



The City of North Logan

# General Plan

August 2013  
(Last Amended 07/12/2023)

# Table of Contents

1		
2	TITLE PAGE	p.1
3		
4	TABLE OF CONTENTS	p. 2
5		
6	I- COMMUNITY ELEMENT	p. 3
7	A. Vision Statement	
8	B. Preface	
9	C. Introduction	
10	D. Demographics & Sociology	
11	E. Methodology & Considerations	
12	F. Growth & Development Issues	
13	G. Annexation Policy Plan Map	
14		
15	II- LAND USE ELEMENT	p. 11
16	A. Overview	
17	B. Objectives & Policies	
18	C. Land Use Development Plan	
19	1. Current Land Use Map	
20	2. Zoning Map	
21	3. Future Land Use Map	
22	D. General Implementation Strategies	
23	E. District Development Plans	
24		
25	III- TRANSPORTATION ELEMENT	p. 57
26	A. Overview	
27	B. Objectives and Policies	
28	C. Transportation Master Plan	
29	1. North Logan City Roads/ Transportation Master Plan Map	
30	2. North Logan City Roads/ Transportation Priorities Map	
31	3. North Logan City Roads/ Transportation Functional Classification Map	
32	D. General Implementation Strategies	
33	E. Corridor Development Plans	
34	F. Appendix – Adjacent City/County Plans Related to Transportation Map	
35		
36		
37	IV- HOUSING ELEMENT	p. 79
38	Section 1: Utah State Requirements for Moderate Income Housing Plans	
39	Section 2: Changes in Demographics, Income, and Housing	
40	A: Demographics	
41	B: Income	
42	C: Housing	
43	Section 3: Residential Land Use, Zoning, and Other Barriers to Moderate Income Housing	
44	Section 4: Goals to Encourage Moderate Income Housing	
45		

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

47  
48 **TABLE OF CONTENTS**

49

50	<b>A. Vision Statement</b>	<b>p. 3</b>
51	<b>B. Preface</b>	<b>p. 3</b>
52	<b>C. Introduction</b>	<b>p. 4</b>
53	<b>D. Demographics &amp; Sociology</b>	<b>p. 4</b>
54	<b>E. Methodology &amp; Considerations</b>	<b>p. 5</b>
55	<b>F. Growth and Development Issues</b>	<b>p. 6</b>
56	<b>G. Annexation Policy Plan</b>	<b>p. 8</b>
57	<b>H. Annexation Policy Plan Map</b>	<b>p. 10</b>

58  
59  
60  
61 **A. VISION STATEMENT**

62  
63 The residents of North Logan City are dedicated to providing a safe, clean environment,  
64 conserving our resources, preserving the beauty of our scenic vistas, maintaining open  
65 space, and keeping the small town rural feel. We are committed to balanced growth  
66 consistent with the ability to support a growing population while encouraging commerce,  
67 industry, and employment opportunities. This will result in achieving and maintaining a  
68 high quality way of life for all who live here and for generations yet to come.

69  
70 Simply stated, North Logan City is "the best place to call home".  
71

72  
73 **B. PREFACE**

74  
75 A major purpose of an incorporated city is to accommodate the orderly integration of  
76 residential and commercial interests into the city. An incorporated city has the  
77 responsibility to develop and follow a plan for orderly land use that will balance the  
78 interests of each sector.

79  
80 Another responsibility of an incorporated city is to ensure that land use is developed  
81 with consideration and balance given to landowners, developers, and current city  
82 residents. Land use must also consider the need for services e.g., sewer, water, roads,  
83 curb and gutters, storm drainage, safety and fire protection, garbage collection, and  
84 other waste disposal services.

85  
86 All development and residential requirements must be balanced by the joint efforts of  
87 the Planning Commission and City Council. This General Plan was developed with the  
88 intent of balancing all the variables of city growth for the common good of the residents.  
89 No plan will fully please everyone, but hopefully this plan provides for reasonable  
90 compromise; not only with the initiation of the plan, but also for the accommodation of  
91 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.

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  
143 **ORGANIZATION AND PROCEDURES**

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 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 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.

358

359

360

361

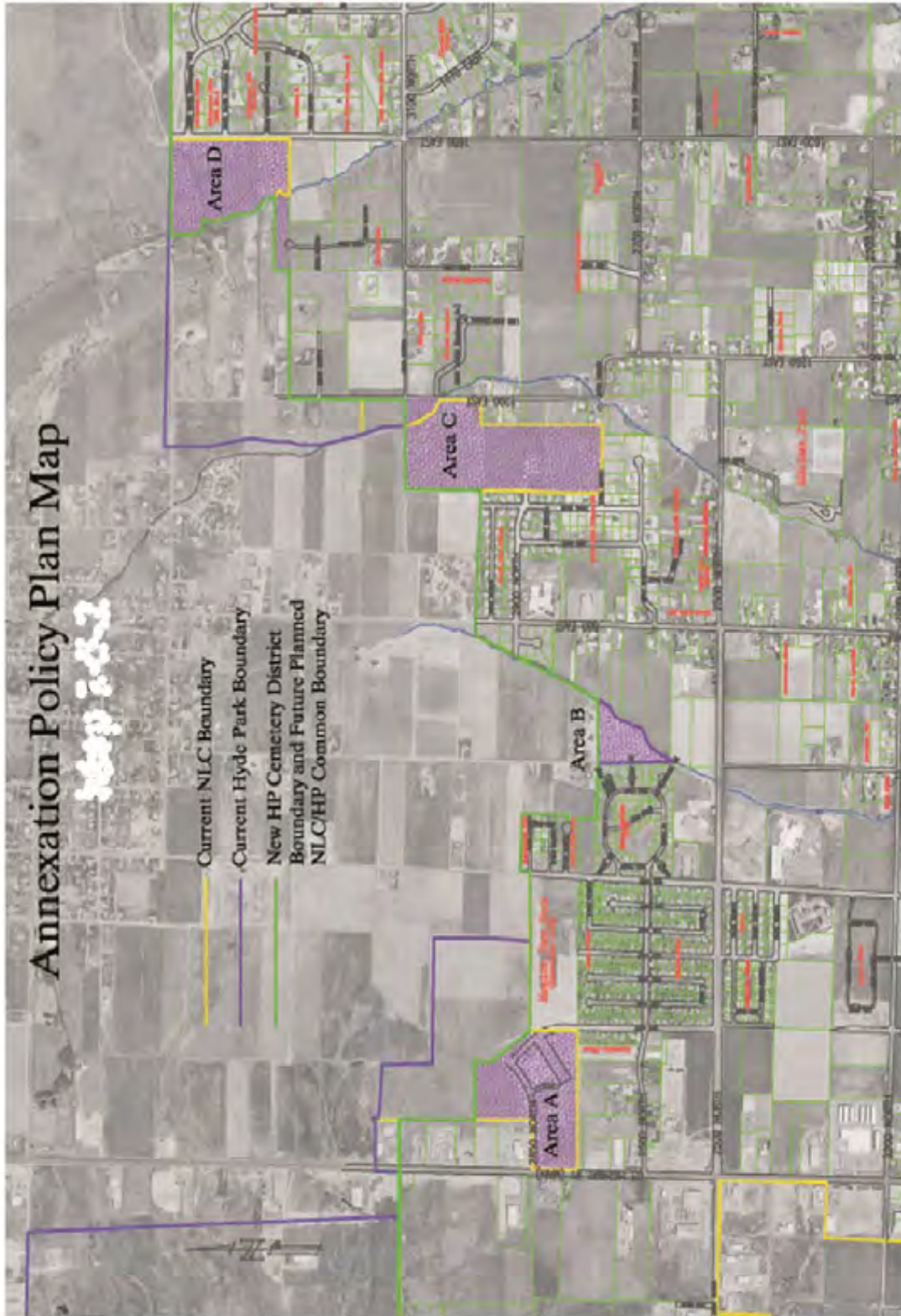
362

363

364

365  
366  
367  
368  
369  
370  
371  
372  
373  
374  
375  
376  
377  
378  
379  
380  
381  
382  
383  
384  
385  
386  
387

