

**CITY OF LOGAN
RESOLUTION NO. 19-029**

**A RESOLUTION AMENDING THE LOGAN CITY GENERAL PLAN BY ADOPTING
THE 2019 MODERATE INCOME HOUSING PLAN**

WHEREAS, the Logan City Municipal Council has determined that certain amendments to the Logan General Plan are necessary to comply with Utah State Statute 10-9a-403 requiring the preparation of a Moderate Income Housing Plan; and

WHEREAS, the State Legislature of Utah has determined that cities must facilitate a reasonable opportunity for a variety of housing, including moderate income housing, enabling people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life; and

WHEREAS, the State Legislature of Utah has determined that cities must prepare a Moderate Income Housing Plan analyzing how the municipality will provide a realistic opportunity for the development of moderate income housing over the next five years; and

WHEREAS, the Planning Commission conducted public hearings on the proposed 2019 Moderate Income Housing Plan on April 11, 2019 and May 9, 2019; and

WHEREAS, the Planning Commission forwarded a Moderate Income Housing Plan with six goals and 16 strategies detailing Logan City's approach to the provision of moderate income housing; and

WHEREAS, the Logan City Municipal Council finds that the adoption of the 2019 Moderate Income Housing Plan is in the public interest.

NOW THEREFORE, IT IS HEREBY RESOLVED BY THE MUNICIPAL COUNCIL OF THE CITY OF LOGAN that it is their intent to amend the Logan General Plan by adopting the 2019 Moderate Income Housing Plan as attached in Exhibit A:

ADOPTED BY THE LOGAN MUNICIPAL COUNCIL THIS ____ DAY OF _____, 2019.

Jeannie F. Simmonds, Chair

ATTEST:

Teresa Harris, City Recorder

EXHIBIT A



MEMORANDUM TO MUNICIPAL COUNCIL

DATE: July 16, 2019
FROM: Mike DeSimone, Director
SUBJECT: Resolution #19-029 (General Plan Amendment - Moderate Income Housing Plan)

Summary of Planning Commission Proceedings

<i>Project Name:</i>	Moderate Income Housing Plan
<i>Request:</i>	General Plan Amendment
<i>Project Address:</i>	Citywide
<i>Recommendation of the Planning Commission:</i>	Approval

On May 9, 2019, the Planning Commission recommended the Municipal Council **approve** the Moderate Income Housing Plan as an amendment to the Logan City General Plan.

This is a proposal to amend the Logan City General Plan by adopting the 2019 Moderate Income Housing Plan. The State Legislature mandates that every five years, all cities are required to adopt a Moderate Income Housing Plan that meets the needs of people of various income levels living, working, or desiring to live or work in the community; allows people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life; and includes an analysis of how the municipality will provide a realistic opportunity for the development of moderate income housing with the next five years.

This plan builds on City plans previously adopted in 1998, 2004 and 2010 and is considered an element in the City's General Plan.

Planning Commissioners vote (7-0):

Motion: D. Newman

Second: T. Nielson

Yea: T. Nielson, S. Goodlander, R. Dickinson, D. Newman, R. Croshaw, E. Ortiz, D. Butterfield

Abstain: none **Nay:** none

Attachments:

Staff Reports (PC)

Resolution #19-029

Draft 2019 Moderate Income Housing Plan

Appendix A – Analysis of Impediments to Fair Housing (2016)

Presentation Slides

PC Meeting Minutes



**Project #19-009
Moderate Income Housing Plan
Plan Amendment**

REPORT SUMMARY...

<i>Project Name:</i>	2019 Moderate Income Housing Plan
<i>Proponent/Owner:</i>	Community Development Department
<i>Project Address:</i>	Citywide
<i>Request:</i>	Plan Amendment/Housing Plan
<i>Type of Action:</i>	Legislative
<i>Date of Hearing:</i>	April 11, 2019
<i>Submitted By:</i>	Mike DeSimone, Director

At the April 11, 2019 Planning Commission meeting, we will begin discussions on the 2019 Moderate Income Housing Plan. We sent this document out to the PC members a few weeks ago. I am envisioning that this first meeting will proceed in "workshop" format as we go through some of the background materials first. It is important to get an understanding of the local demographic and housing data behind the topic before we start discussing recommendations and a path forward. In the most recent legislative session, the State Legislature passed SB 34 which has changed some of the requirements for Moderate Income Housing, so the plan document you have been given will need to be updated to reflect these changes.

