

**APPROVED**

**CACHE COUNTY  
COUNCIL MEETING  
MINUTES  
JULY 22, 2014**

**CACHE COUNTY COUNCIL  
JULY 22, 2014**

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**CACHE COUNTY COUNCIL MEETING**  
**July 22, 2014**

The Cache County Council convened in a regular session on July 22, 2014 at 5:00 p.m. in the Cache County Council Chamber at 199 North Main, Logan, Utah.

**ATTENDANCE:**

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

**The following individuals were also in attendance:** Janeen Allen, Lance Anderson, Stan Baugh, Bill Bower, David Brown, Callie Erickson, Dave Erickson, Ila Erickson, W. Noble Erickson, Spencer Gibbons, Sharon L. Hoth, Dave Nielsen, Director Josh Runhaar, Floyd Salisbury, Peggy Salisbury, Tyler Salisbury, Veda Salisbury, Rob Smith, Russ Watts, **Media:** Lis Stewart (Herald Journal), Jennie Christensen (KVNU).

**OPENING REMARKS AND PLEDGE OF ALLEGIANCE**

Executive Lynn Lemon gave the opening remarks and led those present in the Pledge of Allegiance.

**REVIEW AND APPROVAL OF AGENDA**

**Chairman Potter removed Item 12c – Discussion-Reserve Senior Volunteer Program (RSVP) Grant Application – from the agenda.**

**ACTION: Motion by Council member Yeates to approve the agenda as amended. Robison 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 July 08, 2014 Council meeting as written. Merrill seconded the motion. The vote was unanimous, 7-0.**

**REPORT OF THE COUNTY EXECUTIVE: M. LYNN LEMON**

**APPOINTMENTS:** There were none.

**WARRANTS:** Warrants for the periods 07-05-2014 to 07-11-2014 and 07-12-2014 to 07-18-2014 were given to the Clerk for filing.

**OTHER ITEMS:**

- ❑ **Board of Equalization Training** – Wednesday, August 6, 2014, 9:00 a.m. to 1:00 p.m. – Executive Lemon encouraged anyone who serves on the BOE Hearing Boards, including Council members and himself, to attend the training.
- ❑ **Rodeo Ticket Booth** – Lemon said the grounds around the ticket booth are compacted dirt. Sod was going to be installed, but he, Clerk Zollinger and Bart Esplin recommend blacktopping the area. The cost is about \$6,500.00 and will be paid out of Sundry Expenses. The Council concurred.

**CONSENT AGENDA**

- ◇ **Mendon South Subdivision** – David Sorenson requesting a 3-Lot Subdivision on 10 acres in the Agricultural (A10) Zone located approximately 2400 South 5400 West, Mendon.

Vice Chair Robison asked if any of the surrounding cities would consider annexing this property. Director Runhaar said it is not close enough to any cities to be annexed. Runhaar also noted the property is bordered by paved roads and meets subdivision requirements.

(Attachment 1)

**ACTION: Motion by council member Buttars to approve the Consent Agenda – Mendon South Subdivision. White seconded the motion. The vote was unanimous, 7-0.**

**ITEMS OF SPECIAL INTEREST**

- **Presentation of Cache Valley Century Farms** - Clark Israelsen presented Century Farm awards to Crow Mountain Farms (Erickson family) and the Salisbury Ranch (Salisbury family). Century Farm status is awarded to farms/ranches that meet the definition of the Utah Farmland Assessment Act and have been under ownership and operation by the same family for at least 100 years. Israelsen indicated Cache County now has seventy Century Farms.

Israelsen also indicated this year's crops in the county look exceptionally good and \$160,000,000.00 of new money comes into the county each year from crop production and cattle.

**PUBLIC HEARINGS, APPEALS AND BOARD OF EQUALIZATION MATTERS**

**PUBLIC HEARING SET: AUGUST 12, 2014 – 5:30 P.M. – COUNTRY LIVING REZONE**  
**– Steven Russell requesting the rezone of 16.62 acres from Agricultural (A10) Zone to Rural 2 (RU2) Zone located approximately 900 West 2200 South, College Ward**

**PUBLIC HEARING SET: AUGUST 12, 2014 – 6:00 P.M. – OPEN 2014 BUDGET**

**ACTION: Motion by Council member Yeates to set a Public Hearing – August 12, 2014-5:30 p.m.-Country Living Rezone-Steven Russell requesting the rezone of**

**16.62 acres from Agricultural (A10) Zone to Rural 2 (RU2) Zone located approximately 900 West 2200 South, College Ward and set a Public Hearing – August 12, 2014-6:00 p.m.-Open 2014 Budget. Robison seconded the motion. The vote was unanimous, 7-0.**