### G. ANNEXATION POLICY PLAN MAP



388

389

390

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

391

### TABLE OF CONTENTS

392

A. Overview p. 1

393

B. Objectives and Policies p. 4

394

C. Land Use Development Plan p. 13

395

1. Current Land Use Map p. 15

396

2. Zoning Map p. 16

397

3. Future Land Use Map p. 17

398

D. General Implementation Strategies p. 18

399

E. District Development Plans p. 25

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

415

416

417

418

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

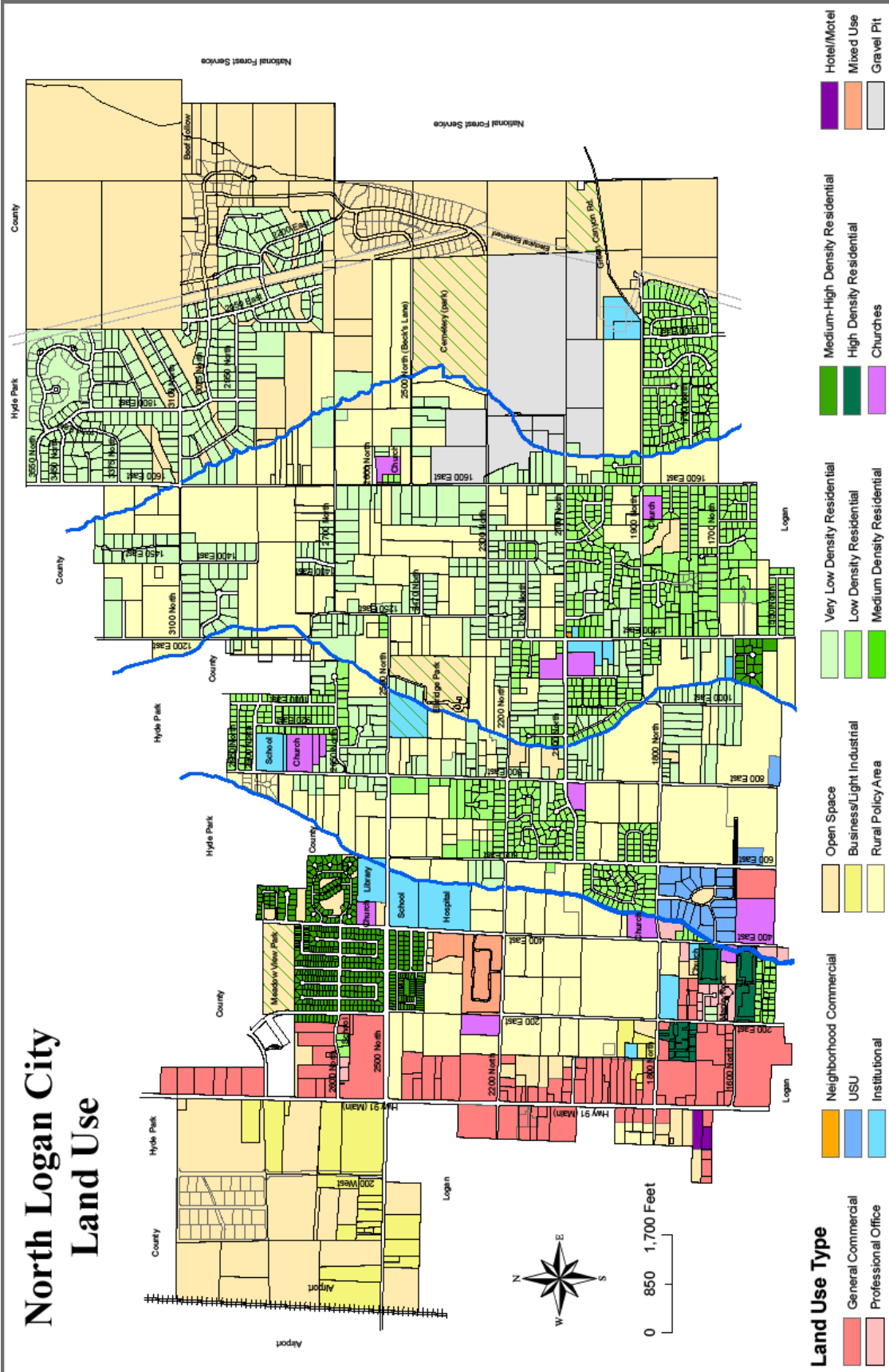
867 land use bubble may not correspond closely with parcel boundaries. Also, in some  
868 instances, portions of parcels are sometimes excluded from a district. In such cases, an  
869 interpretation must be made as to the intended use within the excluded area.

870

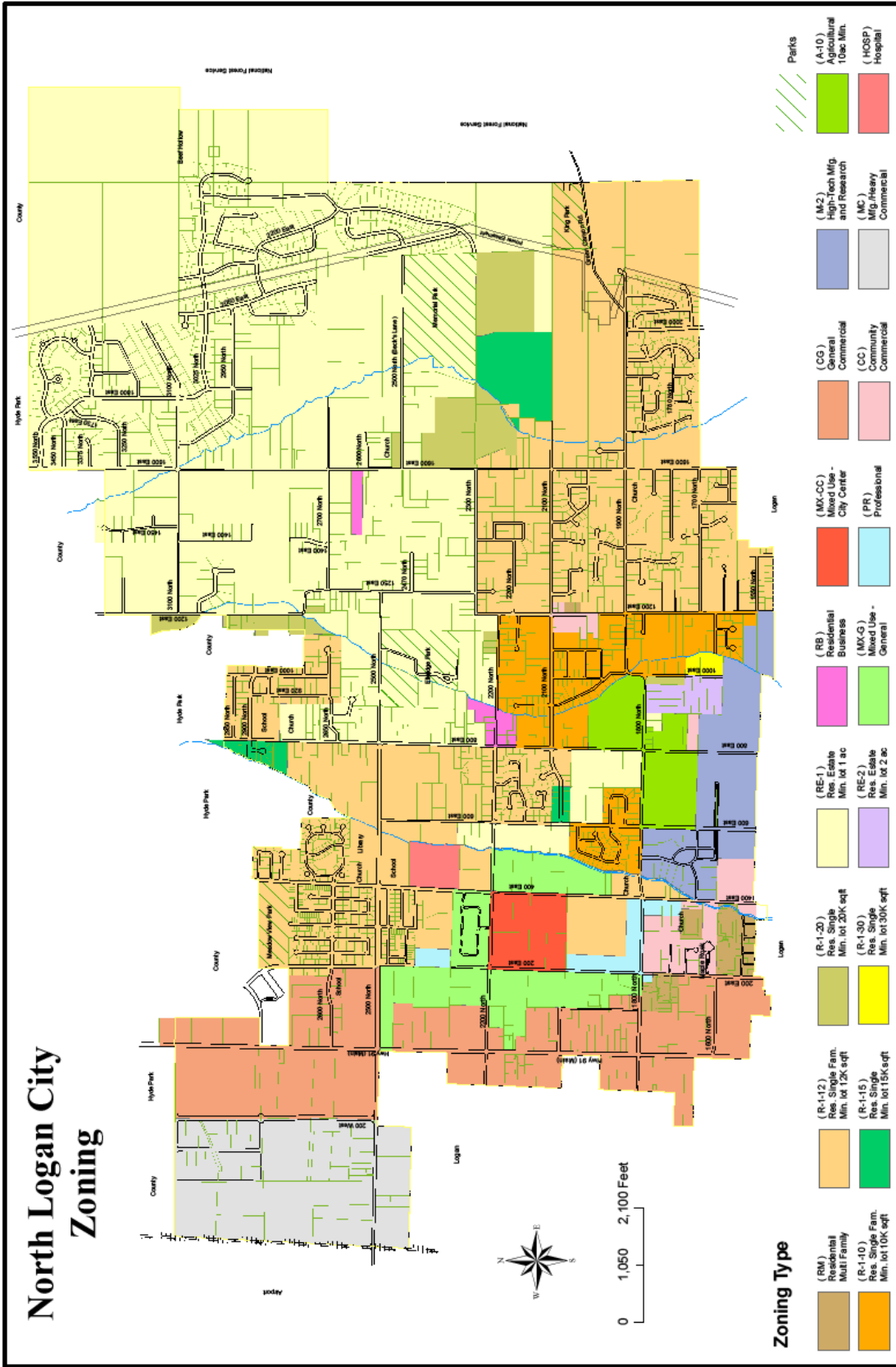
871 **Land Use Districts and Parcel Boundaries:** For parcels where only a minor part is  
872 excluded, the land use designation applied to the larger balance of the parcel shall be  
873 assumed to be applied to the excluded portion. Where a parcel is entirely or  
874 substantially excluded, the nearest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

