being used for agriculture is overwhelmingly prime farmland soils, and otherwise is also designated as farmland of statewide importance, or farmland of local importance.

Partnering Organizations

The Utah Department of Agriculture and Food (UDAF) has been working with the applicant and is supportive of the conservation of the property. UDAF is in the process of finalizing a letter of intent and working with the applicant to create a funding plan for the conservation of the property. Further, they have been engaged with the applicant to help the applicant apply for the NRCS conservation conservation program funding, as well as funding from the LeRoy McAllister Working Farm and Ranch Fund. UDAF will be the entity that will hold the conservation easement, in perpetuity, if the application is approved and completed. If eventually approved, UDAF will also help with the completion of due diligence requirements. These items include tasks such as getting a full conservation easement appraisal, any title issues getting cleared up, etc.

Next Steps

COSAC is a recommending body to the County Council, while the County Council is the approval authority. COSAC may now consider options of whether to recommend approval of the project, continue or table the project, or other actions, including any recommended conditions to the action they take or recommendation that they may provide. If approved, the applicant will eventually need to get the project surveyed to provide a description of the agricultural easement, and any related trail easement. Both of these would become part of the easement document.

Staff recommends that COSAC consider the merits of the application. COSAC may continue the application, recommend to approve, recommend to approve with conditions, or recommend against approval of this first round application. If the application is recommended for Round 1 approval by the County Council, Staff recommends that the applicant provide a funding plan, to include a funding plan for other sources of funding, and seek funding from the LeRay McAllister Working Farm and Ranch Fund, the Natural Resources Conservation Service, and other potential funding sources.

Site Photos





**Development Services
Department**
Building | GIS | Planning



Development Services Department
179 North Main, Suite 305
Logan, Utah 84321

www.cachecounty.org/devserv
devservices@cachecounty.org
(435) 755-1640



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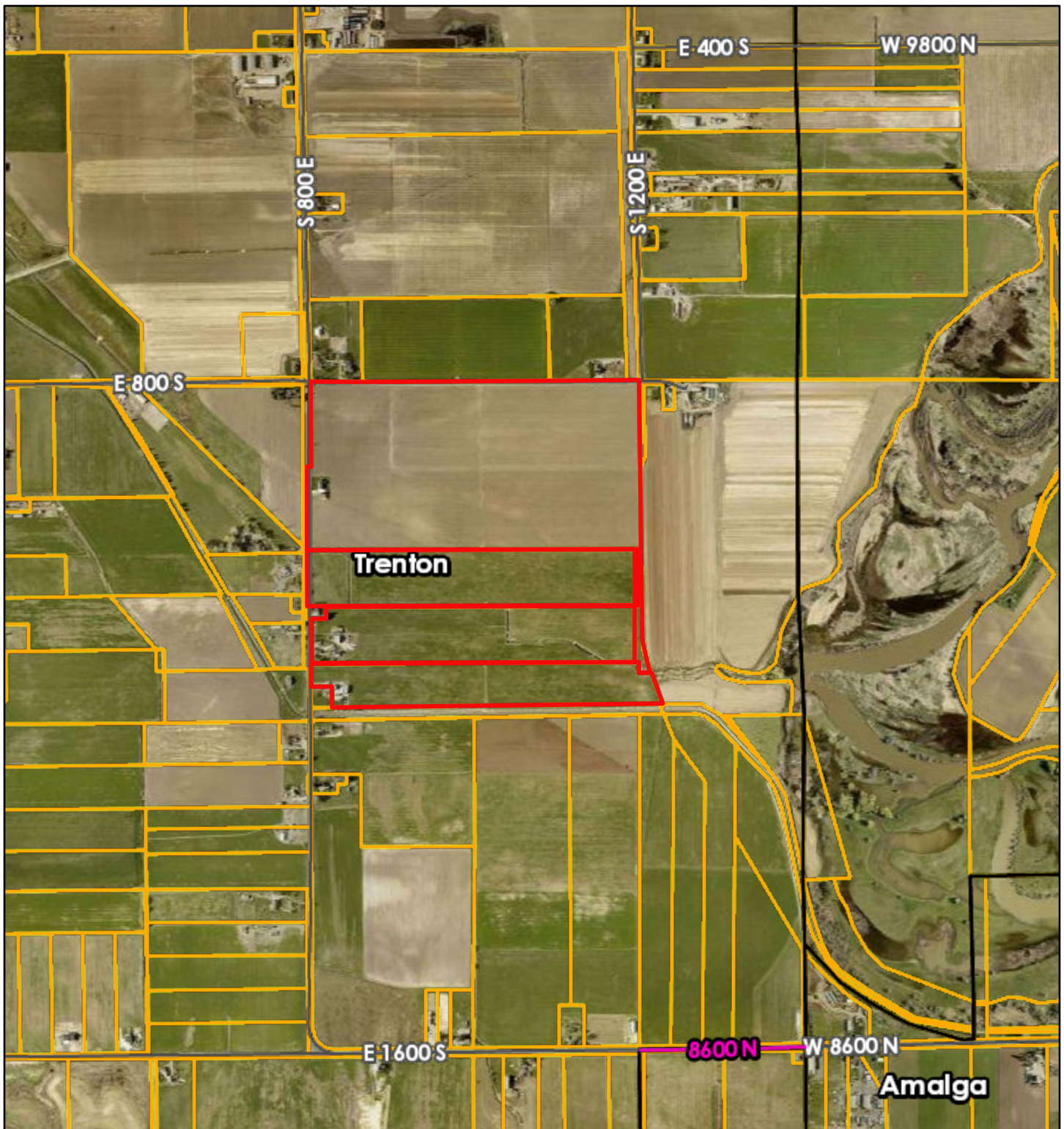