Please bring the draft 2019 Moderate Income Housing Plan and the Impediments to Fair Housing to the April 11th meeting. If you need new copies, please let me or Debbie know.

If you have any questions, please let me know.



PLANNING COMMISSION MINUTES

Meeting of May 9, 2019

Logan City, 100 North 100 West, Logan, UT 84321
(435) 724-1000

Minutes of the meeting for the Logan City Planning Commission convened in regular session on Thursday, May 9, 2019. Chairman Butterfield called the meeting to order at 5:30 p.m.

Commissioners Present: David Butterfield, Roylan Croshaw, Regina Dickinson, Sandi Goodlander, Dave Newman, Tony Nielson, Eduardo Ortiz

Staff Present: Mike DeSimone, Aaron Smith, Debbie Zilles, Bill Young

Minutes from the April 25, 2019 meeting were reviewed. Commissioner Newman moved to approve the minutes as submitted. Motion seconded by Commissioner Nielson. Approved unanimously.

PUBLIC HEARING

PC 19-016 UT1-Larry (Verizon Wireless Cell Tower) [Design Review & Conditional Use Permit] Troy Benson/GunHo Logan LLC, authorized agent/owner, requests to construct a communication facility to include a 70' tall tower and single equipment cabinet within a 20'x38' lease area. The equipment will be surrounded by a 6' tall chain-link fence located at 1750 North 800 West in the Industrial Park (IP) zone; TIN 07-176-0020.

STAFF: Mr. Smith reviewed the proposal for an unmanned communications facility consisting of antennas mounted to a new 70' monopole with outdoor equipment, generator, and 20' x 38' fenced ground lease area. The ground equipment includes a diesel generator, a steel equipment cabinet and space for up to 2 additional cabinets. The tower has a 6' tall lighting rod on top and a large antenna array located on the upper area of the pole, and two microwave dishes located near the middle of the pole. The antenna array consists of three directional facing groups of 8' tall antennas. The three arrays project out from the side of the pole approximately 4-7' in a triangular shaped pattern. The proposed location is in the southwest corner of the GunHo Logan property.

PROPONENT: Troy Benson, the applicant, was present to answer any questions.

PUBLIC: Staff spoke with the Logan Cache Airport Manager, Lee Ivie, regarding the need for FAA approval for the tower.

COMMISSION: None

MOTION: Commissioner Dickinson moved to **conditionally approve** a Conditional Use Permit for PC 19-016 with the findings and conditions for approval as listed below. Commissioner Nielson seconded the motion.

CONDITIONS OF APPROVAL

1. All standard conditions of approval are recorded and available in the Community Development Department.
2. The tower shall be no taller than 70'.
3. The fencing enclosing the equipment shall be a solid material fence and/or landscaping so that all equipment is completely screened.

PC 19-009 Logan City 2019 Moderate Income Housing Plan – continued from Apr. 25, 2019 Amend the Logan General Plan to comply with Utah State Statute 10-9A-401 adopting the Logan City 2019 Moderate Income Housing Plan as an element of the Logan General Plan.

STAFF: Mr. DeSimone summarized the goals and strategies outlined in the Plan:

Goal 1: Continue to work towards stabilizing core neighborhoods through such methods as code enforcement, rehabilitation assistance, down payment assistance, and targeted infill projects.

Strategy 1 – Continue public investment into public infrastructure and facility improvement projects in the core neighborhoods, including streets, curb/gutters, park strips, trees, sidewalks, trails and lighting to enhance the livability of Logan's neighborhoods.

Strategy 2 – Continue with enhanced code enforcement efforts in the core neighborhoods to identify homes and properties that continually fail to meet minimum property maintenance standards as well as life safety standards.

Strategy 3 – Continue inventorying vacant, dilapidated or blighted buildings and work with property owners to either renovate, rehabilitate or remove such buildings.

Strategy 4 – Continue promoting the Neighborhood Reinvestment Grant program to help improve the curb appeal of older single family residential structures throughout Logan.

Strategy 5 – Continue promoting the Housing Rehabilitation Assistance Grant program to help low income homeowner's correct life safety issues in their homes.

Strategy 6 – Continue supporting the "Welcome Home Own in Logan" down payment assistance program administered by Neighborhood Housing Solutions.

Goal 2: Work with public and private entities to increase Affordable Housing Opportunities for Logan's Special Needs population.

