



The City of North Logan

General Plan

August 2013

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I- COMMUNITY ELEMENT (Approved Sept. 4, 2013)

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A. VISION STATEMENT

The residents of North Logan City are dedicated to providing a safe, clean environment, conserving our resources, preserving the beauty of our scenic vistas, maintaining open space, and keeping the small town rural feel. We are committed to balanced growth consistent with the ability to support a growing population while encouraging commerce, industry, and employment opportunities. This will result in achieving and maintaining a high quality way of life for all who live here and for generations yet to come.

Simply stated, North Logan City is "the best place to call home".

B. PREFACE

A major purpose of an incorporated city is to accommodate the orderly integration of residential and commercial interests into the city. An incorporated city has the responsibility to develop and follow a plan for orderly land use that will balance the interests of each sector.

Another responsibility of an incorporated city is to ensure that land use is developed with consideration and balance given to landowners, developers, and current city residents. Land use must also consider the need for services e.g., sewer, water, roads, curb and gutters, storm drainage, safety and fire protection, garbage collection, and other waste disposal services.

All development and residential requirements must be balanced by the joint efforts of the Planning Commission and City Council. This General Plan was developed with the intent of balancing all the variables of city growth for the common good of the residents. No plan will fully please everyone, but hopefully this plan provides for reasonable compromise; not only with the initiation of the plan, but also for the accommodation of future changes which at the present may be unforeseen.

92 **C. INTRODUCTION**

93
94 North Logan City lies in the northern part of Cache County adjacent to Logan. If past
95 commercial and residential growth trends continue, the population of the City will
96 significantly increase in the next ten to twenty years and commercial development will
97 continue to grow along Highway 91.

98
99 Commercial development significantly increases property tax, sales tax, and fee
100 revenues available to the community. The city should seek to develop and maintain a
101 good mix of commercial development and strive to maintain unique commercial areas
102 well suited to promote the community. This will establish North Logan as a vibrant, well
103 planned city.

104
105 North Logan should also promote a positive environment for commercial growth by
106 maintaining a close cooperation with other city, state, federal, and private economic
107 development agencies.

108
109 Residential development is also beneficial to the community due to its attraction of
110 significant business to growing population centers. Such development can be
111 synergistic to continued growth with economic stability through careful enactment,
112 interpretation, and, enforcement of City ordinances.

113
114 This General Plan is designed to protect the interests and investments of the community
115 and individual property rights. It must also enhance the economic growth of the City so
116 that the growing demands for services can be met. However, it must be equally
117 sensitive to its natural limiting factors such as topography and soil conditions to
118 minimize liability and expense to the City in providing those services. Finally, it must
119 protect and maintain the natural beauty and aesthetics of the area.

120
121 The General Plan emphasizes the planning and regulation required for rational
122 development of commercial and residential areas. Only by the appropriate balance of
123 the two factors can the City grow, prosper, and, meet the needs of its residents.

124
125
126 **D. DEMOGRAPHICS AND SOCIOLOGY**

127
128 **POPULATION CHARACTERISTICS**

129
130 The 2010 census shows a population of 8,269 people. The last ten years have shown a
131 steady growth rate of approximately three percent or about 248 new people each year.
132 The projected population by the year 2020 is estimated to be 10,749. The General Plan
133 and the zoning and planning structure must reflect this growth trend and provide for
134 orderly residential expansion.

135

136 Changes must occur in the present land use pattern to provide for this growth.
137 Residential use and the commercial district in our City Center and adjacent to Highway
138 91 are expected to expand, while agricultural use in the City will decline in response.
139

140
141

E. METHODOLOGY AND CONSIDERATIONS

142

ORGANIZATION AND PROCEDURES

143
144

145 The Plan is made up of sections containing common elements which may be amended
146 as necessity and circumstances dictate. Amended elements should maintain the same
147 format to retain the consistency and integrity of the Plan.
148

149

149 To ensure that the North Logan City General Plan is adaptable and responsive to the
150 goals and values of the community, the following procedure has been established for
151 revising and amending the Plan:
152

153

- 153 1. Formal application for amendments or revision at the City Office.
- 154 155 2. Identification of the Plan section affected by the revision in the application
156 by City officials or staff.
- 157 158 3. Analysis of the application by the City staff.
- 159 160 4. In-depth review of the request by the Planning Commission.
- 161 162 5. Recommendation by the Planning Commission.
- 163 164 6. Public Hearing to obtain input from the community at large by the Planning
165 Commission.
- 166 167 7. Revision and recommendation for approval or disapproval at the Public
168 Hearing or subsequent sessions.
- 169 170 8. Approval or disapproval of the request or revised request by the City
171 Council.
- 172 173 9. The Planning Commission will review the General Plan every three to five
174 years and recommend changes according to the amendment procedure
175 above.
- 176 177 10. A professional city planner or other qualified individual will assist in the
178 preparation and review of the recommendations and make comments or
179 further recommendations as deemed appropriate, and to ensure
180 compliance with state and federal regulations.
181

- 182 11. The *North Logan City Annexation Master Plan* must be viable and
183 dynamic, subject to change and refinement, while providing an anchor for
184 sound thinking.
- 185
- 186 12. Provide for additional focused, intensive studies, and investigations as
187 mentioned previously in this Plan.
- 188

189

190 **F. GROWTH AND DEVELOPMENT ISSUES**

191

192 This General Plan contains the guidelines for regulating the growth and development of
193 the City as established by the North Logan City Planning Commission and the City
194 Council. To assure that the General Plan is an effective tool, sound, enforceable
195 planning and zoning ordinances and other City statutes reflecting the Plan will be
196 enacted and changed as the Plan evolves. Subsequent to their creation, these
197 ordinances must be consistently enforced to maintain a viable City growth Plan.

198

199 A well conceived General Plan has the insight to provide for the good of the greater
200 community and not just the wants of special interest groups. Consequently, elected
201 officials, who have stewardship of the City, must ensure a quality environment for the
202 majority of its residents through the guidelines contained in the General Plan.

203

204 All requests for rezoning or annexation should be consistent with the standards of the
205 General Plan.

206

207 Planning and development for capital improvements, such as the construction of utilities
208 infrastructure, municipal buildings and facilities, parks, roads, and drainage systems
209 should be closely tied to the Plan's standards and policies.

210

211 The City must balance growth and the interests of business and home developers with
212 the need for revenue and quality of life while preventing the problems of uncontrolled
213 growth.

214

215 It is the intent of North Logan City government to enforce the intent of this Plan through
216 all aspects of development or redevelopment of the City. Deviation from this Plan will
217 only be made when there is an overriding need to benefit the health, safety, and/or
218 general welfare of the community.

219

220 Potential natural hazards and natural resource conditions exist in North Logan City. For
221 the purposes of this General Plan, land that includes such natural hazards and natural
222 resource conditions shall be referred to as "sensitive lands". Prior to residential or
223 commercial development of sensitive lands, the potential impact from such development
224 should be carefully evaluated. This should be done as part of the development
225 approval process for any development where sensitive land issues are a concern. The
226 City's goals are to minimize the impact of development on sensitive lands; encourage
227 the preservation of land to protect the health, safety, and general welfare of the City;

228 minimize property damage; and, provide amenities benefiting neighborhoods and the
229 residents of the community. An option for density-based zoning should be provided that
230 can be used to provide an incentive for landowners and developers to protect the most
231 sensitive lands and/or encourage dedication of open space for future parks, recreation,
232 wildlife habitat, agricultural production, etc.

233
234 The City's subdivision ordinance will establish standards for development that ensure
235 that the health, safety, and general welfare of the public are adequately addressed prior
236 to approval of development in areas designated as potential sensitive lands. Further
237 studies conducted by the landowner or developer are intended to identify specific
238 hazards and natural resources important to North Logan City, described hereafter.
239 Such studies will provide recommendations as to the seriousness of identified hazards
240 and further recommend mitigation measures to minimize:

- 241
- 242 • Vegetation removal
 - 243 • The effect of geologic hazards
 - 244 • Modification of floodplain and drainage systems
 - 245 • Soil and slope instability
 - 246 • Loss of wetlands
 - 247 • Soil erosion
 - 248 • Storm water runoff

249
250 In addition, such studies shall identify opportunities and methods for:

- 251
- 252 • Retaining open space in native or other desirable vegetation
 - 253 • Maintaining and/or creating recreational opportunities and access for the
254 community through corridors, trails, and parks
 - 255 • Retaining open land for neighborhood and/or community use
 - 256 • Enhancing gateways to the City
 - 257 • Water conservation (both agriculture uses and culinary uses)

258
259
260 Development and impact fees on future residential and commercial developments
261 should be used to provide funds for capital improvements including those for open
262 space, such as parks, trails, and bicycle paths.

263
264 Development also needs to plan for additional paths or walkways that significantly add
265 to the access and the quality of our trail system. This should include the canal
266 pathways maintained along the existing right-of-ways. Initially, they would not have to
267 be paved; but eventually they should be improved to provide year-round public access
268 along the canals from north to south. However, research into how this can be
269 accomplished needs to be conducted since the existing right-of-ways are presently for
270 canal maintenance only.

271
272 The residential areas of North Logan City have developed along natural and manmade
273 boundaries such as slopes, canals, soil classifications, and water availability. With the

274 resulting residential growth, major streets have developed which further define the
275 neighborhoods.

276
277 Finally, there needs to be a balance to the Parks and Recreation Plan generated with
278 the existing natural drainages by:

- 279
- 280 • Providing parks with a variety of recreation opportunities
- 281 • Serving as flood protection and storm water management
- 282 • Providing open spaces for wildlife, access to the Cache National Forest, and
- 283 maintaining the rural atmosphere that residents of North Logan City have come
- 284 to enjoy
- 285

286

287 **G. ANNEXATION POLICY PLAN**

288

289 The City is bordered on all sides by various boundary constraints. Efforts need to be
290 made to protect and maintain consistency in development with the adjacent boundary
291 area. This requires cooperation of developers in working with adjacent boundary
292 constraints to consult and seek out feasible solutions to minimize hazards and impacts.

293

294 The information presented herein represents North Logan City's plans for annexations
295 and boundary changes in compliance with Utah Code. Actual annexations and
296 boundary changes are to be done by separate action in accordance with state law. The
297 information provided herein is intended to provide land owners, municipalities, and other
298 entities with information pertaining to which lands North Logan City plans to allow to be
299 annexed into the City, and which lands the City plans to serve with municipal services
300 as they are annexed.

301

302 The Annexation Policy Plan calls out the areas North Logan City plans to annex into the
303 City when petitions are filed by the property owners to do so. The unincorporated land
304 between North Logan City and Hyde Park is eventually planned to be annexed into
305 either North Logan City or Hyde Park. Both sides have agreed to this anticipated, future
306 boundary. Those areas currently incorporated in either North Logan City or Hyde Park
307 that will change jurisdiction through a boundary change, have been agreed upon in
308 general by the two cities; but the actual boundary changes are to be done by separate
309 action. There is currently no unincorporated land between North Logan City and Logan
310 City.

311

312 The unincorporated parcels of land called out in the Annexation Policy Plan to be within
313 the future, planned North Logan City boundary are considered eligible for annexation
314 and should be accepted for annexation into North Logan City when they are so
315 requested by petition by the land owners.

316

317 Utah Code requires that the governing body examine each annexation to ensure that
318 certain criteria are met for approving annexation. In doing so, the City Council should

319 consider the following when determining if any particular parcel of area should be
320 approved for annexation or if a boundary change should be agreed to:

321

322 1. Does the area to be added to the City match the character of the
323 Community? The unincorporated areas between North Logan City and Hyde Park are
324 currently similar in nature to the surrounding incorporated areas. As these areas are
325 incorporated, and zoning is established for these areas, the zones to be established
326 should match or complement surrounding zones.

327

328 2. What municipal services will need to be provided to the annexed areas?
329 Utility services should be able to be provided by the extension of current services.
330 Developers typically pay for the extension of utilities, and the users of the services will
331 pay for the long term operation of those services. Police, fire, and other services should
332 be evaluated to make sure any newly annexed areas can be provided with these
333 services.

334

335 3. The City Council should evaluate a utility service plan for any proposed
336 annexation or boundary change. The utility service plan should include water main and
337 sewer main lines, and also electric service, natural gas service, and telephone and
338 cable service. The plan should include how these extended services are to be financed.

339

340 4. Any proposed annexation or boundary change should be evaluated to
341 determine the tax consequences of the action. Will an acquired area pay its fair share
342 for municipal services? Will the area be an unfair burden on the existing residents and
343 businesses? What are the tax consequences of any area lost due to a boundary
344 change?

345

346 5. All affected entities should be considered and notified in order to proceed
347 through the annexation or boundary change process in an efficient and open manner.
348 Adjacent municipalities should be contacted early in the process to receive their input.
349 Utility companies should be contacted to make sure utility plans are appropriate and can
350 be supported. Neighbors should be contacted with specific information regarding the
351 proposed zoning of any property to be annexed, or property to be added, by a boundary
352 change.

353

354 The process required for annexation and/or boundary changes is established by state
355 law. The process takes considerable time and requires public hearings, notices, and
356 specific documentation. The City Council, the Planning Commission, and the City staff
357 should be familiar with the process.

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359

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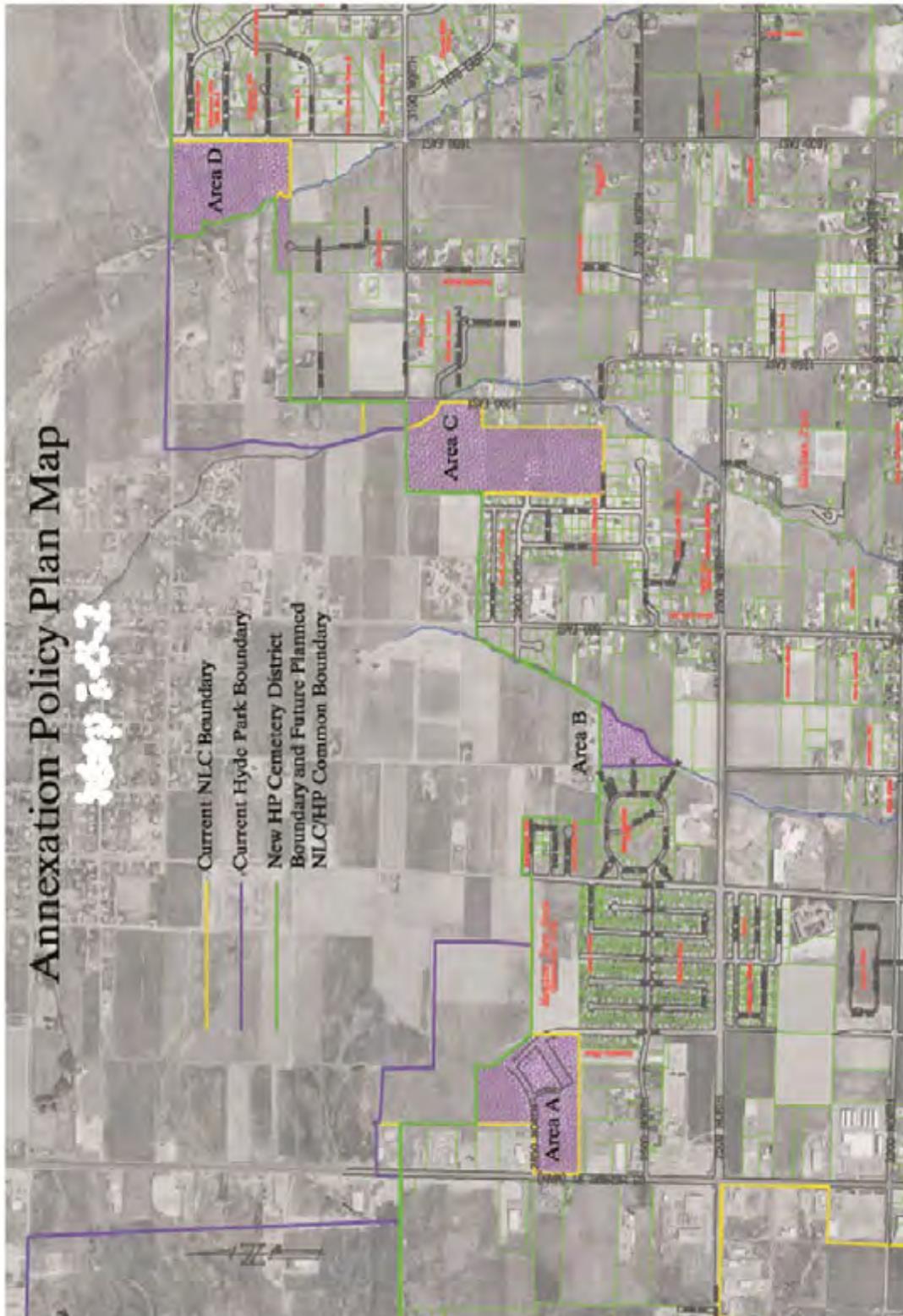
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G. ANNEXATION POLICY PLAN MAP



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II- LAND USE ELEMENT (Approved Sept. 3, 2008)

391

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400

401 A. OVERVIEW

402

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:

406

1. Growth must Serve the Community Needs, Enhance the Quality of Life and Make the City more Livable.

407

408

2. Economic Development must serve the Community Needs and Enhance the Quality of Life.

409

410

3. Community Participation is Necessary to preserve our Community’s Quality of Life.

411

412

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.

