

APPROVED

**CACHE COUNTY
COUNCIL MEETING
MINUTES
DECEMBER 10, 2019**

**COUNTY COUNCIL MEETING
December 10, 2019**

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**CACHE COUNTY COUNCIL MEETING
DECEMBER 10, 2019**

The Cache County Council convened in a regular session on December 10, 2019 at 5:00 p.m. in the Cache County Council Chamber at 199 North Main, Logan, Utah.

ATTENDANCE:

Chairman:	Karl B. Ward
Vice Chair:	Gina H. Worthen
Council Members:	Paul R. Borup, David L. Erickson, Barbara Tidwell, Jon White, & Gordon A. Zilles
County Executive:	Craig "W" Buttars
County Clerk:	Jill N. Zollinger
County Attorney:	James Swink

The following individuals were also in attendance: HR Director Amy Adams, Janeen Allen, David Ashby, Mayor John Drew, Interim Development Services Director Chris Harrild, Sharon L. Hoth, Tim Kohler, County Deputy Attorney John Luthy, Chief Deputy County Executive Bryce Mumford, IT Director Bart Nelson, Gina Thompson, Mark Thompson **Media:** none

OPENING REMARKS AND PLEDGE OF ALLEGIANCE

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

REVIEW AND APPROVAL OF AGENDA

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

REVIEW AND APPROVAL OF MINUTES

ACTION: Motion by Council member Erickson to approve the minutes of the November 26, 2019 Special Council meeting and minutes of the December 03, 2019 Council meeting as written. Worthen seconded the motion. The motion passed, 7-0.

MINUTES FOLLOW-UP: None.

REPORT OF THE COUNTY EXECUTIVE: CRAIG "W" BUTTARS

<u>APPOINTMENTS:</u>	Nathan Daugs	College-Young Mosquito Abatement District
	Rod Zilles	College-Young Mosquito Abatement District

ACTION: Motion by Council member Zilles to approve the recommended appointments. White seconded the motion. The vote was unanimous, 7-0.

OTHER ITEMS:

- Financial Reports** for November 2019 are on the Council members' iPads.

(Attachment 1)

- **Council Approval for Executive Compensation as a Member of the Utah Local Governments Trust Board** – Executive Buttars explained the Council’s approval is required for any compensation the Executive receives outside of employment as the County Executive. He receives compensation for his service on the Utah Local Governments Trust Board of \$300 per board meeting plus an additional \$150 per an Executive Committee meeting in conjunction with a Board meeting. The Board meets about five times a year. Buttars just became aware of this requirement and asks for the Council’s approval.

ACTION: Motion by Council member White to approve notice of compensation received by County Executive Craig Buttars for service on the Utah Local Governments Trust Board. Tidwell seconded the motion. The vote was unanimous, 7-0.

ITEMS OF SPECIAL INTEREST

- **Bear River Mental Health (BRMH) Audited Financial Statements FYE 06/30/2019** *(The complete Financial Statements with Independent Auditors’ Report is on file in the Clerk/Auditor’s Office)* – Rob Johnson gave the report required by the Council of a clean audit with no instances of noncompliance.

Chair Ward noticed in 2018 to 2019 a drop in cash and a big jump in accounts receivable and asked if this was a timing issue. Johnson responded it is and is related to Medicaid.

Council member Borup noticed a fairly significant movement in outpatient rates. Johnson replied that is because of the Stabilization and Mobile Response (SMR), an outreach program for youth in crisis, which BRMH hired additional staff for.

ACCTION: Motion by Council member White to accept Bear River Mental Health Audited Financial Statements FYE 06/30/2019. Borup seconded the motion. The vote was unanimous, 7-0.

- **DICIO Group – Natalie Callahan and Sasha Clark** – Natalie Callahan distributed a pamphlet that briefly outlines their public relations services and costs. DICIO has been at UAC and the Council is familiar with the Group. Executive Buttars and Council member Zilles recommended the County Public Relations Committee and the County Public Information Officer meet and discuss DICIO’s proposal. The Council concurred and Vice Chair Worthen will be the liaison to the Council.

PUBLIC HEARINGS, APPEALS AND BOARD OF EQUALIZATION MATTERS

Cache County will now open its 1st Public Hearing for the 2020 Community Development Block Grant Small Cities program. The purpose of this hearing is to gain citizen input regarding community needs and potential CDBG projects.

Approximately \$720,000 is expected to be available in the Bear River Region for CDBG projects, \$600,000 of which will be available through competitive grants for projects that meet U.S. Department of Housing and Urban Development national objectives to benefit low and moderate income individuals. Projects may include local infrastructure projects such as water system improvements, construction of a fire station, or purchase of playground equipment; or projects that improve the availability and quality of housing for low- and moderate-income

individuals and families such as purchasing land for subsidized housing, or rehabilitation of homes and apartments. Projects that displace low- to moderate-income individuals are not likely to receive funding.

Cache County intends to apply for a grant of \$200,000 for the construction of a Children and Family Justice Center. We invite those in attendance to bring forward other qualifying project ideas, if desired.

We would like to ask that representatives of the public and non-profit organizations that are in attendance specifically for this hearing please sign the attendance roll, including your name, address, and telephone number. If you have questions or comments, we would like to invite you to share them. Please identify yourself by name before you speak. The clerk will include your name in the minutes and we would like to specifically respond to your questions and suggestions during the hearing.

We will now accept public comment.

The following requested CDBG funding:

<u>Entity</u>	<u>Project</u>	<u>Funding requested</u>
Terryl Warner, Cache County	Family Support Center	\$200,000.00

Warner indicated better and larger facilities are desperately needed to serve victims of sexual assault and domestic violence. County Attorney James Swink strongly agreed.

ACTION: Motion by Vice Chair Worthen to close the 1st CDBG Public Hearing. White seconded the motion. The vote was unanimous, 7-0.

PUBLIC HEARING: December 10, 2019 at 5:30 p.m. p.m. – Resolution No. 2019-41 – Amending the Cache County General Plan – Chair Ward opened the Public Hearing and invited public comment. There was none.

ACTION: Motion by Council member Zilles to close the Public Hearing. Worthen seconded the motion. The vote was unanimous, 7-0.

INITIAL PROPOSAL FOR CONSIDERATION OF ACTION

- **Resolution No. 2019-41 – Amending the Cache County General Plan – An update to the General Plan Affordable Housing Element with the adoption of the Moderate Income Housing Plan** - Interim Director Chris Harrild stated the General Plan relative to low income housing was last reviewed in 1999. His office has worked with BRAG to implement needed updates. There are no huge changes. Demographic data changes and he will try to keep building that data set.

Chair Ward said it was eye-opening that Cache County residents have very moderate incomes based on the data. Vice Chair Worthen asked if Cache County's student population skews the numbers. Harrild replied, yes, the student issue is always an issue in any area.

Worthen remarked that what hasn't changed is the problem the county has of not being able to provide certain services in the unincorporated areas. It seems all the county can do is be supportive of cities developing those services. Harrild agreed.

(Attachment 2)

ACTION: Motion by Vice Chair Worthen to waive the rules and approve Resolution No. 2019-41 – Amending the Cache County General Plan. White seconded the motion. The vote was unanimous, 7-0.

- **Resolution No. 2019-42 – Establishing and Updating Seasonal Access Restrictions on Cache County Roads** – Interim Director Harrild said this is a grouping of resolutions that have been condensed to provide a clear, concise document. It is a living document and as more issues are found, it will continue to be updated.

Council member White observed there needs to be a flexible date of closing and a determination of who gets a key? Joel Merritt, Weed Department, agreed there needs to be a way to document keys and how they are to be handled and tracked. White and Harrild agreed a combination lock is the better solution as keys can be duplicated, lost, etc.

Attachment 3)

ACTION: Motion by Council member White to waive the rules and approve Resolution No. 2019-42 – Establishing and Updating Seasonal Access Restrictions on Cache County Roads. Tidwell seconded the motion. The vote was unanimous, 7-0.

- **Application for settlement of Delinquent Property Tax – Parcel #19-002-0001** – Deputy County Attorney Luthy explained this is a parcel on U.S. Forest Service land with a summer cabin. The owner has not been paying their lease or property taxes. The Forest Service took possession of the cabin in lieu of the lease payment. The cabin is uninhabitable and will be demolished. The opportunity to collect back taxes has gone away. The Treasurer and Auditor agree it is not financially feasible to pursue collection.

David Ashby, Recreation Manager, Logan Ranger District, confirmed it is the Forest Service's intent to demolish the cabin. The property may be leased in the future for someone to build on, but the lease will not be re-issued to the current lease holder because of past delinquency.

(Attachment 4)

ACTION: Motion by Council member Zilles to settle for nonpayment of property tax on Parcel #19-002-0001 as unrecoverable. Borup seconded the motion. The vote was unanimous, 7-0.

- **Approval to Move a Legal Assistant from Part Time to Full Time** – Attorney Swink stated there is money in his budget for the position. He needs the Council's approval to make a part-time position full-time. Swink also emphasized a need for more data storage capability. IT Director Nelson agreed.

ACTION: Motion by Council member Erickson to approve moving a legal Assistant from Part-time to full-time status as requested by the County Attorney's office. Tidwell seconded the motion. The vote was unanimous, 7-0.

OTHER BUSINESS

- ✓ **County Employees' Christmas Dinner** – December 11, 2019 – 6:30 p.m. – Cache County Event Center – Executive Buttars thanked the HR Office for organizing the dinner.

COUNCIL MEMBER REPORTS

Dave Erickson has questions about properties owned by non-taxing entities possibly leasing to for-profit businesses. He will meet with Clerk/Auditor Zollinger to review the issue.

Erickson is also wondering if a large turnover is imminent because of an aging workforce of county employees and elected officials. HR Director Adams will prepare some reports for Erickson on the subject.

Gina Worthen commented that a Utah Taxpayers Association email with updated rankings listed Cache County as having the third lowest tax in the state.

Worthen asked for possible dates for the Council Winter Social. January 9, 2019 at 6:00 p.m. at the Bluebird was proposed with January 8th as a backup date.

ADJOURNMENT

The Council meeting adjourned at 6:21 p.m.

ATTEST: Jill N. Zollinger
County Clerk

APPROVAL: Karl B. Ward
Chairman

CACHE COUNTY GOVERNMENT
FUND SUMMARY
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2019

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
TAXES	615,716.02	6,400,612.59	20,469,000.00	14,068,387.41	31.3
LICENSES & PERMITS	2,050.00	36,830.00	40,000.00	3,170.00	92.1
INTERGOVERNMENTAL REVENUE	201,792.68	834,448.75	951,000.00	116,551.25	87.7
CHARGES FOR SERVICES	420,298.63	4,986,493.39	6,855,000.00	1,868,506.61	72.7
FINES & FORFEITURES	9,382.61	84,677.47	121,600.00	36,922.53	69.6
MISCELLANEOUS REVENUE	59,356.99	1,926,734.03	1,567,500.00	(359,234.03)	122.9
CONTRIBUTIONS & TRANSFERS	351,970.00	400,618.54	1,821,000.00	1,420,381.46	22.0
	<u>1,660,566.93</u>	<u>14,670,414.77</u>	<u>31,825,100.00</u>	<u>17,154,685.23</u>	<u>46.1</u>

EXPENDITURES

COUNCIL	8,395.96	119,120.94	125,100.00	5,979.06	95.2
WATER DEVELOPMENT	.00	275,000.00	300,000.00	25,000.00	91.7
PUBLIC DEFENDER	59,727.15	450,691.82	528,700.00	78,008.18	85.3
EXECUTIVE	7,521.07	182,716.08	198,300.00	15,583.92	92.1
FINANCE	39,388.27	448,382.98	521,100.00	72,717.02	86.1
ADMINISTRATOR	1,338.56	1,338.56	103,200.00	101,861.44	1.3
HUMAN RESOURCES	18,549.74	242,395.09	340,100.00	97,704.91	71.3
GIS DEPT	7,273.40	97,587.60	114,000.00	16,412.40	85.6
INFORMATION TECHNOLOGY SYSTE	52,136.22	768,780.38	968,400.00	199,619.62	79.4
AUDITOR	2,715.66	22,836.88	27,900.00	5,063.12	81.9
CLERK	6,832.77	95,368.88	131,300.00	35,931.12	72.6
RECORDER	8,727.40	117,119.47	179,600.00	62,480.53	65.2
ATTORNEY	111,412.72	1,395,276.37	1,612,900.00	217,623.63	86.5
VICTM SERVICES -CACHE ACHIEVE	7,641.73	72,805.45	79,500.00	6,894.55	91.3
VOCA -VICTIM SERVICES	30,112.87	365,986.59	442,400.00	76,413.41	82.7
VAWA - ATTORNEY - GRANT SERV	17,876.13	228,512.26	198,500.00	(30,012.26)	115.1
NON-DEPARTMENTAL	444.78	307,065.67	325,900.00	18,834.33	94.2
CENTRAL MAIL	167.79	5,146.27	6,900.00	1,753.73	74.6
BUILDING & GROUNDS	12,960.94	199,261.37	331,900.00	132,638.63	60.0
VOCA - MAIN	.00	1,410.89	.00	(1,410.89)	.0
VOCA - SAS	.00	225.27	.00	(225.27)	.0
VAWA - INVESTIGATION	.00	(176.94)	.00	176.94	.0
VAWA - PROSECUTION	.00	1,161.62	.00	(1,161.62)	.0
ELECTIONS	15,660.30	220,117.32	271,000.00	50,882.68	81.2
PUBLIC NOTICES	111.34	359.50	2,700.00	2,340.50	13.3
ECONOMIC DEVELOPMENT	11,000.00	70,270.00	68,000.00	(2,270.00)	103.3
SHERIFF - CRIMINAL	252,097.23	3,817,152.60	4,232,000.00	414,847.40	90.2
SHERIFF - SUPPORT SERVICES	159,901.93	2,110,351.55	2,454,000.00	343,648.45	86.0
SHERIFF - ADMINISTRATION	94,046.85	1,271,450.89	1,814,100.00	342,649.11	78.8
SHERIFF - SEARCH AND RESCUE	1,956.88	30,165.48	84,700.00	54,534.52	35.6
SHERIFF - MOUNTED POSSE	57.60	15,079.69	25,100.00	10,020.31	60.1
FIRE DEPARTMENT	68,793.27	1,378,466.29	1,652,600.00	274,133.71	83.4
SHERIFF - CORRECTIONS	620,296.04	7,353,944.90	8,198,600.00	844,655.10	89.7
SHERIFF - IT DEPARTMENT	.00	20,198.25	27,000.00	6,801.75	74.8
BEE INSPECTION	.00	.00	2,500.00	2,500.00	.0
SHERIFF - ANIMAL CONTROL	11,826.37	145,854.21	187,500.00	41,645.79	77.8
SHERIFF - EMERGENCY MANAGEME	9,086.20	110,698.00	171,200.00	60,502.00	64.7

CACHE COUNTY GOVERNMENT
 FUND SUMMARY
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2019

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
PUBLIC HEALTH	80,129.25	240,387.75	320,600.00	80,212.25	75.0
PUBLIC WELFARE	.00	65,000.00	67,800.00	2,800.00	95.9
FAIRGROUNDS	65,942.73	845,850.56	1,360,700.00	514,849.44	62.2
COMMUNICATIONS	490.52	14,327.73	12,700.00	(1,627.73)	112.8
LIBRARY	16,712.60	79,759.85	105,700.00	25,940.15	75.5
USU AG EXTENSION SERVICE	61,013.00	182,624.41	245,500.00	62,875.59	74.4
COUNTY FAIR	2,295.64	155,361.99	160,200.00	4,838.01	97.0
RODEO	4,842.02	161,655.29	179,700.00	18,044.71	90.0
STATE FAIR	.00	.00	1,000.00	1,000.00	.0
AGRICULTURAL PROMOTION	.00	3,000.00	6,000.00	3,000.00	50.0
CONTRIBUTIONS	.00	480,000.00	1,122,500.00	642,500.00	42.8
TRANSFERS OUT	2,310,900.00	2,310,900.00	2,314,800.00	3,900.00	99.8
MISCELLANEOUS	5,931.59	429,105.74	401,200.00	(27,905.74)	107.0
	<u>4,186,314.52</u>	<u>26,909,895.50</u>	<u>31,825,100.00</u>	<u>4,915,204.50</u>	<u>84.6</u>
	<u>(2,525,747.59)</u>	<u>(12,239,480.73)</u>	<u>.00</u>	<u>12,239,480.73</u>	<u>.0</u>

CACHE COUNTY GOVERNMENT
FUND SUMMARY
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2019

ASSESSING & COLLECTING FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
TAXES	21,403.53	460,099.08	3,261,000.00	2,800,900.92	14.1
CHARGES FOR SERVICES	28,512.79	335,177.07	545,000.00	209,822.93	61.5
MISCELLANEOUS REVENUE	351.55	2,854.87	.00	(2,854.87)	.0
CONTRIBUTIONS & TRANSFERS	.00	.00	326,800.00	326,800.00	.0
	<u>50,267.87</u>	<u>798,131.02</u>	<u>4,132,800.00</u>	<u>3,334,668.98</u>	<u>19.3</u>
<u>EXPENDITURES</u>					
COUNCIL	932.88	13,235.66	13,700.00	464.34	96.6
EXECUTIVE	1,327.25	32,244.02	35,100.00	2,855.98	91.9
FINANCE	4,376.47	49,820.33	58,000.00	8,179.67	85.9
ADMINISTRATOR	.00	.00	18,300.00	18,300.00	.0
HUMAN RESOURCES	3,273.49	42,775.61	55,700.00	12,924.39	76.8
GIS DEPT	10,910.11	146,381.41	166,700.00	20,318.59	87.8
INFORMATION TECHNOLOGY SYSTE	50,159.18	679,805.07	805,600.00	125,794.93	84.4
AUDITOR	16,681.86	140,283.66	171,500.00	31,216.34	81.8
TREASURER	21,265.35	247,164.16	304,700.00	57,535.84	81.1
RECORDER	8,727.40	117,119.48	179,700.00	62,580.52	65.2
ATTORNEY	11,018.84	137,994.37	159,200.00	21,205.63	86.7
ASSESSOR	108,379.47	1,509,200.64	1,920,500.00	411,299.36	78.6
NON-DEPARTMENTAL	.00	26,891.21	28,000.00	1,108.79	96.0
CENTRAL MAIL & COPY	75.38	2,312.09	3,100.00	787.91	74.6
BUILDING & GROUNDS	5,823.02	89,523.22	130,700.00	41,176.78	68.5
ADVERT & PROMOTION	136.07	439.38	3,300.00	2,860.62	13.3
CONTRIBUTIONS	499.05	11,051.47	79,000.00	67,948.53	14.0
	<u>243,585.82</u>	<u>3,246,241.78</u>	<u>4,132,800.00</u>	<u>886,558.22</u>	<u>78.6</u>
	<u>(193,317.95)</u>	<u>(2,448,110.76)</u>	<u>.00</u>	<u>2,448,110.76</u>	<u>.0</u>

