



## CITY OF LOGAN

**Resolution  
No. 13-84**

### **A Resolution Approving Renewal of a Recycling Market Development Zone Program**

**WHEREAS**, the Utah Legislature has established a Recycling Market Development Zone program, hereinafter "Program" (see U.C.A. §63M-1-1104, et seq.); and

**WHEREAS**, the Program provides certain incentives and benefits for qualifying businesses; and

**WHEREAS**, businesses, located in the City of Logan, that use recycled materials in their manufacturing processes or otherwise collect, process or distribute recycled materials may benefit from locating in a Recycling Market Development Zone; and

**WHEREAS**, the City of Logan finds that participation in the Program assists businesses and is an economic development tool to incent businesses, while promoting recycling;

**NOW THEREFORE BE IT RESOLVED**, that the City of Logan does hereby memorialize its desire to have its designation as a Recycling Market Development Zone renewed, as outlined in the attached application to be forwarded to the State of Utah.

**BE IT FURTHER RESOLVED**, that the City Council authorizes the Mayor to file the application attached hereto and submit it to the State of Utah.

This resolution duly adopted upon this \_\_\_\_\_ day of \_\_\_\_\_ 2013,  
by the following vote:

Ayes:  
Nays:  
Absent:

\_\_\_\_\_  
Holly Daines, Chair

Attest:

\_\_\_\_\_  
Teresa Harris, City Recorder

Date: October 3, 2013  
Subject: Recyclable Market Development Zone Application  
To: Logan City Council

Enclosed is a copy of the City of Logan's Recyclable Market Development Zone (RMDZ) re-application. This application was originally written several years ago to be in harmony with our community's *Five Year Solid Waste Management Master Plan* and all subsequent programs that have been developed. The last draft was approved by the Logan City Municipal Council and submitted to the State of Utah in 2008. The statute requires that we review and resubmit our application once every five (5) years.

Logan's Recyclable Market Development Zone allows new or existing businesses located within this zone who qualify to be eligible for certain state income tax credits. State income recycling tax credits are based on recycling equipment purchased, and operational expenses such as rent, wages paid, supplies, tools, test inventory, and utilities purchased. In short, qualifying businesses must be involved in composting, the collection of recyclable materials, or the manufacture of a product using post consumer or secondary waste material.

For the 2013 application, the RMDZ was expanded to include both Industrial Zone and the Commercial Service zone. This change increases the number of businesses who are eligible for the tax credit by at minimum of 400%. Conversations with Mike Desimone and Kirk Jensen confirm that this will have little impact on the City, but could potentially have a beneficial impact for private businesses located within these two zones.

In order to renew the Recycling Market Development Zone application the State of Utah Economic Development requires the following before January 1, 2014:

- (1) Written documentation of approval in the form of a resolution from the local jurisdiction's legislative body
- (2) Local qualifying contributions and incentives including but not limited to:
  - (a) Simplified permit procedures
  - (b) Dedication of available government grants
  - (c) Waiver of business license or permit fees
  - (d) Infrastructure improvements
  - (e) Private contributions
  - (f) Utility rate concessions, etc.

If there are any questions please call Emily Malik at 435-716-9792.

Sincerely,

Emily Malik  
Environmental Department Conservation Coordinator



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**THE CITY OF LOGAN  
RECYCLABLE MARKET DEVELOPMENT ZONE  
RE-APPLICATION   ▪   2013**

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## INTRODUCTION

The City of Logan owns and operates two sanitary landfills in Cache County. The first, named Logan Landfill, is located between 200 South and 200 North, and between 1400 West and 1900 West. Waste deposition at this landfill started in 1960. Since 1974 waste collection, disposal and recycling have been provided by the City of Logan Environmental Department as part of an agreement between all 19 cities and towns and the unincorporated areas in Cache County. This cooperative agreement is called Cache County Service Area No. 1. Utah State University provides collection for the university facilities and there are a handful of private businesses that deliver their waste to the landfill.