413

414

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419

420

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

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

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

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

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

442

443 **EXISTING LAND USE**

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

453

454 **POPULATION AND DEMOGRAPHICS**

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

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

461 The increase in North Logan's population from 3,775 in 1990 (census figure) to an
462 estimated 7,611 in 2006 is an increase of 102% over those 16 years, or about 6.4% per
463 year. Based on the City's growth during 1990-2006, a population of approximately
464 9,500 may be projected for the year 2010. Cache County had a population of 70,183 in
465 1990; 91,391 in 2000; and 98,662 in 2006. Assuming a similar rate of increase until
466 2010 (about 2.5% per year) there will be about 108,700 people in the county in 2010.
467 North Logan is growing in population about twice as fast as the county overall.

468

469 **HOUSING**

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

475 There were about 1,102 housing units in North Logan in 1990; 1,778 in 2000; and 2,347
476 estimated in 2006; an increase of about 7.1% per year. If housing continues to increase
477 at this rate, the City will have about 3,009 units in 2010. Cache County had 22,053
478 housing units in 1990; 29,035 in 2000; and 33,575 in 2005. Assuming a similar rate of
479 increase until 2010 (about 3.5% per year) there will be about 39,400 housing units in the
480 county at that time. North Logan is also growing about twice as fast as the county in
481 terms of housing units.

482

483 **EMPLOYMENT**

484 According to Cache County, employment projections for the region and local area are
485 54,000 by the year 2010. It is estimated that in the year 2000, employment in Cache
486 County totaled 43,000 jobs. The City will provide many of these jobs in 2010, if non-
487 residential development continues and the Utah State University Innovation Campus
488 expands as projected.

489

490

491 **B. OBJECTIVES AND POLICIES**

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

497

498 **GUIDING PRINCIPLE #1**

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

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

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

507

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

510 1. Preserve the character and scale of the City's established residential
511 neighborhoods.

512 2. Development should respect the existing social fabric as well as the natural
513 and built environment.

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

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

- 524 Policy 1.2 – **Development Consistency:** Development within a District Development
525 should be consistent with the design guidelines as specified by the individual District
526 Development plans.
- 527 Policy 1.3 – **Pedestrian Connectivity:** Require pedestrian connectivity between
528 subdivisions and make allowances for such access to future development.
- 529 Policy 1.4 – **Automobile Development Connectivity:** Require automobile connectivity
530 between subdivisions and make allowances for such access to future development.
- 531 Policy 1.5 – **Unimproved Streets:** No development on unimproved streets will be
532 approved until adequate infrastructure improvements are in place or will be made.
- 533 Policy 1.6 – **Infrastructure Improvements:** Continue to implement capital
534 improvements which will maintain or rehabilitate City infrastructure, including
535 improvements related to upgrading the water supply system, storm water system, sewer
536 system and streets.
- 537 Policy 1.7 – **Zoning Code Enforcement:** Upgrade and improve zoning code
538 enforcement in all zones.
- 539 Policy 1.8 – **Hillsides:** In recognition of the special character of the hillsides along the
540 east bench of the City, continue strict protections through City grading and hillside
541 ordinances.
- 542 Policy 1.9 – **District Development Plans:** Identify unique areas within the City and
543 develop District Development Plans to direct development.
- 544 Policy 1.10 – **Mixed Use:** Authorize and encourage mixed use development in targeted
545 areas, including housing, live-work spaces, and commercial uses. Mixed use should
546 promote the clustering of community-oriented services and amenities.
- 547 Policy 1.11 – **Neighborhood Centers:** To encourage neighborhood centers, the City
548 should promote the clustering of community-oriented services and amenities in and
549 near residential neighborhoods.
- 550 Policy 1.12 – **Housing Diversity:** Promote a variety of housing opportunities that meet
551 the goals of the community.
- 552 Policy 1.13 – **Transportation Master Plan:** Coordinate the Land Use Development
553 Plan with the Transportation Element of the General Plan.
- 554 Policy 1.14 – **Wildlife Habitat:** Existing natural habitat for wildlife should be protected
555 when identified.

556

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

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

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

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

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

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

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

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

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

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

584

585

586

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

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

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

594

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

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

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

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

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

607

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

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

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

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

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

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

622

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

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

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

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

631

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

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

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

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

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

643

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

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

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

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

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

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

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

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

660

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

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

665

666 **GUIDING PRINCIPLE #2**

667 **Economic development must serve the community needs and enhance the**
668 **quality of life.**

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

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

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

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

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

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

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

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

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

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

699

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

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

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

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

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

714

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

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

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

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

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

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

728

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

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

733

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

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

738

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

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

745

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

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

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

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

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

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

765

766 **GUIDING PRINCIPLE #3**

767 **Community Participation is necessary to preserve our community’s quality of life.**

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

773

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

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

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

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

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

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

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

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

798 **C. LAND USE DEVELOPMENT PLAN**

799 **Guidelines for Interpretation**

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

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

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

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

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

831

832

833 **CURRENT LAND USE MAP**

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

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

838

839 **ZONING ORDINANCE AND ADOPTED NORTH LOGAN CITY ZONING MAP**

840 The Zoning Ordinance and North Logan City Zoning Map implement the Land Use
841 Element and its policies and identify the particular uses permitted on each parcel of land
842 in the City. It is the Zoning Ordinance that sets forth regulations and standards for
843 development to ensure that policies, goals, and objectives of the General Plan are
844 carried out.

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

852

853 **FUTURE LAND USE PLAN**

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

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

864 **Land Use District Boundaries:** Land use districts have been drawn with imprecise
865 boundaries to reinforce the flexible, non-parcel specific quality of the plan.
866 Consequently, in applying the plan to a specific parcel, often boundaries of a specific

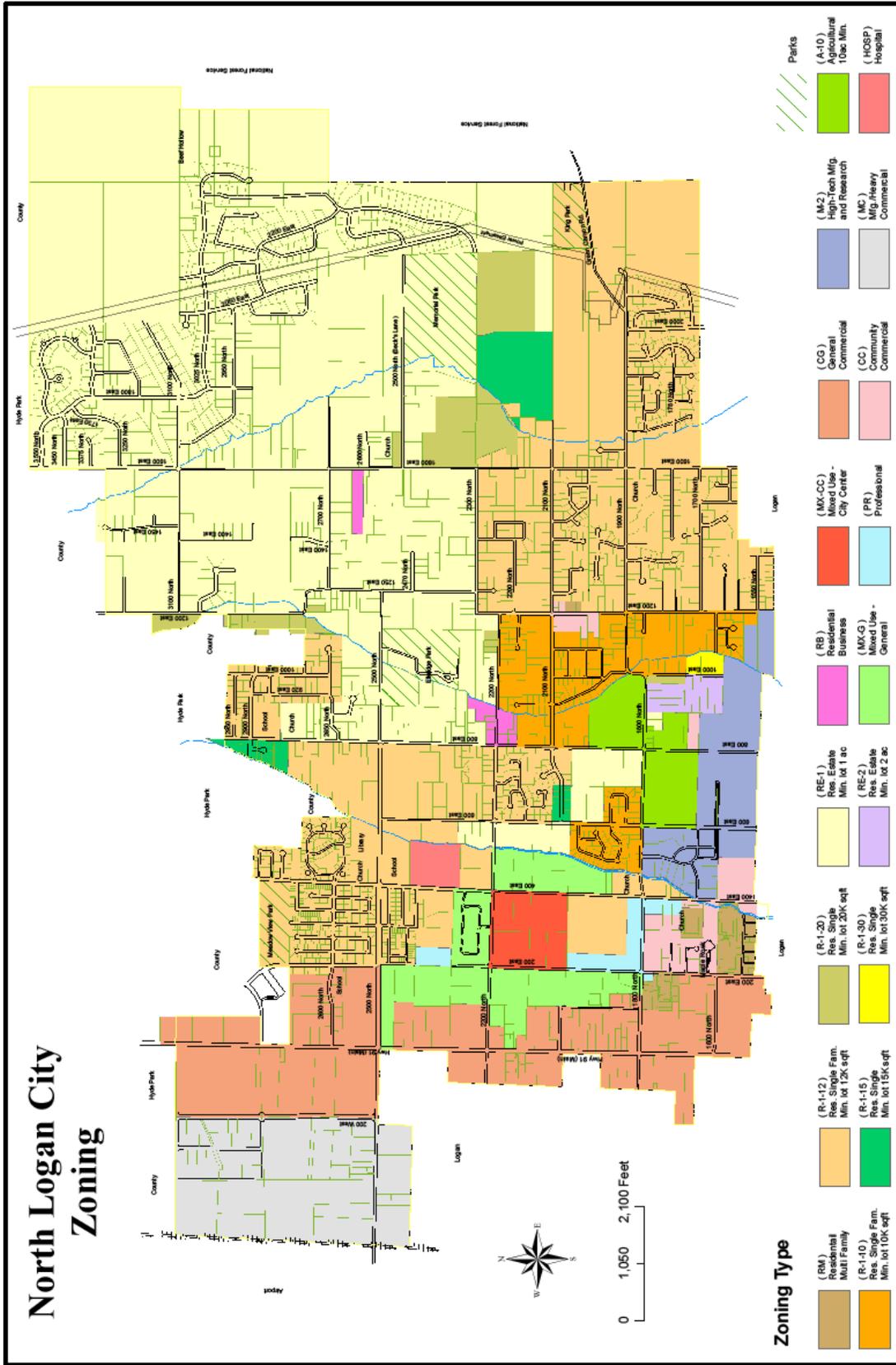
867 land use bubble may not correspond closely with parcel boundaries. Also, in some
868 instances, portions of parcels are sometimes excluded from a district. In such cases, an
869 interpretation must be made as to the intended use within the excluded area.

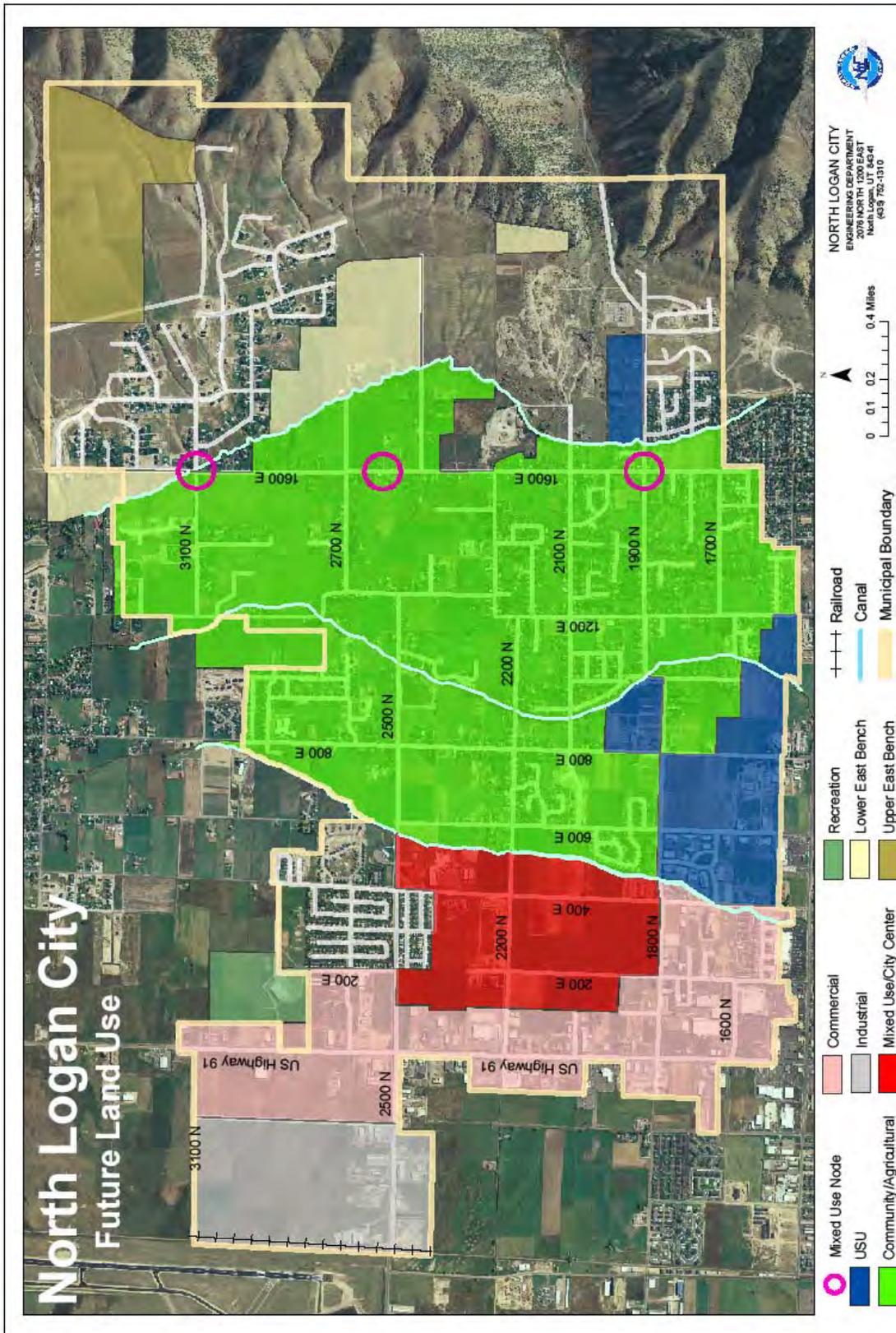
870

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

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

885





889 **D. GENERAL IMPLEMENTATION STRATEGIES**

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

893 **District Development Plans**

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

898 **Zone Changes and Code Amendments**

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

903 **Design Principles and Guidelines**

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

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

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

918 **Master Development Plans**

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

922

- 923 1. Permit innovative considerations in the development of land, to ensure that all
924 development is undertaken in a manner that significantly enhances the unique
925 quality of life and culture of the city.
- 926 2. Allow a creative, mixed-use approach to the development and use of the land
927 and related physical facilities to produce better development, design and
928 construction of quality and aesthetic amenities, and to establish standards within
929 the MPDR that may be different than or supplemental to the underlying zoning.
- 930 3. Allow for a choice in the type and quality of environments, including a mix of land
931 uses, available to residents and visitors.
- 932 4. Better relate residential and commercial uses with community facilities and
933 infrastructure location, size and design.

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

938 **Mixed Use**

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

949 **Transfer of Development Rights**

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

957 **Density Bonus**

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

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

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

966 **Open Space Incentives**

967 As a trade-off for increased density and building mass, usable open space can be
968 provided within the traditional neighborhood development, including but not limited to:
969 commons, pocket parks, plazas, courtyards, landscape features, water fountains and
970 features, greenbelts and trail connections. The actual amount of open space provided
971 shall be determined by the City based upon the size, scale, topography and market
972 niche of the proposed development. Design shall encourage comfortable and safe
973 pedestrian use, including landscaping, seating areas and lighting as appropriate. Areas
974 of environmental concern or interest may be required to be preserved, i.e. drainages,
975 steep slopes, trail systems and water features. Unless otherwise specified thru special
976 agreement or understanding with the City, all open space areas shall be maintained by
977 property owners or homeowner associations.