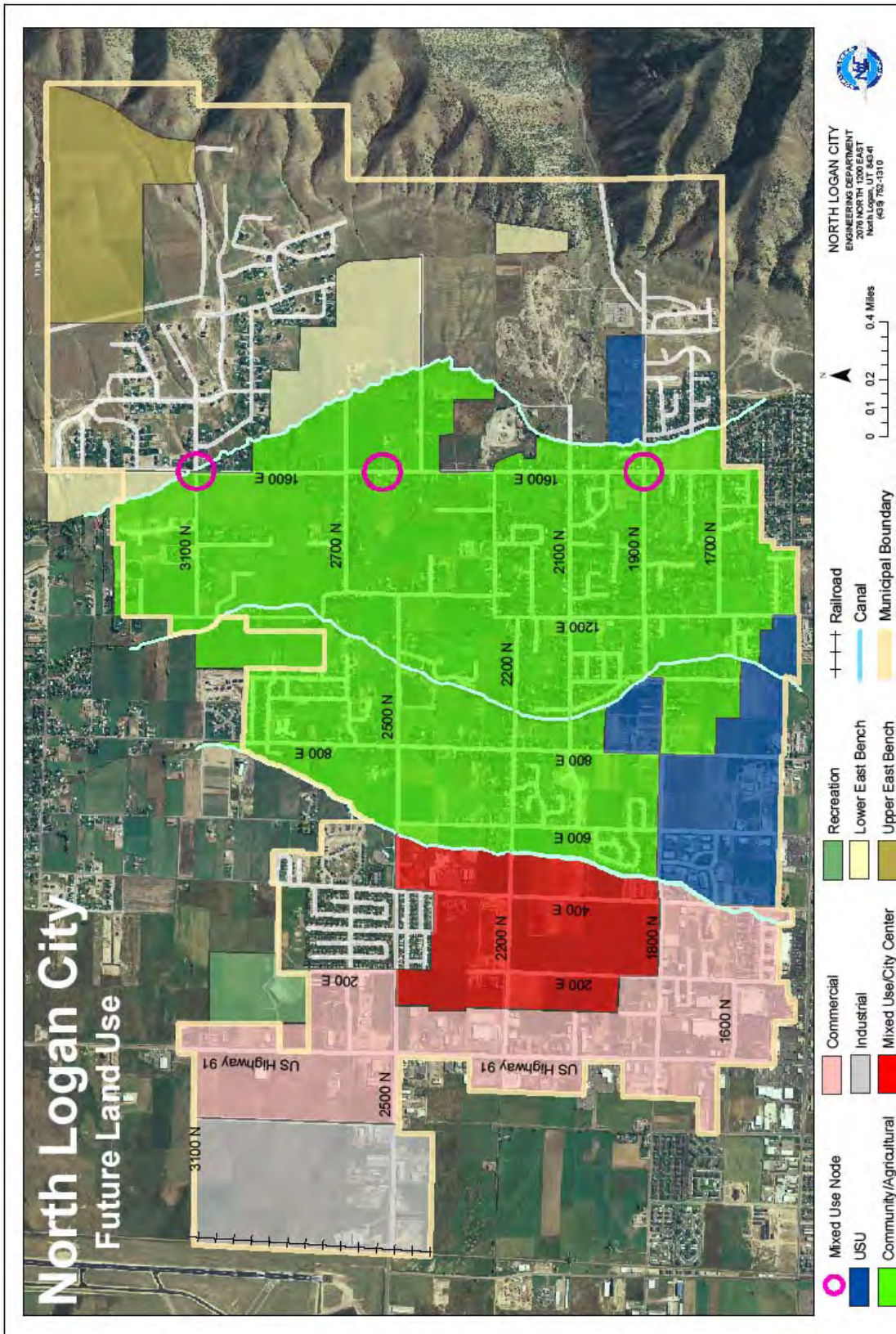
876 In the case of parcels that fall within two or more land use categories, City staff shall  
877 approximate the amount of land area within each category and apply the guidelines for  
878 each category proportionately. For parcels that fall into one or more different residential  
879 land use categories, 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



# North Logan City Zoning





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**

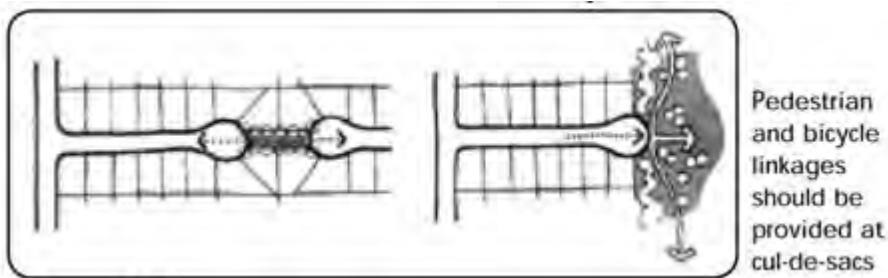
979 Creation of the URA, EDA and CDA allows for certain public investments in land and  
980 infrastructure, which induces participation and investment by the private sector in high  
981 priority development. Such techniques also foster a more extensive and cohesive  
982 development. Development proposals 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

1161

1162

1163

1164

1165

1166

1167

1168

1169

1170

1171

1172

1173

1174

1175

1176

1177

1178



1179 **INDUSTRIAL DISTRICT DEVELOPMENT PLAN**

1180 **TABLE OF CONTENTS**

- 1181 A. Overview
- 1182 B. Issues
- 1183 C. Objectives
- 1184 D. Implementation
- 1185

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**

1224 **TABLE OF CONTENTS**

- 1225 A. Overview
- 1226 B. Issues
- 1227 C. Objectives
- 1228 D. Implementation
- 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**

1274 **TABLE OF CONTENTS**

- 1275 A. Overview
- 1276 B. Issues
- 1277 C. Objectives
- 1278 D. Implementation
- 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**

1350 **TABLE OF CONTENTS**

- 1351 A. Overview
- 1352 B. Issues
- 1353 C. Objectives
- 1354 D. Implementation
- 1355

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**

1420 **TABLE OF CONTENTS**

- 1421 A. Overview
- 1422 B. Issues
- 1423 C. Objectives
- 1424 D. Implementation
- 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**

1482 **TABLE OF CONTENTS**

- 1483 A. Overview
- 1484 B. Issues
- 1485 C. Objectives
- 1486 D. Implementation
- 1487

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**

1545 **TABLE OF CONTENTS**

- 1546 A. Overview
- 1547 B. Issues
- 1548 C. Objectives
- 1549 D. Implementation

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.

1602

1603

1604

1605

1606

1607



1608 **III- TRANSPORTATION ELEMENT** (Approved Feb. 17, 2010)

1609

1610 **TABLE OF CONTENTS**

1611	<b>A. Overview</b>	<b>pg.57</b>
1612	<b>B. Objectives and Policies</b>	<b>pg. 58</b>
1613	<b>C. Transportation Master Plan</b>	<b>pg. 62</b>
1614	<b>1. North Logan City Roads/ Transportation Master Plan Map</b>	<b>pg. 63</b>
1615	<b>2. North Logan City Roads/ Transportation Priorities Map</b>	<b>pg. 64</b>
1616	<b>3. North Logan City Roads/ Transportation Functional</b>	
1617	<b>Classification Map</b>	<b>pg. 65</b>
1618	<b>D. General Implementation Strategies</b>	<b>pg. 66</b>
1619	<b>E. Corridor Development Plans</b>	<b>pg. 68</b>
1620	<b>F. Appendix – Adjacent City/County Plans Related</b>	
1621	<b>To Transportation Maps</b>	<b>pg. 70-78</b>

1622

1623 **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.

