

NORTH LOGAN

ECONOMIC DEVELOPMENT MASTER PLAN 2022



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01

VISION

THE BEST PLACE TO CALL HOME



Our Vision

To create the best place to call home by providing high quality, fiscally responsible, services and exemplary programs that are essential to the public health, welfare, and safety of the residents, and businesses of North Logan City.

Core Values

Integrity - We are open with our citizens, and always seek to do the right thing.

Fiscally Responsible - We are very conservative and efficient with community tax dollars and we do what we say we will do.

Understanding - Everyone is valued here. We listen to what our citizens have to say.

Forward Looking - We emphasize long term planning, so that we can be efficient with community resources.

Innovation - We creatively seek to improve each day while not trying to reinvent the wheel.

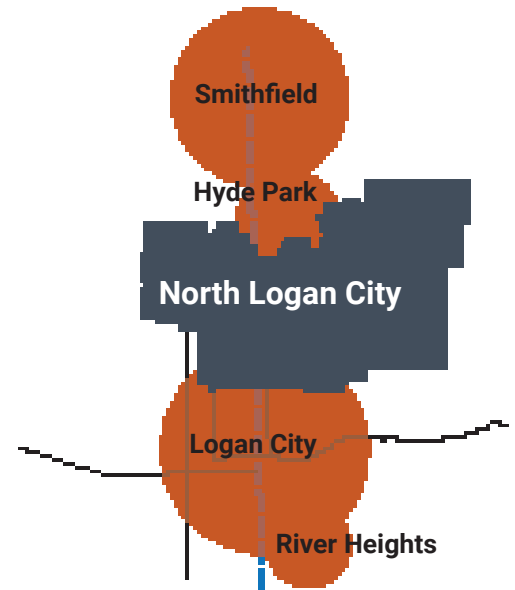
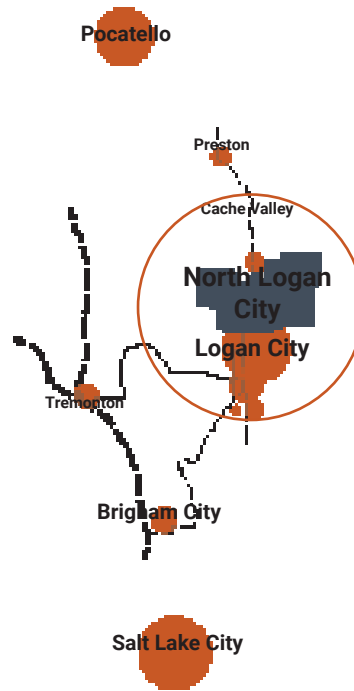
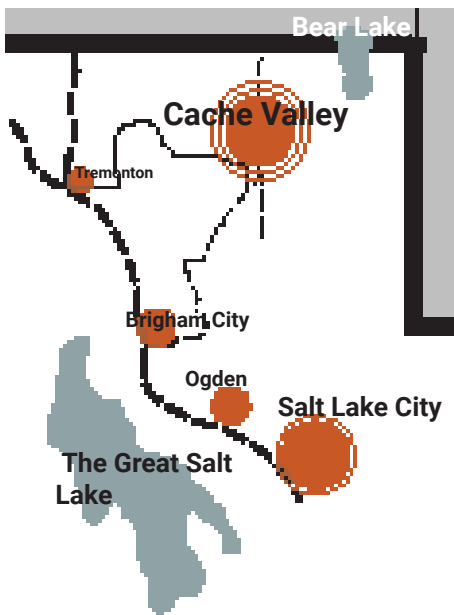
“THERE ARE NO GREAT LIMITS TO GROWTH BECAUSE THERE ARE NO LIMITS OF HUMAN INTELLIGENCE, IMAGINATION, AND WONDER”.

