

LAND USE ELEMENT

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A. OVERVIEW

The Land Use Element recognizes that development affects not only the parcel developed, but the surrounding areas and North Logan City (City) as a whole. Through the implementation of the Land Use Element, the City seeks to manage development for the benefit of the entire City, consistent with the City's guiding principles:

1. Growth must Serve the Community Needs, Enhance the Quality of Life and Make the City more Livable.
2. Economic Development must serve the Community Needs and Enhance the Quality of Life.
3. Community Participation is Necessary to preserve our Community's Quality of Life.

In order to attain these principles, the City must recognize the current uses and zoning of each property and the planned growth. The City has developed a current use map and has an adopted zoning map, and expects to develop District Development Plans to help target and manage growth for the future. For example, the City has developed a City Center District and expects to develop other districts throughout the entire City. The City recognizes that the development of districts throughout the City will require a level of community participation similar to that of the development for the City Center District. The development of districts will be best served by adherence to the guiding principles and objectives established herein.

It is expected that the development throughout the City will be of high quality, and will reflect the historic scale and character of North Logan while ensuring the continued vitality of North Logan's economy. The City further recognizes that higher density development must undergo extensive scrutiny and recognizes that focusing higher density development in fewer areas of the City is detrimental to the overall vitality and needs of the City, and contrary to the City's guiding principles. All development should protect residential neighborhoods and create mixed use environments friendly to pedestrian activity.

The City recognizes that its guiding principles can be served by the use of planning tools like an Urban Redevelopment Area (URA). Such is found in the Industrial District Development. This Land Use Element also supports the continued implementation of economic development strategic plans to encourage the retention and expansion of new businesses, and creation of jobs for North Logan residents.

Development in the City will be managed through rezoning, clustering, and other planning tools to enhance development consistent with this General Plan.

Development shall not compromise residents' quality of life. This Land Use Element contains policies to provide safe and well-designed public spaces, preserve the City's heritage, ensure the accessibility of human services and foster our stewardship of the natural environment.

The City's residents are encouraged to actively participate in decisions that affect them, including land use policies and specific development proposals.

EXISTING LAND USE

Nearly 75% of the City's area is zoned for residential uses of varying densities. 10% of the land in the City is zoned for commercial uses including offices, restaurants and retail stores, and 4% was changed to mixed-use with the adoption of our new mixed-use zoning. 4% of the land is zoned for industrial purposes, such as manufacturing and warehousing. The remaining 4% of the land is zoned for open space/parks, institutional uses, and agricultural. Approximately 1,400 acres, or 32% of the total land in the City, is currently undeveloped. Some 400 of these acres are in the foothill areas of the City and may not be easily developable due to topographical and sensitive land constraints. Absorbing new growth will involve careful development city-wide.

POPULATION AND DEMOGRAPHICS

The City's total population grew during 1990-2000, from 3,768 to 6,163 people. Nearly three-fourths of that increase occurred between 1995 and 2000. The population increased by 2,395 people, or 63%, for the decade.

The 2000 Census revealed four significant trends: the total population grew; the proportion of those in their early working years increased significantly; the racial and ethnic diversity increased; and household sizes increased.

The increase in North Logan's population from 3,775 in 1990 (census figure) to an estimated 7,611 in 2006 is an increase of 102% over those 16 years, or about 6.4% per year. Based on the City's growth during 1990-2006, a population of approximately 9,500 may be projected for the year 2010. Cache County had a population of 70,183 in 1990; 91,391 in 2000; and 98,662 in 2006. Assuming a similar rate of increase until 2010 (about 2.5% per year) there will be about 108,700 people in the county in 2010. North Logan is growing in population about twice as fast as the county overall.

HOUSING

Since 1990, the City's housing has remained largely single-family. During the same time, there has been a significant increase in multi-family dwellings, particularly developments containing five or more units per structure. This development pressure is expected to continue given land values, the availability of land in adjacent cities for multi-family dwellings, and other moderate income housing.

There were about 1,102 housing units in North Logan in 1990; 1,778 in 2000; and 2,347 estimated in 2006; an increase of about 7.1% per year. If housing continues to increase at this rate, the City will have about 3,009 units in 2010. Cache County had 22,053 housing units in 1990; 29,035 in 2000; and 33,575 in 2005. Assuming a similar rate of increase until 2010

(about 3.5% per year) there will be about 39,400 housing units in the county at that time. North Logan is also growing about twice as fast as the county in terms of housing units.

EMPLOYMENT

According to Cache County, employment projections for the region and local area are 54,000 by the year 2010. It is estimated that in the year 2000, employment in Cache County totaled 43,000 jobs. The City will provide many of these jobs in 2010, if non-residential development continues and the Utah State University Innovation Campus expands as projected.

B. OBJECTIVES AND POLICIES

This section specifies the City's land use objectives and policies as they relate to each of the Guiding Principles of the General Plan. In conjunction with the Land Use Diagram and Future Land Use Plan these objectives and policies are designed to ensure consistent interpretation of the General Plan, and to provide a focus for city-wide decision making.

GUIDING PRINCIPLE #1

Growth must serve the community needs, enhance the quality of life, and make the City more livable.

The City can absorb growth and still remain a healthy and vibrant community if this growth is in harmony with the City's character and environment. Certain keys to preserve this character and environment are stated herein.

A variety of types of development are necessary to the City's future. In every case, however, the City expects the quality of development to reflect the City's guiding principles.

OBJECTIVE 1 – COMMUNITY CHARACTER: Change will be harmonized to preserve the City's character and environment.

1. Preserve the character and scale of the City's established residential neighborhoods.
2. Development should respect the existing social fabric as well as the natural and built environment.

The principle of harmonizing change and preserving the existing environment is of tremendous importance to the City's residents. Harmonizing change requires that new development and other physical alterations respect the existing character and scale of the City. Change and development must be accomplished in a fashion that enhances and blends with the City's existing qualities, both physical and social. Regardless of style, new development should be carefully and sensitively designed.

Policy 1.1 – Character and Identity of Individual Districts: Formalize individual District Development Plans, and enact zoning ordinances, principles, guidelines and plans, to recognize, maintain and enhance the character and identity of each District Development Area.

Policy 1.2 – Development Consistency: Development within a District Development should be consistent with the design guidelines as specified by the individual District Development plans.

Policy 1.3 – Pedestrian Connectivity: Require pedestrian connectivity between subdivisions and make allowances for such access to future development.

Policy 1.4 – Automobile Development Connectivity: Require automobile connectivity between subdivisions and make allowances for such access to future development.

Policy 1.5 – Unimproved Streets: No development on unimproved streets will be approved until adequate infrastructure improvements are in place or will be made.

Policy 1.6 – Infrastructure Improvements: Continue to implement capital improvements which will maintain or rehabilitate City infrastructure, including improvements related to upgrading the water supply system, stormwater system, sewer system and streets.

Policy 1.7 – Zoning Code Enforcement: Upgrade and improve zoning code enforcement in all zones.

Policy 1.8 – Hillsides: In recognition of the special character of the hillsides along the east bench of the City, continue strict protections through City grading and hillside ordinances.

Policy 1.9 – District Development Plans: Identify unique areas within the City and develop District Development Plans to direct development.

Policy 1.10 – Mixed Use: Authorize and encourage mixed use development in targeted areas, including housing, live-work spaces, and commercial uses. Mixed use should promote the clustering of community-oriented services and amenities.

Policy 1.11 – Neighborhood Centers: To encourage neighborhood centers, the City should promote the clustering of community-oriented services and amenities in and near residential neighborhoods.

