

# State of the County



**Cache County  
Executive  
David Zook**





# OPEN LETTER TO ALL CACHE VALLEY CITIZENS

Dear Citizens,

On November 6, 1984, you will have the right to choose what form of County government you want. We, the mayors of Cache County, have worked to provide you with this opportunity. We trust you to wisely consider that choice.

The proposed form was developed by us. We represent no faction nor do we represent any political party. We represent no vested interest but simply you, our citizens. In fashioning this proposed form we have attempted to meet the needs and desires of our citizens and cities as we see them.

After sound consideration and much thought we recommend the change to you. We believe the change would benefit our valley, our towns and our citizens.

**We strongly encourage you to vote yes.**



Bruce Darley  
Hyrum Mayor



Denzel Clark  
Clarkston Mayor



Joe Myler  
Cornish Mayor



Lee Osborne  
Hyde Park Mayor



Kendalith Munk  
Amalga Mayor



LaVor Smith  
Lewiston Mayor



Gerald Allen  
Paradise Mayor



Clyde Linder  
Millville Mayor



Ross Shelton  
Mendon Mayor



Clyde Braegger  
Providence Mayor



Max Christiansen  
Newton Mayor



Boyd Humphreys  
River Heights Mayor



Marvin A Traveller  
Richmond Mayor



Hewel Daines  
Logan Mayor



Robert Chambers  
Smithfield Mayor



Paul Jensen  
Trenton Mayor



Kent Branchley  
Wellsville Mayor

## Description

The powers and duties presently exercised by the County Commissioners would be divided between an elected seven member County Council and an elected County Executive, as follows:

**1. County Council:** This Council would exercise legislative powers. The County Council would be composed of seven persons elected for four year terms from different geographical districts in the County on a population basis. They would meet at least twice each month and would have the power and duty to enact ordinances and adopt the budget.

**2. County Executive:** The County Executive would carry out the programs and policies of the County Council. The County Executive would be elected to a four year term by all voters of the County. He would appoint individuals upon the advice and consent of the Council. He may exercise a veto which may be overridden by the affirmative vote of five Councilmen.

**3. Cost Savings:** The combined pay and benefits of the Council and Executive would save the taxpayers approximately \$12,000 annually over the present form. The new form would save considerably more with improved government efficiency.

**4. Other Changes:** All other County Officers will continue to be elected and will fulfill their duties as presently constituted. These duties remain unchanged except as necessary to facilitate the described division of powers.

## Benefits

**1. Better Representation:** All areas of the County would be represented. The County Council would become a group that truly represented everyone's interests and area.

**2. Open Government:** The County's business will be conducted in open, public forums where all can participate. The voters will also be able to evaluate their elected official's performance.

**3. Better Accountability:** Because there is a separation of the persons who appropriate public money and those who spend it there will be better control and safeguards.

**4. Checks and Balances:** The County Council and County Executive will operate as a check and balance on each other. Separation of executive and legislative powers protects against power abuse.

**5. Effective Administration:** No organization should allow itself to be run by a committee composed of plural executives. Cache County needs an administrator who will take responsibility and get things done. We do need a leader.

**6. Saves Money:** The cost of the elected officials in the new form will be less expensive. More importantly, our County government as a whole will be run more efficiently and in a businesslike manner.

## Endorsements

"I have always believed that the closer the government is to the people, the better it functions."

Clyde Braegger, Providence Mayor

"We need a County Council where all groups, all areas and all our citizens are represented. A council that can deliberate, speak and truly represent Cache County."

Newel G. Daines, Logan City Mayor

"[C]ounty government systems are ... outdated and simply not meeting the increasing needs and demands of the people."

Scott M. Matheson, Governor of Utah

"The executive-council form automatically safeguards against misappropriation, mismanagement and diversion of public funds to personal use."

Theral Bishop, former Logan Mayor

"[T]he current commission form is too small. It takes two members to make, second [and pass] a motion ... eliminates discussion ..."

Robert Chambers, Smithfield Mayor and former County Commissioner

"The proposed form is the best form of government for Cache County."

Jack E. Christensen, former Cache County Assessor, former Executive Director of Utah Association of Counties

"We then recommend that the Commissioners adopt a resolution of intent to approve the optional form of county government ... [which establishes] at the county level the basic American system of checks and balances and division of powers."

Todd G. Weston, Chairman Ad Hoc Committee of Cache County Commission, 1978

**VOTE Yes ☒**  
**To Improve County Government**  
(Last Issue on Ballot)

# County Government 1984 Executive/Council Form



Cache  
County  
1857



# Cost of County Government

Lowest taxes and fees per capita in the state.

Cache County **\$451.28**

Utah Average **\$1,189.44**





**\$1/month**



**\$9/month**



**\$3/month**



**\$17.99/month**



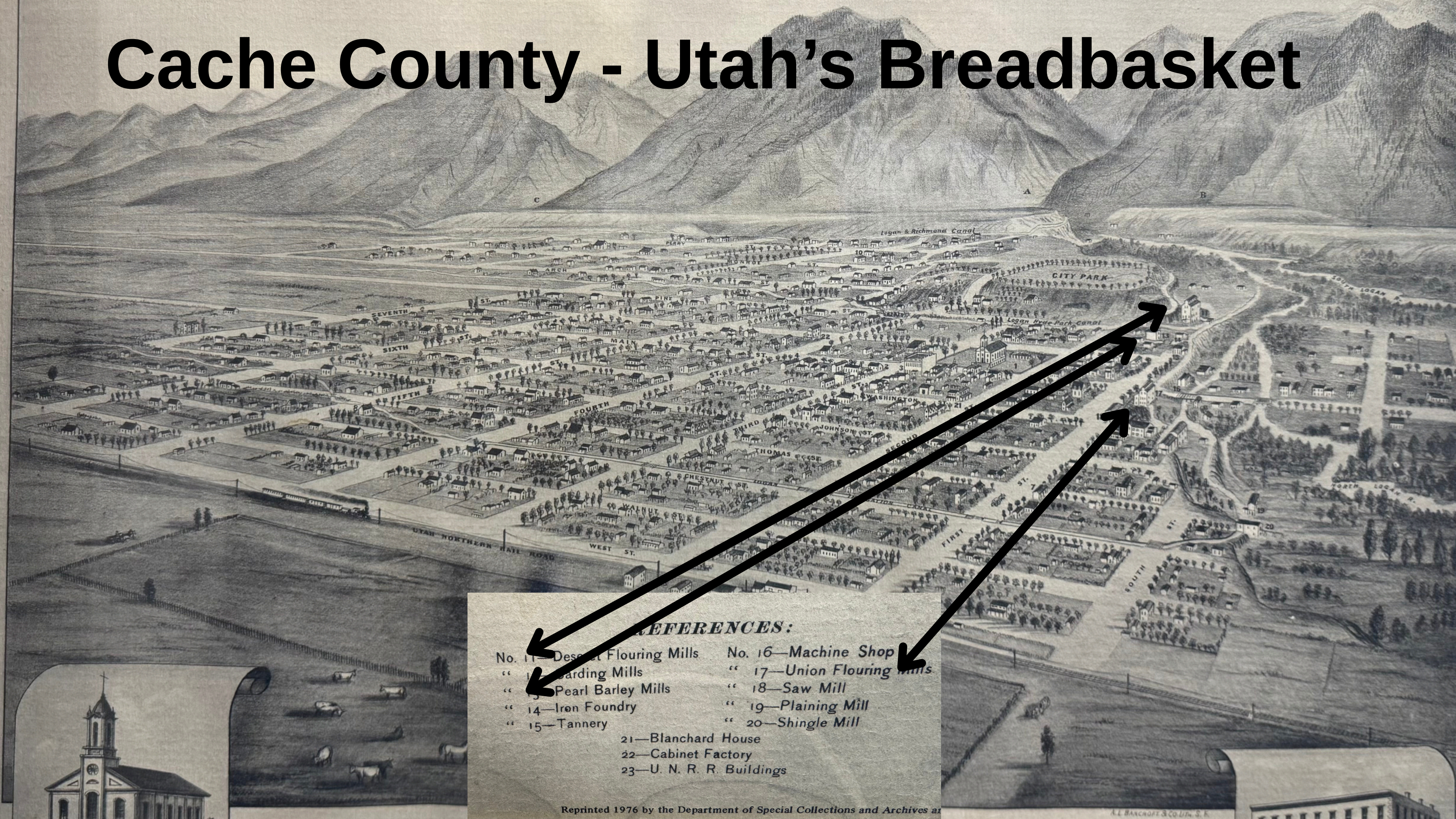
# Cache County's Agricultural Heritage



Photo credit: Janeen Allen



# Cache County - Utah's Breadbasket



## REFERENCES:

- |                              |                           |
|------------------------------|---------------------------|
| No. 11—Desert Flouring Mills | No. 16—Machine Shop       |
| " 12—Sawing Mills            | " 17—Union Flouring Mills |
| " 13—Pearl Barley Mills      | " 18—Saw Mill             |
| " 14—Iron Foundry            | " 19—Plaining Mill        |
| " 15—Tannery                 | " 20—Shingle Mill         |
| 21—Blanchard House           |                           |
| 22—Cabinet Factory           |                           |
| 23—U. N. R. R. Buildings     |                           |