**INITIAL PROPOSAL FOR CONSIDERATION OF ACTION**

- **Discussion – Joint Council Meeting Agenda**
  - Fairgrounds – separation of ownership
  - Landfill and transfer station update
  - Promontory site update
  - Trash receptacles at fairgrounds
  - Wastewater facility update
  - Highline Trail
  - Funding for airport parking lot
  - CVTD proposed tax increase
  
- **Discussion – Powder Mountain** – Russ Watts distributed a booklet to the Council containing an overview of the development plan. The survey lines provided prior to the interlocal agreement between Weber and Cache County were incorrect. Instead of 5 lots on the Cache side, there will be 12 according to the corrected survey. Watts asked the Council to amend the original agreement to allow for 12 lots. There is no change to the development plan.

Chairman Potter stated a Weber County Commissioner spoke to him in support of Powder Mountain's request. Council member White responded the property owners in the area are not in support of it.

**ACTION: Motion by Council member Yeates to reconsider approval of an Amendment to Interlocal Agreement with Weber County – Powder Mountain Development – at the August 12, 2014 Council meeting. Robison seconded the motion. The vote was unanimous, 7-0.**

**Council member Zilles and Chairman Potter asked that an update on the Davenport Road issue also be on the August 12, 2014 Council meeting agenda.**

- **Land Water Conservation Fund (LWCF) – Land Conversion/Sponsorship** – Lance Anderson reviewed the three options presented at a previous meeting and asked for direction so the interlocal agreements can be implemented. The Council is supportive of Option A – multiple cities' sponsorship (Logan, Hyde Park, Nibley, North Logan, Wellsville and Newton). Anderson will formulate the interlocal agreements and asked what points the Council wants addressed in the agreements. Responses included: intent of the county to sell some of the property, offer help to sponsoring cities to develop recreation land, ice arena parking lot not to be used for school parking, specific language for maintenance by Hyde Park and North Logan cities, availability of property to public after hours.

Anderson asked if he can begin to do due diligence on the property while waiting for the interlocal agreements. The Council approved a core drill, but not moving large amounts of dirt on the property.

Anderson stated there will be a public hearing before the interlocal agreements are presented – maybe on the second Council meeting in August or the first meeting in September.

**(Attachment 2)**

**ACTION: Motion by Council member Yeates to accept Option A and give Cache Landmark permission to do a core drill (geo-tech) on the property. White seconded the motion. The vote was unanimous, 7-0.**

**OTHER BUSINESS**

- ✓ **North Logan City Pioneer Day Parade – July 24, 2014 at 10:00 a.m.** – Lemon, Buttars (maybe), Potter and Yeates will attend.
- ✓ **Logan City Pioneer Day Parade – July 24, 2014 at 12:00 p.m.** – Lemon, Buttars, Merrill and Yeates will attend.
- ✓ **Cache County/Logan City Joint Council Meeting – July 29, 2014 at 5:30 p.m.** – Cache County will host the meeting in Room 109 of the County Administration Building.
- ✓ **Cache County Fair and Rodeo – August 7, 8,9, 2014**
- ✓ **River Heights Apple Days Parade – Saturday, August 23, 2014 – 4:00 p.m.**

**COUNCIL MEMBER REPORTS**

**Cory Yeates** said the Visitors Bureau sign needs repair or replacement.

**Jon White** remarked the new paved area of the parking lot looks good, but who belongs to all the construction vehicles on the southwest corner? Lemon said those are from the remodel work on Cache Valley Bank.

**Kathy Robison** announced the Council Summer Social will be Tuesday, August 19, 2014 at 6:30 p.m. at Jon White's home. Fish and prime rib will be served.

**The Council meeting adjourned to a meeting of the Cache County Redevelopment Agency.**

**ACTION: Motion by Council member Zilles to convene as the Cache County Redevelopment Agency. Yeates seconded the motion. The vote was unanimous, 7-0.**

**THE COUNCIL CONVENED IN A MEETING OF THE CACHE COUNTY REDEVELOPMENT AGENCY**

**ACTION ITEMS:**

1. **Consideration for adoption of a Resolution** of the Board of Directors of the Cache County Redevelopment Agency Approving an Amended Budget for the

Cache County Pepperidge Farm Community Development Project Area; and  
Related Matters.

2. **Resolution No. 2014-02 – Approving an Amended Budget for the Cache  
County Pepperidge Farm Community Development Project Area; and  
Related Matters**

(Attachment 3)

**ACTION:** Motion by Council member Yeates to adopt Resolution No. 2014-02-  
Approving an Amended Budget for the Cache County Pepperidge Farm  
Community Development Project Area; and Related Matters. Zilles seconded the  
motion. The vote was unanimous, 7-0.