Policy 1.12 – Housing Diversity: Promote a variety of housing opportunities that meet the goals of the community.

Policy 1.13 – Transportation Master Plan: Coordinate the Land Use Development Plan with the Transportation Element of the General Plan.

Policy 1.14 – Wildlife Habitat: Existing natural habitat for wildlife should be protected when identified.

OBJECTIVE 2 – PUBLIC OPEN SPACE AND RECREATION: The City's public spaces, including open spaces and streets, are important to its citizens, and should be carefully designed and preserved.

Policy 2.1 – Parks and Recreation Master Plan: Implement a Parks and Recreation Master Plan to preserve and acquire public space in new and existing developments and to enhance recreation opportunities.

Policy 2.2 – Public Open Spaces: Identify open spaces which are useful in maintaining the character of the City. Encourage the incorporation of such areas into public improvements and private projects. These open spaces could include parks, courtyards, water features, gardens, passageways and plazas.

Policy 2.3 – Open Space Corridors: A variety of open space corridors and trails shall be established through the use of easements, acquisition programs and other tools (purchase of development rights, transfer of development rights, conservation easements, etc.) where feasible.

Policy 2.4 – Accessible District Development Parks: Preserve, enhance and acquire parks with adequate recreational facilities in all neighborhoods.

Policy 2.5 – Existing Parks: Continue to enhance Elk Ridge Park, Meadow View Park, King Park, Memorial Park and any other parks the City may acquire.

Policy 2.6 – Adequate Open Space: Provide an adequate total quantity and equitable distribution of public or publicly accessible open spaces throughout the City, through the Parks and Recreation Master Plan.

Policy 2.7 – Shared Facilities: Promote the shared use of public and private recreational facilities.

Policy 2.8 – Recreation Programs: Support programs that provide recreational opportunities to all residents of the City.

Policy 2.9 – Connections: Promote a sidewalk and trail systems providing connectivity throughout the City.

OBJECTIVE 3 – PRIVATE OPEN SPACE: Encourage preservation of private open space in keeping with the character of the community.

Policy 3.1 – Preservation Incentives: Encourage development of incentive programs to assist property owners and the City in the preservation of private open space.

Policy 3.2 – Privately Owned Open Spaces: Encourage the preservation and incorporation of privately-owned open space (agriculture, fields, pastures, etc.) to help maintain the character of the City in keeping with District Development plans.

OBJECTIVE 4 – MODERATE INCOME HOUSING: Assess the City's need for moderate income housing and develop a General Plan element to encourage the development of any needed moderate income housing.

Policy 4.1 – Density: Where appropriate, integrate higher density and mixed use into new and existing development.

Policy 4.2 – Coordinate Efforts: Coordinate efforts to encourage moderate income housing in the City by working closely with local, county, and state agencies.

Policy 4.3 – **Residential Development:** Encourage a range of housing options that reflect and anticipate the demographics of the community and that are in keeping with the character of existing neighborhoods.

Policy 4.4 – **Equitable Distribution:** Increase, where feasible, the equitable distribution of moderate income housing throughout the City.

OBJECTIVE 5 – DEVELOPMENT: Development should be predicated on the City's ability to provide and maintain services and infrastructure and be in compliance with the existing land use code and the City's General Plan.

Policy 5.1 – **Capital Improvements:** Pursue new capital improvements that are consistent with the District Developments.

Policy 5.2 – **Zoning:** Establish zoning designations and standards that are consistent with density standards.

Policy 5.3 – **City Priorities:** New development shall be in accordance with the City priorities identified in the District Development Plans.

Policy 5.4 – **Private Property Rights:** Private property rights of both the developer and surrounding land owners shall be considered when evaluating development proposals.

Policy 5.5 – **Development Scale:** Development should be encouraged to assemble adjacent land parcels that are available and prepare a development master plan designed for the larger area, rather than submit separate individual proposals.

OBJECTIVE 6 – DENSITY DISPERSION: Plan for localized higher density development as well as mixed use density development dispersed throughout the City.

Policy 6.1 – **Development Character:** Development shall harmonize with surrounding areas and preserve community resources.

Policy 6.2 – **Localized Higher Density Development:** Ensure localized higher density development is consistent with District Development Plans.

Policy 6.3 – **Mixed Density:** Mixed density development shall be dispersed throughout the City.

OBJECTIVE 7 – SUSTAINABILITY: Encourage an environmentally sound and energy efficient community.

Policy 7.1 – **Enhanced Environment:** Development should improve the environment of the neighborhood, community and region.

Policy 7.2 – **Human Values:** Future development should reflect concern for the well-being of citizens and should embody the cultural values of the community.

Policy 7.3 – **Stewardship of the Natural Environment:** Encourage and promote the stewardship of the City’s natural environment, including water conservation, clean air, natural open space protection, and recycling. Encourage the use of native, water conserving and regionally appropriate landscaping and establish city-wide plans.

Policy 7.4 – **Energy Efficiency:** Improve energy-use efficiency in new developments.

OBJECTIVE 8 – DESIGN and AESTHETICS: Plan and design a safe and inclusive community.

Policy 8.1 – **Design Excellence:** Promote design excellence in architecture, landscape, and urban design.

Policy 8.2 – **Human Values:** Promote the well-being of citizens, respect for the City's social, cultural and economic diversity, and emphasize human scale.

Policy 8.3 – **Accessibility:** Promote the universal accessibility of public and private community services and spaces.

Policy 8.4 – **District Development Plan Focus:** Consider the character and needs of the City’s neighborhoods.

Policy 8.5 – **Regional Planning:** Participate in regional initiatives to protect and enhance the needs of the community.

Policy 8.6 – **Public Awareness:** Promote a greater public awareness of the architectural, urban and rural design and cultural heritage of the City.

Policy 8.7 – **Aesthetics:** Improve the general aesthetics of the City by improved architectural and landscape guidelines for the City.

OBJECTIVE 9 – CITY CENTER: Promote the development of a City Center.

Policy 9.1 – **Urban Design Principles:** Implement the design principles identified in the City Center Master Plan and Design Criteria, the Community Development Area (CDA) and the adopted Mixed Use Ordinance.

GUIDING PRINCIPLE #2**Economic development must serve the community needs and enhance the quality of life.**

A vibrant and diverse local economy provides many important benefits in the City, such as employment opportunities, revenue, and community services for its residents. The City should be an economic center for the regional area.

OBJECTIVE 10 – DIVERSE ECONOMY: Establish land use policies which promote a diverse and stable local economic base that provides employment and generates City revenues.

Policy 10.1 – **District Development Areas:** Facilitate development in the Industrial, Commercial, City Center and USU/Innovation Campus District Developments (hereinafter jointly referred to as District Development Plans).

Policy 10.2 – **URA /CDA/EDA:** Implement the URA (Urban Development Area) /CDA (Community Development Area)/EDA (Economic Development Area) Plans as identified.

Policy 10.3 – **Business Expansion and Growth:** Support the continuation or expansion of existing businesses and promote space for growth and changing business requirements in harmony with the District Development Areas.

Policy 10.4 – **Regional Economy:** Collaborate on land use policies with surrounding communities which support regional economic development and meet the needs of the community's citizens.

Policy 10.5 – **Regional Center:** Encourage development and expansion of internationally known cultural, scientific, corporate, entertainment and educational resources directly benefitting the City's residents, and draw businesses, customers, visitors and students from beyond the City's limits, to the benefit of all who live and work in the City.

Policy 10.6 – **Marketing Strategies:** Recognize land use implications of the Cache Chamber's regional marketing strategies and respond through City land use decisions.

