

RESOLUTION 19-14

A RESOLUTION AMENDING NORTH LOGAN CITY GENERAL PLAN SECTION IV –  
HOUSING ELEMENT

WHEREAS, pursuant to Section 10-9a-401, Utah Code Un-annotated 2009, and

WHEREAS, there is a need and desire to amend the North Logan City General Plan section IV –  
Housing Element; and

WHEREAS, the City gave notice and conducted a public hearing in city council on November 6,  
2019 as required by law.

Now, THEREFORE, the North Logan City Council hereby adopts, passes and publishes the  
following:

A RESOLUTION AMENDING NORTH LOGAN CITY GENERAL PLAN SECTION IV –  
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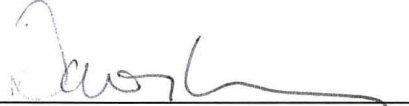
1. The attached Amended General Plan Document is hereby removing Section IV of the city's  
current general plan and replacing Section IV with Attachment 1:
2. This Resolution shall take effect immediately upon its passage.

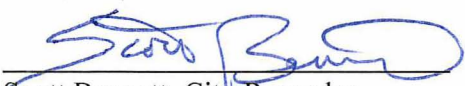
ADOPTED AND PASSED by the City Council of the City of North Logan, Utah, this  
20th day of November, 2019.

NORTH LOGAN CITY

ATTEST:

By:

  
Damon Cann, Mayor

  
Scott Bennett, City Recorder

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ATTACHMENT 1

**IV - HOUSING ELEMENT**

Moderate-Income Housing Plan

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**Section 1:** Utah State Requirements for Moderate Income Housing Plans

**Section 2:** Changes in Demographics, Income and Housing from 2009 to 2017

**A.** Demographics: population, age, employment, poverty, household size

**B.** Income: median income, area median income

**C.** Housing: housing unit tenure and type, housing cost, affordability, existing and future supply of moderate income housing

**Section 3:** Residential Land Use, Zoning and Other Barriers to Moderate Income Housing

**Section 4:** Goals to Encourage Moderate Income Housing

**Section 1: Utah State Requirements for Moderate Income Housing Plans**

**Utah Code 10-9a-103**

(47) Plan for moderate income housing" means a written document adopted by a city legislative body that includes:

(a) An estimate of the existing supply of moderate income housing located within the city; (SEE PAGE 11)

(b) An estimate of the need for moderate income housing in the city for the next five years as revised biennially; (SEE PAGE 11)

(c) A survey of total residential land use; (SEE PAGE 12-13)

(d) An evaluation of how existing land uses and zones affect opportunities for moderate income housing; and (SEE PAGE 12-13)

(e) A description of the city's program to encourage an adequate supply of moderate income housing.

**Utah Code 10-9a-403(2)(b)**

(2)(b) In drafting the moderate income housing element, the planning commission:

(i) Shall consider the Legislature's determination that cities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing:

(A) To meet the needs of people desiring to live there; and

(B) To allow persons with moderate incomes to benefit from and fully participate in all aspects of neighborhood and community life; and

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(ii) For a town, may include, and for other municipalities, shall include, an analysis of how the municipality will provide a realistic opportunity for the development of moderate income housing within the next five years;

(iii) For a town, may include and for other municipalities, shall include, a recommendation to implement three or more of the following strategies;

**Section 2: Changes in Demographics, Income and Housing 2009-2017\***

*\*2017 was the most recent year that had data from all the datasets needed for this analysis.*

**A. DEMOGRAPHICS**

**Population**

- Population has increased by 20% between 2009 and 2017
  - 2009 population was 8,009
  - 2017 population was 10,140
- Population is projected to increase by 19.5% by 2024
  - 2024 project population is 12,118
  - An additional 1,978 residents
- Takeaway:
  - More housing will be needed in the future to meet the population growth

**Population by tenure**

|                                                               | 2009<br>ACS | 2017<br>ACS | 2024<br>Projection <sup>3</sup> | Difference |
|---------------------------------------------------------------|-------------|-------------|---------------------------------|------------|
| <b>Total Population<sup>1</sup></b>                           | 8,009       | 10,140      | 12,118                          | 1,978      |
| <b>Total Population in occupied housing units<sup>2</sup></b> | 8,009       | 10,125      | 12,095                          | 1,970      |
| Total Population in owner-occupied housing <sup>2</sup>       | 5,766       | 6,962       | 8,643                           | 1,681      |
| Total Population in renter-occupied housing <sup>2</sup>      | 2,243       | 3,163       | 3,453                           | 290        |

<sup>1</sup> U.S. Census Bureau. Table B01003: Total population. American Community Survey.