As of January 1, 2013, the Logan Landfill has 4,425,106 cubic yards of capacity left and is projected to close in 2022. Most recently Logan City has obtained a conditional permit for a new landfill near Clarkston, UT named North Valley Landfill. It is critical to our community that we maintain a sound solid waste management system to see us through the remaining years of use for the Logan Landfill, minimize the amount of waste being hauled to the North Valley Landfill, and to maximize the lifespan of the North Valley Landfill.

An effective waste management plan should include waste reduction alternatives, reuse programs, and recycling. The City of Logan has a single stream curbside recycling program, a commercial recycling program, and a green-waste collection and composting operation. Commercial business, especially the large box stores and industry are also involved in baling and sale of recyclables. The most common recycled materials are paper, metal, plastic, corrugated cardboard, pallets, tires, and used oil.

## POST CONSUMER RECYCLING BUSINESS

There are several businesses in and surrounding Logan City that manufacture with, process, or collect post-consumer materials within the City of Logan. The following table is a list of the known businesses, the materials they use, and their collection methods:

**Table 1: Known Current Recycling Companies in and Around Logan**

<u>NAME</u>	<u>MATERIAL RECYCLED</u>	<u>COLLECTION METHOD</u>
City of Logan	Paper, Cardboard, Plastics, Metals, Tires, and Used Oil	Curbside Collection, Commercial Dumpster Collection, Landfill, Drop-off
D&D Auto	Metals	Drop-off
Valley Recycling	Cardboard, Metals, Plastics	Pick-up & Drop-off
Multimetals	Metals	Drop-off
Rotational Molding of Utah	Plastics	Pick-up
USU	Paper, Cardboard, Glass, Plastics, and Metals	Pick-up & Drop-off
Pallets of Utah	Pallets	Pick-up
Mountain Fiber Insulation	Paper, Plastics, Metals, Cardboard	Drop-off

## RECYCLE MARKET DEVELOPMENT ZONE QUALIFYING BUSINESS

The following group of businesses collects recyclables and use post consumer recyclables in their manufacturing processes and will potentially fall within the designated Recycling Market Development Zone (RMDZ) and qualify for state tax incentives:

- Econo Reel
- Pallets of Utah
- Valley Recycling
- Paragon Tool
- Multimetals
- Dutro
- Zigg Design
- IMDS
- Sirtec

Vinyl Technologies, Inc  
Sign This  
Square One Printing  
Bear River Cabinetry

The rest of the businesses dealing with post-consumer recycling are either unknown, located outside of Logan City Limits, or do not fall within the RMDZ.

## **EXPECTED INVESTMENT ON BEHALF OF QUALIFYING BUSINESS**

With a recovering economy and recent nationwide economic growth, investments in business should continue to grow also. Although we are not aware of specific investments and job growth plans for each of the above listed businesses, history shows that these and other businesses will take advantage of the RMDZ tax credit.

## **LAND USE AND ZONING**

Under the City of Logan's land use plan and zoning map, all areas currently zoned "Industrial Park" and "Commercial Service" will qualify as "Recyclable Market Development Zones" (refer to Appendix B Logan City Zoning Map). These zoning districts are suitable for businesses engaged in the collection and processing of post-consumer recyclables as well as those businesses utilizing post-consumer recyclables in their manufacturing processes. The City will encourage new recycling companies interested in establishing in Logan to locate in these zones. They are defined as follows:

The Industrial Park Zone, or "IP" district, is intended to accommodate heavier manufacturing and processing, regional warehousing and distribution, wholesale, and limited supporting commercial uses. The Commercial Service Zone, or "CS" district, is intended to accommodate lighter manufacturing and processing, wholesale/distribution, warehousing, and a wider range of commercial or service related uses that support the construction and manufacturing trades. In both zones, the Land Development Code establishes the following site development considerations:

1. Design Review: Required.
2. Residential land use: Not permitted.
3. Minimum parking standards established by code.
4. Minimum signage standards established by code.
5. Minimum landscaping standards established by code.
6. Some uses with each of these two zoning districts may require a Conditional Use Permit.