Logan's special needs community includes vulnerable populations such as senior citizens, people with disabilities, the homeless, or those otherwise potentially in need of specialized or supportive housing. Approximately 38% of Logan's resident population over the age of 65 have a disability while approximately 8% of the resident population under 65 have a disability. When taking into consideration the fact that the median income for disabled residents is approximately 69% of Logan's median per capita income, finding suitable and affordable housing that is considered "accessible" is very challenging.

Strategy 1 – Consider a density bonus program or other similar incentive program for private multi-family residential projects that provide affordable and accessible units for residents with special needs.

Strategy 2 – Partner with Neighborhood Housing Solutions in developing specialized residential units that are affordable and accessible for residents with special needs.

Strategy 3 – Continue promoting the Housing Rehabilitation Assistance Grant program to help low income senior homeowner's correct life safety and livability issues, enabling them to age in place in their own homes.

Strategy 4 – Meet regularly with non-profit housing and service providers, Bear River Health Department, Bear River Mental Health, senior, disability and independent living centers in Logan to discuss and evaluate ways to support and provide additional housing opportunities for residents with special needs.

Goal 3: Continue to work with other communities in Cache Valley to achieve a more equitable regional distribution of affordable housing.

Logan City has historically borne the burden of multi-family, rental, starter home, and affordable housing development for the region which places a disproportionate financial burden on Logan's residents. Combined with an aging housing stock, absentee landlords, and increased student housing demands, Logan's rate of owner occupancy continues to decline thereby jeopardizing the stability of our neighborhoods. The region needs to achieve a better, more equitable distribution of housing types, styles and densities that are affordable and suitable for all members of our communities rather than just pushing all the affordable housing towards Logan.

Strategy 1 – Participation in regional planning efforts involving all communities of Cache Valley and the Bear River Association of Governments to address existing and future housing issues, especially a more equitable distribution of affordable housing.

Goal 4: Evaluate and consider a Transit Oriented District (TOD) near the CVTD transit center focused on encouraging a mixture of uses, including dense housing and neighborhood-serving commercial as a way to locate affordable housing near transit services.

The Cache Valley Transit District serves over two million riders annually on their fare-free transit system. A high percentage of transit users are low to moderate income residents that could benefit from affordable housing and services located near transit. The current zoning around the transit center is a mixture of commercial and residential and needs to be evaluated to determine the best approach to creating and implementing a TOD zoning district in or near this location.

Strategy 1 – Evaluate the existing zoning districts around the CVTD transit center for sites that would be suitable for increased intensities.

Strategy 2 – Create a draft TOD zoning district with an appropriate amount of neighborhood serving commercial uses and residential densities compatible with the neighborhood while also providing affordable housing options for a wide range of residents.

Goal 5: Evaluate and consider expanding the City's Housing Rehabilitation Assistance program for rentals that house low/moderate income residents.

As there are over 9,500 rental units in the city, Logan City should consider providing a grant and/or low interest loan program to eligible rentals that currently house low or moderate-income residents to both improve neighborhoods and the housing stock available to qualified renters.

Strategy 1 – Explore the expansion of the Housing Rehabilitation Assistance Program to rental housing that house low/moderate income residents through either a grant or loan program.

Strategy 2 – Explore the possibility of assisting with the conversion of existing rental housing units into accessible units able to serve residents with disabilities or special needs.

Goal 6: Work with developers providing multi-family housing to include a higher percentage of studio and one-bedroom units within their housing unit mix as a way to provide additional housing for single, non-student, low to moderate income residents.

According to the 2016 ACS housing data, studio units comprise approximately 2.1% of the total housing stock and one bedroom units comprise approximately 9.6% of the total housing stock. This represents less than 12% of the total housing stock. Single, non-student, low to moderate income residents have very few housing options where they can live independently without roommates, or outside of complexes predominantly serving students. Most detached residential structures also are being sized and built targeting families with children while the majority of multi-family residential units are sized and built targeting USU students or young families.

Strategy 1 – Evaluate the use of incentives for new multi-family projects to encourage the provision of more studio or one bedroom units. Incentives could be in the form of density bonuses, relaxed parking requirements, or a combination of other types incentives.

PUBLIC: None

COMMISSION: Commissioner Ortiz asked about the Analysis of Impediments. Mr. DeSimone explained that was used as a supporting document in this plan and has been included in the appendix for information.

Commissioner Goodlander noted that JustServe.org might be a useful tool. Mr. DeSimone explained that the City does not use this or promote it to market a specific need, however, it is a good program for individuals to use.

