



North Logan City NEWS

JULY 2007

North Logan City
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MAYOR'S MESSAGE - WHAT'S HAPPENING WITH THE CITY CENTER; HOW DID WE GET HERE; AND WHERE ARE WE GOING?

In 2002, a Community Vision Committee was formed to involve citizens in long term issues of growth and economic development. Several community workshops were held to gather input from the citizens to plan the future of North Logan and how and where the city should grow and develop. One hundred and forty citizens participated in these workshops.

In 2003, a survey of over five hundred households was conducted to measure and verify the accuracy of the results of the community visioning process. This comprehensive planning produced the *2020 Community Strategic Plan*. Some of the conclusions contained in this plan are:

Mixed uses should be used within the city, where retail and housing are together.

Incentive programs should be used, but only sparingly, to assist in retention and expansion of businesses.

Specific areas should be targeted that will promote business creation and associated housing.

Design guidelines should be put in place that will promote high quality development.

Quality businesses should be actively recruited to locate here to produce tax revenue and encourage quality job creation.

In 2004 and 2005 the City Council, the City Center Initiative Task Force, and some talented consultants created a plan for a downtown district. Members of the public and property owners met for over a year in workshops to define the city center area, and create a master concept plan. Recently, the council gave final approval to the City Center Plan and designated that the core area of the future downtown of North Logan should be between 2200 to 2000 North and between 200 and 400 East, an area of 40 acres.

Last month, the City Council, in its role as the NLC Redevelopment Agency, determined that, under a new state law, the development of the city center area meets the criteria for the creation of a Community Development Area (CDA). This law, enacted in 2006 by the state legislature, allows a municipality to designate an area (a CDA) and use "tax increment financing" to help develop that area by attracting private investment that will contribute to the tax base, generate spending by visitors in the local economy, create jobs, and otherwise contribute to the economic vitality and prosperity of the community. The city council, by authorizing the preparation of a *CDA Plan*, took the first step towards establishing a CDA whereby the public sector can partner with private developers to grow the community in this area in a way that will greatly benefit the city. The core forty areas of the city center is just a part of a total of 105 acres in the CDA. The total CDA area includes most of the undeveloped land from 2000 to 2500 North and between 100 and 400 East. The specific boundaries for the CDA, reasons for selecting these boundaries, and the proposed development that will be promoted within these boundaries, are all detailed in the *Draft CDA Plan*. It is available on the North Logan web site or may be seen at the city office.

HOW DOES THE FINANCING IN A CDA WORK?

When the CDA is established, the taxing entities, (Cache County, Cache School District, and NL City) are asked to participate. Each entity that chooses to participate agrees to forego receiving the additional property taxes that are generated on the property for a period of time. Since the property once developed is worth more than before, it generates more taxes. This "tax increment" then is diverted from the regular taxing entities and set aside for a period of years and for use only within the CDA. These incremental property tax revenues can be used to pay for public land within the area, or to pay for roads, sewer, and other infrastructure within the area. It can also be used to purchase land within the area which can then be used to attract and control the development in accordance with the city's specific plans for the area. The tax revenues can either be used to make payments on and secure borrowed funds through a bond; or the revenue can be utilized as the funds are generated.

It is important to understand the nature of bond funding within a CDA. Payment on the bond is secured only by the CDA and the payments are made by revenues generated through incremental property values. The bond is not paid back by the City and it has no impact upon the taxes being paid by property owners outside the CDA. It has no impact or liability for payment by the City or the General Fund.

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(cont. from previous page) Establishing a CDA allows public/private partnerships that benefit both partners. Preliminary discussions with Hilton Garden Inn to build a hotel and conference center are underway. These discussions are general in nature, and no agreements have been made as to the extent of any partnership or any potential or specific incentives.

WHY WOULD THE COUNTY, SCHOOL DISTRICT, AND NORTH LOGAN AGREE TO WAIT FOR SEVERAL YEARS FOR PROPERTY TAXES CREATED IN THE CDA?

The taxing entities are currently receiving property tax revenue on land that has a very low assessed value. The property tax revenue is nominal and won't change much until value is created through the development of the properties and those around it. The CDA Plan will allow for certain public investments in land and infrastructure which will induce participation and investment by the private sector, while at the same time allowing for planned development that incorporates a vision for the City's future in this central location.

Even though property tax collections on the increased property values within the CDA are postponed, there will be other development nearby which will take place, and increased taxes are generated as they occur. Although the increased property taxes would stay in the CDA, *any sales tax, hotel tax, and other taxes generated by the development still flow to the city and other entities.* Don't forget -- sales tax revenue from retail businesses makes up a much greater piece of the revenue pie than do property taxes.

