



4:45 p.m.

Workshop & Light Refreshments in the County Council Conference Room

5:30 p.m.

Call to order

Opening remarks/Pledge – Lane Parker

Review and approval of agenda

Review and approval of the minutes of the 3 October 2019 meeting

5:35 p.m.

Consent Items

- 1. Larsen & Larsen One-Lot Subdivision** – A request to create a one-lot subdivision with one agricultural remainder on 51.22 acres located at 1290 East 12600 North, Cove, in the Agricultural (A10) Zone.
- 2. Three Mile Creek Estates Subdivision 1st Amendment** – A request to amend the boundary lines between Lot 5 and the Agricultural Remainder in an existing subdivision on 19.56 acres located at 6279 West 800 North, near Mendon, in the Agricultural (A10) Zone.
- 3. Richmond Valley Subdivision 4th Amendment** -- A request to amend the boundary lines between Lots 1 & 6 of an existing subdivision. The subdivision was formerly known as the Cherry Creek Canyon Subdivision and is located at approximately 3200 East 11000 North, Richmond, in the Forest Recreation (FR40) Zone.

Regular Action Item

- 4. Holyoak Airport Conditional Use Permit Revocation Appeal Clarification** – A request for clarification from the Board of Adjustments on the appeal of the Holyoak Airport Conditional Use Permit Revocation review.
- 5. Public Hearing (5:45 p.m.):** Amendment to Title 17.07 & 17.09 regarding Kennels
- 6. Public Hearing (6:00 p.m.): Amending the Cache County General Plan** – An update to the Moderate Income Housing Plan
- 7. 2020 Meeting Dates and Application Deadlines**
- 8. Upcoming: Elections for Chair and Vice Chair**

Board Member Reports

Staff reports

Adjourn

PUBLIC PARTICIPATION GUIDE: PLANNING COMMISSION

This document is intended to guide citizens who would like to participate in a public meeting by providing information about how to effectively express your opinion on a particular matter and the general powers and limitations of the Planning Commission.

WHEN SPEAKING ON AN AGENDA ITEM

Once the Commission opens the public hearing or invites the public to comment on a public meeting agenda item, approach the podium to comment. Comments are limited to 3 minutes per person, unless extended by the Chair of the Planning Commission.

When it is your turn to speak:

1. State your name and address and the organization you represent, if applicable.
 2. Indicate whether you are for or against the proposal.
 3. Make your statement.
 - a. Include all pertinent facts within your knowledge;
 - b. Avoid gossip, emotion, and repetition;
 - c. Comments should be addressed to the Commission and not to individuals in the audience; the Commission will not allow discussion of complaints directed at specific individuals;
 - d. A clear, concise argument should focus on those matters related to the proposal with the facts directly tied to the decision you wish the Commission to make without repeating yourself or others who have spoken prior to your statement.
-

LEGISLATIVE (PUBLIC HEARING) VS. ADMINISTRATIVE (PUBLIC MEETING) FUNCTIONS

The Planning Commission has two roles: as a recommending body for items that proceed to the County Council for final action (legislative) and as a land use authority for other items that do not proceed to the County Council (administrative).

When acting in their legislative capacity, the Planning Commission has broad discretion in what their recommendation to the County Council will be and conducts a public hearing to listen to the public's opinion on the request before forwarding the item to the County Council for the final decision. Applications in this category include: Rezones & Ordinance Amendments.

When acting in their administrative capacity, the Planning Commission has little discretion and must determine whether or not the landowner's application complies with the County Code. If the application complies with the Code, the Commission must approve it regardless of their personal opinions. The Commission considers these applications during a public meeting and can decide whether to invite comment from the public, but, since it is an administrative action not a legislative one, they are not required to open it to public comment. Applications in this category include: Conditional Use Permits, Subdivisions, & Subdivision Amendments.

LIMITS OF JURISDICTION

The Planning Commission reviews land use applications for compliance with the ordinances of the County Land Use Code. Issues related to water quality, air quality, and the like are within the jurisdiction of the State and Federal government. The Commission does not have authority to alter, change, or otherwise act on issues outside of the County Land Use Code.



Item

Page

Regular Agenda Items

1. Nelson Resource Gravel Pit Conditional Use Permit 2

2. Windmill Farms Golden Retrievers Conditional Use Permit 3

3. Purser Warehousing, LLC CUP Amended 3

4. Discussion: Amendment to Title 17.07 regarding Kennels 4

Present: Angie Zetterquist, Chris Harrild, Brady Christensen, Brandon Spackman, Nolan Gunnell, Phillip Olsen, Jon White, John Luthy, Megan Izatt, Jason Watterson

Start Time: 06:05:00 - *Meeting delayed due to initial lack of a quorum.*

1 **Christensen** welcomed and gave opening remarks.

2 **06:07:00**

3 **Agenda**

4 Approved with no changes.

5 **06:08:00**

6 **Minutes**

7 **Gunnell** motioned to approve the minutes from September 5, 2019; **Olsen** seconded; **Passed 4, 0.**

8 **06:08:00**

9 **Regular Action Items**

10 **#1 Nelson Resource Gravel Pit Conditional Use Permit 1st Amendment**

11 **Zetterquist** reviewed the staff report for the Nelson Resource Gravel Pit Conditional Use Permit (CUP)
12 1st Amendment.

13 **Staff** and **Commission** discussed ownership of the road, reclamation of the area that will no longer be
14 actively worked

15 **Lee Nelson** stated there was no gravel taken out on the north end and are just now making the gravel pit
16 smaller.

17 **Harrild** stated that full reclamation will need to happen on the south end that is no longer being worked.

18 **Mr. Nelson** stated reclamation has been started and it is beneficial for them to reclaim those areas.

19 **Staff** and **Commission** discussed access over the bridge.

20 **Mr. Nelson** stated the bridge weight is 10 tons per axle.

21 **Harrild** asked what the weight would be on the gravel trucks.

22 **Mr. Nelson** stated 17 tons of gravel and should have 5 to 6 axles. The bridge will not be a problem.

23 About 500 loads have been taken out already when Johnson owned the pit. The plan is to do 50 loads per
24 year.

25 **Harrild** stated condition 16 will be updated.

1 **Gunnell** asked about restoration.

2 **Mr. Nelson** stated that as the gravel pit is completed has gone through reclamation; 1/3 has been
3 reclaimed already.

4 **Olsen** asked if the applicant understood the conditions.

5 **Mr. Nelson** stated he did and the plan is to plant orchard grass.

6 **Harrild** stated the seed and weed plan would be signed off by the County.

7 **Gunnell** asked if Mr. Nelson was okay with condition 8.

8 **Mr. Nelson** responded he is.

9 **Gunnell** motioned to approve the Nelson Resource Gravel Pit with the stated findings of fact, 16
10 conditions, two conclusions, and the amendments discussed; **Olsen** seconded; **Passed 4, 0.**

11 **06:28:00**

12 **Jason Watterson** arrived.

13 **#2 Windmill Farms Golden Retrievers Conditional Use Permit**

14 **Harrild** informed the commission that changes to the kennel code are being suggested and staff doesn't
15 recommend approving or denying the current application until the code changes are decided on.

16 **Staff** and **Commission** discussed how the application could be affected. The applicant would not have to
17 pay the application fee again but would be asked to pay the noticing cost.

18 **Jed Packer** commented he is in support of the changes to come and feel like the right steps are being
19 taken to help them accomplish what they would like to do. Paying the noticing fee seems a reasonable
20 compromise.

21 **Olsen** motioned to extend the Windmill Farms Golden Retrievers Conditional Use Permit up to 90 days;
22 **Gunnell** seconded; **Passed 5, 0.**

23 **06:38:00**

24 **#3 Purser Warehousing, LLC CUP Amended**

25 **Zetterquist** reviewed the Purser Warehousing, LLC CUP Amended.

26 **Staff** and **Commission** discussed vacating the road.

27 **Watterson** motioned to amend condition 8 of the Purser Warehousing, LLC CUP; **Gunnell** seconded;
28 **Passed 5, 0.**

29 **06:41:00**

1 **#4 Discussion: Amendment to Title 17.07 regarding Kennels**

2 **Zetterquist** reviewed the proposed amendments to Title 17.07 regarding Kennels.

3 **Staff** and **Commission** discussed the addition of a rural kennel option to the code and the other proposed
4 amendments. It was suggested to require a sign stating contact information that can be used 24 hours to
5 reach owners if a problem were to arise. Accessory uses and what that means was discussed.

6 **07:02:00**

7 **Spackman** left.

8 **Staff** and **Commission** discussed the size of acreage needed for a rural kennel.

9 **Mr. Packer** asked what “excludes 2 incidental litters” means.

10 **Harrild** responded that someone can have 12 dogs and 2 litters and not be in violation of the code.

11 **Mr. Packer** informed the commission of the purpose of kennels and improving genetics and raising the
12 incidental litter.

13 **Watterson** asked how long a dog is trained.

14 **Mr. Packer** stated he trains dogs in the AKC Hunter section and in that dogs can be trained from
15 anywhere from 1 to 5 years. His dogs are not bred until 2 years old and they are not bred after 6-7 years
16 old.

17 **Christensen** asked Mr. Packer what he was asking for.

18 **Mr. Packer** stated he would like the incidental litter to be raised to 6 and explained his reasoning.

19 **Staff** and **Commission** discussed what staff meant by incidental litter because the current language is
20 ambiguous. Commissioners discussed if limiting the number of litters is the Commission’s job if the
21 number of adult dogs are limited.

22 **Staff** and **Commission** agreed to have the revisions brought back next month as a public hearing to
23 gather more input from the general public before recommending a final version to County Council.

24 **07:34:00**

25 **Adjourned**

STAFF REPORT: LARSEN & LARSEN ONE-LOT SUBDIVISION

7 NOVEMBER 2019

This staff report is an analysis of the application based on adopted county documents, standard county development practices, and available information. The report is to be used to review and consider the merits of the application. Additional information may be provided that supplements or amends this staff report.

Agent: Coltin Larsen

Parcel ID#: 09-029-0009, -0053

Staff Determination: Approval with conditions

Type of Action: Administrative

Land Use Authority: Planning Commission

LOCATION

Reviewed by Angie Zetterquist

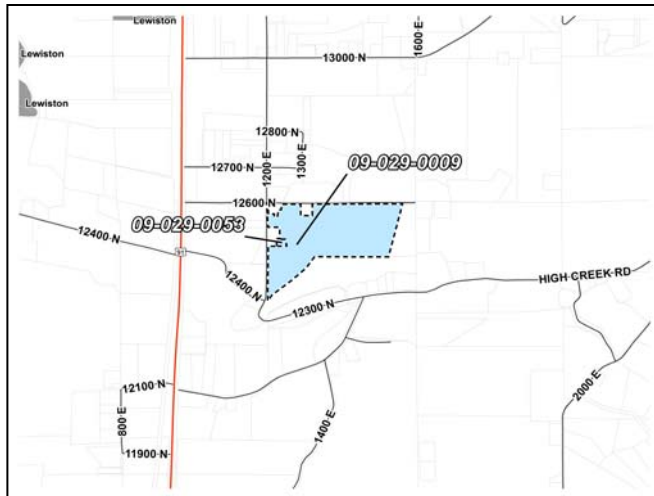
Project Address:

1290 East 12600 North
Cove

Current Zoning: Agricultural (A10) **Acres:** 51.22 acres

Surrounding Uses:

North – Agricultural/Residential
South – Agricultural/Residential
East – Agricultural/Residential
West – Agricultural/Residential



FINDINGS OF FACT (20)

A. Request description

1. The Larsen & Larsen One-Lot Subdivision is a request to create a 1-lot subdivision with one or two agricultural remainders on 51.22 acres in the Agricultural (A10) Zone. Lot 1 will be 1.3 acres and the agricultural remainder(s) will utilize the remaining acreage. The proposed subdivision plat indicates the subdivision boundary is 55.6 acres in total, but the County GIS maps and Assessor information indicate the total acreage is 51.22 acres. *See condition #1*

B. Parcel legality

2. Parcel status: The subject parcels are not in the same size and configuration as on August 6, 2006, making both parcels restricted. In June 2007, a Boundary Line Adjustment was approved between parcel #'s 09-029-0009 & -0044, changing the configuration of the subject parcel but

resulting in two legal parcels. Then in October 2007, parcel #09-029-0009 was divided without Land Use Authority to create parcel #09-029-0053 at 0.49 acres, making them both restricted parcels. This subdivision request is an attempt to clear up the restrictions on both properties. However, on the subdivision plat, the 0.49 acre parcel is identified as Agricultural Remainder Parcel 2, but it does not meet the minimum remainder size of 5.0 acres and is less than the minimum lot size for the A10 Zone. As the 0.49 acre parcel is adjacent to another parcel (i.e., #09-029-0042) under the same ownership, the two parcels should be merged and the subdivision boundary amended to exclude this area or the Agricultural Remainder Parcel 2 must be increased in size to meet the requirements of an agricultural remainder. *See condition #2*

3. In February 2007, the Allen Gravel Larsen Pit CUP (Attachment A) was approved to allow a gravel pit to operate on parcel #09-029-0009. According to the Master Plan submitted by the applicant for the gravel pit, the operation would be limited to mining "...no more than two acres at any one time, with the remainder either undisturbed or reclaimed and reseeded" (Attachment B). A recent aerial image of the gravel pit (Attachment C) indicates the scope of the Master Plan has been exceeded and the gravel pit is out of compliance. The CUP for the gravel pit must be amended and brought into compliance prior to the recordation of the subdivision. This may also require that parcels 09-029-0009 & -0042 are recombined. *See condition #3*

C. Authority

4. §17.02.030 [E] Authority for Land Use Actions – The Planning Commission is authorized to act as the Land Use Authority for subdivision amendments. *See conclusion #1.*

D. Culinary water, septic system, and storm water

5. §16.04.080 [A] Water Requirements – A domestic, approved water right is required for a developable lot. The applicant has provided confirmation of an approved water connection with the Benson Culinary Water Improvement District for Lot 1.
6. §16.04.080 [B] Sewage Requirements – All proposed lots require a Bear River Health Department (BRHD) review to determine feasibility of a septic system on the subject property. The applicant has provided a copy of a septic feasibility letter from BRHD for the proposed Lot 1.
7. §16.04.070 Storm Drainage Requirements – A Land Disturbance Permit is required for any future development. *See condition #4.*

E. Access

8. §16.04.040 [A] Roads – All roads must be designed and constructed in accordance with Title 12 of the County Code.
9. §12.02.010 Roadway Standards – Requirements for roadway improvement are provided in the current Manual of Roadway Design and Construction Standards (Road Manual).
10. §16.04.080 [E] Roads and Access – A basic road review is required and must consider:
 - a. The layout of proposed roads;
 - b. An analysis of existing roadway compliance with the Road Manual requirements;
 - c. Existing maintenance;
 - d. And any additional impacts to the proposed development access roads.
11. The Road Manual specifies the following:
 - a. §2.1-A-4 Local Road, Table 2.2 Roadway Typical Sections: Roads with approximately 40 to 1500 Average Daily Traffic (ADT). This includes roadways that have the capacity for moderate to low speeds and moderate volumes. This category provides a balance between through traffic movements and direct access. These facilities move both regional and local rural traffic with emphasis on local movements.
 - b. Table 2.2 Roadway Typical Sections: Local roads must meet the minimum standards of a 66-foot-wide right-of-way, two 10-foot-wide paved travel lanes with 2-foot-wide shoulders (1-foot-wide gravel and 1-foot-wide paved) for a total width of 24 feet.

- c. §2.4-A-1-c: Development on inadequate roadways is not allowed, and any substandard sections of roadway access must be improved to meet the minimum standards specified in the Road Manual.
- d. Table A-8 Typical Cross Section Structural Values: The minimum structural composition for gravel roads requires 14” depth of granular borrow, 6” depth of road base, and paved roads required an additional 2.5” depth of asphalt.
- e. §2.4-A-4-b: The review of requests for development on existing roadways must occur through the Design Exception process.
- f. §1.8 Authority and Design Exception: Consideration and evaluation of a design exception to the Road Manual standards requires full justification and documentation explaining the reasoning as to why the roadway standards cannot be met, why an alternative design or construction method can meet the intent of the roadway standards, and including any other relevant information.

12. A basic analysis of 12600 North is as follows:

- a. Is an existing county facility that provides access to the general public.
- b. Currently provides access to multiple dwellings, vacant lots, gravel pits, and agricultural parcels.
- c. Consists of an average 24-foot paved width with 4-foot wide gravel shoulders.
- d. Has an unknown depth and type of material under the surface, however, the County Public Works Inspector did not identify any existing road or surface deformation that would indicate substandard materials.
- e. Is maintained year round.

F. Service Provision

- 13. §16.04.080 [C] Fire Control – The County Fire District visited the site and confirmed access to the property meets fire code. Any future development on the property must be reevaluated and may require improvements based on the location of the proposed access and development. Water supply for fire suppression would be provided by the Lewiston Fire Department.
- 14. §16.04.080 [F] Solid Waste Disposal – Logan City Environmental has confirmed that collection services are currently provided on 12600 North and there will be no issues with the proposed lot. The applicant must provide sufficient shoulder space along the road for the refuse and recycling containers to be 3-to-4 feet apart; shoulder improvements may be required to accommodate the containers.

G. Sensitive Areas *See condition #6*

- 15. §17.08.040 General Definitions, Sensitive Area; §17.18 Sensitive Area
 - a. Source Water Protection Areas: A portion of the southwest area of the subdivision lies within a source water protection area. Septic systems are not permitted within zone 1 or 2 of the source water protection area for a culinary water system. *See condition #5*
 - b. A canal runs along the west subdivision boundary. Any development and/or road improvements required in this area will require approval from the canal company. *See condition #6*
 - c. Areas of steep and moderate slopes are located in the proposed subdivision in the vicinity of the gravel pit location. Additional review and analysis may be required for any proposed development in this location.

H. Public Notice and Comment—§17.02.040 Notice of Meetings

- 16. Public notice was posted online to the Utah Public Notice Website on 23 October 2019.
- 17. Notice was published in the Herald Journal on 26 October 2019.
- 18. Notices were posted in three public places on 24 October 2019.

19. Notices were mailed to all property owners within 300 feet of the subject property on 24 October 2019.
20. At this time, no written public comment regarding this proposal has been received by the Development Services Office.

CONDITIONS (7)

Based on the Cache County Subdivision and Land Use Ordinances, Road Manual, and on the findings of fact as noted herein, staff recommends the following conditions:

1. Prior to recordation, the discrepancy between the acreage shown on the County GIS maps and the subdivision plat map must be reconciled. *(See A-1)*
2. Prior to recordation, the parcel identified as Agricultural Remainder Parcel 2 must either be merged with the adjacent parcel under the same ownership and the subdivision boundary amended to exclude this property, or increased in size to meet the minimum size requirements for an agricultural remainder. *(See B-2)*
3. Prior to recordation, the CUP for the Allen Gravel Larsen Pit must be amended and brought into compliance with the conditions of the existing permits and current County Code. *(See B-3)*
4. A Land Disturbance Permit is required for any future development. *(See D-7)*
5. Septic systems are not permitted within zone 1 or 2 of the existing source water protection plan for a culinary water system. *(See G-15-a)*
6. Prior to any development or road improvements that impact the canal located on the western subdivision boundary, the applicant must obtain the approval of the canal company and provide the Development Services office written confirmation from the canal company that the proposed work has been approved, and also provide copies of any required permitting. *(See G-15-b)*
7. For any development or road improvements located in a sensitive area, additional review and analysis may be required.

CONCLUSIONS (1)

Based on the findings of fact and conditions noted herein, staff recommends approval of the Larsen & Larsen One-Lot Subdivision as:

1. It has been reviewed by the Planning Commission in conformance with, and meets the requirements of, the Cache County Subdivision and Land Use Ordinances.

CACHE COUNTY CORPORATION DEVELOPMENT SERVICES DEPARTMENT



JOSH RUNHAAR, AICP
DIRECTOR/
ZONING ADMINISTRATOR

PAUL BERNTSON
CHIEF BUILDING
OFFICIAL

179 NORTH MAIN, SUITE 305 LOGAN, UTAH 84321 ♦ (435)755-1630 ♦ FAX (435)755-1987

CONDITONAL USE PERMIT

(This permit does not give clearance for a Building Permit)

Date issued 9-9-09 Receipt # 2694 Permit # 1201-10

OWNERS' NAME	Randy Larsen	ZONE	ME
PROJECT NAME	ALLEN GRAVEL LARSEN PIT	TAX #	09-029-0009
AGENT'S NAME	Troy Allen	# of ACRES	53.26
PROJECT ADDRESS	1200 East 12600 North, Cove, UT 84320	APPROVAL DATE	2-1-07

LEGAL DESCRIPTION ATTACHED

CONDITONAL USE PERMIT: For a Master Plan to allow approximately 30 acres of the 53.26 acre parcel to be used for the extractoon of gravel.