02

BACKGROUND

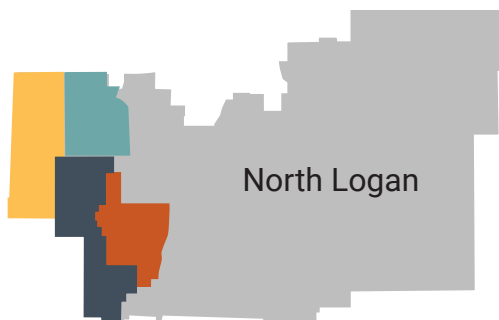
DEMOGRAPHICS, REGIONS, STRENGTHS
AND OPPORTUNITIES





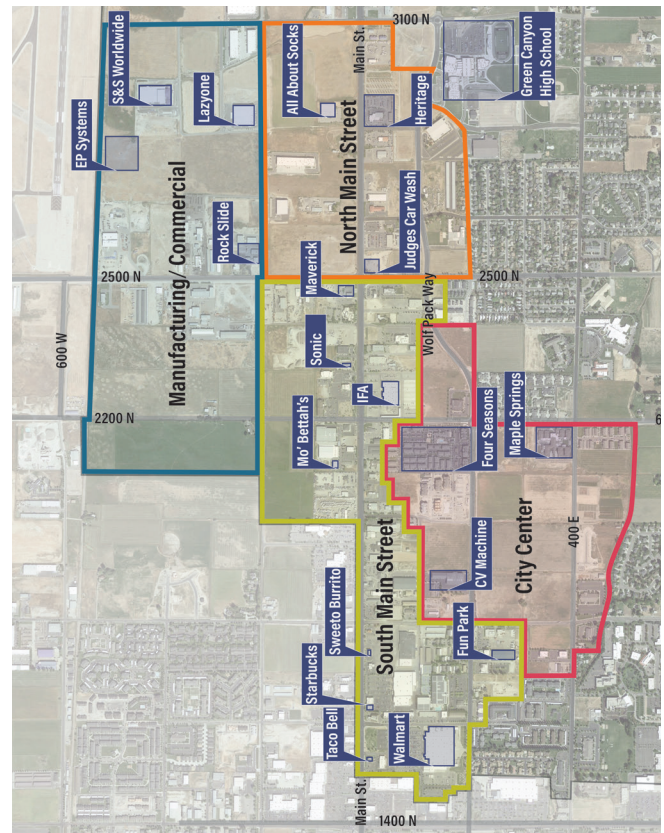
Background

North Logan City was established in 1884. Rapidly growing, it has become an economic hotspot in the state of Utah. Located 85 miles north of Salt Lake City, Cache county falls right on the border of Utah and Idaho. Cache County houses a number of cities, and is even home to Utah State University. North Logan sits in the foothills and borders Logan and Hyde Park. The North Logan culture is one of family and community with deep roots that trace back to the American pioneers. With great education, low crime rates, fair costs of living, and the best outdoor recreation imaginable, North Logan is truly "The Best Place to Call Home".

