

Cache

Planning News

November 2020



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Cache Summit 2020

The 6th Annual Cache Summit is scheduled for November 12th. An online only event tickets are only \$15 to see our most exciting speaker lineup of all time!

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Missing Middle Housing

Our towns and communities used to full of diverse housing options which are now missing from our communities. What Missing Middle Housing is, and how to promote it.

Cache Summit 2020

This year the Cache Summit is going 100% online, but with our most exciting speaker line up ever, there are plenty of reasons to attend (virtually)

The show must go on! With Cache County being designated a “High Transmission Index” county by the State of Utah, and a year that has challenged our understanding of normal the Cache Summit planning committee is happy to announce that the 6th annual Cache Summit will happen, albeit in an online format.

The Summit is scheduled for Thursday November 12th from 9:00 AM to 1:30 PM. This year’s event features our most exciting speaker line up ever, and with registration costing only \$15 there is no better time to get involved. This year’s speakers include:



Mike Hawthorne, a former Board of Director for Congress for the New Urbanism (CNU) in Utah, is a community planner and urbanist, and has extensive experience with code writing and land use policy related to making positive changes in local communities

John Reuter is on the Board of Directors for Strong Towns, which is a growing organization that advocates for planning communities in a fiscally responsible

way. The organization educates on various topics like mechanisms of growth, the illusion of wealth, incremental development, and other critical planning and growth topics.

In addition to these great speakers, we will be hearing from: Local experts on land conservation tools,



Logan Main Street updates, and net-zero developments, The Utah League of Cities and Towns, A local housing affordability panel. You won't want to miss it - details coming soon! [Go to cachesummit.com](http://cachesummit.com) to register

Save the Date: Cache Summit 2020

November 12th

9:00 AM - 1:30 PM

Register Online www.CacheSummit.com

Imagine Cache Update

Open Houses in Logan, Hyrum, and Mendon attract new visions for the future of Cache County, while Imagine Cache.com continues to attract hundreds of visitors

The Imagine Cache Project is in full swing, with County Planners and consultants working around the clock on the four plans that make up the Imagine Cache Project. (General Plan, Urban and Rural Areas Assessment Plan, Cost of Services Plan, and Regional Collaboration Plan) This column is intended to update you on the current state of the project, and inform you on how to get involved moving forward.

Public Open Houses

Cache County planning department joined with consultant firm Logan-Simpson to hold public open houses for the Imagine Cache project in venues throughout the valley during the last two weeks of October, with meetings being held at:

The Historic Cache County Courthouse in Logan on October 20th. The Hyrum Civic Center on October 21st and the Mendon Station on October 27th. These meetings ran from 4:00 PM until 8:00 PM. Visitors were able to learn about the purpose for the four different plans, and were given the opportunity to share their vision for Cache County moving forward. In addition to sharing their vision visitors were presented with the goals and visions of past planning efforts done by Cache County and communities throughout the valley and were able to comment on if they felt those visions and priorities were still desirable for the valley, or if new ideas and visions should be pursued, and were also given an opportunity to take their photo and let us know what they love about Cache County.

www.ImagineCache.com

With nearly 150 new comments being posted to the idea board and the interactive map, www.ImagineCache.com is the beating heart of the Imagine Cache project, providing opportunities for everyone to get educated and involved with the largest planning effort ever undertaken by Cache County.

Learn More

Linking to "Learn More" from the homepage takes you to a page where you can review the purpose behind the four different plans that make up the Imagine Cache project. Here you can also see the project timelines and start planning ahead to be involved in the process. If you have questions, comments, or concerns you can contact the project managers who are listening, their contact information is provided on this page.

What We've Heard

By linking to this page you can review the information that the project team has heard. After each phase of the project, what we've learned and heard will be summarized and published at this part of the site. Currently you can the summaries of the nearly 40 one-on-one stakeholder meetings that Logan-Simpson conducted with members of the valley. For those that register on the website these

updates will be sent to you so you don't have to search for them.

