

CACHE COUNTY COUNCIL

SEPTEMBER 8, 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 JoAnn Bennett, Councilmember Keegan Garrity, Councilmember Nolan Gunnell, Councilmember Mark Hurd.

MEMBERS EXCUSED: Councilmember David Erickson.

STAFF PRESENT: Chad Jensen, Brady George, Alma Burgess, Brian Abbott, Matt Funk, Craig McAllister, Curt Webb, Andrew Erickson, LaChelle Enright, Brittany Kingston.

OTHER ATTENDANCE: Nick Morrison, Wally Odd, Norm Bird.

1. **Call to Order 5:00 p.m. – [0:00:00](#)** Chair Sandi Goodlander called the meeting to order.
2. **Opening Remarks and Pledge of Allegiance – [0:00:08](#)** Councilmember Mark Hurd offered opening remarks in the form of a prayer. [0:01:22](#) Councilmember Mark Hurd led the council and attendees in the Pledge of Allegiance.
3. **Review and Approval of Agenda – [0:01:48](#)** Vice Chair Kathryn Beus moved to amend the agenda by striking Item 5b(i) from the agenda, with Councilmember Nolan Gunnell seconding.

Action: Motion made by Vice Chair Kathryn Beus to approve the agenda with the proposed amendment; seconded by Councilmember Nolan Gunnell.

Motion passes.

Aye: 6 Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett

Nay: 0

Absent: 1 David Erickson

4. **Review and Approval of Minutes – [0:02:11](#)**

Action: Motion made by Councilmember Mark Hurd to approve the August 25, 2026 minutes; seconded by Councilmember Keegan Garrity.

Motion passes.

Aye: 6 Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett

Nay: 0

Absent: 1 David Erickson

5. **Report of the County Executive – [0:02:34](#)** Executive George Daines reported on completing the 25-mile Cold Water Ranch Trail/Hyrum Dry Canyon Road acquired in a prior litigation settlement. He recommended renting a D8 CAT bulldozer (~\$4,000/day for 2 to 2.5 months; estimated total cost \$150,000–\$200,000) to grade the remaining portion. He requested a formal resolution from the council if they wish to proceed. [0:06:06](#) Executive Daines stated the sponsor board approved advertising for a new Airport Authority Board and nominations will be submitted in 7 to 10 days. He also noted ongoing recruitment for the open Fairgrounds Manager position. [0:07:36](#) Councilmember Nolan Gunnell asked about road and road maintenance and Councilmember JoAnn Bennett asked about private funding. Executive Daines confirmed maintenance is a county responsibility and private funding is unlikely until the road is made accessible.
6. **Items of Special Interest**
 - a. Recognition of Members of the Cache County America250 Committee

[0:09:48](#) Wallace "Wally" Odd presented an operational update on the Rocky Mountain Veterans Center and summarized recent "Heroes Tribute" events. He recognized volunteers and the Michael J. Allred Foundation and presented awards to the Cache County America250 Committee, Calvin Jensen and Jack Nixon. He also recognized Gold Star Families, Quilts of Valor recipient Jordan Taylor, contributions from My Girlfriend's Quilt Shop and Bernina and the Operation Hat Trick partnership with Utah State University.

b. Update on Usage of ARPA Funds for Rocky Mountain Veterans

[0:22:48](#) Wallace "Wally" Odd provided an update on American Rescue Plan Act (ARPA) grant funding, confirming that all allocated funds managed with Grant Administrator Alma Burgess will be fully expended by December 2026.

c. 2027 Cache County Draft Tentative Budget

[0:23:34](#) Executive George Daines distributed summary worksheets for the draft tentative 2027 budget. He highlighted major policy decisions, including converting the County Fire Department to an independent Fire District (reducing the county fire line item to zero) and reorganizing Health Department management. He reported that the total proposed expenditure is \$9.5 million lower than the approved budget from the previous year, and full-time employee headcount was reduced to 454 to increase operational efficiency. Chair Sandi Goodlander asked to clarify the difference between a tentative budget and a draft tentative budget. [0:31:34](#) Auditor Matt Funk explained that the full draft tentative budget document will total approximately 1,300 pages with detailed graphs and departmental breakdowns, which will be provided as a bookmarked PDF and paper draft binders. [0:32:55](#) Chair Sandi Goodlander inquired whether grant-funded revenues could be displayed side-by-side with departmental expenses. Auditor Matt Funk explained that revenues are consolidated in non-departmental accounts to maintain macro-level visibility, but offered to provide narrative breakouts for offsetting grant revenues.

d. Discussion and Potential Action on Council Determination of Proposed Maximum Tax Rates, Approval of Tax Notice Justification Wording, and Scheduling of 2027 Budget Public Hearings

[0:34:35](#) Chair Sandi Goodlander explained that approval of proposed maximum tax rates is required by the tax commission. Auditor Matt Funk presented proposed tax rate adjustments required for State Tax Commission notifications: a \$1.3 million increase (~35.5%) for the Assessing and Collecting Fund; a \$760,000 increase (3.6%) for the General/Health Fund; and an \$800,000 increase (~\$200 per average residence) for the Municipal Services Fund impacting unincorporated county residents. Councilmember Mark Hurd clarified for the public record that references to earlier discussions pertained to the public council workshop held at 3:00 p.m. Auditor Funk confirmed the aggregate total across all proposed tax rate adjustments is \$2.86 million, representing approximately a 2.5% increase across the total \$110 million county budget. [0:40:36](#) Vice Chair Kathryn Beus moved to approve the proposed maximum tax rates, allow the county treasurer to circulate the notices in accordance with Utah Code, and schedule the Truth in Taxation hearings for November 17th, 2026 at 6:00 p.m. at the Cache County Historic Courthouse Council Chambers. Treasurer Craig McAllister mentioned that he needs the language as soon as possible and the council agreed to discuss the purpose language in the meeting. The councilmembers collaborated to refine the purpose statement verbiage for each tax fund notice:

1. Assessing & Collecting tax increase.

- Purpose: Cache County is proposing a 35.27% increase in the Assessing and Collecting tax levy which would generate \$1,300,000 in additional revenues. The primary purpose of the proposed tax increase is to cover the growing cost of assessing property values and collecting related taxes.
- Total revenue increase: \$1,300,000.
- Percentage of increase: 35.27%
- Average residential market value in the taxable area: \$541,000.
- Estimated tax increase on the average residence: \$20.68.

2. Health Fund and General Fund tax increase.

- Purpose: Cache County is proposing a 3.62% increase in the Health Fund and General Fund tax levy which would generate \$760,000 in additional revenues. The purpose of this proposed increase is to cover increased costs in providing public health services and increased costs of purchasing public safety equipment.
- Total revenue increase: \$760,000.
- Percentage of increase: 3.62%
- Average residential market value in the taxable area: \$541,000.
- Estimated tax increase on the average residence: \$12.13

3. Municipal Fund tax increase.

- Purpose: Cache County is proposing a 100% increase in the Municipal Fund tax levy which would generate \$800,000 in revenues. Only County residents living in the unincorporated County will pay this tax. The purpose of this proposed tax is to pay for fire protection and emergency medical services (EMS) in the unincorporated portion of the County.
- Total revenue increase: \$800,000.
- Percentage of increase: 100%
- Average residential market value in the taxable area: \$830,000.
- Estimated tax increase on the average residence: \$200.40

[0:58:16](#) Vice Chair Kathryn Beus restated her motion, moving to approve the maximum proposed 2027 tax rates for the assessing and collecting, with the primary purpose to cover the growing cost of assessing property values and collecting related taxes; health and general, with the primary purpose to to cover increased costs in providing public health services and increased costs of purchasing public safety equipment; and municipal service, with the primary purpose to to pay for fire protection and emergency medical services (EMS) in the unincorporated portion of the county; adopt the tax notice justification as stated; and schedule Truth in Taxation hearings for November 17, 2026, at 6:00 p.m. in the Historic Courthouse Council Chambers. Councilmember Nolan Gunnell seconded.

Action: Motion made by Vice Chair Kathryn Beus to approve the maximum proposed 2027 tax rates for the assessing and collecting, with the primary purpose to cover the growing cost of assessing property values and collecting related taxes; health and general, with the primary purpose to to cover increased costs in providing public health services and increased costs of purchasing public safety equipment; and municipal service, with the primary purpose to to pay for fire protection and emergency medical services (EMS) in the unincorporated portion of the county; adopt the tax notice justification as stated; and schedule Truth in Taxation hearings for November 17, 2026, at 6:00 p.m. in the Historic Courthouse Council Chambers; seconded by Councilmember Nolan Gunnell.

Motion passes.

Aye: 5 Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd

Nay: 1 JoAnn Bennett

Absent: 1 David Erickson

7. Public Hearings

a. Set Public Hearings for September 22, 2026 at (or about) 5:30 PM: [0:59:44](#)

- i. Resolution 2026-34 – A Resolution Opening and Amending the Cache County 2026 Budget (Sixth Amendment)
- ii. Ordinance 2026-37 – Topham Rezone

Action: Motion made by Councilmember Mark Hurd to set public hearings for September 22, 2026 at (or about) 5:30 p.m. for Resolution 2026-34 and Ordinance 2026-37; seconded by Vice Chair Kathryn Beus.

Motion passes.

Aye: 6 Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett

Nay: 0

Absent: 1 David Erickson

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

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

[1:00:41](#) Development Services Director Brian Abbott presented Ordinance 2026-29 to establish a Public Infrastructure Overlay Zone on approximately 1,200 square feet of a 6-acre parcel in the Agricultural (A10) zone south of Valley View Highway to construct a telecommunications facility. He noted the Planning Commission recommended approval on a 5-0 vote on August 13, 2026.