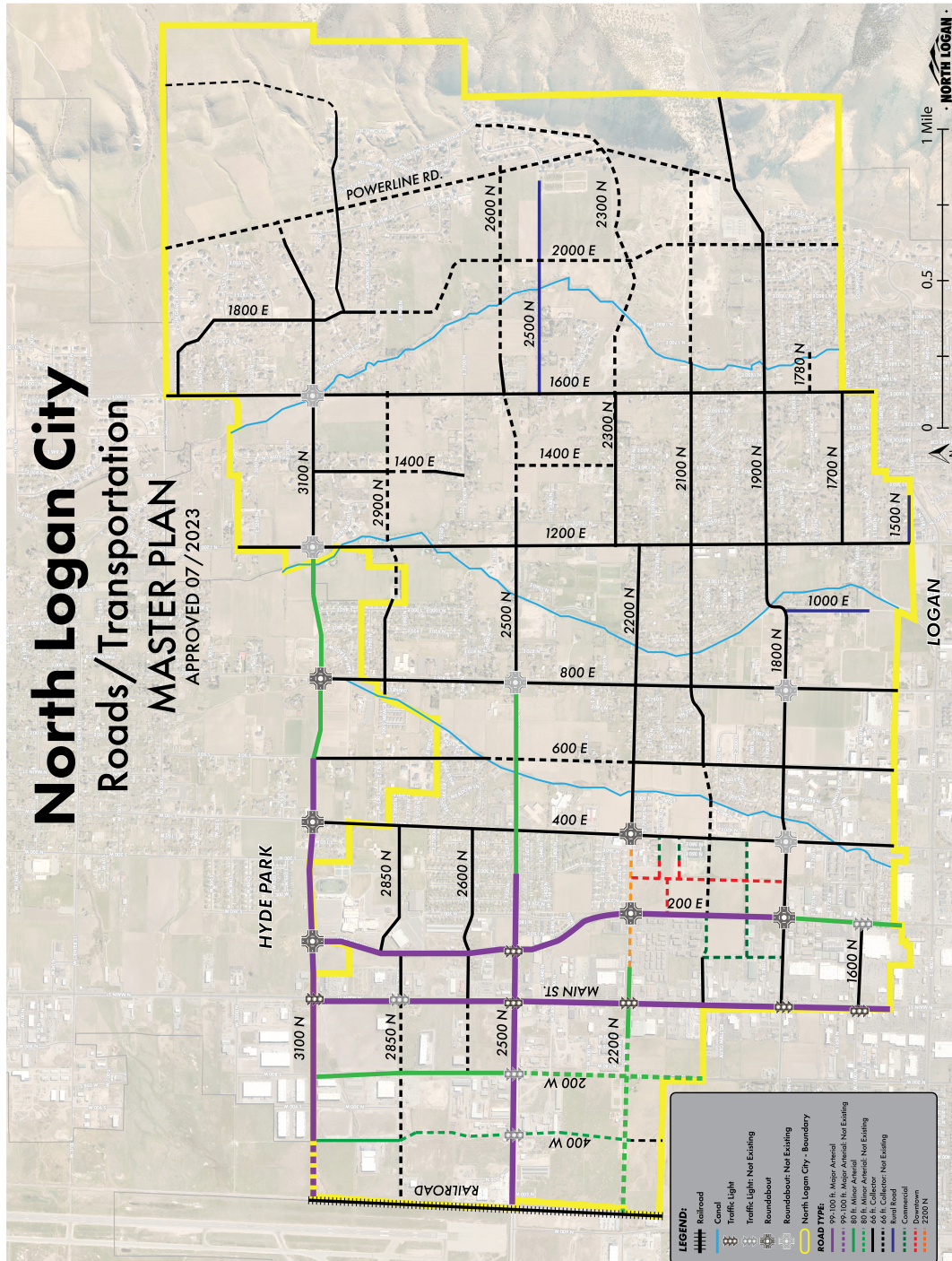
1776 In order to attain these principles, the City must recognize the current uses and zoning  
1777 of each property and the planned growth.

1778

1779 **Transportation Maps**

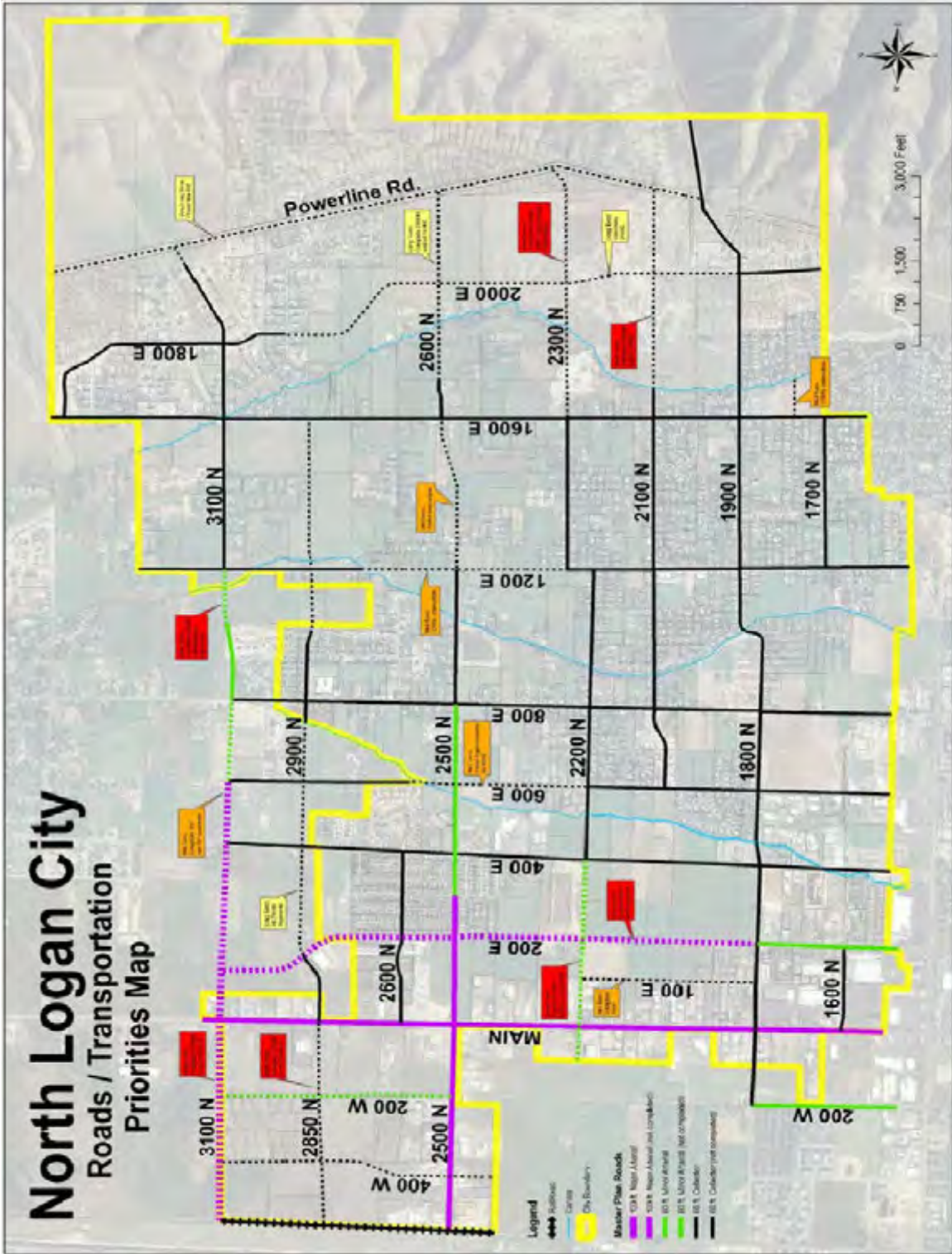
1780 1. North Logan City Roads/ Transportation Master Plan Map (This map is the  
1781 officially adopted Master Plan for transportation planning in North Logan City).