CACHE COUNTY GOVERNMENT
FUND SUMMARY
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2019

MUNICIPAL SERVICES FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
TAXES	237,650.20	3,190,519.77	3,666,400.00	475,880.23	87.0
LICENSES & PERMITS	83,112.96	1,275,127.46	1,016,900.00	(258,227.46)	125.4
INTERGOVERNMENTAL REVENUE	363,291.02	2,939,027.76	4,783,700.00	1,844,672.24	61.4
CHARGES FOR SERVICES	2,301.28	978,444.09	1,103,700.00	125,255.91	88.7
MISCELLANEOUS REVENUE	637.15	232,320.63	445,500.00	213,179.37	52.2
CONTRIBUTIONS & TRANSFERS	325,500.00	480,000.00	4,313,100.00	3,833,100.00	11.1
	<u>1,012,492.61</u>	<u>9,095,439.71</u>	<u>15,329,300.00</u>	<u>6,233,860.29</u>	<u>59.3</u>
<u>EXPENDITURES</u>					
FINANCE	.00	.00	10,500.00	10,500.00	.0
ZONING DEPARTMENT	45,553.02	393,438.70	840,900.00	447,461.30	46.8
FIRE DEPARTMENT	1,288.00	121,859.74	173,000.00	51,140.26	70.4
BUILDING INSPECTION	43,218.04	644,357.36	889,000.00	244,642.64	72.5
ANIMAL CONTROL	.00	12,000.00	12,000.00	.00	100.0
ROAD	(817,127.83)	4,415,171.01	9,790,800.00	5,375,628.99	45.1
SANITATION/WASTE COLLECTION	.00	.00	30,000.00	30,000.00	.0
WEED ERADICATION DEPARTMENT	17,164.51	541,086.75	637,000.00	95,913.25	84.9
PUBLIC WORKS	19,625.90	278,426.96	561,700.00	283,273.04	49.6
TRAILS MANAGEMENT	4,813.97	132,791.17	822,400.00	689,608.83	16.2
CONTRIBUTIONS	.00	14,268.00	1,312,600.00	1,298,332.00	1.1
TRANSFERS OUT	31,400.00	31,400.00	247,900.00	216,500.00	12.7
MISCELLANEOUS	.00	.00	1,500.00	1,500.00	.0
	<u>(654,064.39)</u>	<u>6,584,799.69</u>	<u>15,329,300.00</u>	<u>8,744,500.31</u>	<u>43.0</u>
	<u>1,666,557.00</u>	<u>2,510,640.02</u>	<u>.00</u>	<u>(2,510,640.02)</u>	<u>.0</u>

CACHE COUNTY GOVERNMENT
 FUND SUMMARY
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2019

HEALTH FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
TAXES	5,933.10	128,227.23	952,000.00	823,772.77	13.5
CHARGES FOR SERVICE	26,583.75	261,881.25	280,000.00	18,118.75	93.5
CONTRIBUTIONS	.00	.00	133,900.00	133,900.00	.0
	<u>32,516.85</u>	<u>390,108.48</u>	<u>1,365,900.00</u>	<u>975,791.52</u>	<u>28.6</u>
<u>EXPENDITURES</u>					
PUBLIC HEALTH	316,185.25	1,264,741.00	1,290,900.00	26,159.00	98.0
CONTRIBUTIONS	.00	.00	75,000.00	75,000.00	.0
	<u>316,185.25</u>	<u>1,264,741.00</u>	<u>1,365,900.00</u>	<u>101,159.00</u>	<u>92.6</u>
	<u>(283,668.40)</u>	<u>(874,632.52)</u>	<u>.00</u>	<u>874,632.52</u>	<u>.0</u>

CACHE COUNTY GOVERNMENT
 FUND SUMMARY
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2019

CACHE CO REDEVELOPMENT AGENCY

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>					
TAXES	.00	.00	60,000.00	60,000.00	.0
CONTRIBUTIONS	.00	.00	262,600.00	262,600.00	.0
	<u>.00</u>	<u>.00</u>	<u>322,600.00</u>	<u>322,600.00</u>	<u>.0</u>
<u>EXPENDITURES</u>					
COMMUNITY DEVELOPMENT	.00	7,630.00	300,000.00	292,370.00	2.5
CONTRIBUTIONS	.00	.00	11,000.00	11,000.00	.0
TRANSFERS OUT	11,507.00	11,507.00	11,600.00	93.00	99.2
	<u>11,507.00</u>	<u>19,137.00</u>	<u>322,600.00</u>	<u>303,463.00</u>	<u>5.9</u>
	<u>(11,507.00)</u>	<u>(19,137.00)</u>	<u>.00</u>	<u>19,137.00</u>	<u>.0</u>

CACHE COUNTY GOVERNMENT
 FUND SUMMARY
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2019

FUND 230

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
TAXES	93,618.13	733,657.40	1,036,200.00	302,542.60	70.8
INTERGOVERNMENTAL REVENUE	.00	18,075.00	60,600.00	42,525.00	29.8
CHARGES FOR SERVICES	2,057.98	33,360.13	35,000.00	1,639.87	95.3
MISCELLANEOUS REVENUE	.00	500.00	100.00	(400.00)	500.0
CONTRIBUTIONS & TRANSFERS	.00	.00	67,500.00	67,500.00	.0
	<u>95,676.11</u>	<u>785,592.53</u>	<u>1,199,400.00</u>	<u>413,807.47</u>	<u>65.5</u>
<u>EXPENDITURES</u>					
VISITORS BUREAU	66,573.88	685,822.92	937,400.00	251,577.08	73.2
TRANSFERS OUT	262,000.00	262,000.00	262,000.00	.00	100.0
	<u>328,573.88</u>	<u>947,822.92</u>	<u>1,199,400.00</u>	<u>251,577.08</u>	<u>79.0</u>
	<u>(232,897.77)</u>	<u>(162,230.39)</u>	<u>.00</u>	<u>162,230.39</u>	<u>.0</u>

CACHE COUNTY GOVERNMENT
 FUND SUMMARY
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2019

COUNCIL ON AGING

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
INTERGOVERNMENTAL REVENUE	41,305.93	182,815.71	313,600.00	130,784.29	58.3
CHARGES FOR SERVICES	409.50	4,262.89	8,500.00	4,237.11	50.2
MISCELLANEOUS REVENUE	295.32	3,370.48	4,100.00	729.52	82.2
CONTRIBUTIONS & TRANSFERS	299,373.80	366,139.05	478,100.00	111,960.95	76.6
	<u>341,384.55</u>	<u>556,588.13</u>	<u>804,300.00</u>	<u>247,711.87</u>	<u>69.2</u>
<u>EXPENDITURES</u>					
CONTRIBUTIONS	.00	.00	29,800.00	29,800.00	.0
NUTRITION-MANDATED	36,981.22	372,267.74	413,000.00	40,732.26	90.1
SR CITIZENS CENTER-NON-MANDATE	10,165.45	124,701.32	240,200.00	115,498.68	51.9
ACCESS - MANDATED	7,615.78	101,203.22	121,300.00	20,096.78	83.4
	<u>54,762.45</u>	<u>598,172.28</u>	<u>804,300.00</u>	<u>206,127.72</u>	<u>74.4</u>
	<u>286,622.10</u>	<u>(41,584.15)</u>	<u>.00</u>	<u>41,584.15</u>	<u>.0</u>

CACHE COUNTY GOVERNMENT
 FUND SUMMARY
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2019

MENTAL HEALTH FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
INTERGOVERNMENTAL REVENUE	223,036.57	2,084,035.72	3,000,000.00	915,964.28	69.5
CONTRIBUTIONS	.00	145,248.00	135,000.00	(10,248.00)	107.6
	<u>223,036.57</u>	<u>2,229,283.72</u>	<u>3,135,000.00</u>	<u>905,716.28</u>	<u>71.1</u>
<u>EXPENDITURES</u>					
PUBLIC HEALTH	989,786.55	1,835,029.93	3,135,000.00	1,299,970.07	58.5
	<u>989,786.55</u>	<u>1,835,029.93</u>	<u>3,135,000.00</u>	<u>1,299,970.07</u>	<u>58.5</u>
	<u>(766,749.98)</u>	<u>394,253.79</u>	<u>.00</u>	<u>(394,253.79)</u>	<u>.0</u>

CACHE COUNTY GOVERNMENT
 FUND SUMMARY
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2019

RESTAURANT TAX FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
TAXES	165,617.23	1,246,643.17	1,607,200.00	360,556.83	77.6
	<u>165,617.23</u>	<u>1,246,643.17</u>	<u>1,607,200.00</u>	<u>360,556.83</u>	<u>77.6</u>
<u>EXPENDITURES</u>					
TOURISM AWARDS	.00	219,350.00	313,400.00	94,050.00	70.0
FACILITY AWARDS	.00	637,277.71	905,100.00	267,822.29	70.4
CONTRIBUTIONS	.00	.00	45,000.00	45,000.00	.0
TRANSFERS	343,700.00	343,700.00	343,700.00	.00	100.0
	<u>343,700.00</u>	<u>1,200,327.71</u>	<u>1,607,200.00</u>	<u>406,872.29</u>	<u>74.7</u>
	<u>(178,082.77)</u>	<u>46,315.46</u>	<u>.00</u>	<u>(46,315.46)</u>	<u>.0</u>

CACHE COUNTY GOVERNMENT
 FUND SUMMARY
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2019

RAPZ TAX FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
TAXES	155,320.67	1,282,213.22	1,773,700.00	491,486.78	72.3
CONTRIBUTIONS	.00	.00	61,000.00	61,000.00	.0
	<u>155,320.67</u>	<u>1,282,213.22</u>	<u>1,834,700.00</u>	<u>552,486.78</u>	<u>69.9</u>
<u>EXPENDITURES</u>					
FACILITIES AWARDS	.00	1,390,206.97	981,000.00	(409,206.97)	141.7
PROGRAM AWARDS	45,000.00	612,052.59	698,800.00	86,747.41	87.6
TRANSFERS OUT	154,813.00	154,813.00	154,900.00	87.00	99.9
	<u>199,813.00</u>	<u>2,157,072.56</u>	<u>1,834,700.00</u>	<u>(322,372.56)</u>	<u>117.6</u>
	<u>(44,492.33)</u>	<u>(874,859.34)</u>	<u>.00</u>	<u>874,859.34</u>	<u>.0</u>

CACHE COUNTY GOVERNMENT
 FUND SUMMARY
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2019

CCCOG FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
TAXES	388,399.77	3,206,084.46	4,436,200.00	1,230,115.54	72.3
	388,399.77	3,206,084.46	4,436,200.00	1,230,115.54	72.3
<u>EXPENDITURES</u>					
ROAD PROJECTS	240,911.38	1,036,537.26	4,369,600.00	3,333,062.74	23.7
TRANSFERS OUT	.00	.00	66,600.00	66,600.00	.0
	240,911.38	1,036,537.26	4,436,200.00	3,399,662.74	23.4
	147,488.39	2,169,547.20	.00	(2,169,547.20)	.0

CACHE COUNTY GOVERNMENT
 FUND SUMMARY
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2019

AIRPORT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
INTERGOVERNMENTAL REVENUE	11,130.18	466,283.21	462,500.00	(3,783.21)	100.8
MISCELLANEOUS REVENUE	.00	29,792.25	62,500.00	32,707.75	47.7
AIRPORT LAND LEASE REVENUES	1,000.00	98,550.37	95,000.00	(3,550.37)	103.7
CONTRIBUTIONS & TRANSFERS	.00	80,000.00	107,500.00	27,500.00	74.4
	<u>12,130.18</u>	<u>674,625.83</u>	<u>727,500.00</u>	<u>52,874.17</u>	<u>92.7</u>
<u>EXPENDITURES</u>					
AIRPORT DEPARTMENT	<u>23,608.87</u>	<u>447,551.22</u>	<u>727,500.00</u>	<u>279,948.78</u>	<u>61.5</u>
	<u>23,608.87</u>	<u>447,551.22</u>	<u>727,500.00</u>	<u>279,948.78</u>	<u>61.5</u>
	<u>(11,478.69)</u>	<u>227,074.61</u>	<u>.00</u>	<u>(227,074.61)</u>	<u>.0</u>

CACHE COUNTY GOVERNMENT
 FUND SUMMARY
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2019

CHILDREN'S JUSTICE CENTER

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
INTERGOVERNMENTAL REVENUE	94,626.44	195,628.77	458,200.00	262,571.23	42.7
CONTRIBUTIONS & TRANSFERS	.00	.00	3,900.00	3,900.00	.0
	<u>94,626.44</u>	<u>195,628.77</u>	<u>462,100.00</u>	<u>266,471.23</u>	<u>42.3</u>
<u>EXPENDITURES</u>					
CHILDREN'S JUSTICE CNTR - VOCA	17,629.65	241,329.20	267,400.00	26,070.80	90.3
CHILDREN'S JUSTICE CENTER	9,697.99	160,059.90	194,700.00	34,640.10	82.2
	<u>27,327.64</u>	<u>401,389.10</u>	<u>462,100.00</u>	<u>60,710.90</u>	<u>86.9</u>
	<u>67,298.80</u>	<u>(205,760.33)</u>	<u>.00</u>	<u>205,760.33</u>	<u>.0</u>

CACHE COUNTY GOVERNMENT
 FUND SUMMARY
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2019

AMBULANCE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
MISCELLANEOUS REVENUE	7,718.75	41,318.75	33,600.00	(7,718.75)	123.0
CONTRIBUTIONS	.00	864,000.00	1,158,000.00	294,000.00	74.6
	<u>7,718.75</u>	<u>905,318.75</u>	<u>1,191,600.00</u>	<u>286,281.25</u>	<u>76.0</u>
<u>EXPENDITURES</u>					
AMBULANCE DEPARTMENT	10,830.42	483,724.05	1,191,600.00	707,875.95	40.6
	<u>10,830.42</u>	<u>483,724.05</u>	<u>1,191,600.00</u>	<u>707,875.95</u>	<u>40.6</u>
	<u>(3,111.67)</u>	<u>421,594.70</u>	<u>.00</u>	<u>(421,594.70)</u>	<u>.0</u>

CACHE COUNTY GOVERNMENT
 FUND SUMMARY
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2019

DEBT SERVICE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
MISCELLANEOUS REVENUE	1,130.15	8,335.57	.00	(8,335.57)	.0
CONTRIBUTIONS AND TRANSFERS IN	1,795,100.00	1,795,100.00	1,795,100.00	.00	100.0
	<u>1,796,230.15</u>	<u>1,803,435.57</u>	<u>1,795,100.00</u>	<u>(8,335.57)</u>	<u>100.5</u>
 <u>EXPENDITURES</u>					
CAPITAL LEASE - PATROL VEHICLE	.00	467,945.61	468,800.00	854.39	99.8
CAPITAL LEASE - ROAD EQUIPMENT	.00	31,387.83	31,400.00	12.17	100.0
SALES TAX REVENUE BONDS	1,750.00	69,009.60	1,274,200.00	1,205,190.40	5.4
CAPITAL LEASE - IT EQUIPMENT	.00	19,166.59	20,700.00	1,533.41	92.6
	<u>1,750.00</u>	<u>587,509.63</u>	<u>1,795,100.00</u>	<u>1,207,590.37</u>	<u>32.7</u>
	<u><u>1,794,480.15</u></u>	<u><u>1,215,925.94</u></u>	<u><u>.00</u></u>	<u><u>(1,215,925.94)</u></u>	<u><u>.0</u></u>

CACHE COUNTY GOVERNMENT
 FUND SUMMARY
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2019

CAPITAL PROJECTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
CONTRIBUTIONS AND TRANSFERS IN	350,000.00	350,000.00	381,000.00	31,000.00	91.9
	<u>350,000.00</u>	<u>350,000.00</u>	<u>381,000.00</u>	<u>31,000.00</u>	<u>91.9</u>
<u>EXPENDITURES</u>					
DEPARTMENT 4415	1,371,690.23	1,371,690.23	350,000.00	(1,021,690.23)	391.9
COUNTY EVENT CENTER	.00	16,682.10	31,000.00	14,317.90	53.8
	<u>1,371,690.23</u>	<u>1,388,372.33</u>	<u>381,000.00</u>	<u>(1,007,372.33)</u>	<u>364.4</u>
	<u>(1,021,690.23)</u>	<u>(1,038,372.33)</u>	<u>.00</u>	<u>1,038,372.33</u>	<u>.0</u>

CACHE COUNTY GOVERNMENT
 FUND SUMMARY
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2019

CAPITAL ASSETS/ LONG-TERM DEBT

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>					
DEFERRED REVENUE ADJUSTMENT	.00	(1,194,551.00)	.00	1,194,551.00	.0
	.00	(1,194,551.00)	.00	1,194,551.00	.0
<u>EXPENDITURES</u>					
	.00	.00	.00	.00	.0
	.00	(1,194,551.00)	.00	1,194,551.00	.0

RESOLUTION No. 2019-41

CACHE COUNTY, UTAH

MODERATE INCOME HOUSING PLAN

AN AMENDMENT TO THE CACHE COUNTY GENERAL PLAN UPDATING THE EXISTING AFFORDABLE HOUSING ELEMENT WITH THE MODERATE INCOME HOUSING PLAN

WHEREAS, the Utah Code Annotated 17-27a part 4 requires that each county prepare and adopt a comprehensive, long-range general plan, including a moderate income housing element; and

WHEREAS, on November 7, 2019 at 6:00 p.m., the Planning Commission held a public hearing for said amendment, which meeting was preceded by all required legal notice and at which time all interested parties were given the opportunity to provide written or oral comment concerning the proposed amendment, and;

WHEREAS, on November 7, 2019, the Planning Commission recommended the approval of said amendment and forwarded such recommendation to the County Council for final action, and;

WHEREAS, on December 10, 2019, at 5:30 p.m., the County Council held a public hearing to consider any comments regarding the proposed amendment, which meeting was preceded by all required legal notice and at which time all interested parties were given the opportunity to provide written or oral comment concerning the proposed amendment, and;

WHEREAS, following their review, and after considering all comments, the Cache County Council has determined that it is appropriate for the County to amend and implement this resolution.