<sup>2</sup> U.S. Census Bureau. Table B25008: Total population in occupied housing units by tenure. American Community Survey.

<sup>3</sup> Utah Department of Workforce Services. (2018). Five Year Housing Projection Calculator v020172019

**Age of Residents**

- 2017 age distribution is similar to Cache County's
- Student aged/young adult population (20-24) represent a significant amount of the overall population
- If North Logan continues to follow Cache County's age distribution trends...
  - By 2065 older adults (age 65 and older) will make up a larger share of the population and children (age 0-19) will make a smaller share
- Takeaway:
  - Housing for young adults (age 20-24) will continue to be a need

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- This demographic includes students and young families
- Housing needs for older adults will continue to increase overtime

2017 age distribution

| Age   | Cache County | North Logan |
|-------|--------------|-------------|
| 0-4   | 9.1%         | 9.3%        |
| 5-10  | 8.6%         | 9.3%        |
| 10-14 | 8.5%         | 9.4%        |
| 15-19 | 9.0%         | 8.2%        |
| 20-24 | 14.8%        | 13.3%       |
| 25-29 | 7.6%         | 6.2%        |
| 30-34 | 6.4%         | 6.6%        |
| 35-39 | 6.1%         | 6.5%        |
| 40-44 | 5.1%         | 4.6%        |
| 45-49 | 4.2%         | 4.1%        |
| 50-54 | 4.1%         | 4.3%        |
| 55-59 | 3.9%         | 4.6%        |
| 60-64 | 3.9%         | 5.3%        |
| 65-69 | 2.9%         | 2.5%        |
| 70-74 | 2.0%         | 2.0%        |
| 75-79 | 1.5%         | 1.5%        |
| 80-84 | 1.2%         | 1.9%        |
| 85+   | 1.1%         | 1.1%        |

U.S. Census Bureau (2017). Table S0101: Age and sex. American Community Survey.

Age distribution by 5 year increments, Cache County

| Age   | 2015  | 2025  | 2065  |
|-------|-------|-------|-------|
| 0-4   | 9.1%  | 9.2%  | 8.6%  |
| 5-10  | 8.6%  | 7.5%  | 7.4%  |
| 10-14 | 8.5%  | 7.6%  | 6.7%  |
| 15-19 | 9.0%  | 8.9%  | 7.3%  |
| 20-24 | 14.8% | 13.5% | 10.8% |
| 25-29 | 7.6%  | 11.0% | 9.9%  |
| 30-34 | 6.4%  | 6.9%  | 7.3%  |
| 35-39 | 6.1%  | 4.3%  | 5.9%  |
| 40-44 | 5.1%  | 3.8%  | 5.0%  |
| 45-49 | 4.2%  | 4.6%  | 4.3%  |
| 50-54 | 4.1%  | 4.0%  | 4.4%  |
| 55-59 | 3.9%  | 3.5%  | 4.2%  |
| 60-64 | 3.9%  | 3.5%  | 4.1%  |
| 65-69 | 2.9%  | 3.6%  | 3.7%  |
| 70-74 | 2.0%  | 3.2%  | 3.1%  |
| 75-79 | 1.5%  | 2.2%  | 2.2%  |

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|       |      |      |      |
|-------|------|------|------|
| 80-84 | 1.2% | 1.4% | 1.8% |
| 85+   | 1.1% | 1.4% | 3.2% |

University of Utah (2015). Utah Population Pyramid. Kem C. Gardner Policy Institute.

Age distribution by age groups, Cache County

| Age   | 2015  | 2025  | 2065  |
|-------|-------|-------|-------|
| 0-19  | 35.2% | 33.1% | 30.0% |
| 20-64 | 56.1% | 55.1% | 55.9% |
| 65+   | 8.7%  | 11.8% | 14.1% |

University of Utah (2015). Utah Population Pyramid. Kem C. Gardner Policy Institute.