# Central Milling

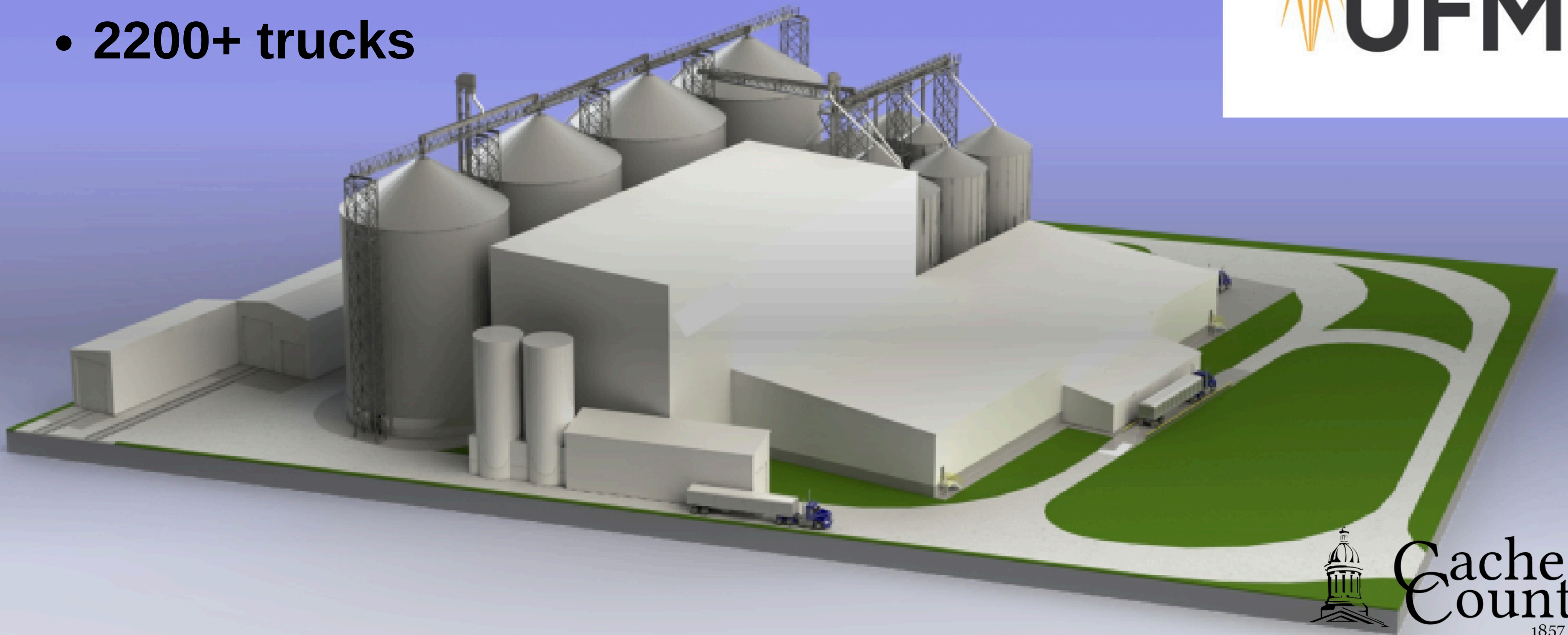
## Oldest Continuously Operating Company in the state - Since 1867





# Utah Flour Mill

- 1 million bushels of grain/year
- 60% of output directly to Pepperidge Farms
- 2200+ trucks





# Pepperidge Farms

## 5 million goldfish per hour

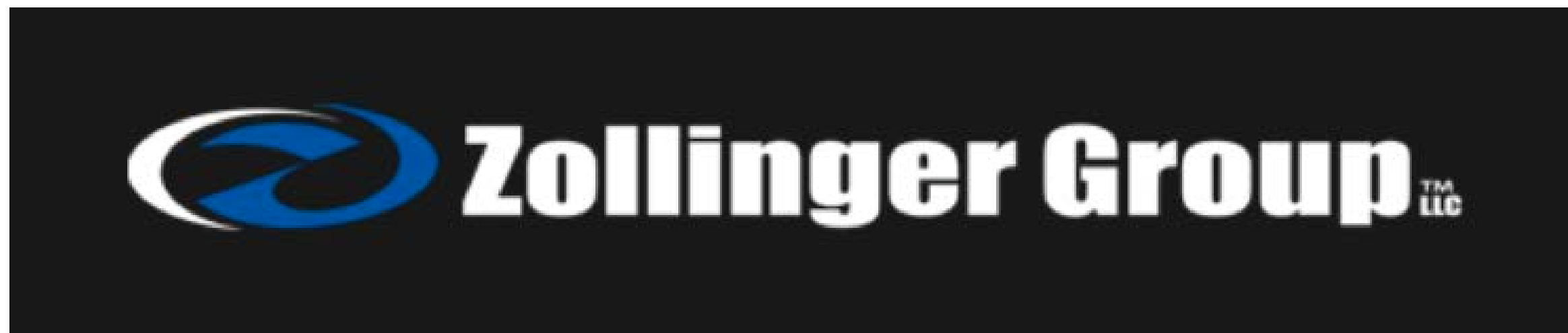




# Agriport

- Study with recommendations to optimize farming/ranching locations and rail infrastructure.
- Help area farmers and ranchers realize their economic potential.
- Funded by state grant. Completed by end of 2025.











# Bear River Watershed Study

- **70%** of crop and livestock revenue come from products exported outside the region.
  - Mostly to neighboring counties and Intermountain West states.
- Crops generate **\$510 million/year**.
- Livestock sales generate **\$350 million/year**.



Table ES2: Total Annual Regional Economic Values of the Bear River

Annual Values	Total Employment	Total Labor Income	Total Output/Value
Market Impacts and Contributions	11,428	\$403,270,000	\$1,795,890,000
Non-Market Values	--	--	\$153,220,000
Totals	11,428	\$403,270,000	\$1,949,110,000

\$2 Billion!