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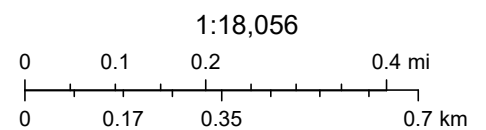


Silva Property - Parcels Map



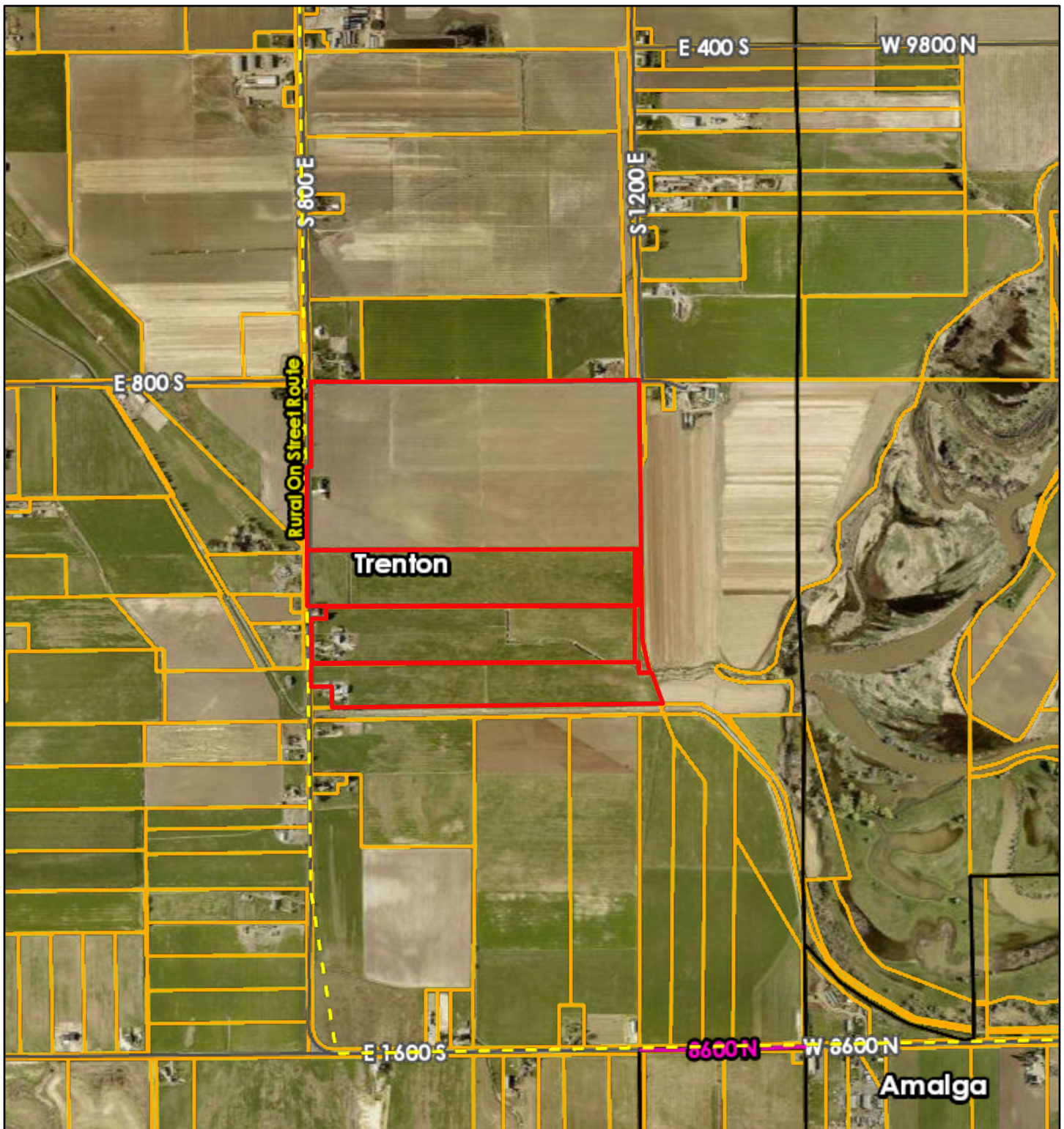
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|---|--|
| Override 1 | DIRT |
| Class B Surface Type | Municipal Boundaries |
| ASPHALT | County Boundary |
| GRAVEL | Cache Parcels |