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

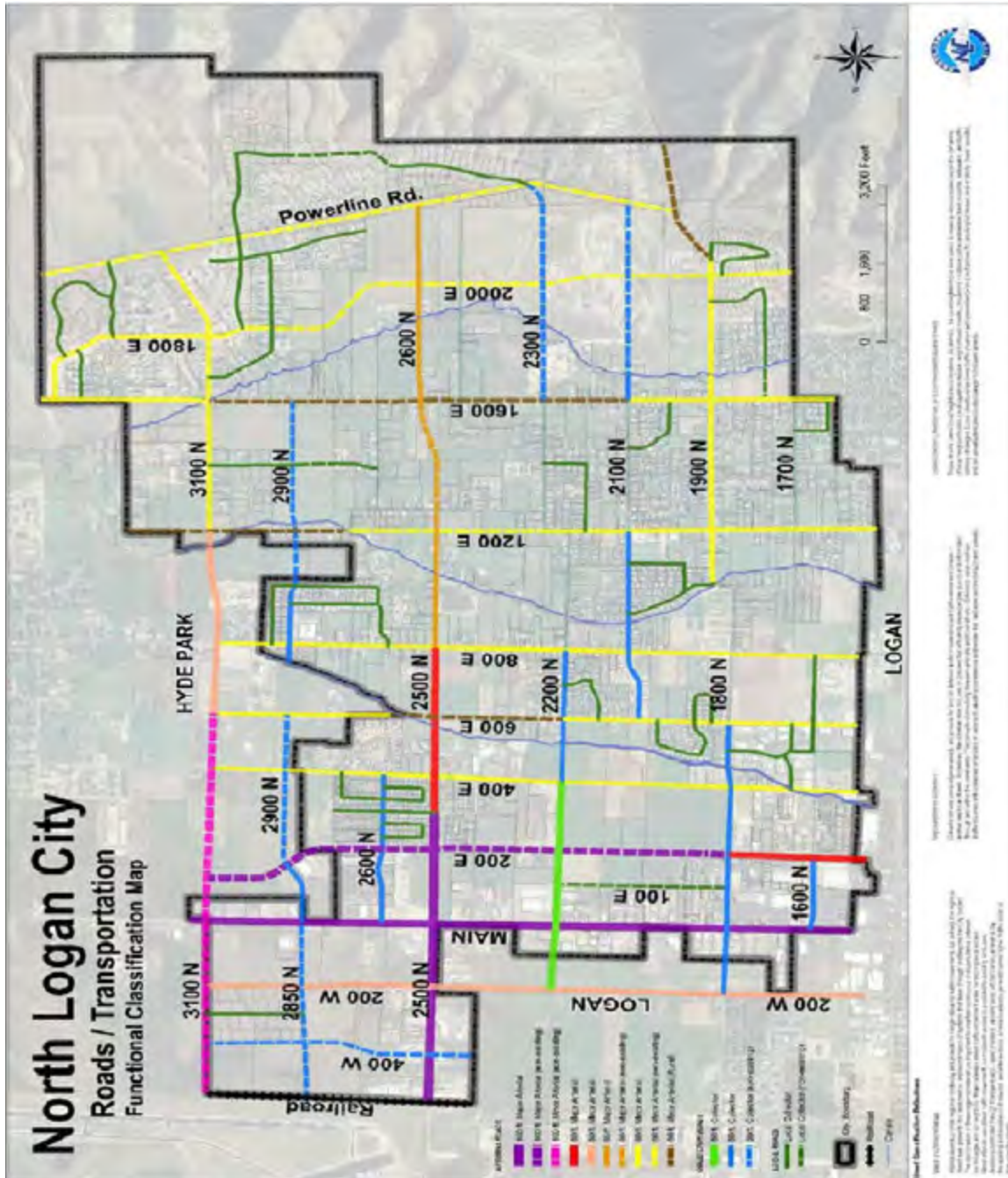


1788

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

1920  
1921  
1922

1. North Logan City Parks and Recreation Master Plan Map (Feb. 2010)



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	
Bonneville Shoshone, Proposed	
Cache, Approved	
Cache, Proposed	
Hiram, Proposed	
Logan City, Existing	
Logan City, Proposed	
North Logan, Proposed	
Providence, Proposed	
Smithfield, Proposed	
U.S. Forest Service, Existing	
U.S. Forest Service, Proposed	

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", Hiram 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 trail planning documents currently being rewritten as of October 2004), and USDA Forest Service "Cache Ranger District GIS Trail Alignment".