978 **Project Areas for URAs, EDAs, CDAs**

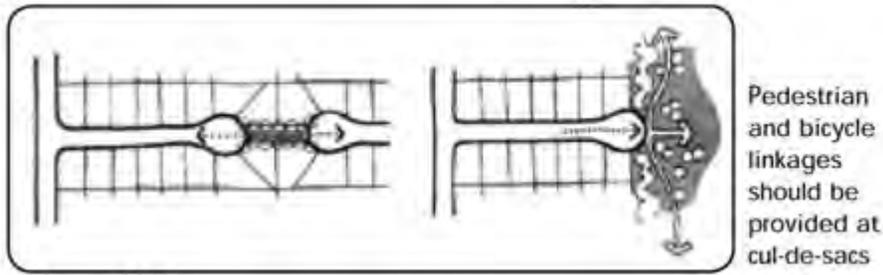
979 Creation of the URA, EDA and CDA allows for certain public investments in land and
980 infrastructure, which induces participation and investment by the private sector in high
981 priority development. Such techniques also foster a more extensive and cohesive
982 development. Development proposals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

986 **Pedestrian Connectivity**

987 Pedestrian and bicycle connectivity can be defined as the ability to connect origins and
988 destinations through a series of non-motorized routes. Techniques include: a
989 continuous sidewalk network, connecting stub streets, constructing a multi-use path
990 from between neighborhoods and to open spaces, trails or parks, providing designated
991 bike lanes, or a combination of all the above. Pedestrian Connectivity improves safety,

992 quality of life and conservation, as well as enhancing a sense of community,
993 encouraging people to walk and/or bike, and increasing the opportunity for neighbors to
994 interact.

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



997

998 **Cluster Development**

999 Clustered development preserves rural landscape character, natural resource areas,
1000 farmland and other large areas of open land; while permitting residential development in
1001 an open space setting, reducing the perceived intensity of development and providing
1002 privacy for dwellings. Specific objectives are as follows:

- 1003 1. To maintain and protect the communities rural character by preserving important
1004 landscape elements.
- 1005 2. To preserve scenic views and to minimize views of new development from
1006 existing streets.
- 1007 3. To provide for the unified and planned development of larger parcels for
1008 clustered, single-family, low density residential uses, incorporating large areas of
1009 permanently protected common open space.
- 1010 4. To provide for greater design flexibility in the siting of dwellings and other
1011 development features than would be permitted by the application of standard
1012 district regulations in order to minimize the disturbance of rural landscape
1013 elements, scenic quality, and overall aesthetic value of the landscape.
- 1014 5. To increase flexibility and efficiency in the siting of services and infrastructure, by
1015 reducing street length, utility requirements, drainage requirements, and the
1016 amount of paving required for residential development, where possible.
- 1017 6. To create groups of dwellings with direct visual and physical access to common
1018 open space.

- 1019 7. To permit active and passive recreational use of common open space by
1020 residents of a cluster development, or by the public.
- 1021 8. To reduce erosion and sedimentation by retaining existing vegetation and
1022 minimizing development on steep slopes.
- 1023 9. To allow for the continuation of agricultural uses in those areas best suited for
1024 such activities and when such activities are compatible with adjoining residential
1025 uses.
- 1026 10. To permit various means for owning common open space and for protecting it
1027 from development in perpetuity.
- 1028 11. To create an attitude of stewardship, or caring, for the land within common open
1029 space by requiring a land management or stewardship plan, for the common
1030 open space.

1031 **General Considerations:** Considerations in planning development clusters should
1032 include, but not be limited to:

- 1033 • Where views of buildings would disrupt the view or value of established open
1034 space or natural features, buildings should be integrated into the existing natural
1035 character through sensitive location and design of structures, and associated
1036 improvements.
- 1037 • Compatible densities should be planned contiguous to existing single-family
1038 developments or natural features, with densities graduated in intensity away from
1039 the adjacent development or natural feature.
- 1040 • Buffers and setbacks should be increased where the adjoining density is lower;
1041 uses are incompatible, or where the adjoining use is a public area or significant
1042 natural feature.
- 1043 • Substantial grade differences between developments should be considered and
1044 impacts mitigated with building height limitations.
- 1045 • Buildings should be clustered and located along contour lines in a manner that
1046 minimizes disturbance of slopes and protects views of the natural feature.

1047

1048

1049

1050 **Single-Family Detached Clustered Development Examples**

1051

1052



1053

1054 **Above:** Conventional development showing
1055 with the natural areas (Arendt, Rural by Design)
1056 but preserving natural areas, views and open spaces

Above: Clustered development
same number of primary units,

1057



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.

1064

1065 **Mixed Residential Land Use**

1066 Clustered development may be combined with mixed use, to include a mix of attached
1067 or small-lot homes including townhomes, small-lot detached homes, and multi-family
1068 units. Some apartments or condominiums may be included. This type of development
1069 would diversify the available housing in North Logan. A more diverse housing stock can
1070 provide entry-level homeownership opportunities, and can meet the needs of residents
1071 seeking smaller or lower-maintenance homes.

1072

1073 Mixed density housing should be well designed in order to maintain value over time,
1074 create attractive neighborhoods, and be compatible with neighboring development.

1075



Left: Traditional neighborhood

Right: Cottage housing development



1076

1077

1078



Left: Duplexes with private yards

Right: Duplexes with shared open space



1079

1080



Left and Right: Contemporary townhome developments



1081

1082

1083

1084

1085

1086 **Land Use Transitions**

1087 Transitions between land uses densities are used to protect existing and future
1088 development. Areas where guidelines should be applied are:

- 1089 1. Where new development is to be located adjacent to existing development of the
1090 same general land use type. For example, a new residential subdivision located
1091 adjacent to existing residential development.
- 1092 2. Where new development is to be located adjacent to existing less dense
1093 development of the same land use type. For example, a proposed multi-family
1094 development adjacent to an existing low-density residential development.
- 1095 3. Where one land use type is located adjacent to a different land use type. For
1096 example, a commercial development adjacent to a residential development.

1097 The techniques available to protect adjacent properties are many. The most important
1098 element is the recognition by all involved in the development review process that the
1099 protection of an individual property from adverse impacts of a new adjacent
1100 development is a high priority for the City.

1101 Transitions between land use types can be aided by utilizing a natural or manmade
1102 element as the break between land use types. Many of these elements were used as
1103 boundaries between land use categories in the Land Use Plan.

1104 Natural or manmade elements are not often sufficient by themselves. There are several
1105 means of creating effective transitions, including:

- 1106 • **Buffering:** Buffering utilizes a strip of land that is required along boundary lines
1107 of adjacent and different intensity land use types. Depending on the land use
1108 types involved, the buffer area may need to be quite wide or relatively narrow.
- 1109 • **Transition Areas:** This area might be a band of land where the more intensive
1110 land use type provides a reduced intensity and increased open space at the
1111 border. This is a technique where the land use is altered at the transition. This
1112 type of obligation could be required of both types at their common border. A
1113 variation on the transition area would be to require larger lots on both sides of a
1114 boundary. It is critical that this increase in lot size manifest itself in the form of
1115 deeper lots and a greater rear-yard setback, thus buffering both. As conditions
1116 permit, connectivity through transition areas should be promoted. *This technique*
1117 *can be effectively combined with clustered development.*
- 1118 • **Boundary Delineation:** Where less dense development exists, it is best to
1119 extend the pattern of existing, less dense development slightly into the adjoining
1120 property so that the new development can plan for the transition. In the event of
1121 a more dense existing development, this would not apply.

1122 **Additional Tools and Strategies**

1123 The above is not intended as a complete list of options. The City is encouraged to
1124 study and implement a variety of wise planning strategies consistent with the General
1125 Plan

1126

1127 **E. DISTRICT DEVELOPMENT PLANS**

1128 A District Development Plan is a document designed to implement the goals and
1129 policies of the General Plan as they pertain to an identified area of the community.
1130 District Development Plans will be developed for the District Developments which are
1131 identified in the Future Land Use Plan as areas of similar, existing development patterns
1132 and/or concerns. The District Development Plans may contain detailed development
1133 standards, land use patterns, zoning, design standards, infrastructure requirements,
1134 and implementation measures for responsible development. These development
1135 standards and regulations are the most important aspect of a District Development
1136 Plan, as it is through these standards, that the goals and policies of the General Plan
1137 are implemented, according to the unique needs of the community district. This allows
1138 for greater flexibility and provides an opportunity to focus regulations and standards on
1139 the goals for a particular area of the community. The District Development Plans will
1140 not supersede, but will be in keeping with the intent of the General Plan.

1141 District Development Plans provide a brief description of the area, likely significant
1142 development constraints and opportunities, and a set of recommended action steps to
1143 guide development.

1144 District Development Plans, Master Plans or Design Guidelines have been completed
1145 for the following:

- 1146 1) Industrial District (Design Guidelines)
- 1147 2) Commercial District (Design Guidelines)
- 1148 3) Mixed Use / City Center District (Master Plan and Design Criteria)
- 1149 4) USU / Innovation Campus District (Master Plan)

1150 The following district development areas have been identified as needing District
1151 Development Plans to address development pressures and concerns. These will be
1152 amended to the Land Use Element as they are developed:

- 1153 5) Upper East Bench District Plan

1154 6) Lower East Bench District Plan

1155 7) Community / Agricultural District Plan

1156 Community plans not targeted to particular District Developments address city-wide
1157 needs for specific development or infrastructure, such as:

1158 8) Parks and Recreation Master Plan

1159 9) Storm Water Master Plan

1160 10) Moderate Income Housing Plan

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1179 **INDUSTRIAL DISTRICT DEVELOPMENT PLAN**

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1186 **A. OVERVIEW**

1187 The Industrial District comprises the properties west of Main Street, primarily focused
1188 around 2500 North. The surrounding land use patterns are commercial development
1189 and the industrial uses of neighboring communities and the county (i.e., the Logan
1190 Airport). The district is also characterized by shallow groundwater and wetland habitat.

1191

1192 **B. ISSUES**

1193 The Industrial District is currently experiencing significant development pressure
1194 focused on those properties not currently developed or planned for development, the
1195 majority of the property in the district. The district is zoned for industrial uses, and is
1196 buffered from the residential districts of the City by commercial uses and the airport.
1197 Portions of this district fall within North Logan’s Urban Redevelopment Area (URA).

1198 Although this arrangement limits the impact of industrial uses on residents, there exist
1199 significant impacts on the commercial areas of the City. Additionally, the district serves
1200 as an important gateway to the City as a result of its relationship with the Logan Airport
1201 and 2500 North, a heavily used arterial in Cache Valley. Poor quality development
1202 detracts from the commercial areas of the City, and does not portray North Logan as a
1203 quality community.

1204 The Industrial District is also characterized by an incomplete transportation network,
1205 focused primarily on Main Street / U.S. 91. The current transportation network and the
1206 piecemeal pattern of implementation with development, place unreasonable demands
1207 on Main Street as well as the commercial corridor of the City.

1208 The Industrial District contains areas with particular environmental constraints, such as
1209 wetland habitat and saturated soils.

1210

1211

1212 **C. OBJECTIVES**

1213 The purpose of the Industrial District Plan is to assure high quality development in the
1214 Industrial District of North Logan, as well as all industrial type development which might
1215 occur throughout the City.

1216

1217 **D. IMPLEMENTATION**

1218 All development occurring within the Industrial District identified in the General Plan
1219 Land Use Element's Future Land Use Plan will follow the adopted North Logan City
1220 Manufacturing/Industrial Design Guidelines.

1221

1222

1223 **COMMERCIAL DISTRICT DEVELOPMENT PLAN**

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- 1229

1230 **A. OVERVIEW**

1231 The Commercial District is currently the default gateway to the City. It comprises the
1232 properties oriented along Main Street / U.S. 91. This district is the primary revenue
1233 source for North Logan, providing regional/local goods and services. The surrounding
1234 land use patterns are industrial development to the west, and agricultural uses
1235 interspersed with residential development to the east. The district is the primary
1236 revenue source for the City.

1237

1238 **B. ISSUES**

1239 The Commercial District is predominantly developed. The district is zoned for
1240 commercial uses, and is bordered by residential districts to the east and the industrial
1241 district to the west. The district is currently characterized by a diverse mix of large retail
1242 stores with predominately street-front parking areas oriented toward Main Street.

1243 The orientation of this development to Main Street, which serves as the main valley-
1244 wide corridor/collector, detracts from the identity of North Logan as a distinct place.
1245 This lack of identity is further compounded by the inconsistent municipal boundary, and
1246 the uniform commercial development along Main Street.

1247 Although the district is predominately developed, commercial development frequently
1248 undergoes significant change. Poor quality redevelopment, and new development,
1249 detracts from the commercial area of the City and does not portray North Logan as a
1250 quality community.

1251 The Main Street / U.S. 91 corridor is impacted by heavy traffic volumes with the
1252 accompanying detrimental impacts. Thus, redevelopment affords significant
1253 opportunities to implement transportation/transit planning techniques to reduce these
1254 impacts.

1255

1256 **C. OBJECTIVES**

1257 The purpose of the Commercial District Development Plan is to assure high quality
1258 development in the commercial areas of North Logan by providing implementation
1259 requirements that are specific to the district. These implementation requirements are
1260 meant to ensure that the commercial area of the City continues to be a successful,
1261 cohesive, pleasant, economic engine for the community. The implementation
1262 requirements contain general performance criteria, standards, and design objectives
1263 that are to be considered by the City, Design Review Board, Planning Commission, and
1264 City Council when evaluating individual development proposals within the district
1265 boundaries.

1266

1267 **D. IMPLEMENTATION**

1268 All development occurring within the Commercial District Development identified in the
1269 General Plan Land Use Element's Future Land Use Plan will follow the adopted North
1270 Logan City Commercial Design Guidelines.

1271

1272

1273 **CITY CENTER DISTRICT DEVELOPMENT PLAN**

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- 1279

1280 **A. OVERVIEW**

1281 The general development of North Logan can be classified as suburban. With its
1282 agricultural origins, the more intense village or urban development has occurred south
1283 in Logan City, centered around Tabernacle Square. Traditional development which
1284 places storefronts close to the street, have multiple stories and allows for pedestrian
1285 access and walk-ability. The majority of homes in North Logan are single-family homes
1286 on medium to large lots. Lots and streets tend to follow the nearly ubiquitous Utah
1287 street grid – deviating where development followed the larger original parcels.
1288 Neighborhoods on the higher elevations are arranged to suit the topography and most
1289 desirable views. The majority of multi-family housing exists in the southern part of North
1290 Logan City to serve Utah State and is primarily two to three story walk-up apartment
1291 flats. A majority of the housing stock is less than thirty years old.

1292 Commercial development has been primarily focused along Main St. / Hwy 89 and
1293 consists of a variety of national and regional “big box” retailers (over 25,000 sq. ft.).
1294 Other retail development consists of shopping centers with smaller tenants anchored by
1295 a larger grocery or national/regional chain. The retail in North Logan is primarily auto-
1296 oriented with stores and restaurants served by large fields of parking. The Innovation
1297 Campus is a large office research park in the southern half of North Logan and sits
1298 adjacent to the proposed City Center. It houses over fifty different campus,
1299 independent, and government agencies and offices.

1300 The land being considered for the City Center is primarily 150 acres of undeveloped
1301 land located in and around the boundaries of 200 and 400 East and 1800 and 2200
1302 North. The planning area also extends west, although in less specific detail, toward
1303 Main Street and U.S. 91. Currently a combination of agricultural and grazing uses, the
1304 planning area does have some development occurring at the edges of the site. This
1305 development includes an existing machine shop, federal armory, mortuary, and LDS
1306 Church.