Action: Motion made by Councilmember Nolan Gunnell to close public hearing on Ordinance 2026-29; seconded by Councilmember JoAnn Bennett.

Motion passes.

Aye: 6 Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett

Nay: 0

Absent: 1 David Erickson

- ii. Ordinance 2026-35 – Bird Family Rezone

[1:03:05](#) Development Services Director Brian Abbott presented Ordinance 2026-35 requesting a rezone of 17.17 acres from Agricultural (A10) to Rural 2 (RU2) south of Mendon between Cobblestone Road and Highway 23, creating a potential maximum of eight building lots. He noted the Planning Commission recommended approval on a 5-0 vote on August 13, 2026, and Mendon City submitted a formal letter of support. [1:05:14](#) Norm Bird, applicant, spoke in favor of the rezone, explaining that the family intends to create a family residential subdivision.

Action: Motion made by Councilmember Nolan Gunnell to close public hearing on Ordinance 2026-35; seconded by Vice Chair Kathryn Beus.

Motion passes.

Aye: 6 Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett

Nay: 0

Absent: 1 David Erickson

8. Initial Proposals for Consideration of Action

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

[1:06:56](#) Development Services Director Brian Abbott answered council questions regarding setback and height exemptions required during the conditional use permit process. Councilmember Nolan Gunnell moved to suspend rules and approve the ordinance, noting the applicant's willingness to adjust the tower position away from the highway and the benefits to countywide internet connectivity. Vice Chair Kathryn Beus seconded the motion.

Action: Motion made by Councilmember Nolan Gunnell to suspend rules and approve Ordinance 2026-29; seconded by Vice Chair Kathryn Beus.

Motion passes.

Aye: 6 Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett

Nay: 0

Absent: 1 David Erickson

- b. Ordinance 2026-35 – Bird Family Rezone

[1:09:50](#) Councilmember Nolan Gunnell stated that the Planning Commission viewed the proposal favorably as an ideal transitional zone adjacent to municipal boundaries and moved to suspend rules and approve the ordinance with Councilmember JoAnn Bennett seconding. Councilmember Keegan Garrity inquired why Mendon City was not annexing the property directly.

Action: Motion made by Councilmember Nolan Gunnell to suspend rules and approve Ordinance 2026-35; seconded by Councilmember JoAnn Bennett.

Motion passes.

Aye: 6 Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett

Nay: 0

Absent: 1 David Erickson

- c. Resolution 2026-32 – Approving an Out of Cycle RAPZ and Restaurant Program Award for the American West Heritage Center for Tractor Barn Construction

[1:11:48](#) Grant Administrator Alma Burgess reported that the RAPZ and Restaurant Tax Advisory Board convened on August 26, 2026, and recommended funding \$125,000 for tractor barn construction at the American West Heritage Center. Vice Chair Kathryn Beus moved to approve the resolution with Councilmember Keegan Garrity seconding. Councilmember JoAnn Bennett voted against the resolution and expressed concern regarding the expenditure.

Action: Motion made by Vice Chair Kathryn Beus to approve Resolution 2026-32; seconded by Councilmember Keegan Garrity.

Motion passes.

Aye: 5 Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd

Nay: 1 JoAnn Bennett

Absent: 1 David Erickson

- d. Resolution 2026-33 – Approving an Out of Cycle RAPZ and Restaurant Program Award for the Caine Lyric Theatre's Audience Seating Reconfiguration and Replacement

[1:14:09](#) Grant Administrator Alma Burgess presented the RAPZ Board recommendation of \$200,000 for audience seating replacement at the Caine Lyric Theatre, noting additional contributions of \$50,000 from Cache Valley Bank and \$30,000 from the Visitors Bureau toward the \$350,000 total project cost. [1:15:50](#) Nick Morrison, director of the Caine School of the Arts confirmed that the reduced grant amount combined with matching funds will allow the project to move forward to completion. Councilmember Keegan Garrity moved to approve the resolution with an amendment to change the award amount to \$200,000, as recommended by the RAPZ board. Councilmember Mark Hurd seconded the motion.

Action: Motion made by Councilmember Keegan Garrity to approve Resolution 2026-33 as amended to allocate \$200,000; seconded by Councilmember Mark Hurd.

Motion passes.

Aye: 5 Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd

Nay: 1 JoAnn Bennett

Absent: 1 David Erickson

9. Other Business

- a. UAC Annual Convention in Provo

September 9-10, 2026

- b. USU Homecoming Parade in Logan

Saturday, September 26, 2026 @ 10 A.M.

[1:17:31](#) Chair Sandi Goodlander reviewed travel plans for the UAC Annual Convention in Provo and discussed council participation options for the Utah State University Homecoming Parade on September 26, 2026.

10. Council Member Reports

Mark Hurd – [1:19:05](#) Reported that none of his committees held meetings since the prior council meeting.

Kathryn Beus – [1:19:16](#) Reported on positive progress from the Fire District Board and shared appreciation expressed by participating municipal mayors.

Nolan Gunnell – [1:19:55](#) No report.

Keegan Garrity – [1:19:58](#) Reminded councilmembers of the Provo Recreation Center facility tour organized for Wednesday evening during the UAC convention.

JoAnn Bennett – [1:20:51](#) Reminded councilmembers of the Constitution Day celebration hosted by the Cache County Republican Women on September 17 in the Council Chambers.

Sandi Goodlander – [1:21:07](#) Expressed gratitude to staff and council members for their diligent work on budget planning and property tax notice requirements.

11. Adjourn: 6:20 p.m. [1:21:23](#)

Action: Motion made by Vice Chair Kathryn Beus to adjourn; seconded by Councilmember JoAnn Bennett.

Motion passes.

Aye: 6 Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett

Nay: 0

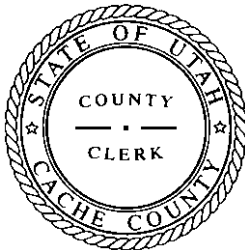
Absent: 1 David Erickson

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

September 8, 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



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 **WORKSHOP MEETING** at **3:00 p.m** and 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, September 8, 2026.**

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

CACHE COUNTY COUNCIL AGENDA

AMENDED

WORKSHOP MEETING – 3:00 p.m.

- 1. Call To Order**
- 2. Workshop and Discussion on 2027 Budget and Potential Tax Increases**
- 3. Adjourn**

REGULAR COUNCIL MEETING – 5:00 p.m.

- 1. Call To Order**
- 2. Opening Remarks – Council Member Mark Hurd**
- 3. Review and Approval of Agenda**
- 4. Review and Approval of Minutes**
 - a. 08-25-2026 County Council Regular Meeting Minutes
- 5. Report of the County Executive**
 - a. Appointments
 - b. Other Items
 - i. Update on the Powder Mountain Interlocal Agreement
- [Curt Webb, Cache County Deputy Executive](#)
- 6. Items of Special Interest**
 - a. Recognition of Members of the Cache County America250 Committee
- [Wallace “Wally” Odd, Rocky Mountain Veterans Association](#)
 - b. Update on Usage of ARPA Funds for Rocky Mountain Veterans
- [Wallace “Wally” Odd, Rocky Mountain Veterans Center](#)

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.

- c. 2027 Cache County Draft Tentative Budget
- [N. George Daines, Cache County Executive](#)
- d. Discussion and Potential Action on Council Determination of Proposed Maximum Tax Rates, Approval of Tax Notice Justification Wording, and Scheduling of 2027 Budget Public Hearings
- [Matthew Funk, Cache County Auditor](#)

7. Public Hearings – 5:30 p.m.

- a. **Set Public Hearings for September 22, 2026 at (or about) 5:30 PM:**
 - i. Resolution 2026-34 – A Resolution Opening and Amending the Cache County 2026 Budget (Sixth Amendment)
 - ii. Ordinance 2026-37 – Topham Rezone
- b. **Hold Public Hearings at (or about) 5:30 PM:**
 - i. Ordinance 2026-29 – Wi Fiber Tower/Summit Storage Rezone
 - ii. Ordinance 2026-35 – Bird Family Rezone

8. Initial Proposals for Consideration of Action

- a. Ordinance 2026-29 – Wi Fiber Tower/Summit Storage Rezone
- [Brian Abbott, Cache County Development Services Director](#)
- b. Ordinance 2026-35 – Bird Family Rezone
- [Brian Abbott, Cache County Development Services Director](#)
- c. Resolution 2026-32 – Approving an Out of Cycle RAPZ and Restaurant Program Award for the American West Heritage Center for Tractor Barn Construction
- [Alma Burgess, Cache County Grant Administrator](#)
- d. Resolution 2026-33 – Approving an Out of Cycle RAPZ and Restaurant Program Award for the Caine Lyric Theatre’s Audience Seating Reconfiguration and Replacement
- [Alma Burgess, Cache County Grant Administrator](#)

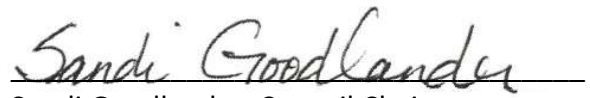
9. Other Business

- a. **UAC Annual Convention in Provo** **September 9-10, 2026**
- b. **USU Homecoming Parade in Logan** **Saturday, September 26, 2026 @ 10 A.M.**

10. Council Member Reports

11. Adjourn

- Next Scheduled Regular Council Meeting: September 22, 2026 @ 5:00 PM

A handwritten signature in cursive script that reads "Sandi Goodlander". The signature is written in dark ink and is positioned above a horizontal line.