**ADJOURNMENT**

The Council adjourned from the Cache County Redevelopment Agency at 6:51p.m.

\_\_\_\_\_  
**ATTEST:** Jill N. Zollinger  
County Clerk

\_\_\_\_\_  
**APPROVAL:** Val K. Potter  
Chairman



**DEVELOPMENT SERVICES DEPARTMENT**

BUILDING | COUNTYWIDE PLANNING | ENGINEERING | GIS | PLANNING & ZONING

**To:** Cache County Council  
**From:** Chris Harrild, Planner II, Development Services,  
**Subject:** Development Services agenda items for July 22, 2014

**SET PUBLIC HEARING**

1. **Country Living Rezone** – Steven Russell requests the rezone of 16.62 acres of property from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone, located at approximately 900 West 2200 South, College Ward.

Planning Commission Recommendation: Denial (4, 0)  
Findings of Fact: 1

**CONSENT**

2. **Mendon South Subdivision** – David Sorenson requests a 3-lot subdivision on 10 acres of property in the Agricultural (A10) Zone located at approximately 2400 South 5400 West, Mendon.

Planning Commission Recommendation: Approval (4, 0)  
Findings of Fact: 4  
Conditions of Approval: 6



**Access:**

- Access to this property is from county roads 2400 South (24' wide pavement, 3' wide gravel shoulders) and 5400 West (22' wide pavement, 2' wide gravel shoulders). A private drive at the north end of the property is not an access for these lots. Both county roads are adequate.

**Storm Water:**

- Drainage along the north side of 2400 South flows through a culvert from the west side to the east side of 5400 West. The culvert appears to be 15-18" in diameter but is nearly entirely obstructed due to sediment accumulation. This culvert must be cleaned out or replaced, and the immediate drainage paths reformed for the drainage to function properly. The county will take responsibility for the culvert and the developer shall address the drainage paths.

**Water & Septic:**

- An adequate, approved, domestic water right must be in place at the time of final plat recordation for all building lots within the proposed subdivision.
- Lot 2 has been identified as a dry lot. One dry lot is allowed per subdivision; however, a dwelling shall not be built on this lot until an adequate, approved, domestic water right is in place.
- The Bear River Health Department has determined that on-site septic tank systems are feasible for the proposed lots.

**Service Provision:**

- Residential waste containers shall be placed on 5400 West for Monday collection. Sufficient shoulder space must be provided for the residential refuse and recycle containers to sit four feet apart and be out of the travel lane.
- A school bus stop is located at 5426 West 2400 South, less than 0.1 miles away.
- Any driveways shall meet all applicable requirements of the current International Fire Code, minimum County standards, and any other applicable codes.
- Water supply for fire suppression will be provided by the Mendon City Fire Department. Access for emergency services is adequate.

**Public Comment:**

Notices were mailed to the property owners located within 300 feet of the subject property. At this time no public comment regarding this proposal has been received by the Development Services Department.

**STAFF DETERMINATION AND FINDINGS OF FACT (4)**

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It is staff's determination that the Mendon South Subdivision, a 3-lot subdivision for property located at approximately 2400 South 5400 West with parcel number 11-035-0006, is in conformance with the Cache County Ordinance requirements and should be forwarded to the County Council with a recommendation of approval. This determination is based on the following findings of fact:

1. The Mendon South Subdivision has been revised and amended by the conditions of project approval to address the issues and concerns raised within the public and administrative records.
2. The Mendon South Subdivision has been revised and amended by the conditions of project approval to conform to the requirements of Titles 16 and 17 of the Cache County Code and the requirements of various departments and agencies.
3. The Mendon South Subdivision conforms to the preliminary and final plat requirements of §16.03.030 and §16.03.040 of the Cache County Subdivision Ordinance.
4. The Mendon South Subdivision is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjoining or area properties.

## CONDITIONS OF APPROVAL (6)

Prior to final plat recordation, the following conditions must be met for the developments to conform to the County Ordinance and the requirements of county service providers.

1. The proponent shall meet all applicable standards of the Cache County Ordinance.
2. Adequate, approved, domestic water rights shall be in place for all building lots within the subdivision.
3. The applicant shall reaffirm 33' from the centerline of Cache County's 66' wide right-of-way for all county roads along the proposed subdivision boundary.
4. Sufficient shoulder space must be provided for the residential refuse and recycle containers to sit four feet apart and be out of the travel lane.
5. Permits for and/or construction of a dwelling shall not be allowed on Lot #2 until an adequate, approved, domestic water right is in place.
6. The drainage paths in the direct vicinity of the culvert under 5400 West at the intersection with 2400 South, shall be reformed to allow the drainage from the culvert to function properly. These improvements are required in the locations east of 5400 West and on the north side of 2400 South.