1307

1308

1309 **B. ISSUES**

1310 With the economic opportunity and growth that North Logan is enjoying come the
1311 challenges of increasing development. North Logan recognizes the rare opportunity to
1312 guide the development of centrally located undeveloped land and provide what is
1313 lacking from many low density suburban communities, a community center. Once all
1314 the land is developed, the difficulty and cost of developing a city center makes that
1315 dream impossible. Planning for a city center does not strive to replace or reduce
1316 development, but to guide development to occur in a rational and coordinated way –
1317 increasing the value over what separate, disparate developments might generate.

1318

1319 **C. OBJECTIVES**

1320 The purpose of the City Center Master Plan and Design Criteria is to preserve the small
1321 town character of North Logan City while promoting economic and community
1322 development. The results are guidelines/standards for the creation of the North Logan
1323 City Center. This set of guidelines serves as a refined plan with the goal of building the
1324 City Center. As such, recommendations in this plan specifically describe the character
1325 and technical features that will lead to a successful walkable downtown for North Logan
1326 with policies, codes and other tools for implementation. This plan incorporates a
1327 central, walkable mixed-use district for local retail owners and municipal uses. A town
1328 green adjacent to the retail area would accommodate community events and festivals,
1329 yet be intimate in scale – fostering a sense of energy and community interaction.
1330 Surrounding the retail and park spaces are townhomes, office buildings, apartments,
1331 and single-family homes. All are arranged to be walkable to the City Center. This plan
1332 addresses the important issue of transitioning to adjacent residential development. This
1333 relationship allows for a critical mass of people and uses where North Logan residents
1334 can interact and enjoy their community on a daily basis. The plan minimizes the need
1335 for cars, fostering social interaction and the public realm. The City Center is a planned
1336 part of the regional/local pedestrian system – parkways extend north and east from the
1337 town green, which serves as a central node in the city-wide parks and parkways
1338 systems, allowing people to comfortably and safely access the City Center by bike and
1339 on foot.

1340

1341 **D. IMPLEMENTATION**

1342 All development occurring within the City Center District identified in the General Plan
1343 Land Use Element's Future Land Use Map will follow the adopted North Logan City
1344 Center Design Criteria.

1345 All development in this district must employ the transition guidelines to address the
1346 adjacent residential land uses.

1347 Implement the Community Development Area (CDA) plan.

1348

1349 **USU/INNOVATION CAMPUS DISTRICT DEVELOPMENT PLAN**

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1356 **A. OVERVIEW**

1357 The Utah State University Innovation Campus, established seventeen years ago, hosts
1358 fifty-three companies, mostly small and start-up, and government agencies at its thirty-
1359 eight-acre site in North Logan. The campus is nationally recognized as one of the most
1360 successful university-associated research and development campuses in the US. The
1361 Innovation Campus will host state-of-the-art technology enterprises in addition to
1362 research institutes and laboratories. Within the next five years, it is expected to attract a
1363 nationally (or internationally) recognized tenant. The mission of the Innovation Campus
1364 is to offer its tenants a community where collaboration and alliances among tenants,
1365 faculty, students, business, industry and government are cultivated.

1366

1367 **B. ISSUES**

1368 The Innovation Campus seeks to create a campus environment where creative ideas,
1369 innovation, and cooperation will greatly propel the region's successful advancement of
1370 research and development in the realms of aerospace engineering, biotechnology /
1371 genomics, information technology, environmental sciences, microelectronics, and
1372 pharmaceuticals. In support of the Innovation Campus vision for growth, the University
1373 embarked on a program to relocate much of its agricultural research to a less urban
1374 setting within Cache Valley. This allowed the Innovation Campus to expand from 38 to
1375 over 170 acres of land contiguous to the main campus.

1376 As a result of this increase in acreage, a development plan was initiated to direct the
1377 physical growth of the expanded campus and meet the development goals of the
1378 Innovation Campus.

1379

1380 **C. OBJECTIVES**

1381 The Innovation Campus seeks to use the development master plan to create a distinct
1382 identity to compete nationally in an increasingly competitive university research

1383 marketplace. The Innovation Campus' development master plan addresses the
1384 following:

1385

1386 1. How can the Innovation Campus provide an environment that encourages
1387 intellectual interaction, related to the core academic campus, and provide
1388 necessary support commercial services for the campus and its surroundings?

1389 2. How can the Innovation Campus provide economic benefits to the region,
1390 specifically through creation of significant numbers of high-tech jobs?

1391 3. How can the campus inspire growth viewed as enhancing the quality of life for its
1392 residents?

1393 4. How can it apply its name—Innovation—to energy, landscape, architectural
1394 design, information technology transportation, and water conservation on the
1395 campus?

1396 5. How can the Innovation Campus best preserve environmental and visual
1397 attributes such as its agricultural heritage?

1398 These goals are compatible with North Logan's General Plan principles, objectives, and
1399 policies. However, North Logan as a municipality has limited jurisdiction over the land
1400 use decisions of the Innovation Campus as it is a State-managed institution.

1401

1402 **D. IMPLEMENTATION**

1403 Actively collaborate with the Innovation Campus in defining and implementing land use
1404 decisions which are compatible with North Logan's General Plan principles, objectives,
1405 and policies.

1406 Ensure that activities undertaken by the Innovation Campus are beneficial to the
1407 residents of North Logan.

1408 The Innovation Campus represents an important aspect of the economic diversity of
1409 North Logan. Support the beneficial activities through 'innovative' mixed use
1410 development.

1411 Recognize the importance of North Logan to the Innovation Campus and its employees.
1412 The community is a valuable informal 'benefit' which should be leveraged by North
1413 Logan. The Innovation Campus should share in the cost of the community's quality of
1414 life.

1415 Require the use of transition techniques to mitigate the impacts of the Innovation
1416 Campus on the surrounding residential areas.

1417 Implement the Economic Development Area (EDA) Plan.

1418

1419 **UPPER EAST BENCH DISTRICT DEVELOPMENT PLAN**

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- 1425

1426 **A. OVERVIEW**

1427 The Upper East Bench District primarily comprises the undeveloped properties east of
1428 1600 East. This surrounding land use a pattern is medium-density housing of lots one
1429 (1) or more acres in size. Housing is generally newer, larger homes. The district is also
1430 characterized by steeper topography than the remainder of the community.

1431

1432 **B. ISSUES**

1433 The Upper East Bench District is currently experiencing significant development
1434 pressure, although there are a number of factors constraining development. Located up
1435 slope of the irrigation canals, there is limited secondary water available to irrigate
1436 residential landscapes. Much of the undeveloped property consists of larger tracts held
1437 by few landowners, which provides an opportunity for master planned developments.
1438 The absence of secondary water places heavy demands on the community's culinary
1439 water system, and increases property owner costs coupled with the larger lots typically
1440 found in the district.

1441 The Upper East Bench District is also characterized by an incomplete transportation
1442 network, with limited east-west connectivity. The current transportation shows a
1443 network and the piecemeal pattern of implementation, with development placing
1444 unreasonable demands on the existing north-south routes (1600 and 1200 East), as
1445 well as few east-west connectors (1900 North).

1446 The Upper East Bench District contains areas with particular soil, geologic, and
1447 topographic constraints to development.

1448 The Upper East Bench District's proximity to public lands and Green Canyon present
1449 opportunities to create linkages between residential and recreational uses.

1450

1451

1452 **C. OBJECTIVES**

1453 Development in this district should be limited by the applicable geological and
1454 topographic constraints. The pattern of development should recognize the absence of
1455 secondary water. The district contains major trail corridors, identified in the Parks and
1456 Trails Master Plan. These corridors must be protected and appropriately improved as a
1457 condition of development.

1458 This district has an undeveloped transportation network. This network must be
1459 improved concurrent with development.

1460

1461 **D. IMPLEMENTATION**

1462 Develop and enact Residential Design Guidelines.

1463 Require all development to comply with the Parks and Recreation Master Plan.

1464 Require development to provide two finished connections to the existing transportation
1465 system in a timely manner as part of the development agreement.

1466 Discourage and limit development where the undisturbed slope is deemed excessive.

1467 Discourage and limit development where the undisturbed soil has been classified as
1468 limited for development.

1469 Discourage and limit development affecting the natural drainages.

1470 Revisit all ordinances affecting development in geologically sensitive areas.

1471 Development will provide the necessary infrastructure improvements, including
1472 sidewalks and streetscape landscaping, prior to the issuance of building permits.

1473 North Logan City will actively pursue the construction of east-west transportation
1474 connections as identified in the General Plan's Transportation Element.

1475 All development will establish water-efficient landscaping in public space prior to
1476 dedication to the community.

1477 Residential property owners are encouraged to practice water-efficient landscape
1478 design and maintenance methods.

1479 Encourage the assembling of parcels in larger-scale planned developments.

1480

1481 **LOWER EAST BENCH_DISTRICT DEVELOPMENT PLAN**

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1488 **A. OVERVIEW**

1489 The Lower East Bench District primarily comprises undeveloped properties east of 1600
1490 East. This surrounding land use pattern is medium-density housing of lots one (1) or
1491 more acres in size. Housing is generally newer, larger homes. The district is also
1492 characterized by steeper topography than the remainder of the community. The Lower
1493 East Bench District is similar to the Upper East Bench District, although with fewer
1494 constraints to development.

1495

1496 **B. ISSUES**

1497 The Lower East Bench District is currently experiencing significant development
1498 pressure. Located up slope of the irrigation canals, there is limited secondary water
1499 available to irrigate residential landscapes. Much of the undeveloped property consists
1500 of larger tracts held by few landowners, which provides an opportunity for master
1501 planned developments. The absence of secondary water places heavy demands on the
1502 community's culinary water system, and increased property owner costs coupled with
1503 the larger lots typically found in the district.

1504 Development within the Lower East Bench District may be constrained by steep
1505 topography.

1506 The Lower East Bench District is also characterized by an incomplete transportation
1507 network, with limited east-west connectivity. The current transportation network and the
1508 piecemeal pattern of implementation with development, place unreasonable demands
1509 on the existing north-south routes (1600 and 1200 East) as well as few east-west
1510 connectors (1900 North).

1511

1512

1513

1514 **C. OBJECTIVES**

1515 Development in this district should be limited by the applicable topographic constraints.
1516 The pattern of development should also recognize the absence of secondary water.

1517 Areas associated with major nodes along 1600 East have been identified as potential
1518 locations for mixed land uses in the Future Land Use Plan. These areas are intended to
1519 accommodate a diversity of residential uses and appropriate commercial/professional
1520 uses. A required feature of these mixed use nodes are strong transportation and
1521 pedestrian network connectivity, as well as appropriate land use transitions to existing
1522 development.

1523 This district has an undeveloped transportation network. This network must be
1524 improved concurrent with development.

1525

1526 **D. IMPLEMENTATION**

1527 Develop and enact Residential Design Guidelines.

1528 Require all development to comply with the Parks and Recreation Master Plan.

1529 Require development to provide two finished connections to the existing transportation
1530 system in a timely manner as part of the development agreement.

1531 Discourage and limit development where the undisturbed slope is deemed excessive.

1532 Discourage and limit development affecting the natural drainages.

1533 Development will provide the necessary infrastructure improvements, including
1534 sidewalks and streetscape landscaping, prior to the issuance of building permits.

1535 North Logan City will actively pursue the construction of east-west transportation
1536 connections as identified in the General Plan's Transportation Element.

1537 All development will establish water-efficient landscaping in public space prior to
1538 dedication to the community.

1539 Residential property owners are encouraged to practice water-efficient landscape
1540 design and maintenance methods.

1541 Encourage the assembling of parcels in larger-scale planned developments.

1542 Encourage innovative mixed land use in those areas identified as mixed use nodes in
1543 the Future Land Use Plan.

1544 **COMMUNITY / AGRICULTURAL DISTRICT DEVELOPMENT PLAN**

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1550

1551 **A. OVERVIEW**

1552 The Community / Agricultural District primarily comprise the properties between the
1553 upper canal and the lower twin ditches. The district is characterized by large open
1554 active agricultural uses interspersed with clustered residential development primarily
1555 oriented toward the primary road network. Most of the historic residential
1556 neighborhoods are located in this district. These neighborhoods contain a mix of home
1557 types and offer some of the more affordable housing in the City. Secondary water is
1558 available in this district. New residential neighborhoods are also part of this
1559 development area of the City. These neighborhoods are typically planned as low-
1560 density neighborhoods, with standard single-family housing types which appeal to a
1561 range of residents.

1562

1563 **B. ISSUES**

1564 The Community / Agricultural District is currently experiencing significant development
1565 pressure with fewer environmental factors constraining development. This district
1566 defines the rural character and agricultural feel of North Logan. However, with fewer
1567 factors constraining development there is a real possibility for losing the rural character
1568 of North Logan with traditional development patterns. Much of the undeveloped
1569 property consists of larger tracts held by few landowners, which provides an opportunity
1570 for master planned developments. This district presents many opportunities to
1571 implement innovative development techniques.

1572

1573 **C. OBJECTIVES**

1574 The main objective in this district is to manage development in order to preserve the
1575 rural agricultural identity of North Logan.

1576 Areas associated with major nodes along 1600 East have been identified as potential
1577 locations for mixed land uses in the Future Land Use Plan. These areas are intended to

1578 accommodate a diversity of residential uses and appropriate commercial/professional
1579 uses. A required feature of these mixed use nodes are strong transportation and
1580 pedestrian network connectivity, as well as appropriate land use transitions to existing
1581 development.

1582

1583 **D. IMPLEMENTATION**

1584 Develop and enact Residential Design Guidelines.

1585 Encourage residential development to incorporate the “clustering” of units to
1586 promote/preserve open space.

1587 Private driveway access to new development should be from local streets, not
1588 collectors.

1589 Develop incentives to assist property owners and the City in the preservation of private
1590 and public open space.

1591 Enact zoning ordinances that would allow higher density developments in appropriate
1592 areas within this district with the proper planning; as well as development agreements
1593 that provide the right transition, buffering and screening to adjacent lower density
1594 developments.

1595 Develop and enact design standards for rural road profiles with minimal infrastructure
1596 improvements.

1597 Develop and implement density control measures, such as Transfer of Development
1598 Rights, clustering, density bonus development, mixed use, conservation easements,
1599 and planned unit developments for larger/combined tracts.

1600 Encourage innovative mixed land use in those areas identified as mixed use nodes in
1601 the Future Land Use Plan.

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III- TRANSPORTATION ELEMENT (Approved Feb. 17, 2010)

1608

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1622

A. OVERVIEW

1624 This element of the General Plan acknowledges the relationship between Land Use and
1625 Transportation.

1626 In addition to complying with State requirements, the Transportation Element shall be
1627 interpreted to be consistent and complement the principles, objectives and policies of
1628 North Logan's General Plan.

1629 The Transportation Element promotes the safe and efficient movement of people, goods
1630 and utilities throughout the City and extended community.

1631 The anticipated development pattern identified in the Land Use Element will increase
1632 the use of the City’s transportation systems, including demand for local and regional
1633 roadways.

1634 The City’s ability to balance and facilitate the different components of its transportation
1635 system is important to the creation and preservation of a quality living and business
1636 environment.

1637 All components of the Transportation Element shall conform to the State of Utah's
1638 General Plan Guidelines. These requirements include the “general location and extent
1639 of existing and proposed freeways, arterial and collector streets, mass transit, and other
1640 modes of transportation that the Planning Commission considers appropriate, all

1641 correlated with the Population Projections and the proposed Land Use Element of the
1642 General Plan.”

1643 The City should evaluate transportation programs on a periodic basis to determine their
1644 effectiveness and make modifications as necessary.

1645

1646 **B. OBJECTIVES AND POLICIES**

1647 North Logan’s guiding principles are:

1648 4. Growth must Serve the Community Needs and Enhance the Quality of
1649 Life and Make the City more Livable.

1650 5. Economic Development must serve the Community Needs and Enhance
1651 the Quality of Life.

1652 6. Community Participation is Necessary to preserve our Community’s
1653 Quality of Life.