NOW, THEREFORE, BE IT RESOLVED that the Cache County Council hereby adopts this resolution to amend the Cache County General Plan to update the affordable housing element with the Moderate Income Housing Plan (Attachment A).

APPROVED AND ADOPTED this 10th day of December, 2019.

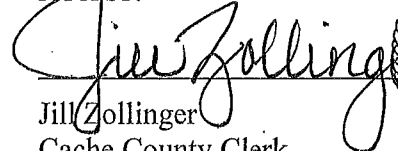
	In Favor	Against	Abstained	Absent
Borup	X			
Erickson	X			
Tidwell	X			
Ward	X			
White	X			
Worthen	X			
Zillés	X			
Total	7	0	0	0

CACHE COUNTY COUNCIL

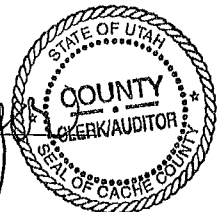


Karl Ward, Chair
Cache County Council

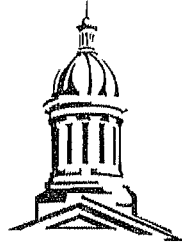
ATTEST:



Jill Zollinger
Cache County Clerk



Resolution 2019-41
Attachment A
Moderate Income
Housing Plan



Cache
County
1857

Moderate Income Housing Plan

2019 Update

EXECUTIVE SUMMARY

INTRODUCTION

The Utah State Legislature (UCA 17-27a, part 4) has determined that each county must include a moderate income housing element as part of their general plan. At a minimum, this element of the general plan must include the following information regarding the unincorporated areas of the county:

- A plan to provide a realistic opportunity to meet the need for additional moderate income housing.
- A plan must facilitate a reasonable opportunity for a variety of housing, including moderate income housing that meets the needs of the people of various income levels living, working, or desiring to live or work in the community, and to allow people of various incomes to benefit from and fully participate in all aspects of neighborhood and community life.
- The plan must include an analysis of how the county will provide a realistic opportunity for the development of moderate income housing within a five year planning horizon.
- An estimate of the existing supply of moderate income housing.
- An estimate of the need for moderate income housing for the next five years.
- A survey of total residential land use.
- An evaluation of the effect of existing land uses on opportunities for moderate income housing.
- A description of the county's program to encourage an adequate supply of moderate income housing.

The state also requires that the county review and revise the projections of the moderate income housing element each year. The county then reports on the findings of that review to the Housing and Community Development Division of the Department of Workforce Services.

While this plan is intended to address the moderate income housing needs of the unincorporated areas of Cache County, the best available data primarily focuses on incorporated areas; therefore some sections may be missing data specific to the unincorporated area. In those instances, data for the entire county was referenced. Also, some sections may rely on comparing data from different years and datasets therefore minor inconsistencies may be present. It is recommended that future annual updates address the gaps and inconsistencies in the data as they become apparent, and that a new dataset is pursued that is specific to the unincorporated areas of Cache County.

When considering housing needs, it can be said that adequate housing is an essential foundation, and is fundamental to a sense of safety and wellbeing. When basic needs are met, individuals have the ability to improve their own and the community's safety and sense of wellbeing. Affordable housing options improve the quality of life for a variety of community members, such as school teachers, police officers, sales clerks, young couples, and older adults. When affordable housing is not available, such households are more likely to spend more of their income on housing, and less on other basic needs, such as food, clothing, health insurance, education, and transportation. When an individual or family can afford to own or rent their housing they receive the following benefits:

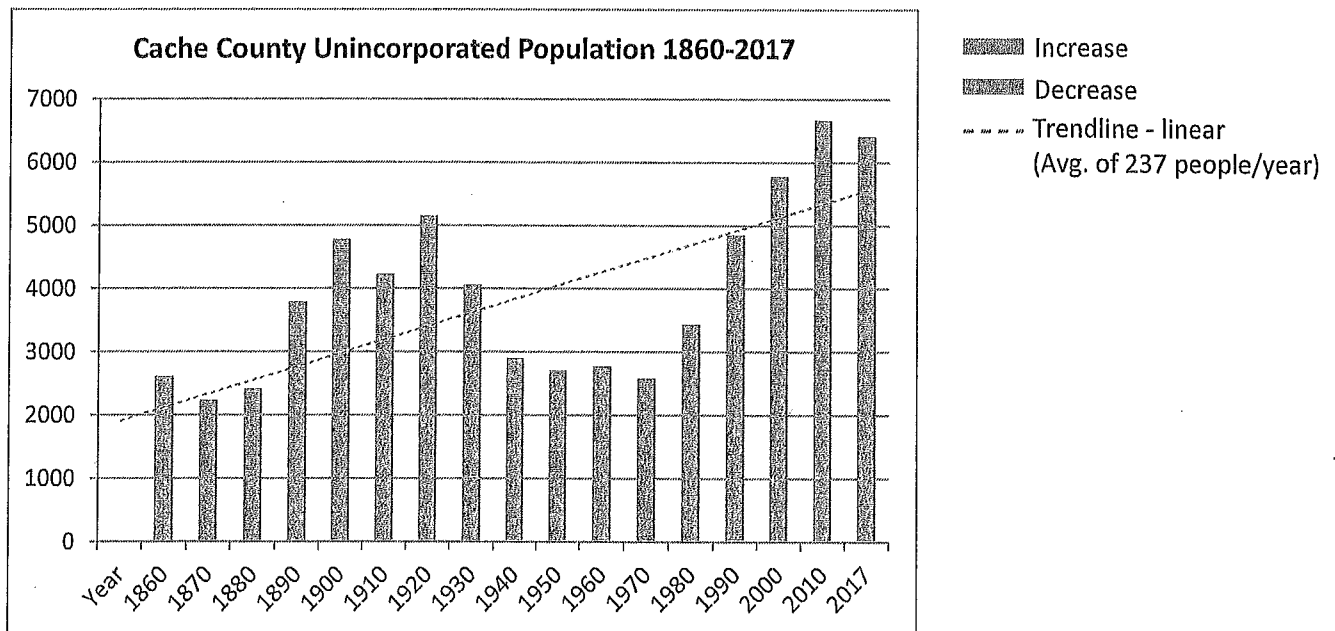
- Children are more likely to thrive in school, attend college and earn more as adults¹
- Families and older adults are able to put more resources towards healthcare and wholesome foods, while ensuring children grow up in households free of environmental hazards^{2,3}
- Building 100 affordable rental homes generates \$11.7 million in local income, \$2.2 million in taxes and other revenue for local governments, and 161 local jobs in the first year alone⁴

Investing in housing is an investment in the social, cultural and economic wellbeing of a community. Due to the importance of housing for the success of individuals and communities, this plan is intended to examine Cache County's role in supporting moderate income housing options for its current and future residents. This plan outlines the changing character of Cache County residents, the current gap and future needs of moderate income housing, barriers to moderate income housing, and strategies to increase moderate income housing options throughout the county.

KEY FINDINGS

Cache County and the unincorporated area are continuing to grow. From 2000 to 2010, Cache County gained over 21,000 new residents. Since the 1980s the county has been growing by over 18 percent, including 23 percent from 2000 to 2010.^{5,6,7} The unincorporated area has also seen modest growth, adding almost 1,000 residents from 2000 to 2010 (16% more residents).^{5,6} As of 2016, the unincorporated area's population was estimated at 6,506 residents, 1,772 households and an average household size of 3.6 people.⁸ Estimates anticipate growth will continue at 19 percent in the entire county adding an additional 34,000 residents between 2017 and 2030. The unincorporated area is projected to gain 2,300 residents during that time.⁹

The increasing population of the county as a whole, and the ebb and flow of property and population from the incorporated county into municipal jurisdictions pose a challenge to calculating housing needs. Cache County is the sixth most populous county in the state of Utah and is growing, and as of 2017 Cache County had an estimated population of 120,288, with 95% (113,888) of that population located in municipalities and the remaining 5% (6,400) in the unincorporated areas. Census estimates for 2018 place the total county population at 127,068, an overall increase of 5.6% percent. However, the population within the unincorporated area saw an approximate decrease of 4% (251) from 2010 to 2017. The decrease in population is consistent with the historical transitional growth pattern within the county, and appears to be primarily due to the annexation of populated, unincorporated areas into the existing municipalities. From 1860 to the present, the growth rate of the unincorporated area of the county reflects an average increase of 237 people per year.



Cache County is getting older and slightly more diverse. As the population in Cache County continues to grow, older adults (age 65 and older) are becoming a larger portion of the total population. In 2015, older adults made up 8.7 percent of the total population in Cache County. By 2025 they are expected to make up 11.7 percent of the total population.⁹ Additionally, Cache County is slowly become more diverse. Minority groups, which made up 7 percent of the population in 2000 now make up 16.1 percent of the population. Latinos are leading all minority groups at 10.3 percent of the total population.¹⁰ Future housing will need to address the unique character of residents including the growing number of older adults and Latinos.

Cache County continues to produce jobs in education services, health care and social assistance. With employers such as Utah State University, Cache School District, Logan Regional Hospital, Cache County has a strong education services, health care and social assistance workforce. Approximately 27 percent of the county and the unincorporated area are employed in that industry. The next leading industry is manufacturing at 19 percent of the county's workforce and 15 percent of the unincorporated area's workforce.¹¹ A variety of housing options is needed in Cache County to support the moderate-income manufacturing worker to the low-income healthcare worker.

A disparity is growing between wages and housing costs. Gains in wages are not keeping up with the increasing cost of housing. From 2007 to 2016 the area median income (AMI) in Cache County increased 15.3 percent from \$45,029 to \$51,935.^{12, 13} During the same period median gross rent increased 20 percent and median home values by 24 percent.^{8, 14, 26} Despite the Great Recession occurring over a decade ago, wages in Cache County are not increasing at the same rate as housing costs (see Figure A).

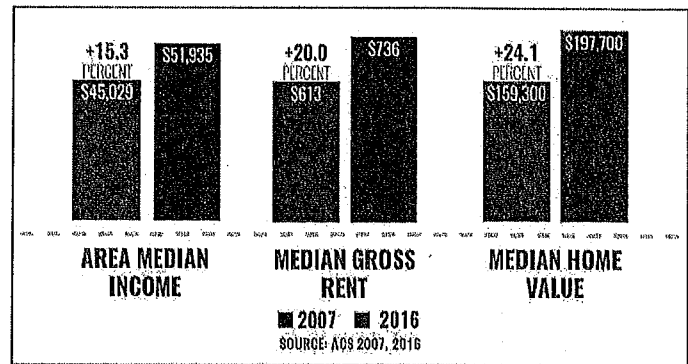


Figure A. Changes in median gross rent, median home value and median income in Cache County from 2007 to 2016.

More renters are becoming cost burdened.

Households that spend 30 percent or more of their income on housing are considered cost burdened. In Cache County, 44 percent of renters and 22 percent of homeowners are considered cost burdened in 2015. Since 2010, an additional 455 renters have become cost burdened with most occurring in the cities.¹⁵

Cache County and the unincorporated area has a deficit of affordable and available rental and owner-occupied housing units for low and very low income earning households. AMI is used to establish three levels of moderate income housing needs based on the area median income. In Cache County, a moderate income household (80 to 50 percent of AMI) earns between \$25,967 and \$41,548 annually, a low income households (50 to 30 percent of AMI) earns between \$15,580 and \$25,967 annually, and a very low income household (30 percent or less of AMI) earns \$15,580 or less annually. In the entire county, there was a deficit of nearly 2,000

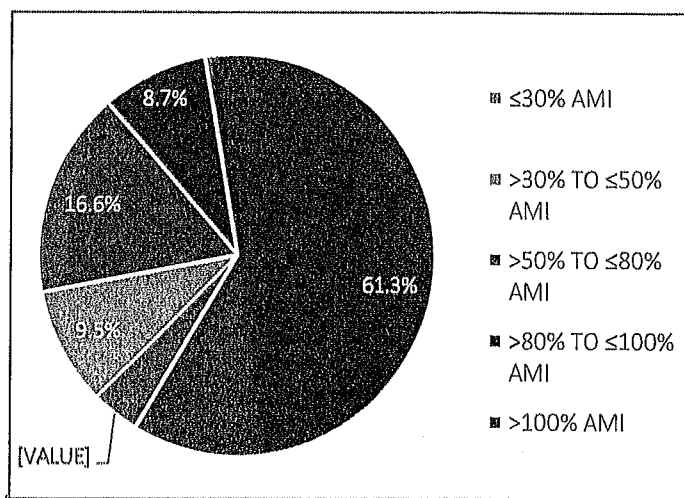


Figure B. Percentage of households at the different area median income (AMI) levels.¹⁶

affordable and available rental units for households at the 30 and 50 AMI levels. In the unincorporated county, there was a deficit of affordable and available owning units for households at all AMI levels. For renting households, a small surplus existed for households at the 30 and 80 AMI levels.¹⁶

An additional 1,100 to 2,600 moderate income housing units will be needed by 2022 in Cache County.

Accounting for population growth and vacancy rates, the unincorporated area will need to add approximately 13 to 30 moderate income housing units per year to meet the needs of future residents (2017-2022). This figure does not include the current deficit of housing units. Between 2022 and 2027 an additional 90 to 100 moderate income housing units will be needed in the unincorporated area.

Regulatory barriers are impeding moderate income housing growth. Allowed uses, minimum lot size and other development regulations are contributing in part to the deficit of moderate income housing in Cache County. In addition, the cost to developers and community perceptions are also hindering the development of moderate income housing. To address the regulatory, resource and perception barriers, Cache County has developed several strategies to increase moderate income housing opportunities in the county.

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DEMOGRAPHIC SUMMARY

The demographic characteristics of a community can greatly influence housing demands. Population growth, income, economic conditions, and other characteristics are all factors that influence the types of housing and units desired by the community. This section summarizes these factors in Cache County in order to inform the demand for housing units and the type of housing units.

Chapter Highlights

- Between 2000 and 2017 Cache County has added 33,000 residents. This was roughly the size of Smithfield in 2017. The unincorporated area added 634 residents during that time. As the population of the whole of Cache County continues to fluctuate, a variety of new housing types within developing areas will be needed along with the preservation and upkeep of the current housing stock.^{6, 17}
- More housing for older adults may be needed. As the population in Cache County continues to rise so will the portion of older adults. Because older adults are more likely to have a disability, such as mobility impairments, it is important to consider location of housing for older adults, such as centrally located or near transit.
- Other groups with housing needs include minorities (16.1 percent of the population) who are more likely to live at or below the poverty level, and disabled populations (11 percent of the population) who often face financial and social hardships.^{10, 18}
- Most moderate income earning households (80 percent of AMI or \$51,935) live in towns and cities. In total, 3 percent of moderate income earning residents of Cache County live in the unincorporated area. Despite the low percentage of moderate income residents in the unincorporated area, the Cache County Corporation may still be able to assist in the support of moderate income housing in the county as a whole.^{8, 15}
- Cache County touts a diversity of job types from education services and health care to manufacturing. These jobs support a variety of income levels from very low to high resulting in a need for a variety of housing types and levels of affordability.

HISTORIC AND CURRENT POPULATION LEVELS

Cache County is a small urban county with rapidly growing communities. Most housing in the county occurs along the eastern side of the valley (see Figure 1 on next page). Since the 1970s the county has experienced steady growth between 20 and 30 percent per decade. Between 2000 and 2010, the county grew by 23.3% (see Table 1 on the next page). Although most growth is occurring in the 19 incorporated cities and towns throughout Cache Valley, the unincorporated county has experience steady growth at 16.1% between 2000 and 2010.^{5, 6, 7, 8, 17}

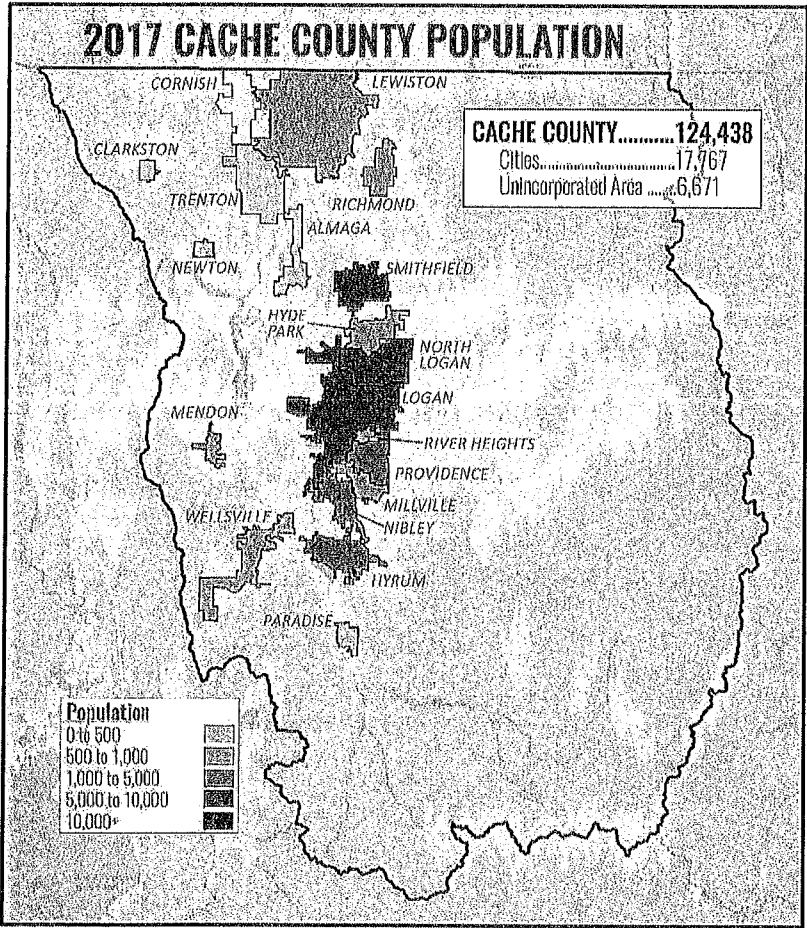


Figure 1. Population estimates for Cache County.