This conditional use permit is subject to the following specific conditions:

1. Current and future property owners must be aware that they will be subject to the sights, sounds and smells associated with agriculture activities which are the permitted uses in the Agricultural Zone (Ag) and Forest Recreation Zone (FR-40).
2. Any expansion of the approved conditional use shall require review and approval by the County Planning Commission prior to the expansion.

ADDITIONAL STIPULATIONS: 1. Prior to the commencement of any site development activities or gravel extraction on this site, the Master Plan, including the site plan, shall be reviewed for compliance with applicable county ordinance by the County Engineer. The applicant shall pay the cost of any and all engineering reviews. 2. A site plan and access to the county road shall be reviewed for compliance with applicable county ordinance by the County Engineer prior to commencement of excavation. The applicant shall pay the cost of any and all engineering reviews. 3. The site plan shall include the following: locations of clearances, rights-of-way, easements, utility lines, existing water courses and pipelines, drainage on the property, property lines with names and parcel ID numbers of adjoining property owners, ingress and egress, and the cemetery. 4. The site plan shall be on a contour map based on a USGS 7.5 minute quadrangle or other more detailed contour map. 5. The applicant shall submit a plan for onsite control of surface and storm water drainage to be reviewed by the County Engineer. The applicant shall pay the cost of any and all engineering reviews. 6. All activities shall be maintained and operated in such a way as to minimize light, fumes, dust, and smoke. 7. After approval of the site plan the approval shall be put in the form of a development agreement as required by Cache County Code §17.13.070. The agreement shall include a legal description of the land, a copy of the conditional use permit, a copy of the approved mineral extraction and excavation master plan, all final grading and slope for reclamation of the extraction operation that meets the requirements of Appendix J of the currently adopted International Building Code, a financial guarantee for the rehabilitation and reclamation, and other specific requirements, rights, and peculiarities pertinent to the project. 8. The applicant shall obtain all necessary Federal, State, and local permits as requires by Cache County Code §17.13.060(B). 9. Hours of operation shall be held in compliance with those stated in Cache County Code §17.13.060(C).

Ent 1032723 Bk 1645 Pg 599
Date: 9-Nov-2010 04:35 PM Fee \$.00
Cache County, UT
Michael Gleed, Rec. - Filed By SA
For CACHE COUNTY CORPORATION

CACHE COUNTY CORPORATION DEVELOPMENT SERVICES DEPARTMENT



JOSH RUNHAAR, AICP
DIRECTOR/
ZONING ADMINISTRATOR

PAUL BERNTSON
CHIEF BUILDING
OFFICIAL

179 NORTH MAIN, SUITE 305 LOGAN, UTAH 84321 ♦ (435)755-1630 ♦ FAX (435)755-1987

Expiration: This conditional use permit shall expire and be null and void one (1) year after the Approval Date unless:

1. a County Building Permit has been issued and remains in force until the completion of the approved project;
2. a County Business License is issued and remains current for the approved commercial business;
3. substantial work shall have been accomplished towards the completion of the approved project.

If at any time any specific condition is not fully complied with, the Planning Commission may revoke the conditional use permit upon a 30-day notice to the applicant/property owner and following a hearing.

Dated

[Signature] 9/9/09

CACHE COUNTY ZONING ADMINISTRATOR

AGREEMENT OF ACCEPTANCE

I have read, understand and agree to comply with the Land Use Ordinance and the terms of this permit. I realize that in order to do any construction on the property, I will be required to obtain a County Building Permit and that I will need to meet the standards of Cache County for any improvements. I agree to reimburse Cache County for any costs of enforcement including reasonable attorney fees, and/or any other costs of enforcement incurred by Cache County resulting from my failure to comply with the Land Use Ordinance and the terms of this conditional use permit.

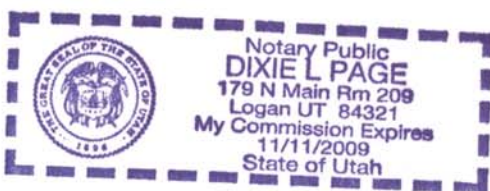
Dated 9/8/09

[Signature]

Applicant/Property Owner

STATE OF UTAH)
)
COUNTY OF CACHE)

Sworn to and subscribed to before me this
9 day of August, 2009
[Signature]
Notary Public



Ent 1032723 Bk 1645 Pg 600

Allen Gravel LLC

1015 E 12600 N
Cove, UT 84320

Master plan for the Larsen pit in Cove

The reason for opening this pit is to provide pit run aggregate for the operations of Allen Gravel thereby conserving the high quality resource located in the Allen Pit.

Currently Allen Gravel processes and wholesales a wide variety of sand and rock products from the Allen pit in Cove. These products are loaded onto customers trucks and sold on site. Allen Gravel does not operate any trucks or deliver any products. All sales are on site. Our customers include Cache and Franklin counties, many local cities, all the concrete and asphalt companies in the valley, the Forest Service, and dozens of large and small contractors.

Due to the good economy of Cache Valley, there is a great demand for sand and gravel products. Our business has increased dramatically in the past few years, depleting our resource in the Allen pit significantly. Our number one product quantity wise is pit run which requires no processing.

Since all of the county, state, and federal permits for processing equipment are already in place at the Allen pit, we would like to conserve that resource for processing. For this reason we have entered into an agreement with Randy Larsen to extract pit run gravel from his land.

This parcel is immediately adjacent to a depleted pit owned by Staker Parson Co. on the south. On the east side is a parcel purchased by Cache Co. for the purpose of extracting gravel. On the north and west sides are farm fields with a few scattered houses.

Because of the proximity of the houses in the area, we are proposing a very limited operation in size and scope. We plan to have no more than two acres of this parcel being mined at any one time, with the remainder either undisturbed or reclaimed and reseeded. The only exceptions to this would be the area used for an access road and a stockpile of topsoil for the final reclamation process.

The only product sold from this location will be pit run and the only processing at this site will be the use of a grizzly to remove large rocks from the pit run.

Traffic will vary from zero trucks on some cold winter days to over a hundred on the busiest of days. In any case, all traffic will be the same as currently travels to the Allen Pit. The effect of this pit on traffic will be to reroute a portion of the traffic currently on High Creek Road to 12600 north. The distance to the Larsen pit from highway 91 is roughly half the distance to the Allen Pit from highway 91. There are six homes along this rout and there are six homes along the High Creek Road to the Allen pit.

Equipment used on this site will include a front end loader, an excavator and a scraper. Usually only one piece of equipment will be used at a time although there may be times when all three are used together.

We plan on beginning extraction in the north east corner of the parcel and removing gravel in a 300 ft section moving west. When we reach the western boundary of our agreement we will remove another 300 ft section from the west to the east, completing the extraction adjacent to the beginning point and using the stockpile of topsoil located there for the final reclamation.

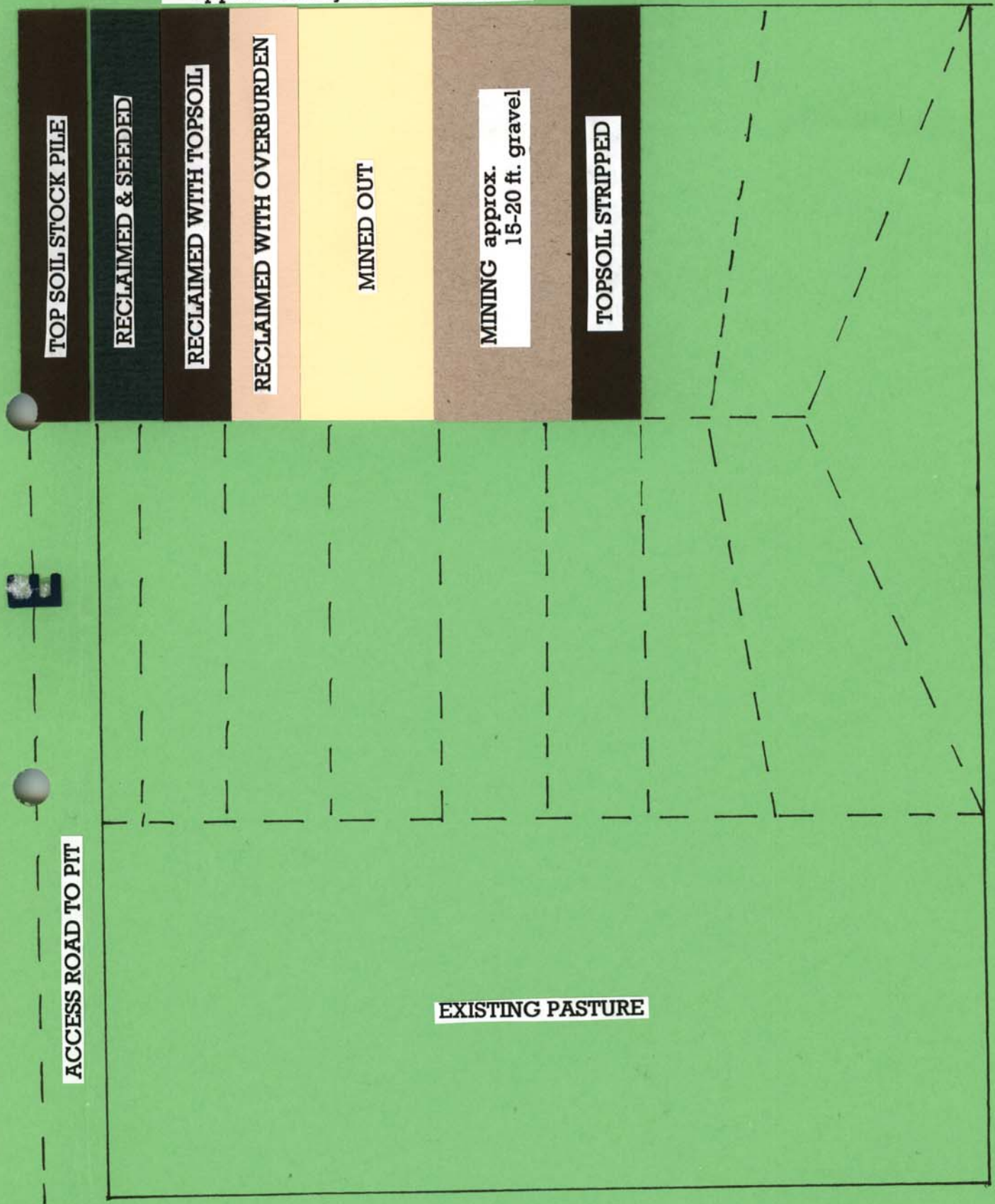
The best available estimate of gravel on this site is around 250,000 ton. Pit run sales in the Allen pit this year have exceeded 100,000 ton. Given current circumstances and estimates, the life of this pit would only be three years. However, with changing circumstances, differences between estimates and reality, and unforeseen events we would appreciate a conditional use permit allowing up to ten years to complete the extraction.

The approval of this conditional use permit will allow Allen Gravel to conserve some of the best quality gravel in this valley. This gravel can then be used for purposes for which it is better suited.

REVIEW w/ COMMENTS
USGS QUAD MAP

From reclaimed to stripped topsoil
approximately 300 ft. X 300 ft.

S



TOP SOIL STOCK PILE

RECLAIMED & SEED

RECLAIMED WITH TOPSOIL

RECLAIMED WITH OVERBURDEN

MINED OUT

MINING approx.
15-20 ft. gravel

TOPSOIL STRIPPED

ACCESS ROAD TO PIT

EXISTING PASTURE

N

W

STAFF REPORT: THREE MILE CREEK ESTATES SUB. 1ST AMEND.

7 NOVEMBER 2019

This staff report is an analysis of the application based on adopted county documents, standard county development practices, and available information. The report is to be used to review and consider the merits of the application. Additional information may be provided that supplements or amends this staff report.

Agent: Jason Nield

Parcel ID#: 12-033-0045, -0046, -0047

Staff Determination: Approval with conditions

Type of Action: Administrative

Land Use Authority: Planning Commission

LOCATION

Reviewed by Angie Zetterquist

Project Address:

6279 West 800 North
Mendon

Current Zoning:

Agricultural (A10)

Acres: 19.56 acres

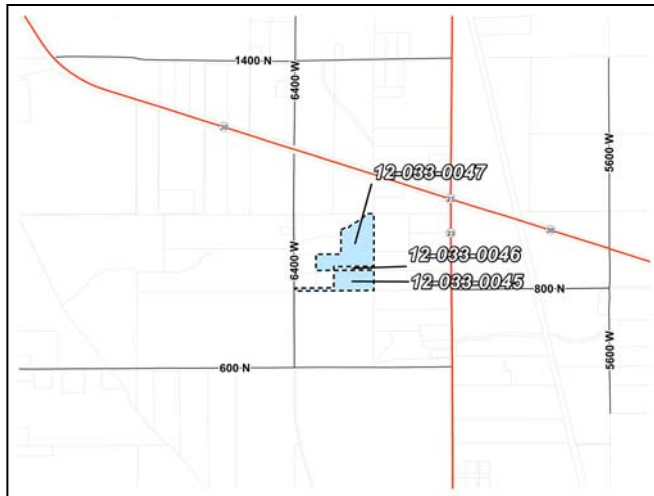
Surrounding Uses:

North – Agricultural/Residential

South – Agricultural/Residential

East – Agricultural/Residential

West – Agricultural/Residential



FINDINGS OF FACT (19)

A. Request description

1. The Three Mile Creek Estates Subdivision 1st Amendment is a request to adjust the boundary lines between Lot 5 and the Agricultural Remainder of an existing 5-lot subdivision. The boundary line adjustment will increase Lot 5 from 2.07 acres, as originally approved, to 7.23 acres and reduce the Agricultural Remainder from 20.9 acres to 12.1 acres.

B. Parcel legality

2. In 1993, a Conditional Use Permit (CUP) was approved allowing for the division of the 39.51 acre parent parcel to construct a single family dwelling on 1.72 acres. Another CUP was approved in 1998 to divide an 8.8 acre parcel from the parent parcel to construct a home; a 3-lot subdivision was approved on this parcel in 2008, but later vacated (“Harmon Subdivision”). In 2000, a CUP was approved that determined the 1998 CUP was a natural barrier subdivision,

which allowed the remaining parent parcel and the initial division in 1993 to move forward as a 5-lot minor subdivision. The existing 5-lot subdivision with an agricultural remainder, Three Mile Creek Estates Subdivision, was approved in 2001. In 2004, the following events occurred within the subdivision:

- A boundary line adjustment was approved and recorded in August 2004 adjusting the boundaries between Lots 1 & 2; Lot 1 was amended to 1.93 acres.
- The plat for the approved boundary line adjustment showed that Lot 5 had changed configuration, increasing from 2.07 acres to the current configuration of 6.17 acres, but was not part of the approval. The Agricultural Remainder (12-033-0046) was reduced in size from 20.9 acres to 16.4 acres.
- In December 2004, the boundary was changed again between Lot 1 and the Agricultural Remainder without Land Use Authority; Lot 1 increased to 5.01 acres and the Agricultural Remainder reduced further to approximately 13.46 acres.
- Also in December 2004, the Agricultural Remainder was divided creating a new parcel (#12-033-0047). The new parcel, #12-033-0047, is 12.39 acres, and the original agricultural remainder, #12-033-0046, was reduced to 1.0 acre.
- Zoning Clearances and building permits were issued on the Lots 1 & 5 prior to the unauthorized boundary line changes in mid-2004.

Earlier this year, the applicant applied for a Zoning Clearance to construct an accessory building on Lot 5, at which time it was discovered that the property is restricted due to the boundary line adjustments and land divisions done without Land Use Authority. The proposed amendment will resolve the restriction on Lot 5, but Lot 1 remains restricted. The Agricultural Remainder is also restricted due to the adjustment with Lot 1, but remainders are not eligible for development, thus the impact is negligible.

C. Authority

3. §17.02.030 [E] Authority for Land Use Actions – The Planning Commission is authorized to act as the Land Use Authority for subdivision amendments. *See conclusion #1.*

D. Culinary water, septic system, and storm water

4. §16.04.080 [A] Water Requirements – As no new lots are being created as part of the subdivision amendment, a domestic, approved water right is not required.
5. §16.04.080 [B] Sewage Requirements – As no new lots are being proposed, the applicant is not required to provide a septic system feasibility letter for this subdivision.
6. §16.04.070 Storm Drainage Requirements – A Land Disturbance Permit is required for any future development. *See condition #1*

E. Access

7. §16.04.040 [A] Roads – All roads must be designed and constructed in accordance with Title 12 of the County Code.
8. §12.02.010 Roadway Standards – Requirements for roadway improvement are provided in the current Manual of Roadway Design and Construction Standards (Road Manual).
9. §16.04.080 [E] Roads and Access – A basic road review is required and must consider:
 - a. The layout of proposed roads;
 - b. An analysis of existing roadway compliance with the Road Manual requirements;
 - c. Existing maintenance;
 - d. And any additional impacts to the proposed development access roads.

10. The Road Manual specifies the following:

- a. §2.1-A-5 Private Road, Table 2.2 - Roadway Typical Sections: Roads with up to 30 Average Daily Traffic (ADT). This includes roadways that have the capacity for moderate to low speeds and low volumes. This category provides access to farms, other agricultural uses, and dispersed rural residences. These roads are not typically through roads providing public access to points beyond the areas the road is intended to serve.
- b. Table 2.2 Roadway Typical Sections: Private roads must meet the minimum standards of a 33-foot-wide right-of-way, two 10-foot-wide gravel travel lanes for a total width of 20 feet.
- c. §2.4-A-1-c: Development on inadequate roadways is not allowed, and any substandard sections of roadway access must be improved to meet the minimum standards specified in the Road Manual.

11. A basic review of the access to the existing lots identifies the following:

- a. Primary access to the Three Mile Creek Estates Subdivision is 6400 West, a county road, then the remainder and Lots 3, 4, & 5 are accessed via a private road, 800 North, off of 6400 West.
- b. 800 North:
 - i. Is an existing private facility that provides access to the Agricultural Remainder and Lots 3, 4, & 5 of the subdivision.
 - ii. Consists of an average 18-foot wide gravel road. The right-of-way for a private road is 33 feet wide with a 20-foot wide gravel surface. Road improvements are not required at this time as the required right-of-way is present and the requested amendment is not creating additional building lots. Future development of any of the properties that take access from the private road may trigger road improvements through the Zoning Clearance process.
 - iii. Has an unknown depth and type of material.
 - iv. Is privately maintained year round.

F. Service Provision

12. §16.04.080 [C] Fire Control – The County Fire District did not have any comment or concerns about the proposed boundary line adjustment.
13. §16.04.080 [F] Solid Waste Disposal – Logan City Environmental had no comments on the proposed subdivision amendment.

G. Sensitive Areas

14. §17.08.040 General Definitions, Sensitive Area; §17.18 Sensitive Area
 - a. A creek runs along the north boundary of the subdivision. *See condition #2*

H. Public Notice and Comment—§17.02.040 Notice of Meetings

15. Public notice was posted online to the Utah Public Notice Website on 23 October 2019.
16. Notice was published in the Herald Journal on 26 October 2019.
17. Notices were posted in three public places on 24 October 2019.
18. Notices were mailed to all property owners within 300 feet and cities within 1-mile of the subject property on 24 October 2019.
19. At this time, no written public comment regarding this proposal has been received by the Development Services Office.

CONDITIONS (2)

Based on the Cache County Subdivision and Land Use Ordinances, Road Manual, and on the findings of fact as noted herein, staff recommends the following conditions:

1. A Land Disturbance Permit is required for any future development. (*See D-6*)
2. Any future development located within sensitive areas may require further analysis. (*See G-14*)

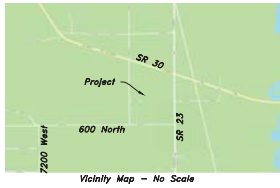
CONCLUSIONS (1)

Based on the findings of fact and conditions noted herein, staff recommends approval of the Three Mile Creek Estates Subdivision 1st Amendment as:

1. It has been reviewed by the Planning Commission in conformance with, and meets the requirements of, the Cache County Subdivision and Land Use Ordinances.