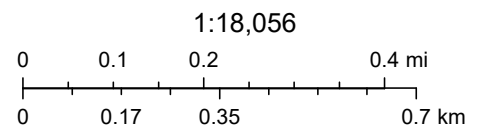


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Silva Property - Master Planned Trails

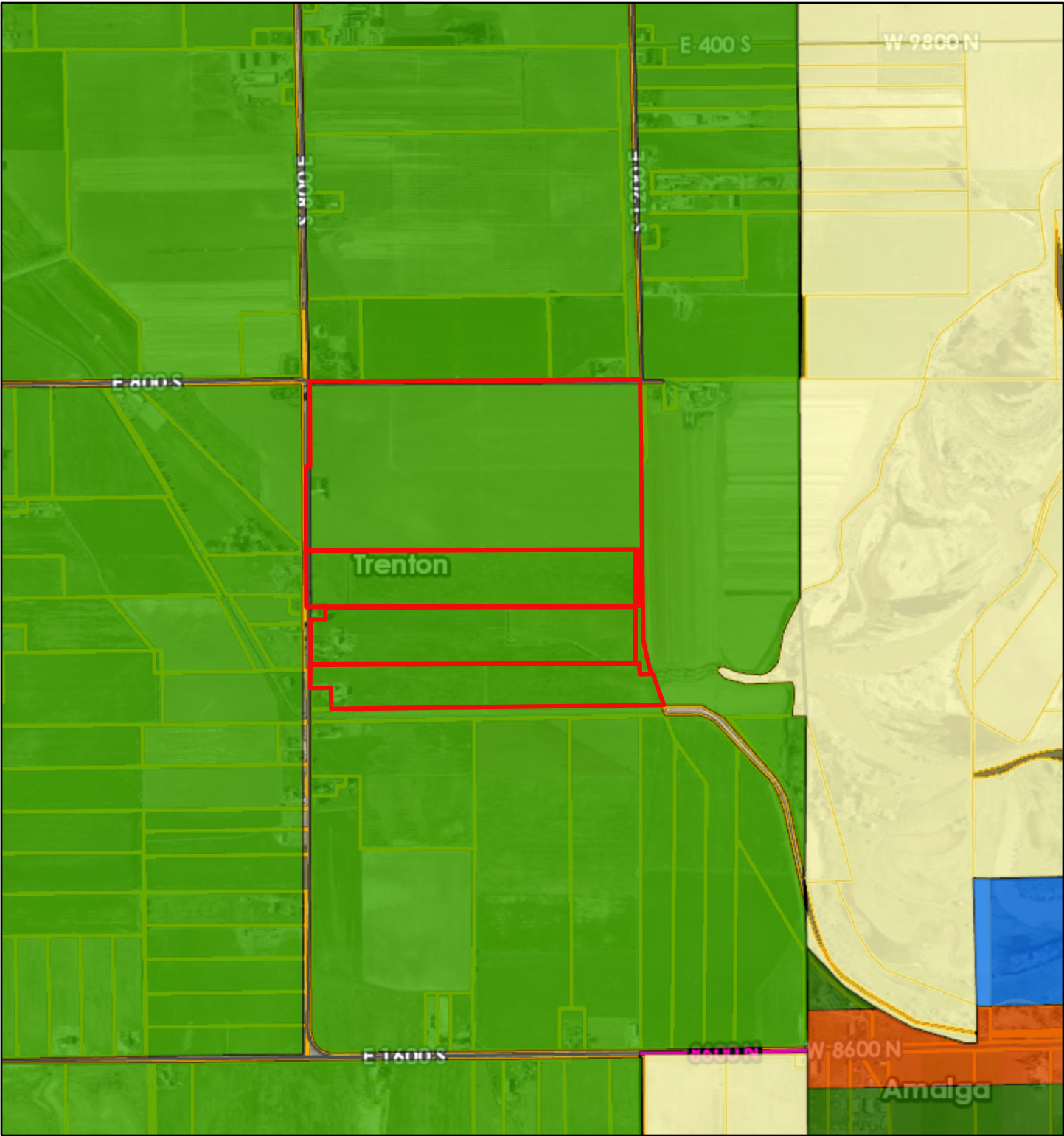


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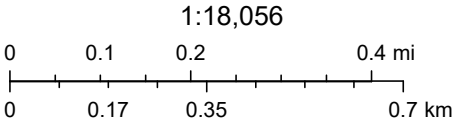
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Silva Property - City and County Zoning