Table 1. Population of Cache County, all cities and unincorporated area from 2000 to 2010 and 2017.^{5, 6, 17}

	2000	2010	% Change	2017
Cache County	91,891	112,656	23.3%	124,438
All Cities	85,665	106,005	23.7%	117,767
Unincorporated Area	5,726	6,651	16.1%	6,671

AGE AND HOUSEHOLD SIZE

Cache County has a median age of 25 years old (see Table 2). This is considerably younger than other northern Utah counties and the state average of 30 years old. The younger median age can be attributed to the large population of young adults attending Utah State University. In addition, the county has a larger than average household size of 3.21 compared to other northern Utah counties.¹⁹

Table 2. Demographics of Cache County and surrounding counties.¹⁹

	Box Elder Co.	Cache Co.	Tooele Co.	Weber Co.	Utah
Household (HH) Size	3.08	3.21	3.36	3.09	3.27
Median Age	32.1	25.0	30.9	32.1	30.3
% of HH with Children under 18	32.6%	30.9%	34.2%	29.1%	30.5%
% of Total Population 19 and Under	35.3%	35.5%	36.5%	31.2%	33.0%
% of Total Population 65 and Older	12.5%	8.6%	9.1%	12.1%	10.9%

Age Distribution

According to the Kem C. Gardner Policy Institute, children (ages 0 to 17) made up 31.6 percent of the total population in the county in 2015 (see Figure 2). By 2025, the portion of children in the county is expected to decline by 2.6 percent to 29.0 percent of the county's total population. This decline is projected to continue into 2050. As the percentage of children decline in the county, the percentage of older adults (ages 65 and older) is projected to increase. In 2015, older adults made up 8.7 percent of the total population. By 2025, the percentage of older adults will increase to 11.7 percent of the population. By 2025, the number of older adults will have increased 62.3% from 2015.⁹

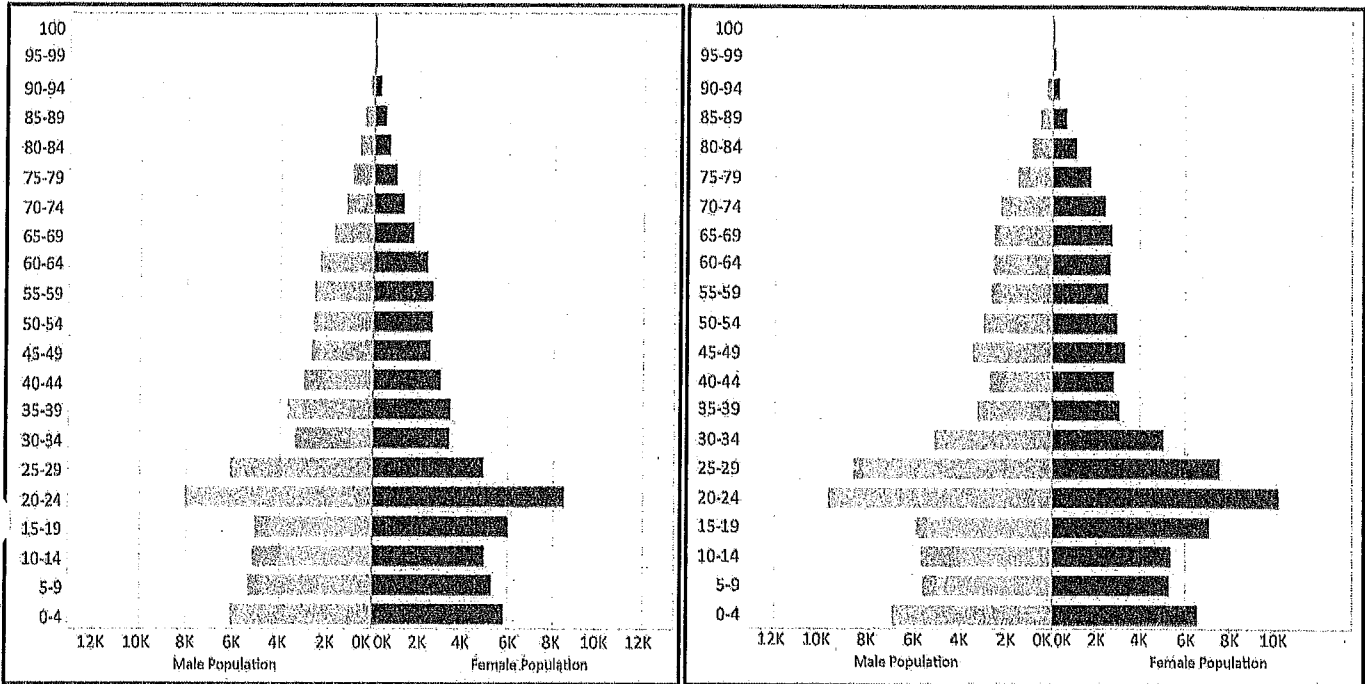


Figure 2. 2015 (left) and 2025 (right) age distribution for Cache County.⁹

INCOME

The county median income or area median income (AMI) was \$51,935 in 2016 (see Table 3). Since 2007, Cache County's AMI has increased 15.3 percent. Compared to other northern Utah counties, Cache County's AMI was among the lowest (see Figure 3 on the next page).

Table 3. Median household income in Cache County from 2007 to 2016.^{8, 14, 20, 21}

Year	Median Income
2007	\$45,029
2010	\$47,013
2013	\$49,506
2016	\$51,935

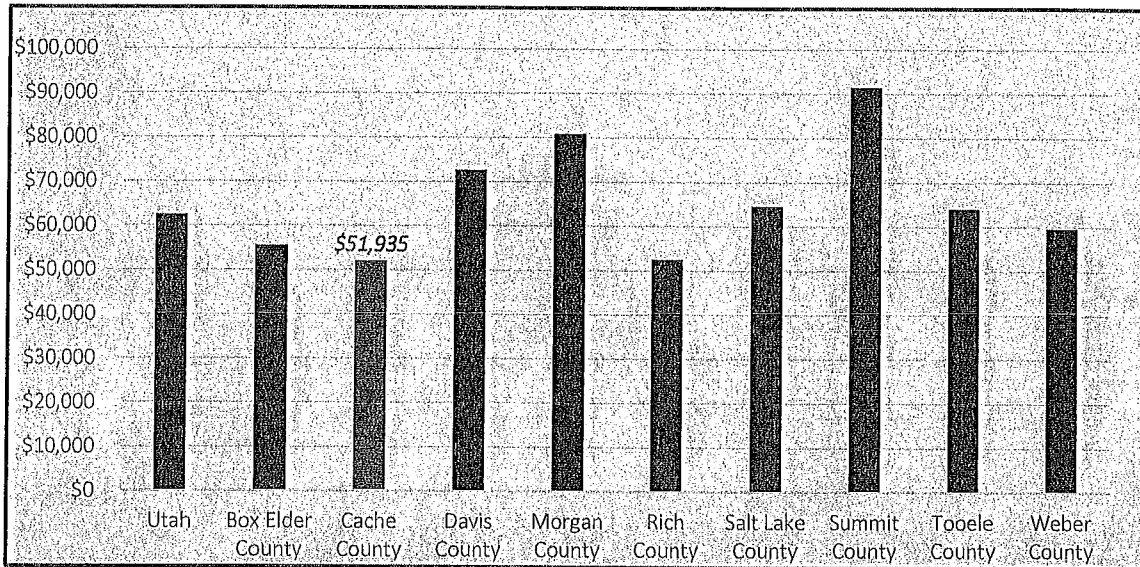


Figure 3. Median household income for Cache and other northern Utah counties.⁸

The unincorporated area has a higher percentage of households earning \$50,000 or more a year than all of Cache County and the cities (see Figure 4). Nearly 70% of households in the county earn \$50,000 or more per year. In the entire county and cities, 50% of households earn more than \$50,000 a year. This means most moderate income earning households (80 percent of AMI or \$51,935) live in cities.¹³

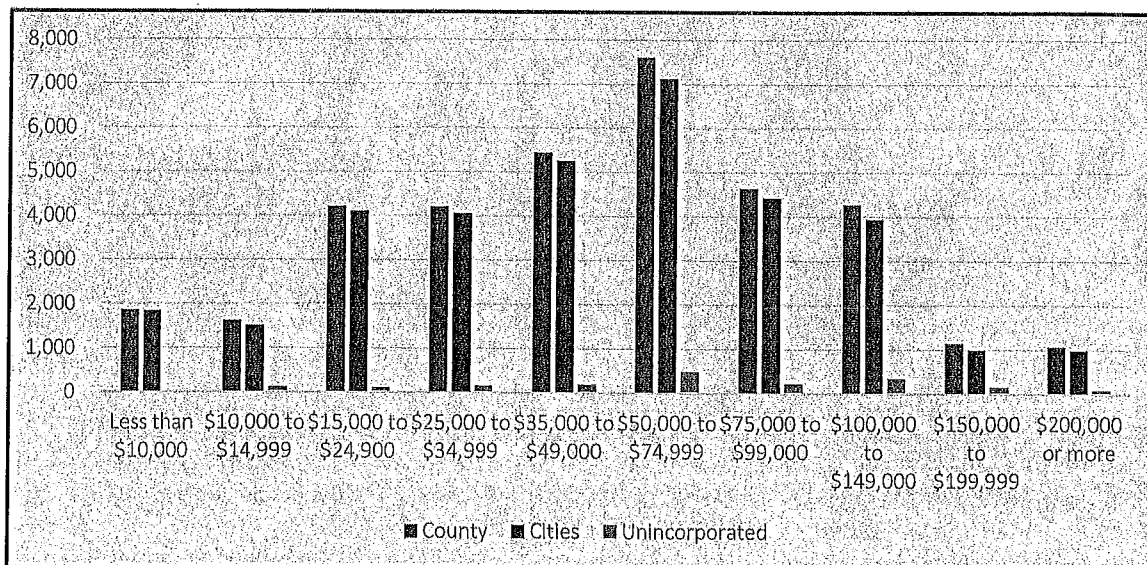


Figure 4. Household income for Cache County, all cities and unincorporated area.¹¹

EMPLOYMENT

Cache County has stable employment at 1.42 jobs per households (see Table 4 on the next). This was higher than most other northern Utah counties and the state average.

Table 4. Jobs per household in Cache and other northern Utah counties.¹¹

	Box Elder Co.	Cache Co.	Utah Co.	Weber Co.	Utah
Jobs per household	1.29	1.42	1.33	1.27	1.34

About 1 out of 5 residents in Cache County were employed in educational services/health care/social assistance making it the largest employment sector in the county (see Table 5). This is largely due to Utah State University and the Cache School District, the two largest employers in Cache County (see Table 6). The educational services/health care/social assistance industry was also the largest employment sector in the unincorporated county at 26.5 percent. This was followed by manufacturing at 15.0 percent.¹¹

Table 5. Percentage of total employment by sector in Cache County, all cities and unincorporated area.¹¹

	Cache Co.	All Cities	Unincorporated Area
Agriculture/Forestry/Fishing/Hunting/Mining	2.6%	2.3%	9.8%
Construction	4.9%	4.7%	8.5%
Manufacturing	18.3%	18.4%	15.0%
Wholesale Trade	1.5%	1.5%	1.9%
Retail Trade	12.0%	12.0%	10.8%
Transportation/Warehouse/Utilities	2.7%	2.7%	1.9%
Information	1.6%	1.6%	0.9%
Finance/Insurance/Real Estate/Rental/Leasing	3.6%	3.7%	1.8%
Professional/Scientific/Technical Services/Admin/Waste Mgmt	10.8%	10.8%	9.5%
Educational Services/Health Care/Social Assistance	26.9%	26.9%	26.5%
Arts/Entertainment/Recreation/Accommodation/Food Services	8.2%	8.4%	3.9%
Other Services	4.5%	4.4%	6.3%
Public Administration	2.5%	2.5%	2.5%

Table 6. Largest employers in Cache County.²²

Company	Sector	Employee Range	Location
Utah State University	Education Services	7,000 to 9,999	Logan
Cache School District	Education Services	2,000 to 2,999	North Logan
Logan Regional Hospital – IHC	Health Care	1,000 to 1,999	Logan
Swift & Co.	Manufacturing	1,000 to 1,999	Hyrum
Conservice	Technical Services	1,000 to 1,999	Logan
Icon Main Plant	Manufacturing	500 to 999	Logan, Smithfield
Schreiber Foods	Manufacturing	500 to 999	Logan, Smithfield
Wal-Mart	Retail Trade	500 to 999	Logan
Logan School District	Education Services	500 to 999	Logan
Logan City	Public Administration	500 to 999	Logan

EDUCATION

Cache County has an above average percentage of residents with at least a high school degree or higher (see Table 7). For residents with a bachelor's degree or higher, the county was the highest compared to other northern Utah counties.

Table 7. Education level in Cache and other northern Utah counties.²³

	Box Elder Co.	Cache Co.	Rich. Co.	Tooele Co.	Weber Co.	Utah
% High School Degree or Higher	93.0%	93.0%	96.1%	91.6%	90.1%	91.5%
% Bachelor's Degree or Higher	21.4%	36.3%	20.4%	20.8%	23.3%	31.7%

RACE

Cache County and the unincorporated area was largely made up of the race "White" (see Table 8). Nearly 84 percent of the entire county and 95 percent of the unincorporated area were "White." Minorities made up 16.1 percent of the county and 5.5 percent of the unincorporated area. The largest minority race was "Hispanic or Latino" at 10.3 percent of the entire county and 3.7 percent of the unincorporated area.

Table 8. Racial makeup of Cache County and the unincorporated area.¹⁰

	Cache County		Unincorporated Area	
	Population	Percentage	Population	Percentage
Total Population	118,824	-	5,891	-
White	99,736	83.9%	5,566	94.5%
Hispanic or Latino	12,276	10.3%	217	3.7%
Black or African American	862	0.7%	73	1.2%
American Indian or Native Alaska	530	0.4%	7	0.1%
Asian	2,731	2.3%	0	0.0%
Native Hawaiian & other Pacific Islander	403	0.3%	0	0.0%
Some other race	524	0.4%	0	0.0%
Two or more races	1,761	1.5%	23	0.4%

SPECIAL NEEDS POPULATION

Older Adults

The portion of the population made up of older adults will continue to increase over the next 32 years (to 2050) and beyond. In addition, older adults were more likely to have a disability. In Cache County, approximately 33 percent or 3,357 older adults live with a disability.²⁴ Some older adults may decide to stay in their homes but other may not be able to remain in their homes or may choose to relocate to a unit that better suits their preference and needs. A diversity of housing types is needed, including rental housing for older adults. Additional units closer to commercial centers and everyday services (e.g., grocery, doctor, senior centers, etc.) will also be needed. This is because mobility, the ability of a person to move oneself within community environments, is the most common disability in older adults.

Persons with Disabilities

Approximately 11 percent of residents in the unincorporated area have a disability or 715 residents as of 2016 (see Table 9). In the entire county, 10,627 or 9 percent of residents have a disability. In the entire

county, about 4.6 percent of people under 18 live with a disability, 7.0 percent for ages 18 to 65, and 32.3 percent for those 65 and over.²⁴

Table 9. Population with a disability in the unincorporated area of Cache County.²⁴

	18 and Under	19 to 64	65 and Older	Total
Population with a Disability				715
With a Hearing Difficulty	7.7%	46.2%	46.1%	130
With a Vision Difficulty	0.0%	56.7%	43.3%	141
With a Cognitive Difficulty	0.0%	69.2%	30.8%	182
With an Ambulatory Difficulty	0.0%	66.7%	33.3%	102
With a Self-Care Difficulty	0.0%	75.8%	24.2%	58
With an Independent Living Difficulty	n/a	50.1%	49.9%	102

Twenty six percent of residents with a disability live at less than 125 percent of the poverty level. People with disabilities often face financial and social difficulties that make it difficult to obtain housing.¹⁸

Veterans

Over 3,735 veterans lived in Cache County in 2016, including 3,513 in the cities and over 222 in the unincorporated area. Of those veterans, 519 had a service-connected disability rating, with 494 in cities and 25 in the unincorporated area.²⁵

Homeless

Based on the 2018 State of Utah Annual Report on Homelessness and the Point-In-Time count that was conducted, an approximate total of 67 people were considered homeless in Cache County. However, homeless counts have not been an accurate representation of the true number of homeless due to many errors in the estimating process. Despite inaccuracies in estimating the true number of homeless people in the county, there appears to be a need to develop or promote programs designed to help homeless individuals become stably housed. A portion of current homeless populations are sent to Ogden or Salt Lake City for temporary housing.

EXISTING HOUSING STOCK

The housing stock of a community helps determine the condition and need of current and future housing. This section summarizes the different categories of housing and the role they play in determining the quality of housing units in Cache County.

Chapter Highlights

- Sixty three percent of housing units in the county and 87.2 percent in the unincorporated area were owner-occupied.⁸ Although homeownership is widespread in Cache County, rental housing units are important for providing a balanced housing stock.
- Over 95 percent of housing in the unincorporated area were single family housing units and less than 1 percent were multifamily housing units.⁸
- The cost of housing is continuing to rise. From 2007 to 2016, home values grew by 24 percent and gross rent by 20 percent.⁸
- About 55 percent of homes in the county and the unincorporated area were more than 30 years old.⁸ Homes older than 30 years generally require more rehabilitation than newer homes. Moderate to very low income earning households would need assistance to provide ongoing maintenance to the older homes.