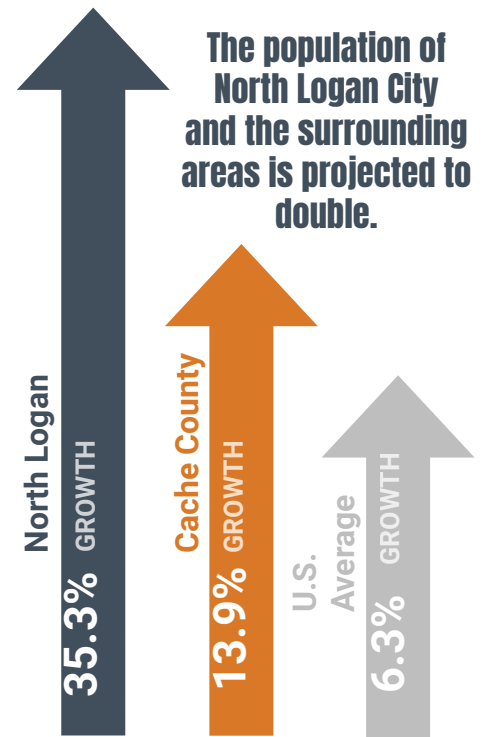
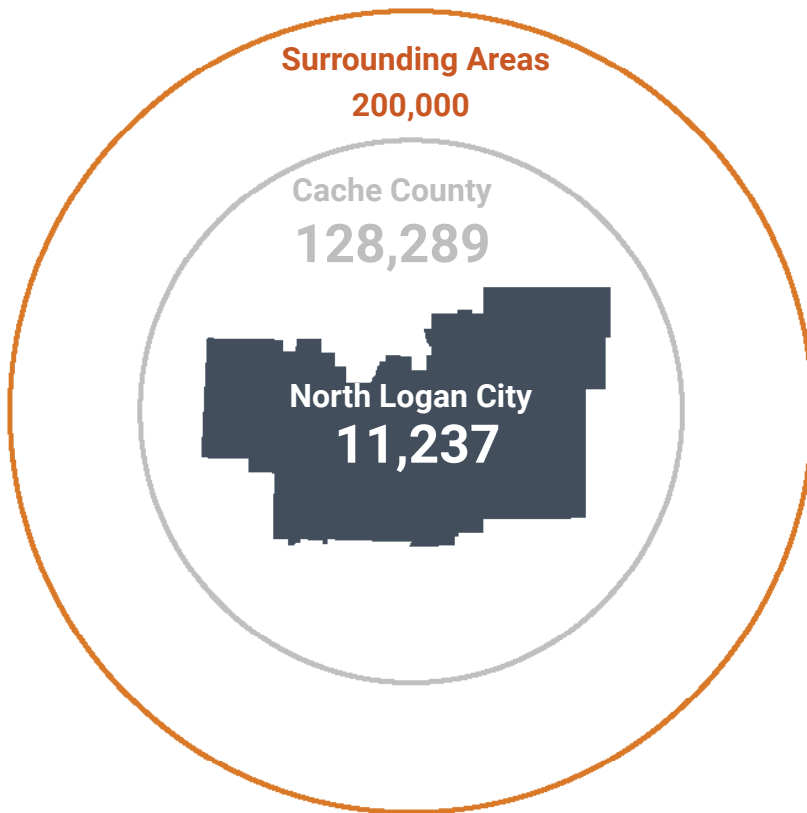


North Logan Regions

The city of North Logan includes 4 different regions, these regions make up an economic profile and characterize each section in a way that describes what kind of businesses we are looking to bring into those areas.



DEMOGRAPHICS



DEMOGRAPHICS

POPULATION

UNDER 18: 37.4%	18-64: 56.9%	OVER 65: 5.7%
--------------------	-----------------	------------------

PER HOUSEHOLD

AVERAGE PEOPLE PER HOUSEHOLD:
3.3

INCOME

AVERAGE HOUSEHOLD INCOME:
\$73,253

HOME SALES

AVERAGE HOME SALES PRICE:
\$450,000

EDUCATION

RESIDENTS WITH A BACHELORS
DEGREE: 48.7%

The city of North Logan is fortunate when it comes to economic conditions such as unemployment rate and job market increase. The unemployment rate in North Logan is 2.7% while the rate of unemployment for the United states is about 3.9%. The job market percentage increase in the future is predicted to be 38.3% while the US percentage increase is at 33.5%. North Logan is also fortunate in the fact that Utah State University is so close and provides many student employees, giving Cache Valley as a whole, a very strong workforce of educated individuals. The Utah State Space Dynamics Lab is located in North Logan City, employing over one thousand people.

Strengths and Opportunities



STRENGTHS

1. Large Workforce
2. Strong Business Anchors
3. Utah State University
4. Logan-Cache Airport
5. Low Operational Costs
6. Streamlined Business License/ Approval Process
7. High Quality of Life
8. Low Crime Rate
9. Low Cost of Living

OPPORTUNITIES

1. Easily Developable Land
2. Growing City Center
3. Rapidly Expanding Restaurant Industry
4. Collaboration between Cities and County
5. Manufacturing
6. Aerospace Industry
7. Outdoor Products Industry
8. Life Sciences Industry
9. Infrastructure Expansion
10. Collaboration with USU and Bridgerland Technical College

03

INCENTIVES

GLOSSARY



INCENTIVES GLOSSARY

North Logan City provides economic incentives to help bring businesses into the city. Each incentive has specific qualifications that can be discussed with city officials. This page is meant to be a summary that can be referenced when exploring Regional Strategies.