Chairman Butterfield mentioned the Community Reinvestment Act (CRA), a federal law enacted in 1977 with the intent of encouraging depository institutions to help meet the credit needs of low- and moderate-income neighborhoods. Mr. DeSimone said the City utilizes RDA and/or CDBG funds, however, he will forward this information to Dave Schuster with Neighborhood Housing Solutions.

Commissioner Ortiz asked about measuring the progress of the plan. Mr. DeSimone said an annual evaluation is done.

Commissioner Nielson wondered if the neighborhood standards were high enough. Mr. DeSimone said this is always a difficult issue. The City will be hiring a second Code Enforcement Officer this summer with the goal to become more proactive and less complaint-driven. An intern has been working the past year to identify areas of concern and administer courtesy notices. There seems to be a general societal trend toward dilapidation. Some factors could include an older housing stock, poor quality of construction and increasing rental properties. There is also an aging population who may not have the means and/or ability for upkeep and maintenance.

Commissioner Ortiz asked about specific populations that have been identified. Mr. DeSimone said physical and mental disability is a category that is included in the Census data, however, there are obviously other sections of the population that is affected by affordable housing. Commissioner Ortiz said if specific groups are identified in the plan, they should also be included within the strategies.

Commissioner Goodlander asked if the strategies are being considered for implementation or are already being incorporated. Mr. DeSimone said it is a mix of both.

Commissioner Ortiz noted that is important to work with other entities and demographic groups. He suggested the USU Student Association, the Family Place, BRAG and CAPSA. Commissioner Dickinson pointed out other segments of the population that often face discrimination such as the LBGQT and Latino communities and single mothers. Mr. DeSimone pointed out that this Plan is income-based and is not an anti-discriminatory plan. Commissioner Dickinson said people in these demographics may qualify for help or benefits and encouraged greater information dissemination. She also suggested changing "special needs" and "vulnerable" to something less offensive such as "underserved". Mr. DeSimone pointed out that "vulnerable" is used in the ACS data sets which does not categorize ethnicity as an identified disability.

Commissioner Nielson asked if Code Enforcement would be able to shut down a rental. Mr. DeSimone said it is a difficult challenge; a tenant needs to make the effort to call for assistance and Code Enforcement generally deals with true life/safety issues. Chairman Butterfield said ideally the market takes care of this issue, however, because of the downturn in the economy and the markets being out of balance, the demand for affordable rentals is continuing to grow. This provides little incentives for some landlords to maintain and/or improve rentals.

Chairman Butterfield said there may be local banking institutions who might be willing to work with the LMI population. Commissioner Goodlander said that might be a good thing to consider. She commended staff on the work put into the plan.

Chairman Butterfield said there is an obligation both legally and morally to address affordable housing and this should be a positive effort for the entire community.

MOTION: Commissioner Newman moved to **forward a recommendation for approval** to the Municipal Council for the adoption of the 2019 Moderate Income Housing Plan with the changes as discussed and as outlined in PC 19-009. Commissioner Nielson seconded the motion.

Moved: S. Goodlander **Seconded:** E. Ortiz **Approved:** 7-0

Yea: Butterfield, Croshaw, Dickinson, Goodlander, Newman, Nielson, Ortiz **Nay:** **Abstain:**

WORKSHOP ITEMS for May 23, 2019

- ✓ PC 19-017 Champlin/Storm Rider Properties Rezone
- ✓ PC 19-018 EKS Storage (Design Review)
- ✓ PC 19-019 North Eastern Services (Conditional Use Permit)

MEETING ADJOURNED @ 7:15 p.m.



PLANNING COMMISSION MINUTES

Meeting of April 25, 2019

Logan City Council Chambers (290 North 100 West Logan, UT 84321)
www.loganutah.org

Minutes of the meeting for the Logan City Planning Commission convened in regular session on Thursday, April 25, 2019. Chairman Butterfield called the meeting to order at 5:30 p.m.

Commissioners Present: David Butterfield, Roylan Croshaw, Regina Dickinson, Sandi Goodlander, Dave Newman, Tony Nielson

Commissioners Excused: Eduardo Ortiz

Staff Present: Mike DeSimone, Russ Holley, Aaron Smith, Debbie Zilles, Kymber Housley, Bill Young, Paul Taylor, Craig Humphreys, Jeannie Simmonds (Council liaison)

Minutes from the April 11, 2019 meeting were reviewed. Commissioner Goodlander moved to approve the minutes as submitted. Motion seconded by Commissioner Nielson. Approved unanimously.