Three Mile Creek Estates Amendment Number One

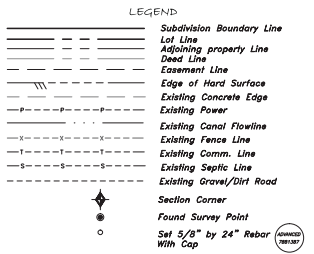
A Part of the Southwest Quarter of Section 29, Township 12 North, Range 1 West, Salt Lake Base & Meridian, Cache County, Utah



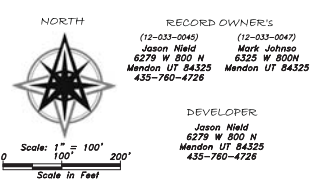
GENERAL NOTES:

- A. Cullinary Water Note:**
Cullinary Water: Cache County has not determined the availability or adequacy of cullinary water to any of the lots identified. All owners are advised of the requirements to obtain an approved cullinary water source and comply with all other requirements for the issuance of a zoning clearance, prior to the issuance of a building permit.
- B. Storm Water Drainage Note:**
Storm Water Drainage: Compliance with the standards of the Cache County Manual of Roadway Design and Construction Standards and State of Utah storm water permitting are required. This includes, but is not limited to, any increase in level of storm water drainage from any portion of any lot or remainder parcel of this subdivision to any adjacent properties, ditches, canals, or waterways, or the alteration of any existing, historic, or natural drainage without prior written authorization provided by the affected party or entity (may include but is not limited to: adjacent property owner(s), ditch or canal company, Cache County, or the State Water Engineer's Office).
- C. Setback Lines for Primary Buildings are:**
12.00' on Side Yard; 30.00' on Front Yard; 30.00' on Rear Yard
- D. Agricultural Uses:** Current and future property owners must be aware that they will be subject to the sights, sounds, and smells associated with agricultural activities which are permitted uses in the Agricultural Zone.

- E. Private Road Notes:**
1) The private interior road, 800 North, is not dedicated to Cache County and no maintenance or snow removal will be provided by Cache County.
2) The private interior road, 800 North, shall be used by lots 3-5 & the Agricultural Remainder in this subdivision for access to the public road.
3) The Owner's of lots 3-5 & the Agricultural Remainder of this subdivision are responsible for the construction, maintenance, and removal of snow on the private interior road 800 North.



NARRATIVE
The purpose of this survey was to amend the subdivision as shown and described hereon. The survey was ordered by Jason Nield. The control used to establish the property corners was the existing monumentation and fences within Three Mile Creek Estates Subdivision located in the Southwest Quarter of Section 29, Township 12 North, Range 1 West, Salt Lake Base & Meridian. The basis of bearing is the South line of said Southwest Quarter, which bears S89°42'25" West, Utah Coordinate System 1983 North Zone."



COUNTY ATTORNEY APPROVAL
I certify that I have examined this plat and approve this plat as to form as required by State law and County ordinance.

Cache County Attorney _____ Date _____

DEPUTY COUNTY SURVEYOR'S CERTIFICATE
I certify that I have examined this plat and find that it is correct and in accordance with the information on file in this office and further, it meets the minimum standards for plats required by county ordinance and state law.

Deputy County Surveyor _____ Date _____

COUNTY PLANNING COMMISSION
This plat recommended for approval by the Cache County Planning Commission this _____ day of _____, A.D., 20____.

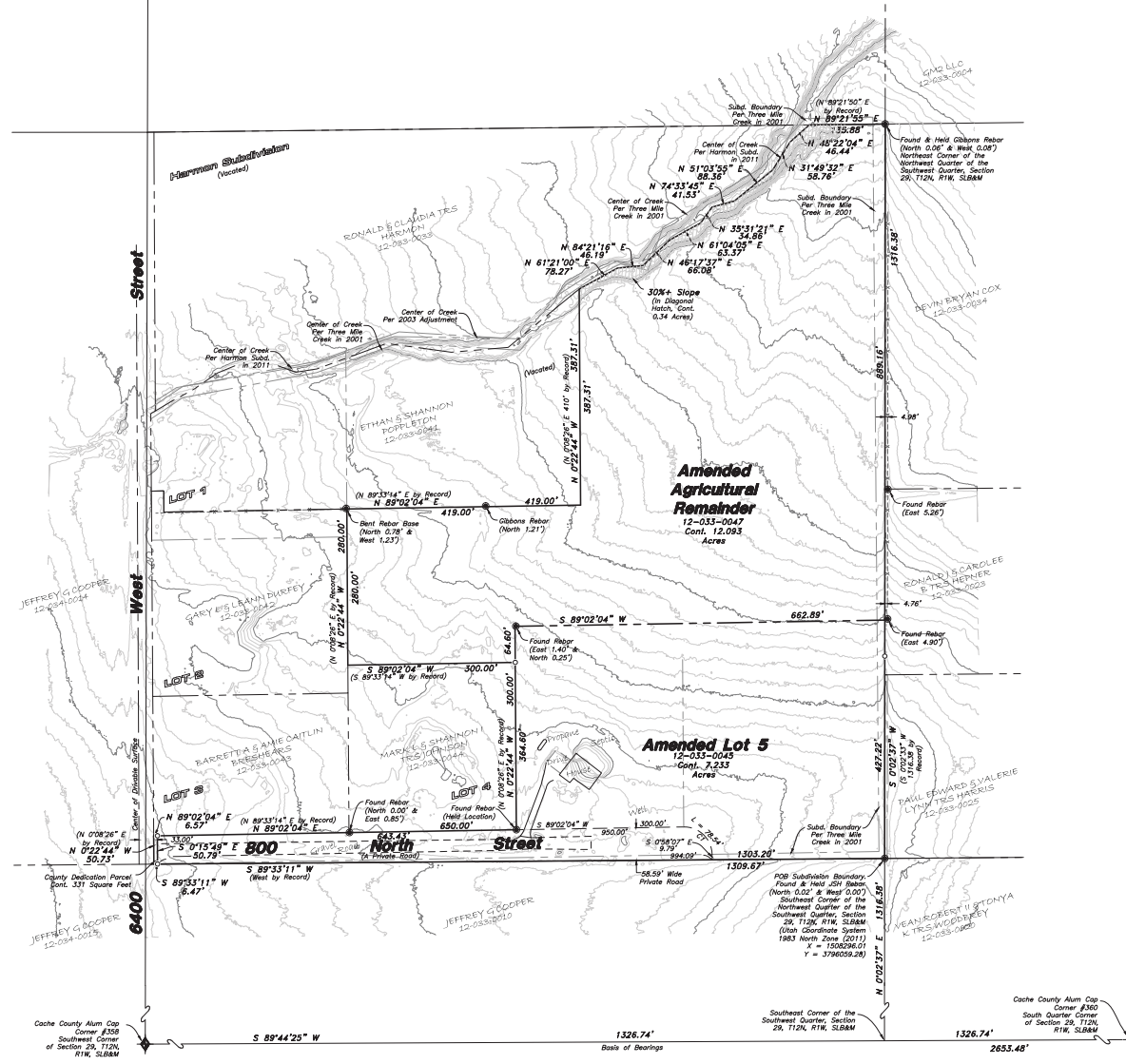
Chairman _____ Date _____

BEAR RIVER HEALTH DEPARTMENT APPROVAL
This subdivision described in this plat has been approved by the Bear River Health Department on the _____ day of _____, 20____.

By: _____ Title: _____

FILED AND RECORDED:
Filing No.: _____
Date: _____
Page: _____
Book: _____
Request of: _____

Cache County Recorder _____



SURVEYOR'S CERTIFICATE
I, Clinton G. Hansen, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 7881387, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land hereafter to be known as Three Mile Creek Estates Amendment Number One and the same had been correctly surveyed and all streets are the dimensions shown.

Clinton G. Hansen
P.L.S. No. 7881387

DATE: _____

SUBDIVISION BOUNDARY
A Part of the Southwest Quarter of Section 29, Township 12 North, Range 1 West, Salt Lake Base & Meridian

BEGINNING of Southeast Corner of the Northwest Quarter of the Southwest Quarter of said Section 29 and RUNNING THENCE South 89°33'11" West (West by Record) 1309.67 Feet Along the South Line of said Northwest Quarter; Thence North 00°22'44" West (North 00°09'26" East by Record) 50.75 Feet to the South Line of Lots 3 and 4 of Three Mile Creek Estates Subdivision, Entry Number 760,223; Thence North 89°02'04" East (North 89°33'14" East by Record) 650.00 Feet Along said South Lot Lines to the Southeast Corner of said Lot 4; Thence North 00°22'44" West (North 00°09'26" East by Record) 300.00 Feet Along the East Line of said Lot 4; Thence South 89°02'04" West (South 89°33'14" West by Record) 300.00 Feet Along the North Line of said Lot 4; Thence North 00°22'44" West (North 00°09'26" East by Record) 280.00 Feet Along the East Line of Lot 2 of said Three Mile Estates Subdivision to the Northeast Corner of said Lot 2; Thence North 89°02'04" East (North 89°33'14" East by Record) 419.00 Feet Along the Easterly Projected North Line of said 2; Thence North 00°22'44" West 387.53 Feet (North 00°09'26" East 410.00 Feet by Record) to the Center of Three Mile Creek; Thence Along said Creek Center the Following Nine (9) Courses: (1) North 81°21'00" East 78.27 Feet; (2) North 84°21'18" East 46.19 Feet; (3) North 48°17'37" East 68.08 Feet; (4) North 61°04'05" East 63.37 Feet; (5) North 35°31'21" East 34.86 Feet; (6) North 74°33'45" East 41.53 Feet; (7) North 51°03'50" East 68.36 Feet; (8) North 31°40'52" East 58.76 Feet; (9) North 48°22'04" East 46.44 Feet to the Intersection with the North Line of said Northwest Quarter; Thence North 89°21'55" East (North 89°21'50" East by Record) 135.88 Feet to the Northeast Corner of said Northwest Quarter; Thence South 00°22'37" West (South 00°02'35" West by Record) 1316.58 Feet Along the East Line of said Northwest Quarter to the Point of Beginning, Containing 19.333 Acres.

OWNER'S DEDICATION
Know all men by these presents that the undersigned owners of the tract of land depicted and described hereon, having caused the same to be subdivided into lots and streets (as parting), the whole to be hereafter known as the "Three Mile Creek Estates Amendment Number One". Further we dedicate and/or quit claim as appropriate the portion of property at 12-033-0045 & 12-033-0047 that lies within 55' of the center line of the existing roadway, and as shown on this plat, to cache county, for the use of the public forever, and hereby grant to the county the right to make any and all improvements for the construction, maintenance, and repair of said roadway. We hereby set our signatures. We hereby set our signatures.

Jason D. Nield	Date	Tu Mai Nield	Date
Mark L. Johnson	Date	Shannon I. Johnson	Date

ACKNOWLEDGMENT
State of Utah
County of _____

On this _____ day of _____, 20____, Jason D. Nield & Tu Mai Nield, Husband and Wife, Personally Appeared before me, the Undersigned Notary Public in and for said County, in the State of Utah, the Signer of the Attached Owners Dedication, whom duly Acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned.

TRUST ACKNOWLEDGMENT
Notary Public
State of Utah
County of _____

On this _____ day of _____, 20____, Mark L. Johnson & Shannon I. Johnson, Trustees for The Mark and Shannon Johnson Revocable Family Trust, Dated June 24, 2015, Personally Appeared before me, the Undersigned Notary Public, in and for said County, in the State of Utah, the Signer of the Attached Owners Dedication, whom duly Acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned.

NOTARY PUBLIC
Notary Public
State of Utah
County of Cache

COUNTY RECORDER
This plat has been duly acknowledged, certified, and approved and may lawfully be recorded in Cache County, Utah.



STAFF REPORT: RICHMOND VALLEY SUBDIVISION 4TH AMENDMENT

7 NOVEMBER 2019

This staff report is an analysis of the application based on adopted county documents, standard county development practices, and available information. The report is to be used to review and consider the merits of the application. Additional information may be provided that supplements or amends this staff report.

Agent: Stephen Shepherd

Parcel ID#: 18-057-0020, -0021

Staff Determination: Approval with conditions

Type of Action: Administrative

Land Use Authority: Planning Commission

LOCATION

Reviewed by Angie Zetterquist

Project Address:

3200 E 11000 N

East of Richmond

Current Zoning: Acres: 176.84 acres

Forest Recreation (FR-40)

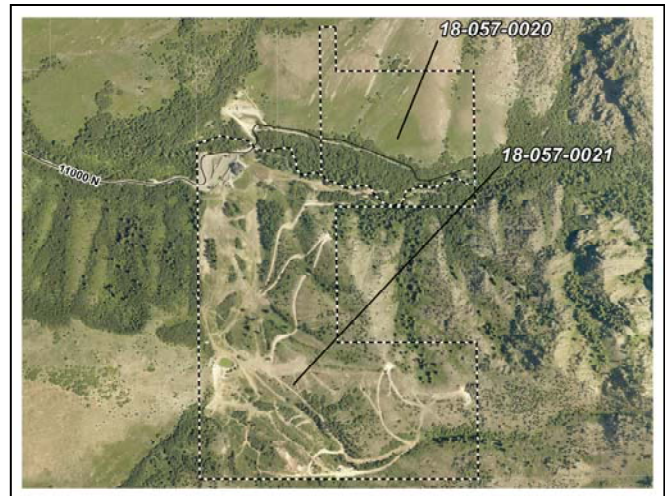
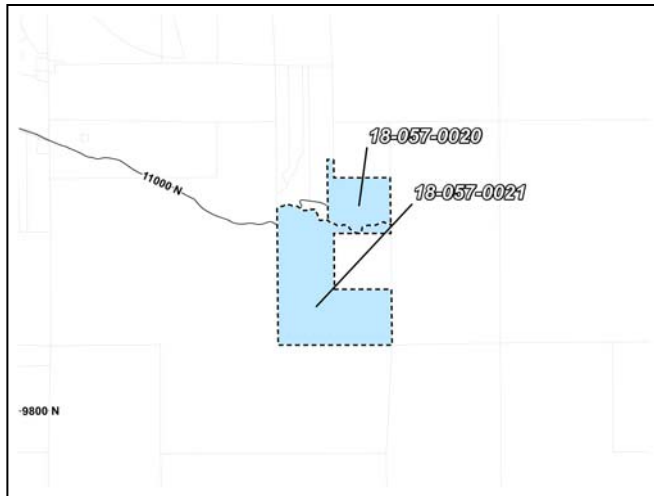
Surrounding Uses:

North – Forest Recreation/USFS

South – Forest Recreation/USFS/DNR

East – USFS

West – Forest Recreation/DNR



FINDINGS OF FACT (21)

A. Request description

1. The Richmond Valley Subdivision 4th Amendment (formerly the Cherry Creek Canyon Subdivision) is a request to adjust the boundary lines between Lots 1 & 6 of the existing 6-lot subdivision. There are no changes to Lots 2-5. The boundary line adjustment will decrease Lot 1 from 139.32 to 136.0 acres and Lot 6 will increase from 37.52 to 40.86 acres.

B. Parcel legality

2. The original subdivision, Cherry Creek Canyon Subdivision, was approved by the County Council on April 8, 2008 and the approved plat was recorded on August 7, 2008. The subdivision was amended and approved by the Development Services Director in March 2017. The amended plat was recorded on July 11, 2017. A second amended plat, where the name was changed to Richmond Valley, was approved by the Planning Commission in September 2017; that plat was

recorded on 18 October 2017. In April 2019, a third amendment to the subdivision was approved expanding the subdivision boundary and adding Lot 6, recorded in August 2019.

3. There is an approved Conditional Use Permit (CUP) for the Cherry Peak Ski Area on portions of the existing subdivision; Lot 6 is not a part of the CUP and only uses allowed in the FR40 Zone are permitted. An amendment to the CUP that included parcel #18-057-0020 (i.e., Lot 6) was approved by the Planning Commission in July 2018, but the permit was not recorded within the effective period of land use authority and is void. No facilities or operations associated with the recreational facility/ski resort are permitted on amended Lot 6. Additionally, prior to recordation the existing CUP must be amended to address the boundary change. *See condition #1*
4. During a site visit to the property in October 2019, staff observed significant land clearing on Lot 6. Applicant must provide approved storm water permits for this work prior to recordation. *See condition #2*

C. Authority

5. §17.02.030 [E] Authority for Land Use Actions – The Planning Commission is authorized to act as the Land Use Authority for subdivision amendments. *See conclusion #1*

D. Culinary water, septic system, and storm water

6. §16.04.080 [A] Water Requirements – A culinary water supply is not required for subdivisions in the FR40 Zone.
7. §16.04.080 [B] Sewage Requirements – The majority of the subdivision lies within a source water protection area. Septic systems are not permitted within zone 1 or 2 of the source water protection area for a culinary water system. *See condition #3*
8. §16.04.070 Storm Drainage Requirements – A Land Disturbance Permit is required for any future development. *See condition #4*

E. Access

9. §16.04.040 [A] Roads – All roads must be designed and constructed in accordance with Title 12 of the County Code.
10. §12.02.010 Roadway Standards – Requirements for roadway improvement are provided in the current Manual of Roadway Design and Construction Standards (Road Manual).
11. §16.04.080 [E] Roads and Access – A basic road review is required and must consider:
 - a. The layout of proposed roads;
 - b. An analysis of existing roadway compliance with the Road Manual requirements;
 - c. Existing maintenance;
 - d. And any additional impacts to the proposed development access roads.
12. The Road Manual specifies the following:
 - a. §2.1-A-3 Local Road, Table 2.2 Roadway Typical Sections: Roads with approximately 40 to 1500 Average Daily Traffic (ADT). This includes roadways that have the capacity for moderate to low speeds and moderate volumes. This category provides a balance between through traffic movements and direct access. These facilities move both regional and local rural traffic with emphasis on local movements.
 - b. Table 2.2 Roadway Typical Sections: Local roads must meet the minimum standards of a 66-foot-wide right-of-way, two 10-foot-wide paved travel lanes with 2-foot-wide shoulders (1-foot-wide gravel and 1-foot-wide paved) for a total width of 24 feet.
 - c. §2.1-A-6 Mountain Road, Table 2.2 Roadway Typical Sections: Roads with up to 30 ADT. This category is appropriate for use on forest access roads, mountain roads, back roads, and other special use facilities. Gravel roads are most typical in nature, but some roads have limited improvements or are “two track” in nature.
 - d. Table 2.2 Roadway Typical Sections: Mountain roads must meet the minimum standards of a 66-foot-wide right-of-way and two 12-foot wide gravel travel lanes with a five foot clear

zone. A single 12-foot wide gravel travel lane may be permitted for a Mountain Road if necessary improvements are made to provide adequate service provision in compliance with the Road Manual, the County Code, and the latest edition of the International Fire Code.

- e. §2.4-A-1-c: Development on inadequate roadways is not allowed, and any substandard sections of roadway access must be improved to meet the minimum standards specified in the Road Manual.
 - f. Table A-8 Typical Cross Section Structural Values: The minimum structural composition for gravel roads requires 14” depth of granular borrow, 6” depth of road base, and paved roads required an additional 2.5” depth of asphalt.
13. A basic review of the access to the existing lots and the proposed lot identifies the following:
- a. The subdivision gains access from 11000 North.
 - b. 11000 North:
 - i. The County Council adopted Resolution 2013-22 in October 2013 that allowed for the proposed vacation and adoption of the realigned portion of 11000 North. The right-of-way adopted in the resolution consists of an ingress-egress easement 66 feet wide that extends to the forest boundary. The right-of-way has been fully dedicated to the forest boundary.
 - ii. Is an existing county facility that provides access to the general public.
 - iii. This roadway was improved to meet the County Road Standards for a local road in the Fall of 2014 up to the location of the Cherry Peak resort’s lodge.
 - iv. The majority of 11000 North consists of a 23-foot paved width with 4-foot wide gravel shoulders. The narrowest sections consist of a 20-22-foot paved width with 0-1-foot wide gravel shoulders.
 - v. Localized failures along the improved roadway each year have postponed the county’s acceptance of the work on the roadway. Although, repair of the localized failures related to the road improvement continues to be the responsibility of the Cherry Peak Ski Area developer and associated road contractor, in September/October 2019, the County Road Department made the required road improvements and billed the developer. The County has now accepted the roadway.
 - vi. The county provides summer and winter maintenance on 11000 North.
 - vii. After the lodge as the road continues east, it is considered a rural or mountain road and consists of an average 30-foot gravel width to a trail head. Then narrows to a 20-foot gravel width, and finally to a 12-foot gravel width to the edge of the forest boundary.