1 **Staff and Commission** discussed the concerns that the public raised. While wells are typically a  
2 state concern, they can be taken into consideration with a rezone. This is a unique situation  
3 where it is located near three cities and the county is trying not to patch work services and roads.  
4 There is a consistency of service issues and it's going to be difficult to put development in the  
5 county in these types of situations. It would be very unlikely for this parcel to be annexed if it is  
6 developed as residential because it would require higher taxes. The county is backing off of  
7 services for islands like this. Staff's recommendation for denial is not based solely on the  
8 density, the concern is with development in general because of the possibility of annexation for  
9 the three cities surrounding this area.

10  
11 **Larson motion to recommend denial of the Country Living Rezone to the County Council with the**  
12 **stated conditions and findings of fact; Christensen seconded; Passed 4, 0.**

13  
14 **6:36:00**

15  
16 **#2 Mendon South Subdivision (David Sorensen)**

17  
18 **Harrild** reviewed Mr. David Sorensen's request for a recommendation of approval to the County  
19 Council for a 3-lot subdivision on 10 acres of property in the Agricultural (A10) Zone located at  
20 approximately 2400 South 54000 West, Mendon. Access is from 2400 South and 5400 West and  
21 both are adequate. The Bear River Health Department (BRHD) has approved on-site septic  
22 tank systems for the buildable lots. Lot 2 has been identified as a dry lot and no dwelling will be  
23 permitted on this lot until an adequate, approved, domestic water right is in place. Staff has  
24 received comment from one person that noted their disagreement with additional homes on the  
25 roadway and with allowing a dry lot. The code does allow for the dry lot but the Commission  
26 can deny the dry lot and make it a wet lot. There is a culvert along the north side of 2400 south  
27 that is obstructed due to sediment accumulation that will need to be cleaned out or replaced, and  
28 the immediate drainage paths will need to be reformed for it to function properly. The County  
29 will take responsibility for the culvert and the developer shall address the drainage paths.

30  
31 **Jeff Nielson** I did the surveying and the platting for Mr. Sorensen. This is a pretty straight  
32 forward application.

33  
34 **Scott Cannon** in 2003 the Utah Geological Society did a study and my concern, which is found  
35 in this study, is that although the ground water quality in this area is pristine, it is deteriorating  
36 throughout Cache Valley. On the basis of this scientific report, it is deteriorating and the area  
37 has been separated into zones with a recommended septic density. In our area, Mendon, they  
38 recommend a maximum septic density of five acres, that's one septic system per five acres. I'm  
39 not suggesting Cache County has to comply with that, but my thought is that I hope the BRHD  
40 follows this. I hope there is science behind that. The water is deteriorating and my alarm went  
41 up when the Mendon well started showing nitrates and maybe people weren't paying enough  
42 attention to this idea of septic density. But it seems like if it is deteriorating we need to pay  
43 attention to that and I don't know what the County's science basis is for giving this the okay.  
44 That's one issue and that's probably the primary issue. I'm worried for future generations and  
45 how it could harm them. The dry lot, it appears as if you are all aware of it, but the BRHD, when  
46 I was getting my water rights, and I have some canal rights, I had occasion a couple of years ago  
47 to trade some of my canal rights for well rights. The BRHD told me that they didn't believe I

1 would be able to trade canal rights for well rights because the canal company wouldn't allow it.  
2 I have heard it is the plan to follow that same course to do that, but the fact of the matter is, is  
3 that has got to happen before it gets approved. But I have pursued this course before and was  
4 told no. Secondly, because of the allocation of the ground water I was also told by the BRHD  
5 that even if I could provide water rights they had nothing they could give to increase the well  
6 permits in the area because they were over allocated. I worry about that little well in that corner  
7 being close to the well in my corner and two or three families drawing on it and what the  
8 implications would be but I have no data except what I have on my well and I don't know what  
9 that would do. It seems like the proposal isn't unreasonable but I am concerned that someone  
10 needs to pay attention to what the science of hydrology is telling us in the area regarding the  
11 capacity to support wells.

12  
13 **Sands** do you have a pump for your well?

14  
15 **Mr. Cannon** I do; a submerged pump.

16  
17 **Sands** on the UGS study, is that referring to the shallow aquifer or the deep aquifer that you are  
18 drawing your water off of?

