CACHE COUNTY COUNCIL

AUGUST 25, 2026 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 Sandi Goodlander, Vice Chair Kathryn Beus, Councilmember David Erickson, Councilmember JoAnn Bennett, Councilmember Keegan Garrity, Councilmember Nolan Gunnell, Councilmember Mark Hurd.
MEMBERS EXCUSED:
STAFF PRESENT: Brady George, Matt Funk, Brett Chambers, Andrew Erickson, Lisa Aedo, Amy Adams, Nathan Argyle, Alma Burgess.
OTHER ATTENDANCE: Rod Hammer, Kathleen Alder, Doug Jewell, Michael Lyon.

1. **Call to Order 5:00 p.m. –** 0:00:02 Chair Sandi Goodlander called the meeting to order.

2. **Opening Remarks and Pledge of Allegiance** – 0:00:07 Councilmember JoAnn Bennett offered opening remarks in the form of a prayer, expressing gratitude for local natural resources, commemorating the 250th anniversary of the Declaration of Independence and the Constitution, and praying to avoid tax increases. 0:01:46 Councilmember JoAnn Bennett led the council and attendees in the Pledge of Allegiance.

3. **Review and Approval of Agenda** – 0:02:16

   Action: Motion made by Councilmember David Erickson to approve the amended agenda; seconded by Councilmember Nolan Gunnell.
   Motion passes.
   Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
   Nay: 0

4. **Review and Approval of Minutes** – 0:02:34

   Action: Motion made by Councilmember Nolan Gunnell to approve the August 11, 2026 minutes; seconded by Councilmember JoAnn Bennett.
   Motion passes.
   Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
   Nay: 0

5. **Report of the County Executive –** 0:02:56 Executive George Daines presented two executive appointments for the Logan-Cache Airport Sponsor Board: Bryson Behm and Auditor Matt Funk.

   Action: Motion made by Councilmember David Erickson to approve providing advice and consent for the appointments of Bryson Behm and Matthew Funk to the Logan-Cache Airport Sponsor Board; seconded by Councilmember Mark Hurd.
   Motion passes.
   Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
   Nay: 0

6. **Items of Special Interest**
   a. 2027 Cache County Draft Tentative Budget
      0:04:05 Auditor Matt Funk presented the 2027 draft tentative budget, noting an overall decrease of approximately 7.9% to $111 million due to the conclusion of federal ARPA funding. Capital expenditure requests were reduced

from $5.5 million to $2.7 million through department revisions. The General Fund expenditures increased by 4%, leaving an estimated $1 million surplus. Auditor Funk outlined four proposed tax rate adjustments: $360,000 increase for the Health Fund driven by federal Medicaid management shifts; $1 million increase for the Assessing and Collecting Fund to offset reserve depletion; 1% to 2% General Fund adjustment to hold the tax rate incremental over time; $716,000 Municipal Fire Levy restricted to unincorporated residents (~9,000 residents) to address historical disparities in municipal fire coverage costs. 0:09:21 Chair Sandi Goodlander asked whether the reduction in capital expenditures was from removing unnecessary items or postponing necessary expenditures. 0:11:17 Councilmember Keegan Garrity inquired about capital cut details and HR position reductions. Auditor Funk confirmed seven to nine countywide position eliminations, including one in HR. 0:11:46 Chair Sandi Goodlander asked if the $1 million surplus in the general fund included the proposed increases. Auditor Funk confirmed that the potential adjustment to the General Fund was not included in the figures. Councilmember Nolan Gunnell asked if the 1% to 2% General Fund adjustment was anticipated to be yearly. Auditor Funk shared that he had heard from many county residents that they would prefer a 1% to 2% increase every year rather than big jumps in rate every few years. He suggested a workshop meeting before the next council meeting to review the proposed budget. 0:13:51 Chair Sandi Goodlander asked for paper copies of the draft budget and Auditor Funk confirmed that those could be prepared that day. 0:14:40 Councilmember David Erickson clarified historical interlocal fire agreement payments with cities and unincorporated areas. 0:16:17 Executive George Daines complimented Auditor Matt Funk and his office for their work on the budget. He highlighted that 60% of the county budget consists of personnel costs and emphasized the necessity of cost-of-living adjustments (COLA) and medical insurance adjustments to retain county staff amidst inflation. 0:20:14 Councilmember Keegan Garrity verified that post-ARPA baseline operations are returning to pre-COVID financial structures.

7. Public Hearings

a. Set Public Hearings for September 8, 2026 at (or about) 5:30 PM: 0:21:40

i. Ordinance 2026-29 – Wi Fiber Tower/Summit Storage Rezone

ii. Ordinance 2026-35 – Bird Family Rezone

Action: Motion made by Councilmember David Erickson to set public hearings for September 8, 2026 at (or about) 5:30 PM for Ordinances 2026-29 and 2026-35; seconded by Councilmember Nolan Gunnell.
Motion passes.
Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
Nay: 0

b. Hold Public Hearings at (or about) 5:30 PM:

i. Receiving Public Comment Regarding Vacancies on the Cache County Fire Protection District Board of Trustees

0:22:22 Executive George Daines distributed a memorandum explaining the legal context and appointment framework for the Cache County Fire Protection District (CFPD) Board of Trustees, noting over 30 applications were received. He stated his intention to appoint participating city mayors as initial trustees to maintain voluntary municipal cooperation and funding alignment. Public hearing was opened with a three-minute speaking limit per individual. 0:31:09 Mike Weibel (Retired Battalion Chief) advocated for including firefighters and citizens with operational experience on the board rather than solely mayors. 0:32:39 TyRell Fredrickson (President of Cache Valley Firefighters Local 5630) recommended appointing individuals with diverse experience, highlighting candidate recommendations for Tom Maples, Rick Cooper, Casey Snider, and Jack Tidrow. 0:35:39 Dave Nielsen offered his background in emergency communications and fire service. 0:37:10 Michael Lyon (Beaver Mountain Ski Patrol) expressed interest in bringing first-responder and emergency management perspectives. 0:39:46 Ashley Smith (Chief of Paradise Fire Dept.) emphasized the need for balanced viewpoints to avoid unintended operational consequences. 0:40:59 Jeff Young (Mayor of Richmond) supported Executive Daines' proposal to appoint mayors, citing direct taxpayer

accountability and budget management roles. 0:44:04 Lyndsay Peterson (Mayor of North Logan) urged keeping initial board leadership under municipal elected officials due to city tax impacts. 0:46:14 Chad Lindley (Mayor of Wellsville) voiced support for establishing the board with municipal leadership while maintaining input from fire chiefs. 0:48:20 Jack Tidrow (32-year Salt Lake City firefighter) detailed his technical background in municipal financial analysis, staffing models, and budget management. 0:51:01 Tom Maples urged establishing a balanced representation between mayors and fire service professionals. 0:52:25 Lukas Senczyszyn (engineer) offered technical data-analysis capabilities for future board oversight and fire prevention. 0:55:14 Steve Miller (Mayor of Hyrum) spoke in support of Executive Daines' appointment plan, noting increased community participation across south-end municipalities.

Action: Motion made by Councilmember Nolan Gunnell to close the public hearing; seconded by Vice Chair Kathryn Beus.
Motion passes.
Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
Nay: 0

0:57:41 Executive George Daines responded to public input, reiterating the necessity of starting with municipal mayors to preserve district unity, while noting his intent to establish a technical advisory board and allow governance to evolve over time. Executive Daines submitted his 11 proposed trustee appointments:

1. Mayor Aaron Rudie (Smithfield)
2. Mayor Steve Miller (Hyrum)
3. Mayor Larry Jacobsen (Nibley)
4. Mayor Ed Buist (Mendon)
5. Mayor Kathleen Alder (Providence)
6. Mayor Lyndsay Peterson (North Logan)
7. Mayor Brady Bodily (Lewiston)
8. Mayor Tiffany Atkinson (Hyde Park)
9. Councilmember David Erickson
10. Vice Chair Kathryn Beus
11. Executive N. George Daines

1:02:20 Pursuant to Utah statute requiring staggered terms, the County Clerk Bryson Behm performed a coin flip (Heads) to designate odd-numbered seats (1, 3, 5, 7, 9, 11) for two-year terms and even-numbered seats for four-year terms.

8. Initial Proposals for Consideration of Action

a. Resolution 2026-29 – Providing Advice and Consent to the Proposed Appointments of Members of the Cache County Fire Protection District Board of Trustees
1:03:47 Chair Sandi Goodlander clarified that the Council's role is limited to providing advice and consent for executive nominations. Vice Chair Kathryn Beus moved to approve the amended Resolution 2026-29 inserting Exhibit A with the 11 named trustees, with Councilmember Nolan Gunnell seconding. 1:06:22 Councilmembers discussed long-term board evolution, directly elected representation, and technical oversight. 1:13:51 Councilmember Nolan Gunnell asked Executive George Daines about establishing a technical advisory board. Executive Daines committed to making a motion at the upcoming fire board meeting to create a technical advisory committee composed of fire service applicants. Councilmember Nolan Gunnell asked the executive to clarify the state statute prohibiting service on the fire board to those employed by the fire board or that have a contract with the fire board. 1:20:04 Councilmember Mark Hurd shared his support of eventually making the board an elected

position, rather than an appointment. Councilmember Keegan Garrity shared his concern about not having technical expertise on the board.

Action: Motion made by Vice Chair Kathryn Beus to approve the amended Resolution 2026-29; seconded by Councilmember Nolan Gunnell.
Motion passes.
Aye: 4 Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Mark Hurd
Nay: 3 David Erickson, Keegan Garrity, JoAnn Bennett

b. Resolution 2026-30 – Appointing Members of the Cache County Economic Opportunity Advisory Board
1:23:03 Shawn Milne (BRAG Director of Economic Development) presented Resolution 2026-30 to reconstitute the board, expanding membership to ensure industry diversity and aligning with updated state administrative rules requiring four-year staggered terms and removing voting council members. Chair Sandi Goodlander disclosed for the record that candidate Wayne Dodd is her brother.

Action: Motion made by Councilmember Nolan Gunnell to approve Resolution 2026-30; seconded by Councilmember Mark Hurd.
Motion passes.
Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
Nay: 0

c. Resolution 2026-31 – Appointing Members of the County Council to the Logan-Cache Airport Sponsor Board
1:30:06 Chair Sandi Goodlander presented Resolution 2026-31 appointing Councilmembers Keegan Garrity (term ending 2029), Nolan Gunnell (term ending 2029), and Mark Hurd (term ending 2027) to the Logan Cache Airport Sponsor Board.

Action: Motion made by Vice Chair Kathryn Beus to approve Resolution 2026-31; seconded by Councilmember David Erickson.
Motion passes.
Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
Nay: 0

9. Pending Action

a. Resolution 2026-28 – Multi-Jurisdiction Access Request, Homes at the Springs Subdivision
1:32:27 Public Works Director Matt Phillips presented a request from Danny McFarland for private access onto County Highway 238 for a 12-lot subdivision in Providence City. Phillips recommended approval based on minimal traffic impact (~10 trips/day) while intergovernmental negotiations regarding road ownership continue. Councilmember Nolan Gunnell expressed concern about approving this resolution when a similar resolution in River Heights was stalled for a while but eventually passed. Councilmember JoAnn Bennett asked about the impact of this approval. Councilmember Mark Hurd advocated for giving Highway 238 over to the cities. Executive George Daines provided an update on surrendering the road. 1:45:56 Councilmember Keegan Garrity moved to approve the resolution, with Councilmember David Erickson seconding. Councilmember Garrity explained that it is a small access with a small impact and is recommended by Public Works and he wishes to approve it.

Action: Motion made by Councilmember Keegan Garrity to approve Resolution 2026-28; seconded by Councilmember David Erickson.
Motion passes.
Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
Nay: 0

b. Ordinance 2026-34 – Amending RAPZ and Restaurant Tax Governance and Allocation Procedures
1:42:38 Policy Analyst Andrew Erickson summarized changes recommended by the Ordinance and Policy Committee, including updating language to specify fund forfeiture instead of clawbacks, adding mandatory logo attribution requirements on funded assets, and setting out-of-cycle approval requirements to a simple majority vote. 1:47:04 Councilmember Keegan Garrity and Councilmember Mark Hurd elaborated on committee deliberations. Policy Analyst Andrew Erickson shared comparative research indicating that most peer Utah jurisdictions strictly disallow out-of-cycle grant requests, except for rare internal city/county scope modifications. 1:50:41 Executive George Daines argued strongly against imposing rigid self-limiting restrictions, asserting that the council and RAPZ board possess sufficient discretion to evaluate unique, high-value opportunities that leverage external matching funds or resolve emergency shortfalls. 1:53:32 Chair Sandi Goodlander and Vice Chair Kathryn Beus expressed confidence in the ordinance's structured two-step approval process where the Council must first vote to authorize an out-of-cycle review, the RAPZ/TRCC advisory board must thoroughly evaluate and recommend the application, and the council must vote a second time to grant final approval. Councilmember David Erickson voiced support for the O&P amendments, commending the simple majority voting threshold and praising the RAPZ board's prudent management of reserve funds.

Action: Motion made by Councilmember David Erickson to approve Ordinance 2026-34; seconded by Vice Chair Kathryn Beus.
Motion passes.
Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
Nay: 0

2:00:06 Chair Sandi Goodlander called a brief recess to execute the enacted ordinance before evaluating out-of-cycle requests.
2:06:27 The council reconvened.

c. Request to Authorize an Out-of-Cycle Review and Convene the Restaurant Tax Advisory Board to Consider a Capital Facility Application from the American West Heritage Center for Tractor Barn Construction
2:06:37 Grant Administrator Alma Burgess presented an out-of-cycle request for $125,000 from the American West Heritage Center to fulfill 1-to-1 matching grant requirements to complete tractor barn construction, noting the project had previously received partial funding and prior council support. Vice Chair Kathryn Beus moved to approve the out-of-cycle review, with Councilmember Nolan Gunnell seconding. Councilmember David Erickson asked about allowing an automatic approval by the council upon the approval of the RAPZ committee.

Action: Motion made by Vice Chair Kathryn Beus to authorize an out-of-cycle review and convene the RAPZ committee to review the capital facility application for the American West Heritage Center; seconded by Councilmember Nolan Gunnell.
Motion passes.
Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
Nay: 0

d. Request to Authorize an Out-of-Cycle Review and Convene the Restaurant Tax Advisory Board to Consider a Capital Facility Application from the Caine School of the Arts for Caine Lyric Theatre Audience Seating Reconfiguration and Replacement
2:09:59 Grant Administrator Alma Burgess presented an out-of-cycle request for $300,000 (towards a $350,000 total project cost) for audience seating reconfiguration, flooring, and lighting upgrades at the Caine Lyric Theatre. Burgess noted the urgency stems from a time-sensitive $50,000 private donor match and an available winter construction window prior to the performance season. Councilmember David Erickson asked why the theater did not apply for RAPZ funding during the application window. Councilmember JoAnn Bennett asked if they had sought bids for the project. 2:13:23 Brian Steed (USU Vice President of Government Relations) and Nick Morrison (Director

of Caine School of the Arts) answered council questions regarding competitive bidding, non-profit theatre operating models, narrow seat dimensions dating to the 1940s/50s, donor matching conditions, and construction timing.

Action: Motion made by Councilmember David Erickson to authorize an out-of-cycle review and convene the RAPZ committee to consider the Caine Lyric Theatre seating application; seconded by Councilmember Nolan Gunnell.
Motion passes.
Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
Nay: 0

10. **Other Business**
    a. **UAC Annual Convention in Provo** **September 9-10, 2026**
    2:20:30 Chair Sandi Goodlander discussed travel and logistics and shared that she, Clerk Bryson Behm, and Shawn Milne are creating a basket to represent Cache County.

11. **Council Member Reports**
Mark Hurd – 2:21:43 Reported attending the Ordinance and Policy Committee meeting and scheduled a meeting with the County Clerk.
David Erickson – 2:22:01 No report.
Kathryn Beus – 2:22:03 Deferred time to Councilmember Keegan Garrity.
Nolan Gunnell – 2:22:09 No report.
Keegan Garrity – 2:22:15 Reported on the inaugural meeting of the Regional Recreation Center Feasibility Study Committee, noting he was elected Committee Chair. VCBO presented facility options, and the committee is reviewing survey data and planning a tour of the Provo Recreation Center on Wednesday evening during the UAC convention, targeting a March 1, 2027 recommendation deadline. He also shared his excitement for the Airport boards.
JoAnn Bennett – 2:25:14 Reminded councilmembers of the Constitution Day celebration hosted by the Cache County Republican Women on September 17 in the Council Chambers.
Sandi Goodlander – 2:25:43 No report.

12. **Adjourn: 7:30 p.m. –** 2:25:50

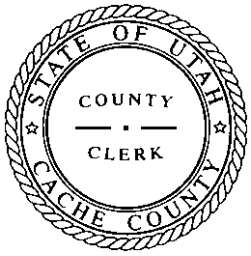
Action: Motion made by Councilmember Nolan Gunnell to adjourn; seconded by Vice Chair Kathryn Beus.
Motion passes.
Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
Nay: 0

Sandi Goodlander

APPROVAL: Sandi Goodlander, Chair
Cache County Council

Bryson J Behm

ATTEST: Bryson Behm, Clerk
Cache County Council



SUPPORTING DOCUMENTATION DISCLAIMER

The content of the following attached materials may have been amended, substituted, adopted, or rejected during the open meeting.

To determine the final disposition of any item found in the following materials from here on, please cross-reference it with the Approved Meeting Minutes located at the beginning of this compiled document, or contact the Cache County Clerk's Office at www.cachecounty.gov/clerk to request a copy of any existing final amended, substituted, adopted, or rejected materials from the meeting.

CACHE COUNTY COUNCIL

Cache County Council Regular Meeting

Media Packet

AMENDED

August 25, 2026

CACHE COUNTY COUNCIL
SANDI GOODLANDER, *CHAIR*
KATHRYN A. BEUS, *VICE CHAIR*
JOANN BENNETT
DAVID L. ERICKSON
KEEGAN GARRITY
NOLAN P. GUNNELL
MARK R. HURD

CACHE COUNTY COUNCIL

199 NORTH MAIN STREET
LOGAN, UT 84321
435-755-1840
www.cachecounty.gov

PUBLIC NOTICE is hereby given that the County Council of Cache County, Utah will hold a **REGULAR COUNCIL MEETING** at **5:00 p.m.** in the Cache County Historic Courthouse Council Chambers, 199 North Main Street, Logan, Utah 84321, on **Tuesday, August 25, 2026**.

Council meetings are live streamed on the Cache County YouTube channel at:
https://www.youtube.com/@cachecounty1996

CACHE COUNTY COUNCIL AGENDA

AMENDED

REGULAR COUNCIL MEETING – 5:00 p.m.

1. **Call To Order**
2. **Opening Remarks** – Council Member JoAnn Bennett
3. **Review and Approval of Agenda**
4. **Review and Approval of Minutes**
    a. 08-11-2026 County Council Regular Meeting Minutes

5. **Report of the County Executive**
    a. Appointments
        i. Appointment of Bryson Behm and Matthew Funk to the Logan-Cache Airport Authority Sponsor Board
    b. Other Items

6. **Items of Special Interest**
    a. 2027 Cache County Draft Tentative Budget
    - N. George Daines, Cache County Executive

7. **Public Hearings** – 5:30 p.m.
    a. **Set Public Hearings for September 8, 2026 at (or about) 5:30 PM:**
        i. Ordinance 2026-29 – Wi Fiber Tower/Summit Storage Rezone
        ii. Ordinance 2026-35 – Bird Family Rezone

    b. **Hold Public Hearings at (or about) 5:30 PM:**
        i. Receiving Public Comment Regarding Vacancies on the Cache County Fire Protection District Board of Trustees
    - N. George Daines, Cache County Executive

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Janeen Allen at 435-755-1850 at least three working days prior to the meeting.

8. **Initial Proposals for Consideration of Action**
    a. Resolution 2026-29 – Providing Advice and Consent to the Proposed Appointments of Members of the Cache County Fire Protection District Board of Trustees
    - N. George Daines, Cache County Executive

    b. Resolution 2026-30 – Appointing Members of the Cache County Economic Opportunity Advisory Board
    - Shawn Milne, Bear River Association of Governments Economic Director

    c. Resolution 2026-31 – Appointing Members of the County Council to the Logan-Cache Airport Authority Sponsor Board
    - Andrew Erickson, Council Policy Analyst

9. **Pending Items**
    a. Resolution 2026-28 – Multi-Jurisdiction Access Request, Homes at the Springs Subdivision
    - Matt Phillips, Cache County Public Works Director

    b. Ordinance 2026-34 – Amending RAPZ and Restaurant Tax Governance and Allocation Procedures
    - Andrew Erickson, County Council Policy Analyst

    c. Request to Authorize an Out-of-Cycle Review and Convene the Restaurant Tax Advisory Board to Consider a Capital Facility Application from the American West Heritage Center for Tractor Barn Construction
    - Alma Burgess, Cache County Grant Administrator

    d. Request to Authorize an Out-of-Cycle Review and Convene the Restaurant Tax Advisory Board to Consider a Capital Facility Application from the Caine School of the Arts for Caine Lyric Theatre Audience Seating Reconfiguration and Replacement
    - Alma Burgess, Cache County Grant Administrator

10. **Other Business**
    a. **UAC Annual Convention in Provo** **September 9-10, 2026**

11. **Council Member Reports**

12. **Adjourn**
    - Next Scheduled Regular Council Meeting: September 8, 2026 @ 5:00 PM

Sandi Goodlander

Sandi Goodlander, Council Chair

CACHE COUNTY COUNCIL

AUGUST 11, 2026 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 Sandi Goodlander, Vice Chair Kathryn Beus, Councilmember David Erickson, Councilmember JoAnn Bennett, Councilmember Keegan Garrity, Councilmember Nolan Gunnell, Councilmember Mark Hurd.
MEMBERS EXCUSED:
STAFF PRESENT: Diana Schaeffer, Matt Phillips, Brian Abbott, Brady George, Matt Funk, Curt Webb, Andrew Erickson, Dane Murray, Carter Chatterton, Chad Jensen, Lisa Aedo, George Daines, Brett Robinson, Jeremy Hudson, Carson Adams, Brady Robbins, Rob Selley.
OTHER ATTENDANCE: Shawn Milne, Craig Rasmussen, Brent Speth, Josh Nelson, Ryan Snow, Joe Cottrell, Jeanell Sealy, Jeff Keck.

1. **Call to Order 5:00 p.m. –** 0:00:03 Chair Sandi Goodlander called the meeting to order.

2. **Opening Remarks and Pledge of Allegiance** – 0:00:20 Councilmember Keegan Garrity offered opening remarks highlighting local first responders and sharing four stories illustrating emergency response efforts across northern Utah. 0:05:22 The council and attendees joined in the Pledge of Allegiance.

3. **Review and Approval of Agenda –** 0:05:54

   Action: Motion made by Vice Chair Kathryn Beus to approve the amended agenda; seconded by Councilmember JoAnn Bennett.
   Motion passes.
   Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
   Nay: 0

   0:06:16 Executive George Daines requested striking Item 6B (tentative budget presentation) from the agenda due to statutory definitions and scheduling a preliminary presentation for the subsequent meeting.

   Action: Motion made by Councilmember David Erickson to strike Item 6b from the agenda; seconded by Councilmember Nolan Gunnell.
   Motion passes.
   Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
   Nay: 0

4. **Review and Approval of Minutes –** 0:07:17 The council noted spelling corrections needed for Curt Webb and Shawn Milne in the July 28, 2026 meeting minutes.

   Action: Motion made by Vice Chair Kathryn Beus to approve the July 28, 2026 minutes with the aforementioned amendments; seconded by Councilmember Nolan Gunnell.
   Motion passes.
   Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
   Nay: 0

5. **Report of the County Executive –** 0:08:07 Executive George Daines reported that applications for the Fire District Board of Trustees were open through August 23 or 24, 2026. He noted Logan City's approval of the airport interlocal agreement and outlined the composition of the 7-member Airport Sponsor Board, naming Auditor Matt Funk and Clerk Bryson Behm as his

two executive appointees. Councilmember Keegan Garrity, Councilmember Mark Hurd, and Councilmember Nolan Gunnell expressed willingness to serve as the council's representatives, with Councilmember Mark Hurd publicly declaring his involvement with the Hyde Park Irrigation Company and his commitment to abstain from any action involving the irrigation infrastructure. 0:13:07 Councilmember David Erickson moved to appoint Councilmembers Keegan Garrity, Mark Hurd, and Nolan Gunnell to the Airport Sponsor board, with Vice Chair Kathryn Beus seconding the motion, and the motion passing unanimously. 0:14:05 Executive George Daines praised the execution of the fair and specifically recognized Jeremy Hudson, road superintendent, and his crew for their swift work on improving the parking lot at the county fairgrounds. 0:16:30 Executive George Daines reported he continues to participate in meetings with respect to the fireboard. County Attorney Dane Murray clarified that formal appointment of the Airport Sponsor Board members required advance public notice under the Open and Public Meetings Act; the item was scheduled for the August 25, 2026 agenda.