PUBLIC HEARING

PC 19-012 L59 [Design Review & Zone Change] Beth Larchar/Trent Cragun, authorized agent/owner, request to construct one (1) 120-unit apartment building with ground floor commercial fronting Main Street, and ten (10) town-homes in two (2) buildings fronting 100 East. The project is located at 150 South 100 East. Total project boundary is 2.89 acres, is currently zoned TC-1, Recreation, and NR-6 and includes the following parcels, or portions thereof, 02-047-0017, 02-047-0023, 02-047-0019, 02-047-0020, 02-047-0021, 02-047-0005, 02-047-0025 & 02-047-0014. The proposed rezone request includes the following: rezone approximately 0.50 acres of REC to TC-1 on a portion of 02-047-0014 (southern portion of Garff Gardens Park), rezone approximately 0.57 acres of NR-6 to MR-20 on the easterly 80' of 02-047-0017, 02-047-0023, 02-047-0019, 02-047-0020, & 02-047-0021 (100 East frontage), and rezone approximately .88 acres of NR-6 to TC-1 on the westerly portions (west of the proposed 80' boundary for MR-20) of 02-047-0017, 02-047-0023, 02-047-0019, 02-047-0020, & 02-047-0021. The rezone request also includes rezoning 02-047-0022 (LDS Church) from NR-6 to MR-20; however, this parcel is not included in the proposed project boundaries. (Wilson Neighborhood)

STAFF: Mr. Holley reviewed the request for a rezone that includes additional TC-1 area, replacement of the NR-6 zone with MR-20, and a reduction in the REC zone area. The request would result in the block being divided into three (3) zoning districts of TC-1, REC and MR-20. The REC area would be approximately 2.21 acres (0.60-acre decrease), the TC-1 area would be approximately 6.32 acres (1.50-acre increase) and the MR-20 area would be approximately 1.81 acres (church and townhome sites). The Logan City Future Land Use Plan (FLUP) designates the block as TC and REC. The FLUP does not demarcate between TC-1 and TC-2. The MR land use is not identified on this block in the FLUP. Given last year's lengthy TC-1 and TC-2 downtown rezone debate about redevelopment and land-use regulation, the anticipation was that this area would be rezoned TC-2 and not TC-1 and MR-20. The TC-2 zone was created as a transitional zone from the higher intensity of TC-1. This proposal, with the 0.54 acres of MR-20 along 100 East and adjacent to the NR areas, accomplishes this goal with lower density uses along 100 East and higher densities on the interior of the project site

PC 19-015 LDC Amendment (Various Minor Changes) Logan City requests to amend the Land Development Code (LDC) 17.08.040 Residential Use Table; 17.09.030 Residential Driveway Length; 17.11.030 District & Corridors Use Table; 17.12.050 Building Height; 17.30.100 Temporary Fencing; 17.30.200 Outdoor Storage & Display; 17.31.040 Parking Requirements; 17.37.060 Small Auto Dealerships; 17.62. Definitions.

MOTION: Commissioner Nielson moved to **continue** PC 19-015 to the meeting of May 9, 2019. Commissioner Goodlander seconded the motion.

Moved: T. Nielson **Seconded:** S. Goodlander **Approved:** 6-0

Yea: Butterfield, Croshaw, Dickinson, Goodlander, Newman, Nielson **Nay:** **Abstain:**

PC 19-009 Logan City 2019 Moderate Income Housing Plan – continued from Apr. 11, 2019 - Amend the Logan General Plan to comply with Utah State Statute 10-9A-401 adopting the Logan City 2019 Moderate Income Housing Plan as an element of the Logan General Plan.

MOTION: Commissioner Newman moved to **continue** discussion to the meeting of May 9, 2019. Commissioner Dickinson seconded the motion.

Moved: D. Newman **Seconded:** R. Dickinson **Approved:** 6-0

Yea: Butterfield, Croshaw, Dickinson, Goodlander, Newman, Nielson **Nay:** **Abstain:**

WORKSHOP ITEMS for May 9, 2019

- ✓ PC 19-016 UT1-Larry Verizon Wireless Communications Tower

MEETING ADJOURNED: 8:24 p.m.



PLANNING COMMISSION MINUTES

Meeting of April 11, 2019

Logan City Council Chambers (290 North 100 West Logan, UT 84321)
www.loganutah.org

Minutes of the meeting for the Logan City Planning Commission convened in regular session on Thursday, April 11, 2019. Vice-Chairman Nielson called the meeting to order at 5:30 p.m.