HOUSING OCCUPANCY

Housing in Cache County was primarily made up of owner-occupied housing (see Table 10). As of 2016, the county had 36,093 occupied housing units, 23,194 owner-occupied units (or 64.3 percent of all housing units), and 12,899 renter-occupied units. In the unincorporated area, there were 1,817 occupied housing units, 12.8 percent were renter-occupied or 233 units and 87.2 percent owner-occupied or 1,584 units.⁸

Table 10. Housing unit occupancy and percentage of owner- and renter-occupied housing in Cache County, cities and unincorporated area.⁸

	Occupied Housing Units	Owner-Occupied Housing	Renter-Occupied Housing
Cache County	36,093	64.3%	35.7%
Cities	34,321	63.0%	37.0%
Unincorporated Area	1,772	87.2%	12.8%

HOUSING UNITS

Nearly 66 percent of the current housing stock in Cache County was single family detached homes. The county also has a good supply of multi-family housing units (2 or more housing units) and mobile homes (see Table 11 on the next page). Of the 39,192 housing units in the county, 9,959 were multifamily homes and 946 were mobile homes. In the unincorporated area, of the 2,430 housing units, less than 1 percent were multifamily (2 or more units). All large multifamily housing (5 or more units) occurred largely in cities, including Logan and North Logan.⁸

Table 11. Housing unit type in Cache County, cities and unincorporated area.⁸

	Total Housing Units	Single Family Detached	Single Family Attached	Multi-Family	Mobile Home
Cache County	39,192	25,819	2,817	9,595	946
Cities	36,597	23,354	2,769	9,580	879
Unincorporated Area	2,595	2,465	48	15	67

BEDROOMS

A range of bedrooms per housing unit (studio, one-bedroom, etc.) is needed to support individuals, couples, and large families. In Cache County the majority of the housing stock consists of 3 or more bedrooms (see Table 12). Studio or no-bedroom units and one-bedroom units totaled 7.0 percent of all housing units. The unincorporated area followed the same pattern. Just over 8 percent of all housing units were studio and one bedroom units and the majority of housing units consisted of 3 or more bedrooms.⁸

Table 12. Number of bedrooms per housing unit in Cache County, cities and unincorporated area.⁸

	Studio/No Bedroom	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms
Cache County	517	2,232	9,412	10,428	8,107	8,496
Cities	444	2,108	8,920	9,870	7,504	7,916
Unincorporated Area	73	124	492	558	603	580

HOME VALUES

The median value of homes in Cache County in 2016 was \$197,700 (see Figure 6). Since 2007 the median value of a home has risen 24 percent or by \$38,400. Seventy six percent of homes in the county and 54 percent of homes in the unincorporated area were valued between \$150,000 and \$300,000. The majority of homes in the unincorporated area (88 percent) were valued at \$150,000 or more.^{8, 26}

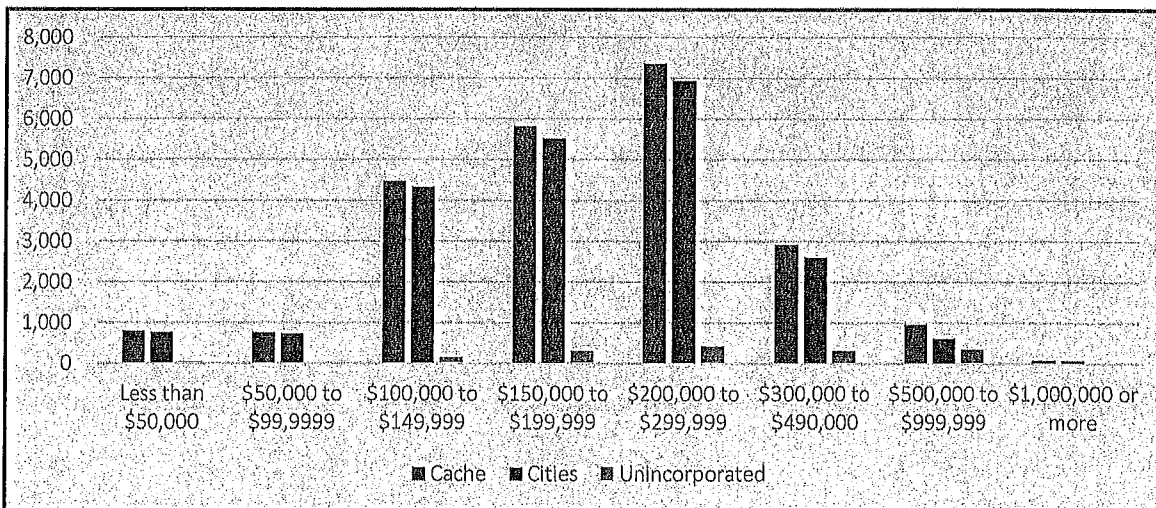


Figure 5. Home values in Cache County, cities and unincorporated area.⁸

GROSS RENT

The median gross rent in Cache County was \$736 in 2016. This was a 20 percent increase from 2007 when the median gross rent was \$613. Fifty percent of gross rents in the unincorporated area was between less than \$500 per month (see Figure 6). In the entire county, 67 percent of gross rents were between \$500 and \$999 per month.^{8, 14}

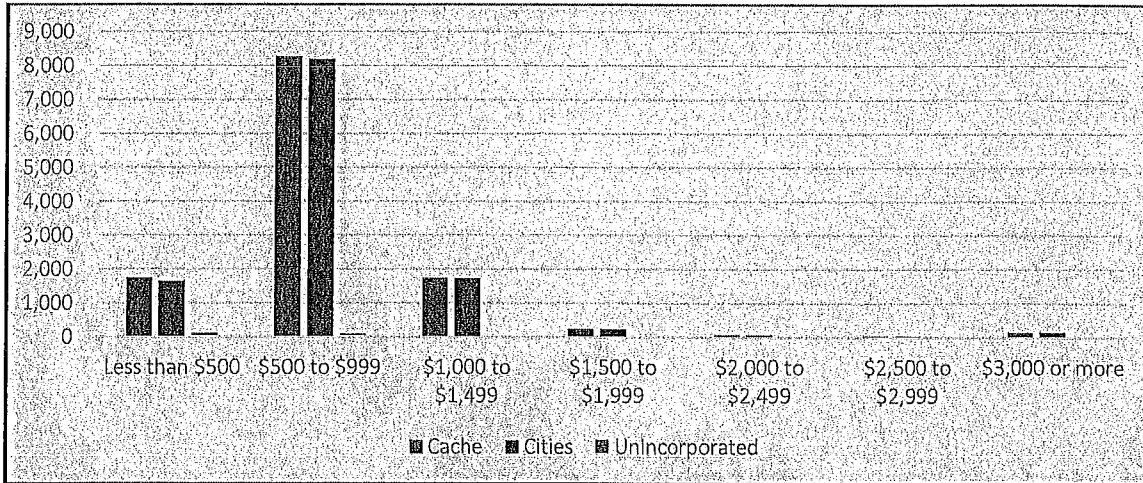


Figure 6. Gross rent in Cache County, cities and unincorporated area.⁸

AGE OF HOUSING STOCK

Approximately 54 percent of the housing stock in Cache County was built prior to 1980, and 15 percent built prior to 1950 (see Figure 7). Less than 4.3 percent of the county were new homes (2010 or later). In the unincorporated area 42 percent of the housing stock was built prior to 1980, and 14.4 percent built prior to 1950. Only 7 percent of the unincorporated area were newer homes (2010 or later). Housing older than 30 years typically requires more rehabilitation than newer homes. Sixty three percent of homes in the county and 54 percent of homes in the unincorporated area were older than 30 years.⁸

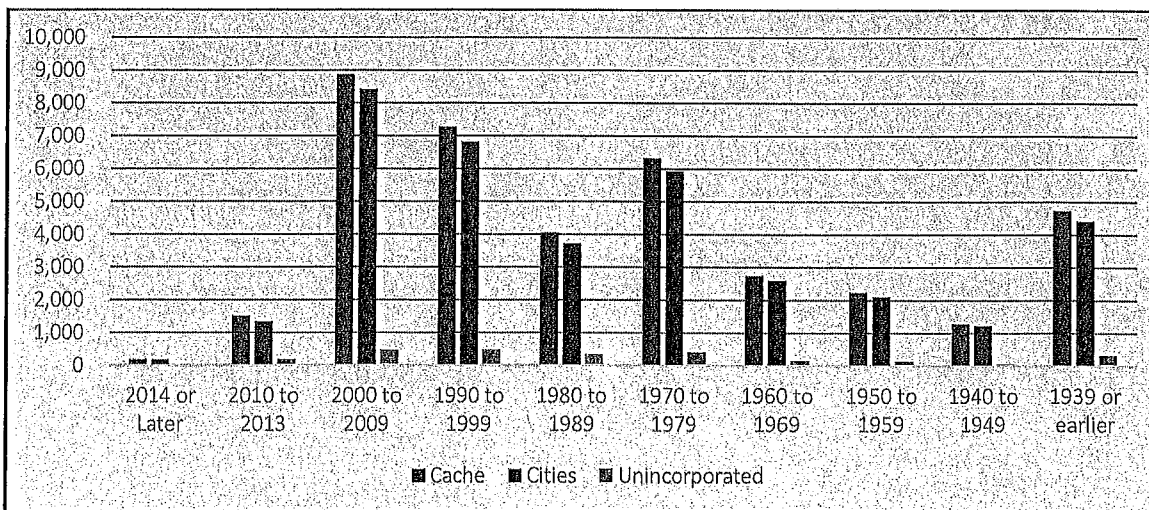


Figure 7. Age of housing stock in Cache County, cities and unincorporated area.⁸

EXISTING MODERATE INCOME HOUSING

Chapter Highlights

- Almost 44 percent of households in Cache County and 30 percent in unincorporated area earned a moderate income (80 percent AMI or \$41,548) or lower.^{13, 15, 16}
- Households that earn 50 percent of the AMI or lower cannot afford the median gross rent (\$736) in the county. Households that earn 80 percent of the AMI or lower cannot afford a mortgage for a median valued home (\$197,700) in the county.^{13, 15, 16}
- In the unincorporated area there was a deficit of affordable and available rental housing for households at the 50 percent AMI levels. At the 30 and 80 percent AMI levels there is a surplus of 2 and 6 rental housing units. In the entire county there was a deficit of almost 2,000 rental units for households at the 30 and 50 percent AMI levels.^{13, 15, 16}
- In the unincorporated area there was a deficit of affordable and available owner housing for households at the 30, 50 and 80 percent AMI levels. Households earning 80 percent of the AMI in Cache County were the only level to have a surplus of housing units.^{13, 15, 16}

TARGETED INCOME LEVELS

Moderate Income housing is housing occupied or reserved for occupancy by households with a gross income equal to or less than 80 percent of the area median income for households of the same size in Cache County. The AMI for Cache County was \$51,935. Eighty percent of that amount is \$41,548. Therefore, for the purpose of this plan, moderate income housing in Cache County during the year 2016 is defined as those housing units that were affordable to households that earn \$41,548 or less annually. Approximately 41.2 percent of all households in the county and 30.1 percent in the unincorporated area earn \$41,548 or less annually.^{13, 15, 16}

Families that pay more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording necessities, such as food, clothing transportation, and insurance. Therefore, affordability or affordable housing is when a household pays no more than 30 percent of its annual income on housing.

To estimate the supply of moderate income housing, the following targeted income levels were evaluated: 30 percent (very low income), 50 percent (low income), and 80 percent (moderate income) of the AMI. Table 13 (on the next page) lists the annual household income, the maximum affordable monthly rent, and the maximum affordable mortgage loan amount for each targeted AMI level. For example, a household earning 50 percent of the AMI makes \$25,967 annually, can afford to spend \$649 monthly on rent, and can afford a home priced up to \$72,768.^{13, 15, 16}

Table 13. Household income and maximum affordable rent and mortgage loan by AMI level.^{13, 15, 16}

Targeted AMI Level	Annual Household Income	Maximum Affordable Rent	Maximum Affordable Mortgage Loan
≤30% AMI	\$15,580	\$389	\$27,690
>30% to ≤50% AMI	\$25,967	\$649	\$72,768
>50% to ≤80% AMI	\$41,548	\$1,038	\$140,384

Maximum affordable gross rent included utilities.

** Maximum affordable mortgage loan assumed a monthly utility expense of \$230. This was based on local estimates. For the purpose of calculating mortgage payments, a 3.71% interest rate on a 30-year fixed rate mortgage was assumed.

HOUSEHOLD AND AMI LEVELS

In the unincorporated area 30.1 percent of households were moderate income earning or lower (see Table 14).^{13, 15, 16} Households that earn 50 to 80 percent of the AMI were the largest group of moderate income households.

Table 14. Household income and maximum affordable rent and mortgage loan by AMI level for unincorporated area.^{13, 15, 16}

AMI Level	Number of Households	Percentage of Total Households
≤30% AMI	77	3.9%
>30% to ≤50% AMI	186	9.5%
>50% to ≤80% AMI	325	16.6%
>80% to ≤100% AMI	171	8.7%
>100% AMI	1,198	61.3%
TOTAL	1,952	100.0%

AFFORDABLE AND AVAILABLE RENTAL HOUSING UNITS

Of the 36,093 occupied housing units in the Cache County, approximately 35.8 percent or 12,899 housing units were renter-occupied in 2016. In the unincorporated area, 191 units or 8.2 percent of housing units were renter-occupied (see Table 15). A unit is affordable when a household (2.84 persons) at a defined AMI level can rent the unit without paying more than 30 percent of its gross income on housing and utility costs. Most affordable and available units in Cache County were located in cities (see Table 16, 17 and 18 on the next page).^{15, 16}

Table 15. Number and percentage of renter households in the unincorporated area.¹⁵

AMI Level	Number of Renters	Running Total	Percentage of Total Households
≤30% AMI	5	5	1.8%
>30% to ≤50% AMI	86	91	31.3%
>50% to ≤80% AMI	100	191	36.4%
≥80% AMI	84	275	30.5%
TOTAL	275	-	100.0%

Table 16. Affordable and available rental housing units at the 30 percent AMI level. ^{13, 15, 16}

≤30%AMI Level (Maximum Affordable Monthly Rent)	Cache County	Cities	Unincorporated Area
Affordable Units	1,780	1,599	181
Renter Households	2,590	2,585	5
Surplus/Deficit of Affordable Units	-810	-986	176
Affordable & Available Units	645	638	7
Surplus/Deficit Affordable & Available Units	-1,945	-1,947	2

Table 17. Affordable and available rental housing units at the 50 percent AMI level. ^{13, 15, 16}

≤50%AMI Level (Maximum Affordable Monthly Rent)	Cache County	Cities	Unincorporated Area
Affordable Units	6,350	6,126	224
Renter Households	5,300	5,209	91
Surplus/Deficit of Affordable Units	1,050	917	133
Affordable & Available Units	3,430	3,353	77
Surplus/Deficit Affordable & Available Units	-1,870	-1,856	-14

Table 18. Affordable and available rental housing units at the 80 percent AMI level. ^{13, 15, 16}

≤80%AMI Level (Maximum Affordable Monthly Rent)	Cache County	Cities	Unincorporated Area
Affordable Units	11,810	11,528	282
Renter Households	8,560	8,369	191
Surplus/Deficit of Affordable Units	3,250	3,159	91
Affordable & Available Units	8,430	8,233	197
Surplus/Deficit Affordable & Available Units	-130	-136	6

A unit is affordable and available only if that unit is both under 30 percent of a household's annual income and vacant, or is currently occupied by a household at or below the defined AMI level. In Cache County, there were 8,560 renter households but only 8,430 affordable and available rental units for households at the 80 percent AMI level (see Figure 18). This mean there was a deficit of 130 rental units. At the 80 percent AMI level in the unincorporated area there was a surplus of 6 rental units. At the 50 percent AMI levels both the county and unincorporated area were at a deficit (see Table 17). At the 30 percent AMI level there was a deficit of 1,945 affordable and available units for the county and a surplus of 2 units (see Table 16). In general, there is not enough affordable and available rental housing units in the county and a small surplus of rental units for households earning in the 30 and 80 percent AMI levels in the unincorporated area. There is a growing need for additional rental housing units for very low- to moderate-income earning households throughout the county. ^{13, 15, 16}

GOST BURDENED RENTER HOUSEHOLDS

When a household spends more than 30 percent of their annual income on housing they are considered cost burdened. In Cache County, 42.8 percent of households with a moderate income or lower were considered cost burdened (see Table 19 on the next page). Over 99 percent of those cost burdened households lived in cities. ¹⁵

Table 19. Percentage of cost burdened renters.¹⁵

Cost Burdened (≥30% of Income)	Cache County	Cities	Unincorporated Area
>30% AMI	2,120, 81.8%	2,120, 81.8%	0, 0.0%
>30% to ≤50% AMI	1,955, 72.1%	1,940, 73.9	15, 17.4%
>50% to ≤80% AMI	1,210, 37.1%	1,204, 38.1	6, 6.0%

When a household spends more than 50 percent of their annual income on housing they are considered severely cost burdened. In Cache County, 1 in 5 households were considered severely cost burdened (see Table 20). Almost all severely cost burdened households were in cities (greater than 99 percent).¹⁵

Table 20. Percentage of severely cost burdened renters.¹⁵

Severely Cost Burdened (≥50% of income)	Cache County	Cities	Unincorporated Area
>30% AMI	1,790, 69.1%	1,790, 69.2%	0, 0.0%
>30% to ≤50% AMI	485, 17.8%	485, 17.8%	0, 0.0%
>50% to ≤80% AMI	210, 6.4%	208, 6.5%	2, 2.0%

AFFORDABLE AND AVAILABLE OWNER OCCUPIED HOUSING UNITS

Of the 36,093 occupied housing units in Cache County, approximately 64.2 percent or 23,194 housing units were owner-occupied in 2016. In the unincorporated county, 87 percent or 1,584 housing units were owner-occupied. In the unincorporated area at the 30, 50 and 80 percent AMI levels there were no affordable and available housing units (see Tables 21, 22 and 23). This means all home-owning households earning a moderate income or lower in the unincorporated area were not affordable or not vacant. Although there were a few available and affordable owner housing units in cities, there was still a deficit of 657 for households at the 30 percent AMI level, 1,388 for households at the 50 percent AMI level and 3,609 for households at the 80 percent AMI level. The number of affordable and available owner-households were based on a June 2018 search on Realestate.com and Zillow.com. Similar to rental housing units, Cache County has a large deficit of affordable and available owner-housing units.^{13, 15, 16}

Table 21. Affordable and available owner housing units at the 30 percent AMI level.^{13, 15, 16}

≤30% AMI Level, \$27,690 (Maximum Affordable Monthly Mortgage)	Cache County	Cities	Unincorporated Area
Affordable Units	651	629	22
Owner Households	730	658	72
Surplus/Deficit of Affordable Units	-79	-29	-50
Available and Affordable Housing Units (from Zillow.com and Realtor.com)	1	1	0
Surplus/Deficit of Affordable & Available Units	-729	-657	-72

Table 22. Affordable and available owner housing units at the 50 percent AMI level.^{13, 15, 16}