6. **Items of Special Interest**
    a. Consideration and Possible Action on the County Economic Opportunity Advisory Board's Recommendations for the FY27 Rural County Grant Funding and Associated Contract
    0:17:35 Bear River Association of Governments (BRAG) Economic Development Director Shawn Milne presented the annual economic development report and outlined updates regarding the Cache County Economic Opportunity (CEO) Advisory Board. Milne detailed funding requests, including Bridgerland Technical College "The Hub" commercial kitchen expansion and Airport Growth Round 3. He highlighted Governor's Office of Economic Development (GOED) administrative rule updates that prohibit voting seats for elected officials on decision-making bodies, establish four-year staggered terms, and require a formal contract between the county and BRAG. 0:25:43 Chair Sandi Goodlander requested deferring CEO board appointments until candidate resumes are provided in the next meeting's media packet. Councilmember Mark Hurd expressed concern about the timeline. Councilmember Nolan Gunnell asked Shawn Milne to ensure that the agricultural industry is represented on the board. 0:29:45 Shawn Milne presented the proposed GOED-required Rural County Grant contract.

Action: Motion made by Councilmember Mark Hurd to approve the Rural County Grant contract; seconded by Councilmember David Erickson.
Motion passes.
Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
Nay: 0

7. **Board of Equalization**
8. **Tax Relief**
    0:33:34 Due to the time, the council moved to the 5:30 p.m. public hearings and addressed Items 7 and 8 afterwards.

9. **Public Hearings**
    a. **Set Public Hearings for August 25, 2026 at (or about) 5:30 PM:** 0:33:45
        i. Receive Public Comment and Hear Candidate Introductions Regarding Vacancies on the Cache County Fire Protection District Board of Trustees

Action: Motion made by Vice Chair Kathryn Beus to set a public hearing for August 25, 2026 at (or about) 5:30 p.m. to receive public comment and hear candidate introductions regarding vacancies on the Cache County Fire Protection District Board of Trustees; seconded by Councilmember David Erickson.
Motion passes.
Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
Nay: 0

    b. **Hold Public Hearings at (or about) 5:30 PM:**
        i. Ordinance 2026-33 – Square Footage Exemption for Geotechnical Reports

0:34:51 Development Services Director Brian Abbott presented an ordinance amendment to Code Section 17.18.050, proposing to increase geotechnical report exemptions from structures under 200 sq. ft. to single-story, non-habitable accessory structures up to 2,400 sq. ft.. He noted a 6-0 approval recommendation from the Planning Commission.

Action: Motion made by Councilmember David Erickson to close public hearing on Ordinance 2026-33; seconded by Councilmember Nolan Gunnell.
Motion passes.
Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
Nay: 0

ii. 2026 COG Project – 1200 East (3100 North to 3400 North)
0:37:30 Public Works Director Matt Phillips stated this project was withdrawn from COG applications for the current year.

Action: Motion made by Councilmember Nolan Gunnell to close public hearing on COG Project – 1200 East; seconded by Councilmember David Erickson.
Motion passes.
Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
Nay: 0

iii. 2026 COG Project – Wolf Pack Way from 400 North in Hyde Park to 4700 North
0:39:04 Public Works Director Matt Phillips explained the purpose of public comment on COG projects and presented project details for two phases connecting Smithfield and Hyde Park via Wolf Pack Way with Phase B estimated at $5,850,000 and Phase C estimated at $5,350,000.

Action: Motion made by Councilmember Nolan Gunnell to close public hearing on COG Project – Wolf Pack Way; seconded by Councilmember Keegan Garrity.
Motion passes.
Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
Nay: 0

iv. 2026 COG Project – 600 South from 600 East to 1000 East in River Heights City
0:46:58 Craig Rasmussen, of Forsgren Associates, presented the widening and intersection improvement project at 10th East with an estimated budget of $750,000. 0:52:11 Brent Speth, former school bus driver, spoke in favor of the project, emphasizing student walking safety for River Heights Elementary.

Action: Motion made by Councilmember David Erickson to close public hearing on COG Project – 600 South; seconded by Councilmember Nolan Gunnell.
Motion passes.
Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
Nay: 0

v. 2026 COG Project – 200 West (400 East County Grid) Corridor and 300 South Roundabout Safety Improvement in Providence City
0:53:52 Josh Nelson, of Sunrise Engineering, presented both the 200 West reconstruction project and 300 South Safety Improvements, with a total estimated cost of $5,000,000 and requesting a split county match of $215,000 for 200 West and a maximum request of $400,000 with no county match requested for 300 South. Both locations require safety improvements and are near elementary schools. 0:58:34 Councilmember Keegan Garrity asked about the location of bike lanes proposed between the street

parking and traffic lanes. 0:59:26 Councilmember David Erickson asked about development along 300 South and why the city was requesting a county match along 200 West. Providence City Manager Ryan Snow explained that 200 West is currently a county road but the city is willing to match. 1:00:30 Chair Sandi Goodlander verified that 300 South is already developed with sidewalks on either side of the proposed improvement area. 1:01:18 Joe Cottrell, principal of Spring Creek Elementary, spoke in support of the safety improvements for students walking to school along 200 West. 1:03:09 Jeanell Sealy, member of the Providence City Council, expressed the city council's support for improvements along 200 West, saying that the city would consider taking over this road from the county if it was brought up to the city's standards. 1:05:18 Jeff Keck, principal of Providence Elementary, spoke in support of the safety improvements for students walking to school along 200 West. 1:07:01 Brent Speth, former school bus driver, spoke in favor of the project and safety improvements for students.

Action: Motion made by Councilmember Nolan Gunnell to close public hearing on COG Project – 200 West; seconded by Councilmember David Erickson.
Motion passes.
Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
Nay: 0

vi. 2026 COG Project – 300 South Safety Improvements in Providence City
1:08:25 Joe Cottrell, principal of Spring Creek Elementary, spoke about dual-language immersion students that travel to Spring Creek Elementary that are required to cross the street twice due to the lack of sidewalks along the proposed project area and expressed his support for the safety improvements.

Action: Motion made by Councilmember Nolan Gunnell to close public hearing on COG Project – 300 South; seconded by Councilmember David Erickson.
Motion passes.
Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
Nay: 0

vii. 2026 COG Project –1200 East North End Project
1:10:01 Josh Nelson, Sunrise Engineering, presented the roadway connection project joining 1000 East in Smithfield with 700 East in Hyde Park (1200 East in County), requesting $5,000,000 in COG funding with no financial match requested from the county.

Action: Motion made by Councilmember Nolan Gunnell to close public hearing on COG Project – 1200 East North End; seconded by Councilmember David Erickson.
Motion passes.
Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
Nay: 0

7. Board of Equalization 1:16:44

Action: Motion made by Vice Chair Kathryn Beus to enter into the Board of Equalization; seconded by Councilmember Mark Hurd.
Motion passes.
Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
Nay: 0

a. 2026 Assessment Roll Correction
1:17:15 Assessor Brett Robinson presented statutory corrections under Utah Code 59-2-133: adjusting site attribute values for 16 cabin parcels in the South Valley Recreation Area, reinstating Greenbelt status for 25.35 acres on

parcel 09-030-0012, adding primary residential exemption to 1 parcel, and removing primary residential exemption from 3 parcels where primary residence was elsewhere. 1:20:03 Councilmember Keegan Garrity asked whether these were self-discoveries or corrections that were brought to the Assessor's Office and why these were not going through the usual hearing process. Robinson shared that the Assessor's Office felt these were errors made by their office and elected to proceed with the more efficient process of presenting them before the council for correction in the interests of the residents' time. Councilmember David Erickson asked if these resulted from communication errors or misinputs. He applauded the office's proactiveness in discovering and correcting these errors. Councilmember Nolan Gunnell asked about the locations of the parcels and their Greenbelt Status. Chair Sandi Goodlander asked about the land attributes of the parcels and Councilmember Gunnell asked about the acreage.

Action: Motion made by Councilmember JoAnn Bennett to approve the 2026 Assessment Roll Correction; seconded by Councilmember David Erickson.
Motion passes.
Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
Nay: 0

Action: Motion made by Vice Chair Kathryn Beus to exit the Board of Equalization; seconded by Councilmember Nolan Gunnell.
Motion passes.
Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
Nay: 0

8. Tax Relief

a. Hardship

1:24:56 Tax Administrator Dianna Schaeffer presented two tax relief hardship requests and recommended approval for the first request (parcel number ending in 0012) as they have a documented disability and are a previous applicant.

Action: Motion made by Councilmember David Erickson to approve a 50% hardship relief for the parcel ending in 0012; seconded by Councilmember Nolan Gunnell.
Motion passes.
Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
Nay: 0

1:25:55 Tax Administrator Dianna Schaeffer did not recommend approval for the second request (parcel number ending in 0065) due to non-compliance and being over-income.

Action: Motion made by Councilmember David Erickson to deny hardship relief for the parcel ending in 0065 due to non-compliance and being over-income; seconded by Councilmember Nolan Gunnell.
Motion passes.
Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
Nay: 0

b. Tax Relief Filing Extension Request

1:27:12 Dianna Schaeffer requested extending the statutory filing deadline from September 1, 2026 to November 30, 2026 at 5:00 p.m. for low-income abatements, hardship, blind, military exemptions, and deferrals.

Action: Motion made by Councilmember David Erickson to approve the tax relief filing extension request; seconded by Councilmember Nolan Gunnell.
Motion passes.
Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
Nay: 0

10. Initial Proposals for Consideration of Action

a. Resolution 2026-28 – Multi-Jurisdiction Access Request, Homes at the Springs Subdivision
1:29:38 Public Works Director Matt Phillips presented a request from Danny McFarland for private road access onto County Highway 238 (400 East/100 West in Providence) for a proposed 12-lot subdivision. Chair Sandi Goodlander verified that this resolution is just to allow access and not to approve the development, which would be under the jurisdiction of Providence City. Vice Chair Kathryn Beus asked about the distance between the proposed egress and Spring Creek Parkway. 1:34:55 Councilmember Nolan Gunnell asked about the difference between this proposal and the previous proposal involving the River Heights subdivision. Matt Phillips confirmed that this access will not interfere with current county maintenance plans for Highway 238. Councilmember David Erickson confirmed that the entrance would be to county standards, rather than Providence City standards and asked if Providence City may be upset.

No action taken.

b. Ordinance 2026-33 – Square Footage Exemption for Geotechnical Reports
1:38:09 Development Services Director Brian Abbott addressed a question from Councilmember David Erickson about the reason for the increase from 200 sq. ft. to 2400 sq. ft and stated that the majority of accessory buildings proposed are 60 ft. by 40 ft., and beyond those dimensions, buildings often feature second stories or dividing walls. Councilmember Nolan Gunnell asked about the classification of agricultural buildings and the manner of verification. Councilmember Mark Hurd commented that the council should enforce anything that they pass. Director Brian Abbot shared that he feels the ordinance will help with enforcement as many people will classify their buildings under the new exemptions for an accessory structure, rather than posing as an agricultural building.

Action: Motion made by Councilmember David Erickson to suspend rules and approve Ordinance 2026-33; seconded by Councilmember Nolan Gunnell.
Motion passes.
Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett
Nay: 0

c. Ordinance 2026-34 – Amending RAPZ and Restaurant Tax Governance and Allocation Procedures
1:42:25 Policy Analyst Andrew Erickson presented Ordinance 2026-34, outlining comprehensive technical and operational amendments to county code governing the Restaurant (TRCC) tax and RAPZ tax programs. He explained that the ordinance aligns county code with state statute by explicitly adding airports as permissible funding uses under TRCC and clarifying joint advisory board oversight and the definition of restaurant. The ordinance also defines a 7-member advisory board with 2-year terms, establishes a formal out-of-cycle grant application process, sets a 31.5-month spending limit with mandatory forfeiture of unspent funds, codifies a formal change-of-scope approval process, requires a reporting schedule, and authorizes an official RAPZ board logo to display on funded assets. 1:59:05 Councilmember Nolan Gunnell raised concerns regarding out-of-cycle grant evaluations, questioning how emergency requests would be fairly evaluated compared to applications reviewed during the standard January–May cycle and whether maintaining reserve funds for out-of-cycle requests creates procedural imbalance. Chair Sandi Goodlander and Vice Chair Kathryn Beus explained that the out-of-cycle language creates a legally structured process for legitimate, unforeseen emergency applications that the Council chooses to consider. 2:02:32 Executive George Daines expressed objection to language in the ordinance requiring a two-thirds council vote for out-of-cycle grant approvals, arguing that requiring a supermajority vote for appropriations bypasses standard majority rule and neutralizes executive veto authority. 2:04:32 A man in attendance from Paradise attempted to speak and was informed that no public comments were being accepted at that time for that ordinance. Executive Daines spoke about a late submission from Paradise Town. 2:06:05 The council began to identify specific, necessary changes to be made to the ordinance before passage. Councilmember Keegan Garrity suggested requiring that RAPZ-funded assets display the RAPZ logo. Councilmember Mark Hurd suggested that the ordinance be added to the Ordinance and

Policy Committee agenda for their upcoming Friday, August 14 meeting. 2:10:20 Chair Sandi Goodlander explained that Items 10E and 10F (out-of-cycle grant requests) could not be formally considered until the governing out-of-cycle procedure in Ordinance 2026-34 was officially enacted by the Council. Executive George Daines and Auditor Matt Funk discussed upcoming budget opening timelines, noting that formal budget appropriations would be scheduled for Monday, September 14, 2026.

No action taken.

2:13:09 Chair Sandi Goodlander noted that Item 10d was listed in error as a duplicate entry of Item 10c. She asked that Items 10e and 10f be stricken from the agenda. The council opted to continue Items 10e and 10f until the next regular meeting on August 25, 2026.

d. Ordinance 2026-34 – Amending RAPZ and Restaurant Tax Governance and Allocation Procedures
e. Request to Authorize an Out-of-Cycle Review and Convene the Restaurant Tax (TRCC) Advisory Board to Consider a Capital Facility Application from the American West Heritage Center for Tractor Barn Construction

No action taken.

f. Request to Authorize an Out-of-Cycle Review and Convene the Restaurant Tax (TRCC) Advisory Board to Consider a Capital Facility Application from the Caine School of the Arts for Caine Lyric Theatre Audience Seating Reconfiguration and Replacement

No action taken.

11. Pending Items

a. Resolution 2026-26 – Appointing Members to the Cache County Council Regional Recreation Center Feasibility Study Committee
2:13:46 Policy Analyst Andrew Erickson re-introduced Resolution 2026-26 listing proposed ouncil members and advisory committee appointees for the regional recreation center feasibility study. Councilmember JoAnn Bennett asked about additional names that were submitted for the committee. Andrew Erickson shared the names act as placeholders and councilmembers may move to strike names and add other names in their place. Councilmember Bennett questioned whether the committee membership should be expanded to an odd number. Policy Analyst Andrew Erickson and County Attorney Dane Murray clarified that the enabling resolution previously adopted by the Council fixed the committee structure at up to three Council members and six advisory members and altering seat counts would require adopting a separate noticed resolution. Councilmember Nolan Gunnell noted that the board just provides a recommendation and will not be voting on anything binding, making the size of the committee less important to him. Councilmember JoAnn Bennett requested additional time to vet all proposed candidates.

Action: Motion made by Vice Chair Kathryn Beus to approve Resolution 2026-26 with the names as listed; seconded by Councilmember David Erickson.
Motion passes.
Aye: 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd
Nay: 1 JoAnn Bennett

12. Other Business

a. UAC Annual Convention in Provo **September 9-10, 2026**

i. Discussion on Registration, Hotel, Logistics
2:19:44 Policy Analyst Andrew Erickson reminded Council members to submit their registration, travel, and lodging preferences for the upcoming Utah Association of Counties (UAC) Annual Convention in Provo.

13. **Council Member Reports**

JoAnn Bennett – 2:20:19 No report.

Keegan Garrity – 2:20:27 Reported on discussions within the Cache Open Space Advisory Committee (COSAC) regarding the operational distinction between Open Space Bond funds and Greenbelt rollback funds. He asked whether the Council preferred COSAC to explicitly recommend specific funding sources (Bond vs. Rollback) when evaluating agricultural preservation projects that score lower on public access criteria. Council discussion on keeping bond and rollback funds distinct while allowing COSAC to advise the Council on appropriate funding mechanisms to ensure funds are utilized within the 5-year statutory window before reverting to the state. 2:29:38 Highlighted recent tax rate increases by local entities, including a 37.1% increase adopted by the Cache County School District and a proposed 23% increase by Logan City. Expressed concern regarding recent security threats made against public officials and emphasized the Council's ongoing efforts to maintain lower taxes.

Nolan Gunnell – 2:33:09 No report.

Kathryn Beus – 2:33:13 Reported ongoing progress with the fire district.

David Erickson – 2:33:26 No report.

Mark Hurd – 2:33:28 Announced the upcoming O&P meeting and reported on the Fair Board meeting. Praised the fair and thanked those involved in its planning and production.

Sandi Goodlander – 2:34:34 Expressed gratitude at council fair attendance. 2:36:47 Reported attending the Junior Livestock Sale at the county fair and presenting the Century Farm award to the Hansen farm. Provided an update on Board of Health meetings regarding Bear River Behavioral Health's transition to Medicaid capitation and anticipated county matching fund requirements.

Executive George Daines – 2:34:59 Announced exercising an 18-month lease termination notice with the State Division of Motor Vehicles (DMV) to relocate DMV services from the county administration building. Explained that moving DMV foot traffic out of the facility is beneficial for facility security hardening and restructuring public access in response to safety threats.

14. **Adjourn** 2:38:57

Action: Motion made by Councilmember Nolan Gunnell; seconded by Councilmember David Erickson.
Motion passes.

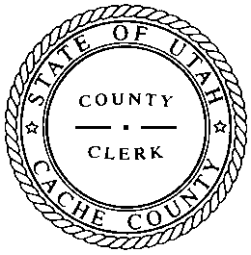
Adjourn: 7:40 p.m.

_____

APPROVAL: Sandi Goodlander, Chair
Cache County Council

_____

ATTEST: Bryson Behm, Clerk
Cache County Council



Cache County 1857

Council Meeting Memorandum

Set a Public Hearing
Ordinance 2026-29 – WiFiber/Summit Storage Rezone

Agenda request submitted by: Brian Abbott, Interim Director of Development Services – Forwarded from the County Planning Commission
Assisting Department: Development Services
Requested Council meeting date: August 25th, 2026

Agenda Item Language: Set a public hearing, to be held on September 8th, for Ordinance 2026-29 WiFiber/Summit Storage Rezone – A request to apply the Public Infrastructure (PI) Overlay to a 1,193 square foot portion of a 5.93-acre parcel, located at 270 N. 2600 W., Logan, in the Agricultural (A10) Zone.

Action: Planning Commission – Recommendation of Approval (5-yea; 0-nay)

Background: A request to apply the Public Infrastructure (PI) Overlay to a 1,193 square foot portion of a 5.93-acre parcel, located at 270 N. 2600 W., Logan, in the Agricultural (A10) Zone.

Fiscal Impact: N/A

Public Hearing Required: Rezone requests require a public hearing before the County Planning Commission (PC). This hearing was held on May 21st, 2026 and their recommendation to approve the rezone was made on August 13th, 2026.

No additional hearing is required under the requirements of the State Code, however, the Council has previously directed it is beneficial to rehear the public comment and hold an additional hearing before the Council. See attached for additional information.

County Staff Presenter: Brian Abbott, Director of Development Services

Presentation Time: 10 minutes.

County Staff Point of Contact: Conner Smith, Associate Planner

Legal Review: N/A

Ord 2026-29
WiFiber/Summit Storage Rezone
Amending the Cache County Zoning Map by applying the Public Infrastructure (PI) Overlay to a 1,193 square foot portion of a 5.93-acre parcel in the Agricultural (A10) Zone

County Council action

Set a public hearing on August 25th, 2026, to be held on September 8th, 2026.

If approved, the rezone will take effect 15 days from the date of approval.

Planning Commission action

Approved (5-yea; 0-nay).

Public hearing held on May 21st, 2026.

Conclusion: Based on the findings of fact noted [in the staff report], the Bird Family rezone is hereby recommended for approval to the County Council as follows:

1. This parcel meets the standards of the Public Infrastructure (PI) Overlay:
    a. "To provide for the siting and operation of public infrastructure in an environmentally sound and economically competitive manner."
    b. "To inform current and potential residents of the county of the possible location of future public infrastructure locations."
    c. "To ensure that any public infrastructure be designed, constructed, and operated in a safe and efficient manner, and in compliance with all federal, state, and local laws and regulations for the protection of the general health, welfare, and safety of the citizens of the county."

Staff Report review by Director

Brian Abbott

Staff Report by County Planner

Conner Smith

General Description

This ordinance amends the County Zoning Map by applying the Public Infrastructure (PI) Overlay to a 1,193 square foot portion of a 5.93-acre parcel, located at 270 N. 2600 W., Logan, in the Agricultural (A10) Zone.

Additional review materials included as part of Exhibit A

Staff Report to Planning Commission – revised

Staff Report: Wi Fiber/Summit Storage Rezone

13 August 2026

This staff report is an analysis of the application based on adopted county documents, standard county development practices, and available information. The report is to be used to review and consider the merits of the application. Additional information may be provided that supplements or amends this staff report.

Agent: Brad Gonzales
Parcel ID#: 12-042-0021
Staff Recommendation: None
Type of Action: Legislative
Land Use Authority: Cache County Council

Location

Reviewed by Conner Smith

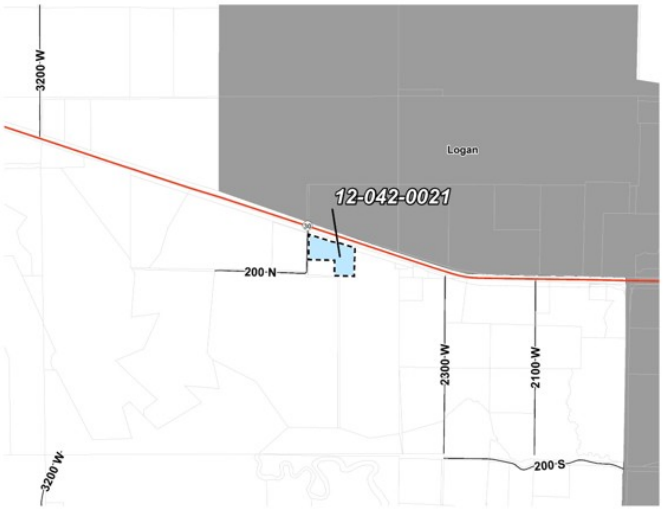
Project Address:
270 N. 2600 W.,
Logan

Acres: 0.02 of 5.93

Current Zoning:
Agricultural (A10)

Proposed Zoning:
Public Infrastructure (PI) Overlay

Surrounding Uses:
North – Industrial/Logan City
South – Agricultural
East – Agricultural/Commercial
West – Agricultural





Findings of Fact

A. Request description

1. A request to approve the addition of the Public Infrastructure (PI) Overlay to a 1,193 square foot portion of a 5.93-acre parcel in the Agricultural (A10) Zone.
2. History:
   a. This item was previously heard at the May 21st, 2026 Planning Commission meeting and was continued for up to ninety (90) days to allow for the applicant to provide updated materials and find an alternate location for the proposed rezone. The applicant has submitted an updated survey that has moved the location from the north side of the parcel further to the south.