Commissioners Present: David Butterfield, David Butterfield, Roylan Croshaw, Regina Dickinson, Sandi Goodlander, Dave Newman, Tony Nielson, Eduardo Ortiz

Staff Present: Mike DeSimone, Russ Holley, Aaron Smith, Debbie Zilles, Kymber Housley, Bill Young, Paul Taylor, Craig Humphreys, Jeannie Simmonds (Council liaison)

Minutes from the March 14, 2019 meeting were reviewed. Commissioner Croshaw moved that the minutes be approved as submitted. Motion seconded by Commissioner Dickinson. Approved unanimously.

5:35 p.m. Chairman Butterfield arrived

PUBLIC HEARING

PC 19-006 Schaefer Bed & Breakfast – continued from March 14, 2019 - [Conditional Use Permit] Mike Schaefer, authorized owner/agent, requests a permit to operate a bed & breakfast located at 206 North 200 East, in the Mixed Residential (MR-20) zone; TIN 06-063-0010. (Adams Neighborhood)

STAFF: Mr. Smith reviewed the request for a Bed & Breakfast in the MR-20 zone. A Bed & Breakfast use is defined in the Land Development Code (LDC) 17.62 as overnight accommodations of ten or fewer rooms that may also serve one or more meals, limited to registered guests.

The proposed location is a single-family home built in 1898. The home is adjacent to a series of four (4) townhomes. The single-family home and the adjacent townhomes share the outdoor space and have a common driveway. The home has 4 bedrooms, 2 bathrooms, and is approximately 2,100 SF. The concerns with a bed and breakfast use in a residential area are typically parking and neighborhood compatibility.

The area around the proposed use is mixed. Immediately around the site is a mix of housing types including apartments, townhomes, condominiums, and single-family residences, that vary in density. The site is across the street from the Logan Temple, which draws people to the area and provides the impetus for providing short-term accommodations. Noise and nuisance ordinances are enforced on this use, the same as any residence in the area. Overall, the use, as conditioned, is compatible with the neighborhood.

PROPONENT: Mike Schaefer, owner of the property, explained that this will be a short-term rental for guests who come into town for various events. He is working on an alternative parking plan with the owner of the medical complex nearby for the use of three additional parking spaces (within the required 600' radius from the project).

- v. The water supply for RV Dump must have its own RP (ASSE1013) installed and tested. Any water outlets down stream of this backflow assembly must be labeled "NONPOTABLE". (Point of use Protection).
 - vi. Commercial Units-- Each unit's water main must be separate and have their own RP (ASSE1013) installed and tested as it enters each unit.
 - vii. The project shall comply with all Utah Division of Drinking Water rules and regulations, including but not limited to, those pertaining to backflow and cross connection prevention.
- b. Fire
- i. Fire sprinkler, fire alarm system may be required depending on future use and occupancy of tenant units.
 - ii. Provide AutoCAD two track drawing indicating the following apparatus specifications on all fire access roads and lanes: Inside turn 17', curb-to-curb 32', and wall-to-wall 36'.
 - iii. The required fire flow of 3,000 gpm (VB Construction) shall be required via three (3) accessible hydrants.
 - iv. Fire hydrant is required within 400' of all areas of the building exterior. If fire sprinklers are installed a fire hydrant is required within 100' of the fire sprinkler fire department connection (FDC).
- c. Environmental
- i. The minimum inside measurement for a double enclosure without gates is 22' wide x 10' deep. If gates are desired, it is 24' wide. For collection efficiency, preference would be no gates.
 - ii. Place bollards on the front corners and in the back of the enclosure to help protect the walls.

FINDINGS FOR APPROVAL

1. The project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of design, materials, landscaping, and setbacks.
2. The project conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The conditioned project provides adequate open space and useable outdoor space in conformance with Title 17.
4. The conditioned project provides adequate off-street parking.
5. 1000 West and 950 West provide access and are adequate in size and design to sufficiently handle automobile traffic related to the land use.
6. The project meets the goals and objectives of the COM designation within the Logan General Plan by providing services near high capacity roadways and is designed in a way for easy circulation of both pedestrian and vehicles.
7. The project met the minimum public noticing requirements of the LDC and the Municipal Code.