Logan City believes that recycling oriented business operations are a good fit and appropriate to the intent and use of land within the Industrial Park and Commercial Services zoning districts. However, Logan City is unwilling to extend these incentives to those businesses considered non-conforming uses as they are operating contrary to Logan's General Plan and its Future Land Use Plan Map.

## **COORDINATION OF ECONOMIC DEVELOPMENT AND RECYCLING ZONE**

Logan City has an Economic Development Strategic Plan based on ten priorities. A couple of these priorities dovetail nicely with our Recycling Market Development Zone and recycling oriented business. The priorities from the Strategic Plan that affect our RMDZ are: Business Retention and Expansion, Business Attraction, Business Development, Industrial and Commercial Site Development/Redevelopment, Transportation and Other Infrastructure, and Stewardship of our Natural Environment.

The City intends to assist in the retention and expansion of local business by assisting in the identification of suitable land and buildings, facilitating incentives, and providing pertinent information relative to workforce and infrastructure.

In addition to retaining business, the City intends to attract business by providing timely information to prospective companies through official contacts and site visits, as well as providing marketing materials and website information. The City also intends to maintain effective coordination with other economic development organizations on the local and state level. The City will enroll land parcels into the EDC Utah Sure Site Program and work to align efforts with Utah State University's Innovation Campus and TCO to facilitate the retention of spinoff businesses and to capitalize on the USTAR initiative. Finally, the City will facilitate incentives and/or the sale of City property. Incentives include tax breaks to businesses selected by the City which locate within the City's Economic or Redevelopment Project Areas and which meet certain threshold criteria such as tax revenue generation and the provision of above average-wage jobs. Some of these Project Areas are located within the RMDZ.

The City intends to foster local small business development by encouraging entrepreneurs to work with the Cache Business Resource Center and by assisting new and existing businesses as mentioned.

The City will take appropriate measures to help ensure the availability of land and buildings that are affordable and attractive to new and expanding business in order to promote industrial and commercial site development/ redevelopment. The City will encourage private land owners to develop, redevelop, or sell land for industrial or commercial development.

The City will also lend its efforts towards improving transportation efficiencies to enable business to move people and equipment quickly and efficiently. The City commits to maintaining, improving, and expanding existing infrastructure to maximize utility and to accommodate development. The primary corridor for transportation through the RMDZ, 1000 West, is currently in the process of improvement through widening and other traffic redesign measures. The City also intends to lend its efforts to the enhancement of SR30, another significant gateway corridor. Also, Logan will continue its efforts towards securing passenger and cargo air service into Logan's Airport.

Logan City also recognizes the importance of conserving the quality of its air, water, and other natural resources, as well as the aesthetic appearance of our City. Economic development efforts will be carried out in such a way as to preserve these invaluable assets.

Unfortunately, not all recycling businesses will qualify for the incentives that Logan City provides. The Logan City Environmental Department, however, does own considerable property around the Logan City Landfill, which dependent upon an approved business plan and mutual agreement could be leased to a prospective recycling business at a potentially reduced cost to that business. Attractive business plans will include a commitment to divert a certain portion of the Service Area's waste stream from the Landfill, and create jobs for the community.

## **WASTE MANAGEMENT PLANS & POST CONSUMER WASTE COLLECTION**

The only commercially permitted post-consumer waste collector in Service Area # 1 (or all of Cache County) is the City of Logan Environmental Department. There are a scant few businesses that are allowed to haul their facility's garbage to the Logan Landfill; most notable is Utah State University.

The City introduced a pay-as-you-throw 60-gallon residential waste collection can fee in 1996 to encourage recycling and waste reduction. Currently, more than 30% of our residents subscribe to the smaller can. We commissioned a 5 year solid waste master plan for our area prior to 2005, implemented a mandatory curbside recycling program for both residential and multifamily residential customers in 2007 and, most recently, expanded our glass recycling drop sites throughout Cache County. As a result, we have increased collection of recyclable materials by more than 70% since 2005 throughout Service Area #1.