19  
20 **Mr. Cannon** when I was looking at it, it was referring to ground water. It was not detailed  
21 enough for stratification.

22  
23 **Sands** my expectation would be that it is the shallow ground water that they are concerned about  
24 seeing nitrates in.

25  
26 **Lori Jenkins** I'm concerned with the wells. I'm just wondering if the more wells we get there  
27 could affect our wells. We have a neighbor who has drilled two wells and cannot use either well  
28 and is having to bring in water from elsewhere and store it in a tank.

29  
30 **Runhaar** honestly as to the problem there, typically the more wells you see affect the flow, not  
31 the quality. I don't know how good the aquifer is in this area but we don't typically see flow  
32 issues in sparsely populated areas but I cannot give you a definitive answer on that. They will  
33 have to prove out water rights before they can do anything with the subdivision but they do not  
34 have to prove water flow. Water is not controlled by the county but by the state and they are not  
35 required to prove flow but a water right. Three wells should not affect your quantity.

36  
37 **Sands** is that a wet area?

38  
39 **Staff and Commission** discussed the wet area of land. No wetlands have been defined in this  
40 area but in the spring it gets wet. People who have questions regarding septic tanks, and what  
41 the criteria are for approval of septic tanks should contact the Bear River Health Department  
42 (BRHD). If people have questions regarding wells and water rights need to contact the state.  
43 The county has no authority on wells or water rights.

44  
45 **Caylenn Rowley** one problem I have with this, 8 years ago was we were assured there was a  
46 moratorium on new wells to keep the country atmosphere and to keep the five acre lots. I think  
47 approving this subdivision sets a precedent for all the other empty lots around us. We've always

1 thought a house had to have 5 acres. We were also told no well would be granted unless there  
2 was a five acre lot. My husband has checked on that recently and been assured that it won't  
3 happen but I think approving this subdivision is going to falsely inflate the value of the selling  
4 price of the property for people who would be willing to buy it for an agricultural property but if  
5 it's zoned residential you are going to inflate the property. Why approve it for 2 ½ acre lots,  
6 those people can buy the lot and find out they can't build on it because they can't get a well.  
7 When Mr. Sorensen did his well it was approved for one residential house on those ten acres and  
8 that was it. It had to be on residential house on 10 acres if you look at this well rights and I don't  
9 think approving 2 ½ acres parcel should be done.

10  
11 **Sands** who did you talk to about the limitations on wells?  
12

13 **Ms. Rowley** the state water people. The people we had to talk to, to get our well approved is  
14 who we talked to. We were told they needed to be five acres lots. I know the partial parcel  
15 between us and the Cannon's, they made sure that they annexed enough for 5 acres so that it  
16 could be sold for a residential lot.  
17

18 **Larson** the reason this doesn't follow the norm is because it is a 1970 parcel. This is one of the  
19 things that make sense to know one, including us, but we are bound by it. But this 1970 parcel,  
20 there are rights vested in a parcel that has not been divided since 1970 that we have to allow. So  
21 even if the whole area is zoned for a 10 minimum acre or density of 10 acres we are still bound,  
22 they are grandfathered in if the lot has not been divided since 1970.  
23

24 **Sands** that is correct, because it is a 1970 parcel. If this were 20 acres or 50 acres it would still  
25 be the same rules, they would get three lots.  
26

27 **Ms. Rowley** it can be divided into 2 ½ acres lots?  
28

29 **Sands** we are saying it can be divided into three lots.  
30

31 **Larson** it's the number of divisions, not the size.  
32

33 **Ms. Rowley** we bought a five acre lot.  
34

35 **Sands** you bought a five acre lot, is it a division of a 1970 parcel?  
36

37 **Ms. Rowley** it was part of a 1970 acre parcel, but we were told we couldn't split the parcel and  
38 have our children build a home on it because of the 1970.  
39

40 **Harrild** it depends on each parcel, each one is parcel specific.  
41

42 **Larson** each parcel has its own history.  
43

44 **Ms. Rowley** we bought it 8 years ago and the previous owner had owned it the whole time and  
45 hadn't split it.  
46

1 **Sands** you could come in and visit with Chris and he can see if it's a 1970 parcel or part of a  
2 1970 parcel.

3  
4 **Larson** they can clarify that quickly for you.

5  
6 **Ms. Rowley** we don't want to see 2 ½ acres lots going in around us because it sets a precedent.

7  
8 **Larson** it would be the same thing whether they had 100 acres or whatever because of the 1970  
9 parcel rules and we are kind of stuck with it because it is grandfathered in.