Policy 10.7 – **Streamlining:** Promote a stable and sound environment for investment and business decisions by periodically reviewing and streamlining the land use approval process.

Policy 10.8 – **Transit Oriented Development:** Promote multiple modes of transportation within the community.

OBJECTIVE 11 – EMPLOYMENT OPPORTUNITIES: Encourage the retention and expansion of career and job opportunities that support the City's residents.

Policy 11.1 – **Diversification:** Support a variety of employment opportunities.

Policy 11.2 – **Priority Opportunities:** Consider adopting zoning designations and development standards appropriate for priority employment opportunities, including but not limited to: (a) industries requiring technical expertise; (b) uses associated with the manufacture of goods requiring skilled employees; (c) incubation of small businesses, both retail and service; (d) health care and senior care industries, bio-tech research, development and manufacturing facilities; (e) opportunities for crafts workers, artists, artisans and trades people; and (f) environmental engineering.

Policy 11.3 – **Job Training Facilities:** Recognize and support the location needs of a Community Skills Center and other institutions providing job skills.

Policy 11.4 – **Entrepreneurs:** Promote entrepreneurial activities that generate new employment and job training.

OBJECTIVE 12 – FISCAL HEALTH: Encourage a business climate that sustains the City's long- term fiscal well-being.

Policy 12.1 – **Planning:** Conduct appropriate studies and forecasts to guide the long-range economic development of the community.

Policy 12.2 – **Retail:** Encourage the creation, retention, expansion and attraction of businesses to North Logan to promote healthy retail areas.

Policy 12.3 – **Professional Services:** Encourage the creation, retention, expansion and attraction of professional service businesses to the City to support the needs of the community.

Policy 12.4 – **Development Mechanisms:** Encourage zoning districts and mechanisms that will result in continuing revenues to the City.

Policy 12.5 – **Budget Process:** Integrate the General Plan into the budget process, using it to help set priorities and allocate fiscal resources.

OBJECTIVE 13 – COMMERCIAL/INDUSTRIAL AREAS: Prepare an economic development master plan for the commercial/industrial district areas of the community.

Policy 13.1 – **Northwest North Logan:** Revitalize the Industrial District by implementing the Urban Redevelopment Area Plan (URA).

OBJECTIVE 14 – USU/INNOVATION CAMPUS: Encourage development within the USU/Innovation Campus.

Policy 14.1 – Implement the Economic Development Area Plan (EDA) for the USU/Innovation Campus District.

OBJECTIVE 15 – HOME-BASED BUSINESSES: Promote home-based businesses that are compatible with the neighborhood to allow residents to pursue business endeavors at their homes.

Policy 15.1 – **Home-based Businesses:** Create and support a friendly environment for home-based businesses through standards and zoning regulations that promote this entrepreneurial activity.

OBJECTIVE 16 – SERVICES and INFRASTRUCTURE: In coordination with neighboring municipalities, plan and invest in community services and infrastructure.

Policy 16.1 – **Pay Your Own Way:** Ensure that new development pays its own way rather than burdening existing businesses and residents with increased costs for services and infrastructure needs.

Policy 16.2 – **Education:** Promote public and private schools. Support quality education for students of all ages. Work collaboratively with Cache County School District, Utah State University, Bridgerland Applied Technology College, the charters Thomas Edison and InTech Collegiate High School, private American Heritage Academy, and Cache Valley Learning Center, in support of school facility use, multiple uses and reuse.

Policy 16.3 – **Anticipate Needs:** Anticipate and plan for the community’s changing demographics.

Policy 16.4 – **Capacity:** A consistent and balanced relationship between the Land Use pattern and capacity of streets, utilities, and community services should be met so that those systems are not overburdened.

Policy 16.5 – **Improvement Timelines:** Development should only be permitted where provision of facilities and services will be made available in an established, timely manner.

GUIDING PRINCIPLE #3**Community Participation is necessary to preserve our community's quality of life.**

An informed and active citizenry is the essence of our representative democracy. Since the General Plan is only a "snapshot" of the community's values at a given point in time it is essential that a process be established which ensures that the General Plan remains current by continuously involving the public in planning decisions, monitoring implementation, and reviewing and updating the General Plan.

OBJECTIVE 17 – COMMUNITY PARTICIPATION: Encourage meaningful citizen involvement in the planning process by providing timely information and opportunities for participation in planning decisions.

Policy 17.1 – **Consistency:** Require that developments be consistent with the General Plan and the District Development Plans as applicable; or if necessary to ensure consistency, require an amendment to the General Plan and District Development Plans.

Policy 17.2 – **Continual Review:** Upon adoption of the General Plan, initiate a comprehensive review cycle, wherein one element/section of the General Plan will be updated each year, and all elements/sections being updated once every 5 years.

Policy 17.3 – **Annual Report:** Provide an annual report from the Planning Commission to the City Council regarding the General Plan.

Policy 17.4 – **Neighborhood Planning:** Encourage citizen participation in the creation and development of District Development Plans. Appoint committees of residents and business people to participate with staff in developing these plans.

Policy 17.5 – **Joint Meetings:** The Planning Commission and the City Council are encouraged to meet at least twice a year to foster strong communication and understanding on land use planning issues.

Policy 17.6 – **Community Survey:** The Planning Commission will regularly conduct community surveys to collect information on varying interests and issues to help determine the desires and needs of the citizens in the community.

Policy 17.7 – **Information Access:** Develop brochures, web sites, and other communications to inform residents and property owners about the City's planning processes and how to get involved.

C. LAND USE DEVELOPMENT PLAN

Guidelines for Interpretation

This Land Use Element has been developed to provide the community with “flexible” opportunities. The Land Use Element is COMPREHENSIVE in nature and is intended to only provide guidance in the type, density, intensity and arrangement of land uses. The Land Use Element should be implemented with City policies, codes, guidelines, and standards that further define the type and arrangement of development desired by the City.

A flexible plan brings with it many opportunities for elected and appointed officials and staff, as they review applications and guide the development community in achieving the type and quality of development desired by the community. It allows the City to encourage design creativity, to provide for contemporary, mixed-use development and to better deal with market shifts.

This section provides guidelines to use in the application of the Element during the review of development proposals. During annexations and review of zoning and rezoning, including Planned Development proposals, a finding of consistency with the Land Use Element must be made. The following guidelines are intended to assist staff, decision makers and developers in applying the various Element objectives, land use categories and designations on the Future Land Use Plan Map to evaluate specific development proposals.

The Land Use Element is a general guideline that should not be interpreted in a strict or narrow manner as the City’s Zoning Code. The Plan does not entitle land owners or developers to a specific right of use, density or intensity of use that would typically accompany zoning. Plan objectives are intended as desired outcomes that must be balanced with individual property rights, other codes, policies and ordinances, and site specific considerations. The Plan has been formulated to be a flexible document that can be adapted to meet this diversity of community needs and objectives. Principles of flexibility are discussed in greater detail below.

In order to attain these principles, the City must recognize the current uses and zoning of each property and the planned growth. The City has developed a current land use map, has an adopted North Logan City zoning map, and has developed a Future Land Use Plan and District Development Plans to help target and manage growth for the future.

CURRENT LAND USE MAP

The Current Land Use Map describes the existing land use in the City. The Current Land Use Map should be updated regularly to accurately reflect existing use.

The General Plan Land Use Designations are defined on the Current Land Use Map and a description of designations is located in the appendix.