Sandi Goodlander, Council Chair

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.

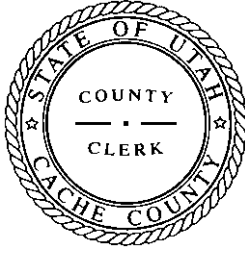
Motion passes.

Aye: 7 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd, JoAnn Bennett

Nay: 0

APPROVAL: Sandi Goodlander, Chair
Cache County Council

ATTEST: Bryson Behm, Clerk
Cache County Council



Description	Amounts - FY26 Adopted (Council)	Amounts - FY27 In Progress	Difference - FY27 In Progress
	\$ 120,335,614.50	\$ 110,748,663.80	\$ (9,586,950.70)
General Fund	\$ 65,298,031.17	\$ 68,033,775.80	\$ 2,735,744.63
Tax Administration Fund	\$ 6,331,223.00	\$ 6,971,904.00	\$ 640,681.00
Municipal Services Fund	\$ 3,686,393.00	\$ 4,630,379.00	\$ 943,986.00
Health Fund	\$ 2,305,400.00	\$ 2,789,000.00	\$ 483,600.00
CDRA Fund	\$ 338,400.00	\$ -	\$ (338,400.00)
Visitor's Bureau Fund	\$ 1,736,310.88	\$ 1,736,877.00	\$ 566.12
Council on Aging Fund	\$ 1,488,320.00	\$ 1,545,120.00	\$ 56,800.00
Mental Health Fund	\$ 488,100.00	\$ 728,000.00	\$ 239,900.00
Restaurant Tax Fund	\$ 2,500,000.00	\$ 2,500,000.00	\$ -
RAPZ Tax Fund	\$ 2,830,000.00	\$ 2,830,000.00	\$ -
Transportation Tax Fund	\$ 2,125,000.00	\$ 3,584,774.00	\$ 1,459,774.00
CCCOG Fund	\$ 7,518,600.00	\$ 7,518,600.00	\$ -
Fire District Fund	\$ -	\$ -	\$ -
Airport Fund	\$ 2,645,231.99	\$ 712,294.00	\$ (1,932,937.99)
Children's Justice Center Fund	\$ 422,300.00	\$ 473,400.00	\$ 51,100.00
Ambulance Fund	\$ -	\$ -	\$ -
Debt Service Fund	\$ 2,366,904.46	\$ 2,456,200.00	\$ 89,295.54
Capital Projects Fund	\$ 7,258,900.00	\$ 1,404,600.00	\$ (5,854,300.00)
Municipal Services Capital Projects Fund	\$ 3,065,000.00	\$ -	\$ (3,065,000.00)
Fixed Guideway Capital Fund	\$ -	\$ 755,500.00	\$ 755,500.00
Capital Projects Fire District	\$ -	\$ -	\$ -
Airport Capital Projects Fund	\$ 2,233,900.00	\$ 893,640.00	\$ (1,340,260.00)
Open Space Fund	\$ 760,000.00	\$ 760,000.00	\$ -
Greenbelt Rollback Tax Fund	\$ -	\$ 260,000.00	\$ 260,000.00
ARPA Fund	\$ 4,773,000.00	\$ -	\$ (4,773,000.00)
Ambulance Capital Projects Fund	\$ -	\$ -	\$ -
Road Special Service District Fund	\$ 121,000.00	\$ 121,000.00	\$ -
CC Community Foundation Fund	\$ 43,600.00	\$ 43,600.00	\$ -
	\$ 120,335,614.50	\$ 110,748,663.80	

Council Members,

I am emailing you with detailed information about the tax increases the Executive is proposing in his tentative budget.

1. Assessing & Collecting tax increase.

Purpose: County County is proposing a 35.27% increase in the Assessing and Collecting tax levy which would generate \$1,300,000 in additional revenues. This proposed increase is due to the growing cost of assessing property values and collecting related taxes. Cache County has not increased this levy during the last decade.

Total revenue increase: \$1,300,000.

Percentage of increase 35.27%

Average residential market value in the taxable area: \$541,000.

Estimated tax increase on the average residence: \$20.68.

2. Health Fund and General Fund tax increase.

Purpose: County County is proposing a 3.62% increase in the Health Fund and General Fund tax levy which would generate \$760,000 in additional revenues. This proposed increase is due to increased local costs in providing public health services and the increased cost of purchasing public safety equipment.

Total revenue increase: \$760,000.

Percentage of increase 3.62%

Average residential market value in the taxable area: \$541,000.

Estimated tax increase on the average residence: \$12.13

3. Municipal Fund tax increase.

Purpose: County County is proposing a 100% increase in the Municipal Fund tax levy which would generate \$800,000 in revenues. Only County residents living in the unincorporated County will pay this tax. This proposed tax is to pay for fire protection in the unincorporated area of the County.

Total revenue increase: \$800,000.

Percentage of increase 100%

Average residential market value in the taxable area: \$830,000.

Estimated tax increase on the average residence: \$200.40

Matthew Funk
County Auditor



Hold 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: September 8th, 2026

Agenda Item Language: Hold a public hearing 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

Hold a public hearing 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: Acres: 0.02 of 5.93

270 N. 2600 W.,
Logan

Current Zoning:
Agricultural (A10)

Proposed Zoning:
Public Infrastructure
(PI) Overlay

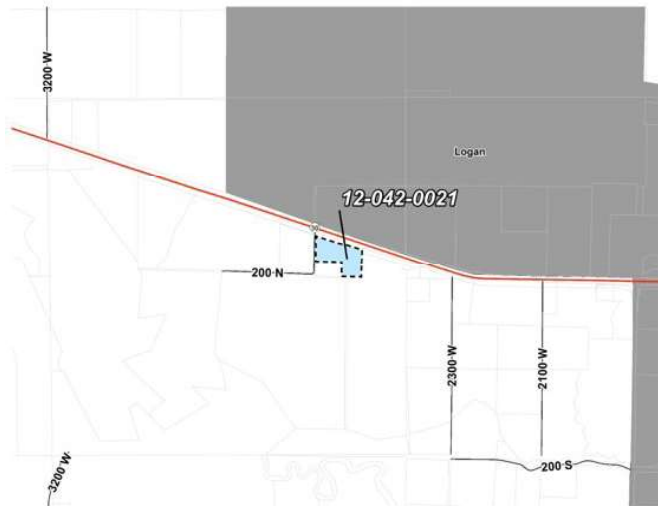
Surrounding Uses:

North – Industrial/Logan City

South – Agricultural

East – Agricultural/Commercial

West – Agricultural



Findings of Fact

A. Request description

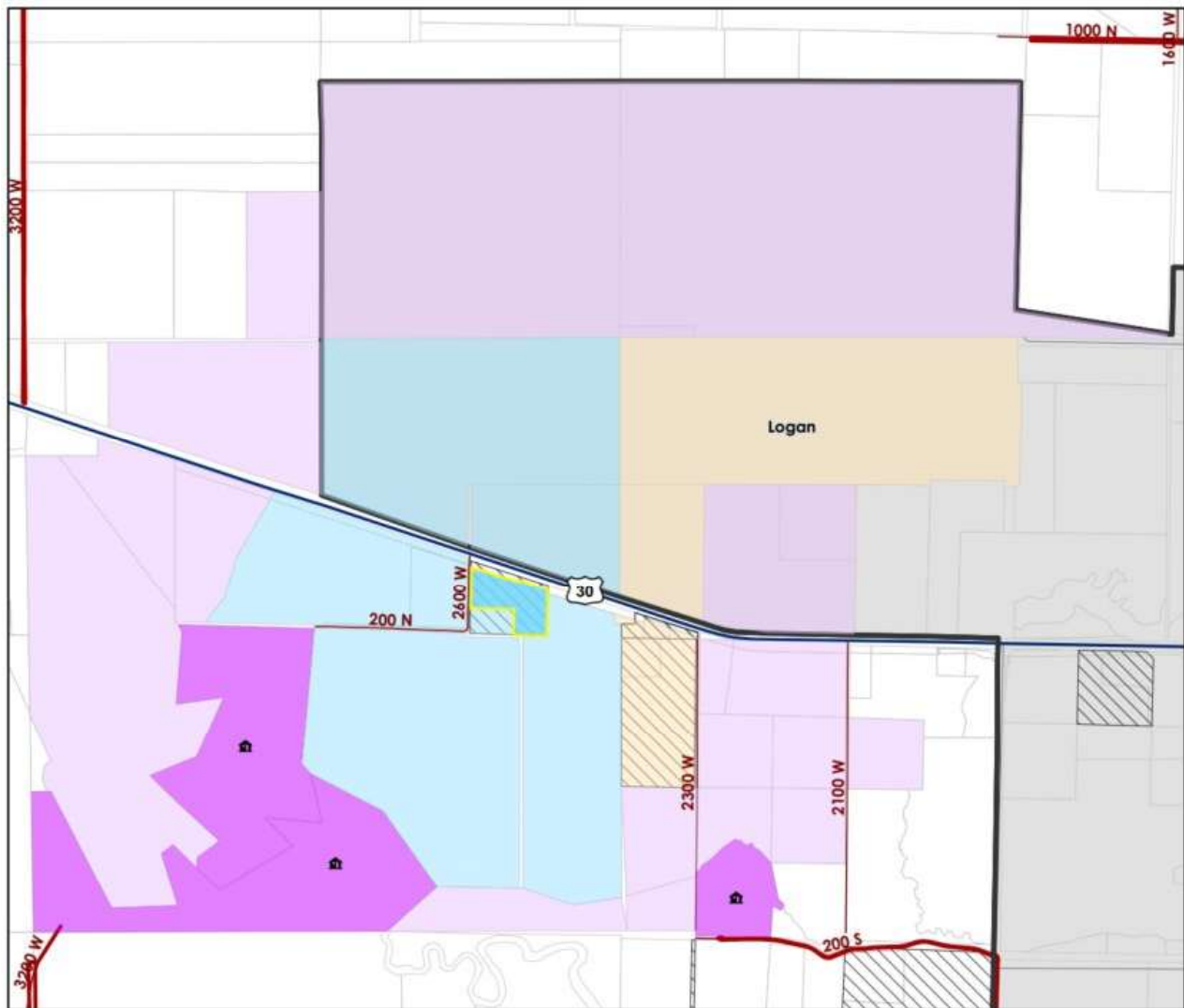
1. A request to approve the addition of the Public Infrastructure (PI) Overlay to a 1,193 square foot portion of a 5.93-acre parcel in the Agricultural (A10) Zone.
2. History:
 - a. This item was previously heard at the May 21st, 2026 Planning Commission meeting and was continued for up to ninety (90) 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.