10  
11 **Tammy Trickler** I am adjacent to this parcel. One of the current concerns I do have regarding  
12 this is back to the water. I understand you don't have anything to do with that but when our well  
13 was built it was an artesian well and we've had to have our pumps worked on twice and we've  
14 been informed it is no longer artesian. Nobody from BRHD has talked to us about flow or  
15 function of our well and this is concerning for us.

16  
17 **Robert Jenkins** we have talked about buying the north five acres. But from what I understand is  
18 that he does not have water rights on that five acres now. If we purchase the five acres with the  
19 water right, does it have an expiration date?

20  
21 **Runhaar** yes. You have five years to prove beneficial use and then you can file for an extension  
22 but if you don't prove beneficial use it will go away.

23  
24 *Christensen motioned to recommend approval of the Mendon South Subdivision to the County*  
25 *Council with the stated conditions of approval and findings of fact; Olsen seconded; Passed 4, 0.*

26  
27 **7:23:00**

28  
29 **Runhaar** the state and EPA are requiring us to go forward with storm water management. The  
30 county was rewarded an exemption 10 years ago and we did re-file for the exemption and were  
31 denied. We are hiring a full time person to deal with this issue.

32  
33 **7:27:00**

34

## Janeen Allen - Fwd: County Council

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**From:** Lynn Lemon  
**To:** COUNTY COUNCIL; Janeen Allen  
**Date:** 7/22/2014 9:54 AM  
**Subject:** Fwd: County Council  
**Attachments:** Cache County Presentation 7-22-14.docx; NL High School Areas.pdf

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Council Members, Attached is some support documentation on Agenda Item 12b. Land Water Conservation Fund(LWCF) - Land Conversion / Sponsorship. Lynn Lemon

>>> "Lance Anderson" <lance@cachelandmark.com> 7/21/2014 7:05 PM >>>  
Lynn /Val,

Here is the information.

The request to the council is to decide on sponsorship of the LWCF permit.

- 1) Is the County going to be part of the sponsorship going forward? Option C (see attached).
- 2) Is the County going to relinquish the sponsorship and give to the Cities on the proposal? Option A ( preferred option)
- 3) Is the County going to relinquish the sponsorship and give to North Logan and Hyde Park? Option B (NPS preferred option)

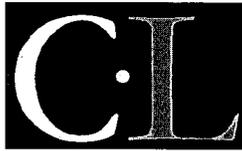
The reason is we need to send a letter to NPS with our request for sponsorship. They will respond. The County may still need to be a part of the sponsorship of the project going forward depending on NPS, however our direction has been to divest the County's interest in recreation property.

Second request, asking the County if the School District can do more due diligence of project site such as geotechnical investigation and proceed with development of a interlocal agreement for the purchase and conversions of lands.

Based on the decision of the first request. This will be a process. As discussed this will be over 90 days with several communities. We ask if we can start building a building pad the first of October. We will have several presentations prior to the commencement of a building pad.

If you have questions please let me know.

Thanks,  
Lance Anderson  
435-760-1622



CACHE • LANDMARK  
ENGINEERS • SURVEYORS • PLANNERS

**Proposed Current Plan**

- Convert school property where building footprint, parking lots, and football field is currently proposed.
- Convert property west of 200 East to proposed parcels listed below.

**Sponsorship**

**Option A--Multiple Cities (preferred option)**

- **Existing Conversion**
  - Logan City-Aquatic Center
  
- **Potential Parcels for Conversions**
  - Hyde Park--Next to Cedar Ridge
  - Hyde Park--South of Hyde Park Lane
  - Nibley -Adjacent to proposed Sports Complex Area
  - North Logan (4)- Adjacent to Elk's Ridge
  - Wellsville-Adjacent to Wellsville Dam
  - Newton-Adjacent to City Park

**Option B--Hyde Park / North Logan (NPS preferred option)**

- **Potential Parcels for Conversions**
  - Hyde Park--Next to Cedar Ridge
  - Hyde Park--South of Hyde Park Lane
  - North Logan (4)- Adjacent to Elk's Ridge
- **Existing Conversion**
  - Logan City-Aquatic Center

**Option C--County (Last option)**

- **Same Parcels as the multiple Cities in Option A but the County is the sponsor.**



**RESOLUTION NO. 2014- 02**

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE CACHE COUNTY REDEVELOPMENT AGENCY APPROVING AN AMENDED BUDGET FOR THE CACHE COUNTY PEPPERIDGE FARM COMMUNITY DEVELOPMENT PROJECT AREA; AND RELATED MATTERS.