F. Service Provision

14. §16.04.080 [C] Fire Control – The County Fire District indicated there are no concerns with the request to amend the boundaries between the two lots. Any future development and/or structures will be reevaluated to determine whether Fire Department requirements are being met. *See condition #5 & #7*
15. §16.04.080 [F] Solid Waste Disposal – Logan City Environmental had no comment on this application; all garbage is haul in/haul out.

G. Sensitive Areas

16. §17.08.040 General Definitions, Sensitive Area; §17.18 Sensitive Area
- a. Steep and Moderate Slopes: The majority of the property within the subdivision boundary contains Steep and Moderate Slopes. Development is not permitted in Steep Slope areas, and any development within Moderate Slope areas requires a geotechnical report. *See condition #6.*

- b. Geologic Hazards: A USGS identified fault zone crosses all the lots of the existing subdivision. A geotechnical report is required prior to future development on any of the subdivision lots. *See condition #6*
- c. Geologic Hazards: There are two identified landslide areas on property within the subdivision boundary. One is on the south end and covers portions of parcels 18-054-0003, 18-054-0005, 18-054-0006, and 18-057-0003. The other is on the northwestern boundary and covers a portion of parcel 18-054-0006. A geotechnical report is required prior to development in these areas. *See condition #5.*
- d. Wildfire Hazards: The majority of the property within the subdivision boundary consists of area with a medium to high wildfire hazard. *See condition #6*
- e. Source Water Protection Areas: The majority of the subdivision lies within a source water protection area. Septic systems are not permitted within zone 1 or 2 of the source water protection area for a culinary water system. *See condition #3*

H. Public Notice and Comment—§17.02.040 Notice of Meetings

- 17. Public notice was posted online to the Utah Public Notice Website on 23 October 2019.
- 18. Notice was published in the Herald Journal on 26 October 2019.
- 19. Notices were posted in three public places on 24 October 2019.
- 20. Notices were mailed to all property owners within 300 feet and cities within 1-mile of the subject property on 24 October 2019.
- 21. At this time, no written public comment regarding this proposal has been received by the Development Services Office.

CONDITIONS (6)

Based on the Cache County Subdivision and Land Use Ordinances, Road Manual, and on the findings of fact as noted herein, staff recommends the following conditions:

- 1. Prior to recordation, the existing CUP must be amended to address the boundary change. No facilities or operations associated with the recreational facility are permitted on amended Lot 6 until a new Conditional Use Permit amendment has been approved and recorded for the recreational facility that includes Lot 6. (*See B-3*)
- 2. Prior to recordation, the applicant must provide Development Services staff with copies of the approved storm water permits for Lot 6 related to the current land clearing occurring on site. Alternatively, the applicant can provide staff with written confirmation from the permitting authority stating storm water permits are not required. (*See B-4*)
- 3. Septic systems are not permitted within zone 1 or 2 of the existing source water protection plan for a culinary water system. (*See D-6, G-16-e*)
- 4. A Land Disturbance Permit is required for any future development. (*See D-8*)
- 5. A geotechnical report is required prior to future development on any of the subdivision lots that contain Moderate Slopes or Geologic Hazards. (*See G-16-a, G-16-b, G-16-c*)
- 6. A fire protection report is required for any development on the properties within the Wildfire Hazard Areas as specified in 17.18 Sensitive Areas of the County Land Use Ordinance. (*See F-13, G-15-d*)

CONCLUSIONS (2)

Based on the findings of fact and conditions noted herein, staff recommends approval of the Richmond Valley Subdivision 4th Amendment as:

- 1. The Planning Commission is authorized to act as the Land Use Authority for this application (*See C-5*), and;
- 2. It has been reviewed by the Planning Commission in conformance with, and meets the requirements of, the Cache County Subdivision and Land Use Ordinances.

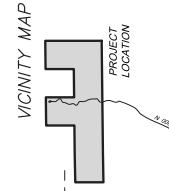
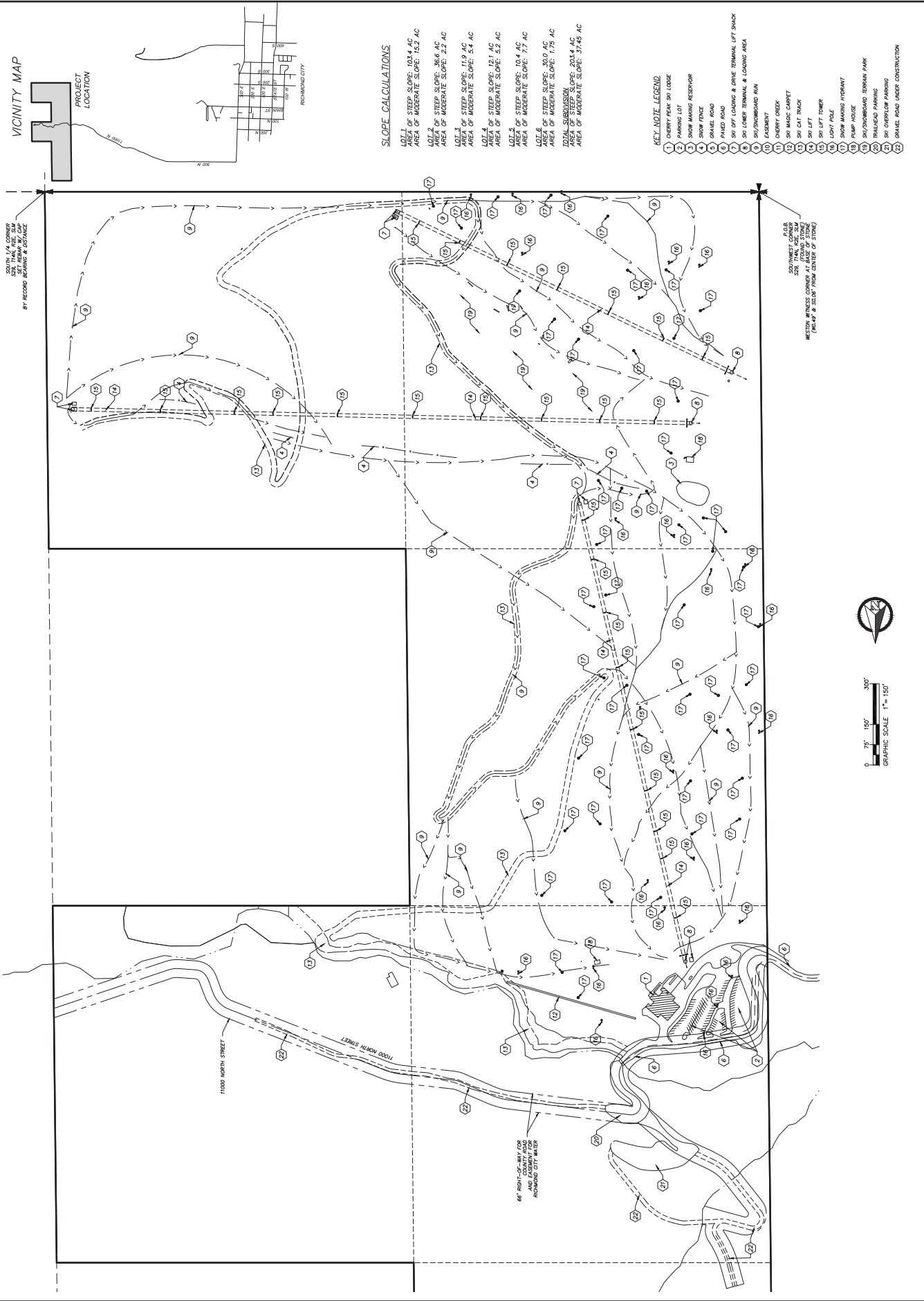


SITE FEATURES

RICHMOND VALLEY (PARTIAL 4TH AMENMENT OF CHERRY CREEK CANYON SUBDIVISION)



PROJECT TITLE: Richmond Valley (Partial 4th Amendment of Cherry Creek Canyon Subdivision)
 SHEET DESCRIPTION: Site Features
 DATE: 20 SEPTEMBER 2010
 CALCULATED BY: J. EARL
 CHECKED BY: J. EARL
 APPROVED BY: S. EARL
 PROJECT NUMBER: 1011
 SHEET NUMBER: 22
 TOTAL SHEETS: 22



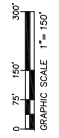
SLOPE CALCULATIONS

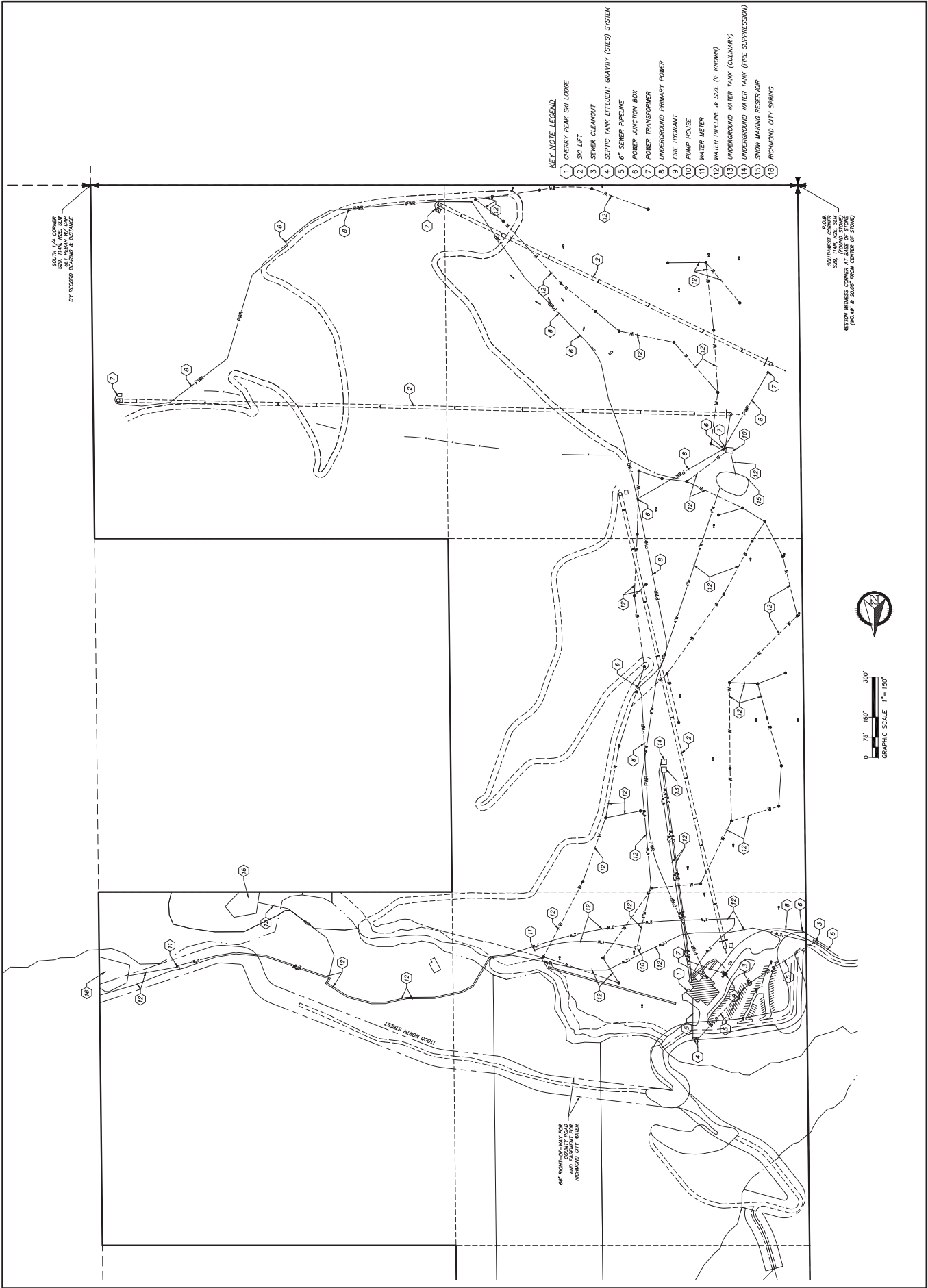
LOT 1	AREA OF STEEP SLOPE: 103.4 AC
	AREA OF MODERATE SLOPE: 152.2 AC
LOT 2	AREA OF STEEP SLOPE: 38.6 AC
	AREA OF MODERATE SLOPE: 2.2 AC
LOT 3	AREA OF STEEP SLOPE: 11.9 AC
	AREA OF MODERATE SLOPE: 5.4 AC
LOT 4	AREA OF STEEP SLOPE: 12.1 AC
	AREA OF MODERATE SLOPE: 5.2 AC
LOT 5	AREA OF STEEP SLOPE: 10.9 AC
	AREA OF MODERATE SLOPE: 7.7 AC
LOT 6	AREA OF STEEP SLOPE: 30.0 AC
	AREA OF MODERATE SLOPE: 1.79 AC
TOTAL SUBDIVISION	AREA OF STEEP SLOPE: 203.4 AC
	AREA OF MODERATE SLOPE: 374.5 AC

- KEY NOTE LEGEND**
- 1 CHERRY PEAK SW LODGE
 - 2 PARKING LOT
 - 3 SNOW MAKING RESERVOIR
 - 4 SNOW FENCE
 - 5 DRIVE ROAD
 - 6 PAVED ROAD
 - 7 SW OFF LOADING & DRIVE TERMINAL LIFT SHACK
 - 8 SW LOWER TERMINAL & LOADING AREA
 - 9 SW/SWORBOARD RUN
 - 10 EASEMENT
 - 11 CHERRY CREEK
 - 12 SW MAGIC CARPET
 - 13 SW GOLF TRACK
 - 14 SW LIFT
 - 15 SW LIFT TOWER
 - 16 LIGHT POLE
 - 17 SNOW MAKING PLATFORM
 - 18 PUMP HOUSE
 - 19 SW/SWORBOARD TERMINAL PARK
 - 20 TRAILHEAD PARKING
 - 21 SW OVERFLOW PARKING
 - 22 DRIVE ROAD UNDER CONSTRUCTION

SOUTHWEST CORNER
 526' (TYPICAL) STAKE
 WESTON WADSWORTH CORNER, 1/2 MILE OF STONE
 PILEUP & DRIVE FROM CENTER OF STAKE

500' ± 1/4 CORNER
 526' (TYPICAL) STAKE
 BY RECORD BEARING & DISTANCE

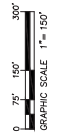




SOUTH 1/4 CORNER
SECTION 28, T12N, R10W, C1P
SET, BEARING, DISTANCE
BY RECORD BEARING & DISTANCE

SOUTH 1/4 CORNER
SECTION 28, T12N, R10W, C1P
SET, BEARING, DISTANCE
WESTON BUSINESS CORNER AT JUNCTION STATION
(#66.09' & 50.06' FROM CENTER OF STONE)

66' RIGHT-OF-WAY FOR
6\"/>



Holyoak Airport CUP Revocation Review

The following document has been prepared for the Planning Commission's review in response to the Cache County Board of Adjustments request regarding the Holyoak Airport CUP. The following document contains a:

- Procedural Background
- Summary of Findings

If approved by the Commission, the document has been prepared to record that action so that it may be provided to the Board for their further review of the Commission's originating action regarding the Holyoak Airport CUP revocation review.

**THE PLANNING COMMISSION'S FINDINGS IN SUPPORT OF ITS
JUNE 6, 2019 DECISION NOT TO REVOKE THE HOLYOAK AIRPORT CUP**

PROCEDURAL BACKGROUND

On May 5, 2016, the Planning Commission approved a conditional use permit (CUP) for the Holyoak Airport as a private airport under Cache County Code § 17.07.030. The CUP included the following eight conditions of approval:

1. The proponent must meet all applicable standards of the Cache County Code.
2. Prior to recordation, the applicant must provide a revised runway layout and design compliant with the runway design standards in FAA Advisory Circular AC 150/5300-13A.
3. The proponent must follow the site plans and letter of intent submitted to the Cache County Development Services Office, except as conditioned by the Cache County Planning Commission herein.
4. If the existing landing strip is amended in the future and results in more than 5,000 square feet land disturbance, the applicant must meet the minimum storm water requirements in place at that time. Best Management Practices (BMP's) must then include and define how storm water will be controlled on-site.
5. In order to provide for the public safety in the form of fire and emergency medical service to the proposed airstrip, the access road to the airstrip must be a minimum of 12 feet wide and provide an all-weather surface for emergency vehicle access.
6. A copy of the Airport Master Record must be provided to the Development Services Department once the airport is in operation.
7. Any further expansion or modification of the facility or site must obtain the approval of the designated Land Use Authority.
8. If any structures are built within the noted runway areas and zones, the Holyoak Airport Conditional Use Permit must be reconsidered by the Cache County Land Use Authority.

The CUP then said this:

This conditional use permit shall expire and be null and void twelve (12) months after the approval date unless:

1. A County Building Permit has been issued and remains in force until the completion of the approved project, or;
2. A County Business License is issued and remains current for an approved commercial business, or;

3. Substantial work shall have been accomplished towards the completion of the approved project.

By May 5, 2017, twelve months after approval of the Holyoak Airport CUP, neither a county building permit nor a county business license had been issued for the Holyoak Airport.

On November 29, 2018, neighboring property owners submitted a letter to the Planning Commission seeking “confirmation that the [Holyoak Airport CUP] [had] expired” or, alternatively, seeking “revocation of the Permit.”

On June 6, 2019, the Planning Commission conducted a review to determine whether the Holyoak Airport CUP should be revoked or deemed expired on the ground that “substantial work” had not been accomplished toward completion of the approved project during the 12 months following issuance of the CUP. Following its review, the Planning Commission concluded that there are no grounds for revoking the Holyoak Airport CUP because “the Holyoak Airport proponent has been in the process of completing the FAA requirements since the time of Land Use Authority approval.”

On September 19, 2019, the Board of Adjustments met to review the Planning Commission’s conclusion. At that meeting, the Board of Adjustments “remand[ed] the item to the Planning Commission with . . . instructions to review and summarize, on the facts on . . . record from the June 6, 2019 Planning Commission meeting, [the findings supporting] the Planning Commission[’s decision] not to revoke the conditional use permit.”

On November 7, 2019, the Planning Commission, in response to the Board of Adjustment’s instructions, reviewed, and now here summarizes, its findings in support of its decision not to revoke or deem expired the Holyoak Airport CUP.

SUMMARY OF FINDINGS

A. The Holyoak Airport CUP did not expire.

By its terms, the Holyoak Airport CUP expired only if “substantial work” was not accomplished toward completion of the approved project during the twelve months after the CUP was approved. The term “substantial work” is also not defined in the CUP or in any applicable provision of the Cache County Code or the Utah Code. Where “a land use regulation does not plainly restrict a land use application, the land use authority shall interpret and apply the land use regulation to favor the land use application.” Utah Code Ann. § 17-27a-308(2). Thus, the Planning Commission concludes that the term “substantial work” as used in the Holyoak Airport CUP must be interpreted to favor the land use application.

At the time the CUP was approved, the physical runway for the Holyoak Airport already existed on the ground. Thus, to complete the project, the proponents of the CUP were required to (1) provide the County with a revised runway layout and design compliant with the runway design standards in FAA Advisory Circular AC 150/5300-13A; and (2) obtain from the FAA an Airport Master Record and provide a copy of the Airport Master Record to the Development Services Department. In order to obtain an Airport Master Record, the proponents of the CUP needed to submit an Airport Master Record 5010-5 Form to the FAA.

The Holyoak Airport CUP was approved on May 5, 2016. The proponents of the CUP provided the County with a revised runway layout and design on May 4, 2017. Interpreting and applying the term “substantial work” in favor of the land use application (as we must), we hereby find that the proponents’ accomplishment within twelve months of approval of the CUP of one of the two steps needed to complete the project constituted substantial work. It is based on that finding that we conclude that the Holyoak Airport CUP did not expire.

