

Council Meeting

Minutes

10 August 1999

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Council Meeting
10 August 1999

Cache County Council Meeting Minutes 10 August 1999

The Cache County Council met in a regular session on 10 August 1999 in the Cache County Council Chamber, 120 North 100 West, Logan, Utah 84321

ATTENDANCE

Council Chairman: Darrel L. Gibbons
Council Vice-Chairman: H. Craig Petersen
Council Members: C. Larry Anhder, Guy Ray Pulsipher, Sarah Ann Skanchy,
Cory Yeates
Cache County Executive: M. Lynn Lemon
Cache County Clerk: Daryl R. Downs
Excused: Councilman Layne Beck

The following individuals were also in attendance: Pat Parker, Jim Smith, Bob DeGasser Lorene Greenhalgh, G. Lynn Nelson, Richard Collins, Kelly Pitcher, Bob Gaydos, Wayne Boyer, Matt Bilodeau, Dave Bennett, Peggy Johnson, Marsha Giles, Kathleen Howell, Joe Kirby, Sue Patterson, Von Williamson, Jan Memmott, Forest Blauer, Janice Trygstad, Randy Crowther, Jon Sanders, Tara Wabel, Mike Glead, Lynn Larsen, Don Stoddard, Mark Teuscher, Ilene Ballard, Terryl Warner, Marcee Cazier, Todd Hougard, Beth Smith, Dennis Smith, Kim Cheshire, Pam Farrell, Lyn Larsen, Jenny Fullmer, Chris Albretsen, Clair Ellis, Jennie Christensen (KVNU) and Mike Weibel (Herald Journal), media representatives.

CALL TO ORDER

Chairman Gibbons called the meeting to order at 5:03 p.m.

INVOCATION

The invocation was offered by M. Lynn Lemon, County Executive.

AGENDA AND MINUTES

The agenda for the meeting was reviewed and adjusted. Chairman Gibbons added Item 10(b), Resolution Increasing the Budget Appropriations for Certain County Departments. Mr. Anhder was scheduled to speak about his public tour with the Division of Water Resources during items of special interest 6 (c). Corrected the spelling of Sarah Ann Skanchy's name and changed wording at the bottom of page (1) from County Council to County Planning Commission.

The minutes of the 27 July 1999 were approved as corrected.

Ms. Skanchy questioned Mr. Anhder about the draft of the noise control ordinance. Mr. Anhder thought the discussion was on the agenda for today. A copy of the proposed ordinance will be provided by Mr. Anhder.

REPORT OF THE COUNTY EXECUTIVE

County Executive M. Lynn Lemon reported on the following items:

1. No appointments were recommended.
2. INGEO has prepared a tax roll presentation for today's meeting. Mr. Lemon and the vendor will be meeting with potential users of the system tomorrow.
3. Mr. Lemon has been working on a solution to the Mt. Pisgah translator dispute. Andrew Morris would like to meet with the Council on August 24.
4. Mr. Lemon also met with the state courts regarding options for property.
5. Council members are encouraged to attend the Forest Service Tour if possible.
6. Copies of a detailed water study that the county has paid for are now available.
7. Warrant Registers were presented to the County Clerk for filing.

Mr. Pulsipher spoke to Ms. Greenhalgh about the Planning Commission's visit to Powder Mountain on August 11.

EMPLOYEE COMPENSATION COMMITTEE PRESENTATION - JIM SMITH

Mr. Smith presented an employee compensation plan to the council for their consideration. Mr. Smith basically followed the outline established within the report. He noted specifically the mandate to provide an "equitable and adequate compensation plan." He also noted members comprising the review committee and their evaluation of an internal versus external review process. The committee chose an internal review plan as most appropriate. Mr. Smith identified the pros and the cons of the TEAM process versus the External Market approach as indicated in his handout. The committee used the Personnel Systems and Services survey to establish comparative information. The committee would like to use this information as its standard of measurement. In this system counties and system are ranked according to class. The committee's recommendation is that the county employ the external market wage and salary benchmarks used throughout the state. This system is range-based as compared to a step-based system that is now

in use. Such a system would allow greater flexibility in rewarding valued employees. The committee is seeking direction from the Council in three areas: (1) Will the Council approve the move to an external market survey? (2) If approved, which market survey will the Council align itself with? (3) Which salary position does the Council wish to assume? The county is currently about 7% below the mean for the County survey and about 14% below the Wasatch group.

Ms. Skanchy asked for a definition of an internal salary review. Mr. Smith responded that wages are measured within the county for like positions. Mr. Lemon asked if this meant that department heads could work within a range for determining salaries of successful or exceptional employees. This system would include a cap. Mr. Peterson asked Mr. Smith to compare how a department head's ability to reward employees would differ from the current system. Mr. Smith responded that under the current system a Cost of Living Allowance (COLA) would be given at the first of the year and then during the year a merit increase or service increase would be implemented. The newer system would be market based. Mr. Peterson noted that in either system the decision is really a policy decision that could be implemented. Mr. Anhder asked how individuals who are currently at the top of a range would be affected. Ranges would shift over time according to market conditions. Mr. Smith estimated that 10% of current employees are at the top of the range. Mr. Anhder wondered if department heads are able to realistically evaluate employees, noting that those who are in elected positions may have additional challenges. Mr. Smith said he was confident that they are able to do so.

Mr. Anhder feels that the survey of counties is inaccurate because we do not compete with them for employees. Mr. Anhder suggests that a more accurate measure would be to measure against local employers who compete with the county for employees. Mr. Smith believes that not enough information is available to compare against local employers. Ms. Skanchy questioned why the term "specialist" is used and thinks that it takes away from the pride or confidence of an individual when you make their job title generic. She would like them to benchmark positions without using generic titles. Mr. Smith responded that this is done throughout the state and other government entities. Mr. Lemon wondered how many employees would be over the maximum if we went to a market system. Mr. Smith responded, none. Mr. Anhder asked what percentage left county service in the last year. The percentage was indicated as being 6-7%. This was indicated as average for the state. Mr. Anhder would like to have that broken down by category. Mr. Gibbons asked how much time they would allow the council to make their decision. Mr. Peterson asked what stresses would be created by moving to this new system. Mr. Smith responded that most individuals have responded positively to the market-based approach. Mr. Lemon wondered if a survey could be sent out to local employers to do this comparison and make our survey more accurate than the consultant's survey. Mr. Smith said the consultant could create a survey aligned with other like cities and counties. Mr. Peterson asked if old titles could be retained by employees. Mr. Smith thought that this was possible.
(Exhibit 1)

**RESOLUTION 99-18, RESOLUTION INCREASING THE BUDGET
APPROPRIATIONS FOR CERTAIN COUNTY DEPARTMENTS**

Mr. Lemon presented Resolution 99-18, explaining the additional revenues, expenditures and adjustments to the budget.
(Exhibit 2)

Mr. Lemon noted that the amended budget for the Cache Planning and Development Fund should be \$11,000 and the net adjustment is \$10,000.

Mr. Yeates made a motion to close the public hearing. Mr. Peterson seconded the motion. The motion passed unanimously. Mr. Gibbons declared the public hearing closed.

Brief discussion followed about the library fund raising loan.

Ms. Skanchy moved that Resolution 99-18 be adopted. The motion was seconded by Mr. Yeates. The motion passed unanimously.

MILLVILLE ROAD ISSUE - BETH AND DENNIS SMITH

Ms. Smith said that Lars and Janet Bergeson desire to sell them 3.5 acres of property. She indicated that a major obstacle to this is the current right-of-way requirement established by county ordinance. She referred the council to page (2) of her handout, noting the protections that should be available to property owners. She also referred the council to page (3). She referred to the different ways that governments can impose their will on property owners.

There is currently a disagreement between the county and Mr. Bergeson about some electrical lines that were put in the right-of-way that crossed Mr. Bergeson's land. Ms. Smith wanted the council to know that property owners do have rights. She is concerned that Utah State University doesn't have to abide by the same rules as a typical property owner. Mr. Lemon noted that the county cannot regulate the university, but that the state fire marshal can regulate them. The university does not come to the county for a building permit. Mr. Anhder noted that the individuals living along the road under consideration do not want development along the road because of its narrowness. Ms. Smith says that no one out there is against their home. Mr. Gibbons stated that the policy was put into place because of the specific road and to avoid conflict in the future. Mr. Lemon noted that the reason one home is allowed was an attempt to work with property owners. Ms. Smith feels that the 1970 ordinance should be modified to be more friendly about the cut-off point. She indicated that they have spent a good deal of money already.

Some discussion followed about Mr. Bergeson's current situation with his property. Mr. Lemon explained that a home on ten acres is a permitted use, while the process for putting a home on less than ten acres requires a conditional use permit. Ms. Greenhalgh stated that Mr. Bergeson currently maintains an illegal subdivision because he has not followed through on promises. Now Mr. Bergeson would like to sell 3.5 acres to the Smiths, but county policy would not allow this. Millville City had also indicated to Mr. Lemon that they did not want to deal with this situation.