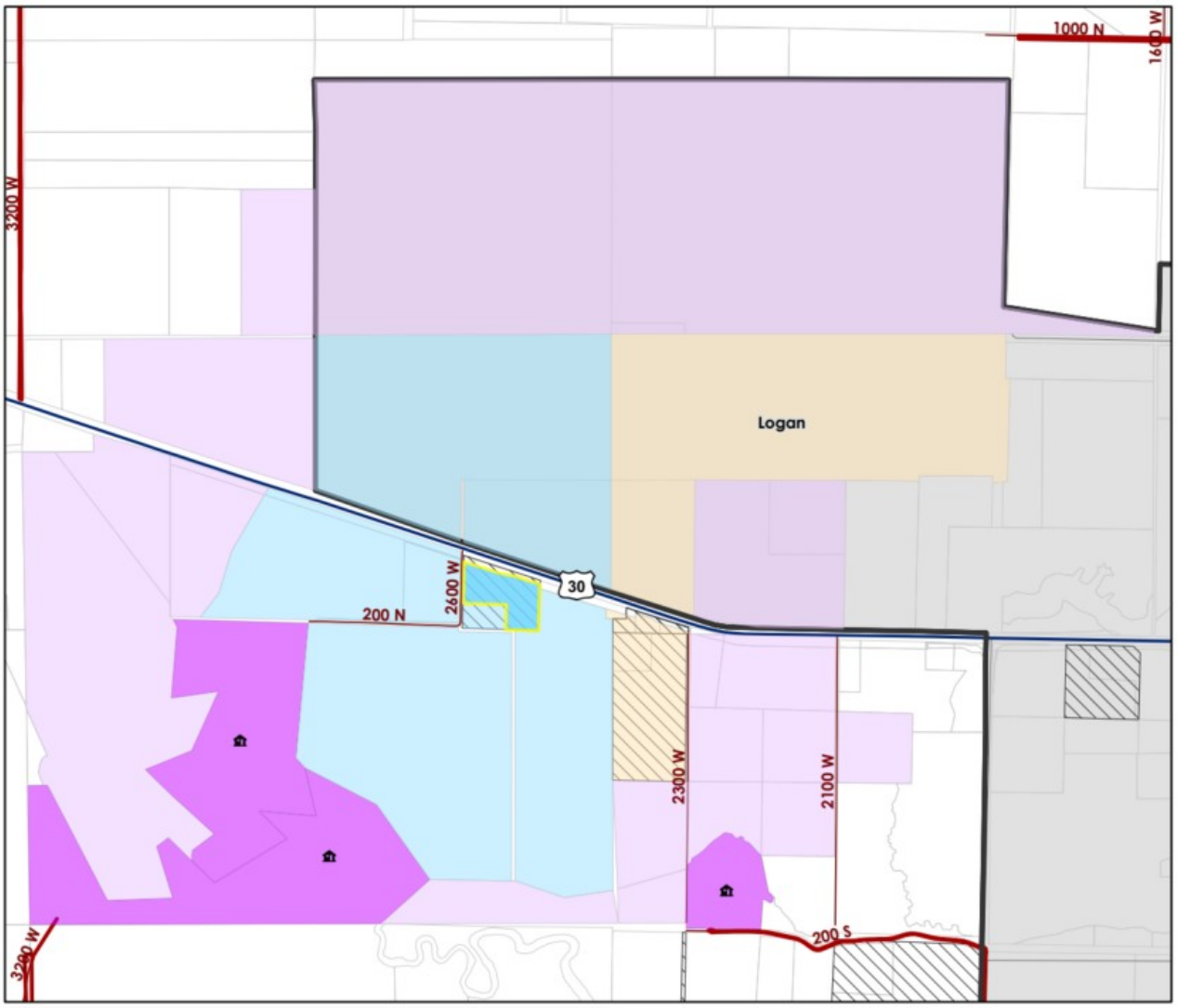
Development Services Department
179 North Main, Suite 305
Logan, Utah 84321
www.cachecounty.gov/devserv
devservices@cachecounty.gov
(435) 755-1640



Location of the proposed rezone area is shown in red

3. This rezone may allow the parcel to establish uses permitted in the Public Infrastructure (PI) Overlay. A rezone request is general in nature and is not tied to any proposed use. Any impacts related to permitted and conditional uses allowed within the Public Infrastructure (PI) Overlay will be addressed as part of each respective approval process required prior to site development activities.
4. Staff has identified general information as pertains to the subject property to assist the Planning Commission and County Council in arriving at a decision. This information is reflected in the attached map (Attachment A) and in the following text.
    a. Land Use Context:
        i. Parcel status: The lot is legal as it is in the same size and configuration as they were on the Summit Subdivision plat that was recorded on April 23rd, 2009
        ii. Schedule of Zoning Uses: The Public Infrastructure (PI) Overlay allows for a variety of uses with the approval of a zoning clearance and/or conditional use permit. These uses include:
            1. Utility Facility, Transmission
            2. Utility Facility, Distribution
            3. Utility Facility, Service
            4. Telecommunication Facility, Major
            5. Telecommunication Facility, Minor
            6. Public Airport
            7. Solid Waste Facilities

iii. Average Lot Size:



Average Parcel Size	
Adjacent Parcels	Without a Home: 23 Acres (9 Parcels)
	Without a Home in Logan City: 88.9 Acres (1 Parcel)
¼ Mile Buffer	Without a Home: 18.8 Acres (14 Parcels)
	Without a Home in Logan City: 30.8 Acres (4 Parcels)
½ Mile Buffer	With a Home: 40.8 Acres (3 Parcels)
	Without a Home: 16.3 Acres (32 Parcels)
	Without a Home in Logan City: 67.5 Acres (9 Parcels)

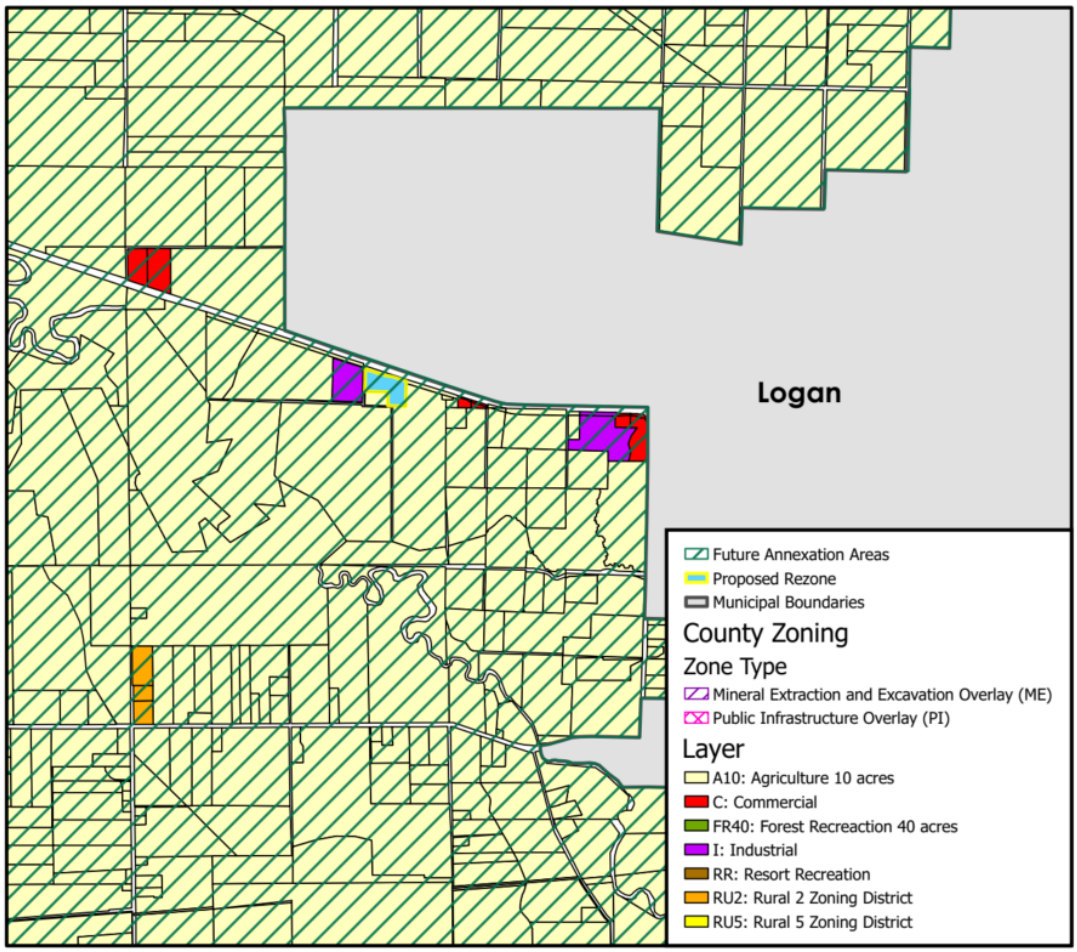
iv. Adjacent Uses: Adjacent Uses: The properties to the north are primarily industrial, the properties to the east are a mix of commercial and residential, and the properties to the south and west are primarily agricultural.

1. Logan City limits are located directly to the north of the subject parcel.

v. The nearest parcel, in the county, with the Public Infrastructure (PI) Overlay, is located 4.72 to the south-west of the subject parcel.

1. The Frandsen Media KVNU Tower rezone was a request to add the Public Infrastructure (PI) Overlay to a total of 90.93 acres and was approved by the County Council as Ordinance 2012-13.
    a. This property obtained a conditional use permit (Frandsen Media KVNU Tower) and currently operates as a Telecommunication Facility (Use Type 5700/5710).

vi. Annexation Areas: The subject property is located in the Logan City annexation area.



B. Ordinance—§12.02.010, §17.02.060; §17.08.050 [B]

5. As per §17.02.060, Establishment of Land Use Authority, the County Council is authorized to act as the Land Use Authority for this application.

6. The current County Land Use Ordinance does not specify appropriate locations for the Public Infrastructure (PI) Overlay but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.050 [B] identifies the purpose of the Public Infrastructure (PI) Overlay and includes the following:

a. "To provide for the siting and operation of public infrastructure in an environmentally sound and economically competitive manner."

b. "To inform current and potential residents of the county of the possible location of future public infrastructure locations."

c. "To ensure that any public infrastructure be designed, constructed, and operated in a safe and efficient manner, and in compliance with all federal, state, and local laws and regulations for the protection of the general health, welfare, and safety of the citizens of the county."

7. Cache County General Plan:

a. Chapter 4: Future Land Use Plan of the Cache County General Plan states:

i. The use of land is one of the most important and fundamental values for landowners, residents, civic leaders, and elected officials. This determines, in large measure, the future of Cache County. The Future Land Use Map represents the County's collective vision of our desired future. It conveys the patterns and priorities of economic development and community character, the locations of neighborhoods and industries, and the preservation of natural, agricultural, and rural landscapes.

ii. The Future Land Use Plan is advisory and does not change the existing zoning of any property or the ability of landowners to continue existing legal uses consistent with the existing zoning or nonconforming uses. It serves as a starting point for conversations about regional initiatives and development proposals by illustrating how sometimes separate and uncoordinated activities can help or harm our desired future. The timing of future development will depend on a number of factors including choices made by individual landowners, aspirations of the community, and future availability of facilities and services.

b. The future land use map (Attachment C) adopted as part of the Cache County General Plan identifies the area where the subject property is located as "Agriculture and Ranching." *Cache County General Plan, Chapter 4, Page 26.* This section states:

i. Location: Private agriculture landscapes in the Cache Valley outside of municipalities.

ii. Example Areas: Most of the valley.

iii. Purpose and Character: Agricultural and rangeland uses on private lands under conservation easements (no public access) are expected to continue in the Valley. Separation from dense residential developments is advantageous. The agricultural landscape provides separation between adjacent municipalities and protects suitable soils.

iv. Preferred Land Uses: Agriculture, ranching, rural residential uses at densities of less than one unit per 10 acres, Conservation Easements (CEs) and conserved public lands, Agritourism.

v. Secondary Land Uses: Industrial and Commercial uses directly supportive of agriculture (Processing, Packaging, Distribution), clustered subdivision developments, outdoor recreation, farm worker housing.

vi. Discouraged Uses: Residential developments at densities of greater than one unit per 10 acres if not in a clustered subdivision development, commercial office, commercial retail, flex office/industrial, heavy industrial.

c. The lot is not located in the Urban Expansion Overlay.

8. Municipality General Plan(s):

a. Logan City:

i. The Logan City General Plan has this parcel marked as Gateway with surrounding properties in either the Gateway, Resource Conservation Area, or as Public Lands.

1. Gateway:

a. The purpose of the Gateway (GW) designation is to develop quality highway entrances to the City. Gateways are important to the overall character of the City ("you never get a second chance to make a first impression"). Visitor-oriented commercial uses, corporate campuses, and recreation opportunities will be the primary uses found in the Gateways. Residential development will be permitted when incorporated into visitor-oriented commercial projects. Gateways are characterized by attractive buildings with large setbacks from the primary roadway, highlighted by gracious landscapes or natural areas. Gateway development will preserve open spaces and vistas in order to reinforce the picturesque setting of Cache Valley. High quality site and building design are imperative to ensure Logan's first impressions as "a place you want to call home".

C. Access—16.04.040 [A], 16.04.080 [E], Road Manual

9. §12.02.010 adopts the Manual of Roadway Design and Construction Standards (Road Manual) for roadway improvement requirements.

10. §16.02.010 Standards and Lot Size – All subdivisions must meet the minimum lot and development standards as outlined in each base zone of the Cache County Zoning Ordinance and within this title.

11. §17.07.040 General Definitions – Lot/Parcel Frontage: that portion of a development site that abuts a public or private roadway. For the purposes of determining setback requirements on corner lots, all sides of a lot adjacent to a roadway shall be considered frontage

12. §16.04.040 [A] Roads – All roads must be designed and constructed in accordance with Title 12 of the County Code.

13. §12.02.010 Roadway Standards – Requirements for roadway improvement are provided in the current Manual of Roadway Design and Construction Standards (Road Manual).

14. Roadway Functional Classification:

a. Other Principal Arterial: Major, non-interstate roadways designed for high-mobility travel, connecting major centers within metropolitan areas or serving large rural regions. They provide continuity for travel, often serving as key urban arterials or major intercity routes, allowing direct access to abutting land uses via driveways and at-grade intersections.

15. A basic review of the access to the subject property identifies the following:

a. The property has access to Highway 30.

16. Highway 30:

a. North of the subject parcel, Highway 30 is a Utah Department of Transportation (UDOT) road and is classified as an Other Principal Arterial.

b. Provides access to industrial, commercial, residential, and agricultural properties and serves as the main connection between Logan and I-15 outside of Tremonton.

c. Access to any proposed development must be approved by UDOT.

D. Service Provisions:

17. §16.04.080 [C] Fire Control – The County Fire District did not have any comments or concerns regarding this rezone. Any future development on the property must be reevaluated and may require improvements based on the location of the proposed access and development.

18. §16.04.080 [F] Solid Waste Disposal – Applicant must work with Waste Management for solid waste disposal.

E. Public Notice and Comment—§17.02.040 Notice of Meetings

19. Public notice was posted online to the Utah Public Notice Website on 31 July 2026.

20. Notices were posted in three public places on 31 July 2026.

21. Notices were mailed to all property owners within 300 feet on 24 April 2026.

22. The meeting agenda was posted to the County website on 31 July 2026.

23. At this time, no written public comment regarding this proposal has been received by the Development Services Office.

Staff Conclusion

The Wi Fiber/Summit Storage rezone, a request to add the Public Infrastructure (PI) Overlay to a 1,193 square foot portion of a 5.93 acre parcel in the Agricultural (A10) Zone, has been reviewed in conformance with Title 17 of the Cache County Land Use Ordinance and the County Manual of Roadway Design and Construction Standards. Staff has not made a recommendation based on the findings of fact identified above and any others identified at the public hearing. Although Staff has not made a recommendation for approval or denial, they can help Planning Commission draft a recommendation to County Council.

Planning Commission Conclusion

Based on the findings of fact noted herein, the Wi Fiber/Summit Storage rezone is hereby recommended for approval to the County Council as follows:

1. The parcel meets the standards of the Public Infrastructure (PI) Overlay:

- **a.** "To provide for the siting and operation of public infrastructure in an environmentally sound and economically competitive manner."
- **b.** "To inform current and potential residents of the county of the possible location of future public infrastructure locations."
- **c.** "To ensure that any public infrastructure be designed, constructed, and operated in a safe and efficient manner, and in compliance with all federal, state, and local laws and regulations for the protection of the general health, welfare, and safety of the citizens of the county."

Cache County 1857

Council Meeting Memorandum

Set a Public Hearing
Ordinance 2026-35 – Bird Family Rezone

Agenda request submitted by: Brian Abbott, Interim Director of Development Services – Forwarded from the County Planning Commission
Assisting Department: Development Services
Requested Council meeting date: August 25th, 2026

Agenda Item Language: Set a public hearing, to be held on September 8th, for Ordinance 2026-35 Bird Family Rezone – A request to rezone 17.17 acres, located at 1800 S. 5900 W., Mendon, from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.

Action: Planning Commission – Recommendation of Approval (5-yea; 0-nay)

Background: A request to rezone 17.17 acres, located at 1800 S. 5900 W., Mendon, from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.

Fiscal Impact: N/A

Public Hearing Required: Rezone requests require a public hearing before the County Planning Commission (PC). This hearing was held on August 13th, 2026 and their recommendation to approve the rezone was made on August 13th, 2026.

No additional hearing is required under the requirements of the State Code, however, the Council has previously directed it is beneficial to rehear the public comment and hold an additional hearing before the Council. See attached for additional information.

County Staff Presenter: Brian Abbott, Director of Development Services

Presentation Time: 10 minutes.

County Staff Point of Contact: Conner Smith, Associate Planner

Legal Review: N/A

Ord 2026-35
Bird Family Rezone
Amending the Cache County Zoning Map by rezoning 17.17 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone

County Council action

Set a public hearing on August 25th, 2026, to be held on September 8th, 2026.

If approved, the rezone will take effect 15 days from the date of approval.

Planning Commission action

Approved (5-yea; 0-nay).

Public hearing held on August 13th, 2026.

Conclusion: Based on the findings of fact noted [in the staff report], the Bird Family rezone is hereby recommended for approval to the County Council as follows:

1. This parcel meets the standards of the Rural 2 (RU2) Zone.
    a. "To allow for residential development in a moderately dense pattern that can allow for rural subdivisions, and to allow for clustering plans larger than a single parcel. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities."
    b. "To implement the policies of Cache countywide comprehensive plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipality standards."
    c. "This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services."
    d. "For properties to submit a rezone request for the RU2 zone, the nearest property line of the parcel(s) under consideration must be within one quarter mile linear distance from the borders of a municipality. However, an applicant may submit a rezone request when parcels are not within the required distance only if the maximum number of lots that could be subdivided in the parcel(s) is 3 or less."
        i. The subject property is located within one quarter mile from Mendon City limits.
2. The nearest parcel in the Rural 2 (RU2) Zone is located 0.23 miles to the east of the subject property.
    a. There are an additional two Rural 2 (RU2) Zone rezones located 0.29 and 0.35 miles to the east of the subject property.
3. Cache County General Plan:
    a. The parcel is located in the Urban Expansion Overlay.
4. If the rezone was approved, the impact to the surrounding properties and local character would be negligible.

a. Should the property proceed through the subdivision process, a maximum of eight new building lots could be created. Should these eight new building lots be developed, the increase in residences in the area would be:
    i. For adjacent parcels, 88%;
    ii. For parcels within a quarter mile, 14%;
    iii. For parcels within a half mile, 5%.

5. Mendon City is in favor of the rezone.

Staff Report review by Director

Brian Abbott

Staff Report by County Planner

Conner Smith

General Description

This ordinance amends the County Zoning Map by rezoning 17.17 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.

Additional review materials included as part of Exhibit A

Staff Report to Planning Commission – revised

Staff Report: Bird Family Rezone

13 August 2026

This staff report is an analysis of the application based on adopted county documents, standard county development practices, and available information. The report is to be used to review and consider the merits of the application. Additional information may be provided that supplements or amends this staff report.

Agent: Norman Bird
Parcel ID#: 11-038-0002
Staff Recommendation: None
Type of Action: Legislative
Land Use Authority: Cache County Council

Location

Reviewed by Conner Smith

Project Address:
1800 S. Cobblestone Rd., Mendon

Acres: 17.17

Current Zoning:
Agricultural (A10)

Proposed Zoning:
Rural 2 (RU2)

Surrounding Uses:
North – Residential/Mendon City
South – Agricultural/Residential
East – Residential/Mendon City
West – Agricultural/Residential





Findings of Fact

A. Request description

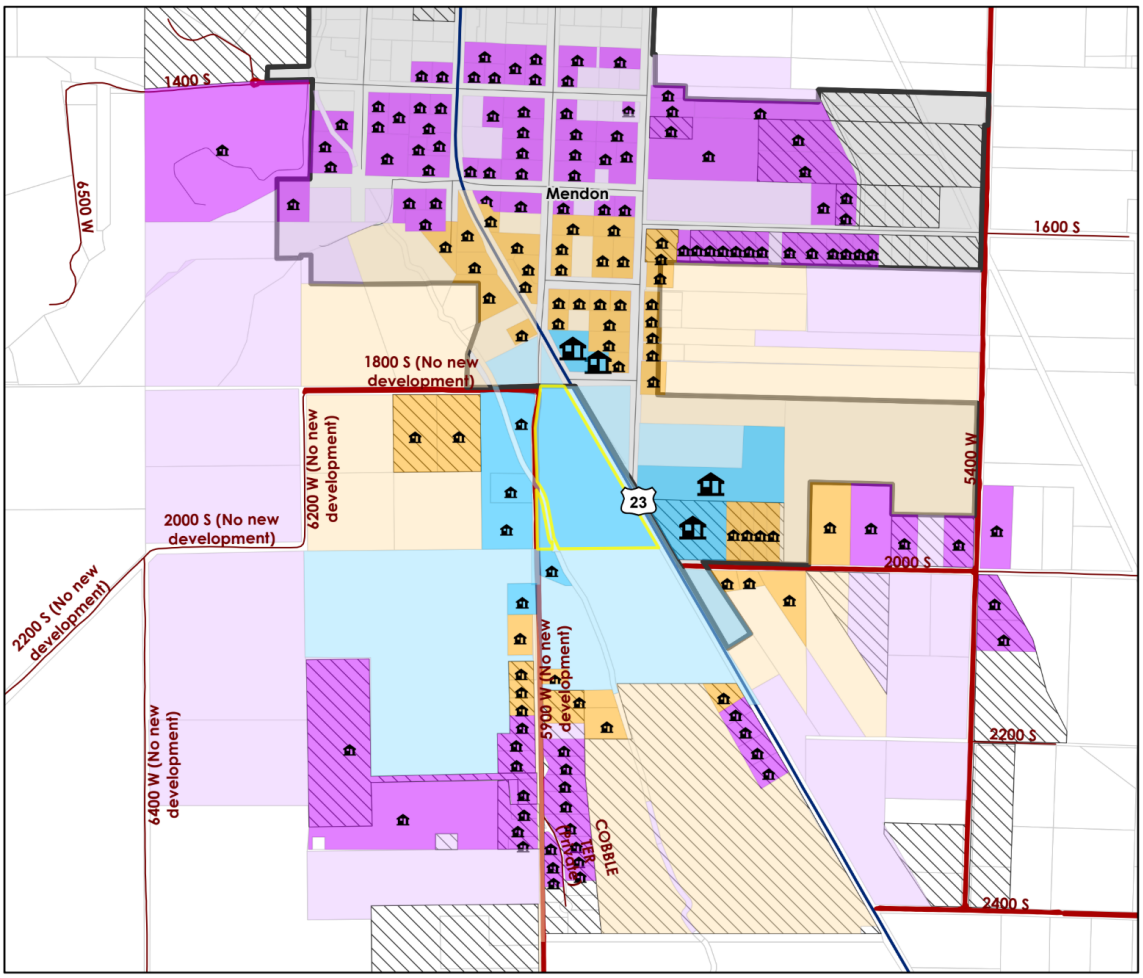
1. A request to rezone 17.17 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone.
2. The maximum number of potential lots is eight (8).
3. This rezone may allow the parcel to establish uses permitted in the Rural 2 (RU2) Zone.
4. A rezone request is general in nature and is not tied to any proposed use. Any impacts related to permitted and conditional uses allowed within the Rural 2 (RU2) Zone will be addressed as part of each respective approval process required prior to site development activities.
5. Staff has identified general information as pertains to the subject property to assist the Planning Commission and County Council in arriving at a decision. This information is reflected in the attached map (Attachment A) and in the following text:

Development Services Department
179 North Main, Suite 305
Logan, Utah 84321
www.cachecounty.gov/devserv
devservices@cachecounty.gov
(435) 755-1640

a. Land Use Context:

i. Parcel status: The property matches the configuration it had on August 8th, 2006 and is legal.

ii. Average Lot Size: (See Attachment A)



Average Parcel Size	
Adjacent Parcels	With a Home: 2.9 Acres (5 Parcels)
	With a Home in Mendon City: 4.5 Acres (4 Parcels)
	Without a Home: 13.6 Acres (8 Parcels)
	Without a Home in Mendon City: 5 Acres (3 Parcels)
¼ Mile Buffer	With a Home: 2.3 Acres (19 Parcels)
	With a Home in Mendon City: 1.3 Acres (39 Parcels)
	Without a Home: 9.2 Acres (32 Parcels)
	Without a Home in Mendon City: 3.6 Acres (18 Parcels)
½ Mile Buffer	With a Home: 2.9 Acres (50 Parcels)
	With a Home in Mendon City: 1.2 Acres (110 Parcels)
	Without a Home: 9.1 Acres (59 Parcels)
	Without a Home in Mendon City: 2.5 Acres (38 Parcels)

iii. Schedule of Zoning Uses: The Rural 2 (RU2) Zone allows for a variety of uses with the approval of a zoning clearance and/or conditional use permit. These uses include:

- Single Family Dwelling
- Foster Home
- Accessory Apartment
- Accessory/Agricultural Structures
- Home Based Business
- Seasonal Cabin
- Residential Living Facilities
- Home Based Kennel
- Bed and Breakfast Inn
- Public Uses
- Religious Meeting House
- Utility Facility, Distribution
- Utility Facility, Service
- Agricultural Production
- Farm Stand
- Boarding Facility
- Site Grading

iv. Adjacent Uses:

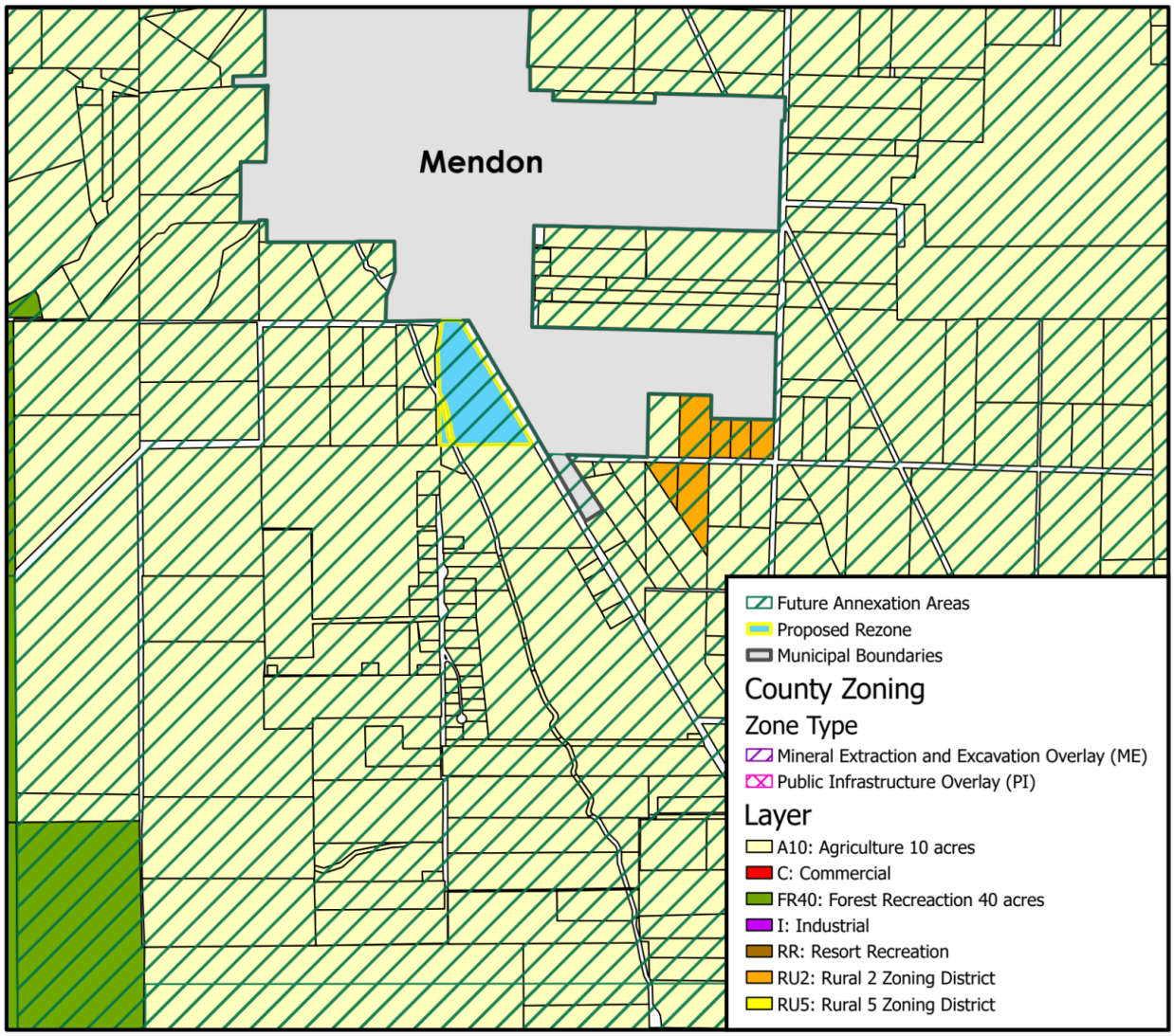
1. The properties to the north and east are primarily residential while properties to the south and west are a mix of agricultural and residential. Mendon City is directly adjacent to the subject parcel to the north and east.

v. Rezones:

1. The nearest parcel in the County that is in the Rural 2 (RU2) Zone is located 0.23 miles to the east of the subject property.
    a. The Christy Farm Rezone, located 0.23 miles to the east of the subject property, was a request to rezone 7.41 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone and was approved by the County Council as Ordinance 2022-15.
2. There are an additional two Rural 2 (RU2) Zone rezones located 0.29 and 0.35 miles to the east of the subject property.
    a. The Christy Rezone, located 0.29 miles to the east of the subject property, was a request to rezone 5.00 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone and was approved by the County Council as Ordinance 2021-17.
    b. The Mountain View Meadow Rezone, located 0.35 miles to the east of the subject property, was a request to rezone 6.29 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone and was approved by the County Council as Ordinance 2018-13.

vi. Annexation Areas:

1. The subject property is located in the Mendon City future annexation area and is immediately contiguous to the Mendon City boundary.



B. Ordinance—§12.02.010, §17.02.060; §17.08.030 [E]

6. As per §17.02.060, Establishment of Land Use Authority, the County Council is authorized to act as the Land Use Authority for this application.

7. The current County Land Use Ordinance does not specify appropriate locations for the Rural 2 (RU2) Zone but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030(A) identifies the purpose of the Rural 2 (RU2) Zone and includes the following:

a. "To allow for residential development in a moderately dense pattern that can allow for rural subdivisions, and to allow for clustering plans larger than a single parcel. This type of development should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities."

b. "To implement the policies of Cache countywide comprehensive plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipality standards."

c. "This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services."

d. "For properties to submit a rezone request for the RU2 zone, the nearest property line of the parcel(s) under consideration must be within one quarter mile linear distance from the borders of a municipality. However, an applicant may submit a rezone request when parcels are not within the required distance only if the maximum number of lots that could be subdivided in the parcel(s) is 3 or less."

8. Chapter 4: Future Land Use Plan of the Cache County General Plan states:

a. "The use of land is one of the most important and fundamental values for landowners, residents, civic leaders, and elected officials. This determines, in large measure, the future of Cache County. The Future Land Use Map represents the County's collective vision of our desired future. It conveys the patterns and priorities of economic development and community character, the locations of neighborhoods and industries, and the preservation of natural, agricultural, and rural landscapes."

b. "The Future Land Use Plan is advisory and does not change the existing zoning of any property or the ability of landowners to continue existing legal uses consistent with the existing zoning or nonconforming uses. It serves as a starting point for conversations about regional initiatives and development proposals by illustrating how sometimes separate and uncoordinated activities can help or harm our desired future. The timing of future development will depend on a number of factors including choices made by individual landowners, aspirations of the community, and future availability of facilities and services."

9. The future land use map (Attachment B) adopted as part of the Cache County General Plan identifies the area where the subject property is located as "Agriculture and Ranching." *Cache County General Plan, Chapter 4, Page 26.* This section states:

a. Location: Private agriculture landscapes in the Cache Valley outside of municipalities.

b. Example Areas: Most of the valley.

c. Purpose and Character: Agricultural and rangeland uses on private lands under conservation easements (no public access) are expected to continue in the Valley. Separation from dense residential developments is advantageous. The agricultural landscape provides separation between adjacent municipalities and protects suitable soils.

d. Preferred Land Uses: Agriculture, ranching, rural residential uses at densities of less than one unit per 10 acres, Conservation Easements (CEs) and conserved public lands, Agritourism.

e. Secondary Land Uses: Industrial and Commercial uses directly supportive of agriculture (Processing, Packaging, Distribution), clustered subdivision developments, outdoor recreation, farm worker housing.

f. Discouraged Uses: Residential developments at densities of greater than one unit per 10 acres if not in a clustered subdivision development, commercial office, commercial retail, flex office/industrial, heavy industrial.

10. The future land use map (Attachment B) adopted as part of the Cache County General Plan identifies the area where the subject property is located as "Urban Expansion Overlay." *Cache County General Plan, Chapter 4, Page 29*

a. Location: Adjacent to city/town limits within municipal annexation policy areas, where future development could be accommodated with urban-level services. As communities may provide additional information, these reference areas may be updated on the Future

Land Use Map without an adopted amendment to reflect the probable expansion of services within a 10 to 20-year timeframe.

b. Example Areas: Unincorporated enclaves between or within cities.

c. Purpose and Character: To provide for unified municipal growth that aligns with the municipal land use plan in an approved annexation policy area with an approved County Intergovernmental Agreement. If developed, these areas would need to be annexed into the neighboring community which would facilitate service provision. The following criteria must be met for these areas:

i. Accommodate 20-year growth projections.

ii. Plan for urban-level densities, intensities

iii. Meet urban design standards

iv. Connect with water and sewer providers, and urban streets

v. Urban services provided by the County are minimized

d. Preferred Land Uses: Annexations within these areas should strive to accomplish the densities, intensities, and street patterns contained in the municipal land use plan. New uses should be developed where urban-level infrastructure is available. Affordable housing options are also appropriate in this area.

e. Secondary Land Uses: Civic (meeting spaces), and residential support uses (e.g. parks, medical, schools, fire and police stations).

f. Discouraged Uses: Uses that are not consistent with the municipal general plan or existing county zoning.

11. Municipality General Plan:

a. Mendon City:

i. The Mendon City General Plan has this majority of the subject parcel marked as Residential (R-1/R-2) Zone with a portion being in the Agricultural Zone:

1. Residential (R-1/R-2) Zone:
    a. Intended for residential development designed to reinforce Mendon City's present development pattern by retaining the existing densities of 5/8 acre or more per building lot and continuing the grid system.
2. Agricultural (A-1/A-2/A-3) Zone:
    a. Intended to allow for residential development at a slower pace and maintains the agricultural character of the surrounding area.

12. There is a planned trail along the canal that is located on the west side of the property. The trail will not be located on Parcel 11-038-0002 but instead will be owned on the parcel owned by the Wellsville-Mendon Conservation District.

13. This proposed rezone meets the requirements of §17.08.030(A)(4) as the subject property is within one quarter mile distance from the border of a municipality.

C. Access—16.04.040 [A], 16.04.080 [E], Road Manual

14. §12.02.010 adopts the Manual of Roadway Design and Construction Standards (Road Manual) for roadway improvement requirements.

15. §16.02.010 Standards and Lot Size – All subdivisions must meet the minimum lot and development standards as outlined in each base zone of the Cache County Zoning Ordinance and within this title.

16. Table §17.10.040 Site Development Standards – Minimum lot frontage required in the Rural 2 (RU2) Zone is 90'.

17. §17.07.040 General Definitions – Lot/Parcel Frontage: that portion of a development site that abuts a public or private roadway. For the purposes of determining setback requirements on corner lots, all sides of a lot adjacent to a roadway shall be considered frontage

18. §16.04.040 [A] Roads – All roads must be designed and constructed in accordance with Title 12 of the County Code.

19. §12.02.010 Roadway Standards – Requirements for roadway improvement are provided in the current Manual of Roadway Design and Construction Standards (Road Manual).

20. Roadway Functional Classification:

- **a.** Minor Arterial (A): Minor arterial roads link cities, larger towns, and other large traffic generators and are capable of facilitating travel over long distances. These routes have relatively high travel speeds and minimal interferences to the through movement of traffic.
- **b.** Minor Local (L): Minor local roads serve almost exclusively to provide access to properties adjacent to the road. Minor local roads generally serve residential or other noncommercial land uses. Many minor local roads are cul-de-sacs or loop roads with no through continuity. The length of minor local roads is typically short. Because the sole function of local roads is to provide local access, such roads are used predominantly by drivers who are familiar with them.

21. A basic review of the access to the subject property identifies the following:

- **a.** The property has access to Highway 23 and 5900 W.

22. Highway 23:

- **a.** To the east of the subject parcel, Highway 23 is an existing Utah Department of Transportation (UDOT) facility classified as a Minor Arterial.
- **b.** Provides access to agricultural and residential properties but primarily provides access between western Cache Valley areas including Wellsville, Mendon, Newton, Cornish, and other unincorporated communities.
- **c.** This section of Highway 23 is classified as an Access Category 4 and 7:
  - **i.** Category 4 has a minimum driveway spacing of 500 feet and a minimum street spacing of 660 feet.
  - **ii.** Category 7 has a minimum driveway spacing of 150 feet and a minimum street spacing of 300 feet.

23. 5900 West:

- **a.** West of the subject parcel, 5900 W. is a County road and is classified as a Minor Local.
- **b.** Provides access to agricultural and residential properties.
- **c.** Is maintained by the County year round and has a speed limit of 20 miles per hour.
- **d.** Has an existing width of 19.5 feet, a variable right-of-way, no paved shoulder, a 3-foot gravel shoulder, a variable clear zone, and is paved.
- **e.** Is considered substandard as to right-of-way, gravel shoulder, and clear zone.
- **f.** New development on 5900 W. is restricted due to a lack of secondary access.

Frontage Road – 5900 West			
Functional Classification	Minor Local	**Summer Maintenance**	Yes
Speed Limit	20 MPH	**Winter Maintenance**	Yes
Dedicated ROW	66’	**Municipal Boundary**	No

Analysis of Roadway – 5900 West			
Roadway Element	**Existing Width (ft.)**	**Required Width (ft.)**	**Comments or Findings**
Travel Lanes	19.5	20	OK

Right-of-Way	Varies	66	Substandard
Paved Shoulder	0	0	OK
Gravel Shoulder	3	4	Substandard
Clear Zone (4:1)	Varies	10[1]	Varies[1]
Material	Paved	Paved	OK
Condition			Fair

[1]AASHTO requirements may change this based on design speed.

Minimum Access Spacing Standard (Feet)			
Classification	**Public/Private Roads**	**Commercial**	**Residential/Farm**
Minor Local	300	Not Permitted	10
1. Driveways for all uses except single-family homes shall not be closer than eight (8) feet to an adjacent interior property line. Single-family homes may be granted with two (2) feet of the property line.			

D. Service Provisions:

24. §16.04.080 [C] Fire Control – The County Fire District did not have any comments or concerns regarding this rezone. Any future development on the property must be reevaluated and may require improvements based on the location of the proposed access and development.

25. §16.04.080 [F] Solid Waste Disposal – Applicant must work with Waste Management for solid waste disposal.

E. Public Notice and Comment—§17.02.040 Notice of Meetings

26. A public notice was posted online to the Utah Public Notice Website on 31 July 2026.

27. Notices were posted in three public places on 31 July 2026.

28. Notices were mailed to all property owners within 300 feet on 31 July 2026.

29. A meeting agenda was posted to the County website on 31 July 2026.

30. At the time of writing the staff report, one written public comment regarding this proposal has been received by the Development Services Office.

a. Mendon City provided a comment stating they are in favor of the rezone.

Conclusion

The Bird Family rezone, a request to rezone 17.17 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone has been reviewed in conformance with Title 17 of the Cache County Land Use Ordinance and the County Manual of Roadway Design and Construction Standards. Staff has not made a recommendation based on the findings of fact identified above and any others identified at the public hearing. Although Staff has not made a recommendation for approval or denial, they can help Planning Commission draft a recommendation to County Council.

Planning Commission Conclusion

Based on the findings of fact noted herein, the Bird Family rezone is hereby recommended for approval to the County Council as follows:

1. This parcel meets the standards of the Rural 2 (RU2) Zone.

b. "To allow for residential development in a moderately dense pattern that can allow for rural subdivisions, and to allow for clustering plans larger than a single parcel. This type of development should be located and designed to not unreasonably impede adjacent

agricultural uses, nor to unreasonably conflict with the development standards of adjacent municipalities."

c. "To implement the policies of Cache countywide comprehensive plan, including those regarding improved roadways, density based residential standards, clustering, moderate income housing and municipality standards."

d. "This zone must be appropriately served by suitable public roads, have access to the necessary water and utilities, and have adequate provision of public services."

e. "For properties to submit a rezone request for the RU2 zone, the nearest property line of the parcel(s) under consideration must be within one quarter mile linear distance from the borders of a municipality. However, an applicant may submit a rezone request when parcels are not within the required distance only if the maximum number of lots that could be subdivided in the parcel(s) is 3 or less."

i. The subject property is located within one quarter mile from Mendon City limits.

2. The nearest parcel in the Rural 2 (RU2) Zone is located 0.23 miles to the east of the subject property.

a. There are an additional two Rural 2 (RU2) Zone rezones located 0.29 and 0.35 miles to the east of the subject property.

3. Cache County General Plan:

a. The parcel is located in the Urban Expansion Overlay.

4. If the rezone was approved, the impact to the surrounding properties and local character would be negligible.

a. Should the property proceed through the subdivision process, a maximum of eight new building lots could be created. Should these eight new building lots be developed, the increase in residences in the area would be:

i. For adjacent parcels, 88%;

ii. For parcels within a quarter mile, 14%;

iii. For parcels within a half mile, 5%.

5. Mendon City is in favor of the rezone.

Cache County Fire Protection District Board of Trustees Applicants
Name of Applicant
Aaron Michael Rudie
Brady Bodily
Brian Little
Bryce Rothlisberger
Casey Snider
Dave Nielsen
David Erickson
Dustin Mayhew
Ed Buist
Jack Tidrow
Jay Downs
Jonathan Van Huss
Justin DeKorver
Kathleen W. Alder
Kathryn A. Beus
Kolbe Launchbaugh
Kyle Bullock
Larry A. Johnson
Larry Jacobsen
Lukas Senczyszyn
Lyndsay Peterson
Michael Lyon
Mike Weibel
N. George Daines
Nicholas DiSalvo
Rick Cooper
Rodney Hammer
Ronald DAndrea
Scott Robison
Spencer Winn
Steve Miller
Thomas L. Willmore
Thomas Maples
Tiffany Atkinson
Tracy Owens

CACHE COUNTY
RESOLUTION NO. 2026 – 29

PROVIDING ADVICE AND CONSENT TO THE PROPOSED APPOINTMENTS OF MEMBERS OF THE CACHE COUNTY FIRE PROTECTION DISTRICT BOARD OF TRUSTEES

(A) WHEREAS, Utah Code Ann. §§ 17-64-4 and 17-64-5 grant the Cache County Council the authority to "exercise all legislative powers, have all legislative duties, and perform all legislative functions of the county," and further authorize the Council to "pass ordinances," "pass resolutions," and adopt policies that conform with state and federal law; and

(B) WHEREAS, pursuant to Cache County Code Chapter 8.16 (including § 8.16.040) and affirmed under Utah Code Ann. § 17B-2a-305(3), the procedure for appointing trustees to the Board of Trustees of the Cache County Fire Protection District is established under county ordinance and recognized under state law; and

(C) WHEREAS, the Cache County Fire Protection District is a special district governed by a Board of Trustees pursuant to Title 17B, Chapter 2a, Part 3 of the Utah Code, and vacancies have occurred in the membership of said Board requiring replacement appointments; and

(D) WHEREAS, public notice of vacancy was duly published for at least 30 days pursuant to Utah Code Ann. § 17B-1-304(2), following which candidate applications were received and nominee(s) were submitted by the County Executive to the County Council for advice and consent; and

(E) WHEREAS, in accordance with Utah Code Ann. § 17B-1-304(3) and the Open and Public Meetings Act, the Cache County Council held a public hearing to allow all interested persons an opportunity to be heard regarding the proposed appointment(s); and

(F) WHEREAS, Utah Code Ann. § 17B-1-304(3)(b) requires the appointing authority to formally execute board appointments through the adoption of a resolution;

NOW THEREFORE, be it resolved by the County Council of Cache County, Utah, as follows:

SECTION 1. Advice and Consent to Proposed Appointments

The Cache County Council hereby appoints the persons in “Exhibit A” below to the membership of the Cache County Fire Protection District Board of Trustees for the terms delineated therein. Said appointments shall be effective as of the day of passage and the term of each appointment.

SECTION 2. Administration of Oaths of Office; Filing

1. The Cache County Council hereby directs that the Cache County Clerk, or their authorized deputy, or another official legally permitted so, to administer the oath of office to those appointed to the Cache County Fire Protection Board of Trustees.
2. Upon completion of the administration of the oath of office, the members of the Cache County Fire Protection District Board of Trustees shall file their oaths with the clerk of the District.

SECTION 3. Effective Date

This resolution shall become effective immediately upon adoption.

CACHE COUNTY
RESOLUTION NO. 2026 – 29

PASSED AND APPROVED BY THE COUNTY COUNCIL OF CACHE COUNTY, UTAH THIS ___ DAY OF _____ 2026.

Council Member	In Favor	Against	Abstained	Absent
JoAnn Bennett				
Kathryn Beus				
David Erickson				
Keegan Garrity				
Sandi Goodlander				
Nolan Gunnell				
Mark Hurd				
Total				
FINAL ACTION: _____ ADOPT _____ REJECT				

CACHE COUNTY:

By: _____

Sandi Goodlander, Chair

ATTEST:

By: _____

Bryson Behm, County Clerk

CACHE COUNTY
RESOLUTION NO. 2026 – 29

EXHIBIT A

Cache County Fire Protection District Board of Trustees			
Seat	**Name of Appointee**	**Appointment Length**	**Term of Appointment Ends**
A		2-Year Term	December 31, 2028
B		2-Year Term	December 31, 2028
C		2-Year Term	December 31, 2028
D		2-Year Term	December 31, 2028
E		2-Year Term	December 31, 2028
F		2-Year Term	December 31, 2028
G		4-Year Term	December 31, 2030
H		4-Year Term	December 31, 2030
I		4-Year Term	December 31, 2030
J		4-Year Term	December 31, 2030
K		4-Year Term	December 31, 2030

CACHE COUNTY
RESOLUTION NO. 2026 – 30

A RESOLUTION APPOINTING MEMBERS TO THE CACHE COUNTY ECONOMIC OPPORTUNITY ADVISORY BOARD

(A) WHEREAS, Utah Code Ann. §§ 17-64-4 and 17-64-5 grant the Cache County Council the authority to "exercise all legislative powers, have all legislative duties, and perform all legislative functions of the county," and further authorize the Council to "pass ordinances," "pass resolutions," and adopt policies that conform with state and federal law; and

(B) WHEREAS, pursuant to Cache County Code § 2.12.270, the procedure for board appointments requires nominee details and candidate materials to be submitted to the County Council for advice and consent prior to formal appointment; and

(C) WHEREAS, the County Economic Opportunity Advisory Board serves to advise and assist the county on economic development strategies, state grant programs, and regional growth priorities in alignment with administrative guidelines from the Utah Governor's Office of Economic Opportunity and the Bear River Association of Governments (BRAG); and

(D) WHEREAS, vacancies and expiring terms on the CEO Board require new appointments to fill designated representative seats, including Private Sector, Workforce Development, County, and Public-at-Large roles; and

(E) WHEREAS, to comply with updated administrative rules and maintain board continuity, proposed appointments utilize a staggered framework with terms ending on December 31, 2027, and December 31, 2029; and

(F) WHEREAS, the candidate materials for qualified nominees have been submitted to the Cache County Council for review and consideration;

NOW THEREFORE, be it resolved by the County Council of Cache County, Utah, as follows:

SECTION 1. Appointment of Individuals

The Cache County Council hereby provides its advice and consent for the appointment of the individuals set forth in Exhibit A to the County Economic Opportunity Advisory Board for the respective seats and terms delineated therein. Said appointments shall take effect immediately upon passage.