B. There are no grounds on which to revoke the Holyoak Airport CUP.

Under Cache County Code § 17.06.050 subsection E, a CUP may be revoked only “if the Land Use Authority finds that one or more of the following conditions exist”:

- a. The Conditional Use Permit was obtained in a fraudulent manner.
- b. The use for which the Conditional Use Permit was granted has ceased for a minimum of twelve (12) consecutive calendar months.
- c. The nature of the use for which the conditional use permit was granted has changed or the intensity of use has increased beyond that originally approved.
- d. The use constitutes a “nuisance” as defined by this title.
- e. One or more of the conditions of the conditional use permit have not been met.

We hereby find (as we did following our June 6, 2019 meeting) that (a) there is no evidence that the Holyoak Airport CUP was obtained in a fraudulent manner; (b) there is no evidence that the use for which the CUP was granted has ceased for a minimum of twelve consecutive calendar months; (c) there is no evidence that the nature of the use for which the CUP was granted has changed or that the intensity of use has increased beyond that originally approved; and (d) there is no evidence that the use constitutes a “nuisance.”

As to whether one or more conditions of the conditional use permit have not been met, no applicable provision of the Cache County Code or the Utah Code sets forth the amount of time an applicant has to satisfy the conditions in a conditional use permit. Again, however, the Utah Code states that “[i]f a land use regulation does not plainly restrict a land use application, the land use authority shall interpret and apply the land use regulation to favor the land use application.” Utah Code Ann. § 17-27a-308(2). Thus, the Planning Commission concludes that an applicant has a reasonable time in which to meet the conditions of a CUP and that, in making a determination of how much time is reasonable in any given case, the Planning Commission must interpret and apply the reasonable time standard so as to favor the land use application.

The proponents of the Holyoak Airport CUP submitted their Airport Master Record 5010-5 Form to the FAA on December 27, 2017, roughly 20 months after the Holyoak Airport CUP was approved and roughly 8 months after they provided their revised runway layout and design to the County.

The FAA did not respond to the proponents’ request for an Airport Master Record until March 5, 2019. The FAA’s response appears to have contained internally conflicting directions to the proponents. The proponents continued to call and email the FAA to determine the actual status of their request for an Airport Master Record. During those communications, the proponents

learned that the person at the FAA who had been reviewing their request had retired and records relevant the proponents' request for an Airport Master Record had been lost. Since that time, the proponents have been in regular contact with the FAA as they await the FAA's issuance of an Airport Master Record.

Interpreting and applying the reasonable time standard in favor of the land use application (as we must), we find that the proponents submitted their Airport Master Record 5010-5 Form to the FAA within a reasonable time. We also find that, because the delays since then in obtaining an Airport Master Record have been caused by the FAA and not the proponents, the proponents remain within a reasonable time to obtain an Airport Master Record and provide a copy of it to the County.

It is based on the foregoing findings that we again conclude that there are no grounds on which to revoke the Holyoak Airport CUP.

CACHE COUNTY PLANNING COMMISSION

	In Favor	Against	Abstained	Absent
Christensen				
Gunnell				
Olsen				
Parker				
Sands				
Spackman				
Watterson				
Total				

Brady Christensen, Chair
 Cache County Planning Commission

Existing definitions with proposed changes:

17.07.030: Use Related Definitions

3200 HOME BASED KENNEL: Any establishment, ~~—~~ accessory to a Single Family Dwelling dwelling unit and/or adjacent to a neighboring parcel under the same ownership, at which seven (7) ~~to twelve (12) or more~~ adult dogs are boarded, groomed, bred, raised, and/or otherwise kept. ~~This excludes a single, incidental litter in a twelve (12) month period.~~ A hHome bBased kKen~~n~~el must comply with the following requirements:

- ~~1. A home based kennel shall consist of no more than twelve (12) adult dogs. More than twelve (12) dogs may be permitted as a home based kennel if it is otherwise shown by the applicant that:~~
 - ~~a. Impacts can be mitigated by distance, vegetation, geography, and/or structures.~~
 - ~~b. The kennel is secondary to the home and the use of the property is not primarily for commercial purposes.~~
1. The kennel must include a structure and/or fenced area to confine the dogs to the subject property. Dogs are prohibited from crossing onto adjacent properties unsupervised. The structure and/or fenced area must be of a sufficient size and height to accommodate and contain the particular breed(s) of dogs at the kennel. At the time of application, the applicant must provide detailed information and elevations for the structure and/or fenced area as part of their submittal.
2. All kennel facilities must be a minimum of fifty feet (50') from the property boundary.
3. Noise levels from the kennel shall not exceed ten (10) decibels (dBA, Leq) above the existing ambient noise levels at the property line at any time of day or night. A sound level impact and assessment report prepared and signed by a qualified professional must be provided at the time of application prior to recordation to establish the existing ambient noise levels. ~~support the same.~~

3300 COMMERCIAL KENNEL/ANIMAL SHELTER: Any establishment ~~at which~~ where the boarding, grooming, breeding, raising, and/or otherwise keeping of thirteen (13) or more adult dogs or cats ~~— occurs is the primary use of a legal parcel as determined by the Director or Planning Commission,~~ or the requirements of a hHome bBased kKen~~n~~el or Rural Kennel cannot be met. A eCommercial kKen~~n~~el/aAnimal sShelter must comply with the following requirements:

1. The kennel must include a structure and fenced area to confine the dogs to the subject property. Dogs are prohibited from crossing onto adjacent properties unsupervised. The structure and fenced area must be of a sufficient size and height to accommodate and contain the particular breed(s) of dogs at the kennel. At the time of application, the applicant must provide detailed information and elevations for the structure and/or fenced area as part of their submittal.
- ~~1.2.~~ 2. All kennel facilities must be a minimum of fifty feet (50') from the property boundary and a minimum of twenty feet (20') from a eCaretaker's rResidence. ~~—, if present.~~
- ~~2.3.~~ 3. Noise levels from the kennel shall not exceed ten (10) decibels (dBA, Leq) above the existing ambient noise levels at the property line at any time of day or night. A sound level impact and assessment report prepared and signed by a qualified professional must be provided at the time of application prior to recordation to establish the existing ambient noise levels. ~~support the same.~~

Proposed definition

17.07.030: Use Related Definitions

3210 RURAL KENNEL: Any establishment not accessory to a Dwelling Unit at which seven (7) to twelve (12) adult dogs are boarded, groomed, bred, raised, and/or otherwise kept. ~~This excludes two incidental litters in a twelve (12) month period.~~ A Rural Kennel must comply with the following requirements:

1. A Rural Kennel shall consist of no more than twelve (12) adult dogs (i.e., six (6) months of age or older).
2. The kennel is accessory to ~~an~~ Use Type 6100 Agricultural Production Use, as defined in the County Code.
3. The kennel must be located on a Legal Parcel, five (5) acres or larger in size that qualifies as land under agricultural use that is actively devoted to agriculture as defined by the Farmland Assessment Act, UCA 59-2-5.
- ~~4.~~ The kennel must include a structure and/or fenced containment area to confine the dogs to the subject property. Dogs are prohibited from crossing onto adjacent properties unsupervised. The structure and fenced area must be of a sufficient size and height to accommodate and contain the particular breed(s) of dogs at the rural kennel. At the time of application, the applicant must provide detailed information and elevations for the structure and fenced area as part of their submittal.
- ~~4.5.~~ A sign, two feet by three feet (2' x 3') or six (6) square feet, must be posted on the private property along the property line and immediately adjacent to a recognized access point that legibly provides the contact name and phone number for the person(s) responsible for the kennel. Multiple signs may be required depending on the size of the parcel and number of recognized access points.
- ~~5.6.~~ All kennel facilities must be a minimum of fifty feet (50') from the property boundary.
- ~~6.7.~~ Noise levels from the kennel shall not exceed ten (10) decibels (dBA, Leq) above the existing ambient noise levels at the property line at any time of day or night. A sound level impact and assessment report prepared and signed by a qualified professional must be provided prior to recordation establish the existing ambient noise levels.

Amendments to 17.09 Schedule of Zoning Uses

17.09.020: Permitted and Land Use Applications by Zoning Districts:

Section 17.09.030, table 17.09.030 of this chapter lists the ~~primary~~-uses within all Cache County zoning districts. All of the use categories listed in the table are defined in chapter 17.07 of this title.

17.09.030: Schedule of Uses by Zoning District

Index	Description	Base Zone							Overlay Zone	
		RU2	RU5	A10	FR40	RR	C	I	ME	PI
3000	Sales and services:									
3200	Home b Based k Kennel	C	C	C	N	C	C <u>N</u>	N	-	-
<u>3210</u>	<u>Rural Kennel</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	-	-
3300	Commercial k Kennel/ a Animal s Shelter	N	N	N	N	N	C	C	-	-



MEMORANDUM

01 November 2019

Moderate Income Housing Plan (MIHP) 2019 Update

The Utah State Legislature (UCA 17-27a, part 4) has determined that each county must include a moderate income housing element that meets the updates to the minimum state requirements. This requirement became effective starting May 14, 2019 and the required MIHP update must be completed by December 1, 2019. Failure to meet this deadline may impact future road funding available to the county. (Attachment 1)

The County’s most recent adoption of a Moderate Income Housing Plan was in 1999 as Resolution 1999-23 (Attachment 2).

The Development Services staff has worked with the Bear River Association of Governments (BRAG) in updating the analysis of the population, demographic, housing, and employment data in the County Moderate Income Housing Plan to reflect current numbers and trends. Updates have also been made to the County’s goals and strategies in order to be compliant with state code requirements. Specifically, the state requires that a minimum of three strategies from a list of 22 be recommended for implementation (UCA 17-27a-403-2-B-ii) (Attachment 3)

The existing goals and strategies have been expanded from two goals to six goals with supporting strategies. The strategies identified as noted by the state include vj qug"that correlate with the county’s goals and strategies. (Attachment 4)

The anticipated time line to meet the December 1, 2019 deadline is as follows:

- November 7, 2019 Public Hearing before the Planning Commission
- November 7, 2019 Planning Commission makes recommendation to the County Council
- November 12, 2019 MIHP information and Commission recommendation provided to Council, and Council sets public hearing for November 26, 2019 for the MIHP
- November 26, 2019 Council holds public hearing and acts to update the MIHP and amend the general plan

At this time, no comment has been received by the Development Services Department regarding the proposed updates.

Attachment 1
State Code
References

The full amendment can be found at: <https://le.utah.gov/~2019/bills/static/SB0034.html#17-27a-103>

Effective 5/14/2019

17-27a-401 General plan required -- Content -- Resource management plan -- Provisions related to radioactive waste facility.

- (1) To accomplish the purposes of this chapter, each county shall prepare and adopt a comprehensive, long-range general plan:
 - (a) for present and future needs of the county;
 - (b)
 - (i) for growth and development of all or any part of the land within the unincorporated portions of the county; or
 - (ii) if a county has designated a mountainous planning district, for growth and development of all or any part of the land within the mountainous planning district; and
 - (c) as a basis for communicating and coordinating with the federal government on land and resource management issues.
- (2) To promote health, safety, and welfare, the general plan may provide for:
 - (a) health, general welfare, safety, energy conservation, transportation, prosperity, civic activities, aesthetics, and recreational, educational, and cultural opportunities;
 - (b) the reduction of the waste of physical, financial, or human resources that result from either excessive congestion or excessive scattering of population;
 - (c) the efficient and economical use, conservation, and production of the supply of:
 - (i) food and water; and
 - (ii) drainage, sanitary, and other facilities and resources;
 - (d) the use of energy conservation and solar and renewable energy resources;
 - (e) the protection of urban development;
 - (f) the protection and promotion of air quality;
 - (g) historic preservation;
 - (h) identifying future uses of land that are likely to require an expansion or significant modification of services or facilities provided by each affected entity; and
 - (i) an official map.
- (3)
 - (a) The general plan shall:
 - (i) allow and plan for moderate income housing growth; and
 - (ii) contain a resource management plan for the public lands, as defined in Section 63L-6-102, within the county .
 - (b) On or before December 1, 2019, a county with a general plan that does not comply with Subsection (3)(a)(i) shall amend the general plan to comply with Subsection (3)(a)(i).
 - (c) The resource management plan described in Subsection (3)(a)(ii) shall address:
 - (i) mining;
 - (ii) land use;
 - (iii) livestock and grazing;
 - (iv) irrigation;
 - (v) agriculture;
 - (vi) fire management;
 - (vii) noxious weeds;
 - (viii) forest management;
 - (ix) water rights;
 - (x) ditches and canals;
 - (xi) water quality and hydrology;
 - (xii) flood plains and river terraces;

Effective 5/14/2019

17-27a-403 Plan preparation.

- (1)
 - (a) The planning commission shall provide notice, as provided in Section 17-27a-203, of its intent to make a recommendation to the county legislative body for a general plan or a comprehensive general plan amendment when the planning commission initiates the process of preparing its recommendation.
 - (b) The planning commission shall make and recommend to the legislative body a proposed general plan for:
 - (i) the unincorporated area within the county; or
 - (ii) if the planning commission is a planning commission for a mountainous planning district, the mountainous planning district.
 - (c)
 - (i) The plan may include planning for incorporated areas if, in the planning commission's judgment, they are related to the planning of the unincorporated territory or of the county as a whole.
 - (ii) Elements of the county plan that address incorporated areas are not an official plan or part of a municipal plan for any municipality, unless it is recommended by the municipal planning commission and adopted by the governing body of the municipality.
 - (iii) Notwithstanding Subsection (1)(c)(ii), if property is located in a mountainous planning district, the plan for the mountainous planning district controls and precedes a municipal plan, if any, to which the property would be subject.
- (2)
 - (a) At a minimum, the proposed general plan, with the accompanying maps, charts, and descriptive and explanatory matter, shall include the planning commission's recommendations for the following plan elements:
 - (i) a land use element that:
 - (A) designates the long-term goals and the proposed extent, general distribution, and location of land for housing for residents of various income levels, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate; and
 - (B) may include a statement of the projections for and standards of population density and building intensity recommended for the various land use categories covered by the plan;
 - (ii) a transportation and traffic circulation element that:
 - (A) provides the general location and extent of existing and proposed freeways, arterial and collector streets, public transit, active transportation facilities, and other modes of transportation that the planning commission considers appropriate;
 - (B) addresses the county's plan for residential and commercial development around major transit investment corridors to maintain and improve the connections between housing, employment, education, recreation, and commerce; and
 - (C) correlates with the population projections, the employment projections, and the proposed land use element of the general plan;
 - (iii) a plan for the development of additional moderate income housing within the unincorporated area of the county or the mountainous planning district, and a plan to provide a realistic opportunity to meet the need for additional moderate income housing; and
 - (iv) before May 1, 2017, a resource management plan detailing the findings, objectives, and policies required by Subsection 17-27a-401(3).
 - (b) In drafting the moderate income housing element, the planning commission:

- (i) shall consider the Legislature's determination that counties should facilitate a reasonable opportunity for a variety of housing, including moderate income housing:
 - (A) to meet the needs of people of various income levels living, working, or desiring to live or work in the community; and
 - (B) to allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life; and
- (ii) shall include an analysis of how the county will provide a realistic opportunity for the development of moderate income housing within the planning horizon, which may include a recommendation to implement three or more of the following strategies:
 - (A) rezone for densities necessary to assure the production of moderate income housing;
 - (B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing;
 - (C) facilitate the rehabilitation of existing uninhabitable housing stock into moderate income housing;
 - (D) consider county general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the county;
 - (E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones;
 - (F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers;
 - (G) encourage higher density or moderate income residential development near major transit investment corridors;
 - (H) eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities;
 - (I) allow for single room occupancy developments;
 - (J) implement zoning incentives for low to moderate income units in new developments;
 - (K) utilize strategies that preserve subsidized low to moderate income units on a long-term basis;
 - (L) preserve existing moderate income housing;
 - (M) reduce impact fees, as defined in Section 11-36a-102, related to low and moderate income housing;
 - (N) participate in a community land trust program for low or moderate income housing;
 - (O) implement a mortgage assistance program for employees of the county or of an employer that provides contracted services for the county;
 - (P) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing;
 - (Q) apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity;
 - (R) apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services;
 - (S) apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create moderate income housing;
 - (T) apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance;
 - (U) utilize a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency; and

(V) consider any other program or strategy implemented by the county to address the housing needs of residents of the county who earn less than 80% of the area median income.

- (c) In drafting the land use element, the planning commission shall:
 - (i) identify and consider each agriculture protection area within the unincorporated area of the county or mountainous planning district; and
 - (ii) avoid proposing a use of land within an agriculture protection area that is inconsistent with or detrimental to the use of the land for agriculture.
- (d) In drafting the transportation and traffic circulation element, the planning commission shall:
 - (i) consider the regional transportation plan developed by its region's metropolitan planning organization, if the relevant areas of the county are within the boundaries of a metropolitan planning organization; or
 - (ii) consider the long-range transportation plan developed by the Department of Transportation, if the relevant areas of the county are not within the boundaries of a metropolitan planning organization.
- (3) The proposed general plan may include:
 - (a) an environmental element that addresses:
 - (i) to the extent not covered by the county's resource management plan, the protection, conservation, development, and use of natural resources, including the quality of air, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources; and
 - (ii) the reclamation of land, flood control, prevention and control of the pollution of streams and other waters, regulation of the use of land on hillsides, stream channels and other environmentally sensitive areas, the prevention, control, and correction of the erosion of soils, protection of watersheds and wetlands, and the mapping of known geologic hazards;
 - (b) a public services and facilities element showing general plans for sewage, water, waste disposal, drainage, public utilities, rights-of-way, easements, and facilities for them, police and fire protection, and other public services;
 - (c) a rehabilitation, redevelopment, and conservation element consisting of plans and programs for:
 - (i) historic preservation;
 - (ii) the diminution or elimination of a development impediment as defined in Section 17C-1-102; and
 - (iii) redevelopment of land, including housing sites, business and industrial sites, and public building sites;
 - (d) an economic element composed of appropriate studies and forecasts, as well as an economic development plan, which may include review of existing and projected county revenue and expenditures, revenue sources, identification of basic and secondary industry, primary and secondary market areas, employment, and retail sales activity;
 - (e) recommendations for implementing all or any portion of the general plan, including the use of land use ordinances, capital improvement plans, community development and promotion, and any other appropriate action;
 - (f) provisions addressing any of the matters listed in Subsection 17-27a-401(2) or (3)(a)(i); and
 - (g) any other element the county considers appropriate.

Amended by Chapter 327, 2019 General Session
Amended by Chapter 376, 2019 General Session

Effective 5/14/2019**72-2-124 Transportation Investment Fund of 2005.**

- (1) There is created a capital projects fund entitled the Transportation Investment Fund of 2005.
- (2) The fund consists of money generated from the following sources:
 - (a) any voluntary contributions received for the maintenance, construction, reconstruction, or renovation of state and federal highways;
 - (b) appropriations made to the fund by the Legislature;
 - (c) registration fees designated under Section 41-1a-1201;
 - (d) the sales and use tax revenues deposited into the fund in accordance with Section 59-12-103; and
 - (e) revenues transferred to the fund in accordance with Section 72-2-106.
- (3)
 - (a) The fund shall earn interest.
 - (b) All interest earned on fund money shall be deposited into the fund.
- (4)
 - (a) Except as provided in Subsection (4)(b), the executive director may only use fund money to pay:
 - (i) the costs of maintenance, construction, reconstruction, or renovation to state and federal highways prioritized by the Transportation Commission through the prioritization process for new transportation capacity projects adopted under Section 72-1-304;
 - (ii) the costs of maintenance, construction, reconstruction, or renovation to the highway projects described in Subsections 63B-18-401(2), (3), and (4);
 - (iii) principal, interest, and issuance costs of bonds authorized by Section 63B-18-401 minus the costs paid from the County of the First Class Highway Projects Fund in accordance with Subsection 72-2-121(4)(f);
 - (iv) for a fiscal year beginning on or after July 1, 2013, to transfer to the 2010 Salt Lake County Revenue Bond Sinking Fund created by Section 72-2-121.3 the amount certified by Salt Lake County in accordance with Subsection 72-2-121.3(4)(c) as necessary to pay the debt service on \$30,000,000 of the revenue bonds issued by Salt Lake County;
 - (v) principal, interest, and issuance costs of bonds authorized by Section 63B-16-101 for projects prioritized in accordance with Section 72-2-125;
 - (vi) all highway general obligation bonds that are intended to be paid from revenues in the Centennial Highway Fund created by Section 72-2-118;
 - (vii) for fiscal year 2015-16 only, to transfer \$25,000,000 to the County of the First Class Highway Projects Fund created in Section 72-2-121 to be used for the purposes described in Section 72-2-121; and
 - (viii) if a political subdivision provides a contribution equal to or greater than 40% of the costs needed for construction, reconstruction, or renovation of paved pedestrian or paved nonmotorized transportation for projects that:
 - (A) mitigate traffic congestion on the state highway system;
 - (B) are part of an active transportation plan approved by the department; and
 - (C) are prioritized by the commission through the prioritization process for new transportation capacity projects adopted under Section 72-1-304.
 - (b) The executive director may use fund money to exchange for an equal or greater amount of federal transportation funds to be used as provided in Subsection (4)(a).
- (5)
 - (a) Except as provided in Subsection (5)(b), the executive director may not use fund money, including fund money from the Transit Transportation Investment Fund, within the boundaries

of a municipality that is required to adopt a moderate income housing plan element as part of the municipality's general plan as described in Subsection 10-9a-401(3), if the municipality has failed to adopt a moderate income housing plan element as part of the municipality's general plan or has failed to implement the requirements of the moderate income housing plan as determined by the results of the Department of Workforce Service's review of the annual moderate income housing report described in Subsection 35A-8-803(1)(a)(vii).

