

APPROVED

**CACHE COUNTY
COUNCIL MINUTES
JULY 10, 2012**

**CACHE COUNTY COUNCIL
JULY 10, 2012**

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CACHE COUNTY COUNCIL MEETING
July 10, 2012

The Cache County Council convened in a regular session on July 10, 2012 at 5:00 p.m. in the Cache County Council Chamber at 199 North Main, Logan, Utah.

ATTENDANCE:

Chairman: Craig "W" Buttars
Vice Chairman: Val Potter
Council Members: H. Craig Petersen, Kathy Robison, Jon White, Cory Yeates & Gordon Zilles.
County Executive: M. Lynn Lemon
County Clerk: Jill N. Zollinger
County Attorney: Denise Ciebien (**James Swink absent**)

The following individuals were also in attendance: Janeen Allen, Robert K. Andersen, Patti Andrae, Mikelshan Bartschi, David Bindrup, Lucinda Bingham, Mallory Bingham, Rod Blossom, Flora May Cheney, Richard Cheney, Darren Cox, McKenzie Crouch, Clair Ellis, Bart Esplin, Neff Garcia, Trish Gibbs, Jeff Gilbert, Bailey Goodey, Marilee Grodkowski, Chief Rod Hammer, Chris Harrild, Valerie Harris, Mike Hess, Sharon L. Hoth, Assessor Kathleen Howell, Sergeant Chad Jensen, Jessica Jensen, Justie Jensen, Shania K. Laird, Lieutenant Brian Locke, Makari Mason, Jennifer Moser, Zen Murray, Jenni Nelson, Sheriff Lynn Nelson, Dave Nielsen, Vern Nielson, Larry J Olson, LaMont Poulsen, Juliene Robins, Director Josh Runhaar, Larry Shepherd, Chirs Slater, Tania Stewart, Justin Taylor, Raeghn Torrie, Brent Ventura, Natalie Watkins, Scott Wilkinson, Kyle Yonk, Ryan Yonk, Bob Zipf **Media:** Kevin Opsahl (Herald Journal), Jennie Christensen (KVNU).

OPENING REMARKS AND PLEDGE OF ALLEGIANCE

Council member Yeates gave the opening remarks and led those present in the Pledge of Allegiance.

REVIEW AND APPROVAL OF AGENDA

ACTION: Motion by Council member Yeates to approve the amended agenda. Potter seconded the motion. The vote was unanimous, 7-0.

REVIEW AND APPROVAL OF MINUTES

ACTION: Motion by Council member Yeates to approve the minutes of the June 26, 2012 Council Meeting as written. Robison seconded the motion. The vote was unanimous, 7-0.

REPORT OF THE COUNTY EXECUTIVE: M. LYNN LEMON

APPOINTMENTS: There were no appointments.

WARRANTS: There were no warrants.

OTHER ITEMS

- ❑ **Financial Software Change** – Executive Lemon reported the county is making the conversion from GP Dynamics and is now operating under the Caselle software. He is behind on the 2011 audit as a result of the conversion, but should be finished with preliminary numbers by the middle of July and will present the audit to the Council by the July 31, 2012 meeting.
- ❑ **PILT and Secure Rural Schools** – Executive Lemon indicated the last transportation bill did include PILT funding for next year and Secure Rural Schools funding for this year.

ITEMS OF SPECIAL INTEREST

- **Introduction of Cache County Rodeo Royalty** – LaMont Poulsen thanked Trish Gibbs and Scott Wilkinson for their help with the rodeo royalty and turned the time to the royalty for introductions. The following presented themselves:

Shania Laird	Queen
McKenzie Crouch	1 st Attendant
Bailey Goodey	2 nd Attendant
Mallory Bingham	Jr. Queen
Jenni Nelson	Princess
Justie Jensen	Jr. Princess

- **50-Year Service Award – Search & Rescue** – Sheriff Nelson presented Evan Riggs with a special badge in recognition of his fifty years of service with Search and Rescue.
- **Canal Rebuild Project Update** – Zan Murray reported that Whitaker Construction from Brigham City has been selected as the Construction Manager/General Contractor (CM/GC). There have been two innovation workshops held on the project and there has been a procurement process for a SCADA and Telemetry Services provider. Intermountain Environmental, a local firm who is teamed with Campbell Scientific, has been selected to participate and provide those services. The cost/risk analysis is being updated. Public meetings have continued and the design first submittal package has gone in to the Board of Water Resources for review on the 1500 North pipeline segment. Twenty-five percent of the money is expected to be received at the August 9, 2012 Board of Water Resources meeting and this will allow the project to move forward incrementally and allow greater flexibility to pre-purchase materials as designs are finalized.
- **Water Master Plan Update – Chris Slater** stated that key person interviews have been the main work of the past weeks which consist of meetings with representatives from each city in the county and representatives from major and smaller irrigation companies. The four points of information gathered in the meetings are:

- Understanding past and current water challenges – west side of valley has different needs than east side
- Projected future needs – not enough current storage for irrigation water;
- Bear River Conservancy Development Act – many do not understand what this is and what it means for Cache County
- Management of water in Cache County – Cache County needs a stronger voice

There will be four water steering committee meetings held over the next year. The first meeting is Wednesday, July 18, 2012 from 11:00 a.m. to 1:00 p.m. in the County Administration Building and will be an overview of the above information with discussion on ways to move forward with the master plan.