**Employment**

- Educational services, and health care and social assistance was the largest employment sector for residents and grew the largest since 2009
  - 31.3% of all industries
  - Employment gain +6.9%
  - Median income for sector: \$28,393
- Takeaways:
  - Educational services, and health care and social assistance is continuing to grow and represent the largest employment industry for residents.
  - A variety of housing options is needed for low earning (retail trade and arts, entertainment...), and middle earning (manufacturing, education services..., and professional, scientific...) residents

Employment by industry

| Industry                                                                                   | 2009  | 2017  | +/-   |
|--------------------------------------------------------------------------------------------|-------|-------|-------|
| Agriculture, forestry, fishing and hunting, and mining                                     | 0.5%  | 1.4%  | 0.9%  |
| Construction                                                                               | 5.2%  | 3.7%  | -1.5% |
| Manufacturing                                                                              | 16.0% | 14.6% | -1.4% |
| Wholesale trade                                                                            | 1.0%  | 1.2%  | 0.2%  |
| Retail trade                                                                               | 12.2% | 10.7% | -1.5% |
| Transportation and warehousing, and utilities                                              | 1.7%  | 1.3%  | -0.4% |
| Information                                                                                | 3.8%  | 1.1%  | -2.7% |
| Finance and insurance, and real estate and rental and leasing                              | 4.3%  | 3.3%  | -1.0% |
| Professional, scientific, and management, and administrative and waste management services | 16.3% | 15.8% | -0.5% |
| Educational services, and health care and social assistance                                | 24.4% | 31.3% | 6.9%  |
| Arts, entertainment, and recreation, and accommodation and food services                   | 7.8%  | 10.1% | 2.3%  |
| Other services, except public administration                                               | 4.9%  | 3.0%  | -1.9% |
| Public administration                                                                      | 1.9%  | 2.5%  | 0.6%  |

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U.S. Census Bureau. Table S2401: Occupation by sex for the civilian employed population 16 years and over.  
American Community Survey.

**Industry by median earnings**

| Industry                                                                                   | Earnings |
|--------------------------------------------------------------------------------------------|----------|
| Agriculture, forestry, fishing and hunting, and mining                                     | \$5,139  |
| Construction                                                                               | \$46,394 |
| Manufacturing                                                                              | \$26,690 |
| Wholesale trade                                                                            | \$37,115 |
| Retail trade                                                                               | \$13,563 |
| Transportation and warehousing, and utilities                                              | \$30,833 |
| Information                                                                                | \$4,556  |
| Finance and insurance, and real estate and rental and leasing                              | \$69,205 |
| Professional, scientific, and management, and administrative and waste management services | \$26,006 |
| Educational services, and health care and social assistance                                | \$28,393 |
| Arts, entertainment, and recreation, and accommodation and food services                   | \$13,958 |
| Other services, except public administration                                               | \$23,465 |
| Public administration                                                                      | \$38,750 |
| Total                                                                                      | \$25,718 |

U.S. Census Bureau (2017). Table B24031: Industry by median earnings in the past 12 months (in 2018 inflation-adjusted dollars) for the civilian employed population 16 years and over. American Community Survey.

**Poverty**

- Poverty rate has grown by 3.4% from 2009 to 2017
- Takeaways:
  - Moderate to very-low income housing is needed to support an increasing population in poverty

| Year | Total population | Below poverty line | Percentage below poverty line |
|------|------------------|--------------------|-------------------------------|
| 2009 | 8,009            | 824                | 10.3%                         |
| 2017 | 10,121           | 1,391              | 13.7%                         |

U.S. Census Bureau. Table S1701: Poverty status in the past 12 months. American Community Survey.

**Household Size**

- The average household size is decreasing and is projected to continue to decrease
  - From 2009 to 2017, the household size decreased from 3.61 to 3.29 people
  - By 2024, the average household size will have decreased to 3.14 people
- Takeaways:
  - Smaller housing or housing with fewer rooms will be needed to support the declining household size

Average Household Size

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|                               | 2009 ACS | 2017 ACS | 2024 Projection |
|-------------------------------|----------|----------|-----------------|
| Average Household Size        | 3.61     | 3.29     | 3.14            |
| Average Owner Household Size  | 3.85     | 3.57     | 3.51            |
| Average Renter Household Size | 3.11     | 2.79     | 2.47            |

U.S. Census Bureau. Table B25010: Average household size of occupied housing units by tenure. American Community Survey.