1654 Effective and efficient transportation services are critical in achieving the guiding
1655 principles.

1656 The Transportation Element identifies five objectives for achieving these guiding
1657 principles:

- 1658 • Promote the safe and efficient movement of people, goods and utilities
1659 throughout the City and extended community.
- 1660 • Protect neighborhoods from traffic intrusion.
- 1661 • Manage major corridors to promote and improve citywide transportation services.
- 1662 • Encourage efficient multi-modal travel.
- 1663 • Establish grant (state, federal, other) and budget priorities for transportation
1664 capital expenditures

1665

1666 **OBJECTIVE 1 – Promote the safe and efficient movement of people, goods and**
1667 **utilities throughout the City and extended community.**

1668 North Logan envisions a community that provides transportation services to support
1669 every residential neighborhood, improves connectivity, promotes safety, incorporates

1670 quality in design and delivery of services, fosters partnerships among public and private
1671 sector entities, and that recognizes the distinctive needs of various user groups and
1672 places.

1673 **Policy 1.1** – Develop greater east-west connectivity in the transportation network.

1674 **Policy 1.2** – Promote the development and improvement of major corridors as identified
1675 in the Transportation Master Plan.

1676 **Policy 1.3** – Develop convenient multimodal access between housing, employment and
1677 access to services.

1678 **Policy 1.4** – Promote access to local and regional transportation services by developing
1679 identifiable corridors and appropriate traffic control within the City to and from other
1680 destinations.

1681 **Policy 1.5** – Develop Project Review Design Guidelines.

1682 **Policy 1.6** – Improve traffic signage along the City’s major corridors to enhance overall
1683 system performance.

1684 **Policy 1.7** – Promote development consistent with the Parks and Recreation Master
1685 Plan.

1686 **Policy 1.8** – Promote user safety and traffic calming in design and development of new
1687 transportation projects and services.

1688 **Policy 1.9** – Actively participate in area-wide planning studies and interagency
1689 initiatives to improve transportation services.

1690 **Policy 1.10** – Require measures to reduce traffic impacts in adjacent neighborhoods
1691 from community events (i.e. pumpkin walk).

1692

1693 **OBJECTIVE 2 – Protect neighborhoods from traffic intrusion.**

1694 The City recognizes the need to address traffic safety within residential neighborhoods
1695 and establish measures to protect neighborhoods from traffic intrusion. A significant
1696 concern of residents regarding local neighborhood streets is the volume of traffic, the
1697 speed of traffic, noise, on-street parking, and truck traffic for large construction projects.
1698 All of these concerns have an impact on the neighborhood and may affect safety and
1699 quality of life on local streets.

1700

1701 **Policy 2.1** – Traffic calming techniques may be implemented to reduce traffic intrusion
1702 and improve the attractiveness and safety of neighborhood streets.

1703 **Policy 2.2** – New development will be considered only when serviceable by the
1704 transportation network.

1705 **Policy 2.3** – Promote improvements for pedestrian safety, accessibility and attractive
1706 streets.

1707 **Policy 2.4** – Discourage the parking of commercial, recreational and non-operable
1708 vehicles on residential streets.

1709 **Policy 2.5** – Discourage traffic intrusion on neighborhood streets.

1710

1711 **OBJECTIVE 3 – Manage major corridors to promote and improve citywide**
1712 **transportation services.**

1713 Encourage the efficient use of major corridors and discourage auto and truck traffic from
1714 using residential streets. Review new development along major corridors to eliminate or
1715 minimize the intrusion of traffic from these projects.

1716 **Policy 3.1** – Manage traffic volumes and speeds on collector and local streets that are
1717 compatible with the function of the street and character of the neighborhoods

1718 **Policy 3.2** – Develop and implement appropriate traffic management measures to keep
1719 traffic on designated major corridors.

1720 **Policy 3.3** – Design intersections and operate major corridors to achieve safe
1721 interaction for all modes of travel including pedestrians and bicycle use.

1722 **Policy 3.4** – Limit the intrusion of commercial traffic on neighborhood streets by directing
1723 service traffic to major arterials, encouraging off-peak servicing and enforcing related
1724 regulations on local streets.

1725 **Policy 3.5** – Apply appropriate access management strategies on major corridors.

1726

1727 **OBJECTIVE 4 – Encourage efficient multi-modal travel.**

1728 One of the key components of the Transportation Plan is the encouragement of multiple
1729 modes of transportation such as transit, bicycling, car-sharing and walking. Increasing
1730 travel options yields numerous community benefits including reduced traffic, less need

1731 for costly roadway improvement projects, a more enjoyable pedestrian environment and
1732 improved air quality.

1733 **Policy 4.1** – Promote the expansion of the CVTD bus transit local service and related
1734 parking facilities.

1735 **Policy 4.2** – Encourage coordinated transit services and infrastructure by including
1736 consideration of such improvements along with bicycle facilities and pedestrian
1737 amenities in the City’s project review process.

1738 **Policy 4.3** – Develop and maintain a comprehensive and integrated system of bikeways
1739 and increase bicycle racks at major destinations to promote bicycle riding for commuting
1740 and recreation.

1741 **Policy 4.4** – Promote transit-oriented development.

1742 **Policy 4.5** – Implement the Suggested Safe Routes to School Program.

1743 **Policy 4.6** – Develop parking guidelines and enforcement programs to protect
1744 residential areas.

1745 **Policy 4.7** – Implement the City Parks and Recreation Master Plan to coordinate
1746 bikeways and pedestrian connectivity throughout the City.

1747

1748 **OBJECTIVE 5 – Recognizing the need to promote appropriate budget priorities**
1749 **and funding**

1750 Establish grant (state, federal, and other) and budget priorities for transportation capital
1751 expenditures.

1752 **Policy 5.1** – Pursue a coordinated approach for funding to implement programs and
1753 projects that contribute to the City’s overall transportation vision.

1754

1755 **B. TRANSPORTATION MASTER PLAN AND MAPS**

1756 **Guidelines for Interpretation**

1757 This Transportation Element has been developed to provide the community with
1758 “flexible” opportunities. The Transportation Element is COMPREHENSIVE in nature
1759 and is intended to provide guidance in the type and network of the transportation
1760 system. The Transportation Element should be implemented with City policies, codes,
1761 guidelines and standards that further define the type and arrangement of transportation
1762 desired by the City.

1763 This section provides the Master Plan and Maps to use in the application of the Element
1764 during the review of development proposals. During annexations and review of zoning
1765 and rezoning, including all development proposals, a finding of consistency with the
1766 Transportation Element must be made. The following guidelines should assist staff,
1767 decision makers and developers in ensuring that specific development proposals are
1768 consistent with the City’s Transportation Master Plan.

1769 The Transportation Element is a general guideline that should not be interpreted in a
1770 strict or narrow manner as the City’s Code and Design Standards. The Plan does not
1771 entitle landowners or developers to a specific right of use. Plan objectives are intended
1772 as desired outcomes that must be balanced with individual property rights, codes,
1773 policies and ordinances, and site-specific considerations. The Master Plan has been
1774 formulated to be a flexible document that can be adapted to meet this diversity of
1775 community needs and objectives.

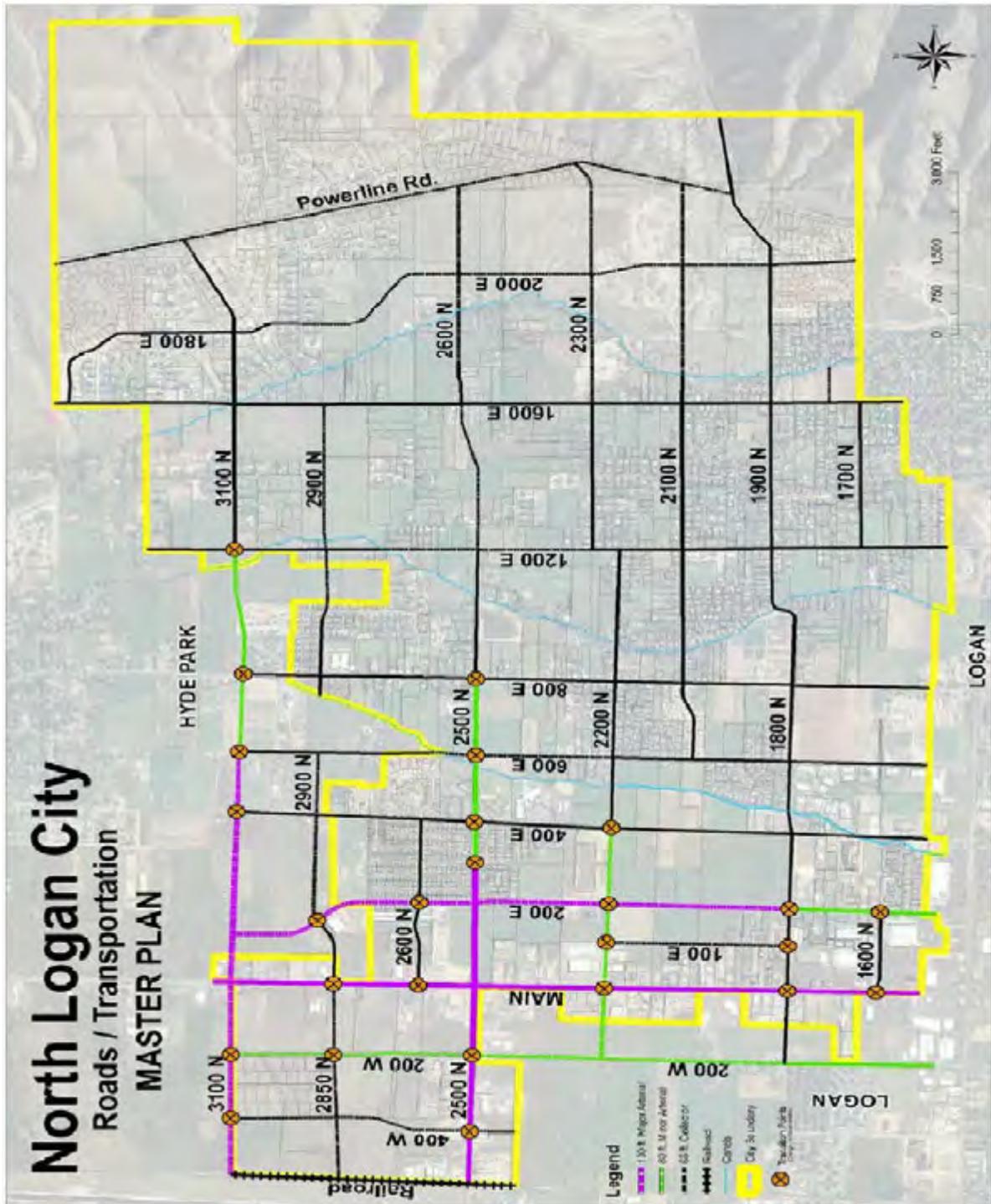
1776 In order to attain these principles, the City must recognize the current uses and zoning
1777 of each property and the planned growth.

1778

1779 **Transportation Maps**

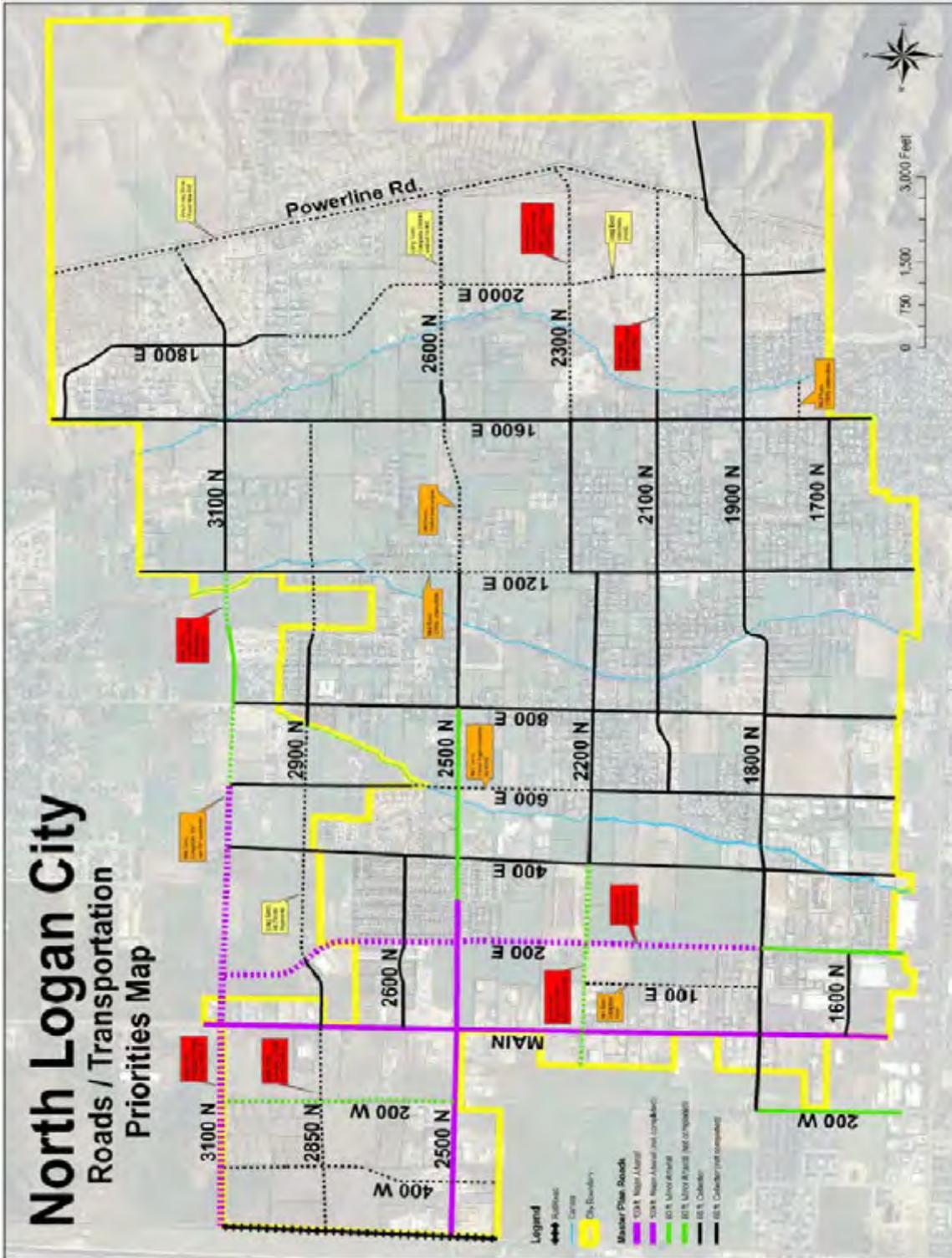
- 1780 1. North Logan City Roads/ Transportation Master Plan Map (This map is the
1781 officially adopted Master Plan for transportation planning in North Logan City).