The second meeting will be a technical meeting covering how much water each community has and projections.

The third session will be devoted to problem solving.

A draft master plan will be reviewed at the fourth meeting.

Slater invited the Council to select one or two members to sit in on the steering committee meetings. Chairman Buttars and Council members White and Zilles will attend.

UNIT OR COMMITTEE REPORTS

- ★ **Sales Ratio Report – Kathleen Howell** reviewed total numbers of acres in Cache County and percentages owned by the state and federal government, privately owned, the number in greenbelt and acres already developed or have the potential for development. Howell also reviewed the Cache County 5-Year Plan for review of property characteristics.

(Attachment 1)

PUBLIC HEARINGS, APPEALS AND BOARD OF EQUALIZATION MATTERS

PUBLIC HEARING: JULY 10, 2012 – 5:30 P.M. – UT1 SARDINE REZONE – Doug Kofford requesting approval for rezone of a 1.011 acre leased area of a 60-acre property in the Forest Recreation (FR-40) Zone to include the Public Infrastructure (PI) Overlay Zone located approximately 1 mile northwest of the UDOT road sheds off State Route 89. – Prior to the Public Hearing Director Runhaar went over the scope of legislative actions for the Council. Runhaar pointed out that if a rezone is approved, the party requesting the rezone is not bound to develop the property as stated in the rezone request. Once rezoned the owner can develop anything that is acceptable in the zone. If the proposed use of the site meets the requirements for the rezone, the legislative body can still deny it based on the point that it does not “promote the general welfare” or something similar. The courts have historically supported decisions made by county legislative bodies.

Chris Harrild presented the UT1 Sardine rezone noting there is an existing tower at the site and Verizon Wireless wants to add more antennas and a microwave dish. Staff recommends approval.

Chairman Buttars opened the Public Hearing and invited public comment. There was none.

ACTION: Motion by Council member Yeates to close the Public Hearing – UT1 Sardine Rezone. Potter seconded the motion. The vote was unanimous, 7-0

PUBLIC HEARING: JULY 10, 2012 – 5:40 P.M. – AMENDMENTS TO TITLE 17 – 17.09.030 SCHEDULE OF USES BY ZONE; SELF-SERVICE STORAGE FACILITY –

Director Runhaar explained this amendment will change the code to allow self-service storage facilities only in the Industrial Manufacturing (IM) zone.

Chairman Buttars opened the Public Hearing and invited public comment.

Bob Zipf recommended not allowing rezones in the Agricultural Zone for storage facilities citing problems with the units on the south end of Smithfield.

Clair Ellis asked Council members to think about how they would view a rezone request for IM given Director Runhaar's statements concerning rezones prior to the public hearing for the UT1 Rezone.

Executive Lemon asked about the status of the storage shed by the airport referred to by Mr. Zipf. Lemon questioned that the height of the poles as violating the Airport Overlay Zone Runhaar replied the FAA approved the existing 38 foot poles.

ACTION: Motion by Vice Chairman Potter to close the Public Hearing – Amendments to Title 17. Yeates seconded the motion. The vote was unanimous, 7-0.

PUBLIC HEARING: JULY 10, 2012 – 5:50 P.M. – SPRING RIDGE ESTATES REZONE

– Justin & Steven Taylor requesting approval for a rezone of 349 acres from Agricultural (A-10) Zone to the Rural 1 (RU-2) Zone located approximately 2150 North 8000 West, Petersboro – Director Runhaar described the area and the proposed subdivision size and scope and cautioned the Council to remember that residential development usually costs the county more than the tax it generates. This development has a potential average cost of \$52,000.00 per year to service beyond the tax revenue that will be generated. It has the potential of 174 new lots. To give the Council members some perspective on the number of potential lots, Runhaar observed that as of the 2012 census Amalga has 174 housing units, Newton has 182 and Trenton has 185. With the rest of the development that has either been approved or already developed there could be a build out similar to Paradise at 256 housing units. Runhaar reminded the Council of several areas in Utah where residential housing has ballooned ahead of commercial development which are now in financial trouble.

Runhaar related numerous concerns his office has received regarding this development including: the county's ability to provide services, water, spring runoff, wells, septic tanks, police and fire protection, roads and safety issues. His office received two

comments from individuals/groups in support of the proposed development and 185 opposed to it.

Chairman Buttars opened the public hearing and invited public comment within the parameters of three minutes allotted to each speaker.

The following were opposed to the rezone and development:

Mel Torrie
Marilee Grodkowski
Vern Nelson
Kyle Yonk
Ryan Yonk
Darren Cox
Tania Stewart
Valerie Harris
Dick Cheney
Larry Olsen

The following were supportive of the rezone and development:

Brent Ventura
Justin Taylor
Rod Blossom

Council member Yeates left the meeting at 6:55 p.m.

There was no more public comment.

ACTION: Motion by Vice Chairman Potter to close the Public Hearing. Robison seconded the motion. The vote was unanimous, 6-0. Yeates absent.

PUBLIC HEARING SET: JULY 31, 2012 – 6:00 P.M. – OPEN 2012 BUDGET

ACTION: Motion by Vice Chairman Potter to set a Public Hearing – July 31, 2012- 6:00 p.m.-Open 2012 Budget. Zilles seconded the motion. The vote was unanimous, 6-0. Yeates absent.