SECTION 2. Administration of Oaths of Office; Filing

The Cache County Council hereby directs the Cache County Clerk, or an authorized deputy, to administer the oath of office to the appointed members and to record the appointments in official county records.

SECTION 3. Effective Date

This resolution shall become effective immediately upon adoption.

CACHE COUNTY
RESOLUTION NO. 2026 – 30

PASSED AND APPROVED BY THE COUNTY COUNCIL OF CACHE COUNTY, UTAH
THIS ___ DAY OF _____ 2026.

Council Member	In Favor	Against	Abstained	Absent
JoAnn Bennett				
Kathryn Beus				
David Erickson				
Keegan Garrity				
Sandi Goodlander				
Nolan Gunnell				
Mark Hurd				
Total				
FINAL ACTION: _____ ADOPT _____ REJECT				

CACHE COUNTY:

By: _____

Sandi Goodlander, Chair

ATTEST:

By: _____

Bryson Behm, County Clerk

CACHE COUNTY
RESOLUTION NO. 2026 – 30

EXHIBIT A

County Economic Opportunity Advisory Board			
Name of Appointee	**Category of Appointment**	**Appointment Length**	**Term of Appointment Ends**
Kaden Campbell	Private Sector Representative (Advanced Manufacturing)	2-Year Term or Remainder of 2-Year Term	December 31, 2027
Wendi Longstroth Hassan	County Representative	2-Year Term or Remainder of 2-Year Term	December 31, 2027
Michael Pressley	Private Sector Representative (Logistics)	4-Year Term or Remainder of 4-Year Term	December 31, 2029
Wes Clark	Workforce Development Representative	4-Year Term or Remainder of 4-Year Term	December 31, 2029
Stacy Moss	Private Sector Representative (Realty)	4-Year Term or Remainder of 4-Year Term	December 31, 2029
Wayne Dodd	Public At-Large	4-Year Term or Remainder of 4-Year Term	December 31, 2029
Jay Bankhead	Private Sector Representative	4-Year Term or Remainder of 4-Year Term	December 31, 2029

CACHE COUNTY
RESOLUTION NO. 2026 – 30

A RESOLUTION APPOINTING CACHE COUNTY COUNCIL MEMBERS TO THE LOGAN-CACHE AIRPORT AUTHORITY SPONSOR BOARD.

(A) WHEREAS, Utah Code Ann. §§ 17-64-4 and 17-64-5 grant the Cache County Council the authority to "exercise all legislative powers, have all legislative duties, and perform all legislative functions of the county," and further authorize the Council to "pass ordinances," "pass resolutions," and adopt policies that conform with state and federal law; and

(B) WHEREAS, pursuant to Cache County Code § 2.12.270, the procedure for board appointments requires nominee details and candidate materials to be submitted to the County Council for advice and consent prior to formal appointment; and

(C) WHEREAS, the Cache County Council previously passed and approved Resolution No. 2026-23, officially approving Amendment No. 1 to the Logan-Cache Airport Authority Interlocal Agreement ("Interlocal Agreement"); and

(D) WHEREAS, Section 8(a)(i) of the Interlocal Agreement mandates that the Cache County Council shall appoint three (3) members of the Cache County Council to serve on the Airport Authority Sponsor Board, with at least one (1) member being a resident of Logan City; and

(E) WHEREAS, Section 8(b) of the Interlocal Agreement establishes that each member appointed to the Sponsor Board shall serve for the duration of their current term in office, with membership terminating automatically when their term in office ends or they otherwise leave office; and

(F) WHEREAS, the Council Members identified herein and set forth in Exhibit A have been determined by the Cache County Council as proper and qualified to serve on the Logan-Cache Airport Authority Sponsor Board to fulfill the governance and oversight duties set forth in the Interlocal Agreement;

NOW THEREFORE, be it resolved by the County Council of Cache County, Utah, as follows:

SECTION 1. Appointment of Individuals

The Cache County Council hereby appoints the named Members of the County Council as set forth in Exhibit A to the Logan-Cache Airport Authority Sponsor Board for the respective seats and terms delineated therein. Said appointments shall take effect immediately upon passage.

SECTION 2. Swearing-In of Board

1. The Cache County Council hereby directs that the Cache County Clerk, or their authorized deputy, or another official legally permitted so, to administer the oath of office to those appointed to the Logan-Cache Airport Authority Sponsor Board.
2. Upon completion of the administration of the oath of office, the members of Logan-Cache Airport Authority Sponsor Board shall file their oaths with the County Clerk, and the records officer of the Logan-Cache Airport Authority.

SECTION 3. Effective Date

This resolution shall become effective immediately upon adoption.

CACHE COUNTY
RESOLUTION NO. 2026 – 30

PASSED AND APPROVED BY THE COUNTY COUNCIL OF CACHE COUNTY, UTAH
THIS ___ DAY OF _____ 2026.

Council Member	In Favor	Against	Abstained	Absent
JoAnn Bennett				
Kathryn Beus				
David Erickson				
Keegan Garrity				
Sandi Goodlander				
Nolan Gunnell				
Mark Hurd				
Total				
FINAL ACTION: _____ ADOPT _____ REJECT				

CACHE COUNTY:

By: _____

Sandi Goodlander, Chair

ATTEST:

By: _____

Bryson Behm, County Clerk

CACHE COUNTY
RESOLUTION NO. 2026 – 30

EXHIBIT A

Logan-Cache Airport Authority Sponsor Board			
Name of Appointee	**Category of Appointment**	**Appointment Length**	**Term of Appointment Ends**
Keegan Garrity	Cache County Council Member (Logan Resident)	Duration of current term in office.	January 1, 2029
Nolan Gunnell	Cache County Council Member	Duration of current term in office.	January 1, 2029
Mark Hurd	Cache County Council Member	Duration of current term in office.	January 4, 2027

CACHE COUNTY
RESOLUTION NO. 2026-28

A RESOLUTION PROVIDING A MULTI-JURISDICTIONAL ACCESS TO 400 EAST (HWY 238) IN PROVIDENCE CITY FOR THE HOMES AT THE SPRINGS SUBDIVISION

(A) WHEREAS, Utah Code Ann. §§ 17-64-4 and 17-64-5 grant the Cache County Council the authority to "exercise all legislative powers, have all legislative duties, and perform all legislative functions of the county," and further authorize the Council to "pass ordinances," "pass resolutions," and adopt policies that conform with state and federal law; and

(B) WHEREAS, Cache County Code § 2.12.120 gives the Cache County Council the authority to "enact ordinances and adopt resolutions necessary and appropriate to establish official policy"; and

(C) WHEREAS, Section 5.6B of the Cache County Manual of Roadway Design & Construction Standards provides that "[n]o municipal development shall be permitted to access a County roadway without the express written approval from the Cache County Council," and further states, "[i]t is the policy of Cache County that no service shall be provided to municipal developments from County roadways unless extreme circumstances provide no alternative and annexation or acceptance of ownership of the roadway by the municipality is not possible"; and

(D) WHEREAS, the Homes at the Springs residential development project in Providence City, Utah, by Stack Built ("Applicant"), was approved by Providence City with a single private-road access connection consisting of a 30-foot private drive (23-foot asphalt pavement) and an emergency turnaround easement at the eastern terminus, located on 400 East (HWY 238 / 100 W); and

(E) WHEREAS, 400 East (HWY 238) is currently designated as a Class B County Road under the jurisdiction of Cache County, and the County therefore has the responsibility and authority to provide roadway access approval for the Homes at the Springs development; and

(F) WHEREAS, this roadway access approval is necessary for the initiation of construction as well as the ongoing, permanent access requirements for the development and any future residents thereof;

NOW THEREFORE, be it resolved by the County Council of Cache County, Utah, as follows:

SECTION 1: FINDINGS

The Cache County Council hereby finds that, pursuant to Section 5.6B of the Cache County Manual of Roadway Design & Construction Standards:

1. Extreme circumstances exist such that no feasible alternative access is available for the Homes at the Springs development and that Cache County and Providence City have yet to come to terms on the transfer of ownership and jurisdiction of 400 East (HWY 238) to Providence City at this time.
2. Providence City has previously approved a rezone and preliminary site plan for the 3.0-acre subject parcel to R-1-6 + PUD (Planned Unit Development) for a 12-lot single-family residential subdivision.

SECTION 2: APPROVAL OF ACCESS

Road access is hereby approved per Section 5.6B of the Cache County Manual of Roadway Design & Construction Standards for the Homes at the Springs residential development project (as detailed in the attached "Exhibit A") in Providence City, UT by Stack Built on the road of 400 East (HWY 238 / 100 W) via a single 30-foot private drive located near West Spring Creek Parkway, as referenced in Civil Solutions Group Project No. 26-143, subject to completion and approval of all necessary engineering details and required improvements within the County right-of-way, and coordination with Providence City to ensure compliance with applicable city standards, as determined by the Cache County Executive or their authorized designee.

SECTION 3: SCOPE & LIMITATIONS OF APPROVAL

The approval granted in this Resolution is strictly limited to the roadway access specifically described herein. The passage of this Resolution shall not be construed as to:

1. Create any contractual relationship or vested rights beyond the specific access point approved;
2. Waive or modify any other requirements of the Cache County Code or the Cache County Manual of Roadway Design & Construction Standards;
3. Obligate the County to provide any additional services or infrastructure to the development now or in the future; or
4. Create any third-party beneficiary rights for any person or entity not a party to this specific approval, including but not limited to any future owners, successors, or assigns of subdivided parcels, individual residential lots, or association(s) within the Homes at the Springs development as detailed in this Resolution.

SECTION 4: EFFECTIVE DATE

This Resolution shall be effective immediately upon passage.

CACHE COUNTY
RESOLUTION NO. 2026-28

PASSED AND APPROVED BY THE COUNTY COUNCIL OF CACHE COUNTY, UTAH
THIS ___ DAY OF _____ 2026.

Council Member	In Favor	Against	Abstained	Absent
JoAnn Bennett				
Kathryn Beus				
David Erickson				
Keegan Garrity				
Sandi Goodlander				
Nolan Gunnell				
Mark Hurd				
Total				
FINAL ACTION: _____ ADOPT _____ REJECT				

CACHE COUNTY:

By:_____
Sandi Goodlander, Chair

ATTEST:

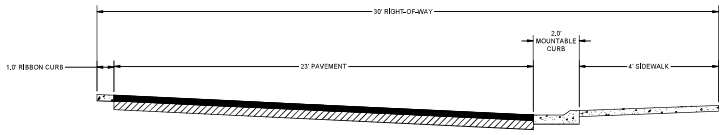
By:_____
Bryson Behm, County Clerk

CACHE COUNTY
RESOLUTION NO. 2026-28

EXHIBIT A

Homes at the Springs Subdivision Site Plan & Access Location
Providence, UT





30' PRIVATE DRIVE CROSS-SECTION

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

HOMES AT THE SPRINGS
PROVIDENCE, UT

County Road Access Point for Homes at the Springs

MARK	DATE	DESCRIPTION

PROJECT #: 26-143
DRAWN BY: M. TAYLOR
ISSUED: 05/08/2026

DRAFT

SITE PLAN

1 OF 1

S:\2026\26-143 HOMES AT THE SPRINGS\26-143 CONCEPT

CACHE COUNTY
ORDINANCE NO. 2026-34

AN ORDINANCE AMENDING CACHE COUNTY'S RAPZ AND RESTAURANT TAX GOVERNANCE AND ALLOCATION PROCEDURES

(A) WHEREAS, Utah Code Ann. §§ 17-64-4 and 17-64-5 grant the Cache County Council the authority to "exercise all legislative powers, have all legislative duties, and perform all legislative functions of the county," and further authorize the Council to "pass ordinances," "pass resolutions," and adopt policies that conform with state and federal law; and

(B) WHEREAS, Cache County Code § 2.12.120 assigns the Cache County Council the authority to "enact ordinances and adopt resolutions necessary and appropriate to establish official policy"; and

(C) WHEREAS, pursuant to Utah Code Ann. §§ 59-12-601 et seq. and §§ 59-12-701 et seq., Cache County has lawfully imposed Tourism, Recreation, Cultural, and Convention (TRCC) and Botanical, Cultural, Recreational, and Zoological (RAPZ) sales and use taxes to support qualifying cultural facilities, recreational amenities, tourism promotion, and botanical, cultural, and zoological organizations across the County; and

(D) WHEREAS, Cache County Code Chapter 3.80 and Chapter 3.82 establish the local regulatory framework governing the application, review, and distribution of TRCC and RAPZ tax revenues; and

(E) WHEREAS, the Cache County Council desires to amend Chapters 3.80 and 3.82 in their entirety to strengthen administrative governance, enhance transparency, clarify advisory board procedures, and ensure standards of accountability and fiscal responsibility in the expenditure of public tax funds; and

(F) WHEREAS, due to the seasonal realities of capital construction, equipment procurement timelines, and unforeseen facility needs, the County Council recognizes that rigid annual-only award schedules can inadvertently cause costly project delays, missed seasonal construction windows, or administrative inefficiencies; and

(G) WHEREAS, to establish an orderly, transparent administrative procedure that aligns with lawful county budget openings and enables timely consideration of time-sensitive capital requests, the Cache County Council finds pursuant to Utah Code Ann. § 17-64-502(6) that enacting these procedural amendments with immediate effect is necessary for the immediate preservation of the peace, health, or safety of the county and its inhabitants to prevent costly capital project delays and ensure efficient county budget administration;

(H) WHEREAS, the Cache County Council finds that this ordinance is in the best interest of Cache County and its citizens;

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

SECTION 1: Amendment of Cache County Chapter 3.80

Cache County Code Chapter 3.80 is hereby amended in its entirety to read as attached to this ordinance as shown in "Exhibit A", with a separate a redline comparison attached as "Exhibit B".

SECTION 2: Amendment of Cache County Chapter 3.82

Cache County Code Chapter 3.82 is hereby amended in its entirety to read as attached to this ordinance as shown in "Exhibit C", with a separate a redline comparison attached as "Exhibit D".

SECTION 3: Effective Date

Pursuant to Utah Code Ann. § 17-64-502(6), and based upon the explicit finding of the Cache County Council that this Ordinance is necessary for the immediate preservation of the peace, health, or safety of the county and its inhabitants to prevent costly capital project delays and ensure efficient county budget administration, this Ordinance shall take effect immediately upon publication or posting as required by law.

CACHE COUNTY
ORDINANCE NO. 2026-34

PASSED AND APPROVED BY THE COUNTY COUNCIL OF CACHE COUNTY, UTAH
THIS ___ DAY OF _____ 2026.

Council Member	In Favor	Against	Abstained	Absent
JoAnn Bennett				
Kathryn Beus				
David Erickson				
Keegan Garrity				
Sandi Goodlander				
Nolan Gunnell				
Mark Hurd				
Total				
FINAL ACTION: _____ ADOPT _____ REJECT				

CACHE COUNTY:

By: _____

Sandi Goodlander, Chair

ATTEST:

By: _____

Bryson Behm, County Clerk

CACHE COUNTY
ORDINANCE NO. 2026-34

ACTION OF THE COUNTY EXECUTIVE:

____ Approved

____ Disapproved (written statement of objection attached)

By:_____ _____

N. George Daines, County Executive Date

CACHE COUNTY
ORDINANCE NO. 2026-34

Exhibit A

Cache County Code Chapter 3.80

CHAPTER 3.80: TOURISM, RECREATION, CULTURAL, AND CONVENTION TAX

3.80.010: TITLE

3.80.020: PURPOSE

3.80.030: DEFINITIONS

3.80.040: IMPOSITION OF TAX

3.80.050: USE OF REVENUES

3.80.060: COLLECTION

3.80.070: LICENSURE

3.80.080: ADVISORY BOARD

3.80.090: ALLOCATION AND APPLICATION OF REVENUES

3.80.010: TITLE

This chapter shall be known as the Tourism, Recreation, Cultural, and Convention Tax Ordinance of Cache County.

3.80.020: PURPOSE

It is the purpose of this chapter to impose a tourism, recreation, cultural, and convention tax for the purposes of financing, in whole or in part, tourism promotion, and the development, operation, and maintenance of tourist, recreation, cultural, convention, and airport facilities as defined in Utah Code Ann. § 59-12-602.

3.80.030: DEFINITIONS

As used in this chapter:

CONVENTION FACILITY: Any publicly owned or operated convention center, sports arena, or other facility at which conventions, conferences, and other gatherings are held and whose primary business or function is to host such conventions, conferences, and other gatherings.

CULTURAL FACILITY: Any publicly owned or operated museum, theater, art center, music hall, or other cultural or arts facility.

RECREATION FACILITY OR TOURIST FACILITY: Any publicly owned or operated park, campground, marina, dock, golf course, water park, historic park, monument, planetarium, zoo, bicycle trail, or other recreation or tourism-related facility.

RESTAURANT: The same as defined in Utah Code Ann. § 59-12-602 and applicable Utah State Tax Commission rules, including retail establishments whose primary business is the sale of prepared food for immediate or on-premises consumption.

3.80.040: IMPOSITION OF TAX

There is hereby levied for collection a tourism, recreation, cultural, and convention tax on all qualifying sales of prepared food and beverages sold by restaurants in Cache County, Utah, at the rate of one percent (1%).

3.80.050: USE OF REVENUES

The revenues received from the tourism, recreation, cultural, and convention tax shall be used solely for the purposes of financing, in whole or in part, tourism promotion, and the development, operation, and maintenance of tourist, recreation, cultural, convention, and airport facilities as defined herein.

3.80.060: COLLECTION

All taxes levied under this chapter shall be collected by the Utah State Tax Commission pursuant to Utah Code Ann. Title 59, Chapter 12, Part 6, in the manner provided for other state and local sales and use taxes.

3.80.070: LICENSURE

All persons or entities doing business as a restaurant shall obtain from the Utah State Tax Commission a tourism, recreation, cultural, or convention tax license, provided no additional

license shall be required if a license has already been obtained pursuant to Utah Code Ann. § 59-12-106.

3.80.080: ADVISORY BOARD

An advisory board may be established in accordance with Utah Code Ann. § 17-78-706 for the purpose of making recommendations for the allocation and application of revenues derived from the tourism, recreation, cultural, and convention tax. All appointments to the advisory board shall be made by the Cache County Council as the county legislative body.

3.80.090: ALLOCATION AND APPLICATION OF REVENUES

Recommendations for the allocation and application of revenues derived from the tourism, recreation, cultural, and convention tax shall be submitted to the Cache County Council. Acting upon recommendations, the Cache County Council shall, by resolution, approve the final allocation and application of such revenues.

CACHE COUNTY
ORDINANCE NO. 2026-34

Exhibit B

Redline of Cache County Code Chapter 3.80

CHAPTER 3.80: TOURISM, RECREATION, CULTURAL, AND CONVENTION TAX

3.80.010: TITLE

3.80.020: PURPOSE

3.80.030: DEFINITIONS

3.80.040: IMPOSITION OF TAX

3.80.050: USE OF REVENUES

3.80.060: COLLECTION

3.80.070: LICENSURE

3.80.080: ADVISORY BOARD

3.80.090: ALLOCATION AND APPLICATION OF REVENUES

3.80.010: TITLE

This chapter shall be known as the Tourism, Recreation, Cultural, and Convention Tax Ordinance of Cache County.

3.80.020: PURPOSE

It is the purpose of this chapter to impose a tourism, recreation, cultural, and convention tax for the purposes of financing, in whole or in part, tourism promotion, and the development, operation, and maintenance of tourist, recreation, cultural, convention, and airport facilities as defined in Utah Code Ann. § 59-12-602.

3.80.030: DEFINITIONS

As used in this chapter:

CONVENTION FACILITY: Any publicly owned or operated convention center, sports arena, or other facility at which conventions, conferences, and other gatherings are held and whose primary business or function is to host such conventions, conferences, and other gatherings.

CULTURAL FACILITY: Any publicly owned or operated museum, theater, art center, music hall, or other cultural or arts facility.

RECREATION FACILITY OR TOURIST FACILITY: Any publicly owned or operated park, campground, marina, dock, golf course, water park, historic park, monument, planetarium, zoo, bicycle trail, or other recreation or tourism-related facility.

ESTAURANT: The same as defined in Utah Code Ann. § 59-12-602 and applicable Utah State Tax Commission rules, including retail establishments whose primary business is the sale of prepared food for immediate or on-premises consumption.

3.80.040: IMPOSITION OF TAX

There is hereby levied for collection a tourism, recreation, cultural, and convention tax on all qualifying sales of prepared food and beverages sold by restaurants in Cache County, Utah, at the rate of one percent (1%).

3.80.050: USE OF REVENUES

The revenues received from the tourism, recreation, cultural, and convention tax shall be used solely for the purposes of financing, in whole or in part, tourism promotion, and the development, operation, and maintenance of tourist, recreation, cultural, convention, and airport facilities as defined herein.

3.80.060: COLLECTION

ll taxes levied under this chapter shall be collected by the Utah State Tax Commission pursuant to Utah Code Ann. Title 59, Chapter 12, Part 6, in the manner provided for other state and local sales and use taxes.

3.80.070: LICENSURE

All persons or entities doing business as a restaurant shall obtain from the Utah State Tax Commission a tourism, recreation, cultural, or convention tax license, provided no additional license shall be required if a license has already been obtained pursuant to Utah Code Ann. § 59-12-106.

3.80.080: ADVISORY BOARD

TAn advisory board may be established in accordance with Utah Code Ann. § 17-78-706 for the purpose of making recommendations for the allocation and application of revenues derived from the tourism, recreation, cultural, and convention tax. All appointments to the advisory board shall be made by the Cache County Council as the county legislative body.

3.80.090: ALLOCATION AND APPLICATION OF REVENUES

TRecommendations for the allocation and application of revenues derived from the tourism, recreation, cultural, and convention tax shall be submitted to the Cache County Council. Acting upon recommendations, the Cache County Council shall, by resolution, approve the final allocation and application of such revenues.

CACHE COUNTY
ORDINANCE NO. 2026-34

Exhibit C

Cache County Code Chapter 3.82

CHAPTER 3.82: BOTANICAL, CULTURAL, RECREATIONAL, AND ZOOLOGICAL (RAPZ) AND RESTAURANT TAX ALLOCATION

3.82.010: TAX IMPOSED

3.82.020: DEFINITIONS

3.82.030: USE OF REVENUE AND RESTRICTIONS

3.82.040: CONTROLLING STATE LAW

3.82.050: ADMINISTRATIVE COST DEDUCTIONS

3.82.060: RAPZ AND RESTAURANT TAX ADVISORY BOARD APPOINTMENT AND COMPOSITION

3.82.070: APPLICATION PROCESS, FIXED TIMELINE, AND APPROVAL

3.82.080: OUT-OF-CYCLE APPLICATIONS

3.82.090: ALLOCATION PERCENTAGES AND RESTAURANT TAX CATEGORY

3.82.100: AWARD LETTER ACKNOWLEDGMENT, TIMELINES, AND FORFEITURE

3.82.110: CHANGE OF SCOPE OF AWARDS

3.82.120: MANDATORY PROJECT REPORTING SCHEDULE AND CONTENT

3.82.130: ADVISORY BOARD LOGO; PERMISSION AND SUGGESTED USAGE

3.82.010: TAX IMPOSED

A. Pursuant to Utah Code Ann. § 59-12-701 et seq., an optional sales and use tax of one-tenth of one percent (0.1%), having been duly authorized by the voters and levied pursuant to state law, is hereby reimposed on all qualifying transactions within Cache County, including incorporated cities and towns. This tax is designated locally as the Recreation, Arts, Parks, and Zoos (RAPZ) tax, referred to as "RAPZ" or "RAPZ Tax" for the purposes of this chapter.