≤50% AMI Level, \$72,768 (Maximum Affordable Monthly Rent)	Cache County	Cities	Unincorporated Area
Affordable Units	717	695	22
Owner Households	1,495	1,395	100
Surplus/Deficit of Affordable Units	-778	-700	-78
Available and Affordable Housing Units (from Zillow.com and Realtor.com)	7	7	0
Surplus/Deficit of Affordable & Available Units	-1,488	-1,388	-100

Table 23. Affordable and available owner housing units at the 80 percent AMI level.^{13, 15, 16}

≤80% AMI Level, \$140,384 (Maximum Affordable Monthly Rent)	Cache County	Cities	Unincorporated Area
Affordable Units	3,998	3,890	108
Owner Households	3,845	3,620	225
Surplus/Deficit of Affordable Units	177	270	-93
Available and Affordable Housing Units (from Zillow.com and Realtor.com)	11	11	0
Surplus/Deficit of Affordable & Available Units	-3,834	-3,609	-255

COST BURDENED OWNER HOUSEHOLDS

In addition to the shortfalls of affordable and available owner housing, over 50 percent of households in the unincorporated area at the 30 and 50 percent AMI level were cost burdened (see Table 21 and Figure 8). In the entire county, most (78 percent) residents at the 30 percent AMI level were cost burdened.^{13, 15, 16}

Table 24. Percentage of cost burdened owners.¹⁵

Cost Burdened (≥30% of income)	Cache County	Cities	Unincorporated Area
>30% AMI	570, 78.1%	531, 80.7%	39, 54.2%
>30% to ≤50% AMI	930, 62.2%	873, 62.6%	57, 57.0%
>50% to ≤80% AMI	1,845, 47.9%	1,736, 47.9%	109, 48.4%

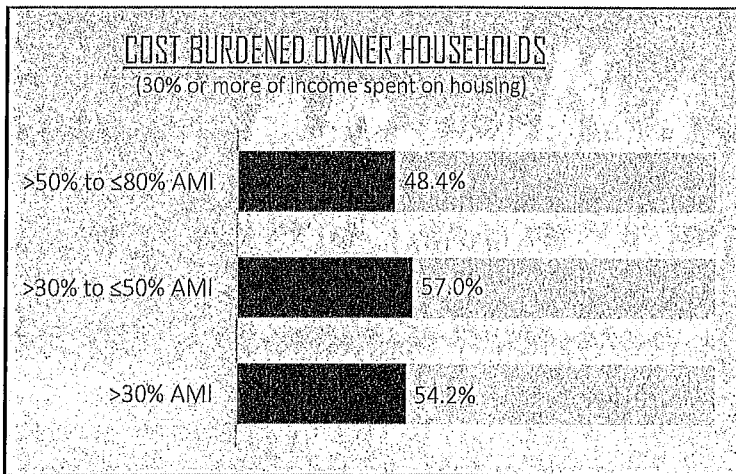


Figure 8. Percentage of cost burdened home owners.¹⁵

Approximately 60 percent of owner households at the 30 percent AMI level in the entire county were severely cost burdened (see Table 22 and Figure 9). In the unincorporated area, 40 percent were severely cost burdened at the 30 percent AMI level. In general, most owner households at the 30 percent AMI level were either cost burdened or severely cost burdened. Also, nearly half of all owner households at the 30, 50 and 80 percent level were cost burdened.¹⁵

Table 25. Percentage of severely cost burdened owners.¹⁵

Severely Cost Burdened (≥50% of income)	Cache County	Cities	Unincorporated Area
>30% AMI	440, 60.2%	411, 62.4%	29, 40.2%
>30% to ≤50% AMI	610, 40.8%	578, 41.4%	32, 32.0%
>50% to ≤80% AMI	460, 11.9%	438, 12.1%	22, 9.8%

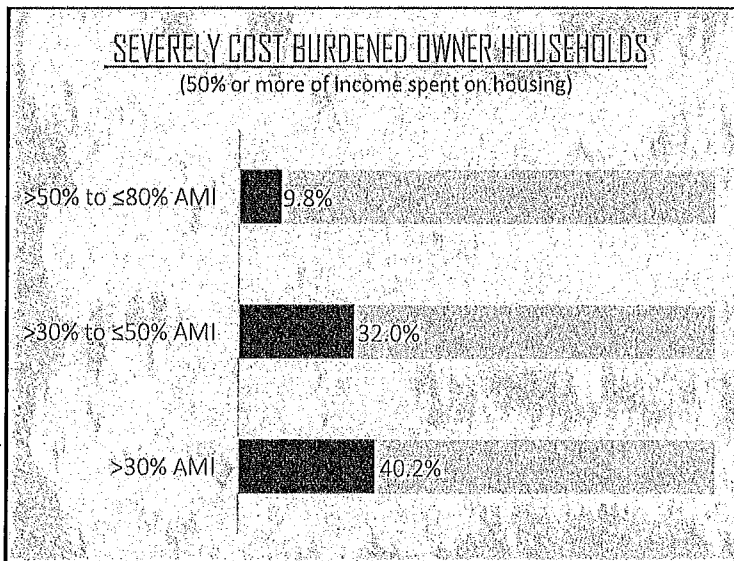


Figure 9. Percentage of cost burdened home owners.¹⁵

FUTURE MODERATE INCOME HOUSING NEED

Chapter Highlights

- The population of Cache is expected to grow between 14 and 22 percent over the next decade. In the unincorporated area, the population is expected to remain at about 5.7% of the total county population.⁹
- Between 2017 and 2022 the unincorporated area will need an additional 65 to 148 moderate income housing units. Between 2022 and 2027 the unincorporated area will need an additional 90 to 98 housing units.

COUNTYWIDE PROJECTED GROWTH

Social, economic, political, and infrastructure can influence population growth. As such, there is a great deal of uncertainty with projecting population growth. For this plan, a high and low growth rate was used to provide a plausible range of future population levels the county may experience in the next four decades. Those estimates were then used to inform the amount of moderate income housing needed for the next five to ten years in the county.

Population projects estimated by the Kem C. Gardner Policy Institute established a baseline growth rate for Cache County. The county is projected to remain near a 19 percent growth per decade through 2030 at which time the growth rate would drop to a 16 percent increase (see Table 26). From 2040 to 2050 the growth rate would continue to drop to below 11 percent increase.⁹

Table 26. Population projections and growth rates.^{6,9}

	2000	2010	2020	2030	2040	2050
Population	91,391	112,656	133,601	158,815	184,635	204,114
Growth Rate	29.5%	18.6%	18.9%	16.3%	10.6%	

The high and low growth rates were calculated by multiplying population projections by 4% more and 4% less for a given year (see Figure 10 on the next page). For example, the population projection for 2030 was 158,815 residents, therefore the high population projection would be 4% more or 167,676 residents.

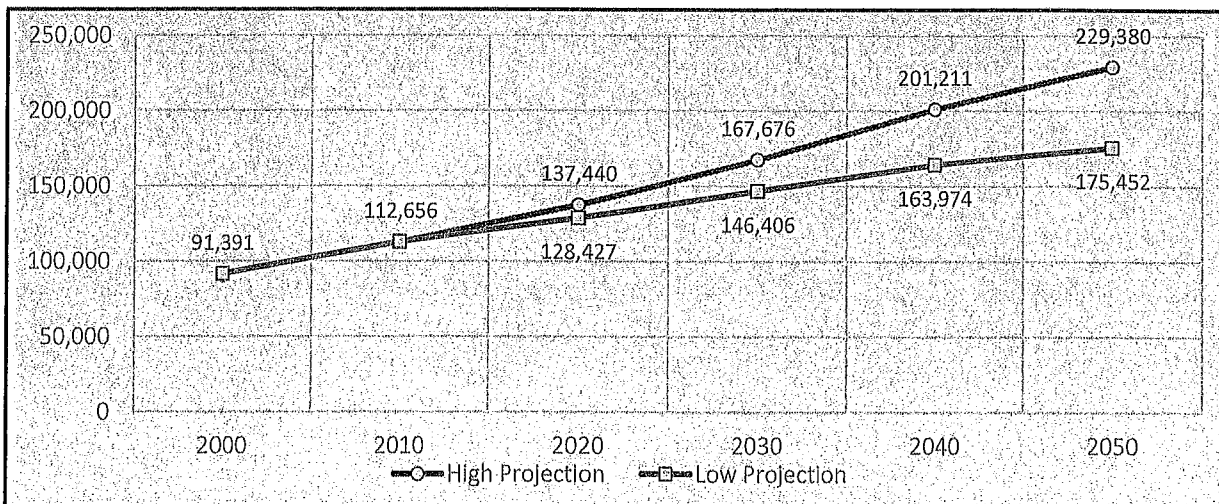


Figure 10. Population projections for Cache County between 2000 and 2050.^{6,9}

UNINCORPORATED AREA PROJECTED GROWTH

Population levels were also projected for the unincorporated area of the Cache County. Again, a high and a low estimate were calculated to create a plausible range of future population levels in the unincorporated area. To estimate the population of the unincorporated area, the high and low population estimates for the entire county were multiplied by the projected percentage of the population in the unincorporated area. The percentage of the population in the unincorporated area were based on historical trends calculated by the Kem C. Gardner Policy Institute. Historically, the unincorporated area has been between 5.5 and 6 percent of the total county population. For this plan 5.7 percent of the total population was used to estimate the population of the unincorporated area. Over the next thirty years the unincorporated area was estimated to increase by 3,300 and 6,400 residents (see Figure 11 on the next page).^{6,9}

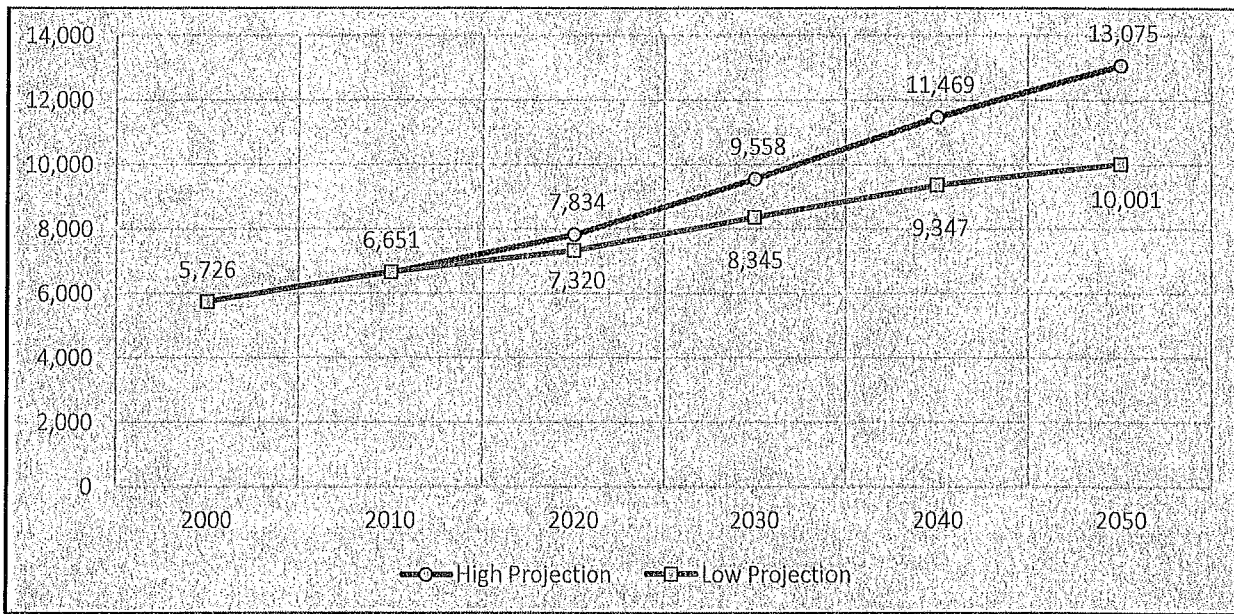


Figure 11. Population projections for unincorporated Cache County between 2000 and 2050.^{6,9}

FUTURE MODERATE INCOME HOUSING NEEDS FOR THE NEXT 5 AND 10 YEARS

Cache County will likely grow by approximately 8,700 to 19,800 residents over the next five years (2017-2022). This may require an additional 2,700 to 6,200 housing units. These figures were based on the low and high population projects for Cache County, and the county's current average household size of 3.21 people. From 2017 to 2022 the unincorporated area may need an additional 285 to 480 housing units and an additional 215 to 230 housing units from 2022 to 2027.

Based on the projected high and low population increases, the existing vacancy rate (1.2 percent), and the current percentage of moderate income households, it is projected that the unincorporated area will need an additional 65 to 148 moderate income housing units by 2022, and 90 to 98 between 2022 and 2027 (see Table 27 on the next page) depending on the continuing pattern of annexation. The majority of moderate income housing units will be needed at the 50 percent to 80 percent AMI level.

Table 27. The range of moderate to very low income housing needed in Cache County in the next 5 and 10 years.

Targeted AMI Level	By 2022	By 2027
Cache County		
≤30%	241 to 548	335 to 363
<30% to ≤50%	335 to 762	465 to 504
<50% to ≤80%	562 to 1,280	789 to 846
TOTAL	1,138 to 2,590	1,581 to 1,713
Cities		
≤30%	227 to 517	316 to 342
<30% to ≤50%	316 to 718	439 to 475
<50% to ≤80%	530 to 1,207	737 to 798
TOTAL	1,073 to 2,442	1,491 to 1,615
Unincorporated Area		
≤30%	14 to 31	13 to 21
<30% to ≤50%	19 to 43	27 to 29
<50% to ≤80%	32 to 73	45 to 48
TOTAL	65 to 148	90 to 98

BARRIERS TO MODERATE INCOME HOUSING

The success of moderate income housing can be stymied due to several reasons, including regulatory, economic and social barriers. This section provides an overview of those barriers.

REGULATORY BARRIERS

Regulatory barriers are policies, rules, processes or procedures that prohibit, discourage or excessively increase the cost of moderate income housing. Regulatory barriers can include zoning regulations, environmental regulations, development permits and processing procedures, and ordinances. The following section describes the current state of zoning and land use codes in Cache County because they are considered the most common barrier to affordable and moderate income housing.

Cache County Zoning and Land Use Codes

In the unincorporated area of Cache County, seven different zones allow and contain residential housing (see Table 28). Within the unincorporated area, the Agricultural (A10) Zone contains 82 percent of all residential housing; the Forest Recreation (FR40) Zone appears to comprise 15 percent, however, dwellings in this area are limited to a maximum occupancy of 180 days per year. Existing data shows that only two multifamily units exist in the unincorporated area all within the A10 zone. This data appears to be incomplete as it does not consider or quantify accessory apartments in the unincorporated county.

Most zoning districts in Cache County allow single family residential development with a zoning clearance (see Table 29 on the next page). The Resort Recreation (RR) zoning district is the only zoning district that allows multifamily residential units with a conditional use permit. Multiuse units are allowed with a zoning clearance in the A10, RR, RU2 and RU5 zoning districts.

Table 28. Number and percentage of residential housing types by zone in unincorporated area.²⁷

Zone	Zone Abbrev.	PSF*	% PSF	SSF*	% SSF	MU	%MU	MF	% MF	TOTAL HOMES
Agricultural	A10	1,609	97.1%	354	48.2%	6	75.0%	2	100.0%	1,971
Commercial	C	1	0.1%	2	0.3%	1	12.5%	0	0.0%	4
City Jurisdiction	n/a	n/a	0.2%	n/a	0.1%	0	12.5%	0	0.0%	n/a
Forest Recreation	FR40	5	0.3%	362	49.3%	0	0.0%	0	0.0%	367
Industrial	I	2	0.1%	0	0.0%	0	0.0%	0	0.0%	2
Resort Recreation	RR	0	0.0%	2	0.3%	0	0.0%	0	0.0%	2
Rural 2	RU2	35	2.1%	4	0.5%	0	0.0%	0	0.0%	39
Rural 5	RU5	1	0.1%	1	0.1%	0	0.0%	0	0.0%	2
ZONE UNIT TOTALS		1,653	100.0%	725	98.9%	7	100.0%	2	100.0%	2,387

*PSF - Primary Single Family, SSF - Secondary Single Family, MU - Multi-Use, MF - Multi-Family. All residential units were included in this analysis including single family detached homes, cabins, duplexes, and mixed use units.

Table 29. Residential uses allowed per zone in the unincorporated area.²⁷

Zone	Zone Abbrev.	Single-Family Residential Allowed?	Accessory Apartment Allowed?	Multi-Family Residential Allowed?
Agricultural	A10	ZC	ZC	N
Commercial	C	ZC	N	N
City jurisdiction	n/a	n/a	n/a	n/a
Forest Recreation	FR40	N	N	N
Industrial	I	ZC	N	N
Resort Recreation	RR	ZC	ZC	C
Rural 2	RU2	ZC	ZC	N
Rural 5	RU5	ZC	ZC	N

* Y – Allowed with Zoning Clearance; N - Prohibited; C - Conditional Use Permit; "- " - Overlay zones do not impose any additional requirements on use beyond base zone requirements.

In the unincorporated area, it appears that over 76 percent of the current moderate income (80 percent of AMI or lower) housing stock is located in the FR40 Zone (see Table 30), and that all very low income housing units occurred in the FR40 zone. However, dwellings in this area are limited to a maximum occupancy of 180 days per year. It is more realistic to recognize that while the A10 Zone appears to have 23 percent of the moderate income housing in the unincorporated area, the majority of actual dwellings without limited occupancy are located in the A10 Zone.