## B. INCOME

### Household Income

- Median household income increased by 20% between 2009 and 2017
  - 2009: \$58,444
  - 2017: \$70,139
- Median household income is projected to increase another 8.7% by 2024
  - 2017: \$70,139
  - 2024: \$76,266
- Although the median household income was higher than Cache County's (\$61,100), 35% of households earned \$50,000 or less annually
- Takeaways:
  - Moderate to very-low income housing is needed to support current household incomes

### Median household income

|                         | 2009 ACS | 2017 ACS | 2024 Projection | Difference |
|-------------------------|----------|----------|-----------------|------------|
| Median household income | \$58,444 | \$70,139 | \$76,266        | \$6,127    |
| Owner-occupied income   | \$76,979 | \$85,402 | \$87,149        | \$1,747    |
| Renter-occupied income  | \$28,818 | \$35,000 | \$36,451        | \$1,451    |

U.S. Census Bureau. Table B25119: Median household income that past 12 months by tenure. American Community Survey.

### Income by household

| Income               | Number of Households | Percentage |
|----------------------|----------------------|------------|
| Less than \$10,000   | 185                  | 6.0%       |
| \$10,000 to \$14,999 | 59                   | 1.9%       |
| \$15,000 to \$24,999 | 239                  | 7.8%       |
| \$25,000 to \$34,999 | 316                  | 10.3%      |
| \$35,000 to \$49,999 | 278                  | 9.0%       |
| \$50,000 to \$74,999 | 670                  | 21.8%      |

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|                        |     |       |
|------------------------|-----|-------|
| \$75,000 to \$99,999   | 415 | 13.5% |
| \$100,000 to \$149,999 | 588 | 19.1% |
| \$150,000 to \$199,999 | 94  | 3.1%  |
| \$200,000 or more      | 236 | 6.0%  |

U.S. Census Bureau. Table DP03: Selected economic characteristics. American Community Survey.

**Area Median Income (AMI)**

- AMI is used to estimate moderate-income housing needs and is broken down as followed:
  - Moderate-income is  $\leq 80\%$  of AMI
  - Low-income is  $\leq 50\%$  of AMI
  - Very low-income is  $\leq 30\%$  of AMI
- A household is defined as four people
- 35% of households were moderate to very low income earning
- 18% of households were in the 50-80 percent AMI level
- 63% of moderate to very-low income households were renters
- 96.7% of very-low income households were renters
- Takeaways:
  - Moderate to very-low income housing is needed to support current household incomes, including
    - Rental units for very-low income households
    - A mix of rental and owner housing units for moderate to low-income households

|                                 | Annual Income       | Monthly Income    |
|---------------------------------|---------------------|-------------------|
| $\geq 80\%$ to $\leq 100\%$ AMI | \$56,111 - \$70,139 | \$4,676 - \$5,845 |
| $> 100\%$ AMI                   | $> \$70,139$        | $> \$5,845$       |

**Income Distribution by Tenure**

|                              | Owner | Renter | Total |
|------------------------------|-------|--------|-------|
| $\geq 30\%$ AMI              | 10    | 225    | 235   |
| $> 30\%$ to $\leq 50\%$ AMI  | 105   | 140    | 245   |
| $> 50\%$ to $\leq 80\%$ AMI  | 250   | 260    | 510   |
| $> 80\%$ to $\leq 100\%$ AMI | 125   | 95     | 220   |
| $> 100\%$ AMI                | 1,405 | 215    | 1,620 |
| Total                        | 1,895 | 935    | 2,830 |

Housing and Urban Development. (2018). 2011-2015 Comprehensive Housing Affordability Strategy [Data].

**C. HOUSING**

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ATTACHMENT 1 (continued)

**Housing Unit Tenures and Types**

**Housing Unit Tenure**

- Owner-occupied housing made up the majority of housing tenure in 2017
  - 63.2% of occupied housing units were owner-occupied
- The percentage of total housing tenure in owner-occupied housing has decreased from 2009 to 2017
  - 1,497 or 67.5% owner-occupied housing in 2009
  - 1,948 or 63.2% owner-occupied housing in 2017
- The percentage of total housing tenure in renter-occupied housing has increased from 2009 to 2017
  - 721 owner-occupied housing in 2009, or 32.5% of the total housing tenure
  - 1,132 owner-occupied housing in 2017, or 36.8% of the total housing tenure
- Takeaways:
  - There is a growing need for more rental housing