Get Involved

The True heart of the Imagine Cache project and website is the active participation of the residents of the valley, and Get Involved is the place to be to share your vision! Once you navigate here you are able to:

- Participate in our questionnaire, and take the visual preference survey, identifying how you believe the future should look!
- Explore the interactive map, dropping pins on locations that you love, locations that present opportunities for change, and identify those areas that need to be improved. After dropping your own pins, scroll around the map and see what other residents have had to say, to this point we've already received over 40 pins.
- The Idea wall is a great place to flush out your vision for the county, to read the vision and proposals of other residents. See a comment that you like "upvote" it. Have something to say about a comment, engage with the author by leaving a comment on their recommendation.
- Don't have time to make it to the website to comment? No problem you can text your ideas directly to the Idea wall by sending a SMS text to 844-413-2013.
- Have a question for County staff or the project team? Leave a question under "ask a question" and staff will respond directly to you.

If you happened to miss this round of the public open houses we hope that you will engage with us on the website above, or through our social media accounts on Facebook, Twitter, and Instagram, and we look forward to seeing you at future Imagine Cache events.



Missing Middle Housing

Last issue we talked about the need to get rid of exclusionary Single-Family Zoning, this week we discuss how to promote missing middle housing.



Missing middle housing (MMH) is the multifamily housing types that traditionally were built in our cities. These houses were typically integrated nearly seamlessly into mostly single-family detached neighborhoods they provided different housing options for working and middle class families, and helped cities provide adequate affordable housing. Take a walk or drive through communities and neighborhoods developed before the 1940's and you will see this was the normal way that communities developed, but with the rise of exclusionary zoning, cities of the United States have pushed them right out of existence, hence the reason they are called "missing" today. A quick review of most of our (re: All) development codes show they drive two distinct, and uncomplimentary development patterns:

1. Single-family neighborhoods and
2. Large, high density multifamily developments.

This explains why I keep hearing the same things as I visit communities throughout the valley: Communities know they need to grow because housing is becoming unaffordable and impossible to find for our children, and nobody likes high density residential developments plopped down in their community as they don't fit the character of the community, and they become isolated pockets.

This realization begs the following questions:

- Why aren't we building missing middle housing today?
- How can we encourage MMH moving forward?

Why aren't we building Missing Middle Housing Today?

The short answer is because our zoning codes actively promote the types of development patterns that we don't like and cannot afford. As most MMH is multifamily (Duplex, Triplex, Fourplex, Townhome, Garden Court, Mansion Apartments etc.) it by definition is excluded from our single-family zoned neighborhoods. This means that despite being similar in size and scale to our single-family dwellings (e.g, a 2,400 SF SFD and a Triplex containing 3 800 SF units) MMH is forced toward our multifamily zones. Inside our Multifamily zones, land

is limited, but maximum density is much higher, which means developers are incentivized to build the largest, most dense, most cost effective developments, leading them to build large apartment buildings, townhome developments, and high(er) rises.

Put another way we have provided an incentive to build single-family neighborhoods that we can't afford to maintain, and dense multifamily developments that we don't like.

How to encourage missing middle housing

As discussed last month, one of the simplest ways to encourage MMH is to get rid of exclusionary single-family only zoning, by opening our zoning codes MMH housing types will have the ability to filter back into our communities and neighborhoods in the same ways that they have traditionally done.

Removing exclusionary zoning on its own probably won't be enough to promote MMH, particularly if your community still has an outdated parking ordinance that requires 2 parking stalls regardless of home size. Explore requiring number of parking stalls based on number of bedrooms, or dwelling unit space, or better yet, remove parking minimums and allow communities, developments, and the market determine how many parking spaces housing developments may provide.

For many communities removing parking minimums city wide may be a bridge too far, if that is the case for your community explore removing or reducing parking minimums around bus stops, or in mixed use developments that mix commercial, office, and residential uses, and allow for parking that serves multiple purposes.

Taking these steps to eliminate the barriers which prevent middle housing from filtering into our communities can help our communities provide new and diverse housing options, while maintaining their traditional charm and character, and assist with allowing traditionally built neighborhoods to once again be built in our communities.