# Economic Development

- Unemployment rate - 2.7%
- Labor Force: 71,854 - Participating/Employed: 69,683
- Logistics - down 18% last quarter

2024:

- **Construction** related jobs +6.6%
- **Manufacturing** -5.5%
- **Professional & Business Services** + 3.4%
- **Retail** -6.5%
- **Leisure & Hospitality** stayed flat at 0%
- **Agriculture** + 6.1%

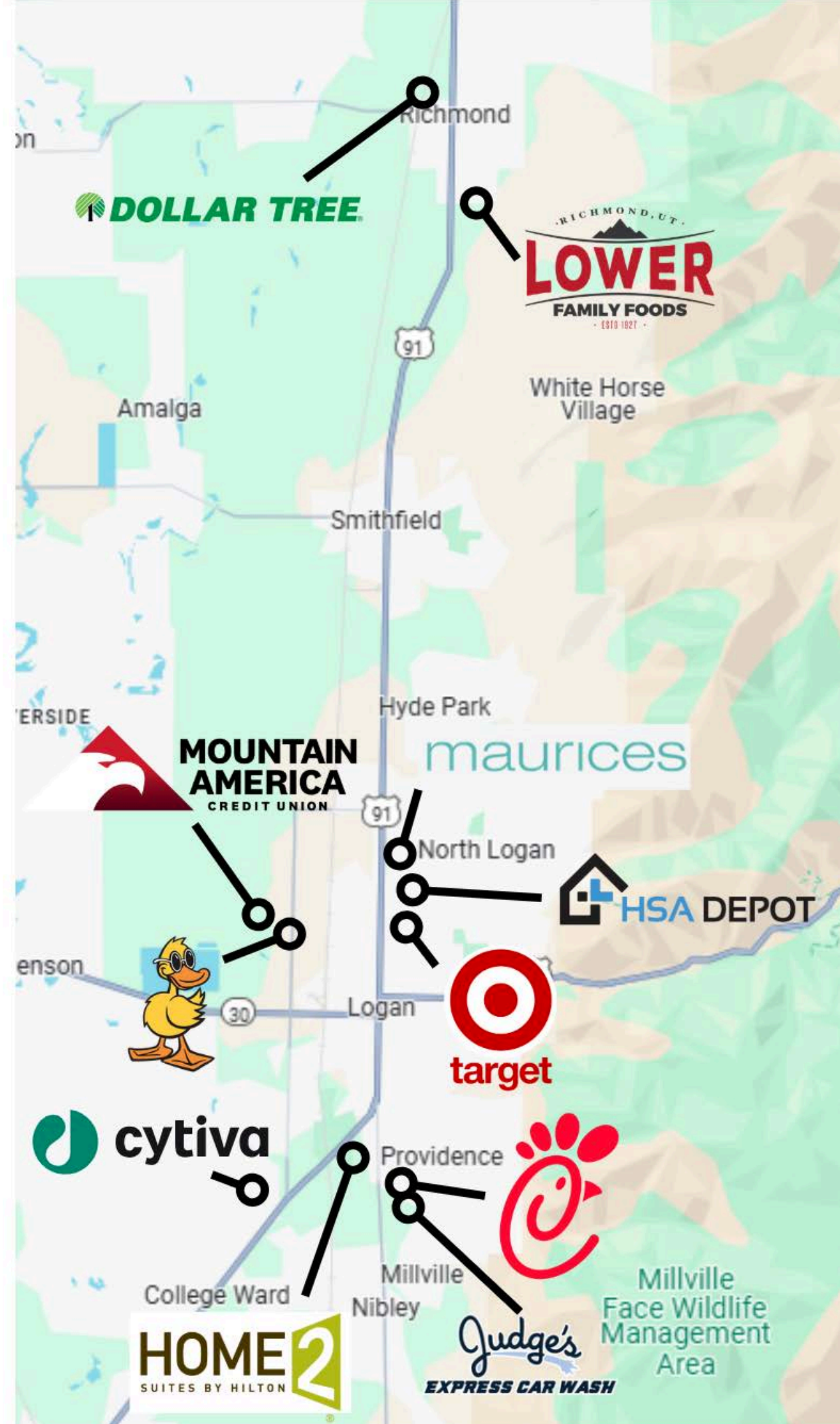


# Wages

- **Median Income - Cache County**
  - **2013: \$49,556**
  - **2023: \$83,027**
  - **\$18K lower than state average of \$101,200**