1. Pursuant to state statute, the RAPZ tax is subject to voter reauthorization every ten (10) years.

B. The county levies a one percent (1%) tourism, recreation, cultural, convention, and airport facilities tax on qualifying restaurant sales pursuant to Utah Code Ann. § 59-12-601 et seq. and Chapter 3.80 of this code. This tax is referred to as "Restaurant Tax" for the purposes of this chapter.

3.82.020: DEFINITIONS

Terms used in this chapter shall have the meanings defined in controlling state statute, including Utah Code Ann. § 59-12-602 and § 59-12-702. In addition, as used in this chapter:

CAPITAL PROJECT: Any physical construction, structural expansion, land acquisition, major physical renovation, structural demolition, or permanent infrastructure acquisition, as distinguished from ongoing operational, administrative, or maintenance expenses.

ZOOLOGICAL ORGANIZATION: A public, public-private partnership, or private nonprofit organization having as its primary purpose the advancement and preservation of zoology, pursuant to Utah Code Ann. § 59-12-702. "Zoological organization" does not include an agency of the state, educational institution, radio or television broadcasting network or station, cable communications system, newspaper, or magazine.

3.82.030: USE OF REVENUE AND RESTRICTIONS

A. RAPZ tax revenues shall be used exclusively for:

1. Financing publicly owned or operated recreational and zoological facilities within Cache County or municipalities within the county; and

2. Capital or ongoing operating expenses of botanical, cultural, and zoological organizations within the county.

B. No funds allocated under the RAPZ Cultural and Botanical category may be expended for capital projects, capital acquisitions, structural demolition, facility expansion, or major physical renovations.

C. Restaurant tax revenues shall be used solely for tourism promotion and the development, operation, and maintenance of tourist, recreation, cultural, convention, and airport facilities pursuant to Utah Code Ann. § 59-12-603 and Chapter 3.80 of this code.

D. A recipient shall not use RAPZ Tax or Restaurant Tax grant award funds to pay for indirect costs, administrative overhead, facilities and administrative (F&A) expenses, or general operational overhead.

3.82.040: CONTROLLING STATE LAW

The reimposition, administration, definition, and expenditure of RAPZ and Restaurant tax funds shall conform strictly to Utah Code Ann. Title 59, Chapter 12, Parts 6 and 7, and Title 17, Chapter 78, as amended. Any provision of this chapter in conflict with superior state statute shall be deemed invalid and superseded by state law.

3.82.050: ADMINISTRATION AND ADMINISTRATIVE COST DEDUCTIONS

A. The RAPZ/Restaurant Tax Administrator shall report to the County Auditor and provide staff support to the Advisory Board.

1. A single form will be developed to apply for RAPZ or restaurant tax funds and the advisory board will recommend which source of funds will be used.

B. Pursuant to state law and applicable administrative rules:

1. Up to 0.6% of collected RAPZ revenues shall be retained by the State of Utah for collection expenses.

2. Up to 0.9% of collected RAPZ and Restaurant tax revenues shall be allocated to fund the administration, contract/award tracking, auditing, and compliance monitoring of the RAPZ and Restaurant tax programs.

3.82.060: RAPZ AND RESTAURANT TAX ADVISORY BOARD APPOINTMENT AND COMPOSITION

A. A single RAPZ and Restaurant Tax Advisory Board consisting of exactly seven (7) voting members is hereby established to evaluate proposals and make recommendations to the County Council for both funding pools.

B. All seven (7) members of the Advisory Board shall be appointed directly by the Cache County Council, as the county legislative body. The terms of the appointment to the Advisory Board shall be for two (2) years, expiring simultaneously.

C. The Advisory Board shall consist of:

1. Two (2) members of the Cache County Council; and
2. Five (5) citizen representatives residing in Cache County, with one (1) representative appointed from each of the five (5) county council districts not represented by the appointed council members.

D. The Chair of the Advisory Board shall be elected annually by the board members from among the appointed County Council members.

E. Any member of the Advisory Board who serves as an officer, board member, paid employee, contractual consultant, or active volunteer for an applicant organization (or whose immediate family member serves in such a capacity) shall disclose such interest in writing prior to board deliberations.

1. The interested member shall strictly refrain from advocating or voting on the affected application. However, the interested member may score and discuss the affected application.
2. Said restriction shall not apply to any member of the County Council strictly for the purposes of evaluating applications submitted by the County or any of its competent entities.

3.82.070: APPLICATION PROCESS, FIXED TIMELINE, AND APPROVAL

A. All standard RAPZ and Restaurant tax allocations shall follow a single, fixed annual application cycle.

1. The application window shall open annually on the first business day in January.
2. Standard application proposals are due no later than 5:00 p.m. on the first Friday in March. Any application submitted after the aforementioned deadline shall not be considered by the Advisory Board.
3. The Advisory Board shall evaluate and score applications in March and April.
4. The County Council shall review, adjust, and ratify final award allocations by the second regular meeting of the County Council in May by legislative resolution.
5. Notwithstanding any other applicable provisions of this chapter, unsolicited, ad-hoc, late, or uncompleted external applications submitted outside the aforementioned deadline shall not be accepted or directly acted upon by the County Council.

3.82.080: OUT-OF-CYCLE APPLICATIONS

A. Applicants seeking off-cycle funding shall submit a formal paper application to the Administrator detailing the specific justification, criteria, and reasons why the request could not be submitted during the standard annual cycle.

B. The Council may only consider the approval of an out-of-cycle proposal if it follows the exact following process:

1. The applicant submits the above-stated formal written paper application to the Administrator detailing the specific justification, criteria, and reasons why the request could not be submitted during the standard annual cycle.

2. The County Council votes by majority that a time-sensitive grant/property deadline or a critical operational window exists, such that, without immediate action, a loss would occur that could not otherwise be overcome or applied for in the next upcoming cycle, and formally refers the request to, and convenes, the Advisory Board prior to receiving any legislative action.

3. The Advisory Board shall convene, consider and score the application forwarded from the County Council, and recommend/advise the County Council on the application.

4. Upon receiving the recommendation of the Advisory Board, the County Council may, by a majority vote, authorize an out-of-cycle application by legislative resolution such that it meets the above-stated criteria.

5. Notwithstanding the initial threshold vote requirement set forth in Subsection (B)(2), any proposal initiated or considered and approved in good faith by the County Council may be referred directly to the Advisory Board for scoring and recommendation without an initial majority threshold vote, whereupon the Advisory Board shall convene to score the proposal and submit its recommendation to the Council prior to final Council action under Subsection (B)(4).

3.82.090: ALLOCATION PERCENTAGES AND RESTAURANT TAX CATEGORY

Net tax revenues (after state collection and county administrative retention) shall be allocated annually as follows:

A. RAPZ Cultural and Botanical (40% of RAPZ):

1. Restricted strictly to ongoing operational expenses of qualifying botanical and cultural organizations. Capital projects are prohibited.

B. RAPZ Parks and Recreation (50% of RAPZ):

1. Fifteen percent (15%) of total net RAPZ revenues shall be distributed directly to incorporated cities and towns proportional to municipal population, provided the municipality maintains its baseline recreation expenditure level.

2. Thirty-five percent (35%) of total net RAPZ revenues shall be awarded competitively based on annual proposals for recreational capital projects or facility operations.

C. RAPZ Zoological Facilities (10% of RAPZ):

1. Designated for public, public-private partnership, or private nonprofit zoological organizations based on an approved annual proposal. Any unallocated portion in this category shall revert to Parks and Recreation competitive capital projects.

2. Funds can be used either for capital projects or operating expenses.

D. Restaurant Tax (TRCC) Category:

1. Revenues collected under Chapter 3.80 shall be allocated annually based on competitive proposals evaluated by the Advisory Board. Primary emphasis shall be placed on supporting tourism promotion and financing the development, operation, and maintenance of publicly owned or operated tourism, recreation, cultural, convention, and airport facilities.

3.82.100: AWARD LETTER ACKNOWLEDGMENT, TIMELINES, AND MANDATORY FORFEITURE

A. Award recipients must return a signed Award Letter Acknowledgment agreeing to all grant terms, reporting conditions, and forfeiture provisions within ninety (90) days of Council appropriation.

B. All funds must be fully used within thirty-one and a half (31 ½) months of award approval (by December of the third year), unless an extension is granted pursuant to this section. Failure to return a signed award letter acknowledgment within 90 days or show reasonable progress within 12 months results in automatic award termination and forfeiture.

C. Emergency extensions may be requested for documented unforeseen circumstances.

1. A grantee may request an extension of time up to one (1) year beyond the original project completion deadline.
2. The extension request must be submitted in writing to the Administrator no later than ninety (90) calendar days prior to the original expiration date.
3. An extension may be granted upon approval by a majority vote of the County Council, as outlined in the award letter and as determined by the Council.

D. Unspent balances or uncompleted project are forfeited on the grant's expiration as outlined on the Award Letter. Blanket carryover extensions are prohibited.

E. Forfeited funds shall immediately revert to the active pool of their respective tax program as new revenue for the next competitive cycle.

3.82.110: CHANGE OF SCOPE OF AWARDS

A. Informal, verbal, or ad-hoc requests to redirect awarded funds to new projects or locations are strictly prohibited.

B. If unforeseen engineering or physical conditions prevent project execution, the grantee must file a written Scope Change Request with the Administrator prior to expiration. The Advisory Board shall review the request, and any approved change requires formal written authorization approved by the Council by legislative resolution.

C. Executing modified work prior to formal written authorization results in automatic grant forfeiture.

3.82.120: MANDATORY PROJECT REPORTING SCHEDULE AND CONTENT

A. All recipients of RAPZ and Restaurant tax program awards shall submit progress and activity reports according to the schedule set forth in this section. Financial reimbursement requests are submitted separately. If a final financial reimbursement request is submitted prior to a progress report due date, only the final report is required.

B. All entities or recipients of an award shall submit progress and final reports to the Cache County Finance Department through the established reporting system according to the following schedule:

REPORT SEQUENCE	REPORTING WORK PERIOD	SUBMISSION DUE DATE
1ST PROGRESS REPORT	May 12 – September 30	October 20
2ND PROGRESS REPORT	October 1 – September 30	October 20
3RD PROGRESS REPORT	October 1 – September 30	October 20
FINAL PROGRESS REPORT	Cumulative Project Term	January 20 *(Following project completion)*

C. Required report contents are as follows:

1. Each progress report submitted on October 20 must contain:

    a. A comprehensive narrative detailing all activities, milestones achieved, and challenges encountered during the reporting work period.

    b. An outline of planned activities, proposed timelines, resource allocations, and expected deliverables for the upcoming work period.

2. The Final Progress Report due on January 20 serves as the project closeout narrative and must contain:

    a. A comprehensive evaluation of the overall project lifecycle.

    b. The Final Progress Report shall be submitted upon project completion, following the submittal of all final financial reimbursement requests.

3.82.130: ADVISORY BOARD LOGO; PERMISSION AND SUGGESTED USAGE; ATTRIBUTION

A. The County Council shall adopt a logo for the Advisory Board and program, and may, from time to time, make any adjustments to said logo.

B. All grant recipients shall have permission, and are required, to provide public attribution acknowledging RAPZ Tax and Restaurant Tax funding support on funded facilities, capital projects, equipment, signage, event marketing, promotional flyers, programs, websites, and emails as outlined in the award letter.

C. Public attribution may be fulfilled by displaying the official Cache County RAPZ and Restaurant Tax Advisory Board logo or by including written text acknowledgment..

CACHE COUNTY
ORDINANCE NO. 2026-34

Exhibit D

Redline of Cache County Code Chapter 3.82

OUT OF CYCLE APPLICATION REQUEST

APPLICANT INFORMATION

- **Applicant:** American West Heritage Center (AWHC)
- **Project Title:** Tractor Barn Construction
- **Amount Requested:** $250,000
- **Eligible Funding Source:** Restaurant Tax (TRCC) - Facility/Capital Funds

PROJECT DESCRIPTION

The American West Heritage Center is seeking $250,000 in Restaurant tax capital facility funding for the construction of a new Tractor Barn on the AWHC campus. This facility is necessary to adequately house, maintain, and protect vital agricultural and grounds keeping equipment used in the daily operations and educational programming of the Center.

JUSTIFICATION FOR OUT-OF-CYCLE CONSIDERATION

Pursuant to Cache County Code § 3.82.070(C), off-cycle applications may be considered if a critical operational window exists or if the proposal was previously considered and approved in good faith by the County Council.

The County Council previously evaluated and approved this out-of-cycle request in good faith, which prompted the AWHC to prepare/commence the time-sensitive construction of the facility. The AWHC is now in immediate need of the promised funds to cover these incurred costs. Without an immediate appropriation to fulfill the County's prior commitment, the AWHC faces imminent financial strain that cannot be mitigated by waiting for the standard January-May 2027 application cycle.

REQUESTED COUNCIL ACTION

To formally acknowledge that this request was previously approved in good faith, and to refer the application to the RAPZ/TRCC (Restaurant) Advisory Board to convene, evaluate, and provide a formal recommendation back to the Council so the Council may finalize the funding approval and fulfill its commitment.

OPTIONS:

1. Motion to approve the request and to convene the RAPZ and Restaurant Tax Advisory Board to review the application for subsequent Council action.
2. Motion to deny the request.

Received Letter from American West Heritage Center

August 11, 2025

Dear Members of the Cache County Council,

On behalf of the American West Heritage Center we extend our sincere thanks and appreciation for the money awarded through RAPZ earlier this year to help fund our Tractor Barn and Education Building. Your support has played a vital role in helping us to raise the needed funds. We have a new and urgent opportunity to raise the remaining money needed to begin construction. Recently a private donor offered to make a dollar-for-dollar match of funds raised by Fall 2025 to enable the construction to commence. With fluctuating construction costs and restrictions of weather in Cache Valley, the construction needs to begin this fall in order to avoid increased costs.

We requested $250,000 this year through RAPZ for the Tractor Barn and Education Building. We were awarded $125,000 with the encouragement to apply for the second half of the needed funds next year. We are seeking the additional $125,000 now instead of waiting until next year in order to receive the private donor dollar-for-dollar match that would allow the American West Heritage Center to begin construction on the new Tractor Barn and Education Building during early Fall 2025.

The Tractor Barn and Education Building will help the AWHC continue to create educational and entertaining opportunities to preserve and to share Cache Valley's agriculture heritage and the heritage of the American West. The proposed Tractor Barn and Education Building will serve as a dynamic, multi-use space designed to support year-round programming, expand educational offerings, and enhance community engagement. This building will enable us to offer a broader range of interactive learning opportunities, display permanent and rotating exhibits, and provide flexible event space for members of the community.

The barn will benefit Cache County residents by offering year-round field trip opportunities for elementary schools; craft, agriculture, and heritage classes for adults; and making possible large-scale community events. It will be a vital hub for education, heritage preservation, and

cultural connection. It will also make a positive economic impact through creating the opportunity to host community events, conferences, lectures, cultural celebrations, corporate retreats, educational classes, and school events that will positively impact residents and also bring out-of-area visitors who will stay in our hotels, eat in our restaurants, and buy fuel and other goods in Cache County.

Please consider providing the additional $125,000 investment to support this project during the pivotal opportunity to have those dollars matched. Please reach out with any additional questions. Thank you again for your generous support and for your ongoing commitment to strengthening Cache County.

Sincerely,

Eric R. Olsen

Interim Director, AWHC, 435-760-7096

Natalie Hancock

Board of Trustees Chair, AWHC, 435-881-5003



Venue Rentals

- Weddings, reunions, corporate retreats
- Indoor space for signature events (Baby Animal Days, Fall Harvest Festival, Sleigh Rides on the Farm)

Specialty Workshops

- Homesteading Conference
- Educational Demonstration Days

Community and Regional Collaboration

- The building will strengthen regional partnerships by facilitating joint trainings and events with other museums and non-profit organizations.
- Hosting conferences, lectures, and cultural celebrations, such as powwows, will establish AWHC as a cultural hub for the community.

OUR MISSION

Create an educational and entertaining environment that inspires our patrons to learn, live, and celebrate the American West Heritage by exploring the diverse cultures that shaped the Cache Valley and surrounding region from 1820 to 1920.

Help us build the future while preserving the past.

Contact Eric Olsen | Interim Director

435-760-7096 | eolsen@awhc.org

AMERICAN WEST
1820 1920
HERITAGE CENTER
LEARN · LIVE · CELEBRATE

4025 S. Hwy 89-91, Wellsville, Utah, 84339 | awhc.org

TRACTOR BARN AND EDUCATION BUILDING

FUNDRAISER

AMERICAN WEST HERITAGE CENTER

This is only an architectural rendering.
Help us make our vision a reality.



AMERICAN WEST HERITAGE CENTER



The American West Heritage Center (AWHC) is committed to preserving and sharing the rich history of the American West through hands-on experiences and engaging educational programs. As we look to the future, the proposed **Tractor Barn and Education Building** will serve as a dynamic, multi-use space designed to support year-round programming, expand educational offerings, and enhance community engagement.

This building will enable us to offer a broader range of interactive learning opportunities, display permanent and rotating exhibits, and provide flexible event space for both public and private use. Whether it's welcoming school groups on winter field trips, offering traditional craft classes to adults, or hosting large-scale community events, this facility will be a vital hub for education, heritage preservation, and cultural connection.

Our new building will be 3,600 square feet inside, with an additional 1,180 square feet of exterior covered space to protect and display highlights of our impressive historic tractor collection. The inside space can be configured in many ways to accommodate a variety of needs, demonstrations, and events. It features restrooms, temperature control, and a warming kitchen.

We desperately need this building for use year-round and during inclement weather. The close proximity to the parking lot will also provide easy access for our visitors. Here are only a few potential programming and uses for the new building, which demonstrates the depth and diversity of impact this space will bring to our patrons, students, partners, and community.

Educational Programs

- Lecture series: Shoshone history, Cache Valley, agriculture
- Hands-on classes: Leatherwork, woodwork, fiber arts, Science on the Farm
- Field trips: Winter survival, historic cooking, candle/soap making, animal care
- Traditional games and crafts



Permanent and Rotating Exhibits

- Tractor display (year-round)
- Quilt and museum exhibits
- Custom decor for events

Training and Development

- Volunteer and staff interpreter training
- Historical skills and safety workshops
- Partner museum collaborations

Community and Cultural Events

- Concerts, dances, heritage movie nights
- High school activities
- Craft fairs and farmer's markets



American West Heritage Center

Tractor Barn and Education Center



American West Heritage Center Tractor Barn and Education center

The American West Heritage Center is a living history farm that displays the history of Cache Valley from the time of the Fur Trappers, American Indians, first white settlers, farming and agriculture practices and Cache Valley history from 1800 to 1920.

The proposed building would display the early farming equipment used in Cache Valley along with a meeting and educational space to teach, educate and entertain visitors to the center.

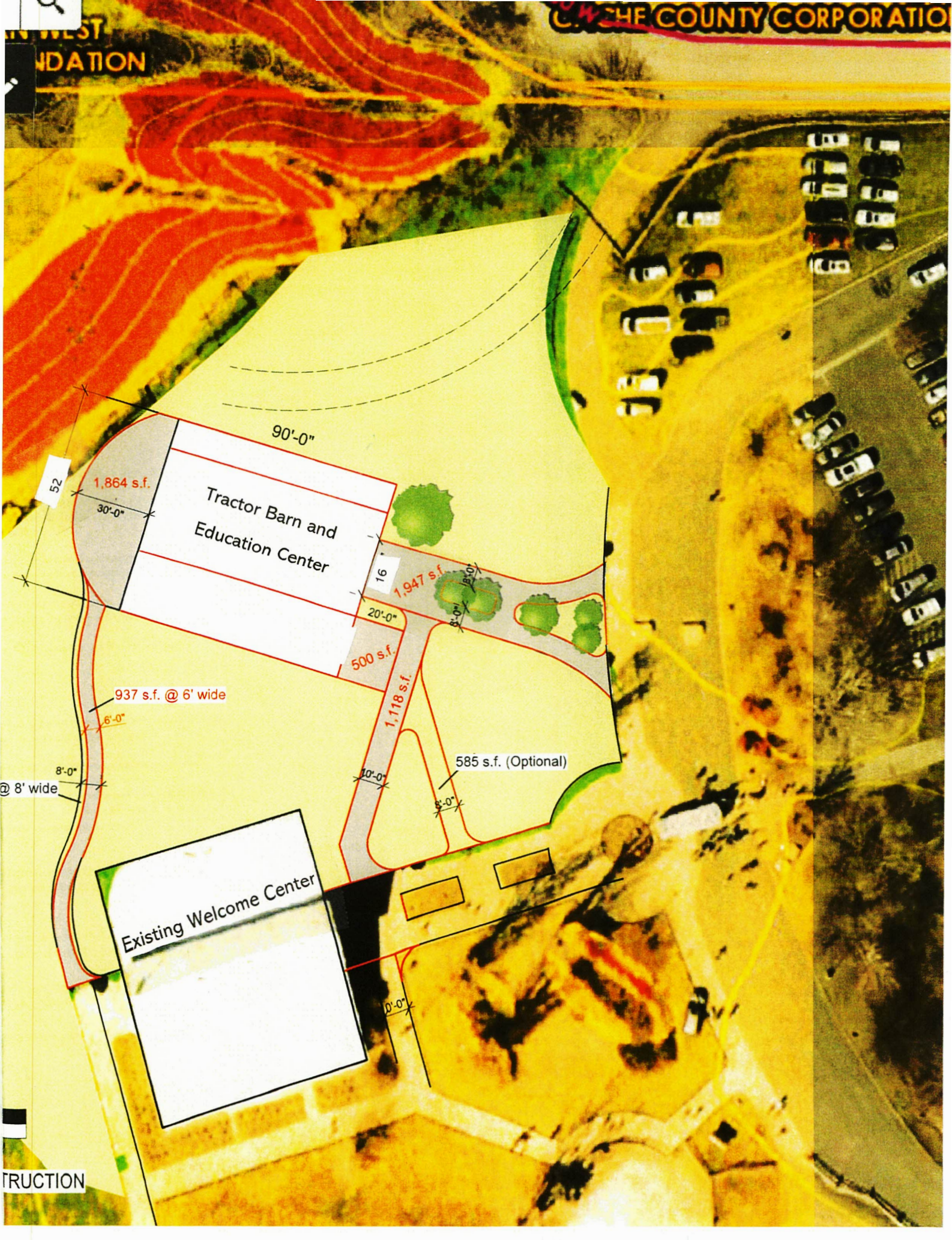
The center offers both educational and hands-on experiences in a living history farm setting.

The proposed building would provide a facility to display the farm equipment for this time period along with a meeting area to host educational and social events and activities that would enhance the economic opportunities of the center.

This center would create a facility to display the early use of millstreams, horses, steam equipment, early electrical motors and power generation that influenced the early farms, fields, and industries of Cache Valley. The impact of steam power, gasoline engines, early electricity would be a part of the facility.






90'-0"
52
1,864 s.f.
30'-0"
Tractor Barn and
Education Center
16
1,947 s.f.
8'-0"
8'-0"
20'-0"
500 s.f.
1,118 s.f.
937 s.f. @ 6' wide
6'-0"
8'-0"
@ 8' wide
10'-0"
585 s.f. (Optional)
8'-0"
Existing Welcome Center
0'-0"


CASE

Mechanization on the farm

The American West Heritage Center Tractor Barn and Event Center

For centuries, the beloved horse provided most of the power on the farm. We traveled on the backs of horses, plowed our fields, and powered our wagons and carriages with horses. Horsepower was everything to the farm. But as the industrial world changed our cities, other forms of power made profound changes to the family fam also.