The Planning Commission referred the Smiths to the County Council and gave them six months to complete all the requirements as listed on page (1) of the Smith document. After completion of the requirements, the Smiths were to return to the Planning Commission. Ms. Greenhalgh noted that the Smiths had not completed the requirements. If they do not complete the process they must file again. Ms. Greenhalgh indicated that there are some other options for the Smiths or for Mr. Bergeson. Ms. Smith sees the road as the major obstacle to their proceeding with the process. Mr. Gibbons noted that other obstacles do in fact exist and suggested that the County Executive and the Planning Commission provide the Smiths with definitive directions. Mr. Lemon said that the problem seems unresolvable under current circumstances. Our County Attorney does not recommend that the council get into the business of condemning roads. Chairman Gibbons asked if the council is willing to change its current policy. Ms. Skanchy suggested that the Smiths might look elsewhere for property. Mr. Lemon noted that the policy cannot be changed selectively. It would need to be changed in all cases. A fire department representative noted that the road poses considerable problems. Mr. Lemon said the Council has gone over the issue with Bruce Parker and Jody Burnett. Their recommendation concurs with the County's decision. Mr. Teuscher said that this is not a policy, but an ordinance, and would require a change to the ordinance. Ms. Smith said that the county does have the option to condemn property to accomplish their purposes. The County prefers not to condemn property except for public purposes. It is not generally used for the benefit of a single homeowner.
(Exhibit 3)

PUBLIC HEARING - AGRICULTURAL PROTECTION AREA - COLLEGE YOUNG

No comments.

Mr. Yeates moved to closed the public hearing. The motion was seconded by Mr. Anhder. The motion passed unanimously.

Ms. Skanchy is in favor of passing a resolution. This will be presented at the next meeting.

PUBLIC HEARING - AFFORDABLE HOUSING PLAN

Mr. Mark Teuscher presented a draft version of an affordable housing plan. House Bill 295 requires three elements. Each county must estimate an existing and future supply of affordable housing, survey current zoning and densities, and submit a plan to provide for affordable

housing. Current information was provided by the Governor's Office of Planning and Budget based on a 1990 census. Only 7% of housing in the county is in the unincorporated areas. The County currently allows single family dwellings on ½ acre parcels, it allows accessory apartments as conditional use, and it allows temporary mobile homes for four years for farm workers. The county sets a very basic minimum standard for housing. The only additional recommendation is that the county would not limit opportunities for affordable housing in the unincorporated areas and that they would clarify definitions for accessory apartments, temporary uses, farm housing, mobile homes, and families.

Mr. Anhder disagrees with the recommendation. He feels we should limit growth in the unincorporated areas and encourage it in the urban areas. He noted that this opposes the plan he heard discussed at the land use public hearings.

Ms. Skanchy moved to close the public hearing. The motion was seconded by Mr. Yeates. The motion passed unanimously.

Mr. Anhder would like to change the wording on page (15) of the affordable housing plan to say, "continue the opportunities for affordable housing in the unincorporated areas of Cache County" instead of using the word improve.

The Council recognizes that they need to provide housing, but they recognize that large, high density housing in the rural areas is simply not physically possible without municipal services. However, they will not discriminate between housing types. The current situation with accessory apartments presents some difficulties with enforcement because they are often not used in the manner for which they were intended.

(Exhibit 4)

PUBLIC HEARINGS SET

Mr. Yeates made a motion to set a public hearing for an Agricultural Protection Area-Cove on 28 September 1999 at 6:00 p.m. The motion was seconded by Mr. Anhder. The motion passed unanimously.

Mr. Yeates made a motion to set a public hearing for CDBG applications for 24 August 1999 at 5:15 p.m. Mr Anhder seconded the motion. The motion passed unanimously.

Mr. Lemon added language to the public notice requiring participants to be in attendance at the public hearing and to make a request for sponsorship. Mr. Peterson wondered if the workshop should precede the public hearing. Mr. Lemon replied that the hearing should precede the workshop. Mr. Peterson feels that the hearing should occur at a later date.

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BOARD OF EQUALIZATION ASSIGNMENTS

August 20, Mr Yeates
August 23, Mr. Pulsipher (Morning)
August 23, Mr. Peterson (Afternoon)
August 25, Mr. Anhder
August 30, Ms. Skanchy

DISCUSSION - AGRICULTURAL PROTECTION AREA PROCEDURES

Chairman Gibbons invited Michael Gleed, County Recorder, to express any concerns that he had with the requests made by the planning commission and to provide any recommendations for procedures with agricultural protection areas. Mr Gleed was not aware of any concerns. He had simply spoken to Pat Nolan. Currently, the information is listed on the abstract of title of any parcel affected. The Planning Commission wondered if the information could be attached to the deed itself. Mr. Gleed said that the information is provided during a title search. The information will be more easily accessed once the GIS system is complete. Mr. Lemon felt that we need to do the GIS soon because the parcels under current agricultural protection are few in number at this date.

Ms. Greenhalgh is concerned about properties being developed by individuals unaware that their property lies within an agricultural protection area.

OUTSOURCING TAX ROLL INFORMATION - INGEO PROPOSAL

Mr. Todd Hougard presented his proposal for outsourcing the County's tax roll information. INGEO would develop and host a web site to publish the County's tax roll information. INGEO would do this as a fee based service. Mr. Hougard went point by point through the attached presentation. General information would be available to all web users. Professional users could access the system for a fee. Cache County would receive 3% of the fees. INGEO would adhere to state laws governing access and privacy. Mr. Peterson questioned if this had been done elsewhere. Mr. Hougard responded that systems do exist and that the prices vary widely. Under the agreement, INGEO seeks an exclusive ten-year contract with the county and the right to publish the County's records. Mr. Lemon asked about a provision that would allow all parties to rescind the contract if the product does not work. Mr. Hougard thought this would be appropriate. Mr. Hougard believes that there are some real advantages if this can be implemented. Mr. Peterson asked about revenue projections and how INGEO had projected their revenues for this system. They have simply taken potential use and multiplied that by a cost per use. Mr. Peterson worries about any ten-year commitment to any technology. The proposal is simply a proposal at this point. No contractual agreement is in place. Mr. Lemon will know more about the process after talking to potential users of the system. Using our current system, we are not able to provide all the information that patrons request if they are not on site. Ms. Skanchy

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said that the risk is INGENIO's. Mr. Peterson said that if the County chooses this system, there is a risk if the system is unsuccessful. Mr. Anhder noted that the information should be somewhat restricted so that all the names do not end up on mailing lists. Mr. Lemon agreed that policies should be established.

(Exhibit 5)

APPROVAL OF WILLOW PARK INTERLOCAL AGREEMENT

This item was moved to the next agenda. Mr. Anhder recommended that the Council needs to see Exhibit A.

COUNCIL MEMBER REPORTS

Ms. Skanchy asked if any of the members were going to the workshop in Vernal in September. Mr. Yeates mentioned that the Logan City bond election went very smoothly and complimented the County Clerk for his efforts.

Mr. Anhder reported on his trip with the Board of Water Resources to the Bear River Barrens. They took a bus tour to view the site for the future dam. The board emphasized that the legislature has passed legislation which says the Division of Water Resources will determine if, when, and where a reservoir will be built. The divisions recommendation is that Willard Bay be expanded and used more and that a pipeline be developed from an area south of Honeyville to divert water from the Bear River into Willard Bay. They also recommend that a reservoir be developed on the Bear River in the future. The date may be 5 to 15 years into the future. There are also plans to buy and develop a treatment plant below Willard Bay. The policy of the County is to not support any development on the Bear River unless certain conditions are met.

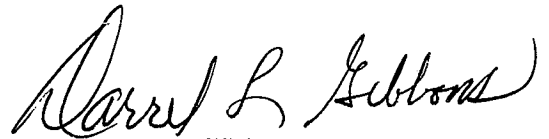
Mr. Gibbons noted that there is still a controversy regarding the selection of the new County Clerk. Some of the Republican Women are still upset. Some concerns don't seem to be going away. Ms. Skanchy noted that she made the motion to select Mr. Downs and that she has not received one phone call, with the exception of Ellwyn Allred's call. Mr. Gibbons said that the tape is available and is a public record. Mr. Smith mentioned that he had received a call from a supporter of the new clerk and that the individual said others also supported the choice.

ADJOURNMENT

Chairman Darrel L. Gibbons adjourned the meeting at 7:51 p.m.



ATTEST: Daryl R. Downs
County Clerk



APPROVAL: Darrel L. Gibbons
Council Chairman

Cache County Compensation Committee

*Internal/External
Wage & Salary Review*

10 August 1999



Internal/External Wage & Salary Review

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◆ Why a compensation committee

The Cache County Compensation Committee was organized and convened under mandate established in the Cache County Personnel Policies and Procedures Manual

“The Compensation Committee shall be responsible for an equitable and adequate compensation plan (for Cache County).” The committee shall review and make recommendations pertaining to:

- ◆ The financial and economic conditions of the County
- ◆ Other factors which effect equitable and adequate compensation
- ◆ Wage & salary Cost Of Living Adjustments (COLA)
- ◆ A recommended wage & salary adjustment for merit increases
- ◆ Recommended benefits program

Internal/External Wage & Salary Review

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◆ The Committee is comprised of:

Two merit employees:

- Darrell Glenn.....Roads & Weeds Department
- Von Williamson.....Sheriff's Office

One department head:

- Kathleen Howell.....County Assessor

One Work Force Services Rep:

- Ted Nyman.....Workforce Services

Two H.R. professionals:

- Bruce Adams.....Logan City
- Roger Ellis.....Campbell Scientific

One business representative:

- John Booth.....Copper Mill/Sherwood Hills Resort

The committee members were recommended by the County Executive and confirmed by the County Council on 9 February 1999.