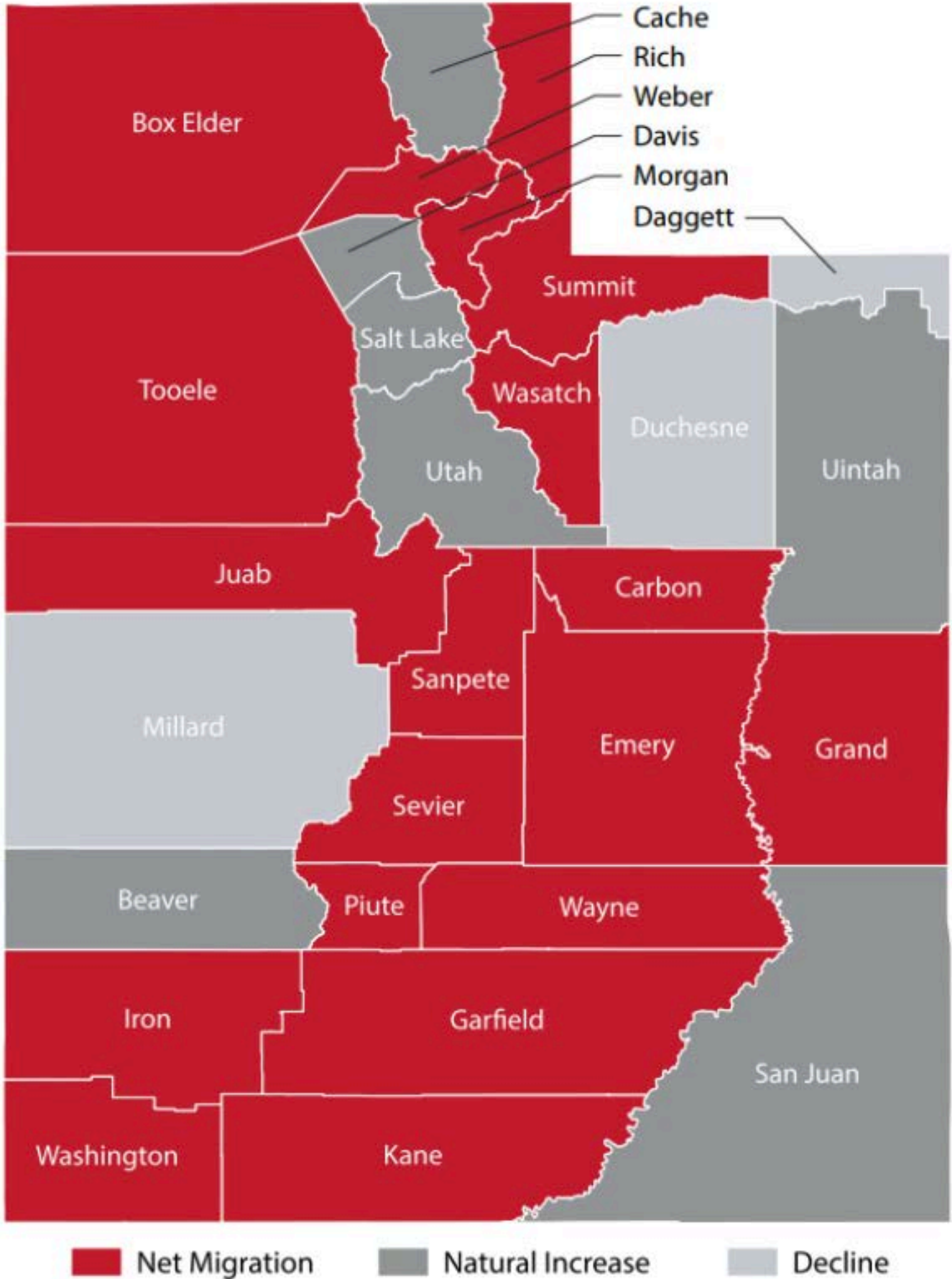
# Growth





# Cache County Population Growth- Approaching 150,000

*Main Drivers of Population Growth for Counties, 2024-2033*



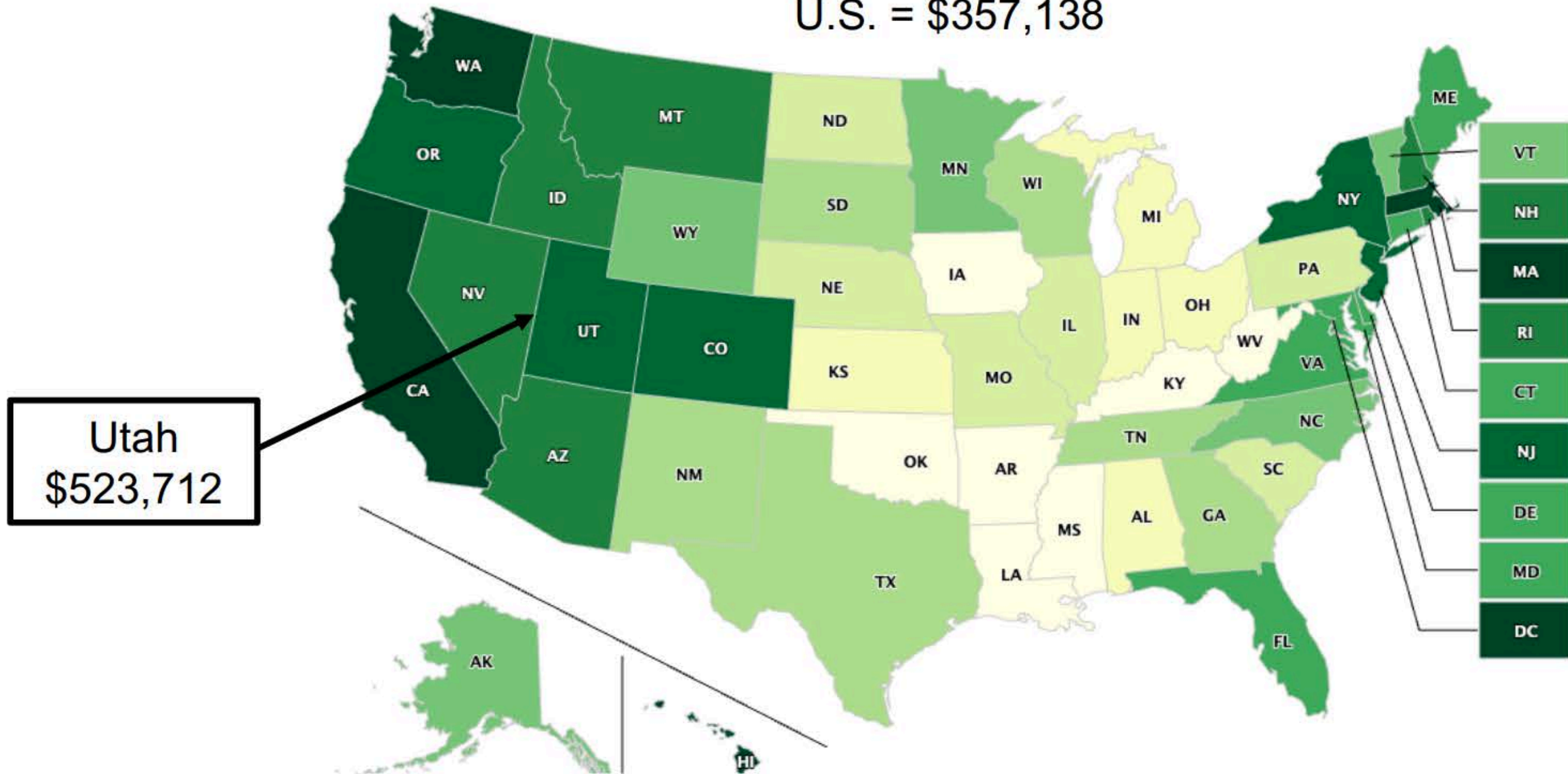
**Population growth in Cache County from 2020-2060 is projected to be driven by natural increase (85%)**



# Median Home Price by State

**FRED** 2025 February Zillow Home Value Index (ZHVI) for All Homes Including Single-Family Residences, Condos, and CO-OPs by State (Dollars)

U.S. = \$357,138



Dollars

≤ 216,890.72177  
≤ 546,004.15899

≤ 242,275.58743  
≤ 840,256.0695

≤ 294,556.8568

≤ 326,316.02154

≤ 373,947.18656

≤ 419,949.21617

≤ 480,211.81772



**Average sales price February 2025 - \$452,707**  
**\$148,452 income to qualify**



- **473 homes on the market March 2025, +38.7% from March 2024 (341)**
- **75 price drops**