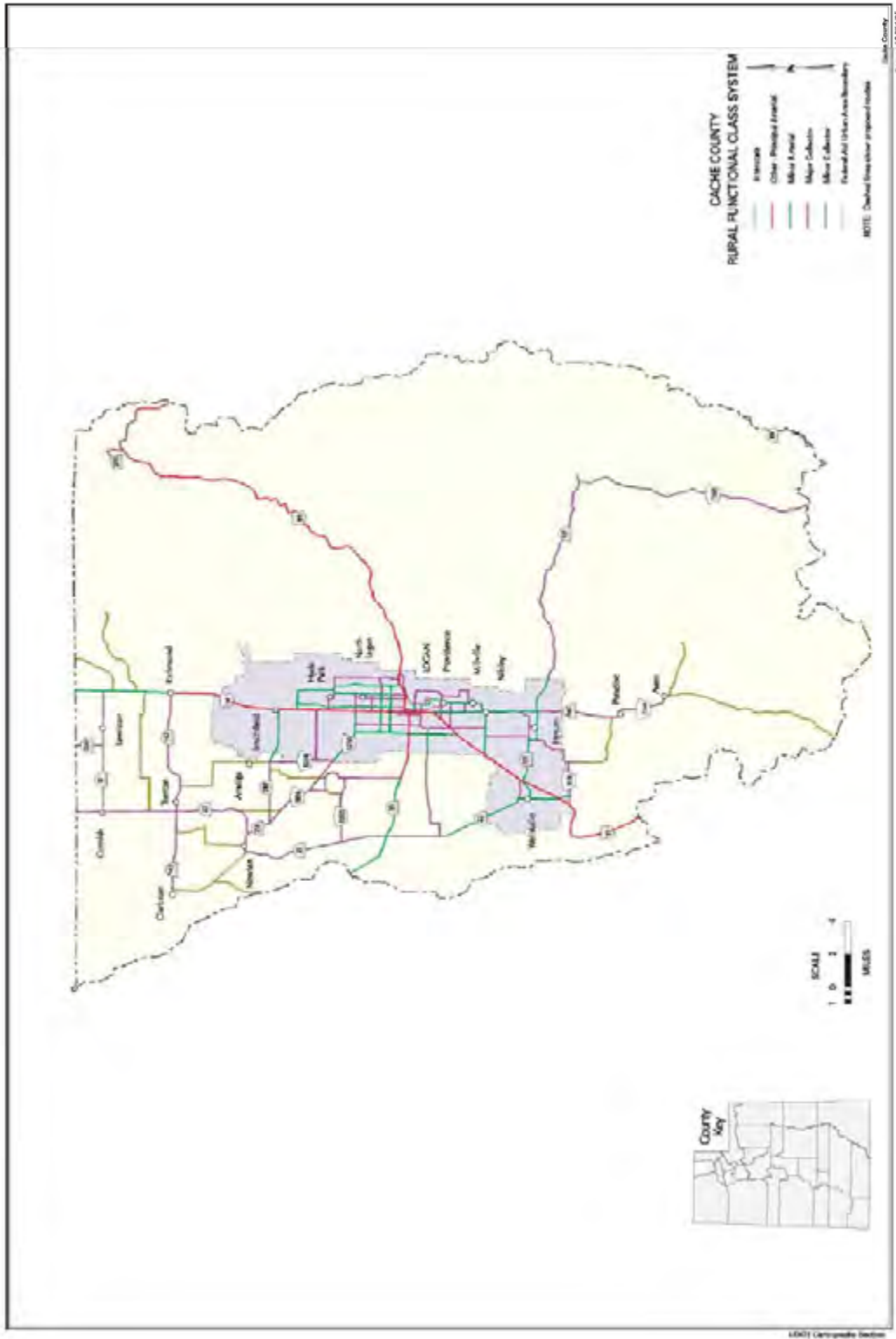


1928

11, November 2004 C:\gish\trails\project\cache\_trails

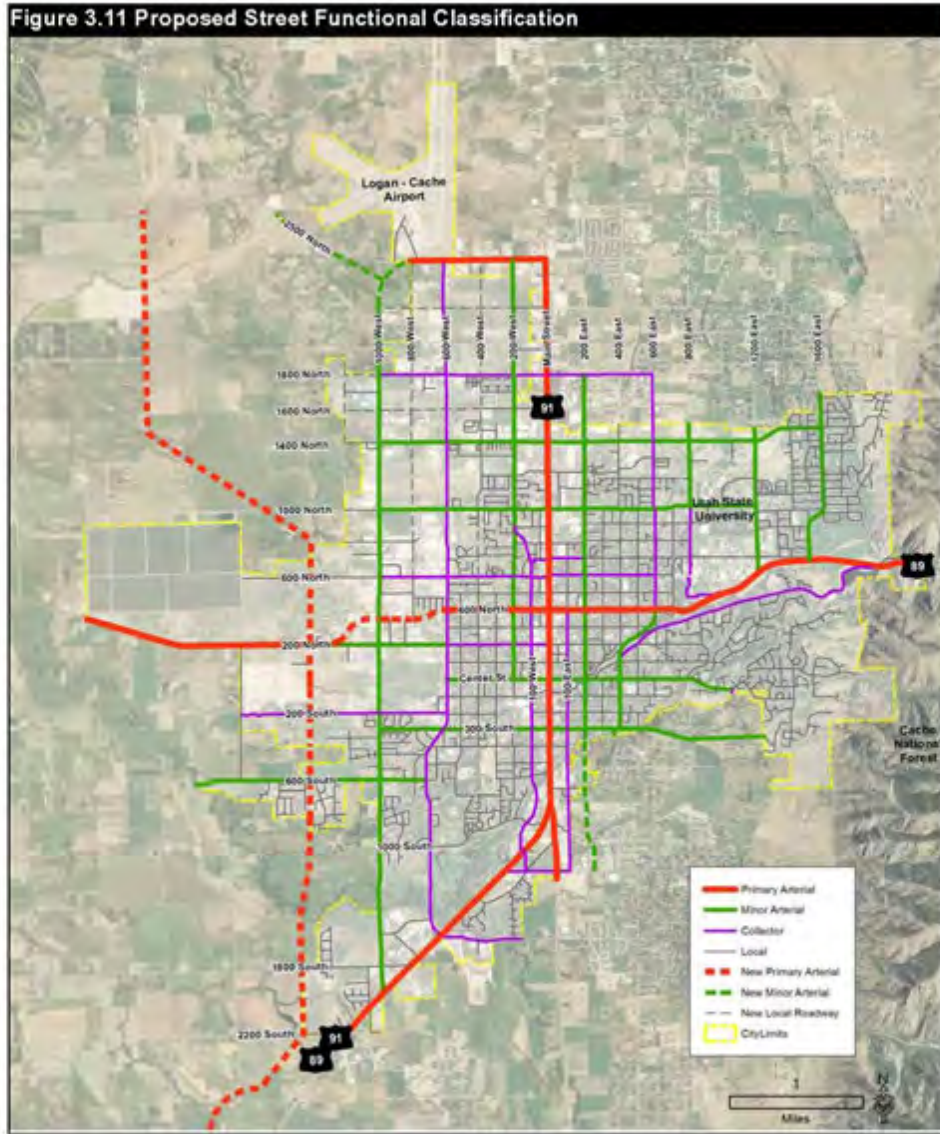


1930



1931

1933

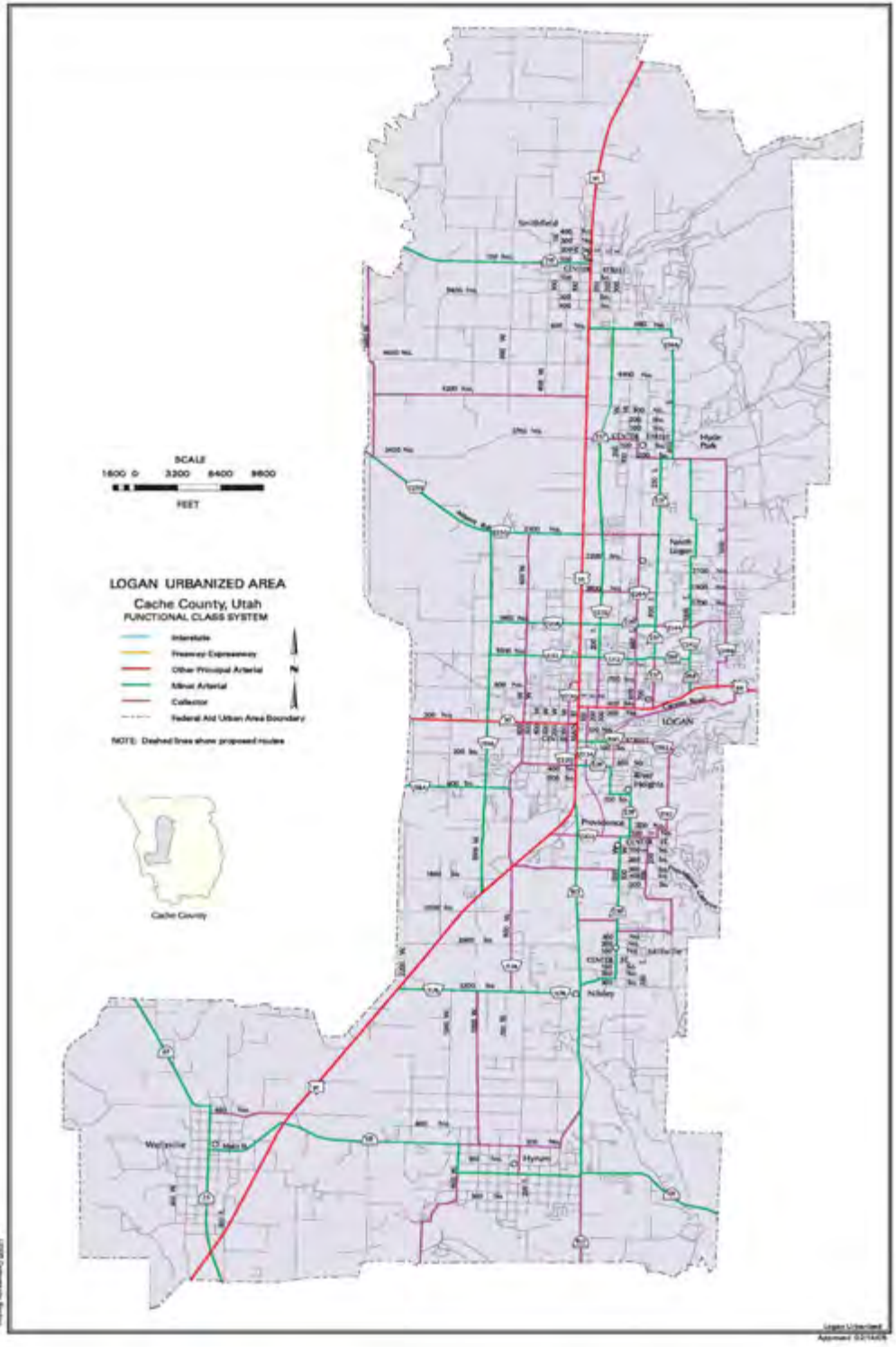


1934

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