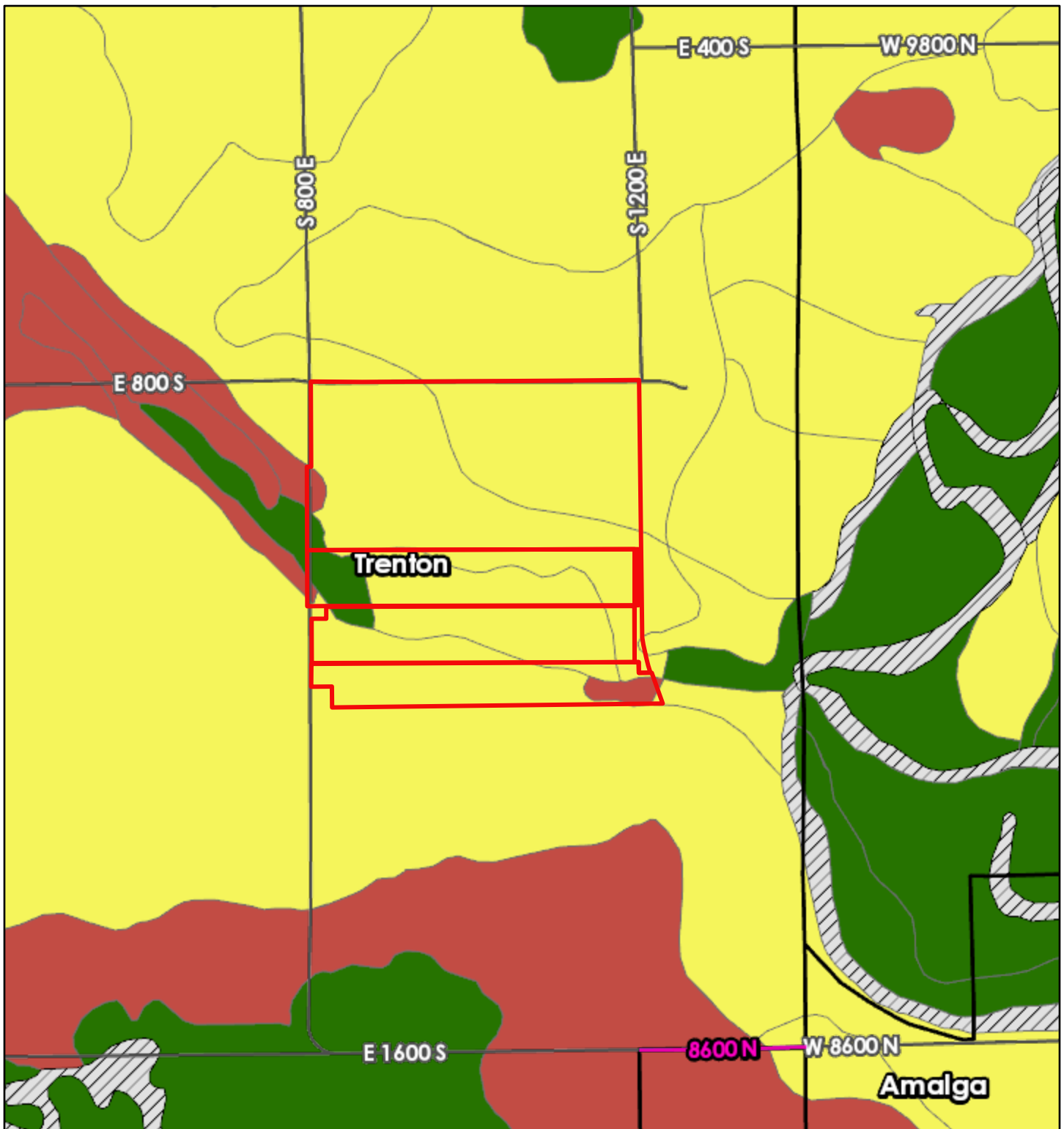


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| <ul style="list-style-type: none">Override 1Smithfield Zoning<ul style="list-style-type: none">NEIGHBORHOOD COMMERCIAL - NCCOMMUNITY COMMERCIAL - C1 - C2GENERAL COMMERCIAL - GCHIGHWAY COMMERCIAL - CHMANUFACTURINGRESIDENTIAL AGRICULTURE - 5 ACRERESIDENTIAL - 1 ACRERESIDENTIAL - 1/2 ACRERESIDENTIAL - 12,000 SFRESIDENTIAL - MULTIFAMILYRECREATIONAL PLANNED DEVELOPMENTRESIDENTIAL CRITICAL AREA | <ul style="list-style-type: none">FOREST RECREATION - 40 ACRERiver Heights Zoning<ul style="list-style-type: none">AGRICULTURALCOMMERCIAL C1COMMERCIAL C2PARKRESIDENTIALRichmond 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-1RESIDENTIAL AGRICULTURAL - RA-2RESIDENTIAL R-1-10RESIDENTIAL R-1-12RESIDENTIAL R-1-20MASTER PLANNED COMMUNITY - MPCProvidence Zoning<ul style="list-style-type: none">AGRICULTURAL - AG | <ul style="list-style-type: none">COMMERCIAL - CCOMMERCIAL PARKINGPARK - PRMIXED USE - MUHISTORICRESIDENTIAL - R-1-8RESIDENTIAL - R-1-10RESIDENTIAL - R-1-12Paradise Zoning<ul style="list-style-type: none">AGRICULTURAL A-10AGRICULTURAL A-5CENTRAL BUSINESSPLANNED INDUSTRIALHIGHWAY |
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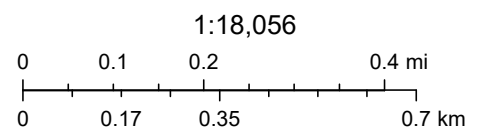