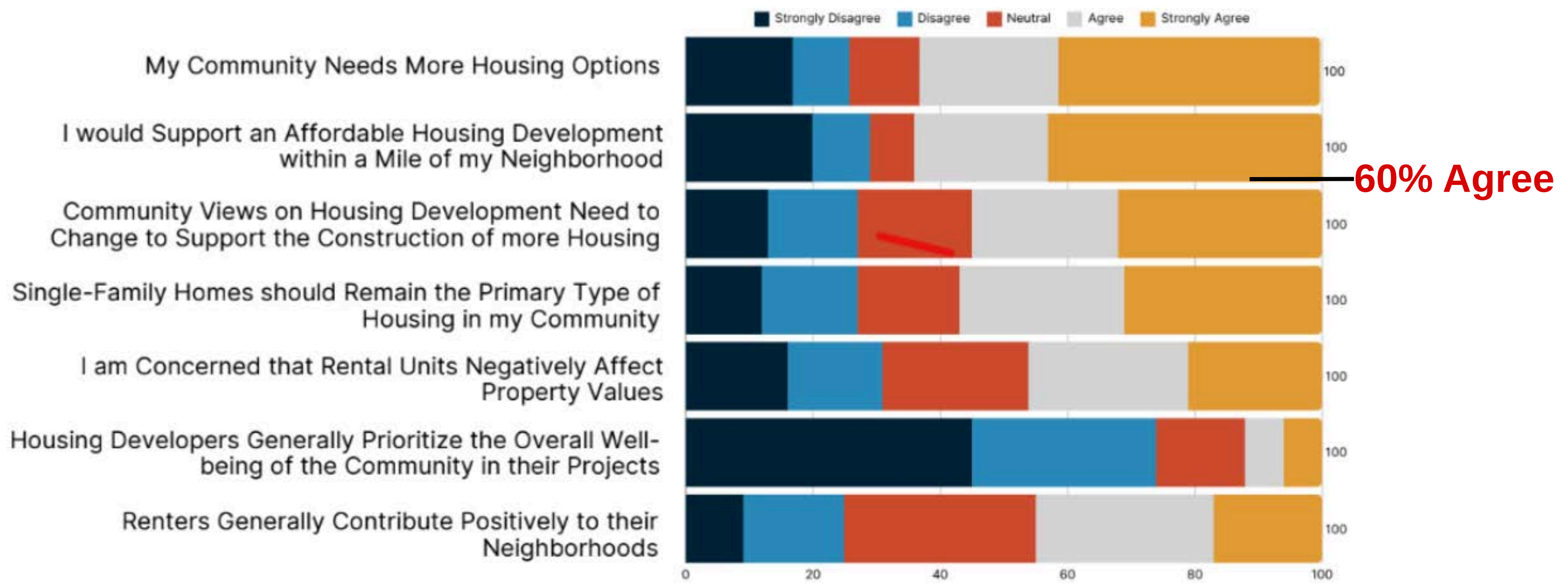
# Housing Crisis Task Force





# USU Transforming Communities Institute Survey

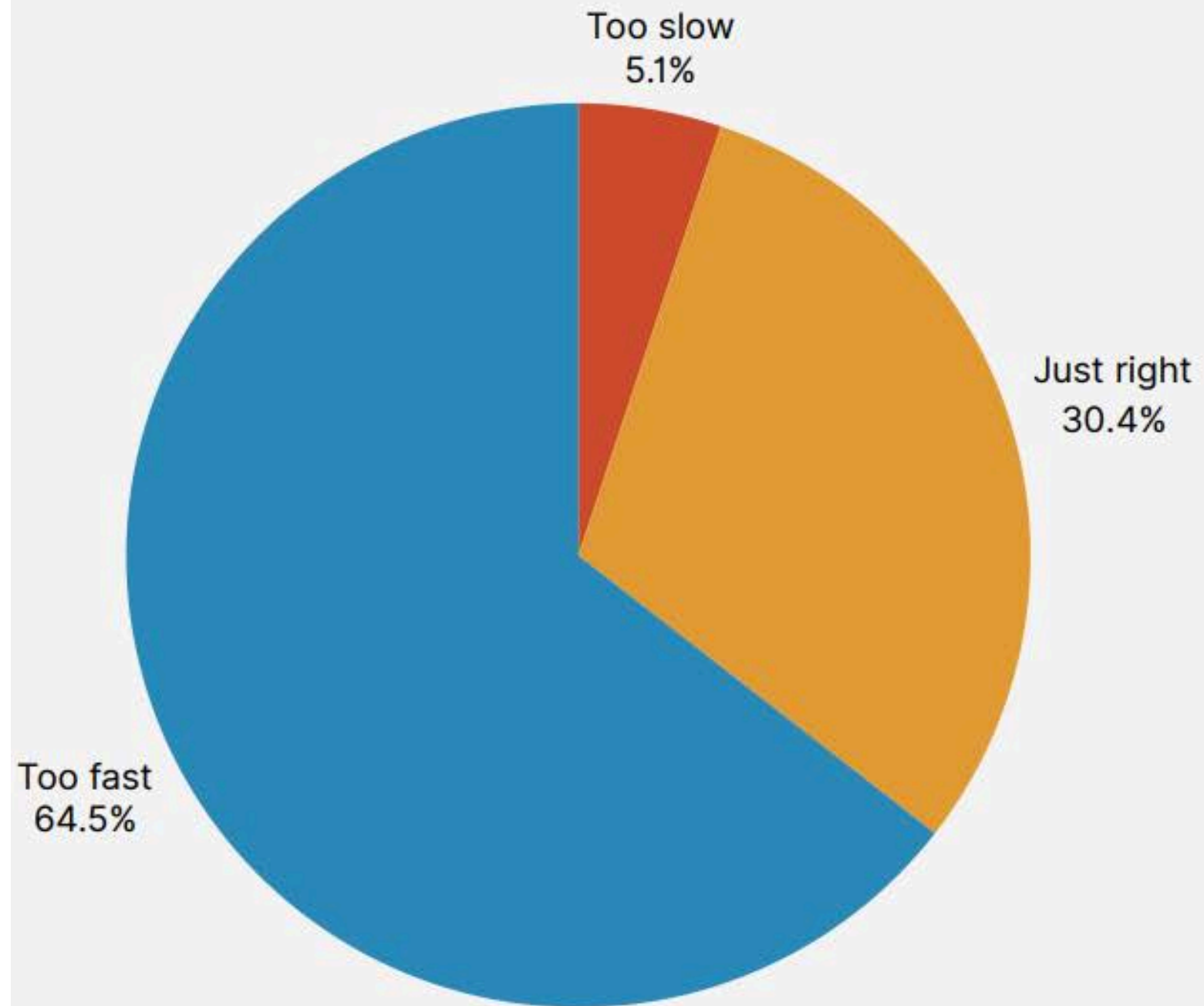
## COMMUNITY ATTITUDES & BELIEFS



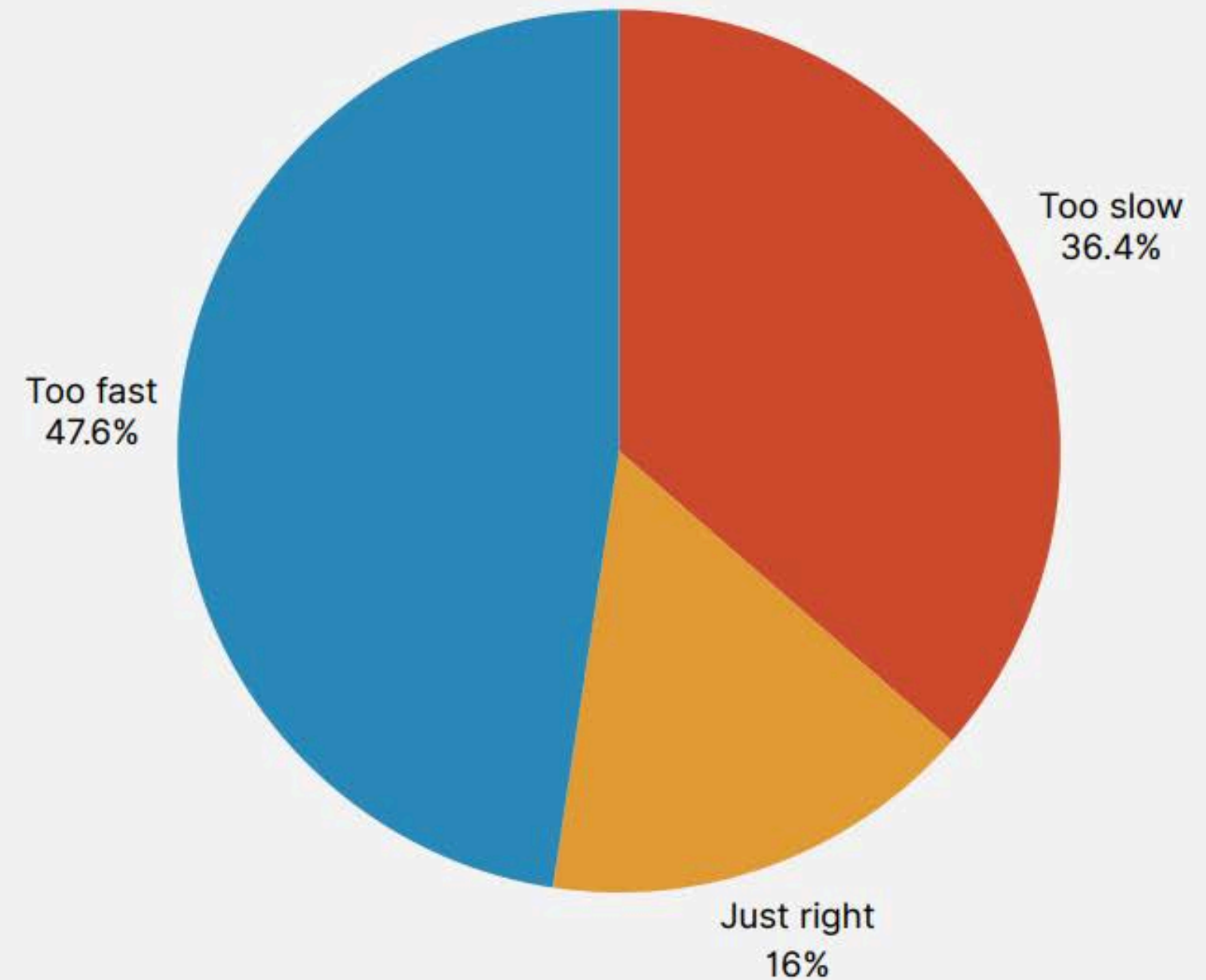
Participants were asked to rate their level of agreement on each statement. The chart above reflects the percentage of respondents for each level of agreement.



In the last 5 years, **my community's population** has grown...



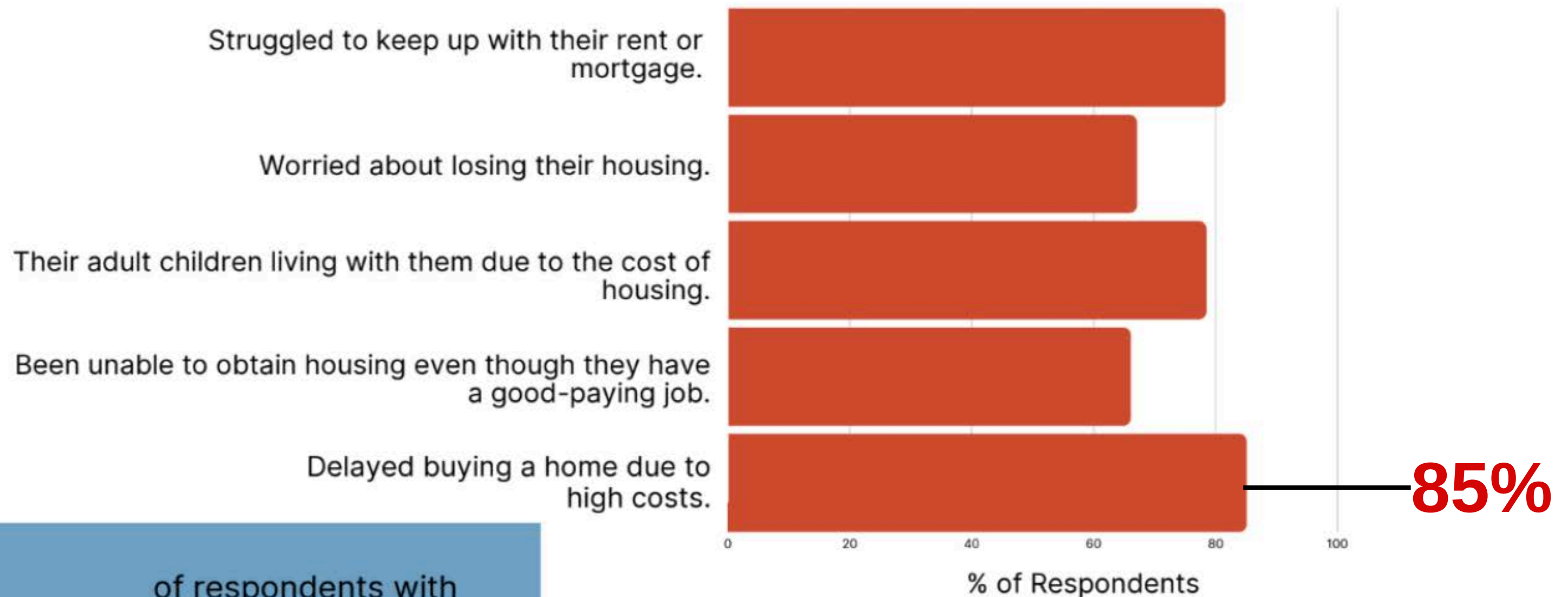
In the last 5 years, **housing in my community** has grown...