PENDING ACTION

- Vehicle Inspection and Maintenance Program –Discussion** – Council member Petersen reported that a committee was formed and has had a couple of meetings. Executive Lemon and Council members Petersen, White and Zilles are members of the committee. Also involved are a number of people from the Department of Health and the Department of Air Quality in Salt Lake City. The county needs to pass an ordinance by the end of July or first part of August implementing the proposal for a vehicle inspection and maintenance program. The committee's recommendation will be to have the actual administration of the program conducted by the Bear River Department of Health. The County Council has the authority to implement the program, but the Department of Health is better suited to administer it. The Council will approve the initial rules and regulations and all major changes and can provide guidelines and recommendations. With this input the Department of Health will need to pass its

own ordinance. Petersen reviewed a draft ordinance with the Council for discussion and suggestions.

Chairman Buttars asked if farm vehicles are exempt and what is considered a farm vehicle. Executive Lemon read the explanation of farm vehicles.

There will be two classifications of vehicles because those manufactured 1996 or later are tested with a computer and older vehicles have to have an actual tail pipe test. There will be a maximum fee set for the inspection and the Council will have to approve the amount. No vehicle owner would have to spend more than the repair amount established by the Council in one calendar year. The county will review the program at least every five years to evaluate the continued need for the program.

Council member White reiterated the Council, by resolution, will authorize the Department of Health to administer the Vehicle Inspection and Maintenance Program and the Department of Health will then draw up an ordinance specifying the details.

Chairman Buttars asked about the draft of a letter explaining why the County must do this to be sent to the Mayors in Cache County. Council member Zilles acknowledged the wisdom of an explanatory letter. Executive Lemon said he will draft a letter for the Mayors by July 31, 2012. Buttars said he is meeting with the Lewiston City Council next week to assuage their concerns.

Petersen said the Vehicle Inspection may cost around \$15.00. In response to Zilles' question Petersen said the machines needed to do the testing cost between \$3,000.00 and \$5,000.00.

INITIAL PROPOSAL FOR CONSIDERATION

- **New Predator Control Program – Discussion** – Executive Lemon received a letter from the Deputy Commissioner of Agriculture about new predator control programs. Under the old program the county received money from Sportsman for Fish and Wildlife and the Mule Deer Foundation which was put with money from the state and used to pay individuals for a set of coyote's ears. The legislature passed a new program where the state will pay \$50.00 per coyote. Another option is for the county to be a part of a Department of Agriculture hunt involving the Wool Growers Association. The county would pay \$12,000.00 and be reimbursed \$6,000.00 in this program. The county does not have anything to send to the Wool Growers for aerial control at present. Lemon asked the Council to review the letter and let him know their feelings.
- **Recommendations from Cache County Council of Governments (CCCOG) on Road Projects** – Mayor Hall from Richmond City formally presented the CCCOG recommendations for funding for six projects:

200 East street
South Highway 89/91 corridor
400 East street

1700 South street
2400 West street
600 South street

Chairman Buttars said individuals have expressed concern over the 1000 North and 200 East roundabout included in the 200 East street project. Pedestrian safety is the concern due to the middle school located at the intersection. Jeff Gilbert replied that citizens have petitioned Logan City about the issue and Logan City assures him that studies indicate the roundabout is safe and they are planning on proceeding with the project as proposed.

After some discussion, the Council decided to wait until the July 31, 2012 meeting to approve/disapprove the CCCOG recommendations. The Council wants more information on the 200 East street project.

- **RAPZ Tax Ballot Issue Plan of Action** – Chairman Buttars posed the question of what role the county should play, if any, in public information concerning the question that will be on the November ballot regarding the RAPZ/Restaurant Tax.

Executive Lemon indicated that as soon as the budget audit is completed, he will develop a letter to be sent to every entity outlining RAPZ/Restaurant Tax money they have received over the years and the projects funded and ask them to be supportive of it. Vice Chairman Potter asked if county funds can be utilized for this purpose? Chairman Buttars questioned the appropriateness and legality of using public funds for this cause. Lemon said he will ask the County Attorney.

Council member Zilles recalled a past time when Council members pooled their personal resources to promote an issue they felt strongly about.

Council member Petersen left the meeting and 8:14 p.m.

- **State-ordered Firearms and Other Fire Restrictions** – Chief Hammer reviewed the latest restrictions on campfires, fireworks and certain types of ammunition and targets. There are also restrictions on metal cutting, grinding and welding. Additionally, in the southern part of the county there are restrictions concerning motorcycles, chain saws and ATV's. Hammer expects a full fire ban within the next three weeks as the hot and dry weather continues. There is also a possibility that the Millville Canyon and Richmond gun ranges will be temporarily closed.

(Attachment 2)

OTHER BUSINESS

- ✓ **Logan Pioneer Day Parade-July 24, 2012** – Executive Lemon and Council members Yeates and Petersen will attend.
- ✓ **North Logan Pioneer Day Parade-July 24, 2012** – Executive Lemon, vice Chairman Potter and Council member Yeates will attend. Line-up is at 9:30 a.m. with the parade beginning at 10:00 a.m.