BUSINESS ALLIANCE

The Business Alliance is a local network of businesses that North Logan City facilitates.

RURAL FAST TRACK

The Rural Fast Track (RFT) Program is a post-performance grant available to small companies in rural Utah. The program provides an efficient way for existing small companies to receive incentives for creating high paying jobs in the rural areas of the state and to further promote business and economic development.

CRA

A CRA provides a source of financing redevelopment through the creation and use of tax increment financing. Redevelopment agencies negotiate with taxing entities to share a portion of the property tax that is generated by new development in a certain area for a specific length of time.

PROPERTY TAX INCENTIVES

Certain businesses qualify for a property tax reimbursement of the North Logan City portion of the property tax.

SALES TAX INCENTIVES

For strong destination retail anchors, the City may offer a sales tax incentive for a period of time. The City considers sales tax incentives on a case-by-case basis.

FEE WAIVERS

For destination businesses, North Logan City may consider a partial or full waiver of multiple city fees (i.e. Building permit, Building Inspection, water/sewer/stormwater/garbage fees, impact fees).

EXPEDITED APPROVAL

North Logan has streamlined the approval process to enable businesses to start operations faster than any other city in Cache Valley.

04

GOALS & STRATEGIES

CITY CENTER, NORTH/SOUTH MAIN
STREET, MANUFACTURING



CITY CENTER

The City Center region is just east of the Main Street South Region. It currently holds high density housing with large open lots. There are plans to build a city center with a park, professional offices, retail, and food outlets.



GOALS

- Encourage walkable, mixed-use development with a downtown feel through timeless building design.
- Master planning development and amenities to bring people together through events and amenities to support future business.
- Encourage businesses and development that will help establish this area as the heart of the city.

STRATEGIES

- Work closely with developers and businesses to create a development plan that meets the form-based requirements of North Logan City's City Center Zones.
- Develop and aggressively program the Town Square Park and in the City Center to consistently bring people to the area.
- Develop according to the master planned zoning and development requirement for a thriving mixed-use development.

NORTH MAIN STREET

North Main Street is just east of the manufacturing and heavy commercial region, currently it lays home to a high school and a couple of businesses, including car dealerships and factories, but has many open lots for growth.



GOALS

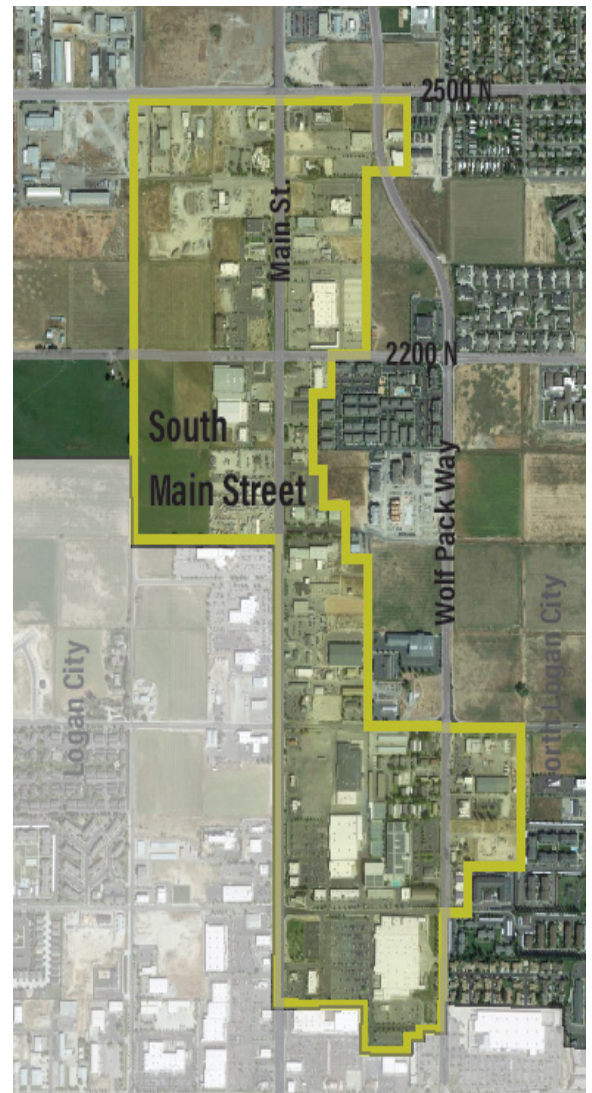
- Attract large anchor businesses to large undeveloped parcels fronting Main Street.
- Attract large anchor businesses to large undeveloped parcels fronting Main Street. Improve multi-modal transportation and aesthetic value along Main Street with new development and grant opportunities.
- Help existing businesses to grow, and have the resources to success.