Table 30. Number of existing moderate income housing units per zoning district in the unincorporated area.²⁷

Zone	AFFORDABLE HOMES PER ANNUAL MEDIAN INCOME (AMI) CATEGORY*									
	0-30% AMI	%	30-50% AMI	%	50-80% AMI	%	80-100% AMI	%	100%+ AMI	%
Agricultural	0	0.0%	6	4.1%	81	39.7%	235	90.4%	1,641	93.5%
Commercial	0	0.0%	1	0.7%	0	0.0%	0	0.0%	3	0.2%
City jurisdiction	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0.3%
Forest Recreation	23	100.0%	139	95.2%	122	59.8%	23	8.8%	60	3.4%
Industrial	0	0.0%	0	0.0%	1	0.5%	0	0.0%	1	0.1%
Resort Recreation	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.1%
Rural 2	0	0.0%	0	0.0%	0	0.0%	1	0.4%	40	2.3%
Rural 5	0	0.0%	0	0.0%	0	0.0%	1	0.4%	4	0.2%
TOTALS	23	100.0%	146	100.0%	204	100.0%	260	100.0%	1,751	100.0%

*Mortgages (Per AMI Range): *0-30% AMI = \$0-\$27,690; 30-50% AMI = \$27,691-\$72,768; 50-80% AMI = \$72,769-\$140,384; 80-100% AMI = \$140,385-\$185,462; 100%+ AMI = \$185,463 +

Analysis of Zoning Districts and Land Use Codes

A variety of housing types are important to providing a balanced housing stock that meets the needs of different household income level. The unincorporated area of Cache County does not contain or allow a variety of housing types beyond single family residential or accessory apartments. However, unincorporated rural areas present a unique situation where development can be hindered due to the ability of the county to provide services and the physical constraints of the land. For example, the treatment of wastewater in the unincorporated county is through septic systems. Due to the processes of

septic systems, the Bear River Health Department, in accordance with Utah Administrative Code R317, established that the smallest lot size a residential septic system can sit on is ½ acre and more consistently due to soil type, 1 acre or more. Because of these constraints, smaller lot sizes and multiple housing units on a lot are not allowed in the unincorporated area. This reduces the ability of the county to encourage or allow different housing types.

ECONOMIC BARRIERS

Developers incur a variety of costs when building new housing in rural areas, including building cost, transportation of materials, and proximity to community resources. The additional costs of building moderate income housing in rural areas discourages developers from constructing such housing.

SOCIAL BARRIERS

Stigmas, whether accurate or not, surrounding moderate income or affordable housing can often lead to neighborhood resistance. Community perceptions can directly and significantly impact the success or failure of new development. Community assumptions surround concerns of high traffic, less parking, more crime, and additional costs to schools and other government services. Education, well designed housing and good management can reduce, if any, the negative impacts of moderate income housing on property values.

IMPLEMENTATION STRATEGIES

FAIR HOUSING

By consent of the people of Utah, Cache County lawfully exercises planning, zoning, and land use regulation authority to promote the health, safety, and welfare of its residents. Cache County is committed to the equal protection and equitable treatment of all members of its community and anyone seeking to rent, lease, or purchase real property within its boundaries. Cache County does not condone housing related practices that intentionally or indirectly discriminate on the basis of color, disability, ethnicity, familial status, gender identity, national origin, race, religion, sex, sexual orientation, source of income, or other suspect classifications. Cache County upholds the Utah Fair Housing Act and complies with federal requirements that affirmatively further fair housing. Cache County promptly reports housing discrimination to the Utah Antidiscrimination and Labor Division (UALD) and assists in its investigations of claims in a timely manner. Cache County also systematically identifies and eliminates unfair encumbrances that impede its ability to promote and maintain an adequate supply of moderate-income targeted housing within its boundaries.

Addressing issues associated with fair and affordable housing requires regular reviews of plans, policies, and ordinances as well as ongoing monitoring and assessment of potential disparate impacts and adverse effects within the community. Regular performance reviews of implemented housing plans, policies, and ordinances provide Cache County with continuing feedback for making improvements. Cache County has set forth the following goals and strategies in accordance with its commitment to facilitate a reasonable opportunity for a variety of housing, including moderate income housing, that meets the needs of people with various income levels, and allows them to benefit from, and fully participate in, all aspects of neighborhood and community life:

GOALS & STRATEGIES

Goal 1: Protect agriculture and open space, and preserve and protect the rural atmosphere of non-urban areas of Cache County.

Strategies:

- Conduct an Urban and Rural Area Assessment and Cost of Service Plan to help direct where future growth in the county may occur.
- Encourage and plan for development of affordable housing near transit sites, along significant transportation corridors, and commercial centers.
- Promote centralized Infrastructure through zoning and Incentives to eliminate costly extensions of services to outlying areas.

Goal 2: Conduct annual reviews of Cache County's Moderate-Income Housing Plan and its implementation; and update its five-year moderate income housing needs estimates.

Strategies:

- Partner with the Bear River Association of Governments and the Housing and Community Development Division of the Utah Department of Workforce Service to provide the most up-to-date and accurate data and strategies for updating housing needs.
- Estimate the existing supply of moderate-income housing located within the municipalities and unincorporated county.

RESOLUTION No. 2019-42

CACHE COUNTY, UTAH

SEASONAL ACCESS RESTRICTIONS FOR COUNTY ROADS

**A RESOLUTION ESTABLISHING AND UPDATING THE POLICY FOR
SEASONAL ACCESS RESTRICTIONS ON COUNTY ROADS**

WHEREAS, Chapter 12.01, Public Roadways and Rights of Way, of the County Code authorizes the Cache County Council to place gates, locked gates, and seasonal restrictions on a Cache County road; and

WHEREAS, it is in the public interest to reduce damage to county roads during seasonal inclement weather, particularly during the fall, winter, and spring seasons; and

WHEREAS, in order to reduce vehicular hazards on county roads that are hazardous due to snow, ice, excessive precipitation, or similar conditions; and

WHEREAS, the Cache County Council has determined that it is both necessary and appropriate for the County to adopt standards for seasonal access on county roads.

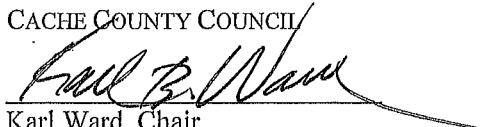
NOW, THEREFORE, BE IT RESOLVED that the Cache County Council hereby adopts the following resolution:

The policy for Seasonal Access Restrictions on County Roads, attached as Exhibit A is hereby adopted, superseding all prior seasonal access resolutions.

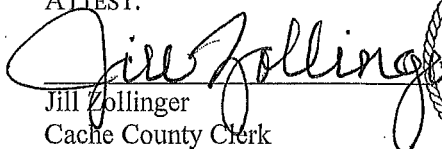
APPROVED AND ADOPTED this 10th day of December, 2019.

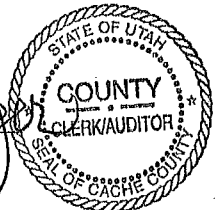
	In Favor	Against	Abstained	Absent
Borup	X			
Erickson	X			
Tidwell	X			
Ward	X			
White	X			
Worthen	X			
Zilles	X			
Total	7	0	0	0

CACHE COUNTY COUNCIL


Karl Ward, Chair
Cache County Council

ATTEST:


Jill Zollinger
Cache County Clerk



Disclaimer: This is provided for informational purposes only. The formatting of this resolution may vary from the official hard copy. In the case of any discrepancy between this resolution and the official hard copy, the official hard copy will prevail.

EXHIBIT A

SEASONAL ACCESS RESTRICTIONS FOR COUNTY ROADS

The Cache County Council has determined that it is both necessary and appropriate for the County to place seasonal restrictions and close some county roads to motorized vehicles. These closures are to protect public safety, reduce maintenance costs, maintain water quality, and prevent erosion during snowy and icy conditions late fall through spring.

The following County roads will be closed with locked gates. The dates show the earliest date a road will be open to motorized vehicles in the spring and date the road will close in the fall. These dates may be adjusted based on road conditions and snow. See attached map for road locations.

ROADS SCHEDULED TO OPEN APRIL 15 AND CLOSE NOVEMBER 15

3200 West (Old Canyon Road & 8500 South)

- This road provides access from Old Canyon Road to Mount Pisgah Road. The gate closure will be at the north end at Old Canyon Road. No gate is required on the south end due to Mount Pisgah also being closed at the same time.

Birch Canyon Lower Road

- This road provides access up Birch Canyon. The gate closure will be at the bottom gate. Additional gates located up higher in the Canyon will also be closed by the Forest Service and private owners.

Gnehm Road (3400 North)

- This road is a gravel road that starts in North Logan at 1600 East and 3400 North and loops up near the base of the mountains and then turns into Hyde Park Canyon. The closure is a small portion of the road located in the middle of the loop. There are gates located at both ends of the closure.

High Creek Canyon Road

- This road provides access up High Creek Canyon. The gate closure will be at the bottom of High Creek Canyon at approximately 12900 East where the gravel road begins. Additional gates located up higher in the Canyon will also be closed by the Forest Service.

Ivan's Hollow Road

- This road is a short section of gravel road located northeast of Richmond. The road will be gated at the bottom near High Creek Road and at the top near Upper High Creek Road.

Mount Pisgah Road

- This road runs from US 89/91 near Sardine Summit east to Paradise. The road will be gated from the east side at the intersection of 2400 West and the west side near US 89/91.

EXHIBIT A

SEASONAL ACCESS RESTRICTIONS FOR COUNTY ROADS

Short Divide Road

- This road runs from Clarkston to the Box Elder County line. This road is closed both in Cache County and Box Elder County. The gate closure in Cache County is located at approximately 9200 West and 9950 North at the Clarkston City Limits. The gate located in Box Elder County is closed by Box Elder County.

Smithfield Dry Canyon Road

- This road is used to access Smithfield Dry Canyon. The gate is located at the bottom of the Canyon near the Smithfield City limits where the gravel road begins.

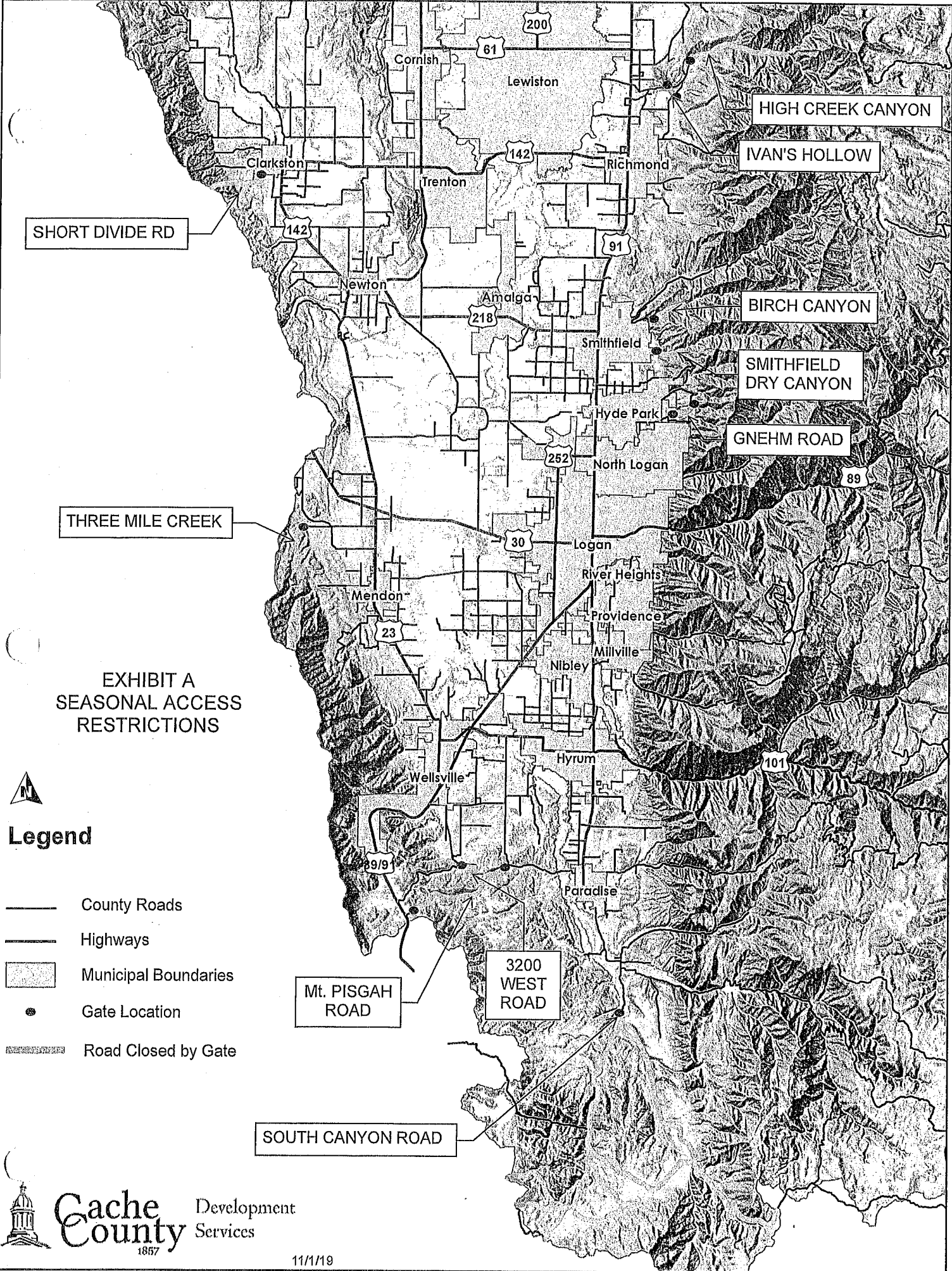
South Canyon Road

- This road runs from Avon to the Weber County line. The gate on the Cache County side is located approximately 2 miles south of Avon. This closure also affects other County roads such as Three Mile Canyon, Davenport Road, Flint Grove, and Blue Bell Mine. There is a gate located in Weber County that is closed by Weber County.

ROADS SCHEDULED TO OPEN JUNE 1ST AND CLOSE OCTOBER 1

Three Mile Creek

- This road is located west of Mendon at the end of 600 North and warrants earlier closure due to severe erosion of poor soils and excessive maintenance of the roadway.



**EXHIBIT A
SEASONAL ACCESS
RESTRICTIONS**

Legend

- County Roads
- Highways
- Municipal Boundaries
- Gate Location
- ▨ Road Closed by Gate

**Notice to be Posted by County
of Delinquent Property Tax
Settlement or Deferral**

UCA §59-2-1347
Form PT-034
PT-034.ai Rev. 1/00

Property Owner Information

Property owner name
U.S. Department of Agriculture Forest Service

Property owner address
324 25th Street

City Ogden State UT Zip 84401

Property Information

Parcel, serial, or account number 19-002-0001 Type of property Building Secondary

Location or address
61500 E. Highway 89, Logan, UT 84321-4373 - Logan Canyon

Legal description (including acreage)
SUMMER HOME IN LOGAN CANYON CAMP LAMAR
LOTS 1 & 2 BLK B GUS LIND FLAT G 601

Settlement or Deferral Information

Total property value _____	\$ <u>29,150.73</u>
Total interest, penalties, and taxes due _____	\$ <u>845.42</u>
Amount paid _____	\$ <u>0</u>
Amount abated _____	\$ <u>845.42</u>
Amount deferred _____	\$ _____

Comments The property at issue became owned by the Forest Service due to the prior, private owner's failure to make lease payments to the Forest Service. Because the County cannot enforce a tax lien against federal property, this delinquency must now be forgiven.

County Approval

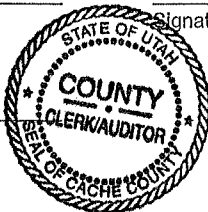
This property tax settlement/deferral has been approved by the county legislative body of:

Cache County on December 10, 2019

Craig W Butters
Signature

Karl Wilson
Signature

Jim Zollinger
Signature



Application for Settlement or Deferral of Delinquent Property Tax

UCA §59-2-1109 & 1347
Form PT-33
PT-033-1.ai Rev. 11/00

This form should be used in conjunction with Form PT-33A "Agreement of Lien Holder For Deferral or Settlement of Delinquent Taxes". One Form PT-33A should be attached for each lien holder. A deferral may not be granted without the written consent of the holder of any mortgage or trust deed outstanding on the property.

Property Owner Information

Property owner name U.S. Department of Agriculture Forest Service	Home phone number	Work phone number 801-999-2159
Property owner address 324 25th Street		
City Ogden	State UT	Zip 84401

Property Information

Parcel, serial, or account number 19-002-0001	Type of property (e.g., commercial, primary residential, etc.) Building Secondary
Location or address 401500 E. Highway 89, Logan, UT 84321-4373 - Logan Canyon	
Legal description (including acreage) SUMMER HOME IN LOGAN CANYON CAMP LAMAR LOTS 1 & 2 BLK B GUS LIND FLAT G601	

Property Value and Tax Information

Year(s) of Delinquency (May go back five years)	Taxes	Penalty	Interest	Total
2017	278.25	10.00	40.02	328.27
2018	266.40	10.00	21.45	297.85
2019	209.30	10.00		219.30
Total				\$ 845.42

Current year market value of property (Attach copy of most recent valuation/tax notice)	\$ 29,150.73
Amount received from home owner/mobile home owner (circuit breaker) tax credits	\$
Amount owner offers in settlement (Attach proposed payment schedule)	\$ 0
Amount to be deferred	\$

I/we have exhausted efforts to obtain funds to pay the delinquent taxes. I/we have contacted the lending institutions and other potential sources of funds, such as friends and relatives, identified below:

1. _____
2. _____
3. _____

Attach the following:

- | | |
|---|--|
| 1. Owner's statement of circumstances and request for relief. | 5. Copies of last 5 years' filings with I.R.S. |
| 2. Most recent valuation/tax notice. | 6. Form PT-33A, "Agreement of Lien Holder for Deferral or Settlement of Delinquent Taxes". |
| 3. Proposed payment schedule. | 7. Other documentation as required. |
| 4. Financial Summary (back of this form) | |

Signature

I certify to the best of my knowledge and understanding, that this information is true, correct, and complete.