Internal/External Wage & Salary Review

10 August 1999

- ◆ Internal Evaluation of County wage & salary status
- ◆ Outside consultant versus Compensation Committee Review

The committee concluded the professional compensation expertise of Mr. Ellis, Mr. Adams, Mr. Nyman, and Mr. Booth is well suited for the review and analysis process.

These folks bring a composite of H.R. and compensation knowledge and experience that cumulatively totals over 50 years. Add to that the county insight and experience of Ms. Howell, Mr. Glenn, and Mr. Williamson and we have a well qualified team.

With this in mind, the committee developed and pursued the following plan:

- ◆ Provide each department head with job descriptions for each position within their department
- ◆ Have department heads update the job descriptions, amending the functions and duties of each job as they are currently being performed

Internal/External Wage & Salary Review

10 August 1999

- ◆ The committee then reviewed each job description--sorting and consolidating them into groups of like duties and responsibilities.
- ◆ Grouped job descriptions were then given job titles that correspond with like job groups already identified in most Utah cities and counties by Personnel Systems & Services, an H.R. consulting firm located in Salt Lake City.
- ◆ For example:
 - ◆ A Deputy Recorder is now a Deputy/Office Specialist
 - ◆ An Office Manager is now a Office Specialist/Clerk

Internal/External Wage & Salary Review

10 August 1999

◆ External Evaluation of wage & salary status

The committee next considered the available options for assessing our county positions with similar functions in government entities throughout the state of Utah. The committee selected the option to align with an external or fair market system rather than continue using the TEAM program. The pros/cons are as follows:

TEAM Program	External Market
☹ Software is antiquated and no upgrades available	☺ Establishes a non-moving survey target
☹ Artificial and out of sync with the open market data	☺ Compares like occupations in cities & counties throughout Utah
☹ Easily manipulated by adjusting the point values	☺ Limits manipulation
☹ Limited external equality	☺ Program becomes self-regulating over time
☹ Limited internal equality due to manipulation	☺ Downplays posturing
☹ Fosters "entitlement" mentality	☺ Addresses individual job value changes within the market
☹ Emphasizes seniority/tenure over performance	☺ Emphasizes performance and accommodates COLAs
	☺ Easily validated
	☺ Equitable and fair

Internal/External Wage & Salary Review

10 August 1999

◆ External Evaluation of wage & salary status (continued)

Cache County Human Resources, and other business representatives on the committee, currently participate in the survey conducted by Personnel Systems and Services. We have, readily available to us, the job benchmarks used by numerous cities and counties throughout the state. There are three separate surveys or groups available:

- ◆ Wasatch Compensation group.....comprised of cities and counties
- ◆ County Compensation group.....comprised of counties only
- ◆ Utah Municipal Compensation group.....comprised of small cities only

Countries (class of county) & Cities

• Box Elder (3)	• Bountiful
• Beaver (5)	• Logan
• Cache (3)	• Orem
• Davis (2)	• Ogden
• Emery (4)	• Salt Lake City
• Iron (3)	• Park City
• Salt Lake (1)	• St. George
• Summit (3)	• West Jordan
• Tooele (3)	• Layton
• Uintah (3)	• West Valley
• Utah (2)	• Murray
• Washington (3)	• Sandy
• Weber (2)	• Provo

Internal/External Wage & Salary Review

10 August 1999

◆ External Evaluation of wage & salary status (continued)

Based on the committees collective compensation experience and the readily available data, the committee recommends that Cache County Corporation embraces and implements the current external market wage and salary benchmarks used throughout the state.

- ◆ The proposed market based program is a technically competent pay plan.
- ◆ It is fair and equitable to both employer and employee

The TEAM program currently uses 28 grades, with 35 incremental steps within each grade. The committee proposes that we maintain the current 28 grades which correspond easily with like job benchmarks and descriptions within the survey data. We also propose the 35 steps within each grade be eliminated. The committee recommends using a minimum and maximum range for each grade based on the "actual paid wage" data identified by fair market research.

This will also allow the department head the latitude to award a high achiever with a greater increase and an employee who has not meet their performance expectations may receive either a reduced increase or no increase at all.

Internal/External Wage & Salary Review

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◆ External Evaluation of wage & salary status (continued)

An employee who does not meet performance expectations will receive appropriate feedback during the performance evaluation process and/or as needed throughout the year. This will encourage improved performance and more open communication between the employee and the department head on an on-going basis.

◆ Summary

In summary, the Cache County Compensation Committee feels that it is in the best interest of the county employees and Cache County Corporation to embrace a wage and salary program that aligns with the fair market job value. This will provide a realistic, valid, standard for evaluating job benchmarks and establishing a wage and salary structure that conforms with other counties and cities throughout the State.

It will also allow department heads more latitude in distributing merit increases based on the employees' performance rather than merely time in grade. An employee desires recognition for a job well done. This will, in part, nourish that emotional need and bring an element of fairness and professionalism to both the business and the employee.

Internal/External Wage & Salary Review

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◆ Summary (continued)

The compensation committee is seeking from the County Council the following:

1. Approval to move to an external or fair market wage & salary system
2. If approved, which external market survey will Cache County align with...
 - a. The Wasatch Compensation survey.....city & county data
 - b. The County group survey.....county data only
3. If we align with the external market, what wage & salary position does Cache County which to take:
 - a. Competing position..... where we lead the market
 - b. A position of parity..... where we meet the average wage of the market
 - c. Comparing position..... where we are at some percentage point below the average wage for the market

Preliminary analysis shows that Cache County Corporation is currently about seven percentage points below the mean for the County survey group. We are currently about 14% below the average for the Wasatch group.

Internal/External Wage & Salary Review

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◆ Summary (continued)

Initial analysis of the County survey data indicates it will require approximately \$25,000 per year to bring a small group of employees up to the minimum level for their job benchmark. To meet the minimum levels for the Wasatch survey data, it will take about \$32,000 per annum.

More precise information on Cache County's position will be available in about one month when the 1999 survey is released by Personnel Systems and Services.

RESOLUTION NO. 99- 18

A RESOLUTION INCREASING THE BUDGET APPROPRIATIONS FOR CERTAIN COUNTY DEPARTMENTS.

The Cache County Council, in a duly convened meeting, pursuant to Sections 17-36-22 through 17-36-26, Utah Code Annotated, 1953 as amended, finds that certain adjustments to the Cache County budget for 1999 are reasonable and necessary; that the said budget has been reviewed by the County Auditor with all affected department heads; that a duly called hearing has been held and all interested parties have been given an opportunity to be heard; that all County Council has given due consideration to matters discussed at the public hearing and to any revised estimates of revenues; and that it is in the best interest of the County that these adjustments be made.

NOW THEREFORE, it is hereby resolved that:

Section 1.

The following adjustments are hereby made to the 1999 budget for Cache County:

see attached

Section 2.

Other than as specifically set forth above, all other matters set forth in the said budget shall remain in full force and effect.

Section 3.

This resolution shall take effect immediately upon adoption and the County Auditor and other county officials are authorized and directed to act accordingly.

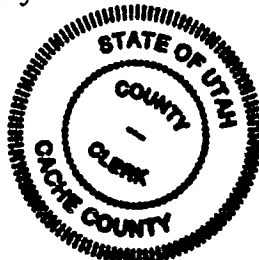
This resolution was duly adopted by the Cache County Council on the 10th day of August, 1999.

ATTESTED TO:

CACHE COUNTY COUNCIL

Daryl R. Downs
Daryl R. Downs, Cache County Clerk

Darrel L. Gibbons
Darrel L. Gibbons, Chairman



FUND 10 GENERAL FUND REVENUES

ACCOUNT	DESCRIPTION	Current Budget	Recommended		Amended Budget	Reason for Change
			Decrease DEBIT	Increase CREDIT		
10-33-44105	STATE GRANTS - ELECTION	-	(982)		(982)	Election Scanner /crime scene grant
	TOTAL REVENUES	-	(982)		(982)	

FUND 10 GENERAL FUND EXPENDITURES

ACCOUNT	DESCRIPTION	Current Budget	Recommended		Amended Budget	Reason for Change
			Increase DEBIT	Decrease CREDIT		
10-4112-115	Council - Overtime	200	900		1,100	estimate additional 36 hours O/T
10-4112-620	Council - Misc services	1,000		(120)	880	to cover transcriber expense
10-4112-740	Council - Equipment	-	120		120	to cover transcriber expense
10-4131-115	Executive - Overtime	300	300		600	estimate additional 10 hours overtime
10-4131-620	Executive - Misc Services	1,600		(460)	1,140	to cover transcriber expense & O/T
10-4131-740	Executive - Equipment	-	160		160	to cover transcriber expense
10-4170-740	Elections - Equipment	3,000	982		3,982	GRANT -ES&S SIGNATURE SCANNER
10-4960-600	Sundry Expense	66,051		(900)	65,151	to cover O/T expense in council dept
	TOTAL EXPENDITURES		2,462	(1,480)	982	

FUND 23 TOURIST COUNCIL FUND REVENUES

ACCOUNT	DESCRIPTION	Current Budget	Recommended		Amended Budget	Reason for Change
			decrease DEBIT	increase CREDIT		
23-38-70000	Appropriated Surplus	(22,500)		(22,500)	(45,000)	TO match budget approved in contract
	Totals		0	(22,500)	(22,500)	
	Net adjustment				(22,500)	

FUND 23 TOURIST COUNCIL FUND EXPENDITURES

ACCOUNT	DESCRIPTION	Current Budget	Recommended		Amended Budget	Reason for Change
			Increase DEBIT	Decrease CREDIT		
23-4780-620	Misc Services -Contracts	167,500	22,500		190,000	To match budget approved in contract
	Totals		22,500	0	22,500	
	Net adjustment				22,500	