- (b) Within the boundaries of a municipality that is required under Subsection 10-9a-401(3) to plan for moderate income housing growth but has failed to adopt a moderate income housing plan element as part of the municipality's general plan or has failed to implement the requirements of the moderate income housing plan as determined by the results of the Department of Workforce Service's review of the annual moderate income housing report described in Subsection 35A-8-803(1)(a)(vii), the executive director:
- (i) may use fund money in accordance with Subsection (4)(a) for a limited-access facility;
 - (ii) may not use fund money for the construction, reconstruction, or renovation of an interchange on a limited-access facility;
 - (iii) may use Transit Transportation Investment Fund money for a multi-community fixed guideway public transportation project; and
 - (iv) may not use Transit Transportation Investment Fund money for the construction, reconstruction, or renovation of a station that is part of a fixed guideway public transportation project.

- (6)
- (a) Except as provided in Subsection (6)(b), the executive director may not use fund money, including fund money from the Transit Transportation Investment Fund, within the boundaries of the unincorporated area of a county, if the county is required to adopt a moderate income housing plan element as part of the county's general plan as described in Subsection 17-27a-401(3) and if the county has failed to adopt a moderate income housing plan element as part of the county's general plan or has failed to implement the requirements of the moderate income housing plan as determined by the results of the Department of Workforce Service's review of the annual moderate income housing report described in Subsection 35A-8-803(1)(a)(vii).
- (b) Within the boundaries of the unincorporated area of a county where the county is required under Subsection 17-27a-401(3) to plan for moderate income housing growth but has failed to adopt a moderate income housing plan element as part of the county's general plan or has failed to implement the requirements of the moderate income housing plan as determined by the results of the Department of Workforce Service's review of the annual moderate income housing report described in Subsection 35A-8-803(1)(a)(vii), the executive director:
- (i) may use fund money in accordance with Subsection (4)(a) for a limited-access facility;
 - (ii) may not use fund money for the construction, reconstruction, or renovation of an interchange on a limited-access facility;
 - (iii) may use Transit Transportation Investment Fund money for a multi-community fixed guideway public transportation project; and
 - (iv) may not use Transit Transportation Investment Fund money for the construction, reconstruction, or renovation of a station that is part of a fixed guideway public transportation project.

- (7)
- (a) Before bonds authorized by Section 63B-18-401 or 63B-27-101 may be issued in any fiscal year, the department and the commission shall appear before the Executive Appropriations Committee of the Legislature and present the amount of bond proceeds that the department

needs to provide funding for the projects identified in Subsections 63B-18-401(2), (3), and (4) or Subsection 63B-27-101(2) for the current or next fiscal year.

- (b) The Executive Appropriations Committee of the Legislature shall review and comment on the amount of bond proceeds needed to fund the projects.
- (8) The Division of Finance shall, from money deposited into the fund, transfer the amount of funds necessary to pay principal, interest, and issuance costs of bonds authorized by Section 63B-18-401 or 63B-27-101 in the current fiscal year to the appropriate debt service or sinking fund.
- (9)
 - (a) There is created in the Transportation Investment Fund of 2005 the Transit Transportation Investment Fund.
 - (b) The fund shall be funded by:
 - (i) contributions deposited into the fund in accordance with Section 59-12-103;
 - (ii) appropriations into the account by the Legislature;
 - (iii) private contributions; and
 - (iv) donations or grants from public or private entities.
 - (c)
 - (i) The fund shall earn interest.
 - (ii) All interest earned on fund money shall be deposited into the fund.
 - (d) Subject to Subsection (9)(e), the Legislature may appropriate money from the fund for public transit capital development of new capacity projects to be used as prioritized by the commission.
 - (e)
 - (i) The Legislature may only appropriate money from the fund for a public transit capital development project or pedestrian or nonmotorized transportation project that provides connection to the public transit system if the public transit district or political subdivision provides funds of equal to or greater than 40% of the costs needed for the project.
 - (ii) A public transit district or political subdivision may use money derived from a loan granted pursuant to Title 72, Chapter 2, Part 2, State Infrastructure Bank Fund, to provide all or part of the 40% requirement described in Subsection (9)(e)(i) if:
 - (A) the loan is approved by the commission as required in Title 72, Chapter 2, Part 2, State Infrastructure Bank Fund; and
 - (B) the proposed capital project has been prioritized by the commission pursuant to Section 72-1-303.

Amended by Chapter 327, 2019 General Session

Amended by Chapter 479, 2019 General Session

Attachment 2
1999 Resolution
and Housing
Element

CACHE COUNTY
CORPORATION

M. LYNN LEMON
COUNTY EXECUTIVE/SURVEYOR
120 NORTH 100 WEST
LOGAN, UTAH 84321
Tel 435-752-5935
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COUNTY COUNCIL
DARREL L. GIBBONS
CHAIRMAN
CORY YEATES
V. CHAIRMAN
SARAH ANN SKANCHY
C. LARRY ANHDER
GUY RAY PULSIPHER
H. CRAIG PETERSEN
LAYNE M. BECK
STEPHEN M. ERICKSON
CLERK

CACHE COUNTY

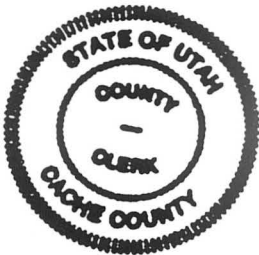
RESOLUTION NO. 1999- 23

A RESOLUTION ADOPTING A MODERATE INCOME HOUSING PLAN AS AN ELEMENT OF THE CACHE COUNTYWIDE COMPREHENSIVE PLAN.

The County Council of Cache County, State of Utah, in a regular meeting, lawful notice of which has been given, finds that Utah Code Ann. §17-27-307 provides that, as part of its general plan, Cache County should adopt a plan for moderate income housing within the unincorporated areas of the County, and that it should be incorporated as an element of the Cache Countywide Comprehensive Plan.

THEREFORE, BE IT RESOLVED BY THE CACHE COUNTY COUNCIL, that the attached Moderate Income Housing Plan be adopted and incorporated as an element of the Cache Countywide Comprehensive Plan, pursuant to Utah Code Ann. §17-27-307.

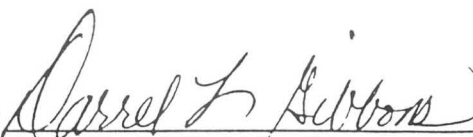
DATED this 26th day of October, 1999.



ATTEST:


Daryl R. Downs
Cache County Clerk

CACHE COUNTY COUNCIL

By: 
Darrel L. Gibbons, Chairman

CACHE COUNTY
COUNTYWIDE
COMPREHENSIVE
PLAN

AFFORDABLE HOUSING
ELEMENT

AFFORDABLE HOUSING ELEMENT

TABLE OF CONTENTS

	PAGE
Introduction	1
Population & Demographics	3
Population Trends	
Employment Trends	
Income Levels	
Cost of Living	
Population and Demographics Issue Statement	
Existing Housing	7
Current Housing	
Housing Affordability	
Housing Trends	
Existing Housing Issues Statement	
Affordable Housing Needs Summary	11
Affordable Housing Needs Issues Statement	
Regulation & Ordinances	13
Land Use Ordinance	
Barriers & Incentives	
Regulation & Ordinances Issues Statement	
Goals and Strategies	15
Appendix	17
Bibliography	23

TABLES	PAGE
AH-1 Population and Household Assumptions (1990 & 1996)	3
AH-2 Cache County Non-Agricultural Employment 1990, 1996, & 2000	4
AH-3 Cache County Median Household Income (1990 & 1996)	4
AH-4 Percentage of Median Income By Family for Cache County	5
AH-5 ACCRA Cost of Living Index Logan Urbanized Area (1990-1997)	6
AH-6 Dwelling Units by Occupancy For Cache County	7
AH-7 Estimated Affordable Housing Need (Year End 1996)	11
AH-8 Share of Housing Unit Types by Jurisdiction (1990)	12

FIGURES	PAGE
AH-1 New Residential Construction 1990 to 1995	9

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 jurisdictions 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 a 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	2,339	3,244	20,130
Municipal Total	10,958	3,255	2,308	3,191	19,712
Unincorporated Total	264	70	31	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, 1 1/2 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.

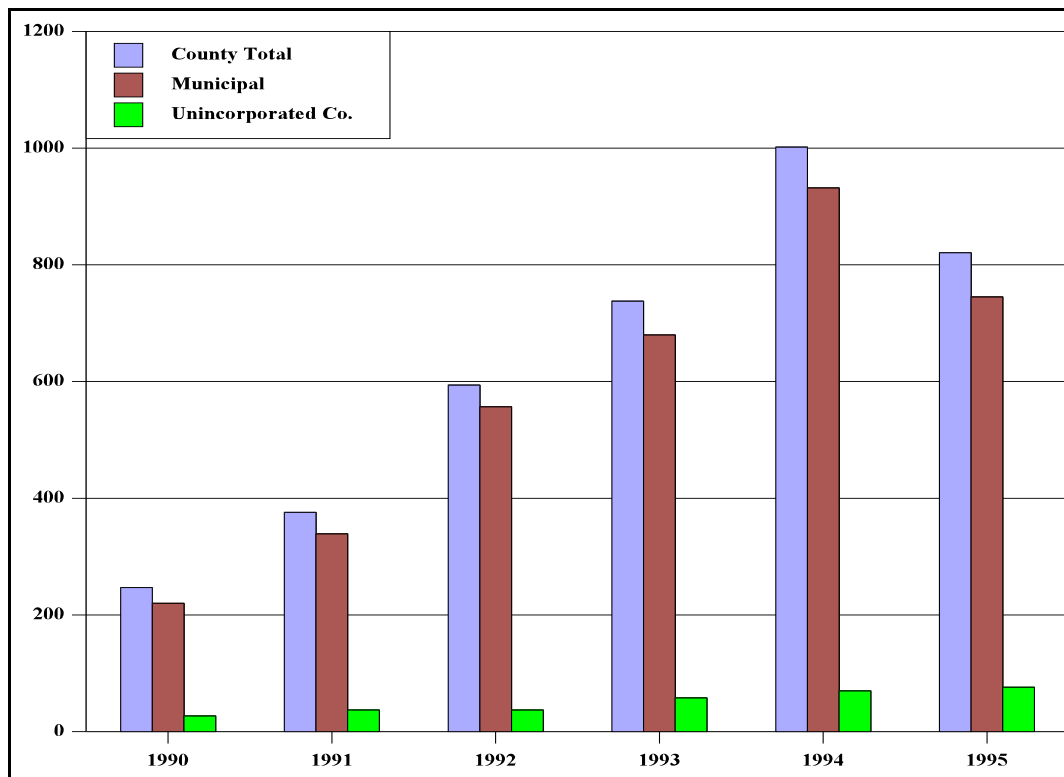
The increase in housing prices has not had the negative impact on housing demand and affordability that one would expect at first glance. Since higher prices have different consequences for different households. For those individuals who already own homes, higher housing prices have improved their ability 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 only has 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 different 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 roles in providing affordable housing within each jurisdiction. Each jurisdiction has a 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 Zoning
- 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 is 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 ½ acre. This is primarily due to the need for an individual well and septic system for each individual dwelling unit. Because of physical constraints such as high water table, soils, wetlands and others, causes most lots for new dwelling units to exceed 1 acre. These physical constraints have not encouraged urban type's residential development in the unincorporated area of the county. The municipal services necessary for large developments has 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 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:

- Not limit the opportunities for providing affordable housing in unincorporated areas of the County
- Encourage the development 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 become overly restrictive to prevent 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 Cache County Land Use Ordinance
- Continue opportunities for affordable housing in the unincorporated areas of Cache County

Strategies:

- 2.1 Improve the standards in the land use ordinance for Accessory Apartment in existing single family dwelling
- 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

APPENDIX

The following tables are the primary inputs to the Affordable Housing Model used to do the needs analysis. These table show the detail 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	1371	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					7		7
30% of Median Income	40				81		121
Greater than 80%							
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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Attachment 3
Proposed
2019 MIHP Element



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:

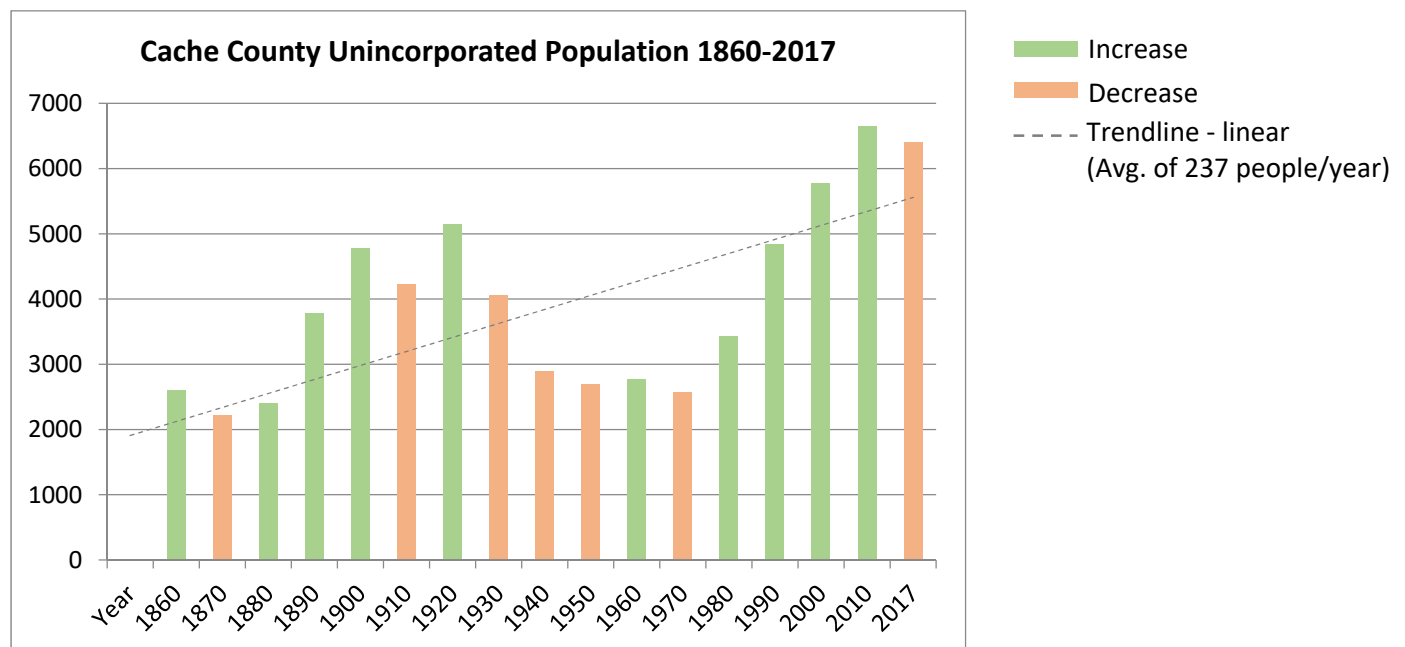
- Children are more likely to thrive in school, attend college and earn more as adults¹
- Families and older adults are able to put more resources towards healthcare and wholesome foods, while ensuring children grow up in households free of environmental hazards^{2, 3}
- Building 100 affordable rental 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).

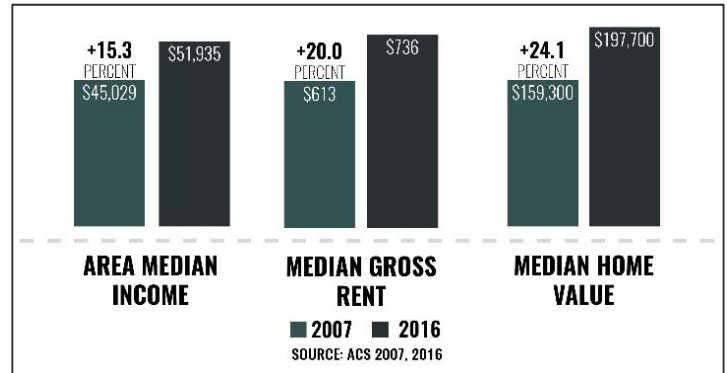


Figure A. Changes in median gross rent, median home value and median income in Cache County from 2007 to 2016.

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

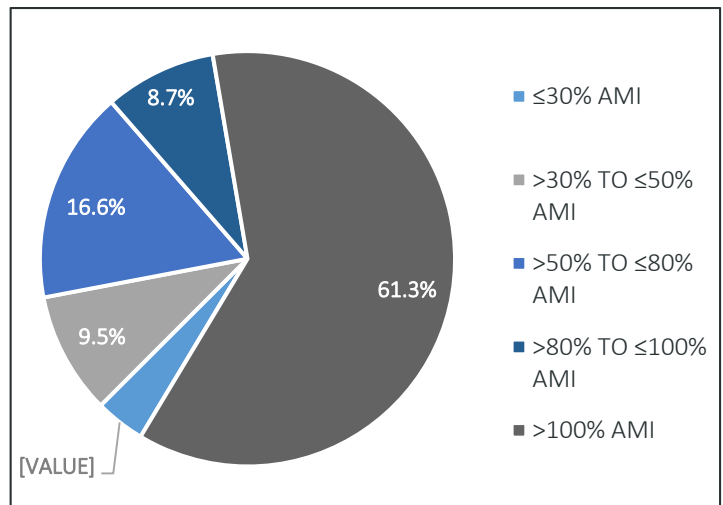


Figure B. Percentage of households at the different area median income (AMI) levels.¹⁶

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.