1936

1937



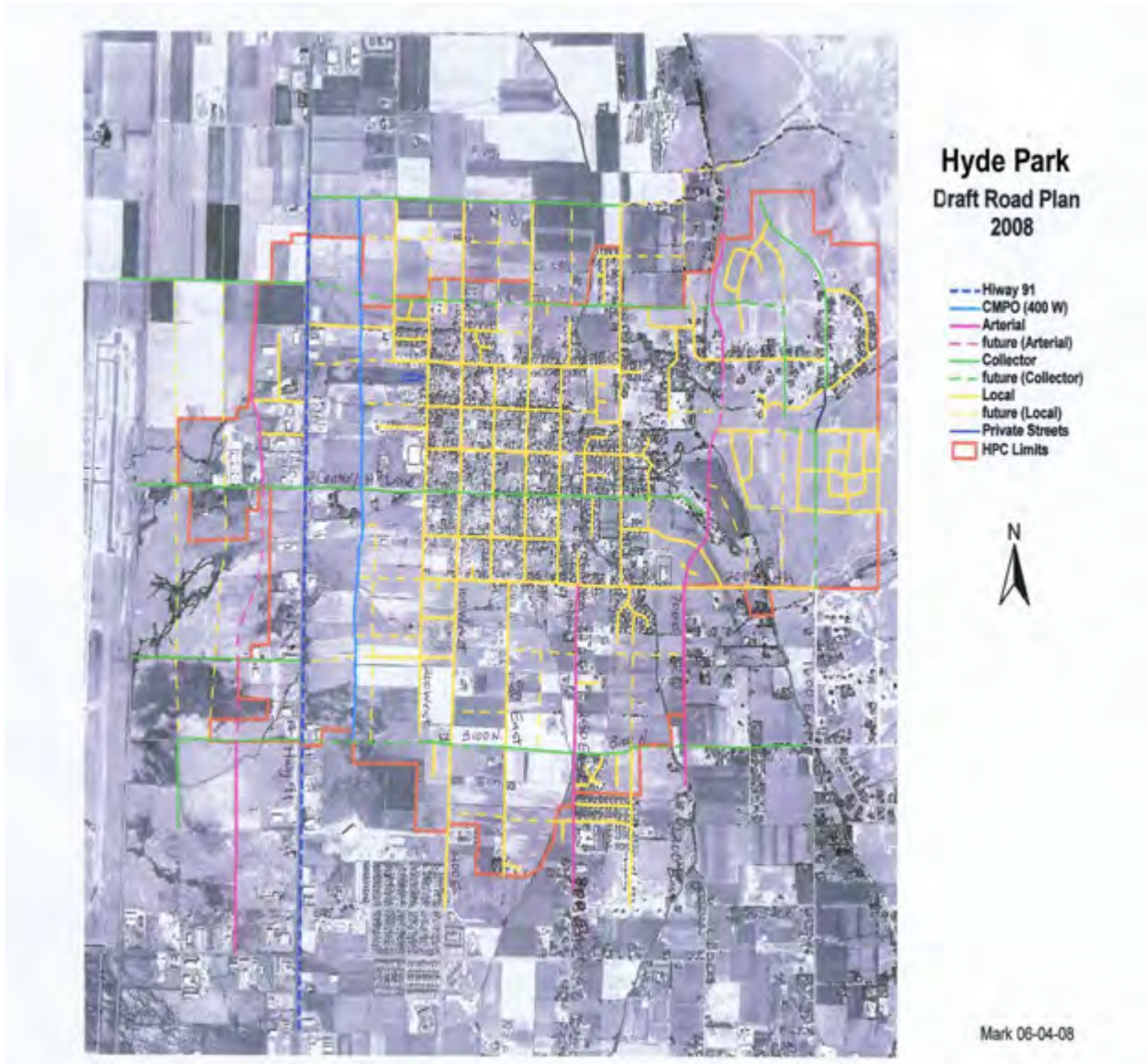
1938

1939

1940 6. Hyde Park Draft Road Plan Map

(June 2008)

1941



1942

1943

1944

1945

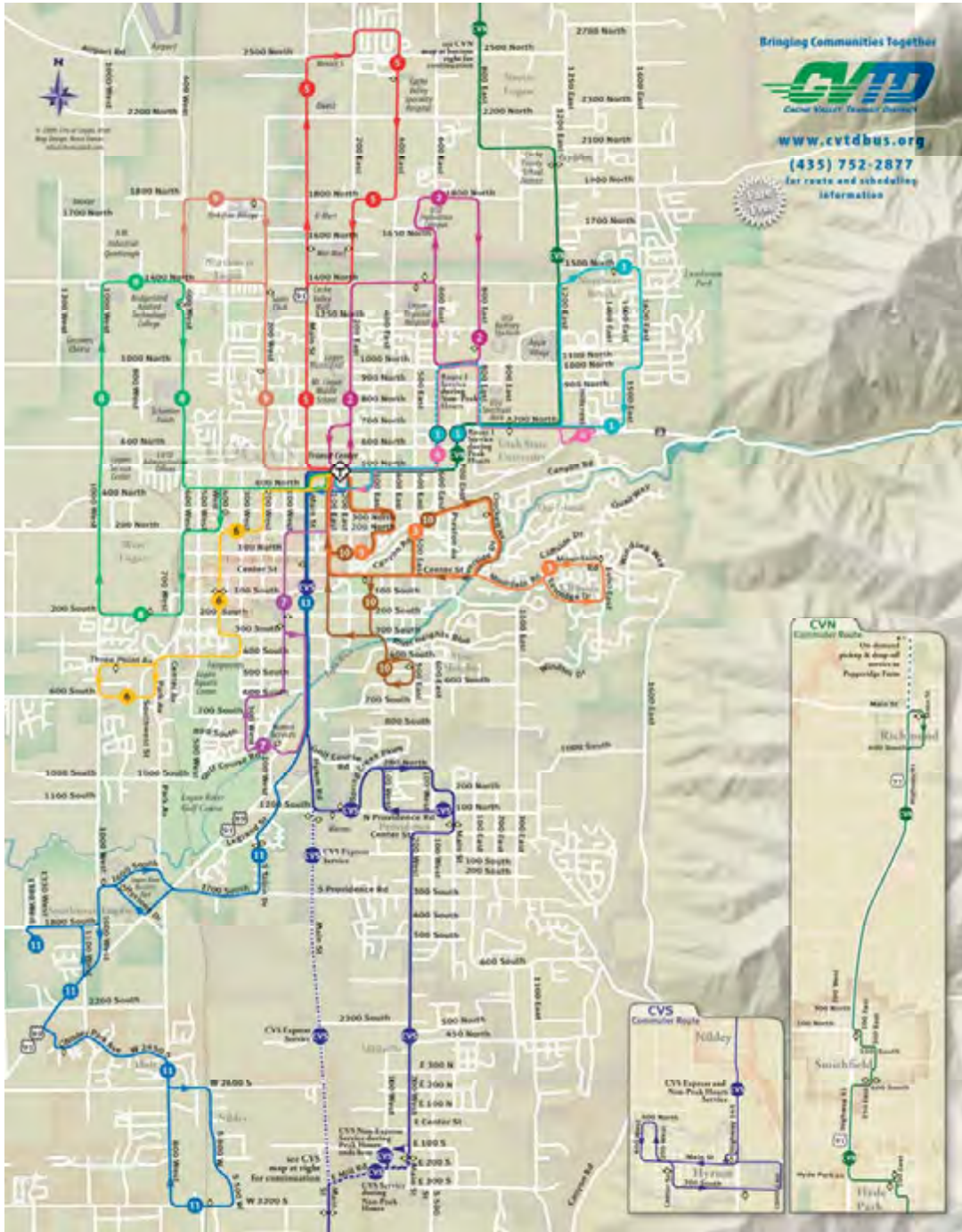
1946

1947 7. CVTD Bus Map

(February 2010)