FUND 27 CACHE PLANNING & DEVELOPMENT FUND REVENUES

ACCOUNT	DESCRIPTION	Recommended		Amended		Reason for Change
		Current Budget	Increase DEBIT	Decrease CREDIT	Budget	
27-33-44000	State Grants	0		(10,000)	(10,000)	QUALITY GROWTH COMM GRANT
	Totals		0	(10,000)		
	Net adjustment				(10,000)	

FUND 27 CACHE PLANNING & DEVELOPMENT FUND EXPENDITURES

ACCOUNT	DESCRIPTION	Recommended		Amended		Reason for Change
		Current Budget	Increase DEBIT	Decrease CREDIT	Budget	
27-4181-310	CPDO - Prof & Technical	500	8,000		8,500	QUALITY GROWTH COMM GRANT
27-4181-740	CPDO - Equipment	500	2,000		2,500	QUALITY GROWTH COMM GRANT
	Totals		10,000		0	
	Net adjustment				10,000	

FUND 28 LIBRARY SPECIAL REVENUE FUND -REVENUES

ACCOUNT	DESCRIPTION	Recommended		Amended		Reason for Change
		Current Budget	Increase DEBIT	Decrease CREDIT	Budget	
28-38-90000	Appropriated Surplus			(\$9,309)	(\$19,309)	library fund raiser settlement
	Totals		0	(10,000)		
	Net adjustment				(10,000)	

FUND 28 LIBRARY SPECIAL REVENUE FUND EXPENSES

ACCOUNT	DESCRIPTION	Recommended		Amended		Reason for Change
		Current Budget	Increase DEBIT	Decrease CREDIT	Budget	
28-4581-620	Library - Misc services	\$0	\$10,000		\$10,000	library fund raiser settlement
	Totals		10,000		0	
	Net adjustment				10,000	

Smith & Bergeson Information and Request Sheet
Cache County Council Meeting – 8/10/1999

Lars and Janet Bergeson have approximately 3.5 acres of property in Millville they desire to sell to Dennis and Beth Smith.

Smith completes the application for a building permit and applies to the Planning and Zoning Commission.

Planning and Zoning requires:

1. A survey to be submitted showing Bergeson's entire parcel with the new lot and the remaining lot.
2. The survey also show a 50-foot access road (20-foot surface) leading to Bergeson's lot from 500 East. This road could either be a right-of-way or actual ownership.
3. The survey also show where the center of 500 East is. Then Bergeson must deed to the County whatever property is needed to create a 25-foot wide strip between the new lot and the center of 500 East.

The above 3 requirements are needed for conditional use permit application.

4. A site plan be submitted showing where Bergeson's home sits on the lot as it will be divided.

Requirement #4 is needed for the application to the Board of Adjustments.

5. The existing road (500 East) must have a 50-foot wide road right-of-way and a 20-foot wide surface from Millville City limits to the south property boundary of this parcel.

Requirement #5 is the final and most difficult obstacle because it is beyond the control of Smith or Bergeson and possibly a creates a violation of Smith's and/or Bergeson's "Private Property Rights".

What is Requested From the Cache County Council?

1. Cache County Council make the road improvements along 500 East.
OR
2. Modify the road policy to become less restrictive.
OR
3. Allow Smith & Bergeson an exception to the road policy.
OR
4. Come up with a better idea.

Private Property and the Public Good – Constitutional
Safeguards for Property in the State of Utah, Craig M. Call,
Utah Ombudsman, 1997

Private Property

“Justice Oliver Wendell Holmes, in the first landmark U.S. Supreme Court decision regarding government regulations and private property rights, spoke of a necessary balancing of two sometimes competing priorities. His comments relate to the Fifth Amendment, part of the Bill of Rights, which reads ‘nor shall private property be taken for public use without just compensation.’ The case involved the allegation by a coal company that state laws related to mining had ‘taken’ the company’s property, and therefore compensation should be paid. Justice Homes said: ...‘The general rule, at least, is that while property may be regulated to a certain extent, **if the regulation goes too far it will be recognized as a taking. ... the natural tendency of human nature is to extend the qualification (that is, to allow regulations to encroach on property rights) more and more until at last private property disappears. But that cannot be accomplished in this way under the Constitution of the United States.’ ” AND**

“...To quote another prominent jurist, our current Chief Justice Rehnquist: ‘We see no reason why the Takings Clause of the Fifth Amendment, as much a part of the Bill of Rights as the First Amendment or the Fourth Amendment, should be relegated to the status of a poor relation...’ **His comment emphasizes that your right to hold and control your property are as valuable as your rights to free speech, to equal protection under the law, and to unlawful searches and seizures.’ ”**

“Nor shall private property be taken for public use without just compensation”

Constitution of the United States, Amendment V

“Nor shall any state deprive any person of life, liberty or property, without due process of law”

Constitution of the United States, Amendment XIV

“Private property shall not be taken or damaged for public use without just compensation”

Constitution of Utah, Article I, Section 22

What kind of property is protected?

“One of the most common misunderstandings by government officials about takings law involves the kinds of property that are subject to constitutional safeguards. Traditionally takings law is thought of in terms of land, but these protections exist to apply to all kinds of property. The Utah Supreme Court has stated ‘The kinds of property subject to the eminent domain right are practically unlimited’ and ‘every species of property which the public needs may require... (including) legal and equitable rights of every description (is) liable to be thus appropriated.’

Cases where takings have been found include property as diverse as the right of pensioners to a given fund balance, the right of a business to continue to serve its customers, the right to litigate an issue, fees imposed on new development, an individual’s job, and a host of other property that is not real estate. A current issue before the U.S. Supreme Court concerns the exaction of interest that accumulates on lawyers’ client trust funds. Most state bar associations require lawyers to remit this interest to the bar to pay the costs of legal aid services to the poor. **The question is whether this constitutes a taking of property that belongs to the clients.”**

“When the owner does not wish to sell the property or subject himself or herself to the government action, a taking can occur. In many of these situations, the state or federal constitution protects property owners from unreasonable conduct by the government.”

What is usually held to be a taking?

“1. Intentional ‘taking’ - a government entity imposes a transaction on property owner that results in the entity having title to private property that it will use for a public purpose. If compensation is paid, the amount must be ‘just’. The legal procedure for doing this is called ‘condemnation’ through the exercise of ‘eminent domain’. ...

2. Intentional ‘placing’ - a government entity permanently puts something on private property or requires or allows a private party or entity to do the same. Just compensation is always due, no matter how slight the intrusion. ... The ability to exclude others is a fundamental right that must not be interfered with unless compensation is paid.

3. Intentional ‘damaging’ - some government action, usually located on property the government already owns, impacts private property. ...

4. Other regulatory takings – regulations that go ‘too far’. If all viable use of property is denied, any regulation, no matter how noble its purpose, will require compensation.

5. Predatory Actions – an improper use of land use powers or other government regulations in an effort to avoid constitutional safeguards will also be held invalid.

6. ‘As applied’ takings – sometimes a regulation that on its face appears to provide all the required protections to property rights is enforced in a way that creates a taking. ... If the effect of the administration of the conditional use process is that no use of the property is allowed without the conditional use permit, and the governing body of the city or county involved refuses to grant any conditional use permit for the property, then a taking may have occurred.”

CACHE COUNTY
COUNTYWIDE
COMPREHENSIVE
PLAN

DRAFT

AFFORDABLE HOUSING
ELEMENT

**AFFORDABLE HOUSING ELEMENT
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INTRODUCTION

In Utah and Cache County, the demand for affordable housing has become an increasingly serious challenge in the 1990s. The price of homes and rents in Utah have increased faster than income as the economic growth in the 1990's has created higher land and construction costs. These trends are expected to continue, putting even greater demands upon already stressed housing resource. Some communities have experienced an acute shortage of affordable housing while others are losing affordable housing to rapidly increasing housing costs, commercial encroachment, diminishing federal subsidy to housing efforts, and an inability to respond to quickly changing conditions. Local government has only limited control over issues that affect housing price-changing demographics.

In 1996, the Utah legislature passed HB295 to mandate preparation and inclusion of an affordable element within the county's and municipalities' general plans so that each jurisdiction would systematically assess their housing situations. The goal of the Affordable Housing Element is to encourage a variety of housing to allow persons with low and moderate incomes to benefit from and to fully participate in all aspects of neighborhood and community life. State Law mandates the affordable housing element shall include the following items:

- An estimate of the existing supply of moderate income housing within the County;
- An estimate of the proposed need for moderate income housing (five-year periods);
- A survey of current residential zoning;
- An evaluation of how existing zoning densities affect opportunities for moderate income housing, and;
- A description of the County's program to encourage an adequate supply of moderate income housing.

The assessment of the affordable housing need has been done by using a model developed by the State of Utah's Department of Community and Economic Development. The tables and data shown throughout the Affordable Housing Element are primarily based on 1990 Census data and are used as inputs into the model. The model developed by the State was used to derive the affordable housing need.

Cache County as part of the Land Use Element of the *Countywide Comprehensive Plan* identified the need of developing policy on affordable housing. The general implementation policies include the following policy dealing with affordable housing.