1782



1783

- 1784 2. North Logan City Roads/ Transportation Priorities Map (This map designates
1785 which roads should take priority in considering budgeting and construction).
1786



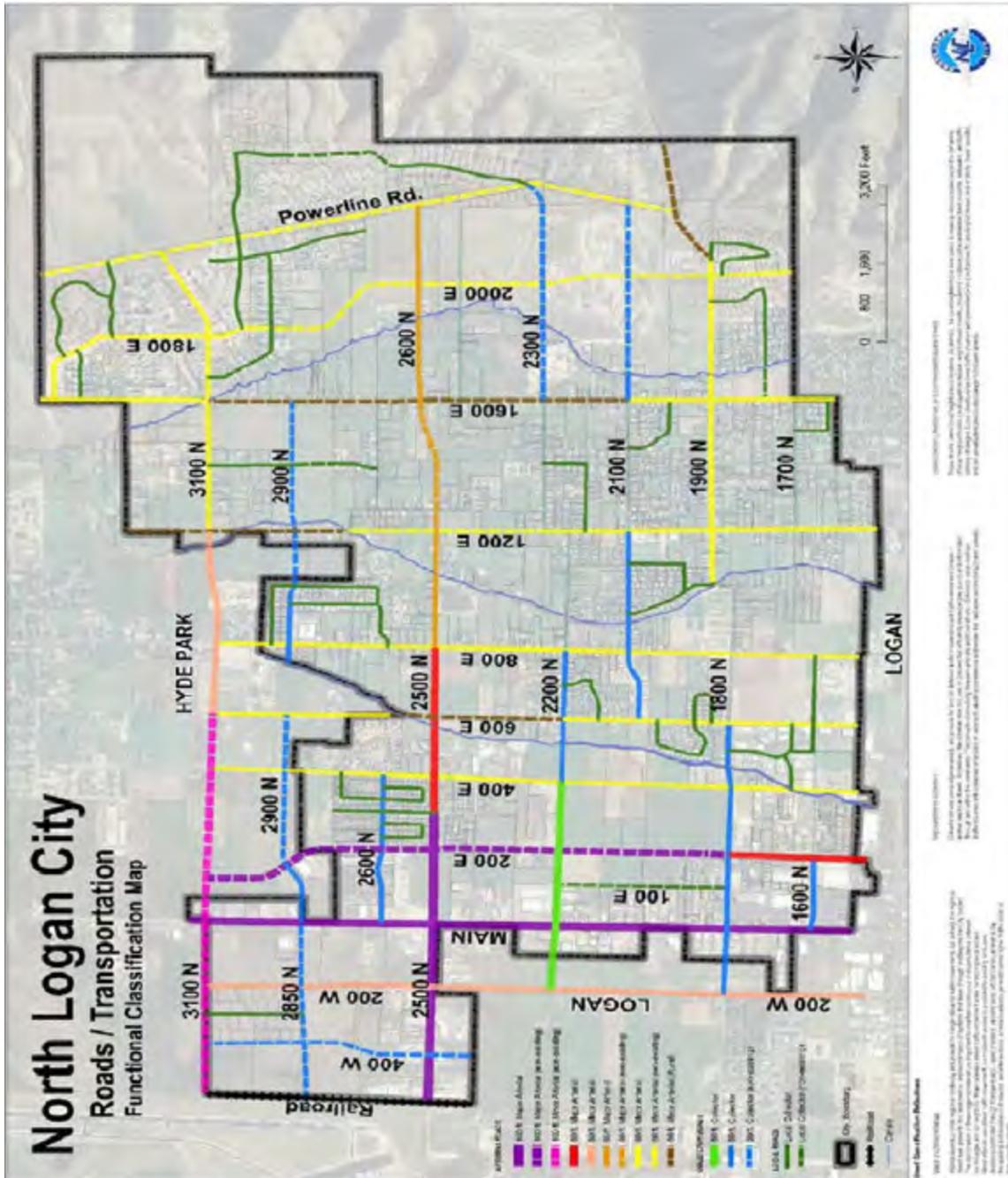
1787

1788

1789 3. North Logan City Roads/ Transportation Functional Classification Map (This map
1790 further describes the functional aspects of the different types of road found on the
1791 Master Plan).

1792

1793



1794

1795 **D. GENERAL IMPLEMENTATION STRATEGIES**

1796 This section identifies the actions that will be taken to implement the Guiding Principles
1797 as translated into Objectives and Policies of the General Plan. Strategies include:

1798 **Coordinate with other Municipalities and Regional Planning Organizations**

1799 Coordinate and conduct a yearly meeting with North Logan’s planning body and
1800 neighboring Municipalities and Regional Planning Organizations to discuss mutual
1801 transportation needs and coordinate planning efforts. The different municipality plans
1802 and maps need to reflect a cohesive and well-designed regional transportation master
1803 plan.

1804 **Traffic Study**

1805 Budget for and hire a reputable Traffic Engineering firm to do a comprehensive Traffic
1806 Study as part of the future revision of the Transportation Element. This information will
1807 be an important resource of necessary information for the proper planning of North
1808 Logan’s future transportation needs.

1809 **Priorities**

1810 Develop and update on a regular, yearly basis the Top Priorities Map and coordinate it
1811 with the City’s Capital Facilities Plan and Budget in cooperation with the City Council
1812 and Planning Commission.

1813 **Transportation Master Plan Map**

1814 Update regularly the Comprehensive Transportation Master Plan maps referenced in
1815 section C.

1816 **Funding**

1817 Designate- City staff to be responsible for seeking funding to meet the City’s
1818 transportation infrastructure needs. Establish a regular reporting process from Staff to
1819 City Council and Planning Commission.

1820 **Streetscape Design Guidelines**

1821 Develop and implement Streetscape Design Guidelines for each of the Transportation
1822 Corridors.

1823 **Land Use Coordination**

1824 Address transportation issues when implementing land use implementation strategies.

1825 **Pedestrian Connectivity**

1826 Pedestrian and bicycle connectivity can be defined as the ability to connect origins and
1827 destinations through a series of non-motorized routes. Techniques include: a
1828 continuous sidewalk network; connecting stub streets; constructing a multi-use path
1829 from between neighborhoods and to open spaces, trails or parks; providing designated
1830 bike lanes; or a combination of all the above. Pedestrian Connectivity improves safety,
1831 quality of life, and conservation as well as enhancing a sense of community,
1832 encouraging people to walk and/or bike, and increasing the opportunity for neighbors to
1833 interact. Development should provide pedestrian and bicycle access to adjacent
1834 neighborhoods, open space and land uses.

1835 **Pedestrian and Bicycle Friendly Options**

1836 Require proposed development in North Logan to include circulation plans, which
1837 address pedestrian and bicycle traffic and safety.

1838 **Additional Tools and Strategies**

1839 The above is not intended as a complete list of options. The City is encouraged to
1840 study and implement a variety of wise planning strategies consistent with the General
1841 Plan

1842

1843 **E. CORRIDOR DEVELOPMENT PLANS**

1844 A Corridor Development Plan is designed to implement the goals and policies of the
 1845 General Plan as they pertain to an identified road corridor. Corridor Development Plans
 1846 will be developed for the road corridors that are identified in the Transportation Master
 1847 Plan as corridors of similar development patterns and/or concerns. The Corridor
 1848 Development Plans may contain detailed development standards, design standards,
 1849 infrastructure requirements, and implementation measures for responsible
 1850 development. These development standards and regulations are the most important
 1851 aspect of a Corridor Development Plan, as it is through these standards that the goals
 1852 and policies of the General Plan are implemented, according to the unique needs of the
 1853 community corridor. This allows for greater flexibility and provides an opportunity to
 1854 focus regulations and standards on the goals for a particular corridor. The Corridor
 1855 Development Plans will not supersede, but will be in keeping with the intent of the
 1856 General Plan.

1857 Corridor Development Plans provide a brief description of the road corridor,
 1858 recommended road profile, possible significant development opportunities and
 1859 constraints, and recommended action steps to guide development.

1860 Corridor Development Plans, Master Plans or Design Guidelines should be completed
 1861 for each of the corridor types identified in the Transportation Master Plan.

1862 **Major (100') and Minor (80') Arterials**

1863 Arterial streets provide regional continuity and provide for longer-distance traffic
 1864 movements. As defined, the **regional** street level presents the relationships and
 1865 coordination of systems that travel through and beyond the City borders. The
 1866 coordination of the regional grid maintains continuous and useful links between the City
 1867 and its neighbors. Major arterials move traffic while regulating on-street parking and
 1868 local residential access. Access is controlled through traffic signal and signage plans,
 1869 frontage roads, raised medians, or continuous left turn lanes, as well as by the spacing
 1870 and location of access points and intersections, primarily with collector roads. Arterial
 1871 roadways generally serve higher traffic volumes than collector streets. Residential
 1872 neighborhoods should not be oriented on arterial corridors and these developments
 1873 should be buffered from arterial corridors. Arterials should consider designated
 1874 pedestrian walkways, bicycle uses, and pedestrian crossings.

1875

1876

1877

1878 **Major (66') and Minor (60') Collectors**

1879 Collector streets serve citywide needs and provide for shorter distance traffic
1880 movements between arterial and local streets. Collectors serve medium traffic volumes
1881 with balanced emphasis on access to abutting commercial and residential land uses.
1882 Collectors balance traffic movement with access. Collectors may provide appropriate
1883 on-street parking and new residential neighborhoods should be discouraged from being
1884 oriented on collectors. Collectors should consider designated pedestrian walkways,
1885 bicycle uses and pedestrian crossings that emphasize the connections to community
1886 parks and trails.

1887 **Local Collectors (55')**

1888 Local streets serve neighborhoods and their local amenities. Local collectors include
1889 neighborhood streets, multiuse paths and connections to paths, sidewalks, and traffic
1890 calming strategies. Local streets serve lower traffic volumes with precedence to direct
1891 access and to abutting land uses, including the larger street grid and are designed to
1892 discourage high travel speeds. Local streets are generally shared roadways and should
1893 consider designated pedestrian walkways. On-street parking is appropriate

1894 **Rural Roads**

1895 These streets serve local/neighborhood systems. Currently, the rural road consists of
1896 an existing two-lane road with no improved curb, gutter or sidewalk. Drainage of the
1897 road is typically done by existing roadside swales or irrigation ditches. The road may or
1898 may not have a path/sidewalk associated with it. The Rural Road Corridor
1899 Development Plan should address the characteristics to be preserved with improved
1900 rural roads that deviate from collector and local profiles. Rural roads serve lower traffic
1901 volumes with precedence to direct access to abutting land uses over mobility (travel
1902 speeds), and are usually designed to discourage high travel speeds. The rural road
1903 profile may apply to collectors as well as local corridors.

1904

1905

1906

1907

1908 **F. APPENDIX – ADJACENT CITY/COUNTY PLANS RELATED TO**
1909 **TRANSPORTATION MAPS**

1910	1. North Logan City Parks and Recreation Master Plan	p. 70
1911	2. Cache County Trail and Bicycle Routes Map	p. 71
1912	3. Cache County Rural Functional Class System Map	p. 72
1913	4. Logan Proposed Street Functional Classification Map	p. 73
1914	5. Logan Urbanized Area Street Functional Class System Map	p. 74
1915	6. Hyde Park Draft Road Plan Map	p. 75
1916	7. CVTD Bus Map	p. 76
1917	8. CMPO Proposed Bicycle Facilities Map	p. 77
1918		
1919		

- 1920 1. North Logan City Parks and Recreation Master Plan Map (Feb. 2010)
- 1921
- 1922



1923

1924

1925 2. Cache County Trail and Bicycle Routes Map (November 2004)

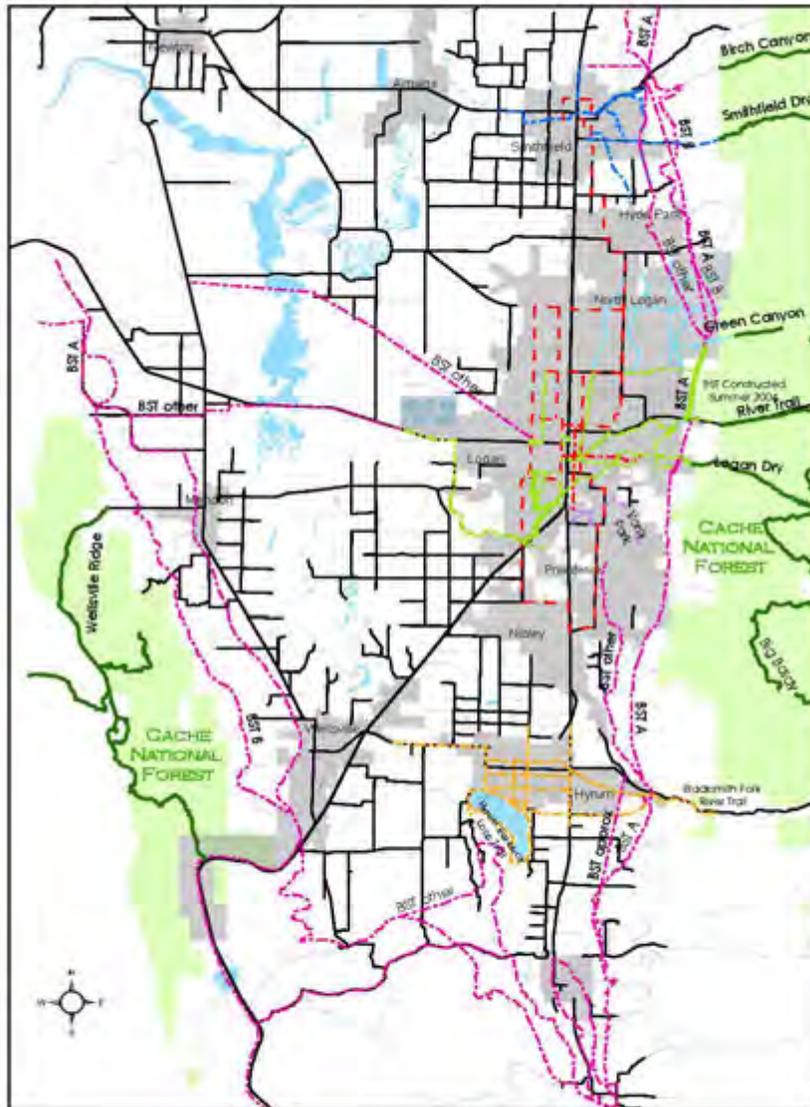
1926

1927



CACHE COUNTY TRAIL AND BICYCLE ROUTES

Including Smithfield, North Logan, Logan, Providence, Hyrum, CMPO, and the U.S. Forest Service



Cache Trails	
Organization, Status	
Bonneville Shoshone, Existing	Black dashed line
Bonneville Shoshone, Proposed	Red dashed line
Cache, Approved	Blue dashed line
Cache, Proposed	Green dashed line
Hyrum, Proposed	Yellow dashed line
Logan City, Existing	Orange dashed line
Logan City, Proposed	Red dashed line
North Logan, Proposed	Blue dashed line
Providence, Proposed	Green dashed line
Smithfield, Proposed	Yellow dashed line
U.S. Forest Service, Existing	Black dashed line
U.S. Forest Service, Existing	Green dashed line

This trail data set represents a composite of proposed and existing trails and bicycle routes as described in planning documents across Cache County, Utah. The trails and bicycle routes were derived from both digital and hard copy maps assumed to be the most current versions available as of October 20, 2004. The hard copy data sources are as follows: Cache Metropolitan Planning Organization "Ultimate Bicycle and Trails Plan", Smithfield City "Parks, Recreation and Trails Master Plan", Hyrum City "Parks, Recreation, Facilities, Trails, & Open Space Plan", Providence City Master Plan "Parks, Open Space & Urban Trails Plan", and North Logan "City Parks and Trails Map 10". Digital data sources are as follows: Bear River Association of Governments "Bonneville Shoshone Trail Master Plan", Logan City GIS Trails data (city planning documents currently being rewritten as of October 2004), and USDA Forest Service "Cache Ranger District GIS Trail Alignment".