STRATEGIES

- Use public feedback from surveys to target support businesses that are in high demand in North Logan City,
- Incentivize support businesses that will work well with our primary anchors. Use RDA, Rural Fast Track, and other incentives to help accomplish this strategy.
- Develop frontage properties that are currently vacant and available according to the Main Street plan

SOUTH MAIN STREET

The South Main Street region covers the majority of North Logan businesses, a lot of food and retail stores are in this region.



GOALS

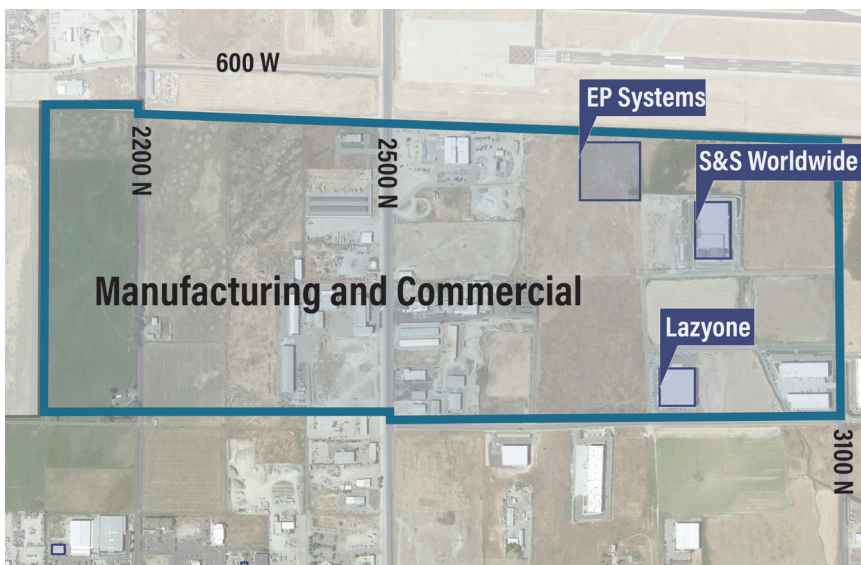
- Capitalize on existing opportunities with existing and future parcels fronting Main Street.
- Encourage infill and redevelopment to occur.
- Improve multi-modal transportation and create more aesthetic value along Main Street with new development and amazing grant opportunities.
- Help existing businesses to rapidly grow, and have the resources available to succeed.

STRATEGIES

- Work with existing businesses and property owners to create and utilize frontage commercial pads for retail stores.
- Streamline any application/approval process required to develop existing and future retail pads. Cultivate and utilize a network of developers and businesses to fill in existing buildings and undeveloped parcels.
- Develop frontage properties that are currently vacant and available according to the Main Street plan.
- Utilize grants and other funding sources to fill in sidewalk gaps for pedestrian connectivity, and

MANUFACTURING AND HEAVY COMMERCIAL

The Manufacturing and Heavy Commercial region is located on the west end of North Logan city. This region currently has around 295 acres of open area for commercial and manufacturing buildings. There are currently over 1,000 new jobs being created in this region,



GOALS

- Bringing in quality, high paying jobs, to the community.
- Expand existing relationships with Utah State and local businesses.
- Help existing businesses to grow, and have the resources to success.
- Ensure well planned and developed infrastructure is installed through development and grant opportunities.