DEVELOP AND IMPLEMENT A COUNTY-WIDE POLICY FOR MODERATE-INCOME HOUSING (USC 10-9-307 & 17-27-307)

The Utah Legislature has determined that municipalities and counties should afford a reasonable opportunity for a variety of housing. This should include moderate-income housing to meet the needs of people desiring to live in a community. Moderate-income housing should be encouraged to allow persons with moderate incomes to benefit from, and to fully participate in, all aspects of neighborhood and community life. Moderate-income housing is defined as housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80 percent of the median

gross income of the metropolitan-statistical area for households of the same size.

Implementation Recommendations:

- Estimate the existing supply of moderate-income housing located within the municipalities and county
- Estimate and revise annually the need for moderate-income housing in the municipalities and county for the next five years
- Survey total residential zoning
- Show an evaluation of how existing zoning density's affect opportunities for moderate-income housing
- Development of a program by municipalities and the County to encourage an adequate supply of moderate-income housing

The Affordable Housing Element of the *Cache Countywide Comprehensive Plan* evaluates the County's affordable housing as a whole and then separates the unincorporated areas from the municipalities. This will give a better understanding of the housing needs within Cache County and identify the jurisdictional responsibility to meet those. However, the primary focus of the goals and strategies of the Affordable Housing Element will be on the unincorporated areas of Cache County. The implementation policies developed as part of this element will serve as recommendation to the Cache County Planning Commissions and County Council for improving and maintaining affordable housing within the unincorporated areas of Cache County.

POPULATION AND DEMOGRAPHIC INFORMATION

The demographics of Cache County indicate a fairly homogenous population. The 1990 Census indicated there were 70,183 persons living in 21,055 households, making an average household size of 3.29 persons. Of the total population there were 35,208 male and 34,975 female residents of Cache County. Approximately 95.0 percent of Cache County population is white, with 97.6 percent of non-Hispanic origin. The remaining 5 percent or roughly 3,500 persons are of minority races, Black, American Indian, Asian, Pacific Islander, or other, living within the County. Approximately 41.2 percent of Cache County's population is between 1 and 19 years old, 43.0 percent between ages of 20 and 49, and only 15.8 percent are age 50 or older.

Population Trends

Cache County has maintained a steady growth rate of 2 to 2.5 percent a year since 1950. Most of Cache County's increase in population has been natural due to births. The County, at times, has experienced surges of out and in-migration, but has maintained a fairly constant growth rate. This may not seem like a large growth rate, but if the County continues to maintain this growth rate the population will double every 25 to 30 years. Table AH-1 below shows the breakdown of the basic population and household assumptions for Cache County. These basic assumptions are the minimum levels used for the Affordable Housing Model in deriving the housing needs.

TABLE AH-1 POPULATION AND HOUSEHOLD ASSUMPTIONS (1990 & 1996)

	County Total	Municipal Total	Unincorporated Total
1990 Population (1990 Census)	70,183	65,379	4,804
1996 Population (1996)	85,408	80,082	5,326
1990 Household Size (1990 Census)	3.29		
1990 Household Size (GOPB, County)	3.37		
1996 Household Size (GOPB, County)	3.28		
Projected Household Size, 2002 (GOPB, County)	3.21		
1990 Income Limit - Family of 4 "Low Income" (80%)	\$24,950		
1996 Income Limit - Family of 4 "Low Income" (80%)	\$32,000		

Source: 1990 Census, Utah State GOPB Model

Most of Cache County's population of currently lives within the existing incorporated communities of the County. Table AH-1 shows the population breakdown by municipal and unincorporated area population. In 1996 there were 5,326 persons who lived in the unincorporated area of Cache County, which is 6.2 percent of the total population of Cache County. The annualized growth rate from 1990 to 1996 for the unincorporated area was 1.4 percent while the municipalities grew at a slightly higher rate of 2.9 percent.

Employment Trends

The employment growth trends indicate the population of Cache County is increasing at a somewhat faster rate than housing growth. Table AH-2 shows that non-agricultural employment has been growing about 5.2 % annually. This trend is expected to continue during the next few years.

TABLE AH-2 CACHE COUNTY NON-AGRICULTURAL EMPLOYMENT 1990, 1996, & 2000

	1990	1996	2000	*AAGR
Mining	0	5	5	0.1%
Construction	1,083	1,957	2,249	6.9%
Manufacturing	8,890	10,351	12,514	3.2%
Trans., Comm., & Public Utilities	603	963	1,594	9.2%
Trade (Wholesale & Retail)	5,314	7,171	10,920	6.8%
Finance & Real Estate	567	846	1,218	7.2%
Service	4,873	6,314	8,654	5.4%
Government	8,507	10,018	14,816	5.2%
Total	29,837	37,625	51,970	5.2%

Source: Workforce Service, 1990 Census

* Annual Average Growth Rate

The employment sectors that have shown the most growth since 1990 have been the finance and real estate, transportation, communication, and public utility's sectors. The construction and trades are the next fastest growing sectors of employment. The office of Workforce Services indicates the overall projection of employment sectors will continue to add new jobs, but this growth will be at a much slower rate. This is due primarily to the very low unemployment rate and decline in a net in-migration for the state as a whole.

Income Levels

The income of a person is a very important factor in the ability of that individual or family to provide for their housing needs. Table AH-3 shows the median household income for Cache County in 1990, 1996 and the percent change.

TABLE AH-3 CACHE COUNTY MEDIAN HOUSEHOLD INCOME (1990 AND 1996)

	1990	1996	*AAGR
Cache County	\$ 26,949	\$ 32,879	2.5 %

Source: U.S. Bureau of the Census

*AAGR - Annual Average Growth Rate

The share of earnings in Cache County comes from the manufacturing sector (28%). Overall, the personal income for Cache County ranks at 13 among the counties in the State. The per capita's personal income for Cache County in 1996 was \$16,022.

The income levels for Cache County are based on the HUD Home Program Income Limits. Table AH-4 shows the number families based on the percentage of the median income for 1990 and 1996 for Cache County.

TABLE AH-4 PERCENTAGE OF MEDIAN INCOME BY FAMILY FOR CACHE COUNTY

Affordable Housing Income Category	Greater than 80%	80% of Median Income	50% of Median Income	30% of Median Income	Total
Number of Families 1990					
County Total	11,222	3,325	2,389	3,244	20,130
Municipal Total	10,958	3,255	2,308	3,191	19,712
Unincorporated Total	264	70	81	53	418
Number of Families 1996					
County Total	13,009	4,437	3,380	4,596	25,422
Municipal Total	12,656	4,333	3,308	4,521	24,548
Unincorporated Total	353	104	72	75	604

In 1990, 56 percent of Cache County's population met the affordable housing income categories. In 1996, the number of families which met the affordable housing categories decreased by 5 percent to 51 percent. The overall decrease could be contributed to a number of different factors such as increased income, and availability lower cost housing, and other factors.

COST OF LIVING

A review of the cost of living for an area provides a useful and reasonably accurate measure of living costs within an urban area. The housing index for the fourth quarter of each year was used from the American Chamber of Commerce Researchers Association (ACCRA) Cost of Living Index. The ACCRA Cost of Living Index, a national report published quarterly, uses the following housing criteria to calculate the cost of living index for housing:

- Apartment, monthly rent - two bedrooms, unfurnished, excluding all utilities except water, 11/2 or 2 baths, approximately 950 sq. ft.
- Total purchase price - 1,800 sq. ft. living area new house, 8,000 sq. ft. lot, urban area with all utilities.
- Mortgage Rates - effective rate, including points and origination fee, for 30-year conventional fixed-rate mortgages.
- Monthly Payments - principal and interest, using mortgage rate and assuming 25% down payment.

Table AH-5 on the following page shows the fourth quarter cost of living composite and housing index for the Logan Urbanized Area. The index measures relative price levels for consumer cost of housing. The average for all participating places, equals 100, and each participants' index is read as a percentage of the average for all places.

TABLE AH-5 ACCRA COST OF LIVING INDEX LOGAN URBANIZED AREA (1990 -1997)

Fourth Quarter	Composite Index	Housing Index
1990	93.2	91.3
1991	94.7	87.8
1992	93.0	85.3
1993	94.5	97.7
1994	101.8	107.7
1995	103.6	117.3
1996	103.0	114.4
1997	102.1	114.3

Source: ACCRA Cost of living Index

Table AH-5 shows a definite increase in the housing costs within the Logan Urbanized Area. Since 1994 the housing costs have been some of the highest in the State of Utah for metropolitan areas. This is a definite problem when trying to meet the housing needs of the lower income groups.

Population and Demographic Issues Statement

The primary issues associated with population and demographic dealing with affordable housing are location and density of population in Cache County. Currently, 93 percent of the population of the County lives in the existing municipalities, while 7 percent lives in the unincorporated area of Cache County. This breakdown of where individuals live alone is a very important factor in the development of an affordable housing policy for unincorporated Cache County.

The reason for limited population within the unincorporated County is due to the physical constraints and limitation with the unincorporated areas of the County. Currently, there are limited or no municipal services (public water and sewer systems) provided in the unincorporated areas of the County. Any new residential development has been limited due to the requirements of an individual well or spring and septic system for each home. This places limits on the size of a lot to accommodate a well and septic system. Many times the existing physical constraints require the lot to be larger than the minimum ½ acre.

The limited urban service and the physical constraint will continue to be the limiting factors dealing with residential development within the unincorporated areas of Cache County. Currently, the potential for higher density housing development becomes very remote today and in the future. These factors limit the options that the Counties to provide for affordable housing.