Moved: S. Goodlander **Seconded:** T. Nielson **Approved:** 7-0

Yea: Butterfield, Croshaw, Dickinson, Goodlander, Nielson, Newman, Ortiz **Nay:** **Abstain:**

PC 19-009 Logan City 2019 Moderate Income Housing Plan Amend the Logan General Plan to comply with Utah State Statute 10-9A-401 adopting the Logan City 2019 Moderate Income Housing Plan as an element of the Logan General Plan

STAFF: Mr. DeSimone reviewed some of the background materials to provide a better understanding of the local demographic and housing data. In the most recent legislative session, the State Legislature passed SB 34 which has changed some of the requirements for Moderate Income Housing.

Key points outlined:

- Moderate-Income Housing is housing occupied, or reserved for occupancy, by households with a gross income equal to, or less than, 80% of the median gross income for households of the same size in the county which the city is located.
- Every city in Utah must prepare a Moderate-Income Housing Plan that considers the legislature's determination that municipalities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing. To meet the needs of people of various income levels living, working, or desiring to work in the community and allow people with various incomes to benefit from, and fully participate in all aspects of community life.
- The plan needs to include an analysis of how the municipality will provide a realistic opportunity for the development of moderate-income housing within the next five years.
- A plan shall include a recommendation to implement three or more of the following strategies:
 - Rezone for densities necessary to assure the production of moderate income housing
 - Facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing;
 - Facilitate the rehabilitation of existing uninhabitable housing stock into moderate income housing;
 - Consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed;
 - Reduce regulations related to, accessory dwelling units in residential zones;
 - Allow for higher density, or moderate income residential development in commercial and mixed-use zones; commercial or employment centers;
 - Encourage higher density or moderate income residential development near major transit investment corridors;
 - Eliminate or reduce parking requirements for residential development where a resident is less likely to rely on a personal vehicle, such as residential near major transit corridors or senior living;
 - Allow for single room occupancy developments;
 - Implement zoning incentives for low to moderate income units in new developments;
 - Utilize strategies that preserve subsidized low to moderate units on a long-term basis;
 - Preserve existing moderate-income housing;
 - Reduce impact fees, as defined in Section 11-36a-102, related to low and moderate-income housing;
 - Participate in a community land trust program for low or moderate-income housing;
 - Implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality;
 - 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;
 - Apply for, or partner with, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity;
 - Apply for, or partner with, an entity that applies for affordable housing programs administered by the Department of Workforce Services
 - Apply for, or partner with, an entity that applies for programs administered by the association of government established by an interlocal agreement;
 - Apply for, or partner with, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing;
 - 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;
 - Utilize a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency; and;
 - Any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income.

- **Reporting Requirements:**
 - Review plan annually;
 - Prepare report on findings from annual review;
 - Post the report on the City's website, and
 - Report to the State
- **Annual Reporting:**
 - Revised 5-year estimates of moderate-income housing needs
 - Progress to providing moderate-income housing
 - Identification and utilization of RDA funds
 - Progress on implementation of Plan recommendations
- A Moderate-Income Housing Plan analyzes housing needs and demographic trends, forces a community to identify regulatory barriers to affordable housing, fulfills a State requirement to promote fair housing, recommends strategies and policies to encourage affordable housing and prevents exclusionary zoning.
- A Plan does not establish a quota for affordable housing for each community and it does not commit the City Council to fund, or participate in, affordable housing projects.
- Median household income for Logan City is \$36,256; median household income for Cache County is \$57,235.
- **Area Median Income (AMI) vs Actual Median Household Income**
 - 2016 AMI for Logan: \$60,200
 - 2016 Median Household Income: \$36,256
 - 2000 Median Household Income: \$44,339
 - Net change in household income (2000/2016): -\$8,083
 - 2016 per capita income \$17,638: (lowest in Cache County)
- **Conclusions regarding impacts of zoning on moderate income housing:**
 - Logan currently has a diverse range of zoning
 - Allow for a wide range of potential densities suitable for moderate income housing
 - Provide multiple mixed-uses zones with higher density potential (MU, COM, CC, TC, NC)
 - Multiple opportunities for housing for all income ranges throughout most of the City
 - Current zoning does not permit accessory dwelling units (ADU)
- **Other realities affecting moderate income housing:**
 - Lack of greenfield areas for development
 - Lack of available acreage for lower density multi-family zoning (MR-9/MR-12)
 - Lack of appetite for rezoning NR to multi-family
 - The belief that Logan has too much affordable housing
 - Student housing vs. non-student housing
 - Not all affordable housing is student housing, but student housing concerns affect multi-family projects
 - Competition with other communities
 - Changing demographics
 - Is the market responsive to actual needs?
- **Summary**
 - Majority of region's affordable housing
 - 1% average growth rate (population)
 - Population is younger and poorer than other Cache Valley communities
 - Median age is 23.9 years
 - Household size is 2.9
 - 58% of population is 18-34 and under Age 5
 - 10% of population is disabled
 - 38% of population over 65 is disabled
 - 2016 median household income is \$36,257 vs. Countywide of \$57,235
 - Median household income has declined \$8,032 since 2000
 - 64% of households, or 10,320 households are at, or below 80% of HUD's AMI