ZONING ORDINANCE AND ADOPTED NORTH LOGAN CITY ZONING MAP

The Zoning Ordinance and North Logan City Zoning Map implement the Land Use Element and its policies and identify the particular uses permitted on each parcel of land in the City. It is the

Zoning Ordinance that sets forth regulations and standards for development to ensure that policies, goals, and objectives of the General Plan are carried out.

The North Logan City Zoning Map reflects the existing patterns of the community in relation to each land use definition. Land use may or may not be consistent with the land use category as designated in the General Plan. The zoned land, however, may also be more or less intense than what is designated by the General Plan. For example, land may be zoned R-1-10 (Single-Family Residential, 4 dwelling units/net acre) in an area having a land use designation in the General Plan of Medium High Density Residential (20 + units/net acre).

FUTURE LAND USE PLAN

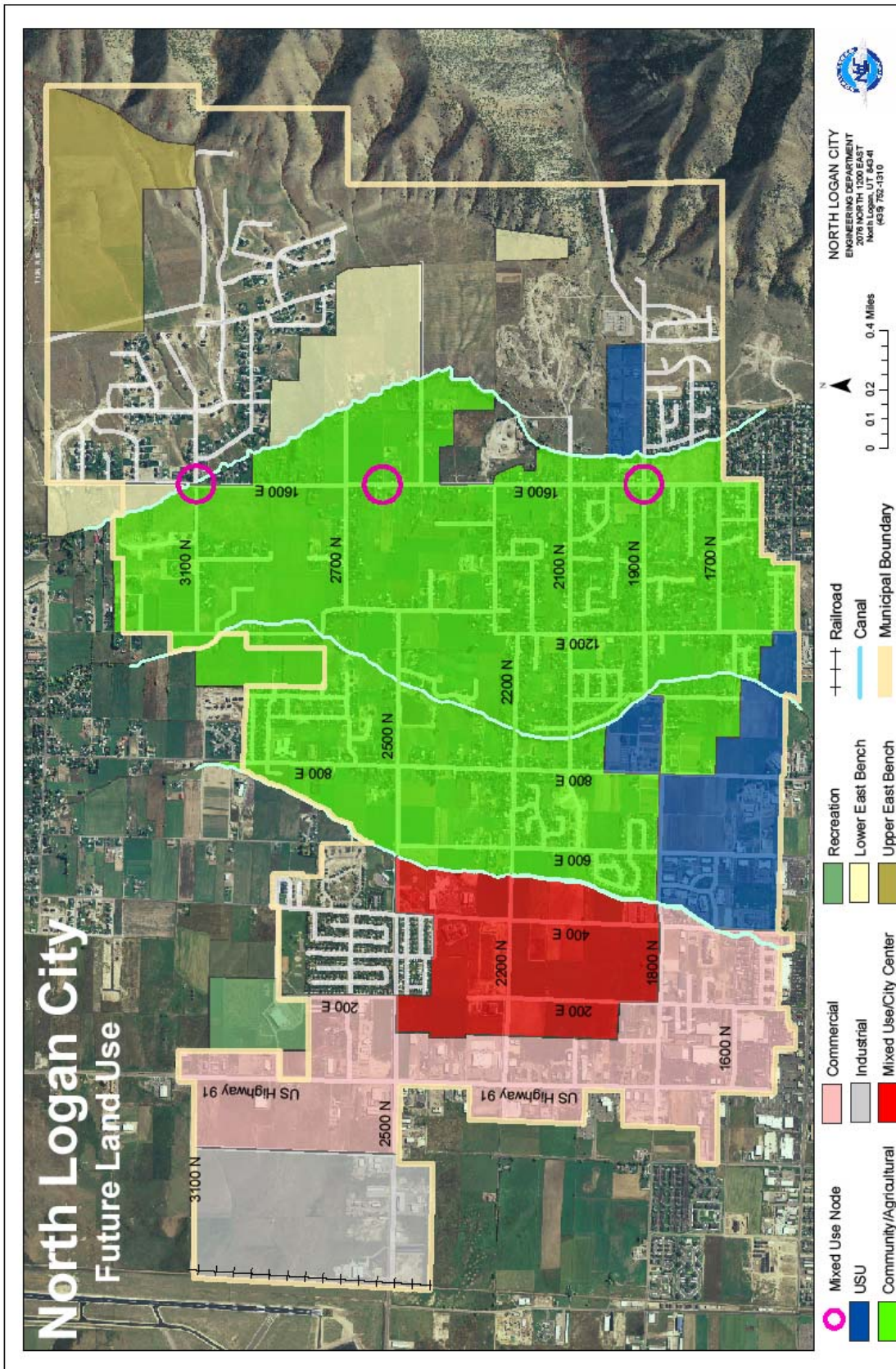
The Future Land Use Plan provides a framework for future growth and development decisions, including guiding any changes to the Zoning Map and Zoning Ordinances. The Future Land Use Plan identifies District Developments within the community according to common land use patterns, development pressure, ownership, identifying characteristics, and environmental constraints, and opportunities to maintain the integrity of the community.

The District Developments indicated on the Future Land Use Map may be selected for more detailed analysis through District Development Plans which provide a brief description of the area, likely significant development constraints and opportunities, and a set of recommended action steps to guide development.

Land Use District Boundaries: Land use districts have been drawn with imprecise boundaries to reinforce the flexible, non-parcel specific quality of the plan. Consequently, in applying the plan to a specific parcel, often boundaries of a specific land use bubble may not correspond closely with parcel boundaries. Also, in some instances, portions of parcels are sometimes excluded from a district. In such cases, an interpretation must be made as to the intended use within the excluded area.

Land Use Districts and Parcel Boundaries: For parcels where only a minor part is excluded, the land use designation applied to the larger balance of the parcel shall be assumed to be applied to the excluded portion. Where a parcel is entirely or substantially excluded, the nearest appropriate category boundary shall apply to the excluded area or parcel, as determined by City staff.

In the case of parcels that fall within two or more land use categories, City staff shall approximate the amount of land area within each category and apply the guidelines for each category proportionately. For parcels that fall into one or more different residential land use categories, allowable densities from one land use category bubble may be spread, or averaged into the portion of the parcel that falls into another land use district. In such cases, transition guidelines should be applied so that new development is consistent with the intended character of the land use category, and existing conditions, such as natural features and surrounding neighborhoods, should not be adversely impacted.



D. GENERAL IMPLEMENTATION STRATEGIES

This section identifies the actions which will be taken to implement the Guiding Principles as translated into Objectives and Policies of the General Plan. Strategies include:

District Development Plans

The General Plan identifies eight (8) specific geographic areas identified by their unique physical characteristics and/or development potential. District Development Plans help manage growth within each Area through targeted policies, plans and implementation strategies.

Zone Changes and Code Amendments

Zone changes can involve changes from one zoning district to another, a change in boundary indicated on a zoning map, or an amendment to an existing ordinance. All such changes shall be consistent with the adopted General Plan and the applicable District Development Plans.

Design Principles and Guidelines

The Guidelines are intended to express specific development techniques and methods of implementing the City Goals, Objectives, Policies and Planning Districts. The City has already established Commercial and Industrial Design Guidelines, and intends to establish Residential Design Guidelines.

Guidelines identify a level of performance expected of Planners, Architects, Landscape Architects and Developers. Design Guidelines outline the treatments that are appropriate and inappropriate for construction or renovation, such as: building orientation, scale and mass, materials, architectural features, landscaping and site/subdivision treatment. They also address a variety of construction and repair activities, including the rehabilitation of properties and the construction of new buildings.

The Design Guidelines form the backbone of the Design Review System administered by the Design Review Board. They provide uniform review and increase predictability, and are a means to prevent delays and minimize added costs to developers and builders by providing direction in the early stages of development.