Cache County Council
07-10-2012

COUNCIL MEMBER REPORTS – There were no reports.

ADJOURNMENT

The Council meeting adjourned at 8:22 p.m.

ATTEST: Jill N. Zollinger
County Clerk

APPROVAL: Craig "W" Buttars
Chairman

○ Total acres in Cache County--- 750,052

Acres owned by State or Federal
Government---- 43.2 % 324,040

Acres privately owned -56.8% 426,012

○ Acres in Greenbelt- 332,181

Acres improved or potential-- 93,831

13% of total acres in Cache County is improved or has the potential to be improved.

○

CACHE COUNTY 5-YEAR PLAN
REVIEW OF PROPERTY CHARACTERISTICS

2013 through 2017

INTRODUCTION:

The purpose of this memo is to outline a sequence of work for our Review of Property Characteristics effort over the next five years, including 2013 through 2017. This plan will include primary residential parcels and commercial parcels along with a continuation of the land review. We will continue our progress towards achieving maximum equity for the Cache County properties.

SYSTEMS AND PROCESSES:

Cache County continues to use the ACT/Ingeo system. We have been working hard to obtain more complete data on the system for both the improvements and land. All of the parcels are complete with the exception of agricultural buildings. We continue to collect data on the improvements and input it in the system. We currently have all of the improvement data in the system for commercial and residential buildings, and some of the agricultural buildings. That data includes sketches and new digital pictures. We hope to complete the process so we will be ready to move to the new CAMA system.

We have also purchased pictometry which we will begin using in mid-2012. We continue to enhance our procedures with the help of GIS and ariel's.

METHODS AND PROCEDURES:

A. LAND:

Land will be reviewed by book and page and individual parcel in accordance with the latest market data. New land values will be recorded by book and page also so that a ready reference of suggested land values will be available and accessible.

Land is appraised based on direct sales comparison. Land sales are obtained from questionnaires, the multiple listing service, and other available local sources. Guidelines are written with the goal of obtaining equity and achieving market value.

Land will be reviewed according to growth, development and market changes.

B. IMPROVED RESIDENTIAL PARCELS:

The method for reviewing the property characteristics of improved residential parcels will be the same as has been used previously. In essence the method employs a modified cost system that attempts to correlate the effective age of houses that have sold with a standard that can be applied to houses that have not sold.

The five-year review process will appraise houses in a sequence according to year built. This method lends itself to the application of a standard effective age for houses in the specific age bracket. The method will allow for some flexibility in effective age standards to account for exceptional cases, primarily when subject property condition is so poor that the standard will not apply. In general, though, the standard will be applied to virtually every house in the standard age bracket.

The typical review procedure will call for the appraiser to visit each house in order to determine the subject's condition, quality, and consistency with existing records of square foot area. The appraiser will also take a new picture of the subject property. In cases where the subject is found to have an addition not on the record, the appraiser will measure and add the addition to the county's record. The appraiser will also consider outbuildings and apply standards of reasonable market value to all existing structures.

The review system will also employ a regular system of checks and in-process reviews by the section supervisor in order to ensure that guidelines are being correctly implemented to ensure equity.

C. COMMERCIAL:

New construction is appraised using a cost approach initially with reliance on the income and market approach for support depending on available data. Included in this plan is a review of all commercial improvements using a modified Marshall & Swift cost approach.

ANNUAL SEQUENCE:

TAX YEAR 2013—For tax year 2013 we will review homes built in 1939 and prior countywide (approx. 4243). We will review land in books 2, 7, 12, and 15 (approx. 11,747 parcels). We will also look at mini warehouses county wide (approx. 89) and commercial properties in the south county, regions 4, 5, and 9 (approx. 239). We will review cabins in the Legacy Ranch area and Book 17 cabins located in Blacksmith Fork Canyon (approx. 55).

TAX YEAR 2014—For tax year 2014 we look at homes built from 1940-1969 countywide (approx. 3836). We will review land in books 3 and 4 (approx. 9240 parcels). We will review all multi-family housing units countywide (approx. 1673). We will also

review cabins in the Blacksmith Fork Canyon area including Curtis Creek, Millcreek and Strawberry/Peavine areas. (approx. 65)

TAX YEAR 2015—For tax year 2015 we will look at homes built from 1970-1979 (approx. 4134). We will review land in Books 8, 13, 14, 16 and 1 (approx. 11,308 parcels). We will review cabins in the Hardware Park and Sheep Creek Cove areas (approx. 91). We will review commercial buildings in the north county area, regions 1, 2, and 3 (approx. 404).

TAX YEAR 2016—For tax year 2016 we will look at homes county wide built from 1980-1999 (approx. 7627). We will review land in books 17, 18 and 9 (approx. 2817 parcels). We will review commercial properties in west Logan area, region 7 (approx. 620). We will review cabins in the upper and lower Logan Canyon areas. These cabins will be in Books 18 and 19. We will also review cabins in the Cherry Creek area and all other cabins in the north county area (approx. 126).

TAX YEAR 2017—For tax year 2017 we will review all homes in the county with a year built from 2000 to the present (approx. 7430). We will review land in books 5, 6, 10 and 11 (approx. 8467 parcels). We will review cabins in Scare Canyon and The Hideout (approx. 116). We will review commercial properties in east half of Logan, region 6 (approx. 356).