WON'T COMMERCIAL GROWTH HAPPEN ANYWAY, SO WHY BOTHER?

Commercial and retail growth is happening, and will continue. The question is, will it happen in a managed and controlled way, and such that we will end up with the city center that we want? Look at what it is now; Hwy 89 is a five-mile strip center that starts at Logan's south boundary. It is nearly built out, congested with traffic so badly that people avoid it if possible — and, it's getting worse. None of this development was planned; it just happened. It will be more of the same unless something is done to change it. The CDA is a very important step for North Logan City to take to control its future. We have a rare opportunity. There is still enough vacant land in the core of the city that can support a downtown, but it won't last for long. A few years from now North Logan can have a downtown where people live and work. It can be a gathering place where residents and visitors can shop, dine and enjoy events on the village green. Or, it can be urban sprawl, with Main Street in grid lock, and 200 E, the off-main arterial, becoming a five-mile commercial strip just like Main.

The Public Hearing on the Community Development Area Plan will be on July 19th. Come express your views and concerns about what is being considered. If you have any questions please give me a call

Sincerely,
Cary Watkins

WHAT'S HAPPENING IN THE CITY COUNCIL

The City Council will only meet once in the month - July 19th. During that meeting the city council will hold two public hearings. The first, at 7:00 p.m., will be a hearing to receive public input on the proposed Land-Use Element for the General Plan. This element of the overall general plan has been in the works for many months and is now ready for public input. The second public hearing will be at 7:30 p.m. and will be conducted by the council acting as the North Logan Redevelopment Agency and will be to receive public input on the draft Community Development Area Plan. Copies of the plans to be discussed in the two hearings are available at the city office and on the city's website.

Also on the agenda for July 19th are 1) to consider a development plan and preliminary plat subdividing an existing commercial subdivision into five lots located at approximately 2121 North Main Street named the North Logan Market Place, North Logan and 2) to consider a proposed minor subdivision concept plan using the flag lot ordinance, located on parcel 04-090-0004 (1.03 acres) into two lots located at approximately 1967 North 1200 East in the R-1-10 zone.

Other issues that may be considered by the city council during the month of July might include consideration of approvals for various subdivisions that are on the horizon. As of the time this newsletter was written, no other specific items have been scheduled for the July meeting.

Look for the official council agendas as they are posted at the city offices, at the library and on the city's website. These postings are normally done the Monday prior to the scheduled city council meeting. The Herald Journal is given a copy of the official agenda as well and they normally print it in the newspaper a day or two before the meeting.

IT'S TIME FOR YOU TO SERVE YOUR COMMUNITY!

Upcoming City Council Elections

Residents of North Logan can file a Declaration of Candidacy with the City Recorder, Jeff Jorgensen, between **July 1st and the close of business (5:00 p.m.) on July 15th**. **NOTE - THIS IS MUCH EARLIER THAN IN PREVIOUS YEARS.** A candidate must be a U.S. citizen and a registered voter in North Logan City, and must have resided in the city for twelve consecutive months immediately preceding the election. A resident may also nominate someone else as a candidate by filing a nomination petition in their behalf.

There are three seats up for re-election. They are those positions currently held by council members Trent Wentz, Scott Galbraith, and Lloyd Berentzen.

The time commitment to fill one of these offices varies. The City Council meets every first and third Thursday at 6:30 p.m. for two to three hours. There are normally other times these elected officials meet for a variety of reasons, either together, with the city staff, or with various committees

Running a campaign is not difficult or expensive. North Logan is a small town and small town politics are the rule. The election is non-partisan and a primary election is needed only if the number of candidates is more than twice the number of vacancies.

If you have any questions about the duties of these officials or running a campaign, feel free to talk to Mayor Watkins, any of the City Council members, or to the City Administrator/Recorder, Jeff Jorgensen, at the City offices.

From the Chief's Desk

During the month of May the State of Utah conducted a seatbelt campaign across the state to encourage the wearing of seatbelts. The Utah State Highway Safety office provided money for overtime shifts thus allowing for more officers on the road watching for violations.

Sgt. Italdasano, of the North Park Police Department, helped to organize an effort to provide some positive reinforcement for young drivers in the valley. He contacted Heart to Heart Foods of Hyde Park. The owner, Mr. Craig Earl, agreed to help provide some creamies as incentives. Law enforcement officers from all the agencies in the valley were in our high school parking lots after school handing out ice cream and giving away items for those drivers that were buckled up. Sgt. Italdasano's idea spread to Box Elder County and was even picked up and used in Salt Lake County. I express thanks to Sgt. Italdasano for his ingenuity in finding ways to impact our youth beyond just writing tickets.