Of benefit to our local recycling companies is the commercial cardboard and scrap steel that we collect from business around the County and from residential drop-off at the landfill collection point. Currently, we are collecting an average of around 180 tons of cardboard per month which is generally sold to a recycling broker within Logan City. We also sell metals to local recycling brokers. We continually strive to find ways to divert more waste and maximize recyclable materials collection from the commercial waste stream. Most recently, we have started offering free waste audits for businesses to help determine if recycling will lower their garbage rates. The majority of businesses that have an audit end up expanding their recycling services.

All of our programs contribute to our local and state economy. The curbside and multi-family programs have been a major benefit to Mountain Fiber Insulation who receives all of our curbside recyclables and processes the majority of it into an insulation product. Although Mountain Fiber is not located within our RMDZ they are part of Hyrum City's RMDZ and they benefit Cache County's local economy. Our glass is taken to Momentum Recycling in Salt Lake City. Most of the product that they receive has an end within Utah.

## **GREEN WASTE COLLECTION**

Logan City and some of the outlying municipalities enjoy curbside green-waste collection and drop-site green waste collection. Residents subscribing to curbside green waste collection are able to receive a 90 gallon automated container for grass clippings, leaves, and branches. Collection occurs once per week between the months of March and November, and the fee is \$4.00 monthly.

To date there are nearly 5,000 subscribing customers. Citizens who choose to haul their own green waste material may drop it off at designated green waste recycling roll-off containers throughout the county or at the Logan City Green Waste Facility located at the Logan Landfill. In 2012 approximately 12,000 tons of green-waste material were received and processed at the Logan City Green Waste Facility, equating to approximately 10% of the total waste stream.

## **LANDFILL STATUS**

City of Logan has a Class I landfill permitted by the State of Utah Department of Environmental Quality. The total capacity of the landfill is 9,534,637 cubic yards, and the remaining capacity is about 4,425,106 cubic yards. The estimated closure date for the landfill is 2022. Aggressive recycling composting operations will extend the life of the landfill. We are in a permitting process of developing a new landfill, the North Valley Landfill, north of Clarkston, Utah near the Utah/Idaho border. We expect the North Valley Landfill to be developed in the next 5 to 10 years. Aggressive recycling composting operations will help to decrease waste transportation costs and to make the new landfill last more than 150 years into the future.

## **MEANS OF ASSESSMENT**

To determine the effectiveness of the RMDZ plan the City of Logan, Environmental Department will assess the plan based on the following criteria:

1. Number of jobs created because of the qualifying businesses
2. Capital investment occurring within the existing qualifying businesses
3. The local post consumer material diversion relationships that exist between qualifying businesses and local industry or commercial retail
4. Number of new businesses created

Reportability in any one or all of these criteria will indicate a successful environment created by the RMDZ for recycling manufacturing or marketing type business.

## **LOCAL CONTRIBUTIONS AND INCENTIVES**

Some of the local contributions and incentives provided to qualifying recycling businesses in Logan include simplified permit procedures and infrastructure improvements.

In the recent past, Logan City has simplified its business license and permitting processes to make getting a business license easier and faster. The first improvement Logan City made was to speed up the approval process. Now, it can take as little as one week to approve a business license application. The current application process has been streamlined down to a 2 page application form (shortened from 4 pages) with the City implementing an on-line business license application and renewal process in 2013. The City also condensed their 25 category fee structure down to 5 categories and eliminated the redundancy of information already requested by the State and the IRS. Finally, the City improved the quality of its business license education materials to make the process less complicated for the potential business owner.

As mentioned earlier 1000 West, which is the main thoroughfare through the Industrial Park Zone and portions of the RMDZ, is currently undergoing major renovation. That portion of the roadway from 200 North south to State Route 89/91 has been widened from two to five lanes with improved traffic and intersection control while construction is currently underway on the remainder of the roadway north of 200 North. This will help facilitate the flow of commerce and traffic into the industrial and commercial areas where the participating recycling businesses operate.