Master Development Plans

Master Plan Developments, such as Planned Unit Developments, allow flexibility in the use of land, densities, site layout, and project design that would not be possible under one of the City's existing zoning classifications. Master Plan Developments:

1. Permit innovative considerations in the development of land, to ensure that all development is undertaken in a manner that significantly enhances the unique quality of life and culture of the city.
2. Allow a creative, mixed-use approach to the development and use of the land and related physical facilities to produce better development, design and construction of quality and aesthetic amenities, and to establish standards within the MPDR that may be different than or supplemental to the underlying zoning.
3. Allow for a choice in the type and quality of environments, including a mix of land uses, available to residents and visitors.

4. Better relate residential and commercial uses with community facilities and infrastructure location, size and design.

Master Plan Developments and Planned Unit Developments are not intended for use in situations where a proposed development is reasonably feasible under one of the City's existing zoning classifications or in situations where the primary purpose is to obtain a relaxation of standards applicable to similar types of development in other zones.

Mixed Use

Provisions for “mixed-uses” have been incorporated into many of the land use categories or districts. “Mixed-use” is promoted within the City Center, Community Agricultural, and East Bench districts. The mixed use centers, particularly the City Center, are intended to provide a “village” atmosphere where it is possible for residents to live, work, and shop in the same area. These mixed use centers will also serve as public and commercial centers for surrounding residential development, with sufficient pedestrian and bicycle connectivity to the surrounding neighborhoods. Given the objective to achieve a diverse and vital mixture of uses, a high degree of flexibility is needed in determining the specific range, type and density and intensity of use that can be permitted within mixed use areas.

Transfer of Development Rights

Transfer of development rights refers to a method for protecting land by transferring the "rights to develop" from one area and giving them to another. What is actually occurring is a consensus to place conservation easements on property in agricultural areas while allowing for an increase in development densities or "bonuses" in other areas that are being developed. The costs of purchasing the easements are recovered from the developers who receive the building bonus. TDRs have been used to preserve or protect open space, natural resources, farmland and areas of historical importance.

Density Bonus

Density bonuses allow deviation from the minimum lot size authorized in a particular zone by clustering development within a subdivision in exchange for establishing open space elsewhere in the development. Bonus Density ordinances should promote more efficient, environmentally friendly and flexible subdivision designs. They can also reduce urban sprawl.

Bonus Density is voluntary and is an incentive rather than a compulsory requirement.

Bonus Density programs should not be applied uniformly across the City but be tailored to address the unique needs within each District Development

Open Space Incentives

As a trade-off for increased density and building mass, usable open space can be provided within the traditional neighborhood development, including but not limited to: commons, pocket parks, plazas, courtyards, landscape features, water fountains and features, greenbelts and trail connections. The actual amount of open space provided shall be determined by the City based upon the size, scale, topography and market niche of the proposed development. Design shall encourage comfortable and safe pedestrian use, including landscaping, seating areas and lighting as appropriate. Areas of environmental concern or interest may be required to be

preserved, i.e. drainages, steep slopes, trail systems and water features. Unless otherwise specified thru special agreement or understanding with the City, all open space areas shall be maintained by property owners or homeowner associations.

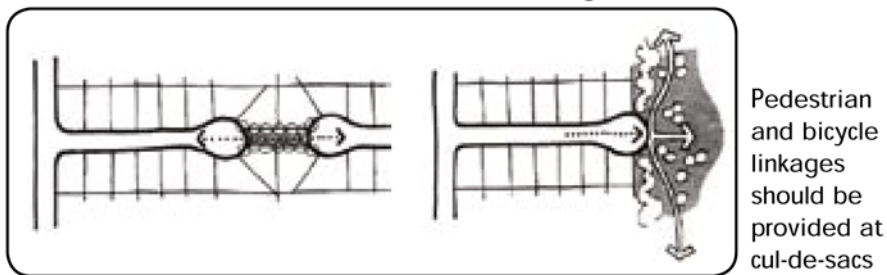
Project Areas for URAs, EDAs, CDAs

Creation of the URA, EDA and CDA allows for certain public investments in land and infrastructure, which induces participation and investment by the private sector in high priority development. Such techniques also foster a more extensive and cohesive development. Development proposals shall be accompanied by site plans, development data and other appropriate material that clearly describe the extent of development proposed and how it helps achieve the applicable elements of the General Plan.

Pedestrian Connectivity

Pedestrian and bicycle connectivity can be defined as the ability to connect origins and destinations through a series of non-motorized routes. Techniques include: a continuous sidewalk network, connecting stub streets, constructing a multi-use path from between neighborhoods and to open spaces, trails or parks, providing designated bike lanes, or a combination of all the above. Pedestrian Connectivity improves safety, quality of life and conservation, as well as enhancing a sense of community, encouraging people to walk and/or bike, and increasing the opportunity for neighbors to interact.

Development should provide pedestrian and bicycle access to adjacent neighborhoods, open space and land uses.



Cluster Development

Clustered development preserves rural landscape character, natural resource areas, farmland and other large areas of open land; while permitting residential development in an open space setting, reducing the perceived intensity of development and providing privacy for dwellings. Specific objectives are as follows:

1. To maintain and protect the communities rural character by preserving important landscape elements.
2. To preserve scenic views and to minimize views of new development from existing streets.
3. To provide for the unified and planned development of larger parcels for clustered, single-family, low density residential uses, incorporating large areas of permanently protected common open space.

4. To provide for greater design flexibility in the siting of dwellings and other development features than would be permitted by the application of standard district regulations in order to minimize the disturbance of rural landscape elements, scenic quality, and overall aesthetic value of the landscape.
5. To increase flexibility and efficiency in the siting of services and infrastructure, by reducing street length, utility requirements, drainage requirements, and the amount of paving required for residential development, where possible.
6. To create groups of dwellings with direct visual and physical access to common open space.
7. To permit active and passive recreational use of common open space by residents of a cluster development, or by the public.
8. To reduce erosion and sedimentation by retaining existing vegetation and minimizing development on steep slopes.
9. To allow for the continuation of agricultural uses in those areas best suited for such activities and when such activities are compatible with adjoining residential uses.
10. To permit various means for owning common open space and for protecting it from development in perpetuity.
11. To create an attitude of stewardship, or caring, for the land within common open space by requiring a land management or stewardship plan, for the common open space.

General Considerations: Considerations in planning development clusters should include, but not be limited to:

- Where views of buildings would disrupt the view or value of established open space or natural features, buildings should be integrated into the existing natural character through sensitive location and design of structures, and associated improvements.
- Compatible densities should be planned contiguous to existing single-family developments or natural features, with densities graduated in intensity away from the adjacent development or natural feature.
- Buffers and setbacks should be increased where the adjoining density is lower; uses are incompatible, or where the adjoining use is a public area or significant natural feature.
- Substantial grade differences between developments should be considered and impacts mitigated with building height limitations.
- Buildings should be clustered and located along contour lines in a manner that minimizes disturbance of slopes and protects views of the natural feature.