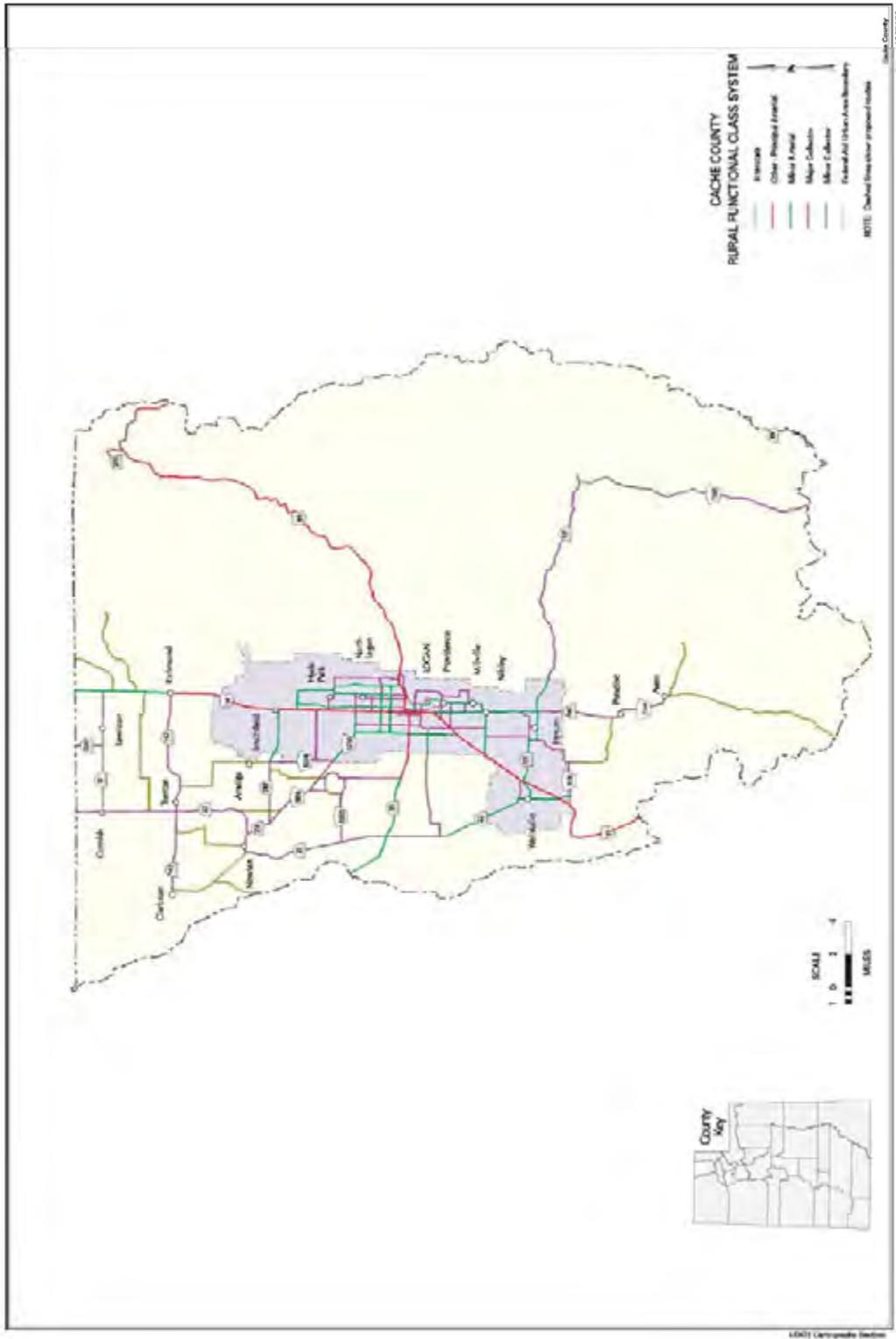
1928

11, November 2004 C:\gish\trails\proj\trails_04.mxd

1929 3. Cache County Rural Functional Class System Map

(February 2005)

1930

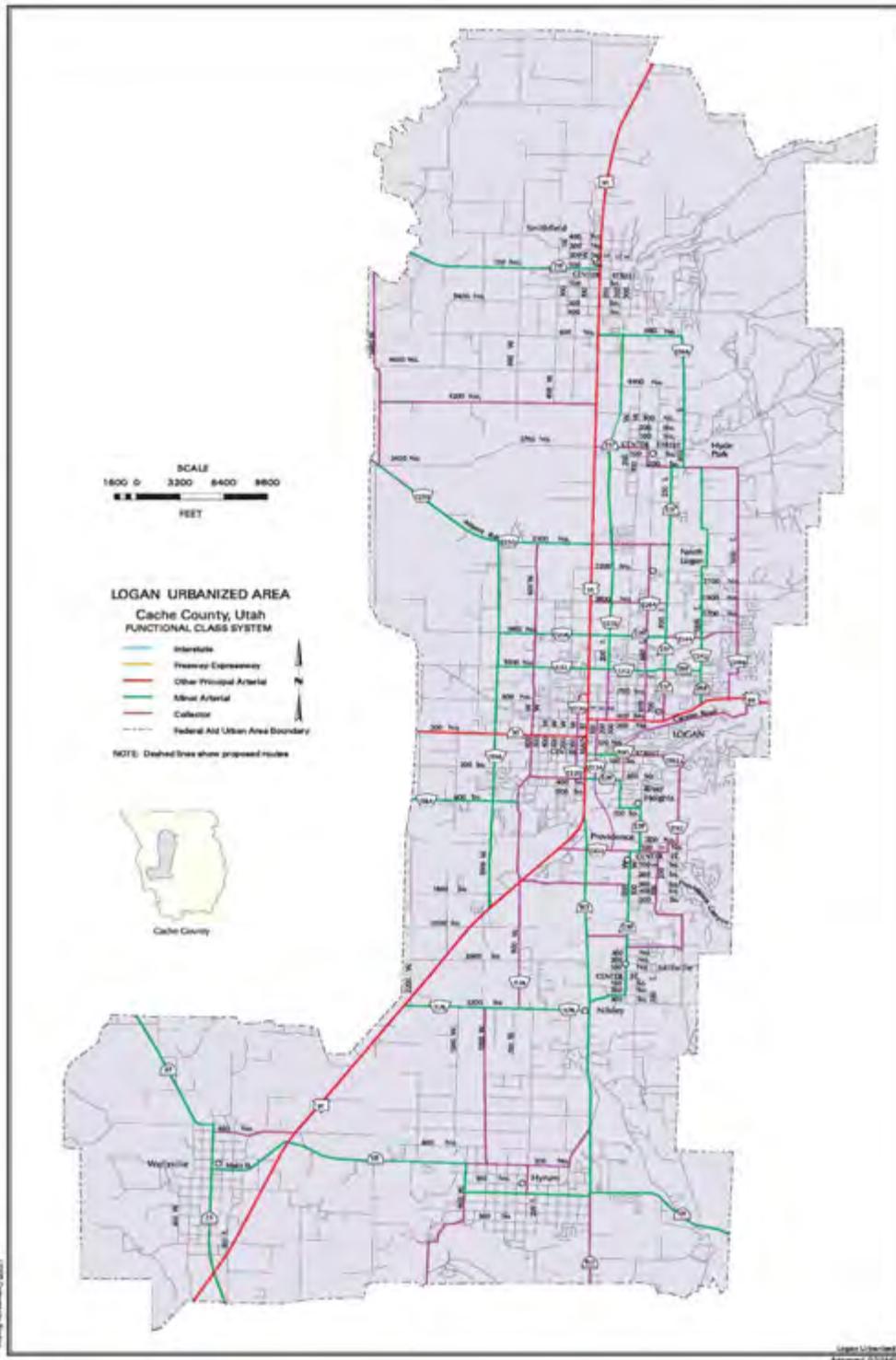


1931

1935 5. Logan Urbanized Area Street Functional Class System Map (February 2005)

1936

1937



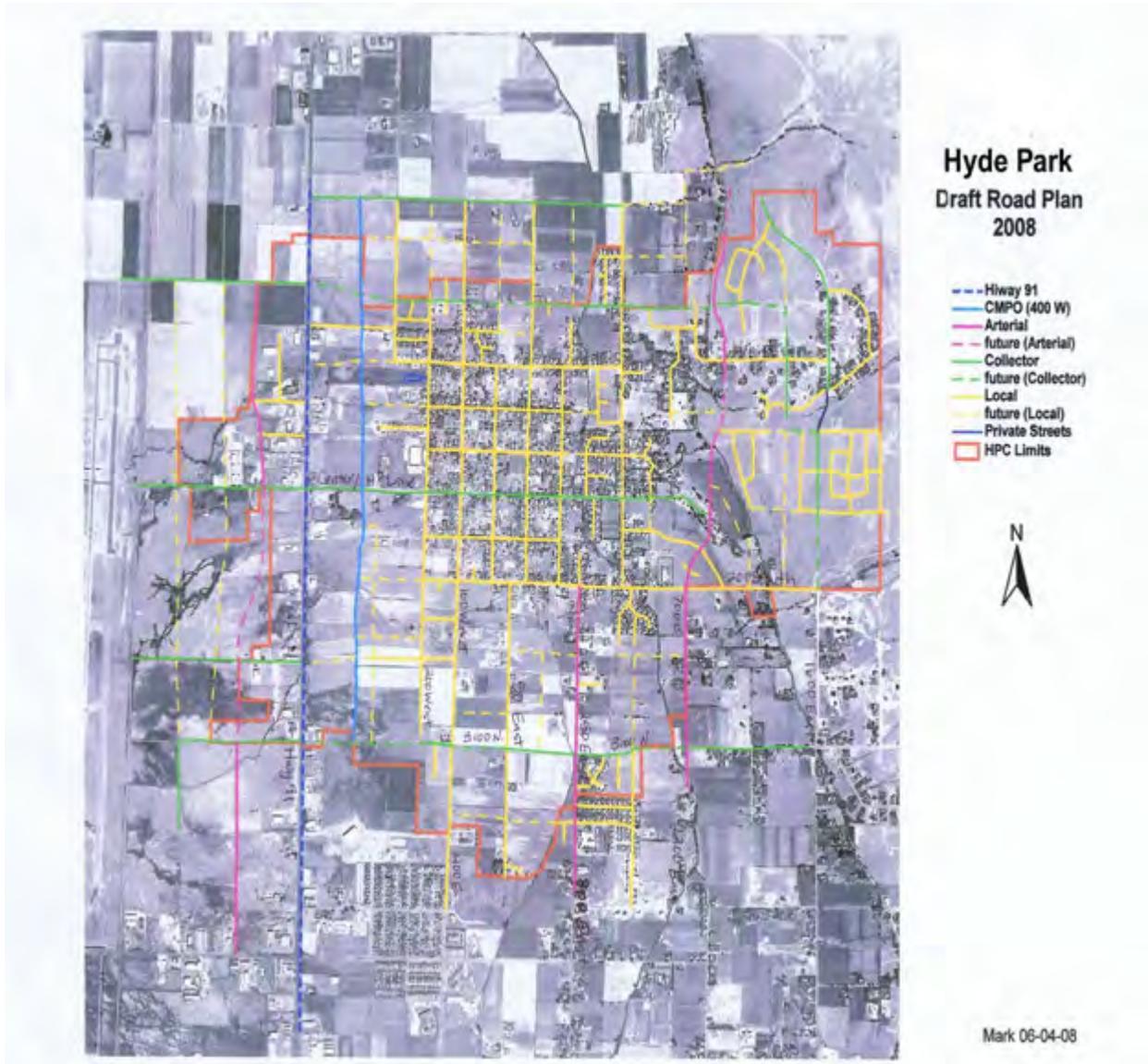
1938

1939

1940 6. Hyde Park Draft Road Plan Map

(June 2008)

1941



1942

1943

1944

1945

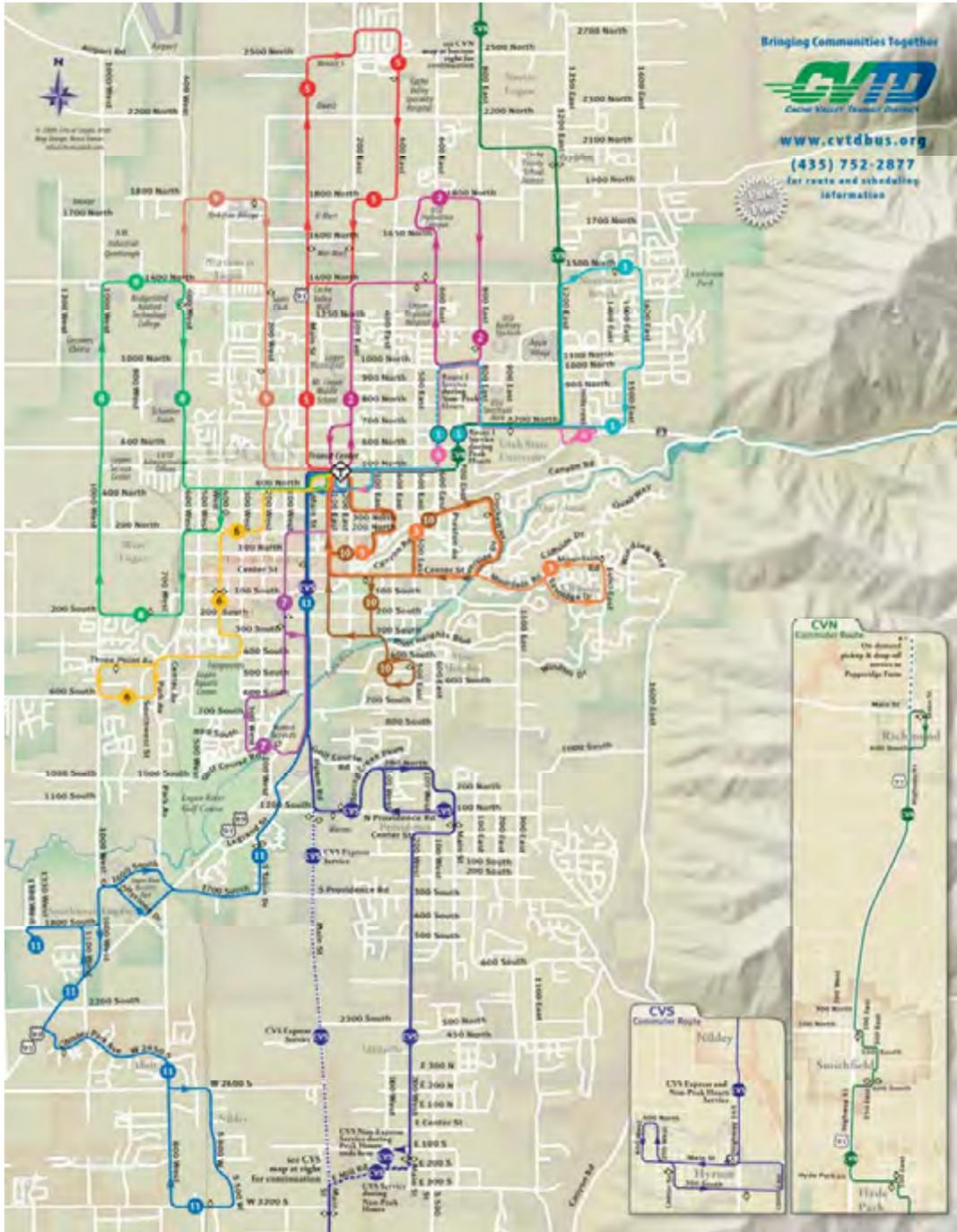
1946

1947 7. CVTD Bus Map

(February 2010)

1948

1949



1950

1951

1952

1953 8. CMPO Proposed Bicycle Facilities Map

(June 1999)

1954

CMPO-
June 1999

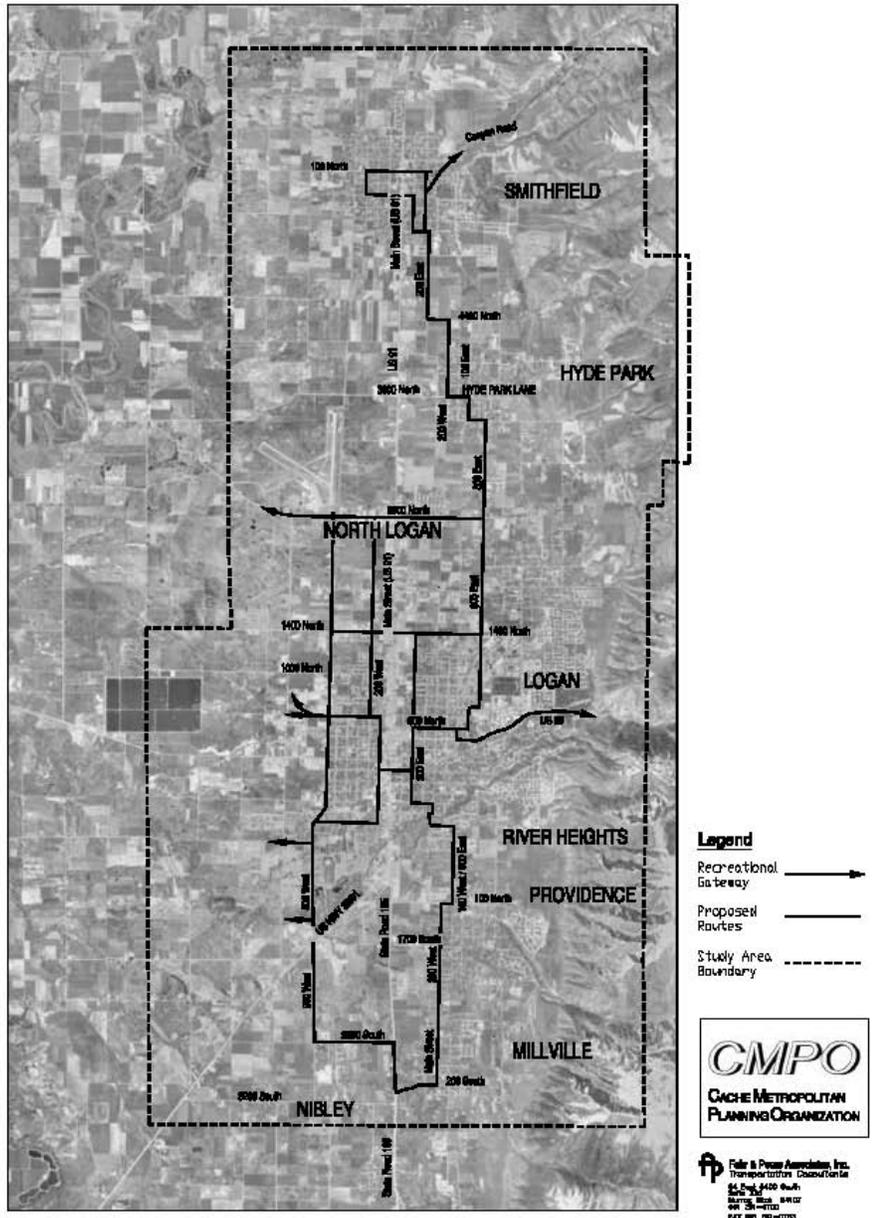


Figure 8 CACHE METROPOLITAN PLANNING ORGANIZATION PROPOSED BICYCLE FACILITIES fp

Fair & Pears Associates, Inc.