TABLE OF CONTENTS

DEMOGRAPHIC SUMMARY

Historic and Current Population Levels.....	1
Age and Household Size	2
Income	3
Employment.....	5
Education	6
Race.....	6
Special Needs Population	6

EXISTING HOUSING STOCK

Housing Occupancy	8
Housing Units.....	8
Bedrooms.....	9
Home Values	9
Gross Rent.....	10
Age of Housing Stock.....	10

EXISTING MODERATE INCOME HOUSING

Targeted Income Levels.....	11
Households and AMI Levels.....	12
Affordable and Available Rental Housing Units	12
Cost Burdened Renter Households	13
Affordable Owner Housing Units.....	14
Cost Burdened Owner Households	15

FUTURE MODERATE INCOME HOUSING

Countywide Projected Growth.....	17
Unincorporated Area Projected Growth.....	18
Future Moderate Income Housing Need for the Next 5 and 10 Years.....	18

BARRIERS TO MODERATE INCOME HOUSING

Regulatory Barriers	20
Economic Barriers.....	22
Social Barriers	22

IMPLEMENTATION STRATEGIES

Fair Housing	23
Goals & Strategies.....	23

REFERENCES	26
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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}

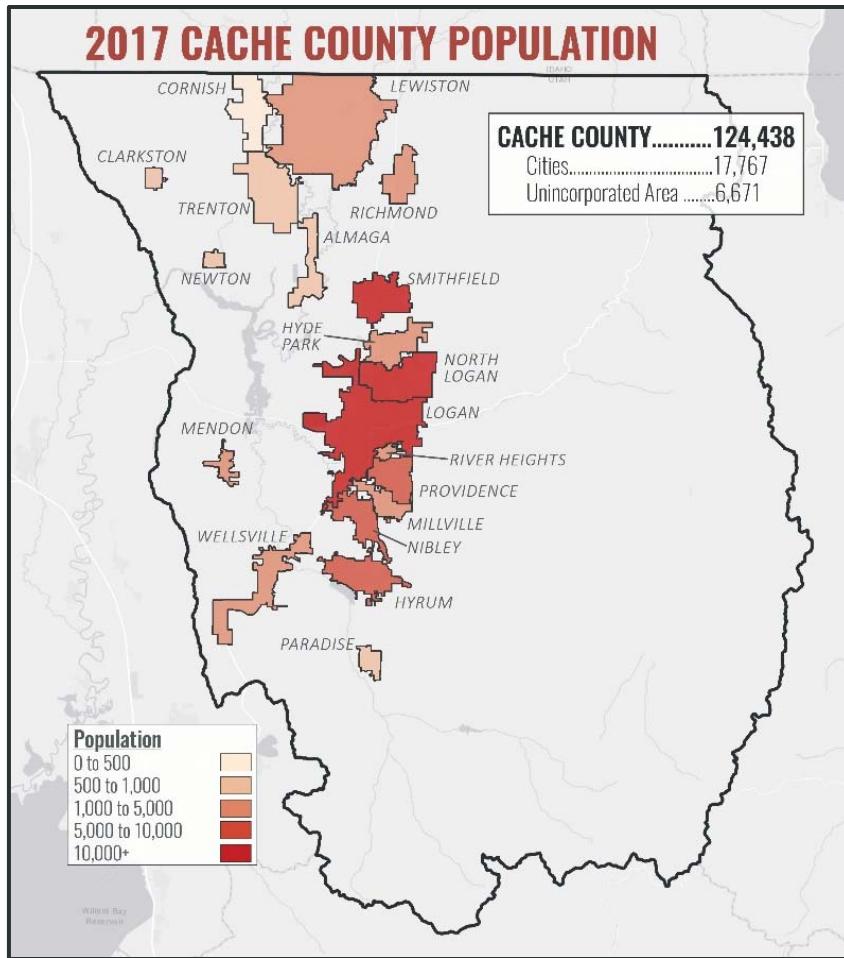


Figure 1. Population estimates for Cache County.

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	91,391	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

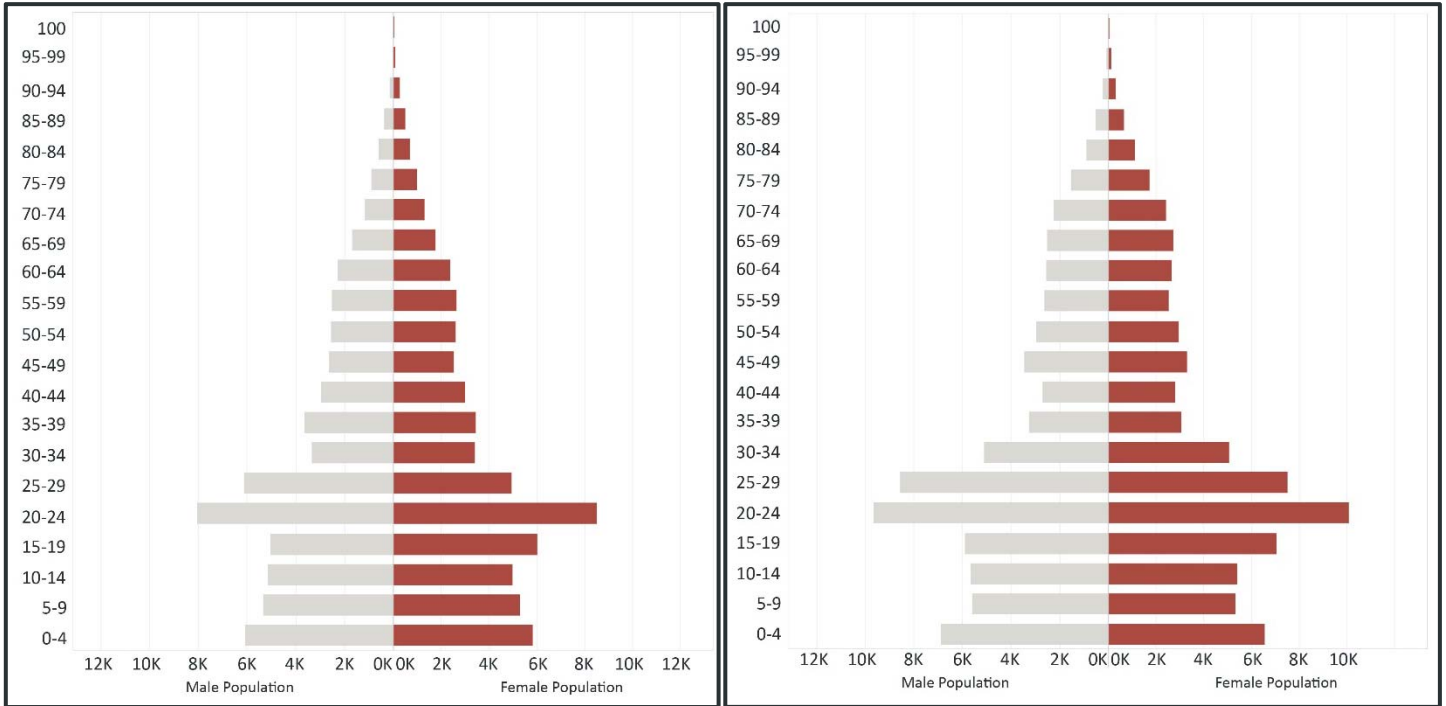


Figure 2. 2015 (left) and 2025 (right) age distribution for Cache County.⁹

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

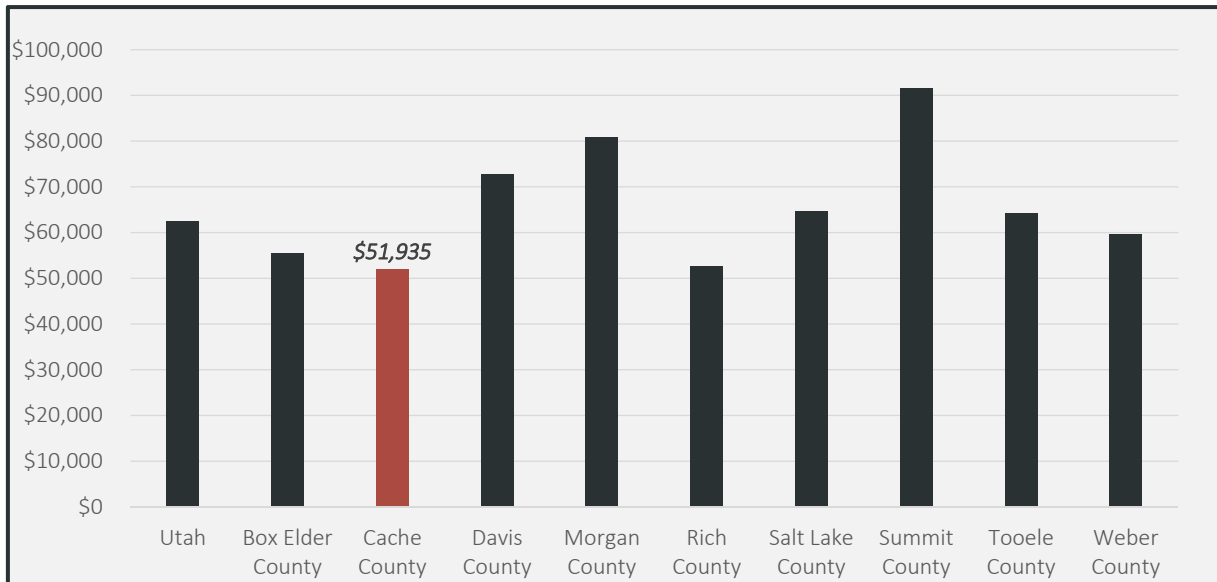


Figure 3. Median household income for Cache and other northern Utah counties.⁸

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

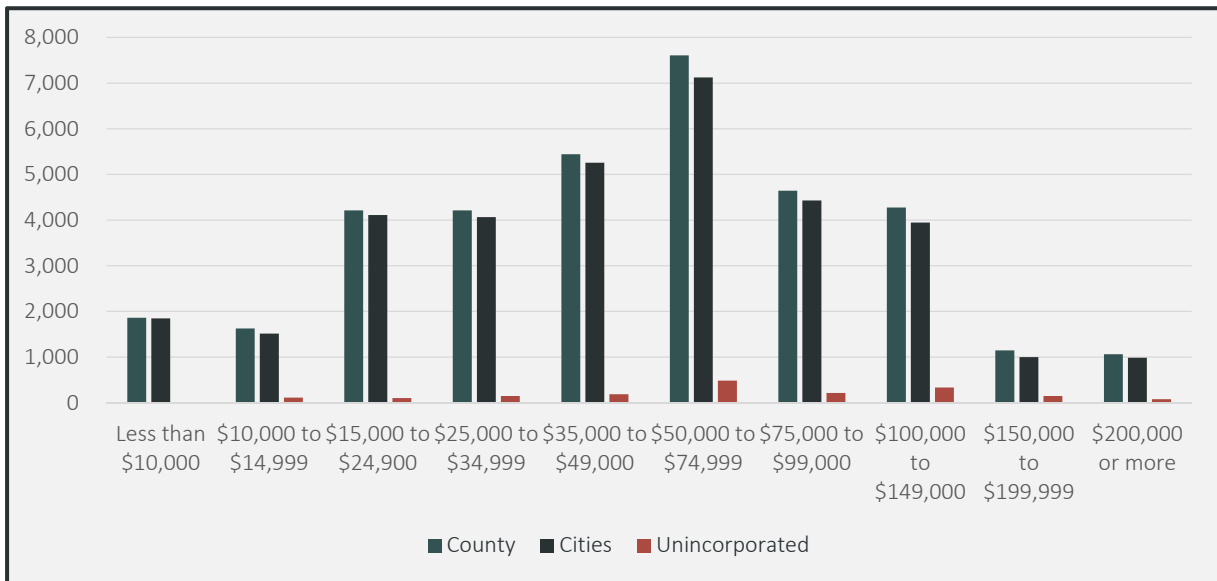


Figure 4. Household income for Cache County, all cities and unincorporated area.¹¹

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.	Tooele 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 high (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 adult 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

Between DATE and DATE a total of NUMBER people were considered homeless in Cache County. Using that as a NUMBER month average, about NUMBER people could be considered homeless in Cache County per year. However, homeless counts often underestimate the true number of homeless due to many errors in the estimating process. Therefore, it should be assumed that the NUMBER people counted in the first NUMBER months of 2018 as an under representation of the true number of homeless people in Cache County. Despite inaccuracies in estimating the true number of homeless people in the county, there was a need to develop and/or promote programs designed to help homeless individuals become stably housed. 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}

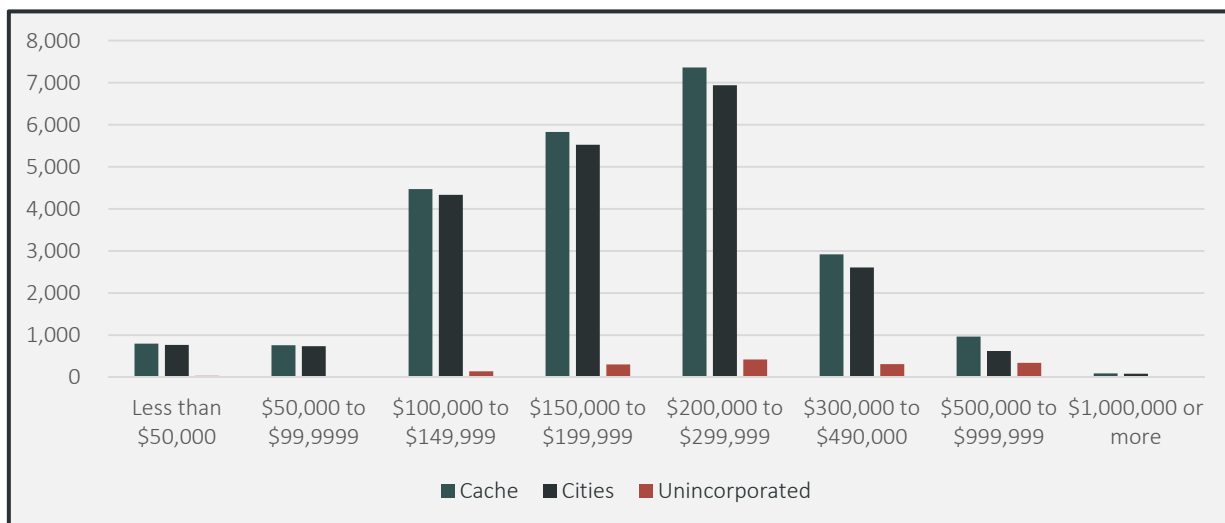


Figure 5. Home values in Cache County, cities and unincorporated area.⁸

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}

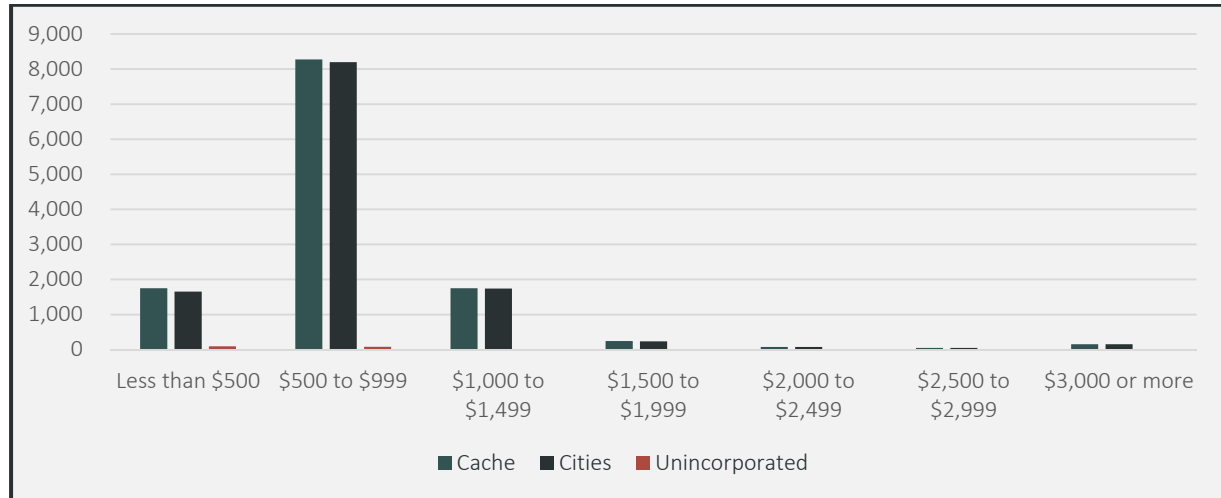


Figure 6. Gross rent in Cache County, cities and unincorporated area.⁸

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

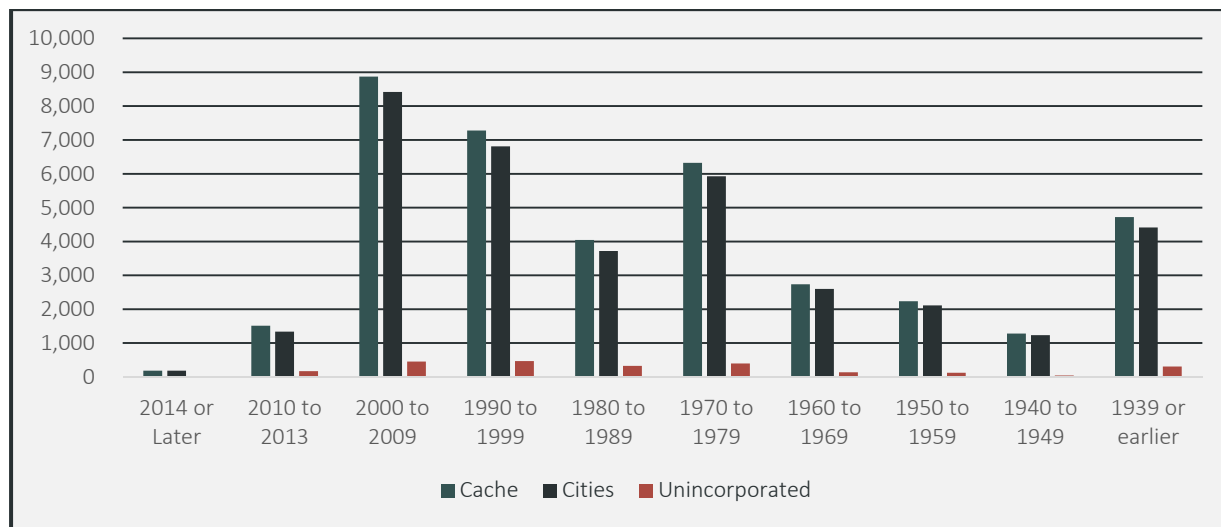


Figure 7. Age of housing stock in Cache County, cities and unincorporated area.⁸

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}

COST 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%

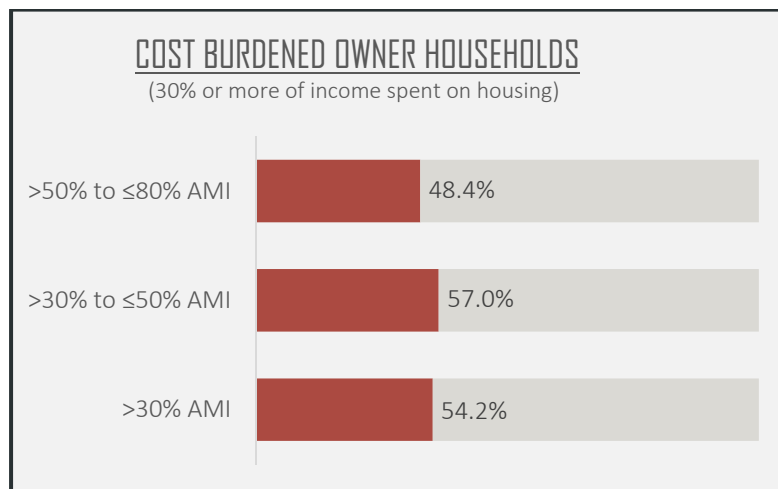


Figure 8. Percentage of cost burdened home owners.¹⁵

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%

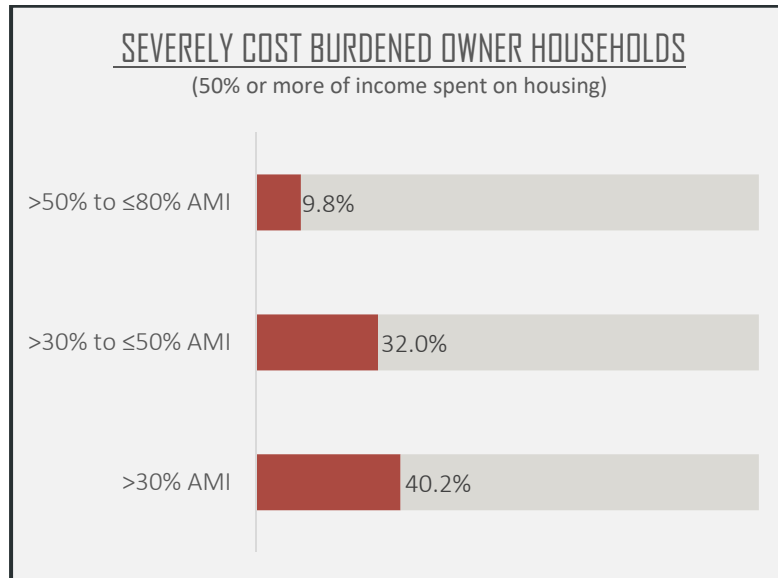


Figure 9. Percentage of cost burdened home owners.¹⁵

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 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.