Silva Property - Farmland



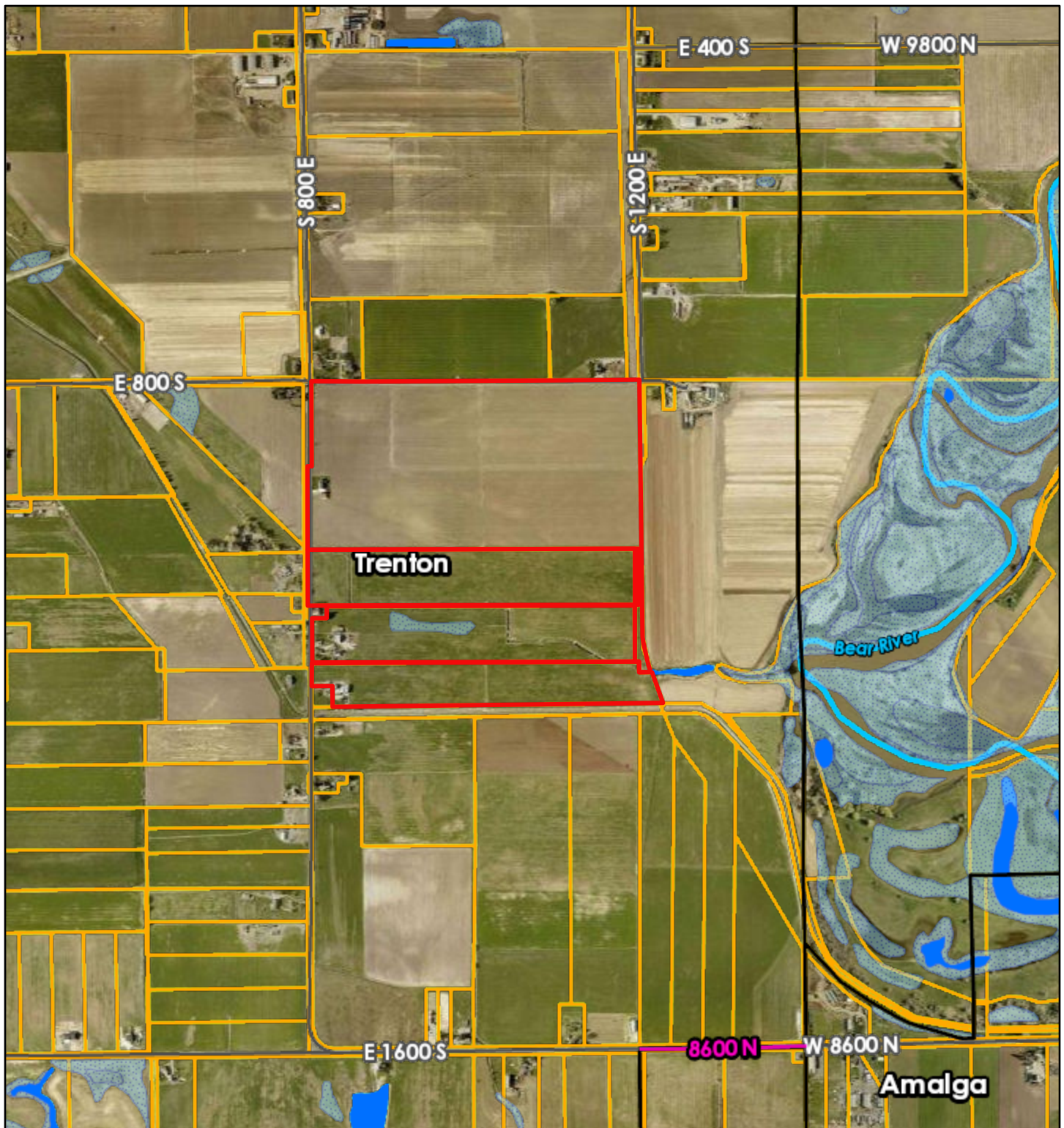
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- Override 1
- Class B Surface Type
 - ASPHALT
 - GRAVEL
 - DIRT
- Municipal Boundaries
- County Boundary
- Ag. Protection Areas 300 FT Buffer
- Ag. Protection Areas
- NRCS Soils Farmland
- Not Classified
- Farmland Of Local Importance
- Farmland Of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



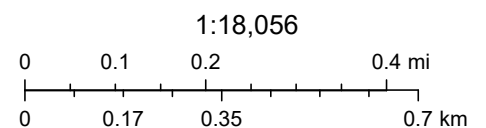
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Silva Property - Wetlands, Waterbodies, and Waterways