1955

1956

1957

1958

IV- HOUSING ELEMENT (Approved Oct. 3, 2012)

1959

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1961

B. Moderate Income Housing Policy Statement p. 83

1962

A. OVERVIEW

1963

MODERATE INCOME HOUSING

1964

The Utah Code, Title 10 Utah Municipal Code, Chapter 9a Municipal Land Use, Development, and Management Act, Section 403 Plan Preparation (2) (b) mandates that each municipality study its availability of moderate income housing and engage in efforts to correct deficiencies. This element in the City’s General Plan is the method whereby North Logan fulfills its obligation to comply with this section of the Utah Code as it develops plans to promote the availability of moderate income housing.

1965

1966

1967

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1969

1970

Definitions

1971

The United States Department of Housing and Urban Development (HUD) has set a baseline for determining moderate income housing. The base line states, for a family to live comfortably, no more than 30 percent of gross household income should be dedicated to housing and utility expenses. Households earning 80 percent or less of their area’s median gross income are identified as those who may have difficulty finding adequate housing costing no more than thirty percent of their monthly gross income. Utah Code 10-9a-103 Definitions (29), defines moderate income housing as:

1972

1973

1974

1975

1976

1977

1978

“Housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80 percent of the median gross income for households of the same size in the county in which the city is located.”

1979

1980

1981

Households earning 80 percent or less of the median gross income are further divided into levels of need:

1982

1983

- Households between 61-80 percent of median gross income;

1984

- Households between 51-60 percent of median gross income;

1985

- Households between 31-50 percent of median gross income; and,

1986

- Households up to 30 percent of median gross income.

1987 **Inventory and Analysis**

1988 **Population.** The determination of moderate income housing is based on the population
 1989 and income characteristics of the municipality. The 2010 Census reported a population
 1990 of 8,269. The population of North Logan was at 6,163 in the 2000 Census. This shows
 1991 that North Logan has experienced steady growth.

1992 **Average Household Size.** According to the 2010 Census North Logan’s average
 1993 household size was 3.23. That figure was a decrease from 3.56 in the 2000 Census.

1994 **Income Levels.** The median gross income for residents in North Logan is about the
 1995 same as the rest of Cache County, but above that of neighboring Logan City. North
 1996 Logan’s median gross household income between 2005 - 2009 was \$58,444 as
 1997 compared to \$34,466 for Logan City and \$46,091 for Cache County.

1998 **Funds Available for Housing.** It is generally accepted that no more than 30% of a
 1999 family’s household income should be spent on housing and utilities. If more than 30%
 2000 of a family’s household income is dedicated to housing, the household often does not
 2001 have adequate funds for other expenses such as transportation, food, and health care.
 2002 Using the above formula, the following table shows the amount assumed to be available
 2003 for housing in the following income categories for North Logan City.

2004

	\$ Available for housing
More than 120% (More than \$70,133)	More than \$21,039 annually More than \$1,753 monthly
120% of Median (between \$58,444 and \$70,133)	\$17,533 to \$21,039 annually \$1,461 to \$1,753 monthly
MEDIAN (between \$46,755 and \$58,444)	\$14,026 to \$17,533 annually \$1,169 to \$1,461 monthly
80% of Median gross income (between \$35,066 and \$46,755)	\$10,519 to \$14,026 annually \$877 to 1,169 monthly
60% of Median gross income (between \$29,222 and \$35,066)	\$8,766 to \$10,519 annually \$730 to \$877 monthly
50% of Median gross income (between \$17,533 and \$29,222)	\$5,259 to \$8,766 annually \$438 to \$730 monthly

2005

2006

2007 **Existing Housing Stock.**

2008 An estimate was made of housing stock based on figures from the 2000 Census and
 2009 building permits issued by the North Logan between 2001 and 2010. The table below
 2010 indicates the housing supply through 2010 based upon these numbers.

Housing Type	2000 Census Data	Bldg. Permits Issued 1/2001 to 12/2010	Total Existing
Single-Family	1326	490	1816
Duplex & Multiple Housing Units	340	220	560
Mobile Homes	62	0	62
Total	1728	710	2438

2011

2012 The following table shows the number of households and percent of households earning
 2013 incomes in the City. This information was taken from a model prepared by the State of
 2014 Utah Department of Community and Culture, Division of Housing and Community
 2015 Development (HCD), with statistical information gathered in July 2011 by the Bear River
 2016 Association of Governments (BRAG) as compared to the median gross income.

2017

	2011 Statistics from Model	
	# of Households	# of Dwelling Units
More than 120% (More than \$70,133)	929	929
120% of Median (between \$58,444 and \$70,133)	261	412
MEDIAN (between \$46,755 and \$58,444)	271	595
80% of Median gross income (between \$35,066 and \$46,755)	244	453
60% of Median gross income (between \$29,222 and \$35,066)	130	137
50% of Median gross income (between \$17,533 and \$29,222)	243	167
30% of Median gross income (Up to \$17,533)	348	176
Total	2,426	2869

2018 Data from the Utah State Tax Commission was used to help determine the number of
 2019 households by income. Dwelling unit data was created using a comparison of City
 2020 figures for building permits and utility services with Cache County Recorder records.

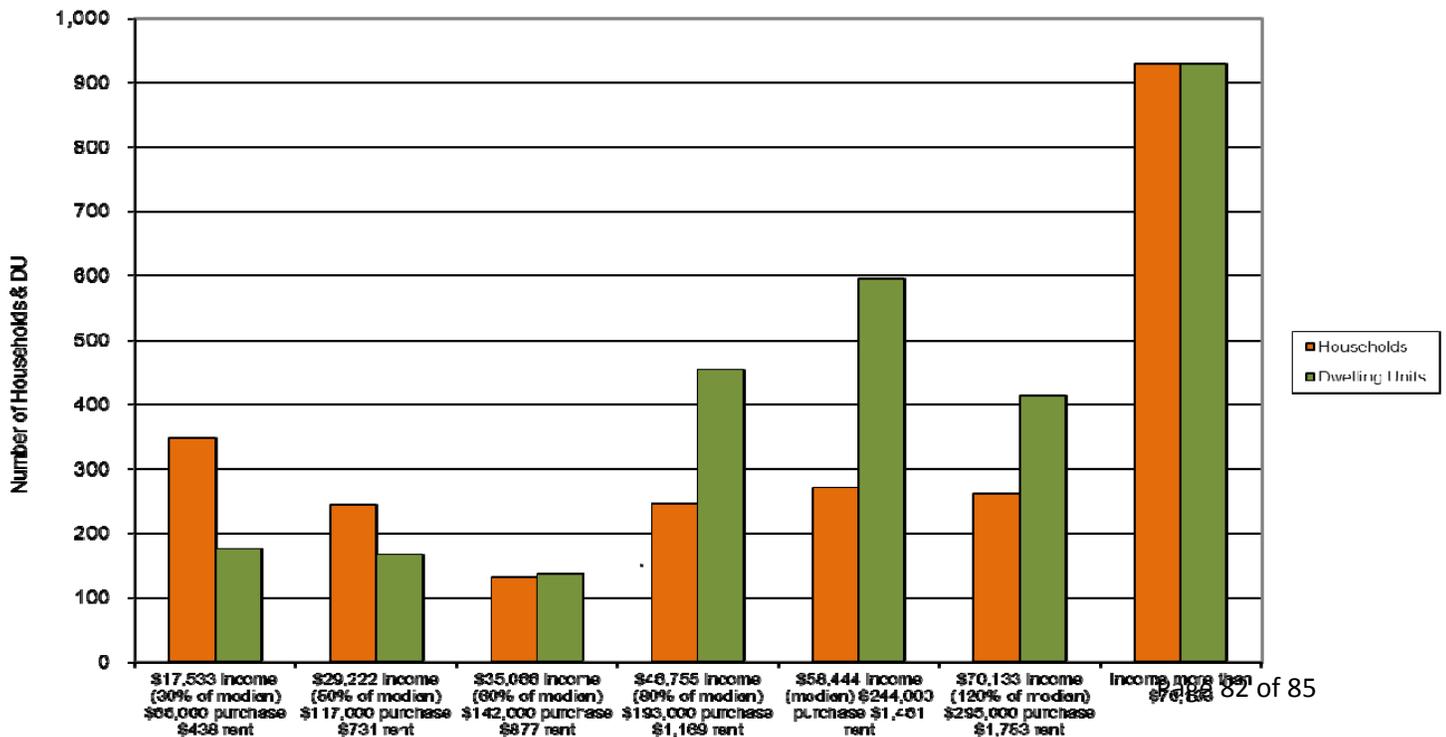
2021 **Estimate of Moderate Income Housing Needs for North Logan**

2022 The information presented serves as an introduction to the status of the housing supply
 2023 of the City. This information was used in a model prepared by the HCD to analyze
 2024 existing supply and demand of moderate income housing. This model has been used
 2025 across the state to make a similar analysis for communities. Statistics for individual
 2026 cities were taken from the 2009 American Community Survey estimate and from data
 2027 collected by the City. The supply of moderate income housing was predicted using past
 2028 growth patterns and the state’s population projections. Data used in the analysis
 2029 includes only households and incomes within North Logan and the conclusions reached
 2030 must factor in proximity of the existing stock of moderate income housing in Logan City
 2031 and all of Cache Valley. The formula calculates whether North Logan had a surplus or
 2032 deficit of moderate income housing for its population.

2033 Based on the 2011 statistics for households versus available units within determined
 2034 affordability ranges, the HCD model identified the following needs. North Logan City
 2035 currently runs a deficit for units affordable to households earning less than 50% of the
 2036 median area gross income (Low Income). This deficit increases for households earning
 2037 less than 30% of the median area income (Very Low Income). See chart below.

2038

NORTH LOGAN CITY - NUMBER OF HOUSEHOLDS & AFFORDABLE DWELLING UNITS - 2011



2039

2040 **Future Needs and Alternatives**

2041 An increase of available lower priced housing occurred between 2001 and 2009 when
 2042 two multi-family apartment projects were built in North Logan. These multi-family
 2043 complexes increased the relative number of moderate income units available.

2044 The City approved 403 new multi-family units of varying market-rate price ranges to be
 2045 constructed beginning in late 2011 through early 2013. These additional units may help
 2046 increase the availability of units in the Moderate to Low affordability ranges and
 2047 eliminate the unit deficit identified in 2010 and provide a surplus of units through 2020.

2048

Supply of and Demand for Moderate Income Housing for Moderate to Low Income Households	Households between 51% and 80% of Median gross income ("neg" is units needed)	Households between 31% and 50% of Median gross income ("neg" is units needed)	Households at or below 30% of Median gross income ("neg" is units needed)
	(moderate)	(low)	(very low)
(2010)	209	-77	-173
(2015)	540	122	29
(2020)	637	131	18
10 YEAR SURPLUS/DEFICIT	+428	+131	+18

2049

2050 **North Logan’s place in the regional real estate market**

2051 According to BRAG sources, neighboring Logan City provides an existing stock of over
 2052 7,000 rental units that potentially fall within the moderate, low, and very low-income
 2053 affordability range within our relatively small market. As such, Logan City’s low income
 2054 housing stock, further supplements North Logan’s low income housing stock. Further,
 2055 much of this market segment is occupied by students attending Utah State University

2056 where there is enough fluctuation in both units and occupancy, that it is difficult to
2057 anticipate the future market need for similar housing types within the City.

2058 Careful communication between private developers, Logan City, and other neighboring
2059 communities will be necessary to determine the need for and impact of new
2060 development on the existing but unmet need for seasonal and long-term moderate
2061 income housing in North Logan.

2062 A cautious approach to addressing any demand for low-income housing in North Logan
2063 will be important. Policies to encourage the development of necessary additional units
2064 of housing in these affordability ranges over the next ten years will be created as
2065 needed.

2066 North Logan may consider additional ways to provide alternative ways to provide
2067 additional moderate income housing if and when a future deficit for moderate income
2068 housing arises and overcome any future deficit in moderate income housing.
2069 Objectives and policies may be established that would be intended to promote the
2070 development of moderate-income housing.

2071

2072 **B. MODERATE INCOME HOUSING POLICY STATEMENT**

2073 The City adopted its revised Land Use Element on 09-03-08 (Resolution
2074 08-21). The following statement is primarily based on the changes recommended by the
2075 implementation policies of the Land Use Element of the City's General Plan. It has
2076 been and will continue to be the intent of the City to not limit the development of
2077 residential housing within the incorporated areas of the City. The physical environment
2078 (geography, zoning, etc.) will place some restrictions on the type and density of any
2079 residential development in the City. To meet the current and future moderate income
2080 housing needs, zoning codes need to be continually evaluated and, if necessary,
2081 changed to allow for more moderate income housing choices.

2082 **Goals, Policies and Implementation**

2083 **Goal 1: Improve Access to Housing Opportunities for Low and Moderate Income** 2084 **Residents.**

2085 Policy: Encourage Residents to Utilize Existing Moderate Income Housing Resources

2086 Policy: Work with neighboring communities to regularly assess moderate income
2087 housing needs and the impact of new development on existing demand for such
2088 housing.

2089 **Goal 2: Improve Moderate Income Housing Practices**

2090 Policy: Consider Enactment of Zoning Ordinances that Allow for a Variety of Housing
2091 Options in the City that are compatible with Neighborhood Character

2092 Policy: Permit moderate income housing in each neighborhood so long as the specific
2093 unit type and design is consistent with the character of the neighborhood.

2094 Policy: Acknowledge the economic and social consequences that large-scale or
2095 concentrated low income housing developments place on neighboring households.

2096

2097 **Sample Housing Types to Consider that may Contribute to Community Livability**
2098 **and Affordability**

2099 **Mixed-Use Housing Above Retail**

2100 Housing on the upper floors of retail shops or mixed apartments and shops on the same
2101 street.

2102 **Accessory Dwelling Units (Adopted Already)**

2103 Converting a basement or guesthouse into separate living quarters.

2104 **Garden Courts**

2105 A garden or park surrounded by higher density housing. Minimal lot sizes required by
2106 modern zoning codes make this type of housing difficult to develop.

2107 **Live Work Units**

2108 Zoned so occupants are able to work from home, with a separate entrance and discreet
2109 signage. This type of housing must be zoned to allow for office use by non-resident
2110 employees and customers.

2111 **Accessory Dwellings**

2112 Allow the development of accessory dwellings units in single-family zones.

2113 **"Big House" Apartments**

2114 Apartments that fit into neighborhoods, designed to look like a large home, but built to
2115 accommodate two, four, or even eight units.

2116