In addition to these contributions and incentives, the City continues to support local business in the application process for State Industrial Revenue Bonds.

## **SPECIAL SERVICES AVAILABLE TO NEW BUSINESSES**

The Cache Chamber of Commerce, Bear River Association of Governments (BRAG), and Cache Business Resource Center (CBRC) are all organizations within our community that provide information resources or counseling regarding starting and operating a new business. These organizations are valuable to entrepreneurs interested in starting business with recycling manufacturing processes. They provide information regarding structuring a business, financing a business and business loans, marketing and advertising, business insurance, and recordkeeping.

In addition to the informational resources provided by these organizations there is a training program available locally through the Bridgerland Applied Technology College called Custom Fit that assists businesses in building and maintaining a quality workforce to meet market demands and strengthen business' competitive edge.

One way that BRAG supports small business set up and operation is through their technical assistance and loan program. BRAG provides business counseling and planning assistance in partnership with the Bridgerland Applied Technology College. BRAG also makes loans through its Revolving Loan Fund program for established businesses that are ready to expand and add jobs in key employment sectors such as manufacturing and high tech industries. Additional micro-loan assistance for start-ups is available through the Utah Microenterprise Loan Fund in Salt Lake City..

# **APPENDIX A**

## **A RESOLUTION SUPPORTING THE RENEWAL OF THE RECYCLING MARKET DEVELOPMENT ZONE**



# CITY OF LOGAN

Resolution            A Resolution Approving Renewal of a Recycling Market  
No. 013-XX            Development Zone Program

**WHEREAS**, the Utah Legislature has established a Recycling Market Development Zone program, hereinafter “Program” (see U.C.A. §63M-1-1104, et seq.); and

**WHEREAS**, the Program provides certain incentives and benefits for qualifying businesses; and

**WHEREAS**, businesses, located in the City of Logan, that use recycled materials in their manufacturing processes or otherwise collect, process or distribute recycled materials may benefit from locating in a Recycling Market Development Zone; and

**WHEREAS**, the City of Logan finds that participation in the Program assists businesses and is an economic development tool to incent businesses, while promoting recycling;

**NOW THEREFORE BE IT RESOLVED**, that the City of Logan does hereby memorialize its desire to have its designation as a Recycling Market Development Zone renewed, as outlined in the attached application to be forwarded to the State of Utah.

**BE IT FURTHER RESOLVED**, that the City Council authorizes the Mayor to file the application attached hereto and submit it to the State of Utah.

This resolution duly adopted upon this day of            2013, by the following vote:

Ayes:  
Nays:  
Absent:

\_\_\_\_\_  
Holly Daines, Chair

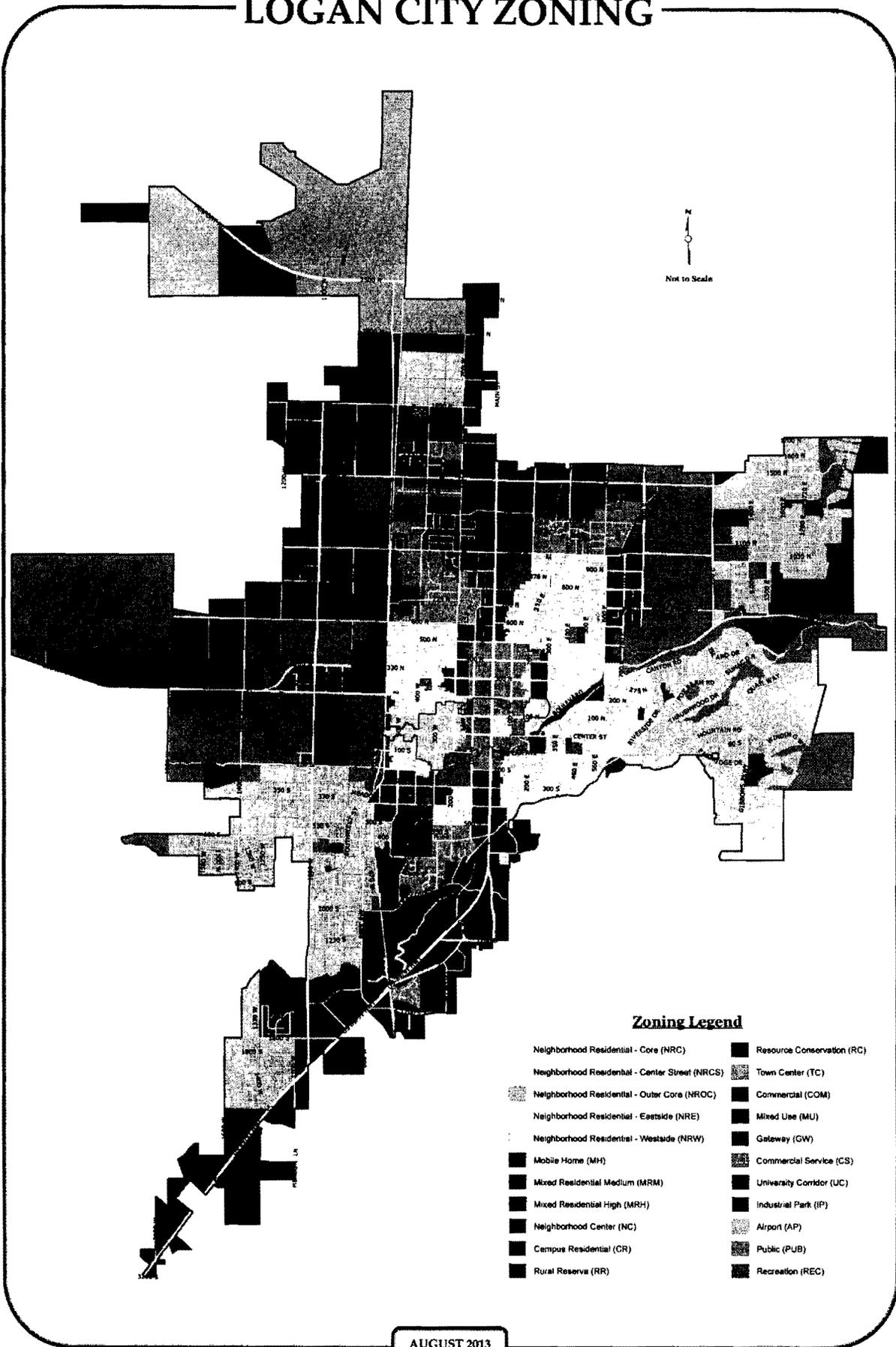
Attest:

\_\_\_\_\_  
Teresa Harris, City Recorder

# **APPENDIX B**

**LOGAN CITY COMMUNITY DEVELOPMENT ZONING MAP  
DEPICTION OF THE INDUSTRIAL ZONE/RECYCLE MARKET  
DEVELOPMENT ZONE**

# LOGAN CITY ZONING



### Zoning Legend

- |   |                            |
|---|----------------------------|
| Neighborhood Residential - Core (NRC)           | Resource Conservation (RC) |
| Neighborhood Residential - Center Street (NRCS) | Town Center (TC)           |
| Neighborhood Residential - Outer Core (NROC)    | Commercial (COM)           |
| Neighborhood Residential - Eastside (NRE)       | Mixed Use (MU)             |
| Neighborhood Residential - Westside (NRW)       | Gateway (GW)               |
| Mobile Home (MH)                                | Commercial Service (CS)    |
| Mixed Residential Medium (MRM)                  | University Corridor (UC)   |
| Mixed Residential High (MRH)                    | Industrial Park (IP)       |
| Neighborhood Center (NC)                        | Airport (AP)               |
| Campus Residential (CR)                         | Public (PUB)               |
| Rural Reserva (RR)                              | Recreation (REC)           |

AUGUST 2013