

Agriculture Protection Areas



Benefits: Greenbelt

- No impact to greenbelt status



Cache County Treasurer's Office
Craig McAllister - Treasurer
179 N MAIN ST - STE 201
Logan, Utah 84321-5126
(435) 755-1500
(877) 690-3729 Phone Payments

2018 TAX NOTICE
DUE NOVEMBER 30, 2018
Parcel Number:



PROPERTY ADDRESS / LEGAL DESCRIPTION

THIS MAY NOT BE A COMPLETE LEGAL DESCRIPTION

TAXES HEREIN ENUMERATED FOR THE CURRENT YEAR ARE DUE AND PAYABLE IN TREASURER'S OFFICE, LAST NOTICE REQUIRED BY LAW				
PROPERTY TYPE	SCH/SEC/COUNTY	MARKET VALUE	TAXABLE VALUE	TAX AMOUNT
RESIDENTIAL LAND & BUILDING	0.62	240,570.00	132,315.00	1,564.62
*** NEW PAYMENT OPTIONS ON BACK OF NOTICE ***				
TOTALS	0.62	240,570.00	132,315.00	1,564.62

ENTITY	TAKING UNIT	TAX RATE	TAX AMOUNT - BREAKDOWN
05	MENDON CITY	0.001772	234.48
08	CACHE CO GENERAL FUND	0.001648	218.06
30	CACHE SCHOOL DISTRICT	0.006118	809.50
38	CACHE CO HEALTH FUND	0.000107	14.16
48	MULTI-CO A & C	0.000009	1.19
58	CACHE CO A & C	0.000377	49.88
60	CACHE SCHOOL STWIDE LEVY	0.001666	220.44
67	CACHE SCHOOL CHARTER LEVY	0.000055	7.28
70	CACHE MOSQUITO ABATE. DISTRICT	0.000073	9.66

Please see reverse side of this notice for additional information. Thank you for your timely payment.

A mortgage company has received this tax notice. If your mortgage company pays your taxes, use this notice for your records. Check payment status at www.cachecounty.org/treasurer	2018 TOTAL TAXES	0.011825	\$1,564.62
	PREPAYMENTS		0.00
	ADJUSTMENTS TO TAXES		0.00
	2018 TAX DUE		1,564.62
	ANTICIPATED MORTGAGE PAYMENT	VERIFY WITH YOUR MORTGAGE	
	TOTAL DUE		\$1,564.62

PLEASE BRING THE ENTIRE UNSEPARATED NOTICE WHEN PAYING IN PERSON. IF MAILING IN PAYMENT, DETACH AND KEEP ABOVE PORTION FOR YOUR RECORDS.

If you are interested in making prepayments for 2019 on parcels that are \$100 or more, please COMPLETELY FILL IN THE BOX BELOW. A coupon book will be sent to you at no additional charge by the end of February 2019. Payments may be sent or made on-line at www.cachecounty.org/treasurer.

ANTICIPATED MORTGAGE PAYMENT

Property Address:

Property Owner/Address:

THIS PROPERTY MAY BE RE-APPRAISED

PARCEL NUMBER	
MORTGAGE PAYMENT	MORTGAGE

Taxes are delinquent at 5:00 p.m.
November 30, 2018

☐ Yes, I am interested

Please include parcel number on all checks or correspondence.
Make check payable to: Cache County Treasurer

Parcel Number:



☐ PLEASE NOTE CHANGE OF ADDRESS BELOW:

Address _____

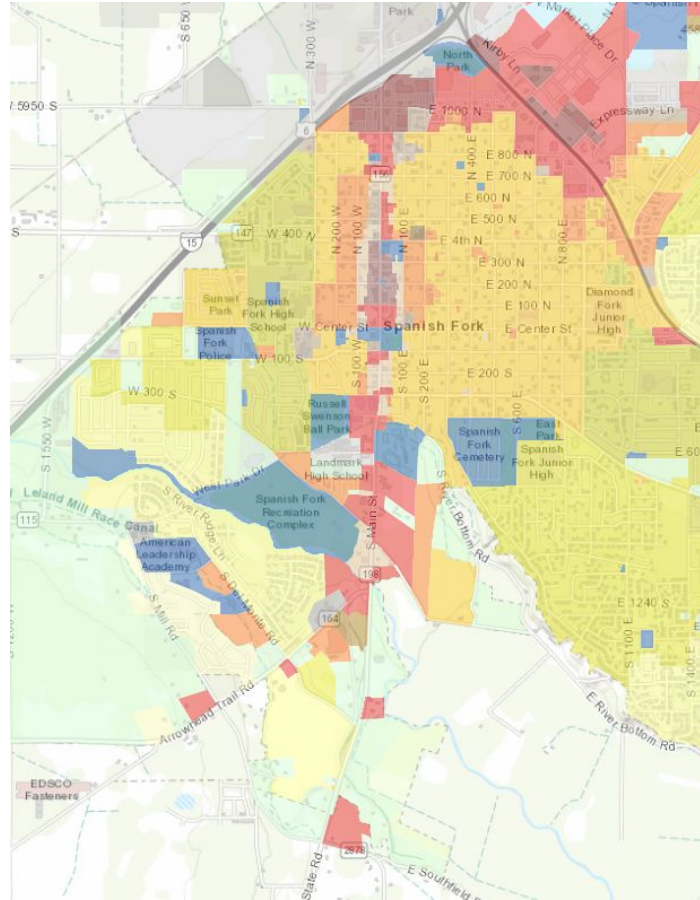
City _____ Date _____ Zip _____

The Treasurer's website is updated nightly reflecting all posted payments.



Benefits: Local Restrictions

1. Local laws may not “unreasonably restrict” a farm structure or farm practice.
2. No rezone without written approval from all the landowners within APA affected by the change.



- [illegible]



Benefits: State Agencies

1. May not have rules that place unreasonable restrictions on agriculture
2. Must submit development plans to advisory board and Commissioner of Agriculture and Food



State of Utah DFCM, Layton Construction

Benefits: Eminent Domain

1. Advisory Board approval required
2. Notice required to be filed with City Council and Advisory Board
3. Joint City Council and Advisory Board public hearing
4. May be approved **ONLY IF**:
 - a. for highway or waste disposal, “no reasonable and prudent alternative”
 - b. for any other purpose,
 - i. it “would not have an unreasonably adverse effect upon the preservation and enhancement of agriculture” in APA, or
 - ii. “no reasonable and prudent alternative”



© KUTV



1. Utah Code Ann. § 17-41-101 *et seq.*
2. City ordinance pending



Process: Proposal

1. Proposal to create APA
 - a. Signed by majority of property owners
 - b. Majority of area
2. Minimum acreage
3. Filing fee
4. Boundaries
5. Any limits on agriculture production
6. Owners names and parcel numbers



Process: Notice

1. Notice of Proposal
 - a. Public Notice website
 - b. 5 public places
 - c. Mailed notice within 1,000 feet
2. Proposal received and open to public view
3. Any person or entity may file written objections or modifications
4. Statement of Advisory Board and Planning Commission review
5. City Council public hearing details



Process: Modifications and Reviews

1. 15 days - written requests to modify or to object
2. 45 days - Planning Commission written report to City Council
 - a. Effect on City policies and objectives
 - b. Evaluation criteria
 - c. Recommend modifications
 - d. Evaluate objections
 - e. Recommendation



Process: Modifications and Reviews

1. 45 days - Advisory Board written report to City Council
 - a. Recommend modifications
 - b. Evaluation criteria
 - c. Evaluates objections
 - d. Recommendation



Process: City Council Public Hearing

1. Notice
2. Hearing
 - a. Review recommendations of Advisory Board and Planning Commission
 - b. Public comment
3. 120 days - Approve, modify and approve, or reject proposal
4. Record Notice of Creation



Process: Evaluation Criteria

1. Current use
2. Zoning
3. Viability for agricultural production
4. Existing or proposed farm improvements
5. Anticipated trends in agricultural and technological conditions
6. Planned roadways, parks, utility corridors, or commercial developments. Such areas may be excluded from the agriculture protection area.



Process: Other Procedures

1. Adding land to APA - follow original procedure
2. Removing land
 - a. Upon request of owner
 - b. After 20-year review by City Council