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:

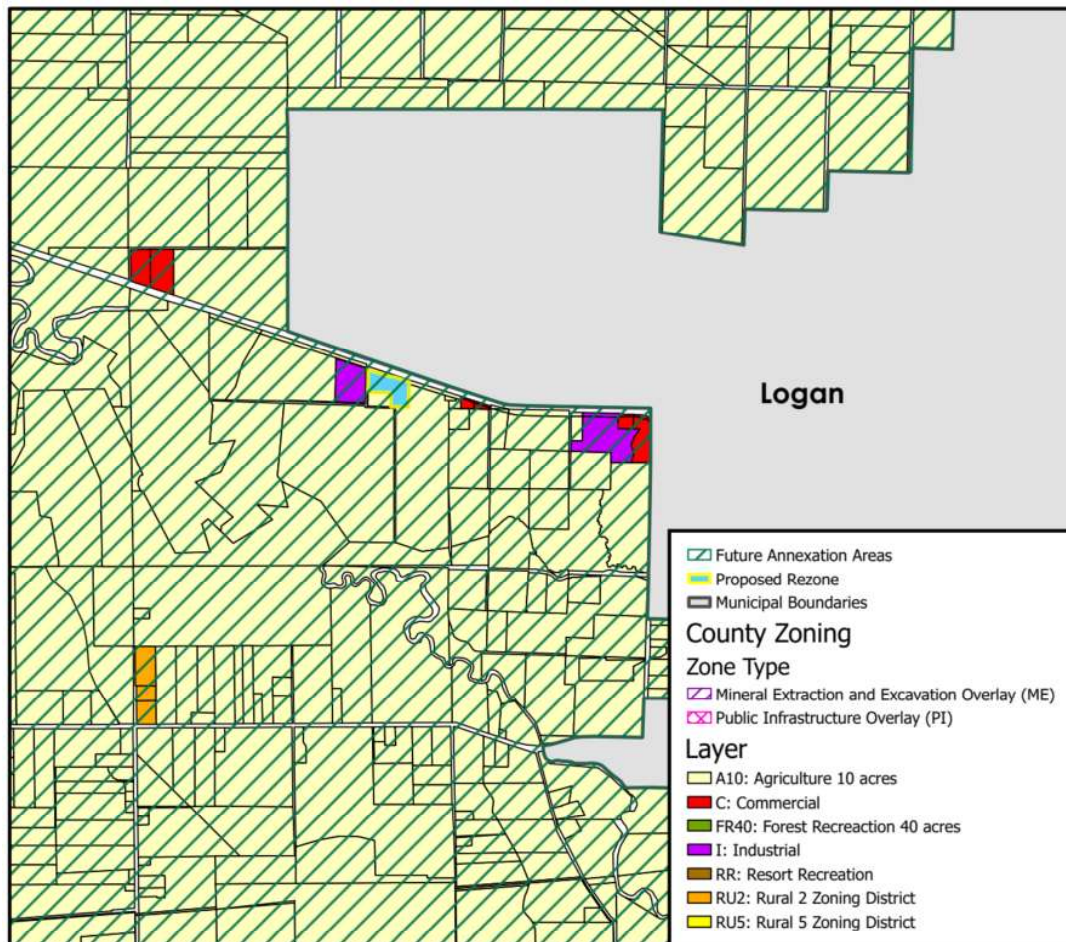


Average Parcel Size	
Adjacent Parcels	Without a Home: 23 Acres (9 Parcels)
	Without a Home in Logan City: 88.9 Acres (1 Parcel)
¼ Mile Buffer	Without a Home: 18.8 Acres (14 Parcels)
	Without a Home in Logan City: 30.8 Acres (4 Parcels)
½ Mile Buffer	With a Home: 40.8 Acres (3 Parcels)
	Without a Home: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

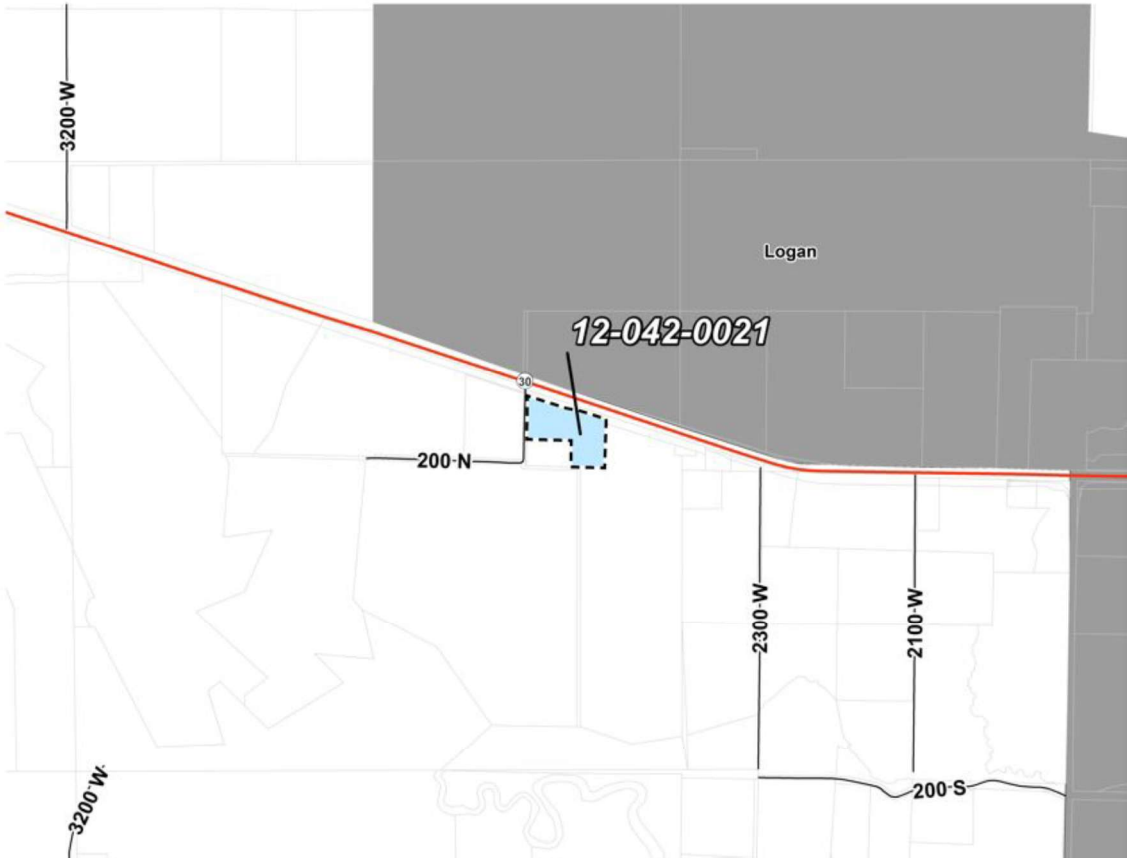
Planning Commission Conclusion

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.”

WiFiber Summit Storage Rezone

- Located south of Valley View Hwy (SR 23)
- Logan City boundary on north side of Valley View Hwy



- Parcel has an existing, legal, non-conforming self-storage facility
- Location & size of proposed PI Overlay Zone will require exemptions during the CUP process



Summary

Rezone Request

- Establish Public Infrastructure (PI) Overlay Zone to a ~1,193 square foot are on a 5.93 acre parcel in the Agricultural (A10).
 - Parcel # 12-042-0021
 - PI Overlay allows for the construction of a telecommunications facility.
 - Due to the location and size of the requested overlay zone, during the CUP process for a telecommunications tower, the applicant will have to request exemptions for height and setbacks in order for the project to work in this location.
-

Planning Commission recommendation

Public Hearing - May 21, 2026

Continued to allow applicant to find a new location on the property.

August 13, 2026 - Planning Commission recommended approval of the rezone to the County Council on a 5, 0 vote.

Conclusions:

- The subject property is consistent with the purpose of the Public Infrastructure (PI) Overlay Zone.
 - "To provide for the siting and operation of public infrastructure in an environmentally sound and economically competitive manner."
 - "To inform current and potential residents of the county of the possible location of future public infrastructure locations."
 - "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."