**Housing Unit Type**

- Single family, detached housing made up the majority of housing unit types in 2017
  - 62.3% single family, detached units
  - 25.6% multi-family housing units
  - 9.9% single family, attached
  - 2.2% mobile home
- Between 2009 and 2017 the amount of housing type in single family, attached increased while single family, detached declined
  - Single family, attached
    - 2009: 4.6% of the total housing unit type
    - 2017: 9.9% of the total housing unit type
  - Single family, detached
    - 2009: 68.3% of the total housing unit type
    - 2017: 62.3% of the total housing unit type

**Future Housing Needs by Housing Unit Type**

- An additional 776 housing units are needed by 2024 to meet the projected population increase
  - In 2017, there were 3,080 occupied housing units
  - By 2024, there will be 3,856 occupied housing units
- Takeaways:
  - Almost 20% of new housing typed should be renter-occupied multi-family (2 or more units)
  - The majority of new housing types (65.6%) should be single family, detached
  - A variety of housing types is needed to support the project population increase

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Supply of Housing Units by Structure Type

|                                         | 2009 ACS | 2017 ACS | 2024<br>Projection <sup>3</sup> | Difference |
|-----------------------------------------|----------|----------|---------------------------------|------------|
| TOTAL HOUSING UNITS <sup>1</sup>        | 2,300    | 3,331    | 4,400                           | 1,069      |
| Total occupied units <sup>2</sup>       | 2,218    | 3,080    | 3,856                           | 776        |
| Owner-occupied structures <sup>2</sup>  | 1,497    | 1,948    | 2,460                           | 512        |
| Single family, detached                 | 1,406    | 1,727    | 2,414                           | 414        |
| Single family, attached                 | 31       | 145      | 246                             | 101        |
| Multi-Family (2 or more units)          | 43       | 9        | -46                             | -46        |
| Mobile Home                             | 17       | 67       | 120                             | 53         |
| Renter-occupied structures <sup>2</sup> | 721      | 1,132    | 1,395                           | 263        |
| Single family, detached                 | 108      | 191      | 286                             | 95         |
| Single family, attached                 | 72       | 161      | 202                             | 41         |
| Multi-Family (2 or more units)          | 522      | 780      | 932                             | 152        |
| Mobile Home                             | 19       | 0        | -24                             | -24        |

<sup>1</sup>U.S. Census Bureau. Table B25001: Total housing units. American Community Survey.

<sup>2</sup>U.S. Census Bureau. Table B25032: Tenure by units in structure. American Community Survey.

<sup>3</sup>Utah Department of Workforce Services. (2018). Five year housing projection calculator v020172019.

**HOUSING COST**

- The monthly housing cost for a renter increased by 19.6% between 2009 and 2017 and is projected to increase by another 6.4% by 2024
  - 2009 median gross rent: \$821
  - 2017 median gross rent: \$982
  - Percent increase in gross rent between 2009 and 2017: 19.6%
- The monthly housing cost for an owner-occupied housing unit has remained relatively stable at \$1,000 per month
- Takeaways:
  - A variety of rental units prices will help support the increase in renter households as well as the needs of moderate to very-low income households

|                                                     | 2009 ACS | 2017 ACS | 2024<br>Projection | Difference |
|-----------------------------------------------------|----------|----------|--------------------|------------|
| Total owner-occupied housing unit cost <sup>1</sup> | \$1,104  | \$1,115  | \$1,008            | -\$107     |
| Median Gross Rent <sup>2</sup>                      | \$821    | \$982    | \$1,045            | \$63       |

<sup>1</sup>U.S. Census Bureau. Table B25088: Median selected monthly owner costs (Dollars) by mortgage status. American Community Survey.

<sup>2</sup>U.S. Census Bureau. Table B25064: Median gross rent (Dollars). American Community Survey.