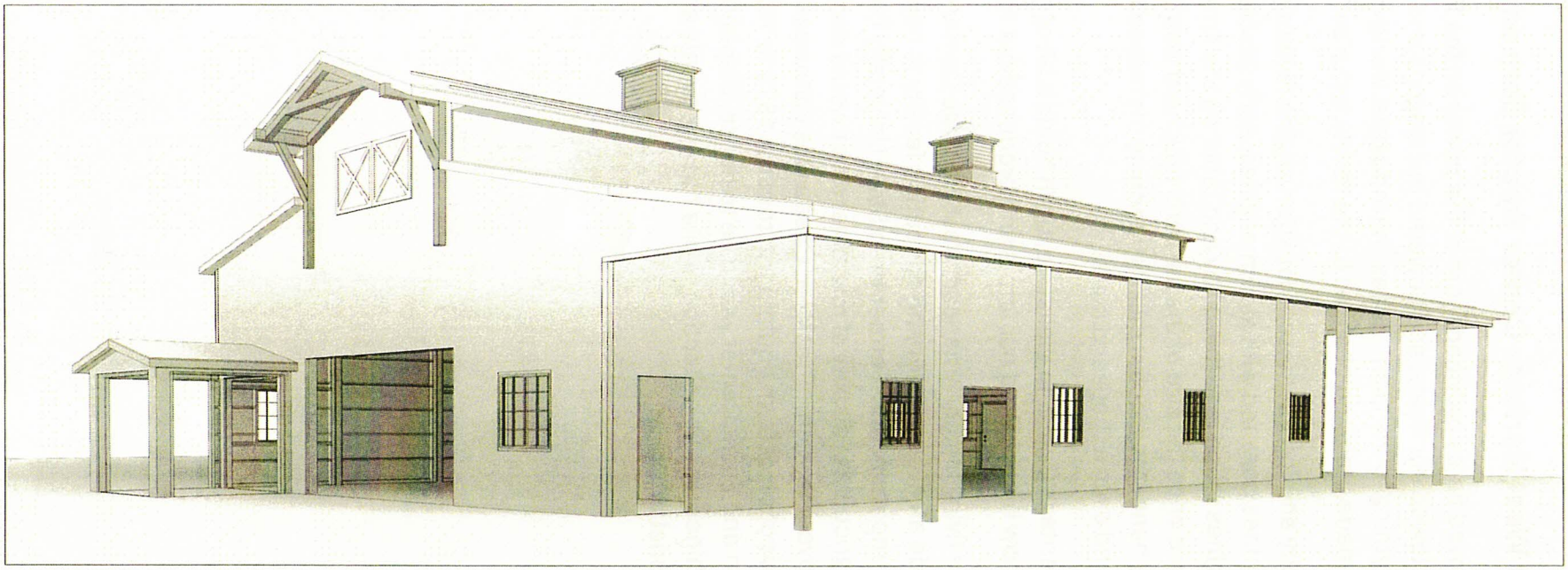
Steam power, electricity and the internal combustion engine revolutionized the American farm. Threshing machines powered with steam engines, early gasoline tractors and electric trains and engines rolled in to the valley and labor on the American farm was forever changed. Where once the size of the farmer's milk herd was limited to how many cows he could milk by hand, the electric milking machine increased the herd size to ten, twenty, one hundred and even a thousand cows.

The American West Heritage Center in Wellsville, Utah holds a bit of this remarkable history that forever changed how we powered our farms and produced our food.

A current project at the living history American West Heritage Center would build a historic tractor barn and provide an event center and education facility to house and memorialize the equipment of this important era. Former Utah State University President Daryl Chase once dreamed of an agricultural display of machinery that would document the progress of "Man and His Bread" over the years. President Chase was instrumental in bringing together a sizeable collection of farm equipment from the 1870 to 1920 time period. The goal of the Tractor Barn and Event Center would be to house, display and periodically demonstrate the machinery in this collection, while hosting events and heritage center activities and educational offerings.

ROPER BUILDINGS

AMERICAN WEST HERITAGE CENTER



DRAWING INDEX	
A0	Title Page
A1	Foundation Plan
A2	Floor Plan
A3	Framing Plan
A4	Roof Plan
A5	Elevations
A6	OSB Layouts
A7	Details
A8	Details
A9	Engineering Notes

DATE
9/26/2024

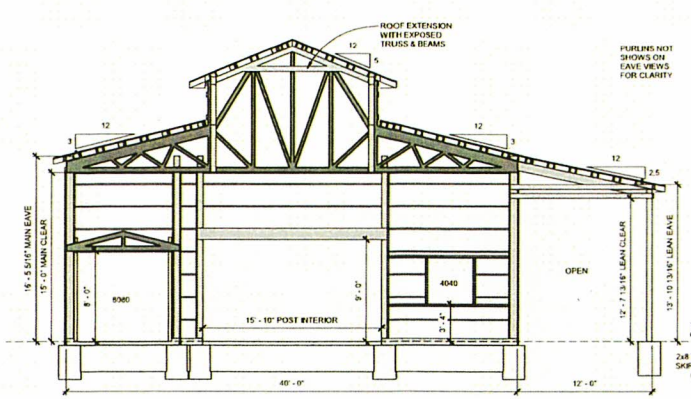
ROPER BUILDINGS /
DMLP RESOURCES
PHONE: (801) 689-3630

BUILDING INFORMATION

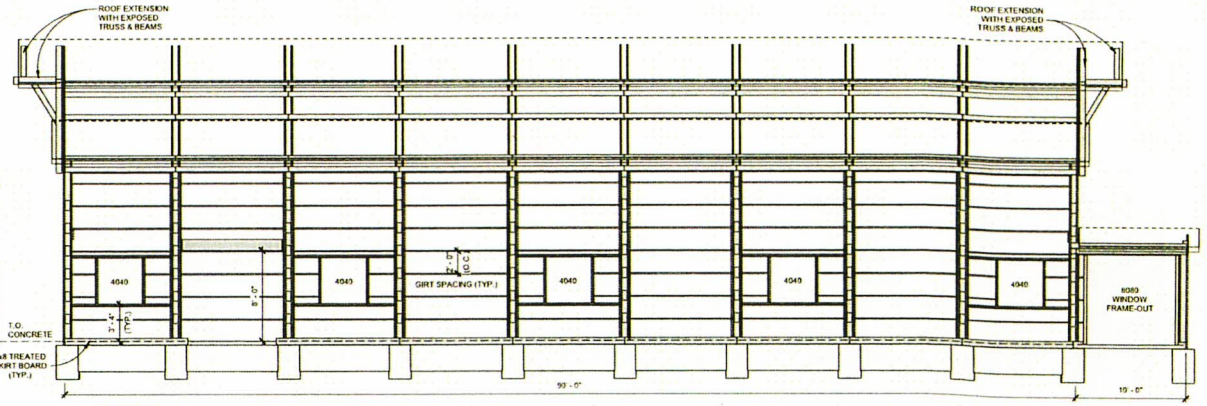
BUILDING INFORMATION:
DIMENSIONS: 40' x 90' = 3,600 Sq. Ft.
LEAN DIMENSIONS
12' x 90' & 10' x 10' = 1,180 Sq. Ft.
TOTAL SQUARE FOOTAGE: 4,780 Sq. Ft.

SITE INFORMATION:
ADDRESS:
4025 South Hwy. 89-91
Wellsville, UT 84339

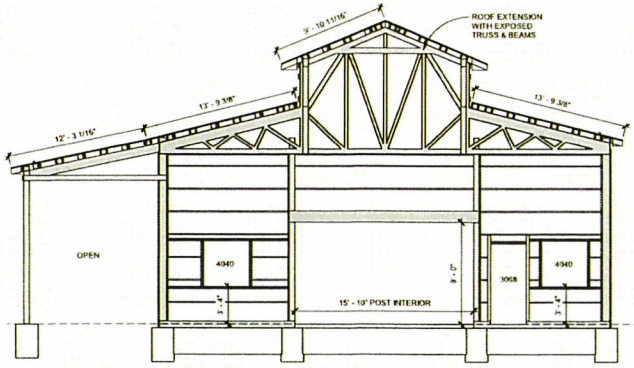
USAGE:
Commercial Storage



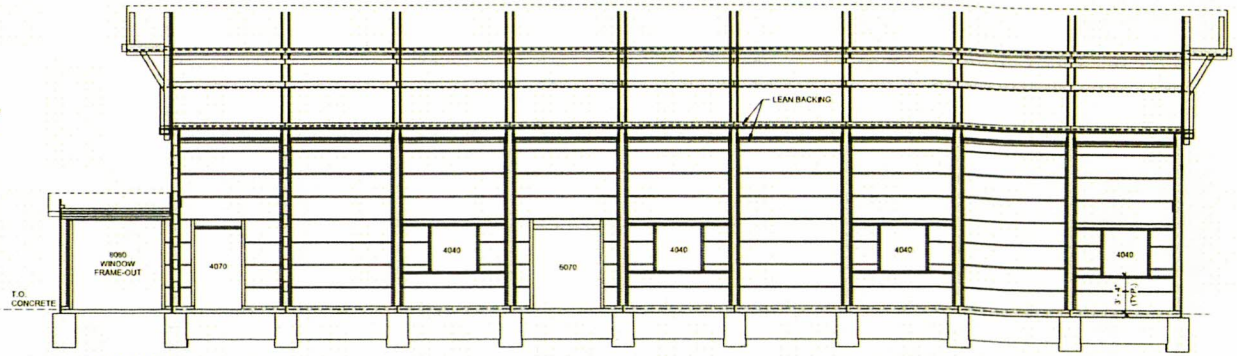
① EAST GIRT
3/16" = 1'-0"



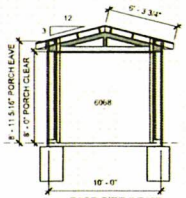
② SOUTH GIRT
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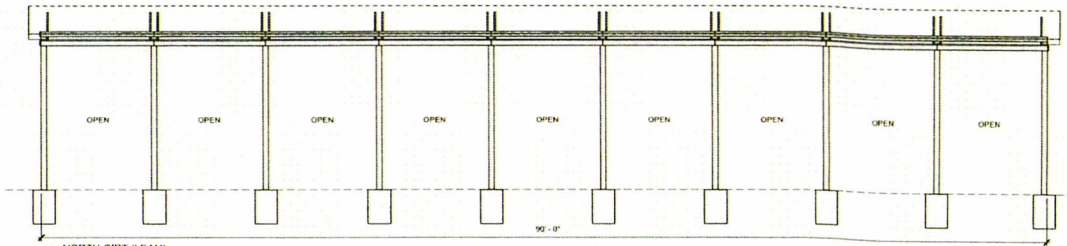
③ WEST GIRT
3/16" = 1'-0"



④ NORTH GIRT
3/16" = 1'-0"



⑥ EAST GIRT (LEAN)
3/16" = 1'-0"

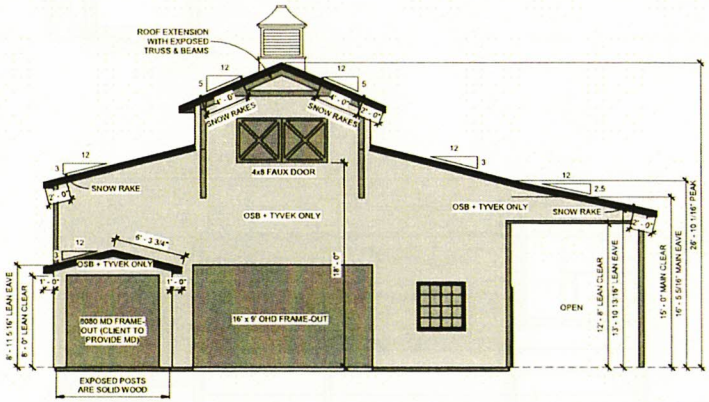


⑤ NORTH GIRT (LEAN)
3/16" = 1'-0"

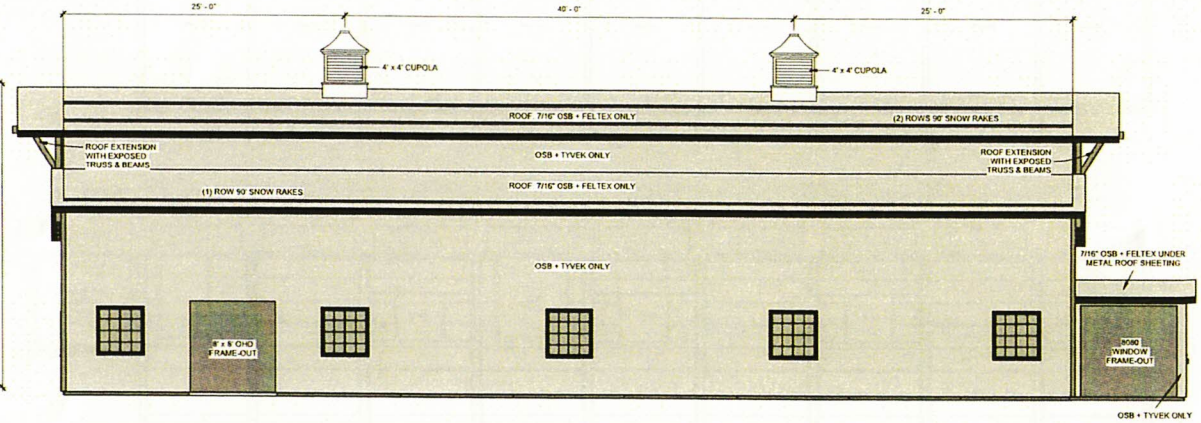
ROPER BUILDINGS / DMLP RESOURCES
(801) 689-3530

AMERICAN WEST HERITAGE CENTER
4025 South Hwy. 89-91
Wellsville, UT 84339

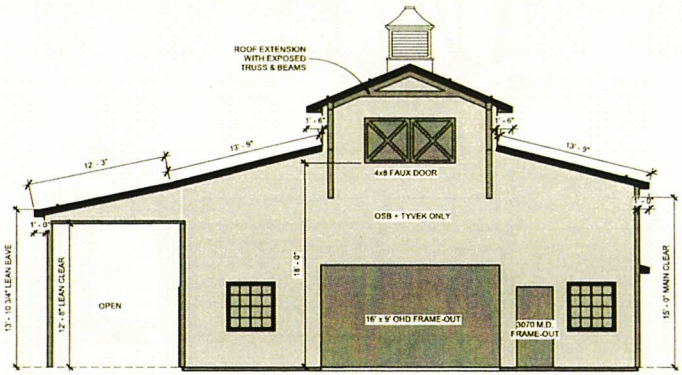
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Sheet Size	D 22" x 34"
Framing Plan	A3



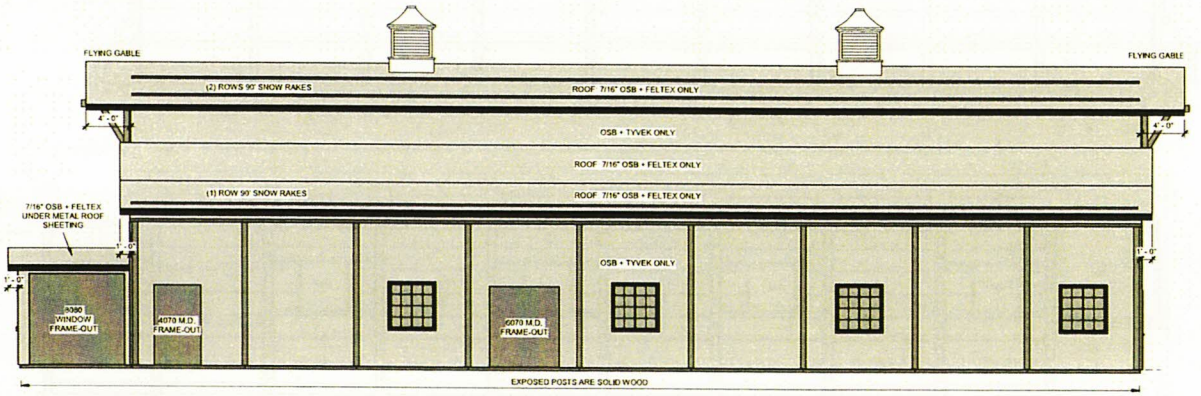
1 EAST (FRONT) ELEVATION
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"



3 WEST ELEVATION
3/16" = 1'-0"



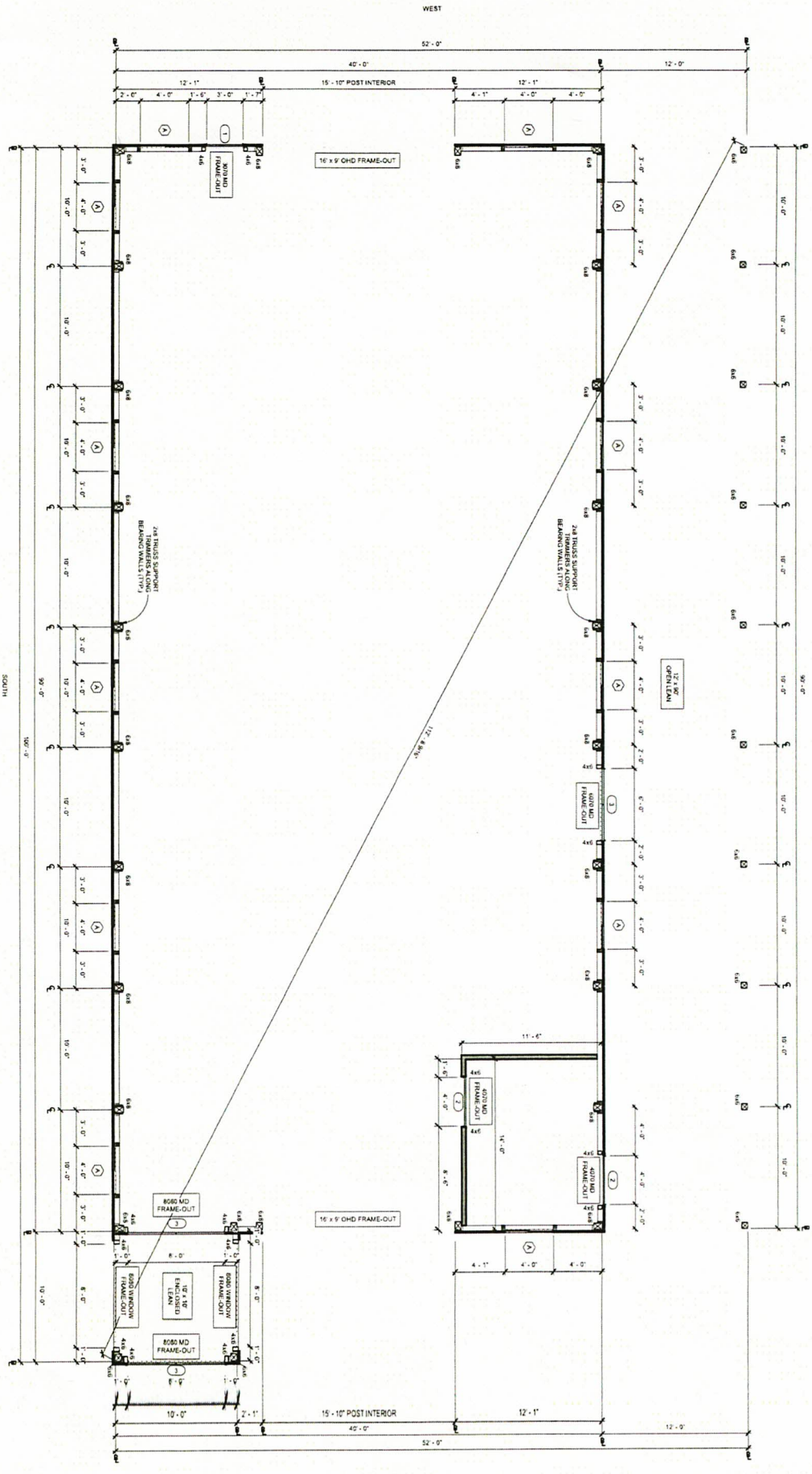
4 NORTH ELEVATION
3/16" = 1'-0"

NOTES:
1. WALLS ARE 7/16" OSB + TYVEK ONLY. CLIENT TO INSTALL CUSTOM SIDING OVER OSB ON ALL EXTERIOR WALLS.
2. ROOF ARE 7/16" OSB + FELTEX ONLY. CLIENT TO SUPPLY STANDING SEAM METAL ROOF.

ROPER BUILDINGS / DMLP RESOURCES
(801) 689-3630

AMERICAN WEST HERITAGE CENTER
4025 South Hwy 89-91
Wellsville, UT 84339

Date: 9/26/2024
Scale: 3/16" = 1'-0"
Drawn by: CBC
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22" x 34"
Elevations
A5



FLOOR PLAN
1/4" = 1'-0"

FRAME-OUT NOTES
1. CLIENT TO PROVIDE DOORS IN M.D. FRAME-OUTS AT TIME OF BUILD
2. PLAN SHOWS DOOR OPENING SIZING
*****REFER TO MANUFACTURERS INSTALLATION GUIDELINES FOR EXACT ROUGH OPENING SIZES*****

DOORS				
Mark	Count	Description	Width	Height
1	1	M.D. FRAME-OUT	3' - 0"	7' - 0"
2	1	M.D. FRAME-OUT	4' - 0"	7' - 0"
3	3	**SEE NOTES**	**SEE NOTES**	**SEE NOTES**

WINDOWS					
Mark	Count	Type	Width	Height	Head Height	Sill
A	12	SLIDER	4' - 0"	4' - 0"	7' - 4"	3' - 4"

INSULATION		
ROOF	WALLS	ROLLS
SPRAY FOAM	SPRAY FOAM	-
R-49 SPRAY FOAM (6.2" CLOSED CELL)	R-21 SPRAY FOAM (3.2" CLOSED CELL)	-

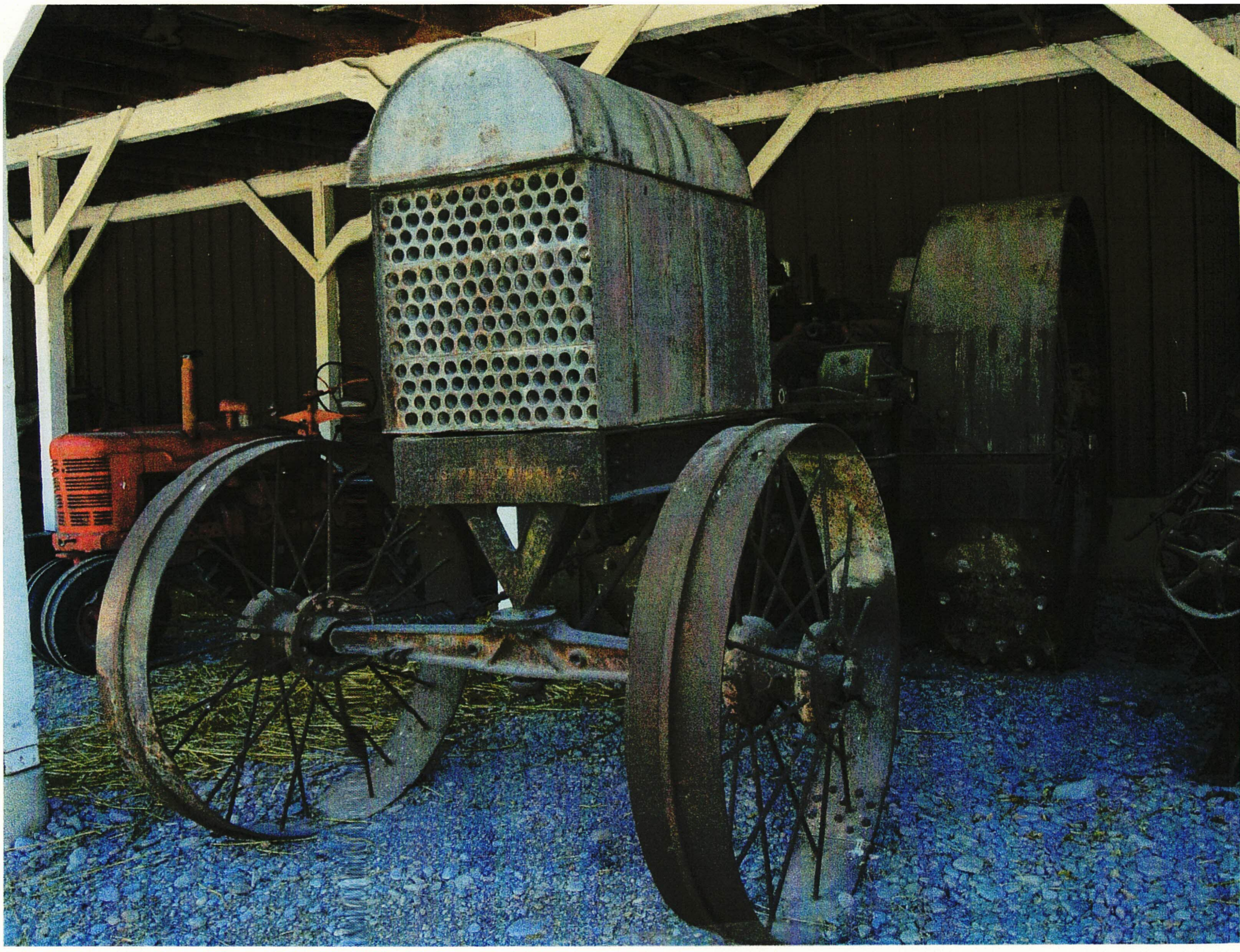
POSTS			
COUNT	SAWN	LAMINATED TRIAD OPTION	TITAN TIMBER OPTION
3	6x6 W/ #1 PT 2x6	5.25"x7.25"	5.5"x7.5"
12	6x6 W/ #1 PT 2x6	5.25"x7.25"	5.5"x7.5"
22	6x6 W/ #1 PT 2x6	5.25"x7.25"	5.5"x7.5"

NOTES:
1. ALL POSTS TO BE SET IN POST HOLE CONCRETE PIER SEE DETAILS ON SHEET A7
2. WALLS: COMMERCIAL GIRTS, 1'O'C/C WITH GIRTS TO BE INSTALLED ON INSIDE OF POSTS
3. ALL POSTS ARE TREATED #1 UNLESS OTHERWISE SPECIFIED
4. EXPOSED POSTS ARE SOLID WOOD

AMERICAN WEST HERITAGE CENTER
4025 South Hwy, 89-91
Wellsville, UT 84339

ROPER BUILDINGS / DMLP RESOURCES
(801) 689-3630

Date: 9/26/2024
Scale: 1/4" = 1'-0"
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Job: AWHC
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22" x 34"
Floor Plan
A2




ECONOMY
Food
Products
UNION LEADER

American West Heritage Center Tractor Barn and Event Center

Key Needs Addressed by the New Building

1. **Year-Round Accessibility:**
    - The new building will allow AWHC to host indoor programs, classes, and events during inclement weather, promoting historical programming throughout the year. Access to the parking lot is also a significant issue for year-round access.
2. **Educational Programming Expansion:**
    - The space will support diverse educational offerings, including hands-on workshops (e.g., fiber arts, woodworking, and historical trades), after-school programs, and field trips.
    - Winter field trips focusing on survival skills, historical crafts, and storytelling will further enhance educational outreach.
3. **Enhanced Visitor Experience:**
    - Permanent and rotating exhibits, such as a year-round tractor display and quilt showcases, will attract repeat visitors and new audiences.
    - Interactive and static exhibits will provide rich historical and cultural learning opportunities.
4. **Community and Regional Collaboration:**
    - The building will facilitate joint trainings and events with other museums and non-profits, strengthening regional partnerships.
    - Hosting conferences, lectures, and cultural celebrations, such as powwows, will establish AWHC as a cultural hub for the community.
5. **Event Hosting and Revenue Generation:**
    - A large, flexible indoor space will support diverse events such as corporate retreats, weddings, high school dances, community dances, craft fairs, and family reunions. These activities will generate additional revenue to sustain AWHC's operations.
6. **Support for Large Group Activities:**
    - The building will provide much-needed space for high-capacity events, including Baby Animal Days, July Heritage Month, Fall Harvest celebrations, and winter holiday activities.
    - Additional indoor space will improve visitor comfort during high-traffic periods.
7. **Volunteer and Staff Development:**
    - Training areas will enable regular volunteer and staff education in areas such as interpretation, safety, and traditional crafts.