Hold 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: September 8th, 2026

Agenda Item Language: Hold a public hearing 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

Hold a public hearing 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)

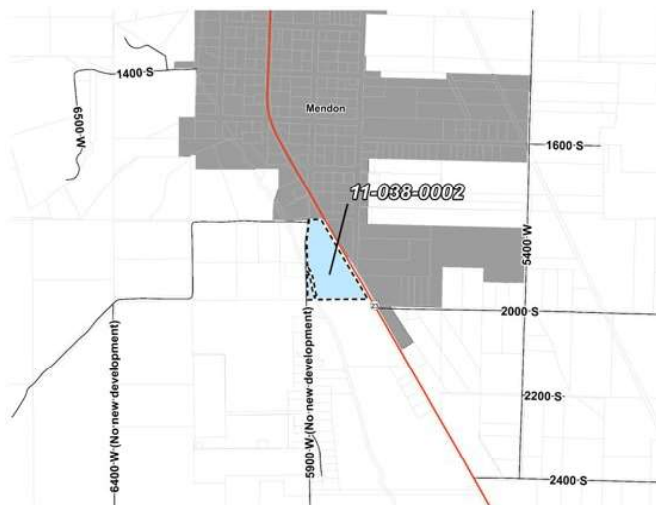
Surrounding Uses:

North – Residential/Mendon City

South – Agricultural/Residential

East – Residential/Mendon City

West – Agricultural/Residential



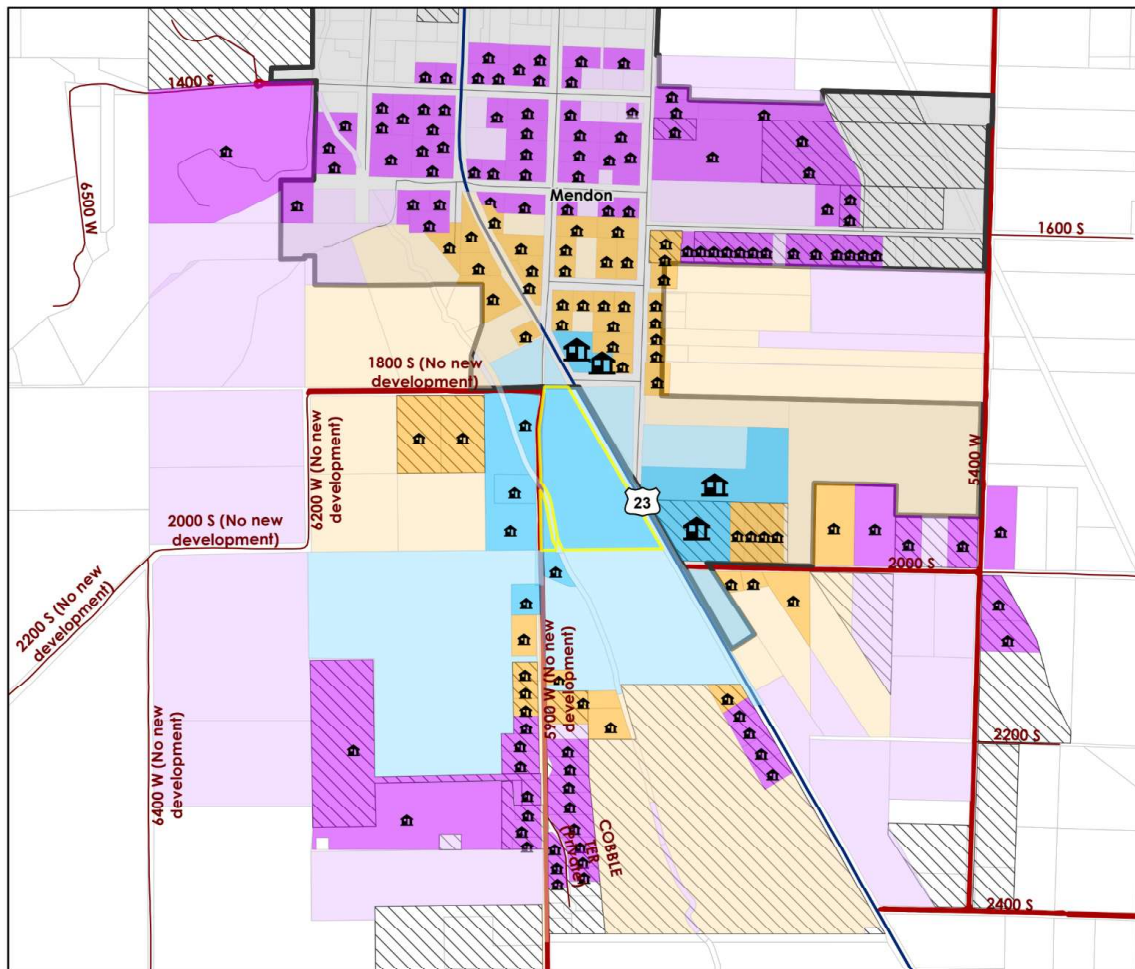
Findings of Fact

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:

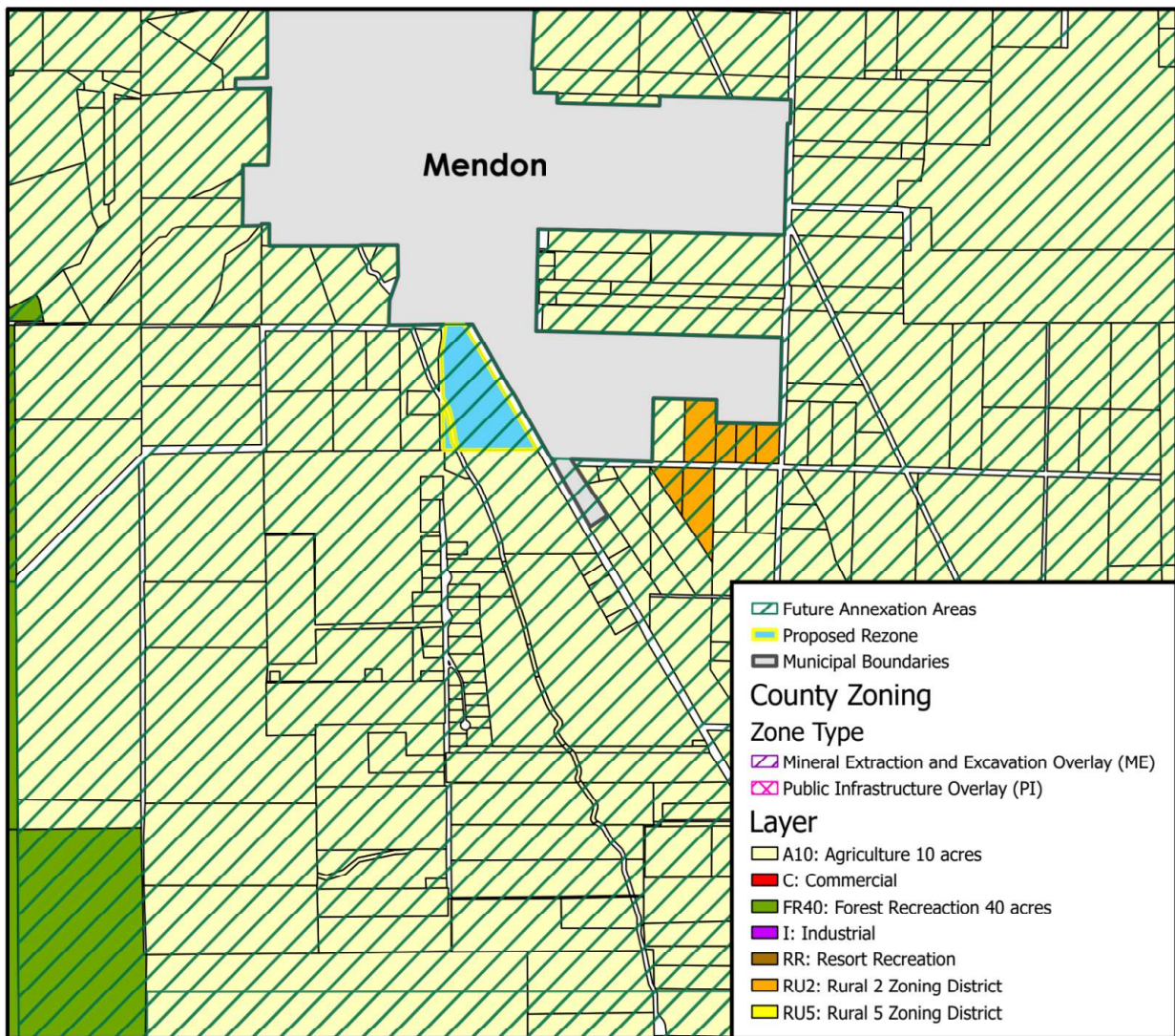
a. Land Use Context:

- 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

¹AASHTO 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:

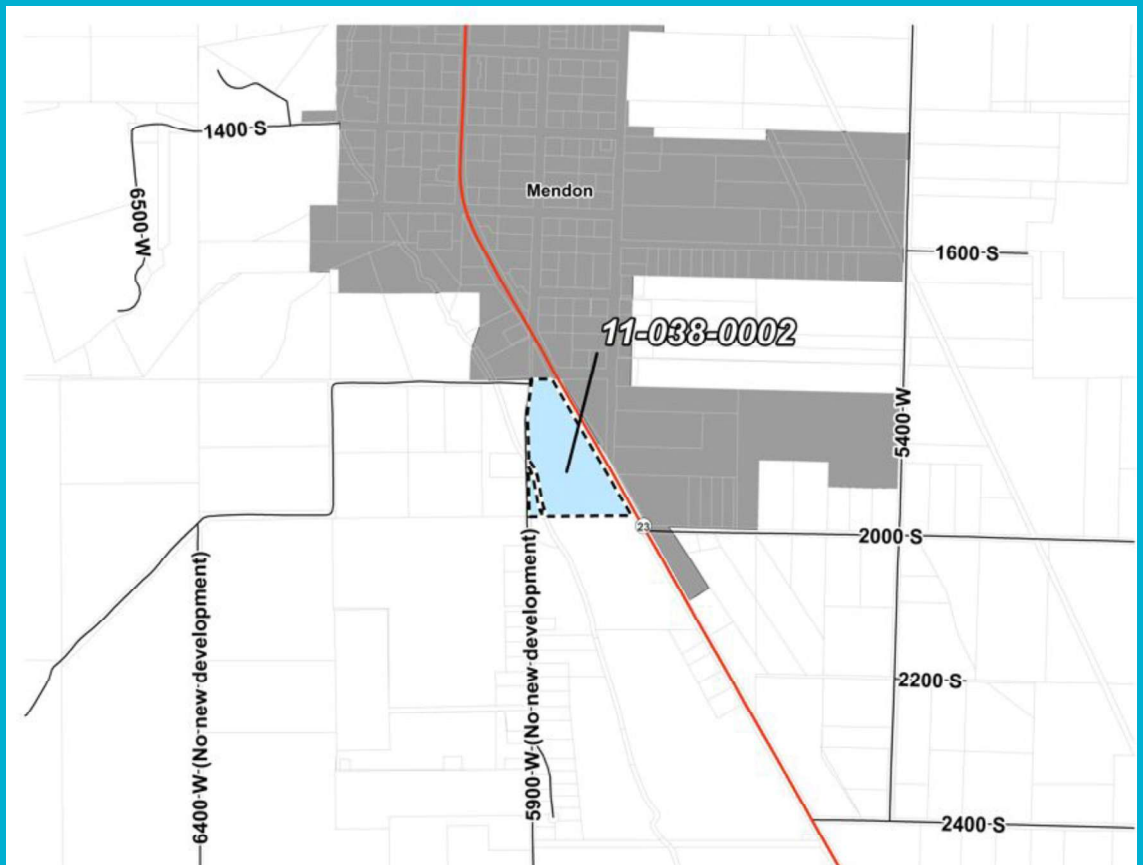
1. This parcel meets the standards of the Rural 2 (RU2) Zone.
 - b. “To allow for residential development in a moderately dense pattern that can allow for rural subdivisions, and to allow for clustering plans larger than a single parcel. This type of development should be located and designed to not 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.

Bird Family Rezone

Location:
South of
Mendon

Between
Cobblestone
Road & Hwy 23



Currently used
for agriculture
purposes



Summary

Rezone Request

- Rezone 17.17 acres from A10 to Rural 2 (RU2) Zone
- Max. potential of 8 lots in the RU2 Zone
- Located immediately adjacent to the Mendon City boundary to the north and east sides
- Nearest Rural 2 (RU2) Zone is approximately 0.23 miles to the east of the subject property (Christy Farm Rezone - Ord 2022-15)
- Two other RU2 Zones located 0.29-0.35 miles east of the property (Christy Rezone - Ord 2021-17 & Mountain View Meadow Rezone - Ord 2018-13)
- Located within Mendon City future annexation area and Mendon issued a letter in support of the rezone
- Future access will be from Hwy 23 as 1800 South & 5900 West (Cobblestone Road) lack a secondary ingress/egress

Planning Commission recommendation

Public Hearing - August 13, 2026

Planning Commission recommended approval of the rezone to the County Council on a vote of **5-yea, 0-nay**

Conclusions:

- Rezone request meets the standards of the RU2 Zone:
 - Allows for residential development in a moderately dense pattern...that should be located and designed to not unreasonably impede adjacent agricultural uses, nor to unreasonably conflict with municipal development standards;
- Three RU2 Zones are located 0.23 to 0.35 miles east of the subject property
- Complies with the General Plan & impact to surrounding properties and local character is negligible
- Mendon City supports the rezone request

Ordinance No. 2026-29
Cache County, Utah
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

Whereas, the “County Land Use Development and Management Act,” Utah Code Ann. §17-79-101 et seq., as amended (the “Act”), provides that each county may enact a land use ordinance and a zoning map establishing regulations for land use and development; and

Whereas, pursuant to the Act, the County’s Planning Commission (the “Planning Commission”) shall prepare and recommend to the county’s legislative body, following a public hearing, a proposed land use ordinance and a zoning map, or amendments thereto, that represent the Planning Commission’s recommendations for zoning the area within the county; and

Whereas, the Planning Commission caused notice of a public hearing for the rezone to be posted at least ten (10) days before the date of the public hearing; and

Whereas, on May 21st, the Planning Commission held a public hearing, accepted all comments. At the August 13th Planning Commission meeting they recommended the approval of the proposed rezone (5-0) to the County council for final action; and

Whereas, the Act also provides certain procedures for the county legislative body to adopt or reject amendments to the land use ordinance and zoning map for the county; and

Whereas, on September 8th, 2026, the County Council held a public hearing, to consider any comments regarding the proposed rezone. The County Council accepted all comments; and

Whereas, the Cache County Council has determined that it is both necessary and appropriate for the County to approve this ordinance.

Now, therefore, the County Legislative Body of Cache County ordains as follows:

1. Statutory Authority

The statutory authority for enacting this ordinance is Utah Code Annotated Sections 17-79 Part 1 and Part 3, and 17-53 part 2 (1953, as amended to date).

2. Adoption of amended Zoning Map

The County Council hereby amends the County’s Zoning Map to reflect the rezone of the property affected by this ordinance and hereby adopts the amended Zoning Map with the

amendment identified as Exhibit B, of which a detailed digital or paper copy is available in the Development Services Department.

3. Conclusions

- A. 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.”

4. Prior ordinances, resolutions, policies, and actions superseded

This ordinance amends and supersedes the Zoning Map of Cache County, and all prior ordinances, resolutions, policies, and actions of the Cache County Council to the extent that the provisions of such prior ordinances, resolutions, policies, or actions are in conflict with this ordinance. In all other respects, such prior ordinances, resolutions, policies, and actions shall remain in full force and effect.

5. Exhibits

- A. Exhibit A: Rezone summary and information
- B. Exhibit B: Zoning Map of Cache County showing affected portion.

6. Effective date

This ordinance takes effect on _____, 2026. Following its passage but prior to the effective date, a copy of the ordinance shall be deposited with the County Clerk.

7. Council Vote and Final Action

Date: ____ / ____ / ____	<u>Council Votes</u>			
<u>Council members</u>	In Favor	Against	Abstain	Absent
Sandi Goodlander				
Kathryn Beus				
Dave Erickson				
Nolan Gunnell				
Mark Hurd				
Keegan Garrity				
JoAnn Bennett				
Total:				
Final action:	_____ Adopt _____ Reject			

Cache County Council:

Attest:

Sandi Goodlander, Chair

Bryson Behm, County Clerk

Action of the County Executive

Regarding Ordinance 2026-29, WiFiber / Summit Storage Rezone

_____ Approve

_____ Disapprove (A Statement of Objection is attached)

N. George Daines, Executive
Cache County

Date

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: Acres: 0.02 of 5.93

270 N. 2600 W.,
Logan

Current Zoning:
Agricultural (A10)

Proposed Zoning:
Public Infrastructure
(PI) Overlay

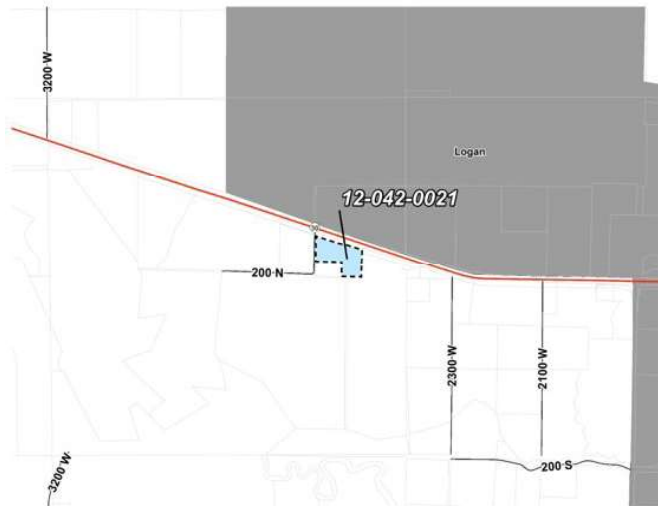
Surrounding Uses:

North – Industrial/Logan City

South – Agricultural

East – Agricultural/Commercial

West – Agricultural



Findings of Fact

A. Request description

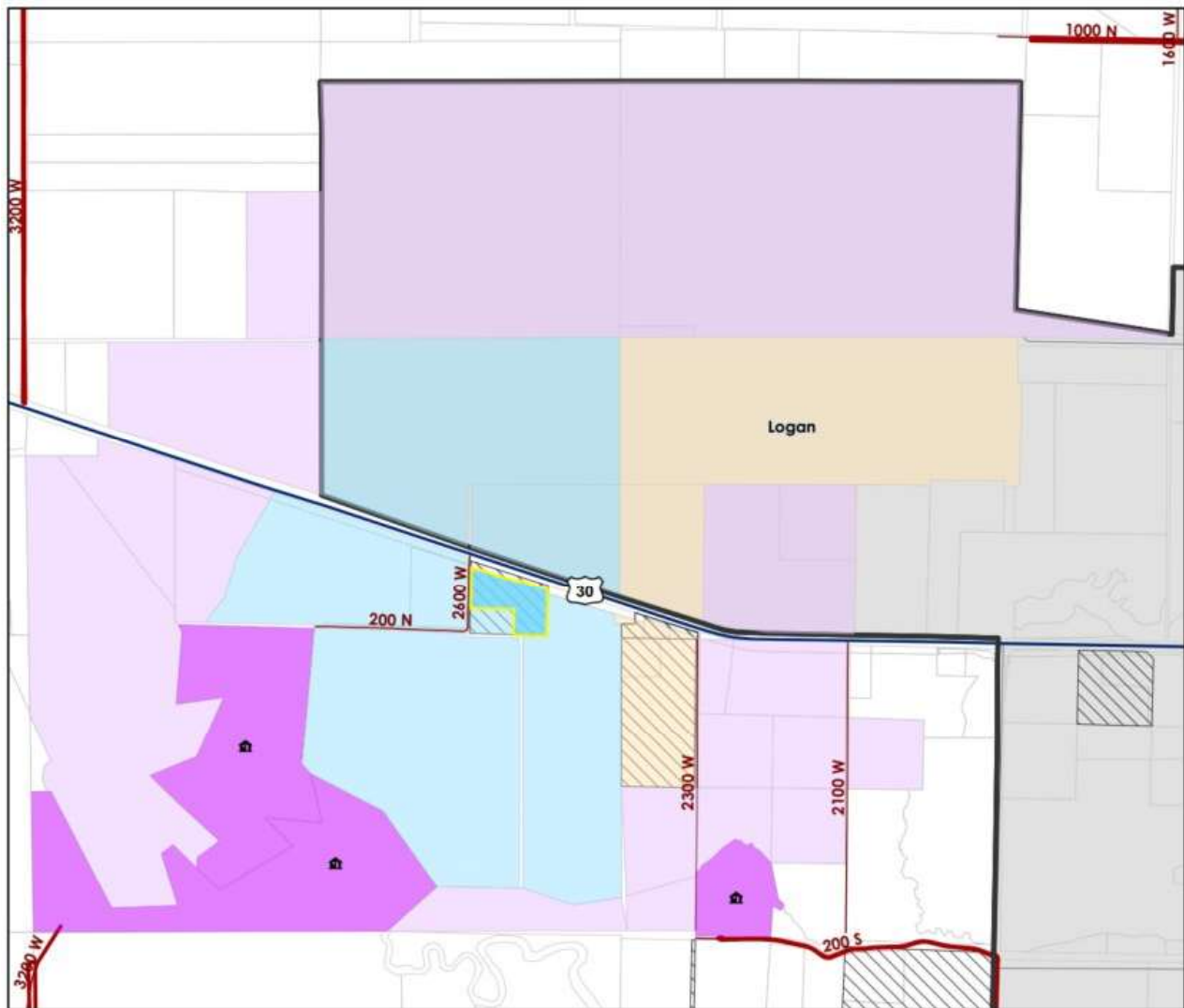
1. A request to approve the addition of the Public Infrastructure (PI) Overlay to a 1,193 square foot portion of a 5.93-acre parcel in the Agricultural (A10) Zone.
2. History:
 - a. This item was previously heard at the May 21st, 2026 Planning Commission meeting and was continued for up to ninety (90) 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.



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:

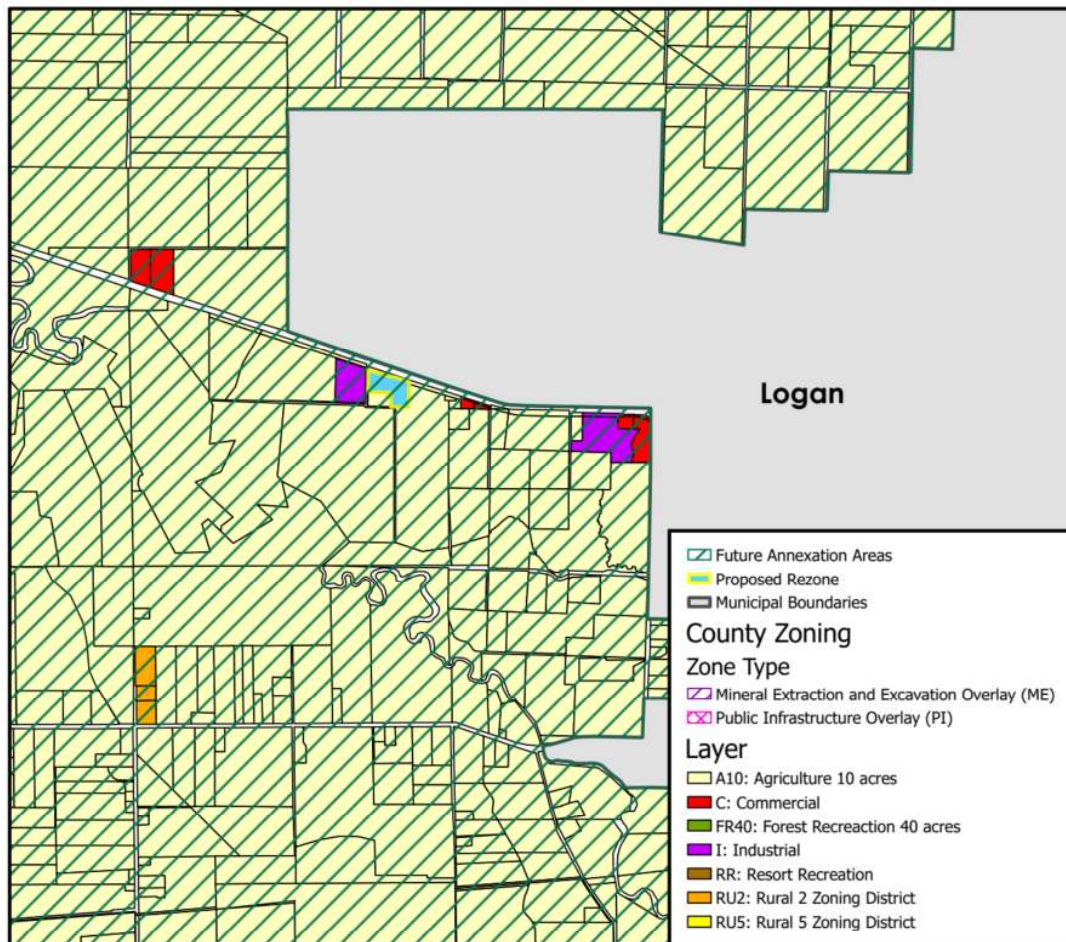


Average Parcel Size	
Adjacent Parcels	Without a Home: 23 Acres (9 Parcels)
	Without a Home in Logan City: 88.9 Acres (1 Parcel)
¼ Mile Buffer	Without a Home: 18.8 Acres (14 Parcels)
	Without a Home in Logan City: 30.8 Acres (4 Parcels)
½ Mile Buffer	With a Home: 40.8 Acres (3 Parcels)
	Without a Home: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



Portion of 12-042-0021 to have Public Infrastructure (PI) Overlay applied:

A Part of the Northeast Quarter of Section 36, and the Southeast Quarter of Section 18, Township 12 North, Range 1 West of the Salt Lake Base and Meridian. The Basis of Bearings is the Utah Coordinate System 1983 North Zone.

Beginning at a Point Located 932.37 Feet North 86°25'40" West from the East Quarter Corner of said Section 36 and RUNNING THENCE North 88°46'30" West 29.81 Feet to Grantors West Boundary Line; Thence North 01°08'50" East 40.00 Feet Along said West Line; Thence South 88°46'30" East 29.86 Feet; Thence South 01°13'30" West 40.00 Feet to the Point of Beginning. Containing 1,193 Square Feet or 0.0274 Acres.

Ordinance No. 2026-35
Cache County, Utah
Bird Family Rezone

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

Whereas, the “County Land Use Development and Management Act,” Utah Code Ann. §17-79-101 et seq., as amended (the “Act”), provides that each county may enact a land use ordinance and a zoning map establishing regulations for land use and development; and

Whereas, pursuant to the Act, the County’s Planning Commission (the “Planning Commission”) shall prepare and recommend to the county’s legislative body, following a public hearing, a proposed land use ordinance and a zoning map, or amendments thereto, that represent the Planning Commission’s recommendations for zoning the area within the county; and

Whereas, the Planning Commission caused notice of a public hearing for the rezone to be posted at least ten (10) days before the date of the public hearing; and

Whereas, on August 13th, 2026, the Planning Commission held a public hearing, accepted all comments, and recommended the approval of the proposed rezone (5-0) to the County council for final action; and

Whereas, the Act also provides certain procedures for the county legislative body to adopt or reject amendments to the land use ordinance and zoning map for the county; and

Whereas, on September 8th, 2026, the County Council held a public hearing, to consider any comments regarding the proposed rezone. The County Council accepted all comments; and

Whereas, the Cache County Council has determined that it is both necessary and appropriate for the County to approve this ordinance.

Now, therefore, the County Legislative Body of Cache County ordains as follows:

1. Statutory Authority

The statutory authority for enacting this ordinance is Utah Code Annotated Sections 17-79 Part 1 and Part 3, and 17-53 part 2 (1953, as amended to date).

2. Adoption of amended Zoning Map

The County Council hereby amends the County’s Zoning Map to reflect the rezone of the property affected by this ordinance and hereby adopts the amended Zoning Map with the amendment identified as Exhibit B, of which a detailed digital or paper copy is available in the Development Services Department.

3. Conclusions

- A. 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.
- B. 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.
- C. Cache County General Plan:
 - a. The parcel is located in the Urban Expansion Overlay.
- D. 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%; and
 - iii. For parcels within a half mile, 5%.
- E. Mendon City is in favor of the rezone.