EXISTING HOUSING

The existing housing information is divided into two groups of dwelling units based on the 1990 Census, owner and renter occupied dwelling units. This section will consider the different aspects of each group. The existing housing section will discuss the current housing stock, affordability and housing trends.

Current Housing Stock

Table AH-6 shows the number of owner and rental-occupied units based on the 1990 Census market value and rent. Most of the owner-occupied dwelling units (92 percent) are located within the existing municipalities while 8 percent of the owner occupied dwelling units are located in the unincorporated areas of the County. Table AH-6 shows the number of dwelling units by occupancy as a percentage of median income.

TABLE AH-6 DWELLING UNITS BY OCCUPANCY FOR CACHE COUNTY 1990

	County Total	Municipal Total	Unincorporated Total
Owner Occupied			
30% of Median Income	560	532	28
50% of Median Income	3,590	3,411	179
80% of Median Income	5,267	4,919	348
Greater than 80%	1,456	1,335	121
Total Specified	10,873	10,197	676
Not Specified	2,288	1,890	398
Total Owner Occupied	13,161	12,087	1,074
Renter Occupied			
30% of Median Income	2,698	2,653	45
50% of Median Income	3,838	3,772	66
80% of Median Income	876	864	12
Greater than 80%	136	134	2
No Cash Rent	221	203	18
Total Specified	7,769	7,626	143
Not Specified	91	54	37
Total Renter Occupied	7,860	7,572	180

Source: 1990 Census

Based on the 1990 Census the median market value for owner-occupied dwellings in Cache County was \$116,000. This number would be consistent with homes in the unincorporated areas and municipalities. Over the last eight years, since the census, the housing costs in Cache County have risen to be one of the highest costs for urban areas in the State of Utah. Housing costs have increased steadily to a high of 117 percent of the national average in 1995 based on the *ACCRA Cost of Living Index*. This is primarily due to the lack of speculation housing being developed within Cache County as a whole. Currently, most of the newly constructed single-family dwellings in all of Cache County are custom homes which tend to cost more than speculation housing.

Like the owner occupied dwelling units, most of the rental units (97 percent) are located within the existing municipalities. The unincorporated area of the County has no provisions to allow multi-family

dwelling units. The 1990 Census showed the median gross monthly rent for renter occupied dwelling units in Cache County to be \$335. Based on the data in the table on the previous page, the median gross rent for both the unincorporated areas and municipalities of Cache County should be consistent with the overall median gross rent of the County. Like the market value for owner occupied dwelling units, the rental rate also increased by 4.6 percent a year since 1990. The vacancy rate for renter occupied dwelling units since 1990 has been approximately 1.1 percent. This low vacancy rate has contributed to an increased rental rate and has encouraged an increased demand for building multi-family units within the municipalities of the County.

Housing Affordability

The price of housing is the result, in large part, of demand and supply; population changes, especially net in-migration and net out-migration, employment fluctuations and changes in income. In Cache County, as well as the rest of Utah, housing price movements have corresponded very closely with demographic and economic trends. When the County and State experienced net out-migration and sluggish growth in income and employment (1985-1990), housing prices were stagnant. The rapid acceleration of prices in the 1990's coincides with the in-migration beginning in 1990-1991 and stronger growth in both employment and income.

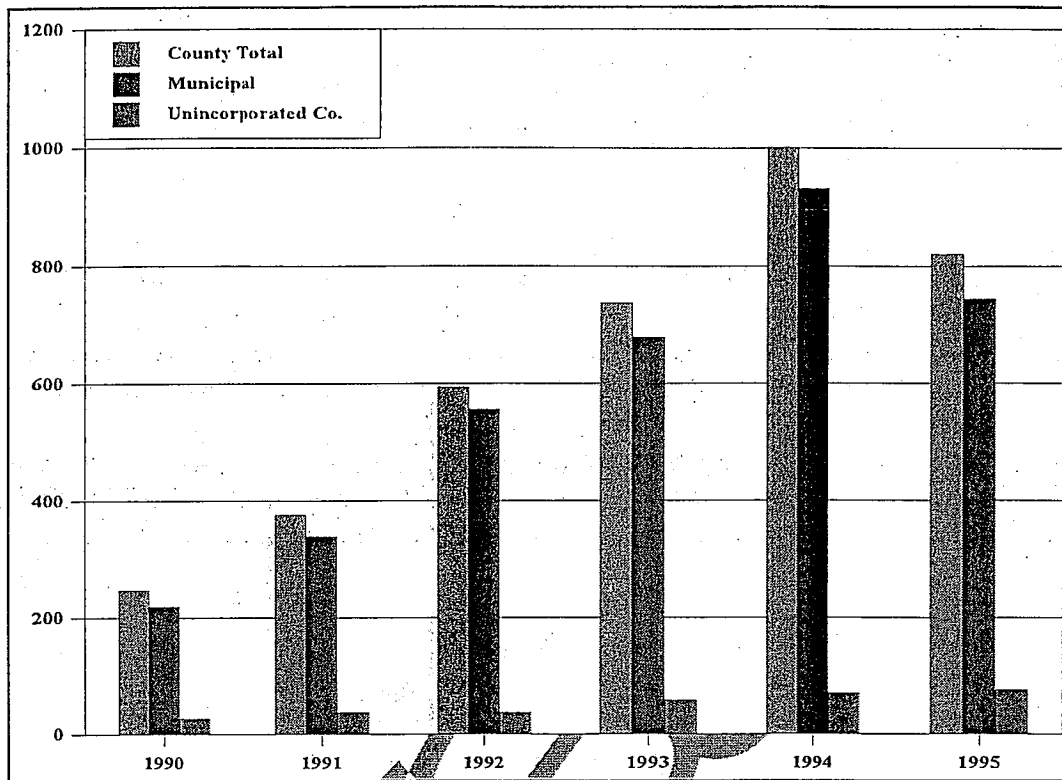
The increase in housing prices has not had the negative impact on housing demand and affordability that one would expect at first glance. Since higher prices have different consequences for different households. For those individuals who already own homes, higher housing prices have improved their ability to afford higher priced homes. For example, an individual whose home was valued at \$70,000 in 1990 has seen the value of the home increase to more than \$120,000 by 1997, creating \$50,000 in additional equity or wealth. This inflation-created equity becomes an important factor in the down payment for a future home purchase. It allows the individual in this example to purchase another home that is priced well beyond what their income would allow because they can reduce the monthly payment by making a substantial down-payment using the inflation-created equity. The increase in housing prices actually assists, rather than deter, the individual from buying a higher-priced and higher quality home.

The groups of people whose affordability has been adversely affected by increases in housing prices are primarily those living in rental housing and those new households created each year by marriages, divorces and by children leaving home. Generally, these groups of individuals have not benefitted from rising home equity created by higher housing prices. With little prospect for home-ownership, these individuals are prevented from owning the very asset that has proven to be the best source of wealth accumulation for current homeowners.

Housing Trends

Since the 1990 Census residential construction has substantially increased. The Figure AH-1 on the following page shows the new residential construction from 1990 to 1995. The information in the graphic shows the total number of new residential constructions for Cache County with the data broken down into municipal and unincorporated areas.

FIGURE AH-1 NEW RESIDENTIAL CONSTRUCTION 1990 TO 1995



Source: Annual Report of socioeconomic Characteristics, 1997

In 1990 there were only 247 new residential dwelling units built in Cache County with 220 developed within the existing municipalities and 27 were built in the unincorporated County. In 1995 there were 821 new dwelling units developed in Cache County with 745 new dwelling units developed within the existing municipalities and 76 built in the unincorporated County. The overall number of new dwelling units developed from 1990 to 1995 were 3,778. Dwelling units built in municipalities totaled 3,473 or 92 percent of the total number. The remaining 7 percent or 305 dwelling units were developed in the unincorporated areas of the County. The unincorporated areas of Cache County have, in the last six years, experienced an overall 2.6 percent growth rate in the number of new residential dwelling units.

Existing Housing Issue Statement

Since 1990 the number of new residential housing units within Cache County has increased substantially. The numbers of new residential building permits does show that it has peaked and the overall number of new permits is declining per year. However, the number of permits in the unincorporated area is continuing to show slight increases over time. This may be due to a number of

different factors. The different factors include the following:

- Lower cost of land in the unincorporated county.
- Availability of land
- Increased fees within the municipalities.
- Increasing construction cost
- Personal desire to live in rural areas

Whatever these factors are this trend is expected to continue overtime. Really the only limiting factor will be physical constraints. These physical constraints will be the availability of a good culinary water source and the ability to develop an operable septic system.

AFFORDABLE HOUSING NEEDS SUMMARY

The need for affordable housing within Cache County is evident based on the current cost of existing housing in Cache County. The model developed by the Utah State Department of Community and Economic Development was used to determine the overall need for affordable housing. Table AH-7 below shows the estimated affordable housing needs based on the output of the model.