**Affordability**

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- Incomes are spent in the following categories according to HUD:
  - Food, clothing, transportation, housing, energy, durable goods (e.g., vehicle), health care, leisure, and miscellaneous services
- Households that pay 30% or more of the income on housing are considered cost burdened
- Households that pay 50% or more of the income on housing are considered severely cost burdened
- Affordable housing is housing that costs less than 30% of a households income
- 29.8% of households were considered cost burden
  - 52.3% of renters were cost burdened
  - 18.6% of owners were cost burdened
- 12.8% of households were considered severely cost burdened
  - 26.6% of renters were severely cost burdened
  - 6.0% of owners were severely cost burdened
- Takeaways:
  - Affordable housing options are needed to help reduce the number of cost burden and severely cost burden households, this is especially true for renters

**Income by cost burden renter**

|                   | Cost Burden >30% | Cost Burden >50% | Total      |
|-------------------|------------------|------------------|------------|
| ≥30% AMI          | 190              | 190              | 225        |
| >30% to ≤50% AMI  | 100              | 45               | 140        |
| >50% to ≤80% AMI  | 179              | 4                | 260        |
| >80% to ≤100% AMI | 10               | 0                | 95         |
| >100% AMI         | 10               | 10               | 215        |
| <b>Total</b>      | <b>489</b>       | <b>249</b>       | <b>935</b> |

Housing and Urban Development. (2018). 2011-2015 Comprehensive Housing Affordability Strategy [Data].

**Income by cost burden owners**

|                   | Cost Burden >30% | Cost Burden >50% | Total        |
|-------------------|------------------|------------------|--------------|
| ≥30% AMI          | 8                | 4                | 10           |
| >30% to ≤50% AMI  | 95               | 75               | 105          |
| >50% to ≤80% AMI  | 70               | 10               | 250          |
| >80% to ≤100% AMI | 30               | 0                | 125          |
| >100% AMI         | 150              | 25               | 1,405        |
| <b>Total</b>      | <b>353</b>       | <b>114</b>       | <b>1,895</b> |

Housing and Urban Development. (2018). 2011-2015 Comprehensive Housing Affordability Strategy [Data].

**Estimate of the Existing Supply of Moderate Income Housing**

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- There is a deficit of affordable and available housing for rental households at all three AMI levels, the largest deficit is at the very-low (30% AMI) and low (50% AMI) levels
  - 190 units are needed for households at the 30% AMI level
  - 195 units are needed for households at the 50% AMI level
- Takeaways:
  - Moderate to very-low income housing is needed to support current household

**Renter Occupied Housing**

| AMI Level | Households | Affordable Units | Surplus/Deficit of Affordable Units | Available Units | Surplus/Deficit of Available Units |
|-----------|------------|------------------|-------------------------------------|-----------------|------------------------------------|
| ≤ 30%     | 225        | 90               | -135                                | 35              | -190                               |
| ≤ 50%     | 365        | 245              | -120                                | 170             | -195                               |
| ≤ 80%     | 625        | 820              | 195                                 | 565             | -60                                |

Housing and Urban Development. (2018). 2011-2015 Comprehensive Housing Affordability Strategy [Data].

**Estimate of the Need for Moderate Income Housing for the Next Five Years**

- The future moderate income housing need was estimated by multiplying the percentage of current households at the different AMI levels by the projected number of housing units needed by 2024, which was 776. This was then divided by the projected percentage of owner- and renter-occupied units.
- 34% of all new housing units should be moderate to very-low income to meet the needs of future households
  - 8.3% should be very-low income housing units
  - 17.0% should be very-low income housing units
  - 34.0% should be very-low income housing units
- Takeaways:
  - Over 1/3 of all new housing units should be moderate to very-low income housing to meet the needs of future households
    - Over 159 moderate income housing units (≤ 80% AMI) will be needed by 2024. This includes the number of moderate income housing units needed for future residents as well as the current deficit of rental units. Please note this figure does not include the deficit of owner-occupied housing. Data does not exist for the surplus or deficit of owner-occupied housing at the different AMI levels.

**Number of housing units needed by tenure at AMI thresholds by 2024**

| AMI Threshold | Total | Owner-Occupied | Renter-Occupied |
|---------------|-------|----------------|-----------------|
| ≤30%          | 64    | 41             | 23              |
| ≤50%          | 132   | 84             | 48              |
| ≤80%          | 271   | 173            | 98              |

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|       |     |     |     |
|-------|-----|-----|-----|
| ≤100% | 332 | 212 | 120 |
| >100% | 776 | 495 | 281 |