4. Prior ordinances, resolutions, policies, and actions superseded

This ordinance amends and supersedes the Zoning Map of Cache County, and all prior ordinances, resolutions, policies, and actions of the Cache County Council to the extent that the provisions of such prior ordinances, resolutions, policies, or actions are in conflict with this ordinance. In all other respects, such prior ordinances, resolutions, policies, and actions shall remain in full force and effect.

5. Exhibits

- A. Exhibit A: Rezone summary and information
- B. Exhibit B: Zoning Map of Cache County showing affected portion.

6. Effective date

This ordinance takes effect on _____, 2026. Following its passage but prior to the effective date, a copy of the ordinance shall be deposited with the County Clerk.

7. Council Vote and Final Action

Date: ____ / ____ / ____	<u>Council Votes</u>			
<u>Council members</u>	In Favor	Against	Abstain	Absent
Sandi Goodlander				
Kathryn Beus				
Dave Erickson				
Nolan Gunnell				
Mark Hurd				
Keegan Garrity				
JoAnn Bennett				
Total:				
Final action:	_____ Adopt _____ Reject			

Cache County Council:

Attest:

Sandi Goodlander, Chair

Bryson Behm, County Clerk

Action of the County Executive

Regarding Ordinance 2026-35, Bird Family Rezone

_____ Approve

_____ Disapprove (A Statement of Objection is attached)

N. George Daines, Executive
Cache County

Date



11-038-0002

BEG IN E LINE HYRUM MENDON CANAL N 88°35' E 31 FT OF A PT S 27°49' E 1473.9 FT OF N/4 COR SEC 17 T 11N R 1W, N 24°17' W 128 FT N 11°22' W 258.9 FT TO PT OF CURVE ON 409.2 FT RADIUS CURVE TO LEFT 159.5 FT N 33° 42' W 15 FT TO FIELD ST NLY 11 CHS TO N LINE SEC, E 130 FT TO STATE HIGHWAY, S 30°15' E 1496.5 FT S 88°35' W 740 FT TO BEG 16.43 AC ALSO BEG IN W LINE OF SD CANAL S 88°35' W 34 FT OF A PT S 27°49' E 1473.9 FT OF N/4 COR SEC, N 1°25' W 82 FT N 24°17' W 34 FT N 11°22' W 258.9 TO CURVE ON 409.2 FT RADIUS CURVE TO LEFT TO FIELD ST S 7.30 CHS N 88°35' E 2 CHS TO BEG

CONT 0.74 AC TOTAL 17.17 AC E1582

SUBJ TO ESMNT SEE ENTRY #1333457



**CACHE COUNTY
RESOLUTION NO. 2026 – 32**

**A RESOLUTION APPROVING AN OUT-OF-CYCLE RAPZ AND RESTAURANT TAX
PROGRAM AWARD FOR THE AMERICAN WEST HERITAGE CENTER FOR
TRACTOR BARN CONSTRUCTION**

- (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 resolutions" and adopt policies that conform with state and federal law; and
- (B) WHEREAS, Cache County Code Chapter 3.82 governs the allocation and administration of the Recreation, Arts, Parks, and Zoos (RAPZ) Tax and Restaurant (TRCC) Tax revenues, establishing a standard annual application cycle; and
- (C) WHEREAS, Cache County Code § 3.82.080 outlines the strict criteria and procedures under which the County Council may consider and approve an out-of-cycle funding application; and
- (D) WHEREAS, the American West Heritage Center (AWHC) submitted a formal paper application requesting an out-of-cycle allocation of \$125,000 in Restaurant (TRCC) Tax capital facility funds to complete construction of a Tractor Barn and Education Building; and
- (E) WHEREAS, the County Council previously evaluated and approved funding for this project in good faith during the 2025 standard cycle, prompting the AWHC to commence time-sensitive construction and incur costs in reliance upon the County's commitment; and
- (F) WHEREAS, pursuant to Cache County Code § 3.82.080(B)(5), applications representing projects evaluated and approved in good faith by the County Council prior to January 1, 2026, where the applicant substantially relied upon that approval to commence work or incur costs, are exempt from the initial Council gateway vote and were formally referred directly to the Advisory Board for scoring and recommendation; and
- (G) WHEREAS, the RAPZ and Restaurant Tax Advisory Board convened, evaluated the AWHC's out-of-cycle application, and formally recommended that the County Council approve the \$125,000 award; and
- (H) WHEREAS, the Cache County Council finds that fulfilling its prior commitment by approving this out-of-cycle request is in the best interest of the County and its residents;;



**CACHE COUNTY
RESOLUTION NO. 2026 – 32**

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

SECTION 1. Legislative Findings

The Cache County Council hereby finds that the American West Heritage Center's application successfully satisfies the out-of-cycle eligibility criteria established in Cache County Code. Specifically, the Council finds that the Tractor Barn project was evaluated and approved in good faith by the County Council prior to January 1, 2026, and that the applicant substantially relied upon that approval to commence work and incur costs, thereby qualifying for the exemption provided under § 3.82.080(B)(5).

SECTION 2. Award Approval

The Cache County Council hereby approves an out-of-cycle award of \$125,000 from the Restaurant (TRCC) Tax facility/capital funds to the American West Heritage Center for the construction of the Tractor Barn and Education Building, as detailed in the exhibit attached hereto labeled "Exhibit A".

SECTION 3. Administration and Compliance

The award recipient shall comply with all reporting requirements, forfeiture provisions, and terms outlined in Cache County Code Chapter 3.82 and official Award Letter Acknowledgment.

SECTION 4. Effective Date

This resolution shall take effect immediately upon adoption.



CACHE COUNTY
RESOLUTION NO. 2026 – 32

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:

ATTEST:

By: _____

Sandi Goodlander, Chair

By: _____

Bryson Behm, County Clerk



**CACHE COUNTY
RESOLUTION NO. 2026 – 32**

ACTION OF THE COUNTY EXECUTIVE:

____ Approved

____ Disapproved (written statement of objection attached)

By: _____

N. George Daines, County Executive

_____ Date



**CACHE COUNTY
RESOLUTION NO. 2026 – 32**



**CACHE COUNTY
RESOLUTION NO. 2026 – 32**

EXHIBIT A

“American West Heritage Center Tractor Barn and Education Building Request”

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**CACHE COUNTY
RESOLUTION NO. 2026 – 33**

**A RESOLUTION APPROVING AN OUT-OF-CYCLE RAPZ AND RESTAURANT TAX
PROGRAM AWARD FOR THE CAINE LYRIC THEATRE'S AUDIENCE SEATING
RECONFIGURATION AND REPLACEMENT**

- (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 resolutions" and adopt policies that conform with state and federal law; and
- (B) WHEREAS, Cache County Code Chapter 3.82 governs the allocation and administration of the Recreation, Arts, Parks, and Zoos (RAPZ) Tax and Restaurant (TRCC) Tax revenues, establishing a standard annual application cycle; and
- (C) WHEREAS, Cache County Code § 3.82.080 outlines the strict criteria and procedures under which the County Council may consider and approve an out-of-cycle funding application; and
- (D) WHEREAS, the Caine School of the Arts (Utah State University) submitted a formal paper application requesting an out-of-cycle allocation of \$300,000 in Restaurant (TRCC) Tax capital facility funds for the audience seating reconfiguration and replacement at the Caine Lyric Theatre; and
- (E) WHEREAS, on August 25, 2026, the County Council explicitly found that the application satisfied the out-of-cycle criteria and voted by majority to convene the Advisory Board to consider the request; and
- (F) WHEREAS, the RAPZ and Restaurant Tax Advisory Board convened, evaluated the application, and formally recommended that the County Council approve the out-of-cycle award in the amount of \$200,000; and
- (G) WHEREAS, the Cache County Council finds that supporting the modernization of this historic downtown cultural facility is in the best interest of the County and its residents;

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

SECTION 1. Legislative Findings

The Cache County Council hereby finds that the Caine School of the Arts' application successfully satisfies the out-of-cycle eligibility criteria established in Cache County Code.



CACHE COUNTY
RESOLUTION NO. 2026 – 33

Specifically, the Council finds that a time-sensitive grant deadline and a critical operational window exist regarding the private donor matching funds and the venue's strict installation timeline, such that the proposed use of the funds cannot wait until the next annual application cycle for consideration.

SECTION 2. Award Approval

The Cache County Council hereby approves an out-of-cycle award of \$200,000 from the Restaurant (TRCC) Tax facility/capital funds to the Caine School of the Arts (Utah State University) for the Caine Lyric Theatre Audience Seating Reconfiguration and Replacement project, as detailed in the exhibit attached hereto labeled "Exhibit A".

SECTION 3. Administration and Compliance

The award recipient shall comply with all reporting requirements, forfeiture provisions, and terms outlined in Cache County Code Chapter 3.82 and official Award Letter Acknowledgment.

SECTION 4. Effective Date

This resolution shall take effect immediately upon adoption.



CACHE COUNTY
RESOLUTION NO. 2026 – 33

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:

ATTEST:

By: _____

Sandi Goodlander, Chair

By: _____

Bryson Behm, County Clerk



**CACHE COUNTY
RESOLUTION NO. 2026 – 33**

ACTION OF THE COUNTY EXECUTIVE:

_____ Approved

_____ Disapproved (written statement of objection attached)

By: _____

N. George Daines, County Executive

_____ Date



**CACHE COUNTY
RESOLUTION NO. 2026 – 33**

EXHIBIT A

**“Caine School of the Arts (Utah State University) Caine Lyric Theatre Audience
Seating Reconfiguration and Replacement Request”**

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