# PERSONAL CONNECTION & EXPERIENCES

In the last 5 years, I personally know someone who has...



**68%**

of respondents with adult children living at home say they are at home because they cannot afford housing.

**31%**

of respondents are renters



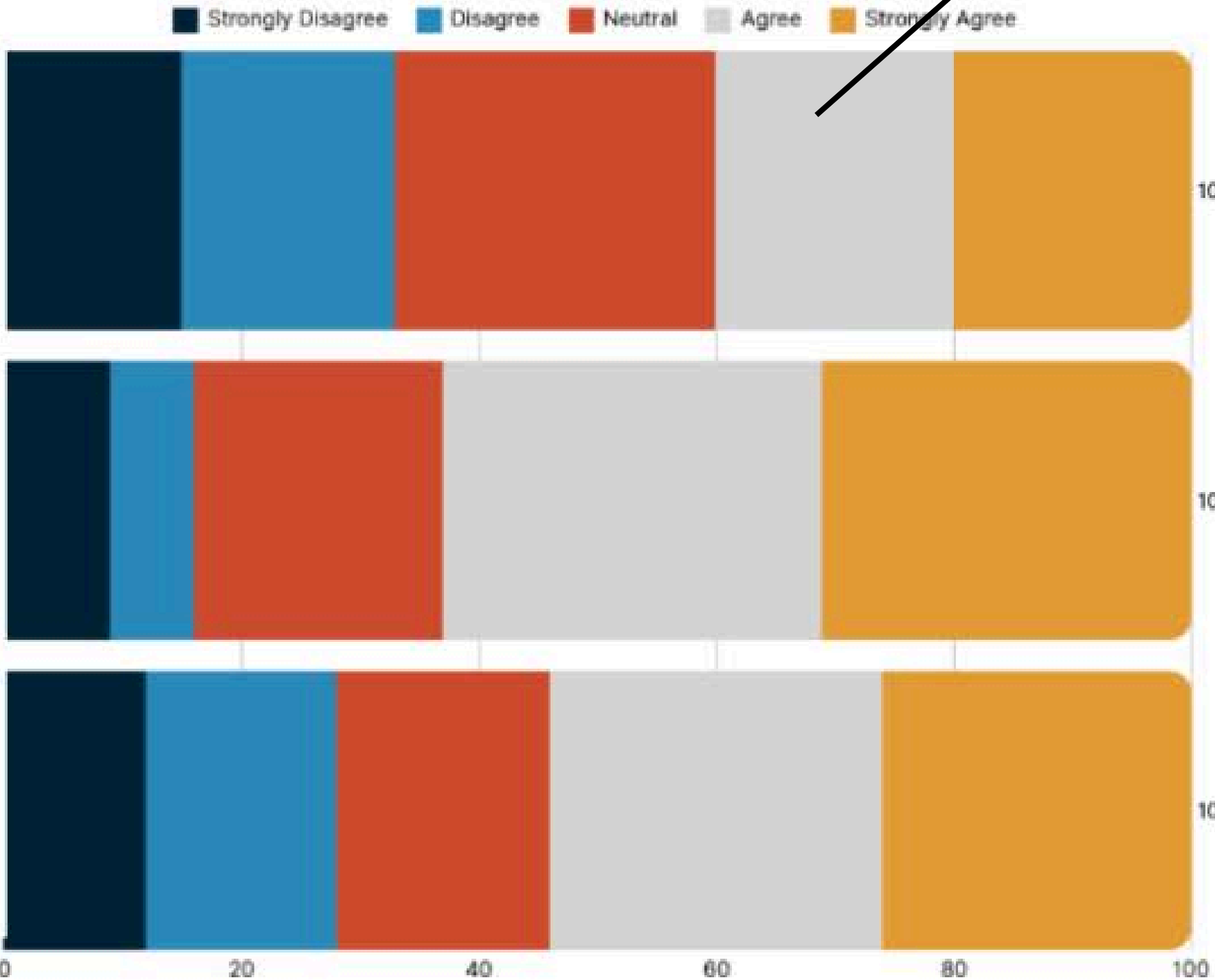
# HOUSING DEVELOPMENT PREFERENCES + CIVIC ENGAGEMENT

Only 40% Agree

Future multi-family growth and development (i.e. townhomes, apartments, etc.) should not be constructed adjacent to detached single-family neighborhoods.

My community should increase the number of owner-occupied housing units (single-family, townhomes, condos).

Future housing growth and development should include a mix of housing in the same neighborhood (townhomes, single-family, apartments).





<https://www.cachecounty.gov/housingcrisistaskforce/>





# County Parcels

Added 2,157 parcels to the tax roll

57,445 total





# Building Permits

## 1,076 permits in 2024



Cache  
County  
1857



# DMV

7,790 New Vehicle Titles

40,224 Renewals





# Transportation

- Public Works - More than **20** Capital improvement Projects worth **>\$10M**
- **600+** miles of roads
- Chip-Sealed more than **60 miles** of roadway
- **COG \$7M**
- Legislative Priorities 2026, **South Valley East/West Connector** – SR 89/91 to SR 165 - \$45M
- **West Cache Corridor** preservation - \$20M for environmental study & ROW