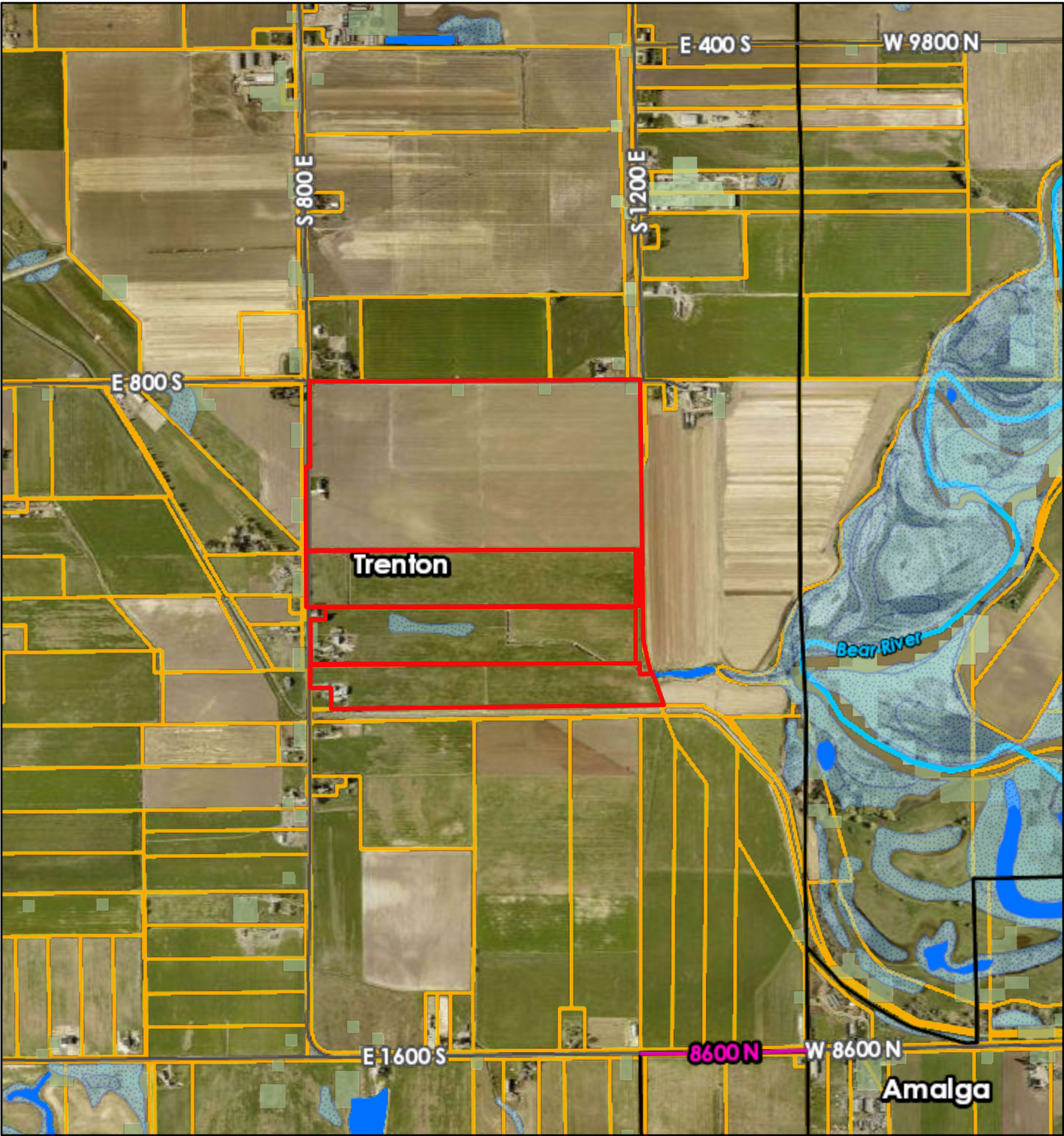
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- | | |
|---|---|
| Override 1 | County Boundary |
| Class B Surface Type | Wetlands (NWI) |
| ASPHALT | Water Bodies |
| GRAVEL | Major Waterways |
| DIRT | Cache Parcels |
| Municipal Boundaries | |



Maxar

Silva Property - Wildlife



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