It is noted that reviewing property characteristics is only one of several appraisal responsibilities of the Assessor's office. This document sets objectives and will be helpful in maintaining a schedule of progress. However, it is not intended as a rigid obligation and, as the statute provides, is subject to review and modification.



PACMAN FORM for 2012
TC - 233X - PARCEL AND BUILDING USE COUNTS

For County Number 03

Classifications for Parcels in A & C Distribution

Parcel Use	Parcel Count
Primary Residential	27945
Secondary Residential	674
Commercial	2061
Greenbelt	7854
Vacant Land	5049
	43583

Exempt and Centrally Assessed

Tax Status	Parcel Count
EX	291
NT	2227
RS	15
SA	195
	2728

05-300 TX	Parcel Count
TOTAL 5-300 Centrally Assessed Billing	244
	244

TOTAL ALL PARCELS 46571

Buildings / Structures

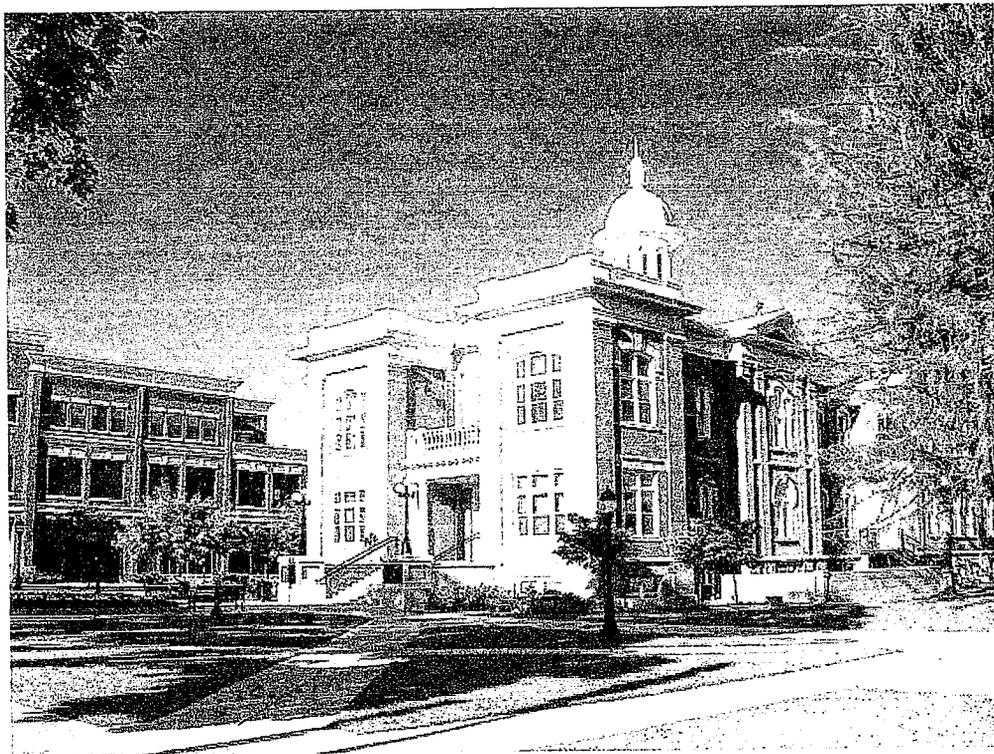
Building Use	Building Count
Agricultural / Other Building	11602
Commercial	2921
Primary Residential	36100
Secondary Residential	4088

TOTAL BUILDINGS 54522

Cache County Regions

Region	City
1	Smithfield
	Hyde Park
	North Logan
2	Petersboro (N of Hwy 30)
	Cache Junction
	Newton
	Benson
	Amalga
	Cornish
	Trenton
	Clarkston
3	Lewiston
	Richmond
	Cove
4	River Heights
	Providence
5	Nibley
	Millville
	Hyrum
	Paradise
	Avon
6	Logan East
7	Logan West
8	Recreational/Grazing
9	Mount Sterling
	Wellsville
	Mendon
	College Ward
	Young Ward
	Petersboro (S of Hwy 30)