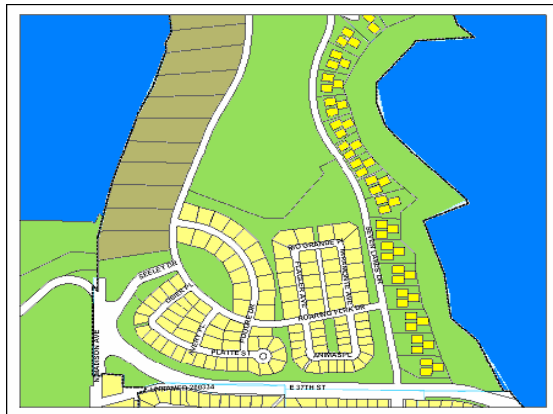
Single-Family Detached Clustered Development Examples



Above: Conventional development showing natural areas (Arendt, Rural by Design)



Above: Clustered development with the same number of primary units, but preserving natural areas, views and open spaces



Left: An example of a clustered development with a mix of large-lot homes, typical single-family lots, and patio homes surrounded by open spaces.

Mixed Residential Land Use

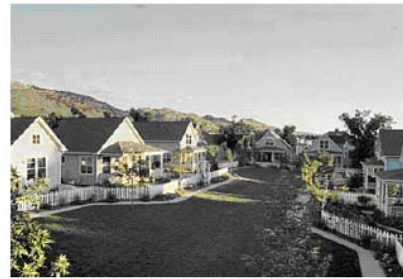
Clustered development may be combined with mixed use, to include a mix of attached or small-lot homes including townhomes, small-lot detached homes, and multi-family units. Some apartments or condominiums may be included. This type of development would diversify the available housing in North Logan. A more diverse housing stock can provide entry-level homeownership opportunities, and can meet the needs of residents seeking smaller or lower-maintenance homes.

Mixed density housing should be well designed in order to maintain value over time, create attractive neighborhoods, and be compatible with neighboring development.



Left: Traditional neighborhood

Right: Cottage housing development



Left: Duplexes with private yards

Right: Duplexes with shared open space



Left and Right: Contemporary townhome developments



Land Use Transitions

Transitions between land uses densities are used to protect existing and future development. Areas where guidelines should be applied are:

1. Where new development is to be located adjacent to existing development of the same general land use type. For example, a new residential subdivision located adjacent to existing residential development.
2. Where new development is to be located adjacent to existing less dense development of the same land use type. For example, a proposed multi-family development adjacent to an existing low-density residential development.
3. Where one land use type is located adjacent to a different land use type. For example, a commercial development adjacent to a residential development.

The techniques available to protect adjacent properties are many. The most important element is the recognition by all involved in the development review process that the protection of an individual property from adverse impacts of a new adjacent development is a high priority for the City.

Transitions between land use types can be aided by utilizing a natural or manmade element as the break between land use types. Many of these elements were used as boundaries between land use categories in the Land Use Plan.

Natural or manmade elements are not often sufficient by themselves. There are several means of creating effective transitions, including:

- **Buffering:** Buffering utilizes a strip of land that is required along boundary lines of adjacent and different intensity land use types. Depending on the land use types involved, the buffer area may need to be quite wide or relatively narrow.
- **Transition Areas:** This area might be a band of land where the more intensive land use type provides a reduced intensity and increased open space at the border. This is a technique where the land use is altered at the transition. This type of obligation could be required of both types at their common border. A variation on the transition area would be to require larger lots on both sides of a boundary. It is critical that this increase in lot size manifest itself in the form of deeper lots and a greater rear-yard setback, thus buffering both. As conditions permit, connectivity through transition areas should be promoted. *This technique can be effectively combined with clustered development.*
- **Boundary Delineation:** Where less dense development exists, it is best to extend the pattern of existing, less dense development slightly into the adjoining property so that the new development can plan for the transition. In the event of a more dense existing development, this would not apply.

Additional Tools and Strategies

The above is not intended as a complete list of options. The City is encouraged to study and implement a variety of wise planning strategies consistent with the General Plan

E. DISTRICT DEVELOPMENT PLANS

A District Development Plan is a document designed to implement the goals and policies of the General Plan as they pertain to an identified area of the community. District Development Plans will be developed for the District Developments which are identified in the Future Land Use Plan as areas of similar, existing development patterns and/or concerns. The District Development Plans may contain detailed development standards, land use patterns, zoning, design standards, infrastructure requirements, and implementation measures for responsible development. These development standards and regulations are the most important aspect of a District Development Plan, as it is through these standards, that the goals and policies of the General Plan are implemented, according to the unique needs of the community district. This allows for greater flexibility and provides an opportunity to focus regulations and standards on the goals for a particular area of the community. The District Development Plans will not supersede, but will be in keeping with the intent of the General Plan.

District Development Plans provide a brief description of the area, likely significant development constraints and opportunities, and a set of recommended action steps to guide development.

District Development Plans, Master Plans or Design Guidelines have been completed for the following:

- 1) Industrial District (Design Guidelines)
- 2) Commercial District (Design Guidelines)
- 3) Mixed Use / City Center District (Master Plan and Design Criteria)
- 4) USU / Innovation Campus District (Master Plan)

The following district development areas have been identified as needing District Development Plans to address development pressures and concerns. These will be amended to the Land Use Element as they are developed:

- 5) Upper East Bench District Plan
- 6) Lower East Bench District Plan
- 7) Community / Agricultural District Plan

Community plans not targeted to particular District Developments address city-wide needs for specific development or infrastructure, such as:

- 8) Parks and Recreation Master Plan
- 9) Storm Water Master Plan
- 10) Moderate Income Housing Plan

INDUSTRIAL DISTRICT DEVELOPMENT PLAN

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- C. Objectives
- D. Implementation

A. OVERVIEW

The Industrial District comprises the properties west of Main Street, primarily focused around 2500 North. The surrounding land use patterns are commercial development and the industrial uses of neighboring communities and the county (i.e., the Logan Airport). The district is also characterized by shallow groundwater and wetland habitat.

B. ISSUES

The Industrial District is currently experiencing significant development pressure focused on those properties not currently developed or planned for development, the majority of the property in the district. The district is zoned for industrial uses, and is buffered from the residential districts of the City by commercial uses and the airport. Portions of this district fall within North Logan's Urban Redevelopment Area (URA).

Although this arrangement limits the impact of industrial uses on residents, there exist significant impacts on the commercial areas of the City. Additionally, the district serves as an important gateway to the City as a result of its relationship with the Logan Airport and 2500 North, a heavily used arterial in Cache Valley. Poor quality development detracts from the commercial areas of the City, and does not portray North Logan as a quality community.

The Industrial District is also characterized by an incomplete transportation network, focused primarily on Main Street / U.S. 91. The current transportation network and the piecemeal pattern of implementation with development, place unreasonable demands on Main Street as well as the commercial corridor of the City.

The Industrial District contains areas with particular environmental constraints, such as wetland habitat and saturated soils.

C. OBJECTIVES

The purpose of the Industrial District Plan is to assure high quality development in the Industrial District of North Logan, as well as all industrial type development which might occur throughout the City.

D. IMPLEMENTATION

All development occurring within the Industrial District identified in the General Plan Land Use Element's Future Land Use Plan will follow the adopted North Logan City Manufacturing/Industrial Design Guidelines.

COMMERCIAL DISTRICT DEVELOPMENT PLAN

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- A. Overview
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A. OVERVIEW

The Commercial District is currently the default gateway to the City. It comprises the properties oriented along Main Street / U.S. 91. This district is the primary revenue source for North Logan, providing regional/local goods and services. The surrounding land use patterns are industrial development to the west, and agricultural uses interspersed with residential development to the east. The district is the primary revenue source for the City.

B. ISSUES

The Commercial District is predominantly developed. The district is zoned for commercial uses, and is bordered by residential districts to the east and the industrial district to the west. The district is currently characterized by a diverse mix of large retail stores with predominately street-front parking areas oriented toward Main Street.