TABLE AH-7 ESTIMATED AFFORDABLE HOUSING NEEDS (YEAR END 1996)

Affordable Housing Category	80% of Median Income	50% of Median Income	30% of Median Income
Household Income	\$32,000	\$20,000	\$12,000
Maximum Purchase Price	\$99,700	\$60,900	\$35,000
Maximum Monthly Rent	\$726	\$426	\$226
County-Current Supply (year end 1996)			
1990	-922	-874	-2,193
Net change - 1990 to 1996	263	-774	-1,218
Current Supply	-659	-1,648	-3,411
County-Projected Supply (year end 2001)			
Current Supply (1996)	-659	-1,648	-3,411
New Demand (1997 to 2001)	-746	-704	-912
Projected Supply	-1,404	-2,352	-4,324
Annual Average Affordable Housing Need	281	470	865
Municipal-Current Supply (year end 1996)			
1990	-877	-844	-2,113
Net change - 1990 to 1996	155	-495	-1,226
Current Supply	-722	-1,339	-3,339
Municipal-Projected Supply (year end 2001)			
Current Supply (1996)	-722	-1,339	-3,339
New Demand (1997 to 2001)	-703	-477	-862
Projected Supply	-1,425	-1,816	-4,201
Annual Average Affordable Housing Need	285	363	840
Unincorporated-Current Supply (year end 1996)			
1990	-46	-29	-82
Net change - 1990 to 1996	71	-32	-12
Current Supply	26	-61	-94
Unincorporated-Projected Supply (year end 2001)			
Current Supply (1996)	26	-61	-94
New Demand (1997 to 2001)	-68	-147	-35
Projected Supply	-43	-208	-129
Annual Average Affordable Housing Need	9	42	26

There is a need for additional affordable housing to be built in Cache County. It is very important to understand the outputs from this model should only be considered as a gross representation of a potential outcome if the current housing trends continue at the same rate. Output of this model should only serve

as an indicator that there is a need for affordable housing and there should be some effort made to lessen the potential impacts on the demand for more affordable housing.

Another method for considering the need of affordable housing is to consider the share of housing based on type and jurisdiction. Table AH-8 below shows the share of housing unit types by jurisdiction based on the 1990 Census.

TABLE AH-8 SHARE OF HOUSING UNIT TYPES BY JURISDICTION (1990)

	County Total	% of County	Municipal Total	% of County	Unincorporated Total	% of County
Total Housing Units	22,053	100.0	20,543	93.2	1,510	6.8
Owner-Occupied Units	13,161	59.7	12,087	91.8	1,074	8.2
Renter-Occupied Units	7,860	35.6	7,680	97.7	180	2.3
Vacant Units	1,032	4.7	776	75.2	256	24.8

Source: 1990 Census

More than 93 percent of the total housing units are located within the existing municipalities with less than 7 percent in the unincorporated areas of the County. Only limited municipal services, such as culinary water and no sewer systems, are provided in the unincorporated areas of the County. The *Cache Countywide Comprehensive Plan* does not encourage these municipal type services to be provided now or in the future in the unincorporated areas of the County.

Affordable Housing Needs Issues Statement

The model provides only a rough estimate of the future need for affordable housing within Cache County. Since the focus of this element is on the unincorporated area, it is important to understand that the unincorporated County has only a very small share of the total housing units of the County. In the past it has not been the intent of the County to restrict any housing type within the unincorporated areas of the County. As Cache County develops the new land use ordinance for the unincorporated areas of the County, there should be an effort to put no limits on the development of residential housing where possible.

The physical constraints will limit the overall density and certain type of residential housing units. As discussed earlier most development will require the use of individual wells and septic systems. This alone will limit the size and type of residential housing projects. High density residential housing development will require municipal type services such as water and sewer systems. So any developments of these types should be done in the existing municipalities where these services are available. This recommendation is consistent with the development policy of the Land Use Element of the *Cache Countywide Comprehensive Plan* of "Urban development within the existing urban areas".

REGULATION AND ORDINANCES

Cache County and the municipalities of the County have a limited but very important role in providing affordable housing within each jurisdiction. Each jurisdiction has limited power to regulate the overall number of affordable housing units built within their community. Under Utah State Code, each county and municipality has a responsibility for developing their own ordinances and they administer them separate from one another. Within enabling laws of the State of Utah, there are very few requirements for individual jurisdictions to cooperate with one another. These limited requirements, tax structure and revenues sources for a community, create more of an atmosphere of competition rather than cooperation.

These circumstances create a very difficult situation in trying to create affordable housing within the County. A community may have some effect on the affordable housing policies of their community through general plans, land use regulations, and fees and development exactions.

Land Use Regulations

Land use regulations are often considered one of the major barriers to the development of affordable housing and are reflected in the cost of housing. The three major areas where land use regulations have the most effect on the cost of housing are:

- Large lot requirements
- Standards imposed by zoning and subdivision regulations
- Requirements for installation of off-site facilities

Currently, the County's Land Use Ordinance is designed to assure a compatible interrelationship of land uses in such a way that the health, safety, and general welfare of the county are promoted and protected. The objectives of land use ordinances are to establish regulations that provide locations for all essential uses of land and buildings and to ensure that each is located appropriately.

Cache County's Land Use Ordinance currently allows three types of residential housing within the current agricultural zoning. These housing types include the following:

- Single-Family Dwelling
- Accessory Apartment with a single-family dwelling, and;
- Temporary Mobile Home for farm workers.

The information used by the model for the housing needs analysis was limited to 1990 Census and local building permit data. Accessory apartments and temporary mobile homes were not accounted for in the data used by the model. The information on these housing types were not include in the model because they were difficult to identify number of these uses and incorporate them into the model for the needs analysis. However, these two housing types tend to be of low rent and providing housing opportunities for individuals with income of less than 50 and 30 percent of the median income. It is estimated that there are some 200 units of both accessory apartments and temporary mobile homes currently being used within the unincorporated county. The total number housing units cannot be confirmed but it does indicate that there are additional housing units available for individuals in the lower income levels.

Cache County through the *Countywide Comprehensive Plan* has recognized the need for affordable housing. As part of the update of the County's land use regulation, based on the implementation policies of the Plan, the County will give careful consideration to provide for the need for affordable housing in the unincorporated County.

Barriers and Incentives

The primary barrier to developing affordable housing within the unincorporated County is the lack of urban services. Most of the requirements of the County's Land Use Ordinance are centered around the need for basic services (culinary water and sewage disposal). There are a limited number of public water systems within the unincorporated areas of the county and no sewer systems available.

The minimum lot size for a single-family dwelling within the unincorporated County is $\frac{1}{2}$ acre. This is primarily due to the need for an individual well and septic system for each individual dwelling unit. Because physical constraints such as high water table, soils, wetlands and others, cause most lots for new dwelling units to exceed 1 acre, these physical constraints have not encouraged urban type residential development in the unincorporated area of the county. The municipal services necessary for large developments have encouraged these developments to take place in the existing municipalities.

Regulations and Ordinances Issue Statement

Cache County is currently in the process of rewriting their land use ordinance. This is primarily based on the changes recommended by the implementation policies of the Land Use Element of the *Cache Countywide Comprehensive Plan*. It has been and will continue to be the intent of the County to not limit the development of residential housing within the unincorporated areas of the County. However, the physical environment will place some restrictions on the type and density of any residential development in the unincorporated areas of the County.

GOALS AND STRATEGIES

GOAL 1: Cache County should continue to work to meet the affordable housing needs of the citizens in the unincorporated areas in Cache County

Objectives:

- Do not limit the opportunities for providing affordable housing in the unincorporated areas of the County
- Encourage the development of affordable housing where possible

Strategies:

- 1.1 Keep the planning and approval process simple for individual applicants
- 1.2 Keep the County Land Use Ordinance from becoming too restrictive and prevent opportunities for affordable housing

GOAL 2: As Cache County develops the new Land Use Ordinance, based on the implementation policies of the Land Use Element, the current provisions which provide for affordable housing should be maintained.

Objectives:

- Continue to provide for affordable housing opportunities within the Cache County Land Use Ordinance
- Improve the limited opportunities for affordable housing in the unincorporated areas of Cache County

Strategies:

- 2.1 Improve the standards in the land use ordinance for Accessory Apartments in existing single family dwellings
- 2.2 Better define the standards of the Temporary Uses in the County Land Use Ordinance
- 2.3 Improve the enforcement of the Temporary Use Standards
- 2.4 Better define the definition of family in the Land Use Ordinance

DRAFT

APPENDIX

The following tables are the primary inputs to the Affordable Housing Model used to do the needs analysis. These tables show the detailed breakdown of the data used in the model. Much of the information in the tables used with the text of the Affordable Housing Element is based on this information and additional data sources to augment the information.