Cache County Final Sales Ratio Study



Assessment/Sales Ratio Study Summary Report

Profile Name	No Sales	PRD	DWM	Med Upper Limit	Median	Med Lower Limit	COD	Mean Upper Limit	Mean	Mean Lower Limit	COV	Normal Distribution
CH All Sales	1035	1.03	0.9907	0.9859	0.9795	0.9742	8.61	1.0301	1.0200	1.0100	16.20	No
	Factors			1.01	1.02				0.98	0.99		
CH All Sales Countywide - NO CLASS 8	853	1.02	0.9605	0.9708	0.9671	0.9638	4.77	0.9810	0.9762	0.9715	7.20	No
	Factors			1.03	1.03			1.02	1.02			
CH Class 1 - Residential Countywide	733	1.00	0.9695	0.9705	0.9667	0.9636	4.27	0.9778	0.9736	0.9694	5.98	No
	Factors			1.03	1.03			1.02	1.03			
CH Class 2 - Commercial Countywide	16	1.12	0.8766	1.0391	0.9967	0.9486	5.81	1.0338	0.9775	0.9212	10.81	Yes
	Factors				1.00				1.02			
CH Class 3 - Vacant Land Countywide	89	1.02	0.9889	1.0000	0.9750	0.9615	8.37	1.0307	1.0040	0.9774	12.67	No
	Factors			1.00	1.03				1.00			
CH Class 4 - Secondary Res Countywide-Limited DATA	1	0.00	0.0000	0.0000	0.0000	0.0000	0.00	0.0000	0.0000	0.0000	0.00	NA
	Factors											
CH Class 5 - Multifamily Countywide	14	1.00	0.9370	1.0099	0.9352	0.8837	4.79	0.9690	0.9373	0.9056	5.86	Yes
	Factors				1.07			1.03	1.07			
CH Class 6 - Mixed Use-NO DATA AVAILABLE	0	0.00	0.0000	0.0000	0.0000	0.0000	0.00	0.0000	0.0000	0.0000	0.00	NA
	Factors											
CH Class 7 - Exempt Countywide-NO DATA AVAILABLE	0	0.00	0.0000	0.0000	0.0000	0.0000	0.00	0.0000	0.0000	0.0000	0.00	NA
	Factors											
CH Class 8 - Short Sales	182	1.05	1.1690	1.1808	1.1539	1.1273	14.79	1.2668	1.2253	1.1839	23.28	No
	Factors				0.87	0.89			0.82	0.8		

Assessment/Sales Ratio Study Summary Report

Profile Name	No Sales	PRD	DWM	Med Upper Limit	Median	Med Lower Limit	COD	Mean Upper Limit	Mean	Mean Lower Limit	COV	Normal Distribution
CH Class 1 - Residential Countywide	733	1.00	0.9695	0.9705	0.9667	0.9636	4.27	0.9778	0.9736	0.9694	5.98	No
	Factors			1.03	1.03			1.02	1.03			
CH Residential Region 1	191	1.00	0.9694	0.9703	0.9636	0.9598	3.57	0.9789	0.9716	0.9643	5.33	No
	Factors			1.03	1.04			1.02	1.03			
CH Residential Region 2	10	1.05	0.9040	1.1112	0.9576	0.6498	8.55	1.0433	0.9515	0.8598	13.48	Yes
	Factors				1.04				1.05			
CH Residential Region 3	37	1.01	0.9778	1.0199	0.9941	0.9654	4.54	1.0081	0.9877	0.9674	6.19	Yes
	Factors				1.01				1.01			
CH Residential Region 4	71	1.00	0.9727	0.9750	0.9649	0.9569	4.28	0.9884	0.9720	0.9556	7.19	Yes
	Factors			1.03	1.04			1.01	1.03			
CH Residential Region 5	109	1.00	0.9682	0.9782	0.9641	0.9606	4.03	0.9827	0.9723	0.9620	5.62	Yes
	Factors			1.02	1.04			1.02	1.03			
CH Residential Region 6	152	1.01	0.9650	0.9736	0.9632	0.9575	4.98	0.9810	0.9708	0.9606	6.59	No
	Factors			1.03	1.04			1.02	1.03			
CH Residential Region 7	128	1.00	0.9777	0.9925	0.9766	0.9671	3.82	0.9884	0.9802	0.9721	4.80	Yes
	Factors			1.01	1.02			1.01	1.02			
CH Residential Region 8	2	1.00	0.9890	1.0141	0.9910	0.0000	2.33	1.2844	0.9910	0.6975	3.30	No
	Factors				1.01				1.01			
CH Residential Region 9	33	1.00	0.9669	1.0071	0.9654	0.9433	4.81	0.9903	0.9703	0.9503	5.83	Yes
	Factors				1.04			1.01	1.03			

Assessment/Sales Ratio Study Summary Report

Profile Name	No Sales	PRD	DWM	Med Upper Limit	Median	Med Lower Limit	COD	Mean Upper Limit	Mean	Mean Lower Limit	COV	Normal Distribution
CH Class 1 - Residential Countywide	733	1.00	0.9695	0.9705	0.9667	0.9636	4.27	0.9778	0.9736	0.9694	5.98	No
	Factors			1.03	1.03			1.02	1.03			
CH Residential Yr Bit <1939	76	1.01	0.9593	0.9803	0.9663	0.9408	5.81	0.9825	0.9657	0.9489	7.67	Yes
	Factors			1.02	1.03			1.02	1.04			
CH Residential Yr Bit 1940-1969	84	1.01	0.9740	1.0006	0.9721	0.9622	5.92	0.9985	0.9827	0.9669	7.44	Yes
	Factors			1.00	1.03			1.00	1.02			
CH Residential Yr Bit 1970-1979	69	1.00	0.9809	0.9958	0.9736	0.9567	5.03	0.9988	0.9827	0.9666	6.88	Yes
	Factors			1.00	1.03			1.00	1.02			
CH Residential Yr Bit 1980-1989	55	1.01	0.9337	0.9654	0.9418	0.9187	5.84	0.9621	0.9423	0.9224	7.84	Yes
	Factors			1.04	1.06			1.04	1.06			
CH Residential Yr Bit 1990-1999	122	1.01	0.9735	0.9910	0.9780	0.9670	4.19	0.9925	0.9819	0.9714	6.04	Yes
	Factors			1.01	1.02			1.01	1.02			
CH Residential Yr Bit 2000-2012	327	1.00	0.9720	0.9690	0.9646	0.9622	2.97	0.9777	0.9734	0.9691	4.08	No
	Factors			1.03	1.04			1.02	1.03			