Proposed Features of the New Building

- Flexible event space for large gatherings events and breakout sessions.
- Farm Equipment display and storage. Permanent and rotating exhibit areas.
- Storage and staging areas for museum artifacts and program supplies.
- Warming kitchen facilities for events and historical cooking demonstrations.

OUT OF CYCLE APPLICATION REQUEST

APPLICANT INFORMATION

- **Applicant:** Caine School of the Arts (Utah State University)
- **Project Title:** Caine Lyric Theatre Audience Seating Reconfiguration and Replacement
- **Total Project Cost:** $350,000
- **Amount Requested:** $300,000
- **Eligible Funding Source:** Restaurant Tax (TRCC) - Facility/Capital Funds

PROJECT DESCRIPTION

Following a recent $5.5M upgrade to the 120-year-old Caine Lyric Theatre, the Caine School of the Arts proposes upgrading the audience experience by completely replacing the aging auditorium seats. The project involves reducing the seat count from 350 to 320 to allow for wider seats and increased row spacing. The scope of work includes demolition of the current seats, refinishing the historic wood floor, adding aisle strip lighting, and manufacturing and installing custom historic-profile seating.

JUSTIFICATION FOR OUT-OF-CYCLE CONSIDERATION

Pursuant to Cache County Code § 3.82.070(C), off-cycle applications may only be considered if the Council formally confirms that a time-sensitive grant deadline or critical operational window exists.

A private donor (Cache Valley Bank) has offered a $50,000 matching grant toward the total $350,000 cost, contingent upon the project being completed immediately so as not to interfere with the Lyric's upcoming Fall and Winter season schedule. Because the custom seating requires a strict 22-week lead time for manufacturing, shipping, and installation, the order must be placed immediately to secure the private grant and utilize the venue's only available dark window.

REQUESTED COUNCIL ACTION

To formally acknowledge that this request meets the threshold for a time-sensitive grant deadline and critical operational window under County Code § 3.82.070(C)(1), and to refer the application to the RAPZ/TRCC (Restaurant) Advisory Board to convene, evaluate, and provide a formal recommendation back to the Council for final funding approval.

Options:

1. Motion to approve the request and to convene the RAPZ and Restaurant Tax Advisory Board to review the application for subsequent Council action.
2. Motion to deny the request.

Program: 2026 RAPZ and Restaurant Tax Program

RAPZ and Restaurant Tax Program - 2026 Application for Funding

Award funding must be used by December 31, 2028

Application Proposal

Total Project Budget: $350,000

Funds Requested: $300,000

Project Start Date: 07/15/2026

Project End Date: 12/31/2027

Application/Project Title: Caine Lyric Theatre Audience Seating Reconfiguration and Replacement.

Special Timing of Application: The Caine School of Arts acknowledges that the timing of this request is special. The Caine School has a window in which this work can be done and a private donor has stepped forward offering a grant of $50,000 toward the project if it can be completed immediately without interfering with the current projected schedule of the Lyric this Fall and next season. That window to complete this project opens almost immediately.

Project Description:

In 2023, the Caine School of the Arts embarked on a multi-year, ca. $5.5M project to upgrade the Caine Lyric Theatre. As we near completion of the renovation of the stage house and production support spaces, we propose to upgrade the audience experience in the Caine Lyric Theatre by replacing the seats. By reducing the seat count from 350 to 320, the new seats will be wider, and rows will be spaced farther apart, increasing comfort and patron access to the aisles. Following removal of the old seats and refinishing of the floor by a local contractor, the new seats will be made and installed by

Irwin Seating, the same manufacturer and using the same profile and color as the original seats, preserving the historic nature of this ca. 120-year-old downtown Logan landmark.

Project Merit - The rationale and/or purpose for this project:

The current seats are showing their age. In addition to decades of wear and tear, the seats are old enough that they are smaller and closer together than expected by audiences of today. The space between rows of seats is also narrow, making it difficult to enter and exit the seats in the middle of the row without disturbing other patrons. In addition, many of the seat parts and components are no longer available. Seats with broken or missing components cannot be sold to patrons, and these seats remain empty during performances.

Urgency:

Following the Lyric Repertory Company season this summer, we have a window of time in which the removal of the current seats, refinishing of the floor, and the installation of the current seats can be done prior to the Xmas season and shows.

Beneficiaries of the project:

Productions and events in the Caine Lyric Theatre have attracted approximately 10,000 audience members annually since 2022, including members of the Cache Valley community, visitors, and summer residents. Because the theatre had to close in the winter months of 2022-2025 for seismic safety concerns, we have had to limit usage to USU groups only. Now that the safety concerns have been addressed, we expect the use of the theatre to grow for several reasons:

First, the theatre will now be available to host productions and events during the winter months rather than being closed from December 15-April 1. Based on time alone, it is reasonable to anticipate a 25% increase in the number of events and attendees, since there will be windows of time when local arts producers can rent

the theatre for their shows.

Second, the new, expanded stage and fully functional curtain allow for some events to take place in front of the curtain while a set is on stage behind the curtain for rehearsal. We anticipate that local civic, business, and community organizations will be able to take advantage of this new flexibility for workshops, lectures, civic presentations, or business training sessions. Community members can reserve and rent the theatre through USU's Office of Events and contract for AV support through Caine School of the Arts Production Services, ensuring high-quality production value at a competitive cost.

Third, as part of the recent project, we were able to add a small gallery space in the west lobby of the theatre facing Center Street. The gallery will be open and staffed for a few hours each day and will showcase both student and community work both as a stand-alone gallery and as part of the Logan gallery walk series. This will invite the visual arts community into what has primarily been a theatre and music space in the past.

Fourth, the discomfort of the current seats detracts from the enjoyment of attendees. With the upgraded production quality and more comfortable seating, audience members will be more likely to return. Based on all these factors, we think it is reasonable to anticipate a 50% increase in annual attendance to 15,000 community audience members per year.

What are the long-term effects of this project?

Enhancing the Caine Lyric Theatre with more audience-friendly seating contributes to the artistic quality of Logan's Theatre District while supporting tourism and economic development for the downtown region. With Logan City's conscious effort in partnership with downtown business owners to enliven Center Street, an increase in attendance at the Caine Lyric Theatre also benefits local restaurants and hotels by attracting additional local patrons and out-of-town visitors to the downtown area.

Timeline:

Seating Replacement Schedule (from time of order)

Finish/Fabric/Layout Submittal 8 weeks

Production 10 weeks

Shipping 1 week

Installation 3 weeks

Total 22 weeks

Budget

Projected costs were determined by Sparano+Mooney Architecture based on cost estimates from Spindler Construction and Irwin Seating. An escalation percentage was added to account for inflation between the preparation of the estimate and the project start date.

Base Cost of Seats $178,938 (See Irwin Proposal, attached)

Seat Demolition $29,000

Wood Floor Refinishing $32,400

Aisle Strip Lighting $42,000

Design Fee $15,500

Contingency (10%) $52,162

Project Cost Total $350,000 (Total Request is $300,000.)

Funding for Overall Project:

While this proposal for replacing the seats in the theatre is a discreet, stand-alone project, it may be helpful to have an overview of recent investments USU has made in upgrading the theatre, demonstrating the commitment of the university and private donors to the revitalization of the theatre:

1. Summer 2024: Auditorium roof replacement, ca. $1M, funded by USU.

2. May 2025-June 2026: Stage house reconstruction, west gallery, and costume facility, ca. $4.5M, funded by USU, foundations and private donors.

Previous RAPZ and Restaurant Tax Funding:

The Caine School of the Arts has not previously received funding through the RAPZ program. Although the theatre department's Lyric Repertory Company receives annual funding from the RAPZ program to support marketing and promotion for the summer season, this proposal is the first time USU has requested funding from the RAPZ program for the Caine Lyric Theatre building itself.

Recognition of Funds:

When this proposal is funded and the project is complete, USU will acknowledge the RAPZ program with a special public opening event and a permanent plaque displayed prominently in the theatre.

Name of Entity or Authorized Representative:

Caine School of the Arts

A division of Utah State University

Title of Entity or Authorized Representative:

Nicholas Morrison

Director, Caine School of the Arts

Caine Lyric Theatre - New and Replacement Seating Estimate of Probable Cost

Seating Replacement April 6, 2026

Base Cost:	$178,938 (State Contract Purchase by USU; includes 6% escalation.)
Seat Demolition/Area Protection:	$29,000*
Wood Floor Refinishing:	$32,400**
Aisle Strip Lighting	$42,000***
AE Design Fee:	$15,500****
17% Contingency:	$52,500
Total Estimated Cost:	**$350,000**

Seating Replacement Schedule - From Time of Order

Finish/Fabric/Layout Submital:	8 Weeks
Production:	10 Weeks
Shipping:	1 Week
Install:	3 Weeks
Total Estimated Schedule:	**22 Weeks**

* Scope to include general conditions, demolition of existing seating, protection of carpet/surfaces, and final cleaning.

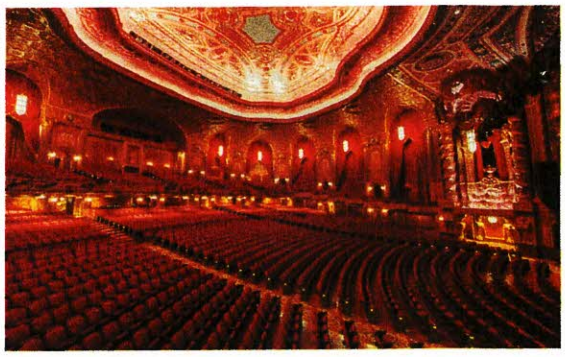
** Scope to include sanding of flooring, patching of floor holes with sand/glue mix, and refinishing of approximately 1,900 SF of existing wood flooring.

*** Includes electrical design fees, aisle lighting strip fixtures, installation, and associated electrical subcontractor costs at auditorium only. Access below the balcony is very limited and has not been included.

**** AE design fees include prelminary budgeting; (3) site visits; preparation of needed bidding documentation for demo, floor repair, Irwin submittal review/comment; and final punch list.

Utah State Contract Seating Proposal

Per Utah State Contract #MA3912



DATE: Friday, March 20, 2026

QUOTE REVISED: Monday, April 6, 2026

QUOTE EXPIRES: Tuesday, May 19, 2026

TO: Seth Striefel
Sparano + Mooney Architecture

REFERENCE: Utah State University - Caine Lyric Theatre
Logan, UT

We are pleased to offer the following proposal for Irwin Seating Company products per Utah State Contract #MA3912:

320	**Irwin Seating Company Springfield Model 11.6.150.8 with the following components, options, accessories, upholstery, and finishes:**



No. 11 Springfield - Historic profile padded and upholstered back with 2" foam, one piece tailoring, veneer reveal inner panel, 9-ply hardwood rear panel surfaced with class A veneer and attached with concealed fasteners

No. 6 Cushion - Upholstered seat with serpentine spring construction and steel seat pan. Seat fold - 3/4

No. 8 Steel platform.

No. 150 Breton cast aluminum decorative end (no color highlight included)

Scrolled wood armrests.

Bronze oval aisle/seat designation letter/number plates.

2-1/2"x7/8" brass adhesive donor plate (not engraved), includes recess in armrest.

ADA transfer arms as per required.

Fabric: Irwin Grade 12 fabric allowance.

All wood to be Maple - Rotary Cut.

Irwin standard stain color on wood components

Irwin standard powder coat color on metal components.

Single Irwin standard plastic color on seat component.

3	Spare No. 11 Springfield - Historic profile padded and upholstered back with 2" foam, one piece tailoring, veneer reveal inner panel, 9-ply hardwood rear panel surfaced with class A veneer and attached with concealed fasteners.
3	Spare No. 6 Cushion - Upholstered seat with serpentine spring construction and steel seat pan.
6	Spare Scrolled solid hardwood center armrests.
3	Spare Scrolled wood aisle armrests.
	Wood lag screws for wood floor mounting.

LIST PRICE:	$ 1,092.62 List Price per chair, FOB Grand Rapids		
320	List Price per chair:	$ 1,092.62	$ 349,638.40
320	50% Discount per Utah State Contract:	$ (546.31)	$ (174,819.20)
320	Additional discount:	$ (84.90)	$ (27,168.00)
320	**Utah State Contract Member Net Price per chair:**	**$ 461.41**	**$ 147,651.20**

Pricing Summary

QTY	DESCRIPTION	NET	EXTENDED
320	Springfield Model as per above:	$ 461.41	$ 147,651.20
1	Product shipped FOB truck load:	$ 5,510.00	$ 5,510.00
320	Installation - Open shop & Installer to provide:	$ 48.90	$ 15,648.00
	Project Total:		**$ 168,809.20**

PRICING BASED ON SHIPMENT IN Q3, 2026

TERMS AND CONDITIONS

- Payment Terms are to be approved by Irwin Seating Company

Unless otherwise noted:

- This proposal is subject to Irwin Seating Company Standard Terms and Conditions.
- This proposal is based upon the use of standard Irwin Seating Company products, manufactured using standard Irwin Seating Company methods.
- This proposal is based upon the use of the referenced fabric, and standard paint, plastic, stain and laminate selections. Options or special details are only provided to the extent specifically listed in this proposal. If any of the above specifications change, alternative pricing must be quoted.
- Pricing is based on minimum average row length of 10 chairs.
- Pricing is based on 54" wide fabric without a pattern or direction orientation specified. Railroaded (directional) fabrics or fabric with repeats may result in additional costs.
- Pricing is F.O.B. factory and does not include performance & payment bonds.
- If applicable, sales tax will be charged based on the tax rate in effect at the time of billing. For tax exempt orders, please provide Irwin Seating Company a copy of your tax exempt certificate along with your purchase order for review and approval.
- **Pricing provided is based on manufacturing and shipment of as indicated above. (Q3, 2026) Irwin Seating Company reserves the right to modify pricing should manufacturing and shipment of be delayed.**
- If the order goes into storage, payment will be required for the stored materials.
- Adherence to project milestones as outlined in the critical date schedule is required to meet requested shipment dates.
- Our quotation is based upon the following wood specifications: (if applicable)
  1) Minimum of 1-1/2" thickness
  2) Construction:
     A. PLYWOOD: (Minimum Requirements)
        C-DX underlayment; Plug and touch sanding; Tongue and grooved
     B. FLOORING: Sub floor plus hard wood (tongue and groove) finish flooring.

3) Method of Fastening: No. 14X2" Hex washer head S.M. screw

NOTE: Wood construction for riser mounting is not recommended.

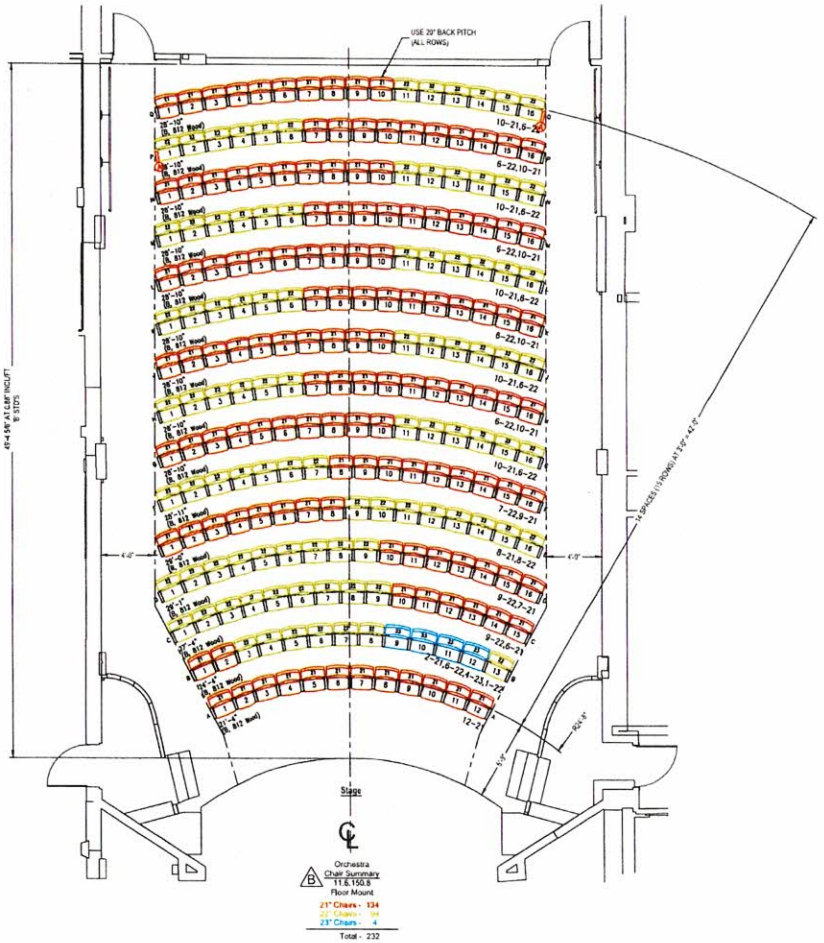
Any deviations from the conditions mentioned above may result in additional installation charges, the need for alternative anchoring, etc.

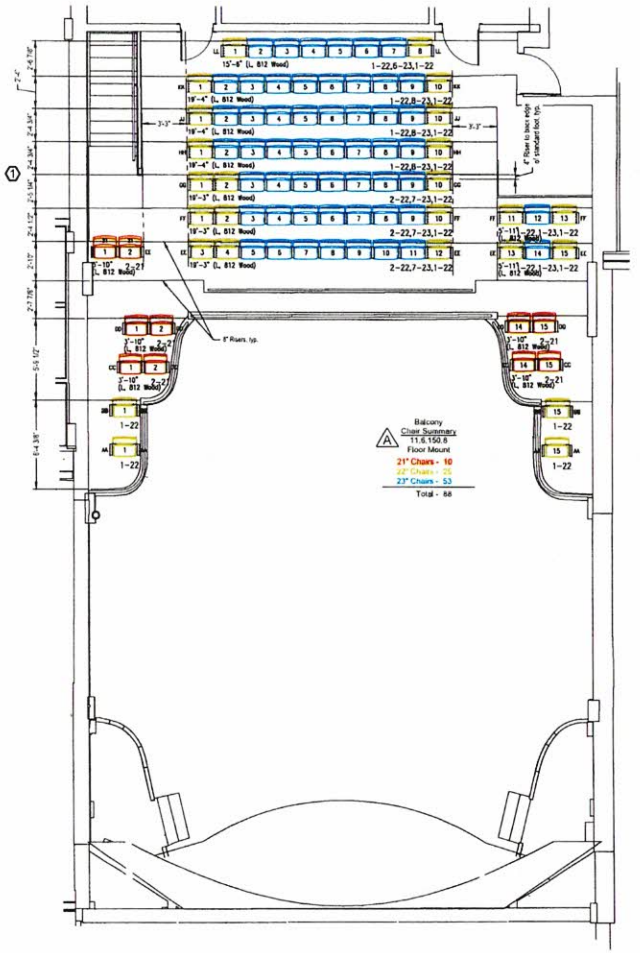
- Pricing is valid for 60 days from date of issue. If purchase order is not received within 60 days of this quote date Irwin Seating Company reserves the right to reissue the quotation with adjusted pricing.

IRWIN SEATING COMPANY

Katie Christensen
Regional Sales Manager - West Region
616-574-7106
Katie.Christensen@irwinseating.com







3251 Fruit Ridge Ave, NW
Grand Rapids, MI 49544
Phone: 866-GOIRWIN
www.irwinseating.com

Compliance with the required Local, National Building, ADA, and Safety Codes is the exclusive responsibility of the owner/architect/contractor. Seating layout drawings are based on code requirements for assembly seating as found in International Building Code(IBC) and ADA code. Code information above is offered for informational purposes only. Irwin Seating Company takes no responsibility for code interpretation or compliance.

Release / Revision		By	Date
A	Initial release	SB	4/1/26
B	Revised balcony seating	SB	4/06/26

Project Notes:

1. Tight back to back spacing. Entry/exit into rows while persons are sitting will be difficult, and legroom room will be uncomfortable while sitting.

ADA code will require 6 wheelchair spaces, on level flooring. Each wheelchair space requires a shoulder aligned companion chair at the same elevation as the wheelchair space. Please provide desired locations. Chair quantities may be affected.

ADA designated aisle seats with retractable armrest are shown at suggested locations for ADA code compliance. Please review and advise.

Chair number/letter scheme shown is suggested. Customer may request an alternate scheme. Note letters "I" and "O" currently are not used in row lettering scheme shown.

If project becomes an order, all building dimensions and floor elevations will need to be provided and/or field verified.

Preliminary

Design intent of chairs is to be mounted to Concrete

Utah State University
Caine Lyric Theatre
30 W Center St.
Logan, UT

Originated By: Steven Banks
Contact Information
Email: steven.banks@irwinseating.com
Phone: (616) 333-0502

Scale: 1/4" = 1'-0"

Project Number
P46651

Sheet: 2 of 2