### Section 3: Residential Land Uses, Zoning and Other Barriers to Moderate Income Housing

#### Survey of Residential Land Use

- Residential land use had the most properties and acres of land
  - 72.4% of properties were residential
  - 36.4% of total acres were residential
- Greenbelt were large properties
  - 2.1% of properties were greenbelt but totaled 25.2% of total acres
- There is still vacant land available for development, conservation or both
  - 20.7% of total acres were vacant
- Single family residential used the most land in residential development
  - 95.0% of residential land use was single family
- Townhomes were the second most residential property type but use the third least amount of land
  - 5.8% of properties were townhomes
  - Only 0.4% of residential land is townhomes
- Takeaways:
  - A significant portion of North Logan was residential, but there was still a significant portion that was available for development, such as agriculture, greenbelt and vacant properties. Although North Logan has much room to grow, social as well as environmental impacts of developing should be considered in the context of the North Logan, adjacent communities and Cache Valley.
  - Townhomes, twin homes and 4-plexes are efficient ways to develop land and meet housing needs

| Land Use Type | Properties |       | Acres   |       |
|---------------|------------|-------|---------|-------|
|               | #          | %     | #       | %     |
| Agriculture   | 45         | 1.3%  | 251.4   | 6.8%  |
| Commercial    | 183        | 5.1%  | 395.2   | 10.7% |
| Greenbelt     | 76         | 2.1%  | 928.5   | 25.2% |
| Residential   | 2,589      | 72.4% | 1,338.1 | 36.4% |
| Secondary     | 8          | 0.2%  | 6.0     | 0.2%  |
| Unclassified  | 196        | 5.5%  | 0.0     | 0.0%  |
| Vacant        | 480        | 13.4% | 759.9   | 20.7% |
| Total         | 3,577      | -     | 3,679   | -     |

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\*unclassified included 196 properties that did not have property sizes. Therefore the numbers in these tables are incomplete but still may represent general trends in land uses.

\*Breakdown of residential land use on next page

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| Residential Type        | Properties |       | Acres   |       |
|-------------------------|------------|-------|---------|-------|
|                         | #          | %     | #       | %     |
| Single Family           | 2,254      | 87.1% | 1,270.8 | 95.0% |
| Single Family/Apartment | 5          | 0.2%  | 1.5     | 0.1%  |
| Mobile home             | 60         | 2.3%  | 6.3     | 0.5%  |
| Twin home               | 61         | 2.4%  | 6.6     | 0.5%  |
| Townhome                | 151        | 5.8%  | 4.9     | 0.4%  |
| Duplex                  | 8          | 0.3%  | 3.3     | 0.2%  |
| 4-Plex                  | 43         | 1.7%  | 7.6     | 0.6%  |
| Low rise multi-family   | 7          | 0.3%  | 37.0    | 2.8%  |
| Total                   | 2,589      | -     | 1,338.0 | -     |

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**An Evaluation of How Existing Land Uses and Zones Affect Opportunities for Moderate Income Housing**

North Logan City has traditionally been a rural community, primarily comprised of larger estate lots, however, steps have been and are being made to provide more mixed use and affordable housing as the city grows.

Below is a list of common zoning and policy issue that can be generally limiting on affordable or fair housing availability

- Codes that provide a definition of a "family," specifically codes that discuss if family members are defined by blood, marriage, adoption or legal guardianship
  - The definition of "Family" in North Logan city is as follows (12C-200)
    - *"Family. A single person or a group of persons related by blood, marriage or adoption. (See associated definition herein of "Related".) The following groups of individuals are also designated as being permitted to occupy a single-family residence or each unit within a two-family or multiple-family dwelling unit as if it was a family:*
      - *A family as defined above plus one (1) additional unrelated individual living with the family;*
      - *A family as defined above plus up to four (4) children living with the family in a licensed foster care or host home;*
      - *A family as defined above plus or one (1) additional child (three (3) if siblings) living in a proctor care home; or*
      - *A group of no more than four persons regardless of their familial relationship."*
    - In addition to family related by blood, marriage, adoption or legal guardianship; a family is defined as four unrelated persons.