OWNER OCCUPIED UNITS - 1990 Census

1990 Market Value	County Total	Municipal Total	Unincorporated Total
Less than \$15,000	45	45	0
\$15,000 to \$19,999	46	41	5
\$20,000 to \$24,999	75	70	5
\$25,000 to \$29,999	150	137	13
\$30,000 to \$34,999	244	239	5
\$35,000 to \$39,999	415	458	20
\$40,000 to \$44,999	485	756	27
\$45,000 to \$49,999	817	756	61
\$50,000 to \$59,999	1,873	1,802	71
\$60,000 to \$74,999	2,838	2,657	181
\$75,000 to \$99,000	2,429	2,262	167
\$100,000 to \$124,999	809	742	67
\$125,000 to \$149,000	276	264	12
\$150,000 to \$174,999	148	132	16
\$175,000 to \$199,999	75	65	10
\$200,000 to \$249,999	87	78	9
\$250,000 to \$299,999	21	19	2
\$300,000 to \$399,999	28	26	2
\$400,000 to \$499,999	3	0	3
\$500,000 or More	9	9	0
Total Specified	10,873	10,197	676
Not Specified	2,288	1,890	398
Total Owner Occupied	13,161	12,087	1,074

RENTAL UNITS - 1990 Census

1990 Gross Monthly Rent	County Total	Municipal Total	Unincorporated Total
Less than \$100	31	31	0
\$100 to \$149	156	156	0
\$150 to \$199	345	344	1
\$200 to \$249	789	776	13
\$250 to \$299	1,377	1,346	31
\$300 to \$349	1,519	1,503	16
\$350 to \$399	1,104	1,083	21
\$400 to \$449	697	674	23
\$450 to \$499	518	512	6
\$500 to \$549	227	224	3
\$550 to \$599	210	210	0
\$600 to \$649	176	167	9
\$650 to \$699	182	182	0
\$700 to \$749	81	81	0
\$750 to \$999	131	129	2
\$1,000 or More	5	5	0
No Cash Rent	221	203	18
Total Specified	7,769	7,626	143
Not Specified	91	54	37
Total Renter Occupied	7,860	7,680	180

MONTHLY OWNER COSTS AS A PERCENTAGE OF INCOME - 1990 Census

Household Income	Owner Households			Renter Households		
	County Total	Municipal Total	Unincorporated Total	County Total	Municipal Total	Unincorporated Total
less than \$10,000:						
Less than 20 percent	148	146	2	27	27	0
20 to 24 percent	157	146	11	30	30	0
25 to 29 percent	114	113	1	73	70	3
30 to 34 percent	84	84	0	122	122	0
35 percent or more	347	304	43	1,377	1,371	6
Not computed	41	36	5	146	143	3
\$10,000 to \$19,999:						
Less than 20 percent						
20 to 24 percent	835	794	41	477	474	3
25 to 29 percent	126	114	12	529	515	14
30 to 34 percent	98	91	7	544	539	5
35 percent or more	97	89	8	363	350	13
Not computed	289	279	10	691	686	5
	0	0	0	73	71	2
\$20,000 to \$34,999:						
Less than 20 percent						
20 to 24 percent	1,419	1,332	87	1,454	1,425	29
25 to 29 percent	567	532	35	357	348	9
30 to 34 percent	497	470	27	196	193	3
35 percent or more	243	226	17	92	86	6
Not computed	195	174	21	78	78	0
	0	0	0	63	54	9
\$35,000 to \$49,999:						
Less than 20 percent						
20 to 24 percent	1,925	1,783	142	724	700	24
25 to 29 percent	601	575	26	37	37	0
30 to 34 percent	176	162	14	9	9	0
35 percent or more	55	50	5	0	0	0
Not computed	15	6	9	0	0	0
	0	0	0	28	26	2
\$50,000 or more:						
Less than 20 percent	2,484	2,355	129	275	270	5
20 to 24 percent	290	269	21	0	0	0
25 to 29 percent	33	30	3	0	0	0
30 to 34 percent	17	17	0	0	0	0
35 percent or more	14	14	0	0	0	0
Not computed	6	6	0	4	2	2
Total	10,873	10,197	676	7,769	7,626	143

HOUSING STOCK INFORMATION-1990

HOUSING STOCK OCCUPANCY AND AGE - 1990 Census

	County Total	Municipal Total	Unincorporated Total
Persons per Room			
Owner Occupied Units	8,192	7,570	622
0.50 or less	4,458	4,048	410
0.51 to 1.0	419	388	31
1.01 to 1.50	75	65	10
1.51 to 2.0	17	16	1
2.01 or more			
Renter Occupied Units			
0.50 or less	3,343	3,263	80
0.51 to 1.0	3,558	3,479	79
1.01 to 1.50	671	652	19
1.51 to 2.0	235	235	0
2.01 or more	53	51	2
Housing Stock Age			
Owner Occupied Units			
1989 to March 1990	150	132	18
1985 to 1988	923	792	131
1980 to 1984	1,335	1,134	201
1970 to 1979	4,111	3,789	322
1960 to 1969	1,691	1,603	88
1950 to 1959	1,200	1,131	68
1940 to 1949	839	790	49
1939 or earlier	2,912	2,716	196
Renter Occupied Units			
1989 to March 1990	88	83	5
1985 to 1988	491	488	3
1980 to 1984	1,130	1,120	10
1970 to 1979	1,621	1,595	26
1960 to 1969	1,051	1,041	10
1950 to 1959	882	843	39
1940 to 1949	594	581	13
1939 or earlier	2,003	1,929	74

TOTAL NEW CONSTRUCTION 1990 TO 1995 (New Residential Units Permitted)

	1990	1991	1992	1993	1994	1995	Total
County							
Single Family	171	199	353	398	444	447	2,012
Duplex & Multi Family	76	165	230	326	509	296	1,602
Mobile Home/Cabins	*	12	11	14	49	78	164
Total	247	376	594	738	1,002	821	3,778
Municipal							
Single Family	144	174	323	358	385	383	1,767
Duplex & Multi Family	76	165	230	314	509	296	1,590
Mobile Home/Cabins	*	*	4	8	38	66	116
Total	220	339	557	680	932	745	3,473
Unincorporated							
Single Family	27	25	30	40	59	64	245
Duplex & Multi Family	0	0	0	12	0	0	12
Mobile Home/Cabins	0	12	7	6	11	12	48
Total	27	37	37	58	70	76	305

*Included with the count of single family units.

NEW SUBSIDIZED UNITS 1990 TO 1995 (New Units Permitted)

	1990	1991	1992	1993	1994	1995	Total
County							
Owner Occupied Units							
(by afford ability category)							
80% of Median Income							
50% of Median Income							
30% of Median Income							
Greater than 80%							
Total							
Rental Units (by afford ability category)							
80% of Median Income							
50% of Median Income							
30% of Median Income	40				7		7
Greater than 80%					81		121
Total							12
Municipal							
Owner Occupied Units							
(by afford ability category)							
80% of Median Income							
50% of Median Income							
30% of Median Income							
Greater than 80%							
Total							
Rental Units (by afford ability category)							
80% of Median Income							
50% of Median Income							
30% of Median Income							
Greater than 80%							
Total							
Unincorporated							
Owner Occupied Units							
(by afford ability category)							
80% of Median Income							
50% of Median Income							
30% of Median Income							
Greater than 80%							
Total							
Rental Units (by afford ability category)							
80% of Median Income							
50% of Median Income							
30% of Median Income							
Greater than 80%							
Total							

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Draft Proposal for Public-Private Partnership for outsourcing Internet Access to Cache County Tax-Roll Records

1. InGeo Systems proposes an agreement with Cache County to build and maintain an Internet electronic commerce (e-commerce) application for the Cache County tax roll system and records. The two-fold purpose of the project is to provide; first, a free Internet application ("web site") for limited access to records by the public and second, a fee-based county records research web application ("web site") for use by professional records searchers such as banks, title companies, attorneys etc.
2. The web sites would be developed by InGeo Systems to run from a copy of the Cache County tax roll system and records that would be "replicated" at InGeo Systems' facilities and on InGeo equipment. Interaction by the public or fee-based users with the site would work from this replicated system thereby reducing the hardware, software, maintenance costs, and security issues (such as external hackers) that would otherwise be required by the county. Additionally this replicated copy would serve as an off-site backup of the county system that could be used to restore the county system in the event of a computer system disaster.
3. InGeo would be responsible for billing and collecting the necessary fees and charges from fee-based users. InGeo would also provide 3% of the transaction fees back to the county.
4. Even though the records are considered "public information", for a variety of reasons including the privacy of citizens, the county will want to protect a large portion of the information contained in the system from widespread electronic publishing. Consequently the information provided for free to the general public would need to be limited by the policy of the County. Some of the free information may include GIS maps (planning, zoning, parcels, etc.), property ownership, current year tax due and current year payments, general improvement information, taxing entities, and tax levies. Some of the information that would need to be exclusive to the fee-based system in order to pay for its on-going development and maintenance include full payment histories, abstracts, document images, property photos, assessor property card details, and appraisals. Any legislative restrictions on data publishing such as disclosure of property sales information would be adhered to unless county policy dictates otherwise. No complete copies of the databases or their structure would be provided.
5. For over two years InGeo has been researching and developing the tools, techniques and technology to provide this type of service. It is anticipated that it will take less than one month to get the first version of the system operational enough for external testing with full operation in less than three months.

6. The county would need to provide access to existing systems and a high speed Internet connection (already in place) to the county systems. This may require some additional computer equipment (such as a router) at the county.
7. InGeo is proposing to provide these Internet sites and services at no cost to the county. In exchange, the county would need to provide a 10-year exclusive agreement allowing InGeo to electronically publish the county records. We believe that these proposed services can be of a benefit to all of the parties that work with county government records. Some of the benefits include the following:
 - Improved access to County records by the public. The public is better served.
 - Reduces costs in systems development and support for providing records access to the public
 - Increases efficiency of existing staff by reducing the number of telephone calls and requests for information
 - No cost for complete, near real-time replication of county records for disaster planning
 - Increased security of county computer records by not providing direct access to county systems
 - Revenue to the county to cover costs that may be incurred
 - Improved, more rapid, and more complete access to records by professional records searchers and service providers such banks, title companies, attorneys, appraisers, and mortgage companies. We are also planning on providing additional specialized tools to assist with research of records, formatting standard reports and both preparation and filing of new documents.
8. We recognize that there are still issues that will need to be worked out to get this project launched. Nevertheless, because of our existing work relationship with the county staff and our work to date in getting these systems developed we believe that we can find a way to make this work. This represents a great opportunity to help the county save costs, serve the citizens of Cache County, and assist the industries that work with county records. We look forward to rapidly moving this ahead.