

Cache

Planning News

September 2020



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Tour of Cache Highlights

Highlights of the Tour of Cache

On Thursday August 27th 30 Planners, elected officials and planning commissioners representing communities from Box Elder, Weber, Wasatch and Cache Counties joined Countywide Planning as we visited interesting projects from around the valley. The day had two themes: Affordable Housing, and preserving our history, while creating a sense of place. For those of you who weren't able to attend here are some of the highlights.

The Springs at Logan River

Our first stop was the Springs at Logan River, an affordable housing development, built, owned, and operated by Horizon Development. This development provides qualified residents 3 and 4 bedroom homes, 2 car garages, a fully improved park and clubhouse, and private, fenced back yards. This project which is nearly 15 years old shows that affordable housing can be an asset for a community for decades, with new funding structures ensuring that developments remain of high quality.



Mendon Station

At Mendon Station, we learned how the town of Mendon came together to preserve the old Utah-Idaho rail station, we learned how this building has long been the heart of the community serving as a train station, store, post office, and for a while city hall.

We then visited the Mendon City Hall and Library, this beautiful building was designed to mirror the original school built in the town in 1935. The Town of Mendon came



together and worked really hard to develop this structure; receiving over \$100,000 in funds from residents the community was able to construct the City Hall, without taking on any debt.

Academy Square

This project took us away from the confines of Cache County, as we made the trip over to Brigham City, here we visited Academy Square, a conference center in downtown this historic building was built in the early 1900s and has seen itself repurposed many times, now in addition to being a conference center it's restaurant is being turned into a kitchen incubator project, to support local food businesses, helping them to grow, and eventually move to their own space. The City has also worked painstakingly to restore the beautiful historic building to its full glory.



Tour of Cache Highlights

Continued highlights from the Tour of Cache

Malouf

After checking out Academy Square, we came back to Cache Valley, stopping at the Malouf Headquarters, taking a tour of the facility, and learning about the company's plans to bring over 3,000 new high paying jobs to Cache County as the facility and company continue to grow. Malouf is a one stop shop, creating their own digital content, code, photos, and videos all inside their Nibley HQ; this is made possible by the highly educated and talented work force of the valley.



Borden Lofts

Borden Lofts was yet another example of a community working to save historic buildings, proving that all the modern amenities and luxuries can come in unique packages, and don't have to be cookie cutter. The owner of the project turned the historic milk condensation plant into 57 apartment units, each with a unique layout. The applicant undertook significant expense to make the building safe seismically, and has added touches like solar power collection.



Neighborhood Housing Solutions

Towards the end of the day we met with Josh Runhaar of Neighborhood Housing Solutions, on the site of one of their mutual self build projects in Smithfield. Participants in Mutual Self Build projects can get approximately \$55k in equity by doing the bulk of their own home construction.

We learned about some of the reasons why housing is not affordable, arbitrary standards like road frontage for example add great costs, as every foot of infrastructure adds approximately \$550 in cost, so by adding 20' of frontage from 80' to 100' adds \$11,000 to a development. We also learned the most of the residents of affordable housing developments completed by Neighborhood Housing Solutions are Teachers, Nurses, Fire Fighters, and other public safety officials,



Imagine Cache Kick Off

Call for Participation

Imagine Cache, the Cache County General Plan, Urban and Rural Areas Assessment, Cost of Services Plan, and Regional Collaboration Plan, was successfully launched at the Cache County Fair in early August. Visitors to the fair had an opportunity to play with some puppies that were there promoting the plan. Visitors had the chance to write on huge boards what they loved about Cache County, and what they felt would make the County stronger! Participants were also asked to fill out a brief survey that allowed them to be kept in the loop via email and to participate on one of our advisory committees.

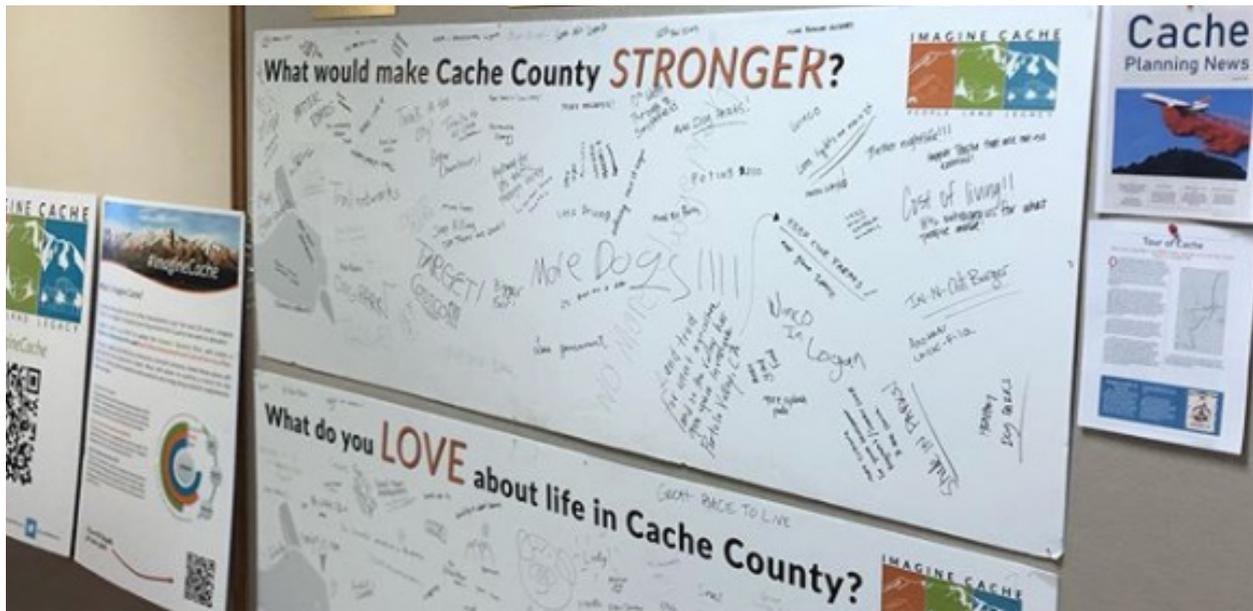
If you missed us at the fair, don't worry, there is still ample opportunities for you to participate in Imagine Cache! We are still signing individuals up to participate in advisory committees and to be kept in the loop on updates, all you need to do is navigate to

<http://sgiz.mobi/s3/60b46d7c4b98> which you can also find by scanning this QR Code:



The poster boards from the fair, as well as markers to comment are still available, on floor 3 of the Cache County Office Building 179 N Main Street Logan.

We are also actively promoting the plan on our social media, search "ImagineCache on twitter or Instagram. and find us on Facebook at Cache Countywide Planning



Ombudsman Questions

The office of the Property Rights Ombudsman wants to hear from you, if you have any legal questions that you'd like answered. Do you have questions about eminent domain, or about public meetings?

Perhaps you have questions about how you should address public clamor, and how to weigh it against expert and professional comments? These questions or any like them are requested as the office is getting ready to present at

the APA Utah / Utah League of Cities and Towns / Wasatch Front Regional Council joint conference. Please feel free to forward any of your questions to marciejones@Utah.gov