Assessment/Sales Ratio Study Summary Report

Profile Name	No Sales	PRD	DWM	Med Upper Limit	Median	Med Lower Limit	COD	Mean Upper Limit	Mean	Mean Lower Limit	COV	Normal Distribution
CH Class 1 - Residential	733	1.00	0.9695	0.9705	0.9667	0.9636	4.27	0.9778	0.9736	0.9694	5.98	No
Countywide	Factors			1.03	1.03			1.02	1.03			
CH Residential GLA <1000	71	1.00	0.9711	0.9803	0.9679	0.9531	4.66	0.9860	0.9719	0.9579	6.15	Yes
Factors				1.02	1.03			1.01	1.03			
CH Residential GLA 1001-1200	147	1.01	0.9721	0.9892	0.9702	0.9611	5.04	0.9870	0.9772	0.9675	6.18	Yes
Factors				1.01	1.03			1.01	1.02			
CH Residential GLA 1201-1600	293	1.00	0.9679	0.9737	0.9668	0.9626	4.18	0.9793	0.9722	0.9651	6.39	No
Factors				1.03	1.03			1.02	1.03			
CH Residential GLA 1601-2000	136	1.00	0.9740	0.9746	0.9653	0.9623	3.79	0.9846	0.9759	0.9672	5.31	No
Factors				1.03	1.04			1.02	1.02			
CH Residential GLA 2001-3000	70	1.00	0.9649	0.9736	0.9612	0.9560	3.28	0.9792	0.9690	0.9588	4.45	Yes
Factors				1.03	1.04			1.02	1.03			
CH Residential GLA >3000	16	1.01	0.9658	1.0071	0.9636	0.9256	5.05	1.0130	0.9753	0.9376	7.26	Yes
Factors					1.04				1.03			

Assessment/Sales Ratio Study Summary Report

Profile Name	No Sales	PRD	DWM	Med Upper Limit	Median	Med Lower Limit	COD	Mean Upper Limit	Mean	Mean Lower Limit	COV	Normal Distribution
CH Class 3 - Vacant Land Countywide	89	1.02	0.9889	1.0000	0.9750	0.9615	8.37	1.0307	1.0040	0.9774	12.67	No
	Factors			1.00	1.03				1.00			
CH Vacant Land Region 1	35	1.00	1.0070	1.0059	0.9619	0.9540	7.34	1.0472	1.0102	0.9732	10.68	No
	Factors				1.04				0.99			
CH Vacant Land Region 2	4	1.00	0.8742	1.0050	0.9192	0.0000	11.84	1.1177	0.8782	0.6387	17.14	No
	Factors				1.09				1.14			
CH Vacant Land Region 3	5	0.99	0.9688	1.0876	0.9103	0.0000	6.69	1.0673	0.9611	0.8549	8.90	Yes
	Factors				1.10				1.04			
CH Vacant Land Region 4	8	1.01	0.9709	1.2200	0.9677	0.7908	7.81	1.0855	0.9845	0.8834	12.27	Yes
	Factors				1.03				1.02			
CH Vacant Land Region 5	20	1.05	0.9935	1.0317	0.9944	0.9434	10.22	1.1237	1.0407	0.9576	17.06	No
	Factors				1.01				0.96			
CH Vacant Land Region 6	2	1.06	0.9269	1.0571	0.9780	0.0000	8.09	1.9834	0.9780	-0.0273	11.44	No
	Factors				1.02				1.02			
CH Vacant Land Region 7	9	1.00	0.9976	1.0946	0.9986	0.8182	6.05	1.0630	0.9958	0.9286	8.77	Yes
	Factors				1.00				1.00			
CH Vacant Land Region 8 - Limited DATA	1	0.00	0.0000	0.0000	0.0000	0.0000	0.00	0.0000	0.0000	0.0000	0.00	NA
	Factors											
CH Vacant Land Region 9	5	1.00	1.0166	1.1712	0.9677	0.0000	8.72	1.1543	1.0150	0.8757	11.05	Yes
	Factors				1.03				0.99			