STRATEGIES

- Work with business professors and leaders at the university and attract symbiotic businesses to utilize the high quality workforce and resources from the university.
- Develop a CRA to encourage and incentivize growth on vacant parcels
- Work with property and business owners, along with grants to develop regionally significant roads at 200 West and 400 West to improve access and connectivity.

UPDATABILITY PRIORITY GRID

Infrastructure	
400 West (from 2200 North to 2850 North)	In Progress
200 West (2300 N to 2500 N)	In Progress
2850 North from 200 W to Main Street	In Progress
Main Street Pedestrian Connectivity	In Progress
Increased City-wide Water Supply	In Progress
Increased Sewer Supply	In Progress
1600 N 200 E Traffic Light	In Progress
200 East expanded to the north through Hyde Park	In Progress
3100 North from 600 W to 1600 East	Complete
Traffic Light at 2500 N and 200 E	Complete
Fiber along key business locations in North Logan	Complete
Town Square Park	In Progress
Tax increment Financing (New CRA)	
Standardized Incentive structure for businesses	Complete
Development Code	
Reduced front setback in MC and CG zones	Complete
Main Street Landscape Pedestrian Improvements	Complete
Reduced Stormwater Requirements	Complete
Reduced Parking Requirements, added shared parking option	Complete
Mixed Use zone refinement	In Progress
City Center Code - Walkable Mixed Use	Complete
Streamline Developmental Process	In Progress
City Support/Resources	
Rural Fast Track Grants	
ARPA Grants for Businesses	
North Logan Business Alliance	
Radio Advertising	
Newsletter Spotlights	
Market based advertising partnerships	
Special Events Promotions (Pumpkin Walk, Pioneer Day, Hungry Games)	
City Council/Mayor Business Check In Visits	

Economic Focus Sites - North Logan City

Site Address	Parcel #	Existing Building	Size	Site Specifications	Type
3100 N Main	04-062-0007	No	36 Acres	Shovel ready site, Located next to sock factory and other industrial buildings. near high school.	Big Box
2500 N Main	04-062-0025	No	19 Acres	Shovel ready site on the Main corner of North Logan, across from gas station and car wash.	Big Box
2427 N Main	04-062-0202	Yes - 15,200 sq ft	2 Acres	Former steakhouse building, next to gas station and open lot	Restaurant
2281 N Main	04-136-0002	Yes - 3,400 sq ft	.11 Acres	Former restaurant, between Sonic and a Mexican market.	Restaurant
2175 N Main	04-080-0027	No/Yes	3.29 Acres	Additional Pad in front of Fisher Home Furnishings, we have had many discussions with developers to push this site.	Restaurant
2095 N Main	04-080-0053	No	.61 Acres	Actively looking to fill the pad, lots of discussions with Owner, sits in front of Mo'Bettahs and multiple other food options.	Restaurant
1750 N Main	04-085-0038	Yes - 40,000 sq ft	7.03 Acres	South third of old Kmart building, split with Cal-Ranch moving in.	Mid Box
1620 N Main	04-085-0093	Yes - 26,000 sq ft	3.4 Acres	Former Bed, Bath, and beyond. Split with Kohls.	Mid Box
1660 N Main	04-085-0091	No/Yes	6 Acres	Owner discussing pads in front of Kohls.	Restaurant/ Mid Box
1550 N Main	04-085-0013	No/Yes	17.9 Acres	Several conversations for pads out front of Walmart.	Restaurant/ Mid Box
2700 N Wolfpack Way	04-058-0026	No/Yes	0.87 Acres	Hub of new development.	Office/ Restaurant
2500 N Wolfpack Way	04-058-036	No/Yes	5.43 Acres	Hub of new development.	Restaurant
City Center	04-083-0022	No	5.38	Hotspot for new development. New park, offices, retail, and food outlets to be added.	All