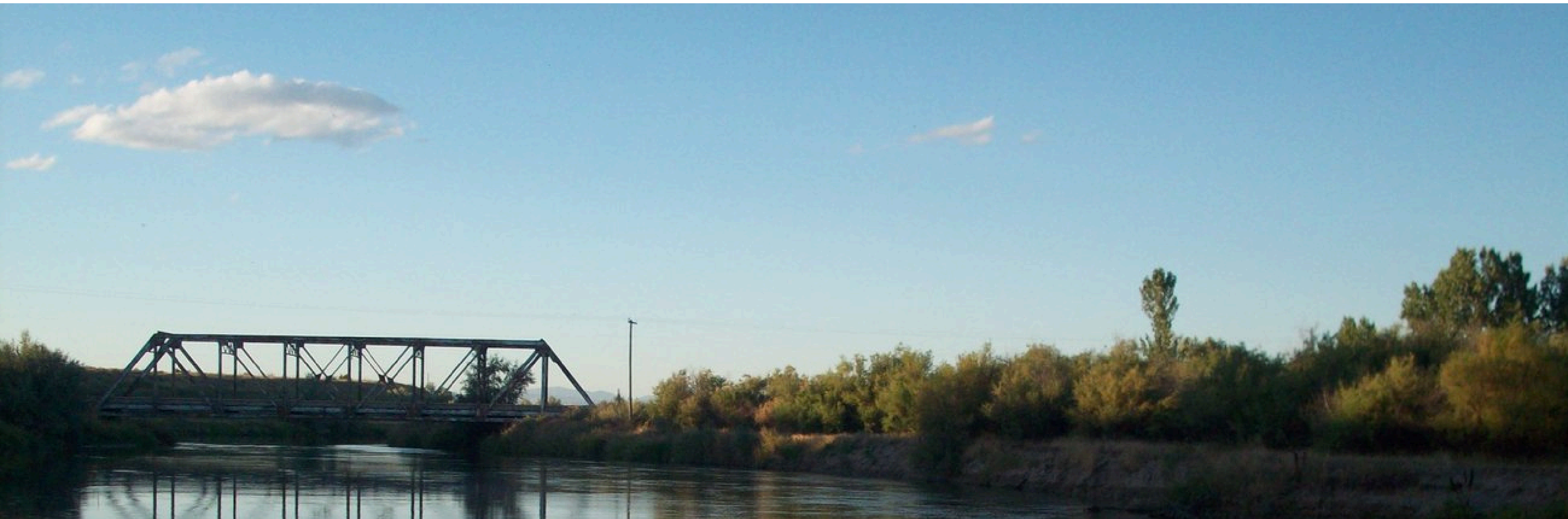


# Transportation

Stormwater **\$7M** in grants

Smithfield Canyon

1925 Lewiston/Trenton Bridge Truss Bridge Reconstruction **\$6M**







# Logan Canyon Fiber & Cell Towers

Construction resumes May 5



# Trails Cache

- **\$4M** - Blacksmith Fork River Trail
- **\$570,000** - Bonneville Shoreline Trail-Hyde Park to Smithfield
  - (\$1.5M) - Bonneville Shoreline Trail - Hyde Park to Green Canyon
- **\$550,000** - Deep Canyon Trailhead





# Open Space

**\$20M Bond**

**7 projects totaling  
more than 1,600 acres**









# **HB 237 Rollback Tax Amendments**

**\$900K/year**

# **HB 240 Urban Farming Assessment Amendments**





# Recreation Center Study

**Steering Committee  
Community Survey**





# Senior Center Study



# Cache County Library

15 North Main Street  
Providence





# TV Translator Upgrades



Cache  
County  
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# Travel & Tourism

**Visitors spend at least \$222M in Cache Valley every year**

**Summer Citizens - \$4 Million in 3 months**



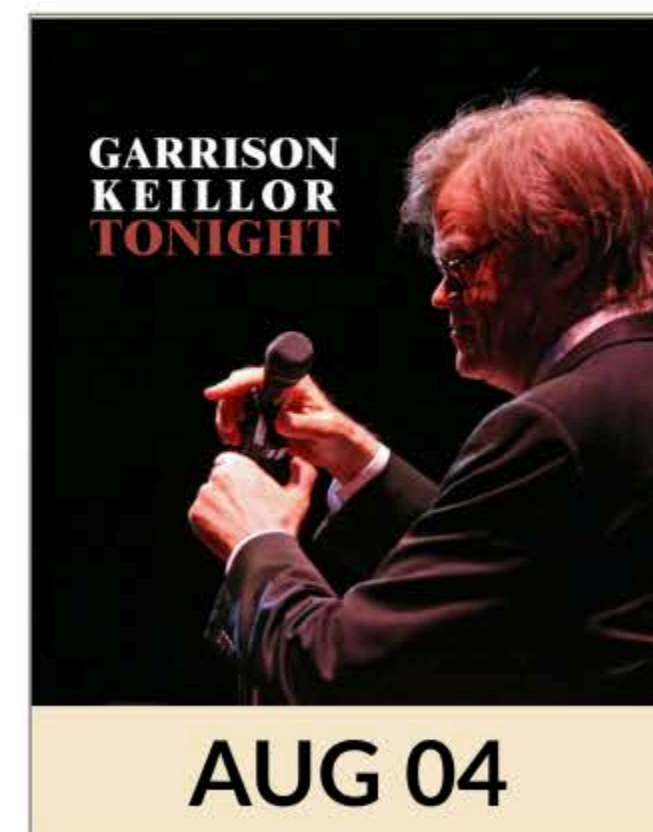
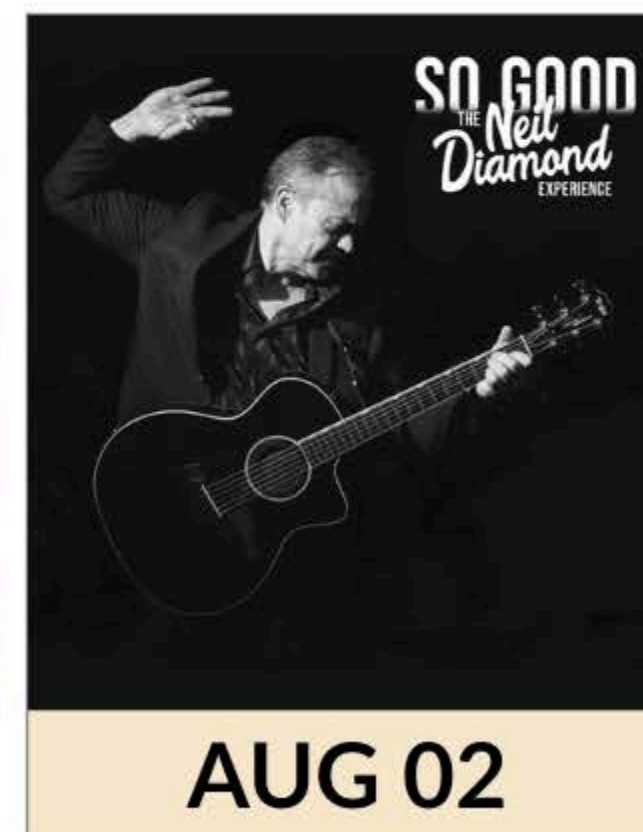
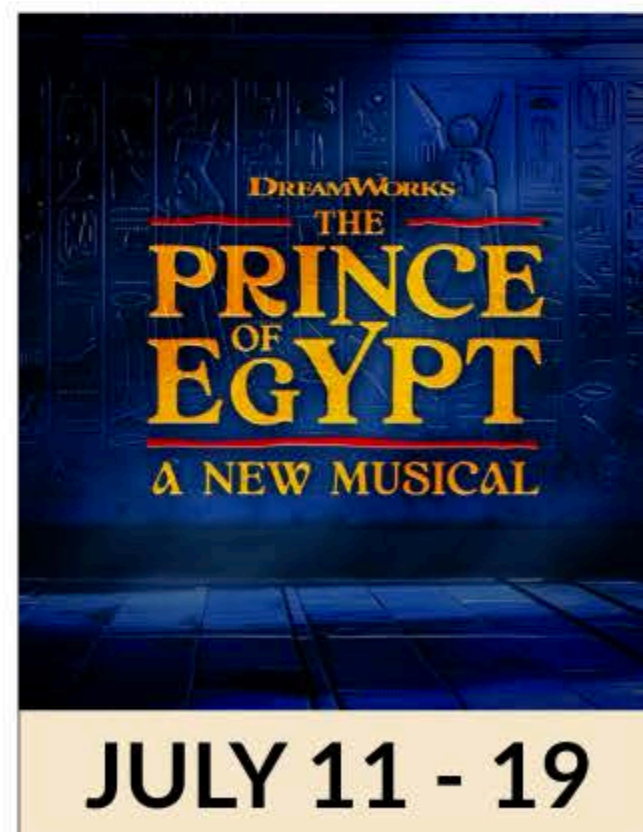
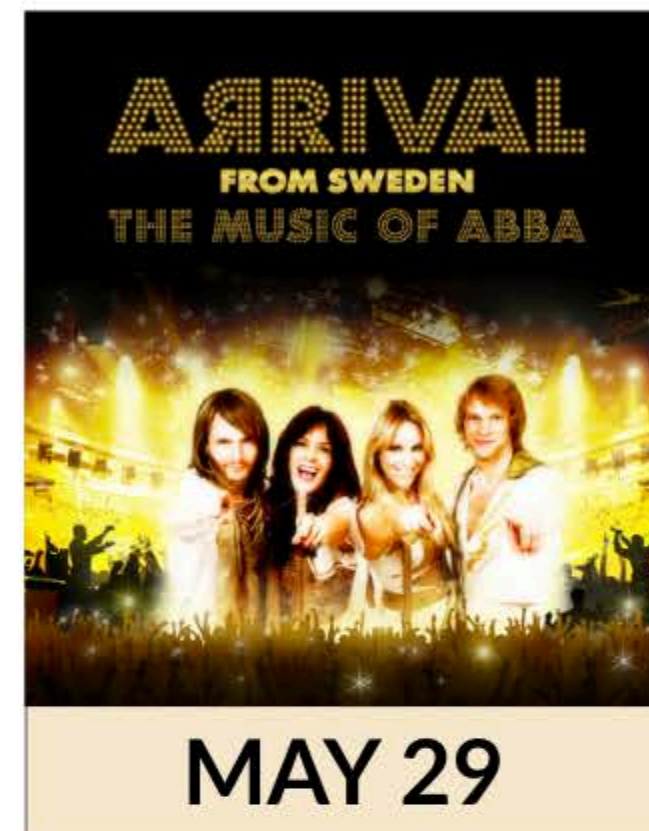