Signature of property owner County Treasurer	Date
X CRAIG McALLISTER CACHE COUNTY TREASURER	12/10/19
X CRAIG W BUTTARS EXECUTIVE	12/10/19



2019 TAX YEAR

12/10/2019

TREASURER

19-002-0001

179 North Main St. Suite 201 • Logan, UT 84321 • (435) 755-1500

Parcel Number

Owner's Name & Address

Owner(s) List (1/1/2019)

Parcel 19-002-0001 Entry 0
 Name SEWELL, ROBERT K TR
 C/O Name FOREST SERVICE
 Address 1500 E HIGHWAY 89
 City, ST Zip LOGAN, UT 84321-4373
 District 028 COUNTY OUTSIDE
 Year 2019 Status TX

1 UNITED STATES DEPT OF AGRICULTURE,
 0 0/0

Property Address

Address LOGAN CANYON
 City
 Assr. Review 12/29/2015

LEGAL DESCRIPTION FOR 2019

SUMMER HOME IN LOGAN CANYON CAMP LAMAR LOTS 1 & 2 BLK B GUS LIND FLAT G601

PROPERTY INFORMATION

	2018			2019		
	Acres	Market	Taxable	Acres	Market	Taxable
BS BUILDING SECONDARY		26,500	26,500		29,150	29,150
TOTALS	0.00	26,500	26,500	0.00	29,150	29,150

BUILDING & TAX INFORMATION

	2018	(Final Tax Rate: 0.010053)	2019	(Final Tax Rate: 0.009779)
Square Footage: 528				
Year Built: 1949				
Building Type: Cabin				
Taxes:		266.40		285.06
Special:+		0.00		0.00
Rollback:+		0.00		0.00
Pen/Int:+		31.45		10.00
Abatements:-		0.00		75.76
Payments:-		0.00		0.00
Balance Due:		297.85		219.30
<i>Last Payment Date:</i>				<i>Last Payment Date:</i>

BACK TAX SUMMARY

Year	Back Taxes	Special	Rollback	Interest	Penalty	Year Total
2017	278.25	0.00	0.00	40.02	10.00	328.27
2018	266.40	0.00	0.00	21.45	10.00	297.85

Back Taxes Not Paid: 626.12*

* Interest is calculated on a monthly basis. Please call the Treasurer's Office for an updated payoff amount at 435-755-1500. Good until 12/31/2019



File Code: 5570
Date: June 26, 2019

Cache County Treasurer's Office
Craig McAllister
Treasurer
179 North Main St. Suite 201
Logan, UT 84321

Dear Mr. McAllister,

The purpose of this letter is to inform you of the ownership status of the cabin structure and facilities on lot number 6 of the Beirdneau Recreation Residence Tract on the Logan Ranger District, Uinta-Wasatch-Cache National Forest, which has implications for property tax assessments. The cabin is located on federally-owned property administered by the Forest Service as part of the National Forest System, situated in Salt Lake Meridian, Township 12 North, Range 2 East, Section 23; Cache County Utah. The Cache County Parcel number is 19-003-0006.

Because the land where the recreation residence is located is federal property, it is immune from taxation. The cabin structure and associated facilities are usually privately owned and are allowed on federal property by a special use permit issued by the Forest Service. We acknowledge that, when the cabin structure and other facilities on the property are privately owned, the owner of these facilities may be taxed on the structures and facilities and on the "leasehold" interest that the owner has to occupy the federal property.

On February 6, 2017, the United States Government terminated/revoked the Leonard's Recreation Residence special use permit to occupy federal land. This was due to non-payment of the annual land use fees over a period of several years. On May 6, 2017, the United States took ownership of the structures and facilities when the previous owners, Phil and Linda Leonard, neglected to sell or remove the cabin from federal land as required by the terms and conditions of the special use permit. Enclosed are two letters addressed to the Leonards regarding the termination/revocation of the permit, and the assertion of ownership of the structure and facilities by the United States Government. Effective February 6, 2017, there was no longer a private leasehold interest that would have been subject to taxation, and on May 6, 2017 the structures and facilities on the parcel became federal property and were immune from taxation.

It is uncontroverted that, as a matter of law, federal property is immune from taxation (*McCulloch v. Maryland*, 4 Wheat. 316, 4 L.Ed. 579; *Van Brocklin v. State of Tennessee*, 117 U.S. 151, 6 S.Ct. 670, 29 L.Ed. 845.).



The Forest Service is in the process of selling the structures and improvements on the property to a private buyer, who will be permitted by the Forest Service to maintain them. At the point of sale, and issuance of a new permit, the structure and facilities will again be private property, and there will be a private leasehold interest, which we acknowledge are not immune from local taxation. As a condition of sale, the Forest Service will require the new owner and permit holder to pay back taxes that accrued and were unpaid prior to the time when the structures and facilities became federal property (May 6, 2017). Further, the Forest Service will advise the purchaser of the obligation to pay taxes from the date the purchaser takes title to the improvements. The United States Government will auction the cabin this summer.

Since there are no taxes due and payable for the period while the structures and facilities were federal property, taxes for that period may not be assessed, and the Forest Service will not seek payment from the purchaser. Further, federal property is also immune from liens.

Thank you for your patience and cooperation. We look forward to working with you and will assist to the fullest extent possible in assuring that any taxes on private property that are currently or past due are recovered. If you have any comments or questions on the status of the sale, please contact Sharon Andrews, Realty Specialist, at (801) 999-2154 or by email at sharon.andrews@usda.gov. If you wish, your County Attorney is welcome to discuss this matter with our General Counsel. We can provide contact information upon request.

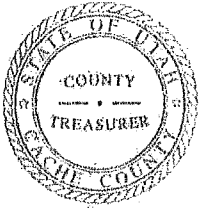
Sincerely,



KATHRYN J. CONANT
Director Lands and Minerals

Enclosures (2) Property of the United States
Non Compliance

cc: Kraig Frome, Nate Lewis, Sharon Andrews, David Whittekiend, Renee Flanagan, Jennefer Parker, Charles Rosier



Craig McAllister
County Treasurer

CACHE COUNTY
Office of the County Treasurer

179 NORTH MAIN, ROOM 201
LOGAN, UTAH 84321
TEL: (435) 755-1500
FAX: (435) 755-1986

November 19, 2019

David Whitteklend – Forrest Supervisor
Charles Rosier – Realty Specialist

RE: Robert K Sewell
19-002-0001

Per your letter from 10/23/2019 Cache County acknowledges an ownership change per the effective date of September 25, 2019. Enclosed is the contingent cancellation of property from that date until the end of the 2019 calendar year.

Per my conversation with Charles Rosier today and a message left on November 6, 2019, Cache County will abate this NT portion - contingent on past due taxes paid. Per statute, delinquency follows the parcel and it is unfortunate that Mr. Sewell chose not to continue his special use permit with you.

As listed in the letter, the structure became federal property from September 25th forward and is then exempt from taxation. Outstanding amounts are not immune and are therefore due.

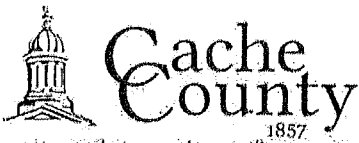
Included is the current Notice showing \$907.49 outstanding. After the cancellation of \$75.76, the unpaid amount is \$831.73.

Utah Code 59-4 outlines these parameters for privilege tax and 59-4-102 describes remedies for the county on behalf of the various taxing units. It is my hope, this may be resolved before additional interest and penalties are imposed. Thank you for your resolution of this unfortunate situation.

If you have questions regarding this please call our office at (435) 755-1500.

Sincerely,

Craig McAllister
Cache County Treasurer



www.cachecounty.org/treasurer

Website is updated nightly to reflect payments. Additional answers and resources are available online.

Cache County Treasurer's Office
 Craig McAllister - Treasurer
 179 North Main Street, Room 201
 Logan, Utah 84321
 (435) 755-1500
 (877) 690-3729 Phone Payments
 USE JURISDICTION CODE: 3412

2019 TAX NOTICE

DUE Monday, December 2, 2019

Parcel Number: 19-002-0001



Tax Area: 028

Page 1 of 2 (OVER)

PROPERTY ADDRESS / LEGAL DESCRIPTION
LOGAN CANYON
SUMMER HOME IN LOGAN CANYON CAMP LAMAR LOTS 1 & 2 BLK B GUS LIND FLAT G601
THIS MAY NOT BE A COMPLETE LEGAL DESCRIPTION

Printed Tuesday, November 19, 2019

19-002-0001

SEWELL, ROBERT K TR
 C/O FOREST SERVICE
 1500 E HIGHWAY 89
 LOGAN, UT 84321-4373

TAXES HEREIN ENUMERATED FOR THE CURRENT YEAR ARE DUE AND PAYABLE IN TREASURER'S OFFICE, LAST NOTICE REQUIRED BY LAW.

PROPERTY TYPE	ACRES/COUNT	MARKET VALUE	TAXABLE VALUE	TAX AMOUNT	
BUILDING SECONDARY		29,150	29,150	285.06	
*** NEW PAYMENT OPTIONS ON BACK OF NOTICE ***		TOTALS	0.00	29,150	285.06

ENTITY	TAXING UNIT	TAX RATE	TAX AMOUNT	BREAKDOWN
28	CACHE CO GENERAL FUND	0.001531		44.63
30	CACHE SCHOOL DISTRICT	0.006015		175.34
38	CACHE CO HEALTH FUND	0.000099		2.89
48	MULTI-CO A & C	0.000009		0.26
	CACHE CO A & C	0.000341		9.94
50	CACHE SCHOOL STWDE LEVY	0.001661		48.42
67	CACHE SCHOOL CHARTER LEVY	0.000057		1.66
70	CACHE MOSQUITO ABATE. DISTRICT	0.000066		1.92

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

Prior year taxes are due on this parcel.
 Payments before 12/2/2019 may be applied to
 previous years.

2019 TOTAL TAXES	0.009779	\$	285.06
PREPAYMENTS			0.00
ADJUSTMENTS TO TAXES			0.00
2019 TAX DUE		\$	285.06
DELINQUENT TAXES DUE ** IF PAID BY 11/30/2019			622.43
TOTAL DUE		\$	907.49

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

If you are interested in making prepayments for 2020 on parcels that are \$100 or more, please COMPLETELY FILL IN THE TOP BOX BELOW. A coupon book will be sent to you at no additional charge by the end of February 2020. Payments may be sent or made on-line at www.cachecounty.org/treasurer

Property Address: LOGAN CANYON

Property Owner/Address: SEWELL, ROBERT K TR
 C/O FOREST SERVICE
 1500 E HIGHWAY 89
 LOGAN, UT 84321-4373

Yes, I am interested in a coupon book.

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

Parcel Number: 19-002-0001



(OVER)

PLEASE NOTE ONLY A CHANGE OF MAILING ADDRESS BELOW:

SEWELL, ROBERT K TR

Address _____

City _____ State _____ Zip _____

THIS PROPERTY MAY BE RE-APPRAISED

PARCEL NUMBER	19-002-0001
TOTAL DUE	\$907.49

INCLUDES DELINQUENT

Taxes are delinquent at 5:00 p.m.
 Monday, December 2, 2019

PAYMENT OPTIONS:

- Payments may be made by mail, on-line, by phone or in person.
- Payments accepted by check, cash, e-check, debit card ¹, or credit card ².
 - E-Check is a secure, electronic transfer from your bank account **WITHOUT** a fee. Your routing and checking account numbers are needed.
 - It is important that funds are available before processing a payment.
 - Debit Card fee - \$3.95 for any amount paid.
 - Credit Card fee - 2.45% of payment amount with a minimum of \$1.95 (Fees are the same for payments made online, by phone or in person.)
- Payments made after December 2nd will have penalty as shown in box.
- Questions, Change of Address, Past Due Payments, or Other Correspondence should be sent directly to: Cache County Treasurer, 179 North Main Street – Suite 201, Logan, Utah 84321-5126.

If paying by Mail:

- Send payment stub from the bottom of this notice with your payment in the envelope provided. Your cleared check will be your receipt. No receipt or notice will be returned. Save the top of this notice for your records.
- Payments accepted according to postmark (not the date on check). Any payment postmarked after Nov. 30th (this year Dec. 2nd) will have a penalty.
- Please include parcel number(s) on check. Multiple parcels may be paid with one check.

If paying On-Line or by Phone:

- Go to www.cachecounty.org/treasurer and select "Paying Property Taxes." Please follow the directions listed on website.
- An email confirmation is available for on-line payments. (English and Spanish available)
- To pay the total amount by phone, please call (877) 690-3729. USE JURISDICTION CODE: 3412 (English and Spanish Available)

If paying in Person or using Drop Box:

- Bring the entire unseparated notice to the Cache County Treasurer's Office located at 179 N Main, Suite 201 in Logan, Utah.
- A drop box is located just outside the Treasurer's Office. (An email confirmation is available, if email is listed on envelope)

If you have a mortgage: If your mortgage company has contacted us with their intention to pay your taxes, it is shown in RED on the front of this notice. You may wish to verify payment with your mortgage company. Payments are usually made by Nov. 30th and are shown on the Treasurer's web page.

* Filing time for property tax relief for 2020 is May 1 – September 1 (Disabled Veteran, Blind, Circuit Breaker, and Indigent)

**** IF THIS PROPERTY IS INVOLVED IN BANKRUPTCY, THIS NOTICE IS FOR INFORMATION ONLY (FOR PRE-PETITION DEBT) AND NOT AN ATTEMPT TO COLLECT TAXES ****

2019 Deadlines and Penalties, per State Statute 59-2-1331				
Current Year Tax Information	Per Parcel		Penalty	2019 Taxes
	Paid in office or Postmarked by:	12/2/2019	\$0	\$285.06
	Paid in office or Postmarked between:	12/3/2019 and 1/31/2020	1% > \$10 \$10.00	\$295.06
	Paid in office or Postmarked after:	1/31/2020	2.5% \$10.00	\$295.06 + Interest *

* Interest calculated at the sum of 6% plus federal funds rate on 1/1/2020

BUDGET HEARING DATES AND TIMES

Each Taxing Entity listed below, in keeping with Utah Law, will conduct a public hearing concerning its 2020 proposed budget. Public comments regarding the proposed budget, including any potential tax increases, may be voiced at the hearing. Persons desiring to speak about the budget or any tax increase should plan on attending. Any Taxing Entity proposing a tax increase will also publish notice.

TAXING ENTITY	DATE	TIME	PLACE
AVON CEMETERY	11/14/19	6:00 PM	1340 E 11000 South, Avon, Utah
BENSON CULINARY H20 IMPRV	11/14/19	7:30 PM	Benson LDS Church, 3432 North 3000 West, Benson, Utah
CACHE CO GENERAL FUND	11/26/19	6:30 PM	Council Chambers, 199 North Main Street, Logan, Utah
CACHE MOSQUITO ABATE. DISTRICT	12/12/19	7:00 PM	BRHD Conference Room, 85 East 1800 North, North Logan, Utah
COLLEGE/YOUNG MOSQ ABATE DIST.	12/04/19	6:30 PM	Multipurpose Room, 179 North Main, Rm 109, Logan, Utah
CORNISH CEMETERY	11/12/19	7:00 PM	Cornish Town Hall, 4788 West 14300 North, Cornish, Utah
HYDE PARK CEMETERY	11/17/19	7:00 PM	Civic Center, 113 East Center, Hyde Park, Utah
MILLVILLE/NIBLEY CEMETERY	12/11/19	8:00 PM	Nibley City Offices, 455 West 3200 South, Nibley, Utah
NEWTON CEMETERY	11/11/19	7:00 PM	260 North 100 West, Newton, Utah
PARADISE CEMETERY	11/18/19	7:30 PM	Paradise Town Offices, 9035 South 100 West, Paradise, Utah
POWDER MTN WATER & SEWER	11/19/19	6:00 PM	Weber Center, 2380 Washington Blvd., Rm 105, Ogden, Utah
RICHMOND CEMETERY	12/04/19	7:00 PM	Richmond City Offices, 90 South 100 West, Richmond, Utah

FOR YOUR INFORMATION:

For Office Use Only

The Treasurer's office only collects taxes – It does not assess property, fix valuation, set rates, grant exemptions and has no authority to make changes to the tax roll.

FAILURE TO RECEIVE TAX NOTICES DOES NOT EXCUSE PENALTY OR INTEREST

- The Treasurer's office is not responsible for taxes paid to unmarked, misidentified, or unspecified properties.
- Newly purchased property is the tax responsibility of the buyer. If property was subdivided or combined, other delinquencies may which do not appear on this notice due to ongoing charges, costs, penalties and interest. Payment of a charge on this notice other than property tax may not pay off the full amount owed to the charging entity or cause a release of a lien underlying the charge.

A taxpayer who pays less than the full amount of current year taxes shown on this notice may, on a form provided by the County Treasurer, direct how the County Treasurer allocates the partial payment between property tax, assessments, past due local district fees and any other current year amounts shown on the property tax notice, per State Statute 59-2-1317

CACHE COUNTY--Proportional Tax UCA 59-2-1101(2b)

Cancel NT portion

Parcel 19-002-0001
 Settlement Date 9/25/2019
 2019 Tax \$285.06

ROBERT SEWELL

USDA

Jan	31	31
Feb	28	28
Mar	31	31
Apr	30	30
May	31	31
Jun	30	30
Jul	31	31
Aug	31	31
Sep	25	30
Oct	0	31
Nov	0	30
Dec	0	31
	<u>268</u>	<u>365</u>

Jan	0
Feb	0
Mar	0
Apr	0
May	0
Jun	0
Jul	0
Aug	0
Sep	5
Oct	31
Nov	30
Dec	31
	<u>97</u>
	<u>365</u>

TX

NT

0.7342466
 73.42%

0.26575342
 26.58%

2019 Tax Allocation

\$209.30

\$75.76 \$285.06

Cancel NT portion

DATE 11/5/19
 Dianna Schaeffer

DS

H622 AB

John Luthy

From: Charles H -FS Rosier <charles.rosier@usda.gov>
ent: Wednesday, November 20, 2019 11:42 AM
To: Cache_County Treasurer
Cc: Jennefer L -FS Parker; Laura B -FS Underhill; Renee -FS Flanagan
Subject: RE: 19-002-0001 - 19-002-0001.pdf
Attachments: 19-002-0001_19-002-0001.pdf; Cache County Tax Letter 6-26-2019.pdf

Hi Craig,

I have discussed your letter and phone call regarding the past due taxes attached to the property previously owned by Mr. Sewell (19-002-0001), with our USDA Office of General Council (OGC).

Cache County cannot tax or lien on Federal Property nor apply Utah Code 59-4 to federally owned land or property. Since the cabin will be removed from National Forest and the land restored, you will also be unable to collect from a future permit holder.

I recommend that you attempt to collect these past due property taxes from Mr. Sewell.

I have attached our previous letter regarding county taxes and federal property from June 26, 2019.

Please let me know if you need any additional information regarding this issue.

Thank you



Charles Rosier
Recreation, Lands & Special Uses

U. S. Forest Service
Uinta-Wasatch-Cache National Forests
Supervisor's Office

p: 801-999-2159
f: 801-253-8856
crosier@fs.fed.us

857 W South Jordan Parkway
South Jordan, UT 84095
www.fs.fed.us



Caring for the land and serving people

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