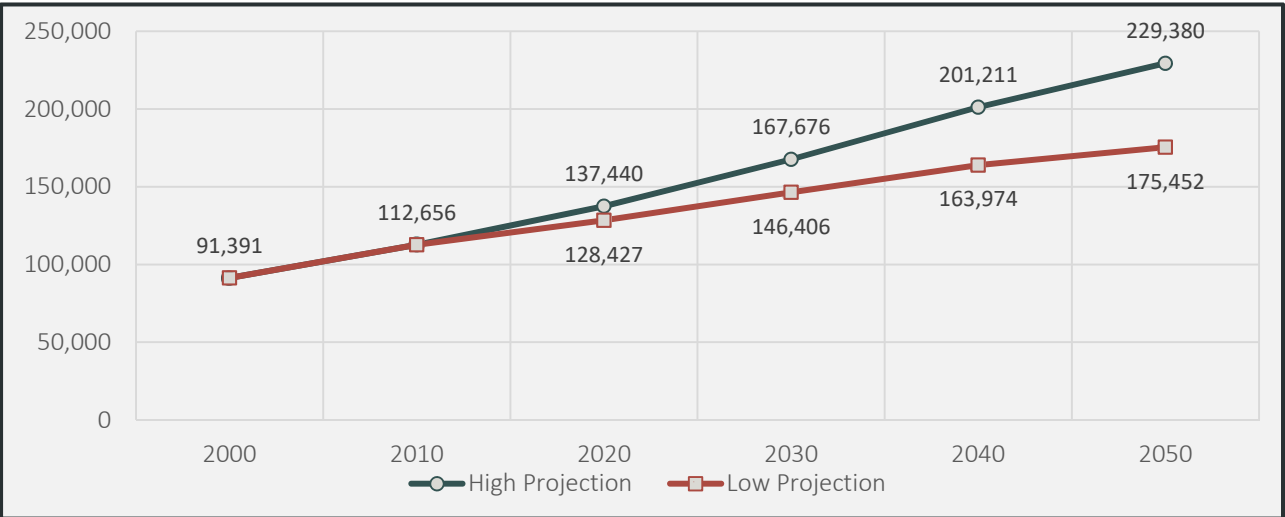


Figure 10. Population projections for Cache County between 2000 and 2050.^{6,9}

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}

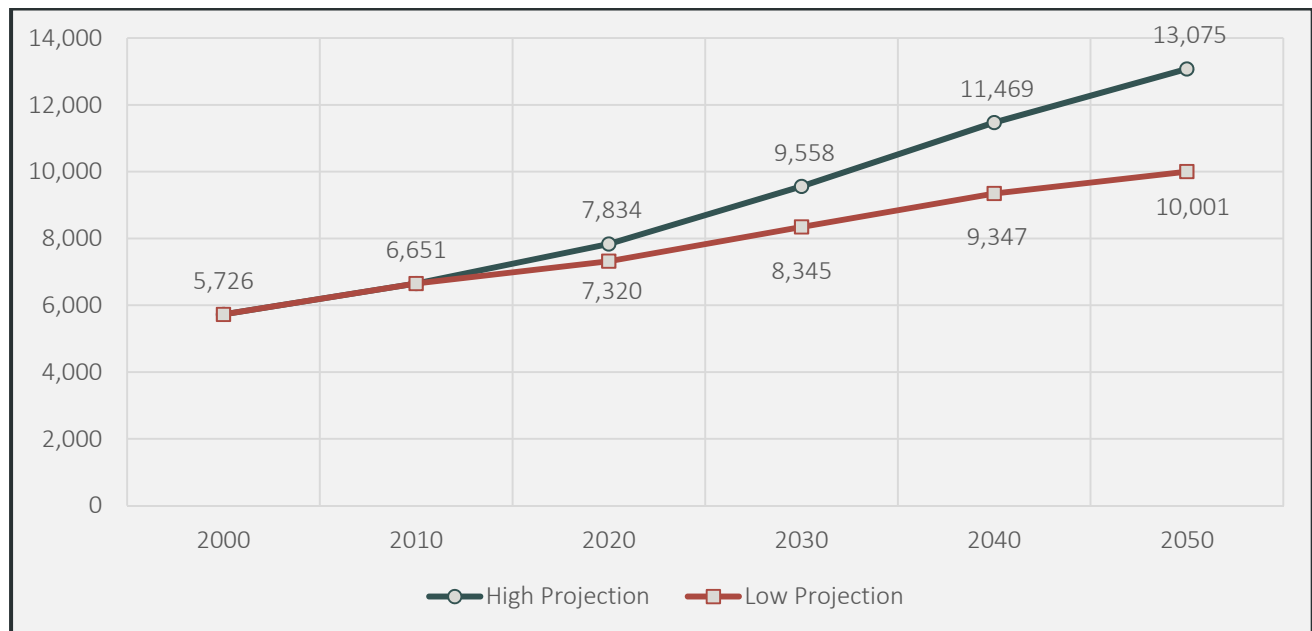


Figure 11. Population projections for unincorporated Cache County between 2000 and 2050.^{6,9}

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.

- Estimate and revise annually the need for moderate-income housing in the municipalities and unincorporated county for the next five years
- Review and evaluate land use codes and regulations to ensure they are not imposing barriers to developing low-to-moderate income housing units.
- Routinely update zoning, land use ordinances and assessor data to ensure consistency between records.

Goal 3: Partner with and support cooperation between the various jurisdictions within Cache County in advancing affordable housing.

Strategies:

- Complete a Regional Collaboration Plan to establish more effective methods of communication between the various jurisdictions in the county.
- Guide and advocate for developing affordable housing in existing incorporated areas near existing infrastructure.
- Provide education to cities and towns on the benefits of affordable housing.
- Create opportunities to form public/private partnerships in an effort to create affordable housing.

Goal 4: Create and promote a countywide housing rehabilitation program.

Strategies:

- Encourage energy efficient housing that reduces resident’s costs. Support and encourage low income homeowners to participate in Bear River Region Weatherization Program.
- Encourage low income residents to participate in Single Family Rehabilitation and Reconstruction Program and Emergency Home Repair Programs through Bear River Association of Governments.
- Promote residential educational workshops regarding restoring, rehabilitation, and maintenance of existing housing units.
- Partner with, support, and provide information and referrals to local affordable housing resources, including:
 - Bear River Housing Authority
 - Home Buyer Programs
 - First Home Buyer Program
 - Neighborhood Housing Solutions Programs
 - Habitat for Humanity
 - Rehabilitation Programs
 - Single Family Rehabilitation and Reconstruction Program
 - Emergency Home Repair Program
 - Weatherization Program
 - Neighborhood Housing Solutions Home Rehab and Repair Program

Goal 5: Support farm labor housing

Strategies:

- Provide assistance to farms in applying for Farm Labor Housing Direct Loans & Grants through the U.S. Department of Agriculture, Rural Development.

Goal 6: Encourage lower cost development

Strategies:

- Sponsor and partner with the Bear River Regional Housing Authority.
- Work towards balancing the cost of services with lower property taxes for residents.

- Provision to not require curb, gutter and sidewalks, and use drainage swales in many situations.
- Maintain the county's participation in the national flood insurance program to reduce flood insurance costs to the homeowner.
 - Continue to allow other dwelling types as an alternative to site-built homes.
 - Review the possibility of a lower Property Tax Rate for moderate income home owners.
 - Continue to provide a Building Permit Checklist to speed up the plan approval process.
 - Continue to follow a policy of single approval, rather than a preliminary and final approval for subdivisions, thus speeding up the approval process.

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Attachment 4
Changes to Goals
and Strategies of
1999 and 2019
Plans

Existing Goals and Strategies (1999)

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:

- Not limit the opportunities for providing affordable housing in unincorporated areas of the County
- Encourage the development 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 become overly restrictive to prevent 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 Cache County Land Use Ordinance
- Continue opportunities for affordable housing in the unincorporated areas of Cache County

Strategies:

- 2.1 Improve the standards in the land use ordinance for Accessory Apartment in existing single family dwelling
- 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

Proposed Goals and Strategies (2019)

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.

Meets State strategy B – Facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing.

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.
- Estimate and revise annually the need for moderate-income housing in the municipalities and unincorporated county for the next five years
- Review and evaluate land use codes and regulations to ensure they are not imposing barriers to developing low-to-moderate income housing units.
- Routinely update zoning, land use ordinances and assessor data to ensure consistency between records.

Goal 3: Partner with and support cooperation between the various jurisdictions within Cache County in advancing affordable housing.

Strategies:

- Complete a Regional Collaboration Plan to establish more effective methods of communication between the various jurisdictions in the county.
- Guide and advocate for developing affordable housing in existing incorporated areas near existing infrastructure.
- Provide education to cities and towns on the benefits of affordable housing.
- Create opportunities to form public/private partnerships in an effort to create affordable housing.

Meets State strategies P, Q, R, S, and T – Partner with an entity that applies for:

- *P - state or federal funds or tax incentives to promote the construction of moderate income housing;*
- *Q - for programs offered by the Utah Housing Corporation within that agency's funding capacity;*

- *R - affordable housing programs administered by the Department of Workforce Services;*
- *S - programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act;*
- *T - services provided by a public housing authority to preserve and create moderate income housing.*

Goal 4: Create and promote a countywide housing rehabilitation program.

Strategies:

- Encourage energy efficient housing that reduces resident's costs. Support and encourage low income homeowners to participate in Bear River Region Weatherization Program.
- Encourage low income residents to participate in Single Family Rehabilitation and Reconstruction Program and Emergency Home Repair Programs through Bear River Association of Governments.
- Promote residential educational workshops regarding restoring, rehabilitation, and maintenance of existing housing units.
- Partner with, support, and provide information and referrals to local affordable housing resources, including:
 - Bear River Housing Authority
 - Home Buyer Programs
 - First Home Buyer Program
 - Neighborhood Housing Solutions Programs
 - Habitat for Humanity
 - Rehabilitation Programs
 - Single Family Rehabilitation and Reconstruction Program
 - Emergency Home Repair Program
 - Weatherization Program
 - Neighborhood Housing Solutions Home Rehab and Repair Program

Meets State strategies P, Q, R, S, and T – see goal three above.

Goal 5: Support farm labor housing

Strategies:

- Provide assistance to farms in applying for Farm Labor Housing Direct Loans & Grants through the U.S. Department of Agriculture, Rural Development.

Goal 6: Encourage lower cost development

Strategies:

- Sponsor and partner with the Bear River Regional Housing Authority.
- Work towards balancing the cost of services with lower property taxes for residents.
- Provision to not require curb, gutter and sidewalks, and use drainage swales in many situations.
- Maintain the county's participation in the national flood insurance program to reduce flood insurance costs to the homeowner.
- Continue to allow other dwelling types as an alternative to site-built homes.
- Review the possibility of a lower Property Tax Rate for moderate income home owners.
- Continue to provide a Building Permit Checklist to speed up the plan approval process.

- Continue to follow a policy of single approval, rather than a preliminary and final approval for subdivisions, thus speeding up the approval process.

The County Land Use Ordinance currently allows a higher density Commercial Zones and meets State strategy F - allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers.

2020 MEETING DATES AND APPLICATION DEADLINES

DRAFT

2020 MEETING DATES AND APPLICATION DEADLINES				
PLANNING COMMISSION (1 st Thursday of each month*)		COUNTY COUNCIL (2nd & 4th Tuesday*)	BOARD OF ADJUSTMENTS (3 rd Thursday of each month)	
Application Deadline 3:00 PM	MEETING DATE 5:30 PM	MEETING DATE 5:00 PM	Application Deadline 3:00 PM	MEETING DATE 6:00 PM
<i>4 Dec</i>	9 Jan*	14 Jan	<i>26 Dec</i>	16 Jan
8 Jan	6 Feb	28 Jan	29 Jan	20 Feb
5 Feb	5 Mar	11 Feb	25 Feb	19 Mar
4 Mar	2 Apr	10 Mar	24 Mar	16 Apr
1 Apr	7 May	14 Apr	25 Mar	21 May
6 May	4 Jun	28 Apr	22 Apr	18 Jun
3 Jun	9 Jul*	12 May	27 May	16 July
1 Jul	6 Aug	26 May	24 Jun	20 Aug
5 Aug	3 Sep	9 Jun	29 Jul	17 Sep
2 Sep	1 Oct	23 Jun	26 Aug	15 Oct
7 Oct	5 Nov	14 Jul	23 Sep	19 Nov
4 Nov	3 Dec	28 Jul	28 Oct	17 Dec
		11 Aug	25 Nov	
		25 Aug		
		8 Sep		
		22 Sep		
		13 Oct		
		27 Oct		
		10 Nov		
		24 Nov		
		1 Dec*		
		8 Dec*		



ARTICLE 1 - OBJECTIVES

1-1. This commission, established in conformance with the motion adopted by the Cache County Commission on the 20th day of December, 1950, has adopted the following Articles in order to facilitate its powers and duties in accordance with the provisions of State Code Ann. §17-27a Part 3.

1-2. The official title of this Commission shall be the "Cache County Planning Commission".

ARTICLE 2 - MEMBERS

2-1. The Cache County Planning Commission shall consist of (7) voting members. A member of the County Council shall be appointed as an ex-officio member of the Planning Commission and shall be a non-voting member. The Director of Development Services shall serve as an ex-officio member of the Planning Commission and shall be a non-voting member.

2-2. The term of the member from the County Council shall be a one year term or as otherwise designated. As the term of the members first appointed to this Commission, or their replacements, expire, their successors shall be appointed for terms of three (3) years or to fulfill the previously designated term. Each member shall be recommended by the County Executive and evaluated and confirmed by the County Council prior to their appointment or reappointment to the Planning Commission.

2-3. The Council may provide for the payment of expenses and a reasonable compensation for members of the Commission who are not County employees.

ARTICLE 3 - OFFICERS AND THEIR SELECTION

3-1. The officers of the Planning Commission shall consist of a Chair, a Vice-Chair, and a Secretary. If no Secretary is elected from among the serving Planning Commissioners, the Director of Development Services, or their designee, will serve as Secretary of the Commission.

3-2. Nomination of officers shall be made by the general membership of the Planning Commission at the regularly scheduled December meeting of the Commission each year. The election of officers shall follow immediately.

3-3. A candidate receiving a majority vote of the entire membership of the Planning Commission shall be declared elected. He/She shall take office January 1st, the following year and serve for one (1) year or until their successor shall take office.

ARTICLE 4 - DUTIES OF OFFICERS

4-1. The Chair shall be an appointed member of the Commission and shall:

4-1-1. Preside at all meetings.

4-1-2. Appoint committees, special and/or standing and liaisons.

4-1-3. Rule on all procedural questions (subject to a reversal by a majority vote of the members present).

4-1-4. Be informed immediately of any official communication and report same at the next regular meeting.

4-1-5. Represent the Commission before the County Council and other public bodies except when this responsibility has been delegated to an appropriate official or Commission member.

4-1-6. Carry out other duties as assigned by the Commission.

4-1-7. Fill any vacancies in the offices of Vice-Chair or Secretary by appointment lasting through January 1st of the following year.

4-2. The Vice-Chair shall be an appointed member of the Commission and shall:

4-2-1. Act in the absence or inability of the Chair to act.

4-2-2. Have the powers to function in the same capacity as the Chair in cases of the Chair's inability to act.

4-2-3. Fill immediately any vacancy in the office of Chair through January 1st of the following year.

4-2-4. Be responsible for the orientation of new members of the Commission.

4-3. The Secretary shall:

4-3-1. Keep a written record of all business transacted by the Commission.

4-3-2. Keep a file of all official records and reports of the Commission.

4-3-3. Certify all minutes of the Commission.

4-3-4. Give notice of all hearings and public meetings.

4-3-5. Attend to the correspondence of the Commission.

4-3-6. Keep a set of minutes.

4-3-7. Prepare and be responsible for the publishing of all advertisements relating to public hearings.

4-3-8. If the Secretary is an appointed member of the Commission, the Secretary may, with the consent of the Commission, delegate any of the above responsibilities of the Secretary to the Director of Development Services (or similar official), except that the certification of minutes of the Commission may not be delegated.

ARTICLE 5 - STANDING AND SPECIAL COMMITTEES

5-1. Any standing committees may be appointed by the Chair.

5-2. Any special committees may be appointed by the Chair and shall function for a duration as set by the Chair. The duties and responsibilities of any special committee shall be clearly defined and outlined at a regularly schedule Planning Commission meeting.

5-3. Each standing and special committee shall prepare a written report of meetings held to become a part of the permanent records of the Commission.

ARTICLE 6 - MEETINGS

6-1. Regular meetings of the Commission shall be held on the first Thursday of each month, commencing at 5:30pm and ending at 8:00pm. Meetings may be extended beyond 8:00 p.m. with the approval of a majority of the members present. When a meeting date falls on a legal holiday, the meeting shall be held on the week following unless otherwise designated by the Commission.

6-1-1 Commission public hearings shall be held during the regular meeting on the first Thursday of each month.

6-2. Special meetings shall be called at the request of the Chair or at the request of any three members of the Commission. Written notice which states the time and purpose of the special meeting shall be given to each member at least five (5) days prior to such meetings. Noticing of special meetings shall be made in compliance with State Code Ann. §17-27a Part 2 and §17-53 Part 4.

6-3. A majority of the membership of the Commission shall constitute a quorum. When a quorum is present, a majority vote of the members present is sufficient for the adoption of any motion. Voting may be a roll call, in which case a record shall be kept as part of the minutes. Any member shall have the right to demand a roll call vote.

6-4. Meetings shall be open to the public except when deemed necessary, in which case the Commission may go into Executive (closed) Session, when the provisions of the Utah Open and Public Meetings Act, State Code Ann §17-53 Part 4, shall be in effect.

6-5. The rules contained in the current edition of Roberts Rules of Order Newly Revised shall govern the Planning Commission in all cases to which they are applicable and in which they are not inconsistent with the Bylaws, any special rules of order the Planning Commission may adopt, and County or State code that regulates the Planning Commission or its meetings.

ARTICLE 7 - ORDER OF BUSINESS

7-1. The order of business for a Regular Meeting shall be:

7-1-1. Call to Order by the Chair

7-1-2. Roll call by the Secretary

7-1-2-1. Determination of a quorum

7-1-3. Approval of agenda

7-1-4. Approval of minutes

7-1-5. Report of the Secretary

7-1-6. Consent Agenda

7-1-9. Agenda Items

7-1-9-1. Public Comment

7-1-9-2. Public Hearings

7-1-10. Report of Special Committees

7-1-11. Liaison Reports

7-1-12. Zoning Administrator's Report

7-1-13. Adjournment

7-2. The Zoning Administrator is authorized to prepare for each meeting a consent agenda for consideration by the Commission. The consent agenda may include any item believed by the Zoning Administrator to meet all required ordinances, be routine, and not controversial in nature.

7-2-1. A single motion and vote in favor thereof shall approve all items on the consent agenda.

7-2-2. Any member of the Commission may request to have any item removed from the consent agenda. Such request need not be seconded. Such item shall then be taken up for discussion by the Commission as a regular agenda item.

7-3. Public Comment portion of the meeting will be limited to 30 minutes for each agenda item unless otherwise specified by the Chair.

7-3-1. The agent for the agenda item will be limited to a 5 minute period of open discussion, with additional time allowed to respond to questions of the Planning Commission.

7-3-2. Individual speakers from the public will be limited to 3 minutes each unless prior approval is obtained from the Chair.

ARTICLE 8 – COMMUNICATION AND CORRESPONDENCE

8-1. To ensure that the decision-making process is fair and impartial, the Planning Commission is to abide by certain standards regarding "ex parte" communication on cases under review.

8-1-1. Ex parte communication is defined as "oral or written, off-the record communication made to or by commissioners or commission decision-making personnel, without notice to parties, that is directed to the merits or outcome of an on-the-record proceeding."

8-1-2. If prohibited ex parte communication is attempted, the Commissioner involved should first attempt to stop the party from engaging in prohibited behavior, then document the attempt and notify the Secretary. The Secretary will then enter a statement into the public file and make copies of the statement available to other parties in the case.

8-2. If the Planning Commission and/or a Commissioner determines that there is a conflict of interest on an agenda item, that Planning Commissioner shall not participate in the discussion or action on that agenda item. In such event, the Planning Commissioner shall seat themselves in the audience or leave the room. For purposes of determining the existence of a quorum, that Commissioner shall not be counted.

8-3. It shall be the duty of the Secretary to communicate by telephone or other means when necessary to make communications that cannot be carried out as rapidly as required through direct correspondence.

8-4. All official papers and plans involving the authority of the Commission shall bear the signature of the Chair or Vice-Chair.

ARTICLE 9 - AMENDMENTS

9-1. These by-laws may be changed by a recorded two-thirds (2/3) vote of the entire Planning Commission and approval by the County Council.