Chief Hawkes

SENIOR CITIZENS LUNCHEON

The North Logan Senior Citizens will hold their monthly luncheon at 12:00 noon on **Monday, July 9th** at the Golden Corral, 2400 North Main in North Logan. The cost is \$3.50 per person and all senior citizens are invited to attend.

Please **RSVP** to Savannah Baker at 753-0287, Lila Eddington 753-0203, Eva Fay Anderson 753-0340, Eileen Stocking 752-1217 or Alva Johnson 753-3070 by 5:00 p.m. on **Friday, June 6th**.

Remember to put out your blue recycling cans on July 14th & 28th!

LOST and FOUND

If you think you've left or lost something at one of our city parks (such as Elk Ridge) the North Logan City offices keeps a Lost and Found box for these items. Please don't hesitate to check with us to see if we have it (or to turn something in if you happen to find something). If not claimed, these items will be sent to charity after a month or two.



LIBRARY INFORMATION

Harry Potter fans rejoice!

The much awaited and newest release entitled *Harry Potter and the Deathly Hallows* is scheduled to be out on July 21, 2007. Special arrangements have been made for multiple copies to be delivered to the North Logan City Library prior to this date in order to be processed and ready for distribution to our anxious patrons **ON July 21st!**

Calling kids and teens! Join the *Get A Clue @ Your Library* Summer Reading Club for fun and prizes! Read 10 hours, or be read to, by August 2nd and win a ticket for a trip into the library's **PRIZE ROOM!** Once in there, you may choose one (1) gift from the wide selection of cool toys and treats! If desired, you may read or be read to for 10 more hours and receive another ticket and trip into the **PRIZE ROOM!** Free registration forms are at the library's front desk.

Currently, over **900 children and teens** have signed up for the reading club and are feverishly reading so they can choose their prizes! On Saturday, June 9th, the library saw the biggest audience ever for the summer reading club kick-off party – well over **1,000 patrons of all ages** enjoyed the spectacular rides, slides and jumping castles as managed by North Logan's own Party Man, Ray Checketts. A live DJ from Manning Music in Smithfield filled the air with lots of fun, lively tunes. Oodles of cotton candy, popcorn and cookies were devoured and the Friends of the Library donated free Pepsi drinks. Even Quackers, the Talking Duck performed 3 fun shows! Surely, a great time was had by all!

The Book Discussion Group

is scheduled to have their monthly meeting **on Thursday, July 9th** in the Young Adult area in the library. On the agenda is the book entitled ***Goose Girl by Shannon Hale:***

"She can whisper to horses and communicate with birds, but the crown princess Ani has a difficult time finding her place in the royal family and measuring up to her imperial mother. When she is shipped off to a neighboring kingdom as a bride, her scheming entourage mounts a bloody mutiny to replace her with a jealous lady-in-waiting . . . Barely escaping with her life, Ani disguises herself as a goose girl and wanders on the royal estate. Does she have the pluck to reclaim her rightful place? Get ready for a fine adventure tale full of danger, suspense, surprising twists, and a satisfying conclusion. (Booklist) Everyone is welcome to attend. Please see Stephanie Harrell, the Assistant Library Director, if you would like a copy of this book.



Quacker Time on Thursdays and Fridays at 11:00 a.m., as well as **Toddler Time on Tuesdays at 10:10 a.m.**, are in full swing for the summer months. Be sure to bring your little ones down for rollicking fun story time programs filled with puppets, stories and lively music!

For more information about the above programs, log on to the library's web site at www.northloganlibrary.org or call 755-7169.

Boys & Girls, Quackers' Joke of the Month is:
Why was the little Egyptian girl upset?

A: Because her daddy was a mummy!

NOXIOUS WEED CONTROL

In North Logan there are many properties that have a problem with weeds. Invasive noxious weeds have been described as a raging biological wildfire - out of control and spreading rapidly. The devastation from these alien plants includes enormous economic losses to agriculture and irreparable ecological damage of wildlands. Like an unwanted wildlife, noxious weeds can drastically affect wildland plant and animals communities, damage watersheds, increase soil erosion, and adversely impact recreation and damage is often permanent. Lands invaded by weeds don't return naturally to their pre-invasion condition. Weeds continue to spread and the damage worsens.