Cache  
County  
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# ELLEN ECCLES THEATRE UPCOMING





# RAPZ

Recreation Arts Parks Zoo

\$5 Million

Record-high 98 applications (\$8M in requests)





# Filming



- Napoleon Dynamite Festival
- Legislative funding to film in rural communities
- \$670M film industry economic impact statewide for the last 5 years



A photograph of firefighters at night. In the foreground, a firefighter's back is visible, wearing a jacket with "LOGAN FIRE" and "THOMPSON" on it. Other firefighters are visible in the background, and a bright light source, likely a fire, is illuminating the scene with orange and red hues.

# County Fire District

Reorganization of District

-Appointed 4 Mayors

\$385,000 Grant for ambulance

2026 Legislative Priority

Regional (Cache, Box Elder, Rich)

Fire Training Center

\$4M (at Logan City)





MENTAL HEALTH SERVICES

- Receiving center - \$1.8M+\$1.2M land purchased
- Plan to begin construction this year
- **BRMH- \$160,000 Grant** for transitional housing





# **Substance Abuse/Mental Health Integration**



# STEPS program

**\$619,080 3 year State Grant**  
**\$75,000 County Grant**



## NEED A BETTER JOB?

The STEPS program helps families increase income and benefits by connecting them with community resources, job training, education and better employment.

Participants meet regularly with coaches to create and follow up on goals and get the support necessary to achieve Self-sufficiency.

### Contact Us:

435-713-1436 (Deanna Newbold)  
deannan@brag.utah.gov

435-713-1425 (Debra Rowarth)  
debrar@brag.utah.gov

### Who is eligible?

- Families with children
- Under 150% poverty
- One or more work eligible adult
- Live in Cache, Rich, or Box Elder Counties



In partnership with Utah Department of Workforce Services



# ARPA Grants to Nonprofits

Cache Refugee & Immigrant Connection	\$25,000
CAPSA	\$90,500
Dan Gyllenskog Veterans Resource Center	\$160,000
Little Lambs Foundation for Kids	\$23,000
Loaves and Fishes Community Meal	\$20,000
Sunshine Terrace Foundation	\$160,000
William A. Burnard Warming Center	\$34,000
<b>Total</b>	\$512,500





**The Cache Valley Way**



# Logan Cache Airport







**9,020-ft Runway**

**734 Acres**

**No Airlines**

**2<sup>nd</sup> Busiest**

**109,245 Ops**

**60-70K Student**

**\$17.7M Impact**

**We Serve**





# History

- **Late 1920 - Chamber of Commerce President**
- **1933 - Two Gravel Runways**
- **1939 - Civilian Pilot Training Program**
  - **USU & Chamber**
- **1942 - Tower**
- **1946 - Western Air Express**
- **1980 - WAE, Key & Transwestern End**



# Utah State Aviation





# Airport Study

- **Passenger Service**
- **Governance**
- **Funding**
- **Capital Projects**
- **Safety/Security**
- **Traffic**

- **Partners**
- **Economic Impact**
- **Growth**
- **Facilities & Fuel**
- **Staffing**
- **FBO**



**SWELBAR•ZHONG**  
CONSULTANCY

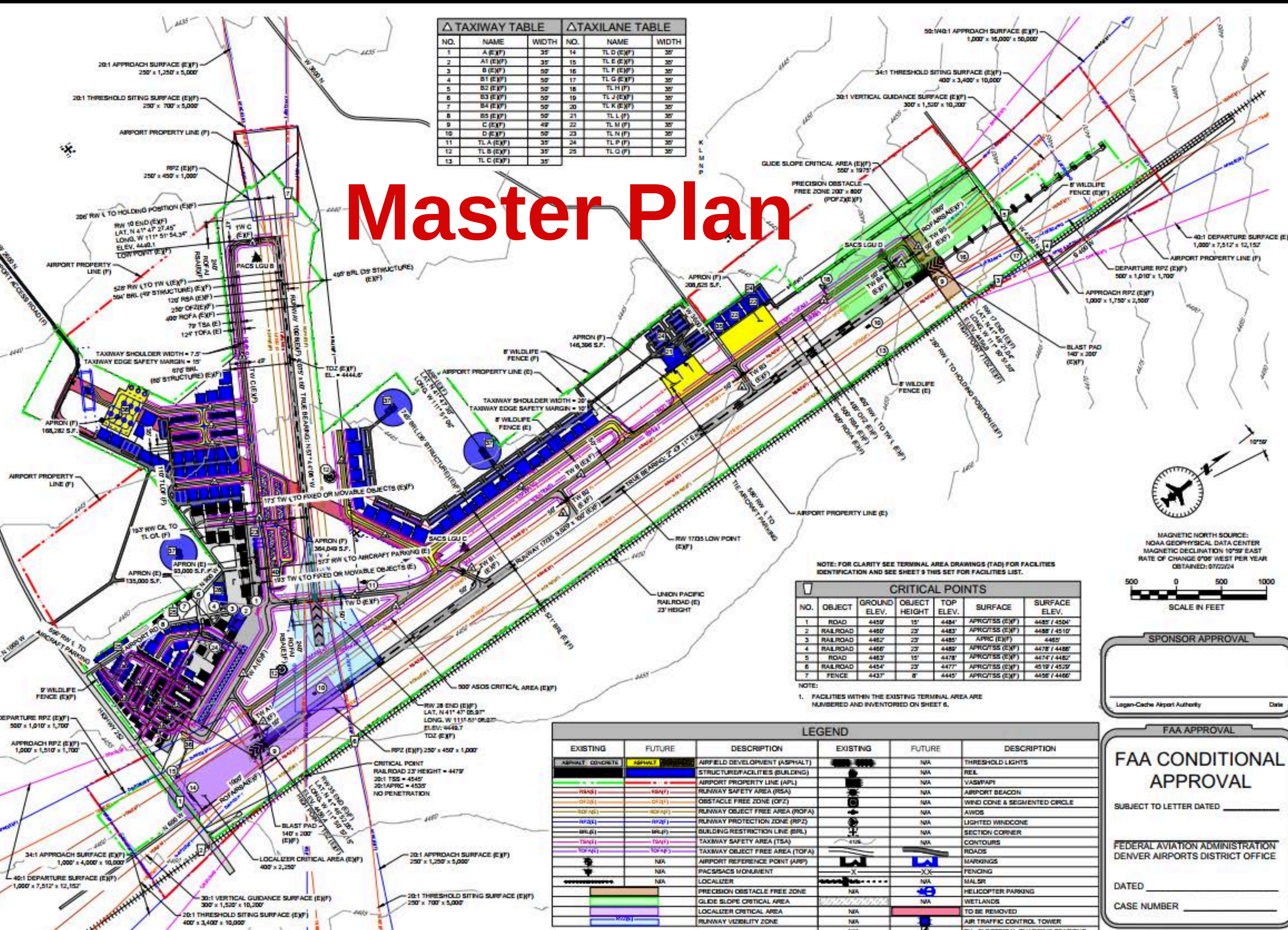


# Master Plan



LOGAN-CACHE AIRPORT (L GU)  
LOGAN, UTAH  
AIP No. 3-49-0016-038-2022  
AIRPORT LAYOUT PLAN

Tower  
Hangars  
Taxiways  
Fuel  
FBO







LEADING EDGE  
AVIATION

LEADING EDGE  
AVIATION



LEADING EDGE  
AVIATION



# Opportunities