The orientation of this development to Main Street, which serves as the main valley-wide corridor/collector, detracts from the identity of North Logan as a distinct place. This lack of identity is further compounded by the inconsistent municipal boundary, and the uniform commercial development along Main Street.

Although the district is predominately developed, commercial development frequently undergoes significant change. Poor quality redevelopment, and new development, detracts from the commercial area of the City and does not portray North Logan as a quality community.

The Main Street / U.S. 91 corridor is impacted by heavy traffic volumes with the accompanying detrimental impacts. Thus, redevelopment affords significant opportunities to implement transportation/transit planning techniques to reduce these impacts.

C. OBJECTIVES

The purpose of the Commercial District Development Plan is to assure high quality development in the commercial areas of North Logan by providing implementation requirements that are specific to the district. These implementation requirements are meant to ensure that the commercial area of the City continues to be a successful, cohesive, pleasant, economic engine for the community. The implementation requirements contain general performance criteria, standards, and design objectives that are to be considered by the City, Design Review Board, Planning Commission, and City Council when evaluating individual development proposals within the district boundaries.

D. IMPLEMENTATION

All development occurring within the Commercial District Development identified in the General Plan Land Use Element's Future Land Use Plan will follow the adopted North Logan City Commercial Design Guidelines.

CITY CENTER DISTRICT DEVELOPMENT PLAN

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- B. Issues
- C. Objectives
- D. Implementation

A. OVERVIEW

The general development of North Logan can be classified as suburban. With its agricultural origins, the more intense village or urban development has occurred south in Logan City, centered around Tabernacle Square. Traditional development which places storefronts close to the street, have multiple stories and allows for pedestrian access and walk-ability. The majority of homes in North Logan are single-family homes on medium to large lots. Lots and streets tend to follow the nearly ubiquitous Utah street grid – deviating where development followed the larger original parcels. Neighborhoods on the higher elevations are arranged to suit the topography and most desirable views. The majority of multi-family housing exists in the southern part of North Logan City to serve Utah State and is primarily two to three story walk-up apartment flats. A majority of the housing stock is less than thirty years old.

Commercial development has been primarily focused along Main St. / Hwy 89 and consists of a variety of national and regional “big box” retailers (over 25,000 sq. ft.). Other retail development consists of shopping centers with smaller tenants anchored by a larger grocery or national/regional chain. The retail in North Logan is primarily auto-oriented with stores and restaurants served by large fields of parking. The Innovation Campus is a large office research park in the southern half of North Logan and sits adjacent to the proposed City Center. It houses over fifty different campus, independent, and government agencies and offices.

The land being considered for the City Center is primarily 150 acres of undeveloped land located in and around the boundaries of 200 and 400 East and 1800 and 2200 North. The planning area also extends west, although in less specific detail, toward Main Street and U.S. 91. Currently a combination of agricultural and grazing uses, the planning area does have some development occurring at the edges of the site. This development includes an existing machine shop, federal armory, mortuary, and LDS Church.

B. ISSUES

With the economic opportunity and growth that North Logan is enjoying come the challenges of increasing development. North Logan recognizes the rare opportunity to guide the development of centrally located undeveloped land and provide what is lacking from many low density suburban communities, a community center. Once all the land is developed, the difficulty and cost of developing a city center makes that dream impossible. Planning for a city center does not strive to replace or reduce development, but to guide development to occur in a rational and coordinated way – increasing the value over what separate, disparate developments might generate.

C. OBJECTIVES

The purpose of the City Center Master Plan and Design Criteria is to preserve the small town character of North Logan City while promoting economic and community development. The results are guidelines/standards for the creation of the North Logan City Center. This set of guidelines serves as a refined plan with the goal of building the City Center. As such, recommendations in this plan specifically describe the character and technical features that will lead to a successful walkable downtown for North Logan with policies, codes and other tools for implementation. This plan incorporates a central, walkable mixed-use district for local retail owners and municipal uses. A town green adjacent to the retail area would accommodate community events and festivals, yet be intimate in scale – fostering a sense of energy and community interaction. Surrounding the retail and park spaces are townhomes, office buildings, apartments, and single-family homes. All are arranged to be walkable to the City Center. This plan addresses the important issue of transitioning to adjacent residential development. This relationship allows for a critical mass of people and uses where North Logan residents can interact and enjoy their community on a daily basis. The plan minimizes the need for cars, fostering social interaction and the public realm. The City Center is a planned part of the regional/local pedestrian system – parkways extend north and east from the town green, which serves as a central node in the city-wide parks and parkways systems, allowing people too comfortably and safely access the City Center by bike and on foot.

D. IMPLEMENTATION

All development occurring within the City Center District identified in the General Plan Land Use Element's Future Land Use Map will follow the adopted North Logan City Center Design Criteria.

All development in this district must employ the transition guidelines to address the adjacent residential land uses.

Implement the Community Development Area (CDA) plan.

USU/INNOVATION CAMPUS DISTRICT DEVELOPMENT PLAN

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- A. Overview
- B. Issues
- C. Objectives
- D. Implementation

A. OVERVIEW

The Utah State University Innovation Campus, established seventeen years ago, hosts fifty-three companies, mostly small and start-up, and government agencies at its thirty-eight-acre site in North Logan. The campus is nationally recognized as one of the most successful university-associated research and development campuses in the US. The Innovation Campus will host state-of-the-art technology enterprises in addition to research institutes and laboratories. Within the next five years, it is expected to attract a nationally (or internationally) recognized tenant. The mission of the Innovation Campus is to offer its tenants a community where collaboration and alliances among tenants, faculty, students, business, industry and government are cultivated.

B. ISSUES

The Innovation Campus seeks to create a campus environment where creative ideas, innovation, and cooperation will greatly propel the region's successful advancement of research and development in the realms of aerospace engineering, biotechnology / genomics, information technology, environmental sciences, microelectronics, and pharmaceuticals. In support of the Innovation Campus vision for growth, the University embarked on a program to relocate much of its agricultural research to a less urban setting within Cache Valley. This allowed the Innovation Campus to expand from 38 to over 170 acres of land contiguous to the main campus.

As a result of this increase in acreage, a development plan was initiated to direct the physical growth of the expanded campus and meet the development goals of the Innovation Campus.

C. OBJECTIVES

The Innovation Campus seeks to use the development master plan to create a distinct identity to compete nationally in an increasingly competitive university research marketplace. The Innovation Campus' development master plan addresses the following:

1. How can the Innovation Campus provide an environment that encourages intellectual interaction, related to the core academic campus, and provide necessary support commercial services for the campus and its surroundings?
2. How can the Innovation Campus provide economic benefits to the region, specifically through creation of significant numbers of high-tech jobs?

3. How can the campus inspire growth viewed as enhancing the quality of life for its residents?
4. How can it apply its name—Innovation—to energy, landscape, architectural design, information technology transportation, and water conservation on the campus?
5. How can the Innovation Campus best preserve environmental and visual attributes such as its agricultural heritage?

These goals are compatible with North Logan's General Plan principles, objectives, and policies. However, North Logan as a municipality has limited jurisdiction over the land use decisions of the Innovation Campus as it is a State-managed institution.

D. IMPLEMENTATION

Actively collaborate with the Innovation Campus in defining and implementing land use decisions which are compatible with North Logan's General Plan principles, objectives, and policies.

Ensure that activities undertaken by the Innovation Campus are beneficial to the residents of North Logan.

The Innovation Campus represents an important aspect of the economic diversity of North Logan. Support the beneficial activities through 'innovative' mixed use development.

Recognize the importance of North Logan to the Innovation Campus and its employees. The community is a valuable informal 'benefit' which should be leveraged by North Logan. The Innovation Campus should share in the cost of the community's quality of life.