WHEREAS, the Cache County Redevelopment Agency (the "Agency") is a community development and renewal agency (a public body, corporate and politic) duly created, established, and authorized to transact business and exercise its powers, all under and pursuant to the Limited Purpose Local Government Entities—Community Development and Renewal Agencies Act, Title 17C, Utah Code Annotated 1953, as amended; and

WHEREAS, the Agency has created the Cache County Pepperidge Farm Project Area (the "Project Area") and has approved a budget for the Project Area (the "Project Area Budget"); and

WHEREAS, the Project Area Budget failed to reflect the certain personal property amounts in the base year taxable values; and

WHEREAS, in order to correct the omitted personal property values, the Board of Directors (the "Board") of the Agency now desires to approve an amended Project Area Budget (the "Amended Budget"), substantially in the form attached hereto as Exhibit B;

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CACHE COUNTY REDEVELOPMENT AGENCY, AS FOLLOWS:

Section 1. All terms defined in the recitals hereto shall have the same meaning when used herein. All actions heretofore taken (not inconsistent with the provisions of this Resolution) by the Board and by the officers of the Agency directed toward the establishment of the Project Area are hereby ratified, approved, and confirmed.

Section 2. The Amended Budget, in substantially the form presented to this meeting and attached hereto as Exhibits B, is hereby authorized, approved, and confirmed.

Section 3. The appropriate officials of the Agency are hereby authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Resolution.

Section 4. If any one or more sections, sentences, clauses, or parts of this Resolution shall, for any reason, be held invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Resolution, but shall be confined in its operation to the specific sections, sentences, clauses, or parts of this Resolution so held unconstitutional and invalid, and the inapplicability and invalidity of any section,

sentence, clause, or part of this Resolution in any one or more instances shall not affect or prejudice in any way the applicability and validity of this Resolution in any other instances.

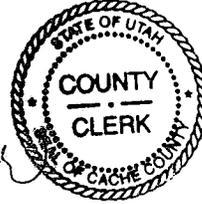
Section 5. All resolutions of the Agency in conflict with this Resolution are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any Resolution, by-law or regulation, or part thereof, heretofore repealed.

PASSED BY THE BOARD OF DIRECTORS OF THE CACHE COUNTY  
REDEVELOPMENT AGENCY THIS 22<sup>nd</sup> DAY OF JULY, 2014.

By:   
Chairman

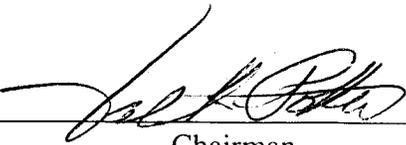
ATTEST:

By:   
County Clerk



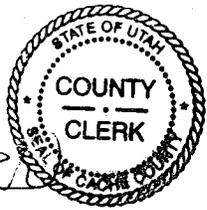
(Here follows business not pertinent to the above.)

Pursuant to motion duly made and seconded, the Board adjourned.

By:   
Chairman

ATTEST:

By:   
County Clerk



STATE OF UTAH                    )  
  ) ss.  
COUNTY OF CACHE            ) ✓

I, Jill N. Zollinger, the duly qualified and acting County Clerk of Cache County, Utah, do hereby certify according to the records of the Cache County Redevelopment Agency (the "Agency") in my possession that the foregoing constitutes a true, correct, and complete copy of the minutes of the special meeting of the Agency's Board of Directors (the "Board") held on July 22, 2014, as it pertains to a resolution (the "Resolution") adopted by the Board at said meeting, including the Resolution, as said minutes and Resolution are officially of record in my possession.

IN WITNESS WHEREOF, I have hereunto subscribed my signature this 22<sup>nd</sup> day of July, 2014.

By: Jill N. Zollinger  
County Clerk



EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Janeen Allen, the undersigned Authorized Representative of Cache County, Utah, do hereby certify, according to the records of the Cache County Redevelopment Agency (the "Agency") in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated, 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time and place of the July 22, 2014, public meeting held by the Board of Directors of the Agency (the "Board") as follows:

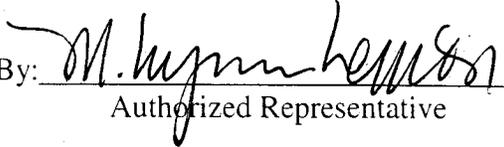
(a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted at the principal offices of the Agency on July \_\_, 2014, at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting;

(b) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be delivered to the Herald Journal, on July \_\_, 2014, at least twenty-four (24) hours prior to the convening of the meeting; and

(c) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be published on the Utah Public Notice Website (<http://pmn.utah.gov>).