Modern wildfire management is based on elements of Prevention, Detection, Suppression (Control) and Revegetation. The suppression is the most important element and includes Rapid Response, Size-up, Contain/Confine and Mop-Up. There is a booklet available, [The Noxious Weed Field Guide for Utah](#) which is very informative and lists more than 30 of these plants. For more information please contact the Cache County Weed Supervisor at 716-8342.

Please check the weed growth on your property and take the necessary steps to stop the spread of these weeds.

NORTH LOGAN'S PIONEER DAY CELEBRATION

Bring your family and friends and help North Logan City celebrate the 24th of July. There will be fun, food, games and entertainment for everyone! Tuesday, July 24th.

- ☐ **Sunrise Program** at Elk Ridge Park – 2500 N. 1070 E.

6:45 a.m. Flag Ceremony

7:00 – 9:00 a.m. Breakfast (\$4.00 per person or \$16.00 immediate family)

Come enjoy french toast, buttermilk pancakes, biscuits & gravy,
hash browns, sausage, eggs, grits, juice, coffee & milk!

Chairman: Joe Hawkes 753-5864

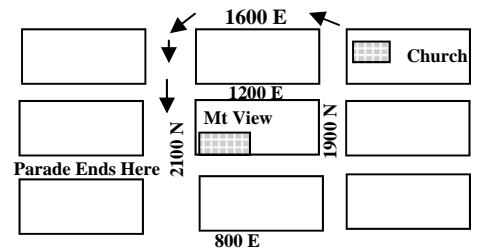
- ☐ **King Park Dedication** at the mouth of Green Canyon

8:00 a.m. - Come see the new Nature Park in North Logan

- ☐ **North Logan Parade** 1600 E. and 2100 N. (see map)
"North Logan City – LIVING the LEGACY"

10:00 a.m.

Parade Chairman: Gay Lynn Daniels @ 755-7147



- ☐ **Activities at Mt. View Park** 1100 E. 2100 N.

11:00 a.m. – 2:00 p.m. (Games, Entertainment, Food)

As part of the celebration, the North Logan Youth Council will be sponsoring various activities. There will be a Fish Pond, Face Painting, Train Rides, a Tatoo Booth, and ice cold pop and Otter Pops for sale. Bring the kids and help us celebrate this fun day.

11:30 a.m. Grand Marshall Presentation

Anyone wanting to set up a booth call 755-7147.

- ☐ **Fireworks at Elk Ridge Park** – 2500 N. 1070 E.

10:00 p.m. - Come sit on the grass and enjoy the show!



COMMUNITY CALENDAR

JULY



- 4- Independence Day - City office closed
- 9 - Senior Citizens Luncheon 12:00
- 12 - Planning Commission 7:00
- 19 - City Council 6:30
- 24 - Pioneer Day Celebration - City office closed
- 26 - Planning Commission 7:00

Please find more information about these activities in the newsletter articles or call the city offices.

NOTICE: In order to make bill paying as easy as possible, we offer the following options:

- * Automatic payment taken from your checking or savings account. Sign up at the city offices.
- * In the mail with a check.
- * In person at the office with cash, check, debit or credit
- * In the drop box in our front door with a check - no cash please!
- * In the drop box at Lee's Marketplace with a check - no cash please!

Commercial Building Permits
Brent Peterson, Dream Dinners,
GBG Real Estate, MyComfort,
Snowie USA, Superior Computers

Home Businesses

Homefront Builders Inc. - Building contractor
Native American Prisoner Rights Assoc.- Nonprofit
Patricia A. Northernor - e-commerce

Commercial Businesses

Iggy's Sports Grill - Restaurant
JFL Enterprises Inc. (Dream Dinners) - Meal assembly
MyComfort, LLC - Retail sales
Superior Computers - Sales & Service

GROWTH

CORNER

Permit Type	2007 to date	2006 to date
Single Family Residence	28	28
Multi-Family (Apt.)	0	0
New Commercial (Retail)	5	4
Office	4	5
Remodel (Existing Comm.)	0	0
Industrial	1	1

Cache County American Red Cross "Be Red-Cross Ready" Babysitter's Training

The American Red Cross Babysitters Training is designed to teach youth ages 11-15 important life saving skills. The course teaches leadership, safe play techniques and basic first aid. This 6 hour training is interactive and fun for all!

Sessions

June 21

July 12

July 26

August 9

9:00 am-4:00 pm

**To Register
Call:
435-752-1125**

**130 S Main Ste. 120
(lower level of old
Tony Roma's Restaurant)**