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- 2328 ○ Limits on unrelated people residing together
- 2329     ▪ North Logan City does limit the number of unrelated persons to live
- 2330         together to four, however the city also allows for accessory dwelling units,
- 2331         both attached and detached which potentially increases that limit to eight
- 2332         unrelated persons with a conditional use permit.
- 2333 ○ Absence of density bonuses, fee waivers, and accessory units.
- 2334     ▪ Density bonuses are available through two different subdivision methods,
- 2335         density determinant, and density bonus subdivisions. North Logan also
- 2336         allows for accessory units in all residential zones with a conditional use
- 2337         permit. There are no tax-credit units within the city, but no fee waivers in
- 2338         the city code.
- 2339 ○ Strict zoning requiring conditional use permits for certain housing types, such as
- 2340     accessory units.
- 2341     ▪ Conditional Use permits are required for Accessory Dwelling Units in
- 2342         North Logan City. Conditional use permits are also required for apartment
- 2343         buildings over 4 units
- 2344 ○ Community “friendliness” of local zoning ordinances to rental housing that
- 2345     influences the siting of rental housing to segregated areas of the community;
- 2346     ▪ Rental of housing is not restricted in any zone in North Logan City
- 2347 ○ Occupancy Limits
- 2348     ▪ North Logan City has a limitation of one family, one family plus one
- 2349         unrelated person, or four unrelated persons. The city has historically only
- 2350         monitored this provision on a complaint basis.
- 2351 ○ Zones that only permit elderly housing
- 2352     ▪ There are no zones in North Logan City permit only elderly housing.
- 2353 ○ Limits on who can live in an affordable housing system, such as local applicants
- 2354     or municipal employees only
- 2355     ▪ North Logan City does not have any limits on who can live in affordable
- 2356         housing.
- 2357 ○ Lack of targeted marketing to protected classes for public housing or subsidy
- 2358     programs
- 2359     ▪ North Logan City does not currently market to any protected classes
- 2360 ○ Requiring large lots and limited areas zoned for multifamily housing
- 2361     ▪ Due to the historic character and lot sizes in North Logan City, a
- 2362         significant portion of North Logan is zoned for larger, residential estate
- 2363         lots. However, providing more multi-family, higher density housing around
- 2364         a mixed-use community core has been a focus, and development is
- 2365         currently occurring in these more dense, redeveloped areas.
- 2366 ○ Tax assessments that are higher in neighborhoods of color
- 2367     ▪ This does not apply to North Logan City
- 2368 ○ Failure to have a housing authority or family voucher program;
- 2369     ▪ North Logan City does not have its own housing authority
- 2370 ○ Lack of a complaint process

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- North Logan does not have an established complaint process
- Lack of training for municipal staff on direct and indirect impacts on fair housing opportunity
  - Training for North Logan City staff is provided through conference attendance including conferences with housing developers to remain current on best management practices.

Historically rural, with large estate lots, along with continued agriculture and greenbelt uses among residential subdivisions, pressure to maintain the city's character has led to larger lot sizes subsequently higher housing costs. Finding ways to include higher density housing in the mixed-use city center core, while maintaining established residential neighborhoods has proved to be a great step towards improving housing affordability. Development and construction of high density housing is currently ongoing with hundreds of units soon to be developed that will provide moderate income housing for future residents.

#### **Section 4: Goals to Encourage Moderate Income Housing**

**Goal One:                   Rezone for densities necessary to assure the production of moderate income housing**

**Strategies:**

- Include high density, and mixed use zoning in areas to be potentially rezoned, particularly areas west of main street that have not historically included residential use.
- Evaluate isolated areas of zoning with low density, large, estate lots into higher density single-family lots where established neighborhoods will not be disturbed, while also considering and minimizing impact on the traditional rural character of North Logan City.

**Goal Two:                   Allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers**

**Strategies:**

- Utilize existing zones, including City Center Adjacent (CCA) and City Center Commercial (CCC) that allow for, and encourage mixed-use development in

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2411 planned areas around the city without compromising existing character of the  
2412 city or disturbing existing neighborhoods.

- 2413 • Review zoning in Commercial and Industrial areas to include existing mixed-use  
2414 zones (CCA and CCC) allowing second and third story residential development  
2415 where possible and beneficial.

2416  
2417  
2418 **Goal Three: Create or allow for, and reduce regulations related to, accessory**  
2419 **dwelling units in residential zones**

2420  
2421 **Strategies:**

- 2422  
2423 • Review the newly passed Accessory Dwelling Unit Ordinance next year to assess  
2424 if regulations need to be adjusted to promote accessibility.
- 2425 • Find ways to promote Accessory Dwelling Units within North Logan City through  
2426 distributing information to improve the visibility of this housing option for  
2427 landowners.