I further certify that the Agency does not hold regular meetings that are scheduled in advance over the course of a year, but meets on an unscheduled basis from time to time, as needed.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this 22<sup>nd</sup> day of July, 2014.

By:   
Authorized Representative

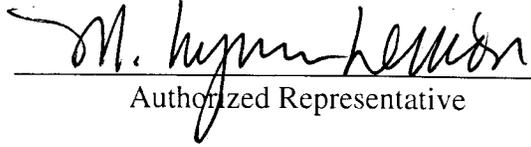
SCHEDULE 1

NOTICE OF MEETING

NOTICE OF SPECIAL MEETING

TO THE MEMBERS OF THE BOARD OF DIRECTORS OF THE CACHE COUNTY REDEVELOPMENT AGENCY:

NOTICE IS HEREBY GIVEN that a special meeting of the Board of Directors of the Cache County Redevelopment Agency (the "Agency"), will be held at the Board's regular meeting place at 5:00 p.m. on Tuesday, July 22, 2014, for the purpose of approving an amended budget for the Cache County Pepperidge Farm Project Area, and for the transaction of such other business incidental to the foregoing as may come before said meeting.

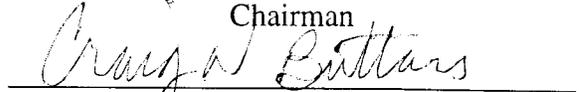
  
\_\_\_\_\_  
Authorized Representative

ACKNOWLEDGMENT OF NOTICE  
AND CONSENT TO SPECIAL MEETING

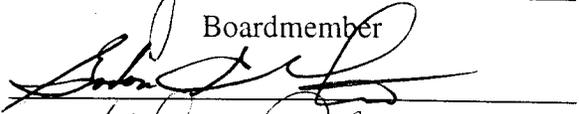
We, the Chairman and members of the Board of Directors of the Agency, do hereby acknowledge receipt of the foregoing Notice of Special Meeting, and we hereby waive any and all irregularities, if any, in such notice and in the manner of service thereof upon us and consent and agree to the holding of such special meeting at the time and place specified in said notice, and to the transaction of any and all business which may come before said meeting.

  
\_\_\_\_\_

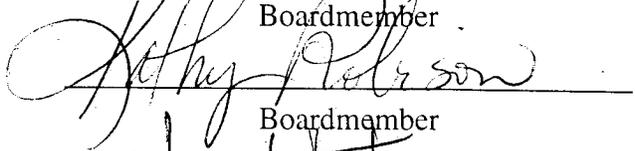
Chairman

  
\_\_\_\_\_

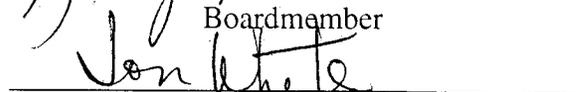
Boardmember

  
\_\_\_\_\_

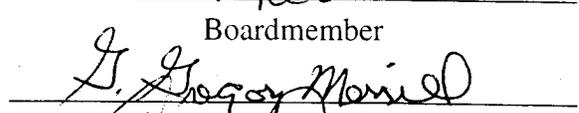
Boardmember

  
\_\_\_\_\_

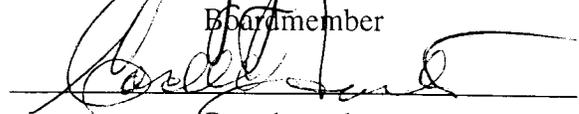
Boardmember

  
\_\_\_\_\_

Boardmember

  
\_\_\_\_\_

Boardmember

  
\_\_\_\_\_

Boardmember

Logan, Utah

July 22, 2014

The Board of Directors (the "Board") of the Cache County Redevelopment Agency (the "Agency") met in special public session at its regular meeting place in Logan, Utah, on Tuesday, July 22, 2014, at 5:00 p.m. The meeting was called to order by the Chairman of the Board with the following being present, and constituting a quorum:

Craig W. Buttars	Boardmember
Greg Merrill	Boardmember
Val Potter	Boardmember
Kathy Robison	Boardmember
Jon White	Boardmember
Cory Yeates	Boardmember
Gordon A. Zilles	Boardmember

Also present:

M. Lynn Lemon	County Executive
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After the meeting had been duly called to order and after other matters not pertinent to this Resolution had been discussed, a Certificate of Compliance with Open Meeting Law with respect to this July 22, 2014, meeting was presented to the Board, a copy of which is attached hereto as Exhibit A.

Thereupon, the following Resolution was approved and adopted on the following recorded vote:

AYE: 7

NAY: 0

The Resolution is as follows:

EXHIBIT B  
AMENDED BUDGET