- Added 2,468 residential units (2010-2018)
- 1.4% average growth rate (residential units)
- 17,533 residential units in 2016 and 42% are detached single-family homes
- Owner occupancy declined 44% (2000) to 42.5% (2010) to 40.5% (2016)
- 2016 renter occupied – 59.5%
- 2016 median owner-occupied home value - \$164,000
- **Goals & Strategies**
 - **Goal 1:** Continue to work towards stabilizing core neighborhoods through such methods as code enforcement, rehabilitation assistance, down payment assistance, and targeted infill projects.
 - **Goal 2:** Work with public and private entities to increase affordable housing opportunities for Logan's special needs population.
 - **Goal 3:** Continue to work with other communities in Cache Valley to achieve a more equitable regional distribution of affordable housing.
 - **Goal 4:** Evaluate and consider a Transit Oriented District (TOD) near the CVTD transit center focused on encouraging a mixture of uses, including dense housing and neighborhood serving commercial as a way to locate affordable housing near transit services.
 - **Goal 5:** Evaluate and consider expanding the City's Housing Rehabilitation Assistance program for rentals that house low/moderate income residents.
 - **Goal 6:** Work with developers providing multi-family housing to include a higher percentage of studio and one-bedroom units within their housing unit mix to provide additional housing for single, non-student, low/moderate income residents.

PUBLIC: Dr. Brenda Sun said this is an admirable project and she expressed appreciation for Chairman Butterfield's comments about a broader approach being needed to raise the income of the average citizen, which will help promote self-reliance and independence.

COMMISSION: Commissioner Ortiz pointed out that Utah's population growth is much different than the nationwide trend and asked if there are any plans or programs from other places to help determine what has been effective. Utah's median age is 30 and Logan's is 23 which needs to be considered when implementing goals. Mr. DeSimone said Utah has always had a higher than average birth rate, however, 30 years ago the price of housing and demand was much different and it may be difficult to correlate that information with past trends and current market rates.

Commissioner Ortiz said the lower income is based on the lower average age, which is an important factor to consider. Mr. DeSimone said the challenge is to capture and keep the younger population in Logan because it is difficult to compete with other communities. The goal should be to capitalize on the amenities Logan has.

Commissioner Nielson asked about the Neighborhood Reinvestment Grant program. Mr. DeSimone said several projects have been funded. The challenge is that the property owner has a financial investment as well; however, marketing will be promoted again this spring.

Chairman Butterfield said the broader discussion is the Valley needs better, higher-paying jobs. Years ago, there was a push to recruit high-tech companies to the area. Mr. DeSimone said the Economic Development Department is constantly working on bringing business to Logan. Mayor Daines said it is a real challenge.

MOTION: Commissioner Newman moved to **continue discussion** of PC 19-009 to the April 25, 2019 meeting. Commissioner Nielson seconded the motion.

Moved: D. Newman **Seconded:** T. Nielson **Approved:** 7-0

Yea: Butterfield, Croshaw, Dickinson, Goodlander, Nielson, Newman, Ortiz **Nay:** **Abstain:**

WORKSHOP ITEMS for April 25, 2019

- ✓ PC 19-012 L59 (Design Review & Zone Change)
- ✓ PC 19-013 8th & Main Car Lot (Conditional Use)
- ✓ PC 19-014 Municipal Pool Truck Rental (Conditional Use)
- ✓ PC 19-105 LDC Amendment – Various Minor Changes

MEETING ADJOURNED: 7:55 p.m.

Minutes approved as written and digitally recorded for the Logan City Planning Commission meeting of April 11, 2019.

Michael A. DeSimone
Community Development Director

David Butterfield
Planning Commission Chairman

Debbie Zilles
Administrative Assistant