Require the use of transition techniques to mitigate the impacts of the Innovation Campus on the surrounding residential areas.

Implement the Economic Development Area (EDA) Plan.

UPPER EAST BENCH DISTRICT DEVELOPMENT PLAN

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- C. Objectives
- D. Implementation

A. OVERVIEW

The Upper East Bench District primarily comprises the undeveloped properties east of 1600 East. This surrounding land use a pattern is medium-density housing of lots one (1) or more acres in size. Housing is generally newer, larger homes. The district is also characterized by steeper topography than the remainder of the community.

B. ISSUES

The Upper East Bench District is currently experiencing significant development pressure, although there are a number of factors constraining development. Located up slope of the irrigation canals, there is limited secondary water available to irrigate residential landscapes. Much of the undeveloped property consists of larger tracts held by few landowners, which provides an opportunity for master planned developments. The absence of secondary water places heavy demands on the community's culinary water system, and increases property owner costs coupled with the larger lots typically found in the district.

The Upper East Bench District is also characterized by an incomplete transportation network, with limited east-west connectivity. The current transportation network and the piecemeal pattern of implementation, with development places unreasonable demands on the existing north-south routes (1600 and 1200 East), as well as few east-west connectors (1900 North).

The Upper East Bench District contains areas with particular soil, geologic, and topographic constraints to development.

The Upper East Bench District's proximity to public lands and Green Canyon present opportunities to create linkages between residential and recreational uses.

C. OBJECTIVES

Development in this district should be limited by the applicable geological and topographic constraints. The pattern of development should recognize the absence of secondary water. The district contains major trail corridors, identified in the Parks and Trails Master Plan. These corridors must be protected and appropriately improved as a condition of development.

This district has an undeveloped transportation network. This network must be improved concurrent with development.

D. IMPLEMENTATION

Develop and enact Residential Design Guidelines.

Require all development to comply with the Parks and Recreation Master Plan.

Require development to provide two finished connections to the existing transportation system in a timely manner as part of the development agreement.

Discourage and limit development where the undisturbed slope is deemed excessive.

Discourage and limit development where the undisturbed soil has been classified as limited for development.

Discourage and limit development affecting the natural drainages.

Revisit all ordinances affecting development in geologically sensitive areas.

Development will provide the necessary infrastructure improvements, including sidewalks and streetscape landscaping, prior to the issuance of building permits.

North Logan City will actively pursue the construction of east-west transportation connections as identified in the General Plan's Transportation Element.

All development will establish water-efficient landscaping in public space prior to dedication to the community.

Residential property owners are encouraged to practice water-efficient landscape design and maintenance methods.

Encourage the assembling of parcels in larger-scale planned developments.

LOWER EAST BENCH DISTRICT DEVELOPMENT PLAN

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- A. Overview
- B. Issues
- C. Objectives
- D. Implementation

A. OVERVIEW

The Lower East Bench District primarily comprises undeveloped properties east of 1600 East. This surrounding land use pattern is medium-density housing of lots one (1) or more acres in size. Housing is generally newer, larger homes. The district is also characterized by steeper topography than the remainder of the community. The Lower East Bench District is similar to the Upper East Bench District, although with fewer constraints to development.

B. ISSUES

The Lower East Bench District is currently experiencing significant development pressure. Located up slope of the irrigation canals, there is limited secondary water available to irrigate residential landscapes. Much of the undeveloped property consists of larger tracts held by few landowners, which provides an opportunity for master planned developments. The absence of secondary water places heavy demands on the community's culinary water system, and increased property owner costs coupled with the larger lots typically found in the district.

Development within the Lower East Bench District may be constrained by steep topography.

The Lower East Bench District is also characterized by an incomplete transportation network, with limited east-west connectivity. The current transportation network and the piecemeal pattern of implementation with development, place unreasonable demands on the existing north-south routes (1600 and 1200 East) as well as few east-west connectors (1900 North).

C. OBJECTIVES

Development in this district should be limited by the applicable topographic constraints. The pattern of development should also recognize the absence of secondary water.

Areas associated with major nodes along 1600 East have been identified as potential locations for mixed land uses in the Future Land Use Plan. These areas are intended to accommodate a diversity of residential uses and appropriate commercial/professional uses. A required feature of these mixed use nodes are strong transportation and pedestrian network connectivity, as well as appropriate land use transitions to existing development.

This district has an undeveloped transportation network. This network must be improved concurrent with development.

D. IMPLEMENTATION

Develop and enact Residential Design Guidelines.

Require all development to comply with the Parks and Recreation Master Plan.

Require development to provide two finished connections to the existing transportation system in a timely manner as part of the development agreement.

Discourage and limit development where the undisturbed slope is deemed excessive.

Discourage and limit development affecting the natural drainages.

Development will provide the necessary infrastructure improvements, including sidewalks and streetscape landscaping, prior to the issuance of building permits.

North Logan City will actively pursue the construction of east-west transportation connections as identified in the General Plan's Transportation Element.

All development will establish water-efficient landscaping in public space prior to dedication to the community.

Residential property owners are encouraged to practice water-efficient landscape design and maintenance methods.

Encourage the assembling of parcels in larger-scale planned developments.

Encourage innovative mixed land use in those areas identified as mixed use nodes in the Future Land Use Plan.

COMMUNITY / AGRICULTURAL DISTRICT DEVELOPMENT PLAN

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A. OVERVIEW

The Community / Agricultural District primarily comprise the properties between the upper canal and the lower twin ditches. The district is characterized by large open active agricultural uses interspersed with clustered residential development primarily oriented toward the primary road network. Most of the historic residential neighborhoods are located in this district. These neighborhoods contain a mix of home types and offer some of the more affordable housing in the City. Secondary water is available in this district. New residential neighborhoods are also part of this development area of the City. These neighborhoods are typically planned as low-density neighborhoods, with standard single-family housing types which appeal to a range of residents.

B. ISSUES

The Community / Agricultural District is currently experiencing significant development pressure with fewer environmental factors constraining development. This district defines the rural character and agricultural feel of North Logan. However, with fewer factors constraining development there is a real possibility for losing the rural character of North Logan with traditional development patterns. Much of the undeveloped property consists of larger tracts held by few landowners, which provides an opportunity for master planned developments. This district presents many opportunities to implement innovative development techniques.

C. OBJECTIVES

The main objective in this district is to manage development in order to preserve the rural agricultural identity of North Logan.

Areas associated with major nodes along 1600 East have been identified as potential locations for mixed land uses in the Future Land Use Plan. These areas are intended to accommodate a diversity of residential uses and appropriate commercial/professional uses. A required feature of these mixed use nodes are strong transportation and pedestrian network connectivity, as well as appropriate land use transitions to existing development.

D. IMPLEMENTATION

Develop and enact Residential Design Guidelines.

Encourage residential development to incorporate the “clustering” of units to promote/preserve open space.

Private driveway access to new development should be from local streets, not collectors.

Develop incentives to assist property owners and the City in the preservation of private and public open space.

Enact zoning ordinances that would allow higher density developments in appropriate areas within this district with the proper planning; as well as development agreements that provide the right transition, buffering and screening to adjacent lower density developments.

Develop and enact design standards for rural road profiles with minimal infrastructure improvements.

Develop and implement density control measures, such as Transfer of Development Rights, clustering, density bonus development, mixed use, conservation easements, and planned unit developments for larger/combined tracts.

Encourage innovative mixed land use in those areas identified as mixed use nodes in the Future Land Use Plan.