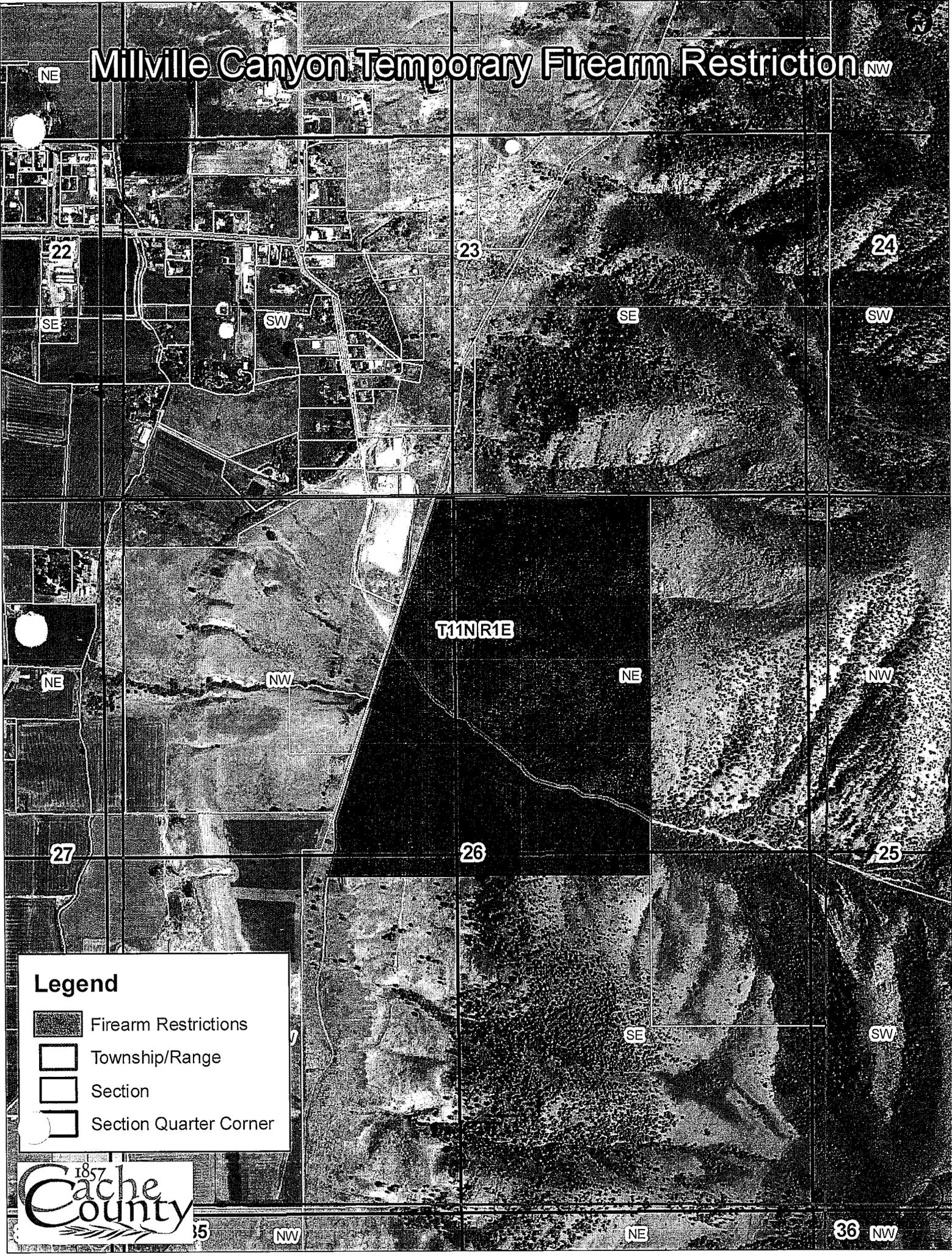
Assessment/Sales Ratio Study Summary Report

Profile Name	No Sales	PRD	DWM	Med Upper Limit	Median	Med Lower Limit	COD	Mean Upper Limit	Mean	Mean Lower Limit	COV	Normal Distribution
CH Class 3 - Vacant Land Countywide	89	1.02	0.9889	1.0000	0.9750	0.9615	8.37	1.0307	1.0040	0.9774	12.67	No
	Factors			1.00	1.03				1.00			
CH Vacant Land (1 AC and Less)	60	1.01	1.0074	1.0023	0.9775	0.9605	8.88	1.0531	1.0195	0.9860	12.85	No
	Factors				1.02				0.98			
CH Vacant Land (1.01 - 5 AC)	10	1.00	1.0098	1.3830	0.9691	0.8784	9.21	1.1196	1.0148	0.9100	14.43	Yes
	Factors				1.03				0.99			
CH Vacant Land (5.01 and Greater)	19	0.99	0.9598	1.0000	0.9800	0.9103	6.14	0.9929	0.9494	0.9058	9.51	Yes
	Factors			1.00	1.02			1.01	1.05			

Assessment/Sales Ratio Study Summary Report

Profile Name	No Sales	PRD	DWM	Med Upper Limit	Median	Med Lower Limit	COD	Mean Upper Limit	Mean	Mean Lower Limit	COV	Normal Distribution
2012 Review Area - Commercial South Logan	9	1.23	0.7824	1.1395	0.9934	0.6378	8.60	1.0729	0.9648	0.8567	14.57	Yes
	Factors			1.01				1.04				
2012 Review Area - Res YrBlt 2000-2012	327	1.00	0.9720	0.9690	0.9646	0.9622	2.97	0.9777	0.9734	0.9691	4.08	No
	Factors			1.03	1.04			1.02	1.03			
2012 Review Area - Sec Res Recreational-Limited DATA	1	0.00	0.0000	0.0000	0.0000	0.0000	0.00	0.0000	0.0000	0.0000	0.00	NA
	Factors											
2012 Review Area - Vac Land Books 5,6,pt9,10,11	21	1.00	0.9908	1.0714	0.9969	0.9174	7.38	1.0313	0.9904	0.9496	9.06	Yes
	Factors				1.00				1.01			

Millville Canyon Temporary Firearm Restriction ^{NW}



Legend

-  Firearm Restrictions
-  Township/Range
-  Section
-  Section Quarter Corner



Richmond Gun Range Temporary Firearm Restriction