1948

1949



1950

1951

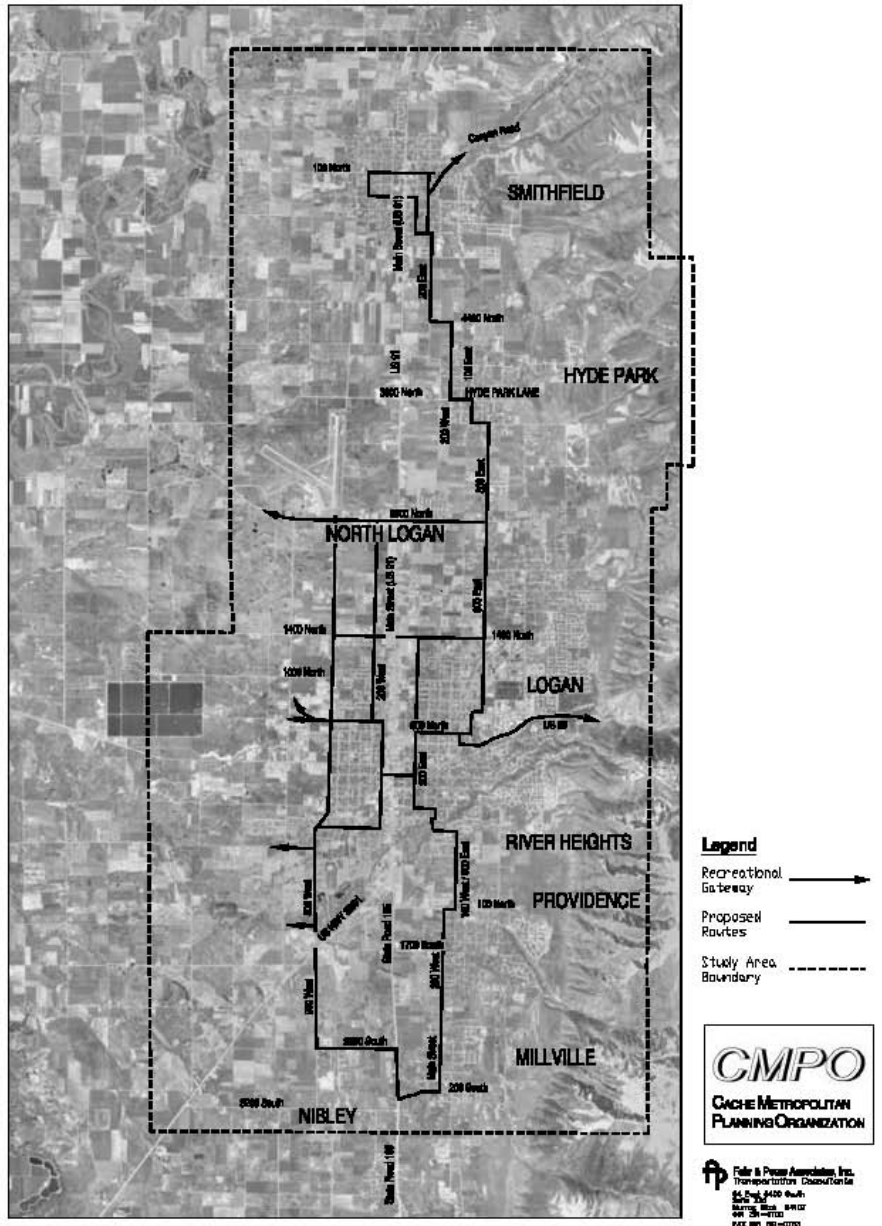
1952

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

# IV - HOUSING ELEMENT

## Moderate-Income Housing Plan

### TABLE OF CONTENTS

<b>Section 1:</b> Utah State Requirements for Moderate Income Housing Plans	Pg. 79
<b>Section 2:</b> Changes in Demographics, Income and Housing from 2009 to 2017	Pg. 80
<b>A.</b> Demographics: population, age, employment, poverty, household size	Pg. 80
<b>B.</b> Income: median income, area median income	Pg. 83
<b>C.</b> Housing: housing unit tenure and type, housing cost, affordability, existing and future supply of moderate income housing	Pg. 85
<b>Section 3:</b> Residential Land Use, Zoning and Other Barriers to Moderate Income Housing	Pg. 89
<b>Section 4:</b> Goals to Encourage Moderate Income Housing	Pg. 92

## Section 1: Utah State Requirements for Moderate Income Housing Plans

### Utah Code 10-9a-103

(47) Plan for moderate income housing” means a written document adopted by a city legislative body that includes:

- (a) An estimate of the existing supply of moderate income housing located within the city; (SEE PAGE 88)
- (b) An estimate of the need for moderate income housing in the city for the next five years as revised biennially; (SEE PAGE 88)
- (c) A survey of total residential land use; (SEE PAGE 89-90)
- (d) An evaluation of how existing land uses and zones affect opportunities for moderate income housing; and (SEE PAGE 90-91)
- (e) A description of the city’s program to encourage an adequate supply of moderate income housing. (SEE PAGE 92-93)

### Utah Code 10-9a-403(2)(b)

(2)(b) In drafting the moderate income housing element, the planning commission:

- (i) Shall consider the Legislature’s determination that cities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing:
  - (A) To meet the needs of people desiring to live there; and
  - (B) To allow persons with moderate incomes to benefit from and fully participate in all aspects of neighborhood and community life; and
- (ii) For a town, may include, and for other municipalities, shall include, an analysis of how the municipality will provide a realistic opportunity for the development of moderate income housing within the next five years;
- (iii) For a town, may include and for other municipalities, shall include, a recommendation to implement three or more of the following strategies;

## Section 2: Changes in Demographics, Income and Housing 2009-2017\*

\*2017 was the most recent year that had data from all the datasets needed for this analysis.

### A. DEMOGRAPHICS

#### Population

- Population has increased by 20% between 2009 and 2017
  - 2009 population was 8,009
  - 2017 population was 10,140
- Population is projected to increase by 19.5% by 2024
  - 2024 project population is 12,118
  - An additional 1,978 residents
- Takeaway:
  - More housing will be needed in the future to meet the population growth

#### Population by tenure

	2009 ACS	2017 ACS	2024 Projection <sup>3</sup>	Difference
<b>Total Population<sup>1</sup></b>	8,009	10,140	12,118	1,978
<b>Total Population in occupied housing units<sup>2</sup></b>	8,009	10,125	12,095	1,970
Total Population in owner-occupied housing <sup>2</sup>	5,766	6,962	8,643	1,681
Total Population in renter-occupied housing <sup>2</sup>	2,243	3,163	3,453	290

<sup>1</sup> U.S. Census Bureau. Table B01003: Total population. American Community Survey.

<sup>2</sup> U.S. Census Bureau. Table B25008: Total population in occupied housing units by tenure. American Community Survey.

<sup>3</sup> Utah Department of Workforce Services. (2018). Five Year Housing Projection Calculator v020172019

#### Age of Residents

- 2017 age distribution is similar to Cache County's
- Student aged/young adult population (20-24) represent a significant amount of the overall population
- If North Logan continues to follow Cache County's age distribution trends...
  - By 2065 older adults (age 65 and older) will make up a larger share of the population and children (age 0-19) will make a smaller share
- Takeaway:
  - Housing for young adults (age 20-24) will continue to be a need
    - This demographic includes students and young families
  - Housing needs for older adults will continue to increase overtime

#### 2017 age distribution

Age	Cache County	North Logan
0-4	9.1%	9.3%
5-10	8.6%	9.3%



10-14	8.5%	9.4%
15-19	9.0%	8.2%
20-24	14.8%	13.3%
25-29	7.6%	6.2%
30-34	6.4%	6.6%
35-39	6.1%	6.5%
40-44	5.1%	4.6%
45-49	4.2%	4.1%
50-54	4.1%	4.3%
55-59	3.9%	4.6%
60-64	3.9%	5.3%
65-69	2.9%	2.5%
70-74	2.0%	2.0%
75-79	1.5%	1.5%
80-84	1.2%	1.9%
85+	1.1%	1.1%

U.S. Census Bureau (2017). Table S0101: Age and sex. American Community Survey.

#### Age distribution by 5 year increments, Cache County

Age	2015	2025	2065
0-4	9.1%	9.2%	8.6%
5-10	8.6%	7.5%	7.4%
10-14	8.5%	7.6%	6.7%
15-19	9.0%	8.9%	7.3%
20-24	14.8%	13.5%	10.8%
25-29	7.6%	11.0%	9.9%
30-34	6.4%	6.9%	7.3%
35-39	6.1%	4.3%	5.9%
40-44	5.1%	3.8%	5.0%
45-49	4.2%	4.6%	4.3%
50-54	4.1%	4.0%	4.4%
55-59	3.9%	3.5%	4.2%
60-64	3.9%	3.5%	4.1%
65-69	2.9%	3.6%	3.7%
70-74	2.0%	3.2%	3.1%
75-79	1.5%	2.2%	2.2%
80-84	1.2%	1.4%	1.8%
85+	1.1%	1.4%	3.2%

University of Utah (2015). Utah Population Pyramid. Kem C. Gardner Policy Institute.

#### Age distribution by age groups, Cache County

Age	2015	2025	2065
0-19	35.2%	33.1%	30.0%
20-64	56.1%	55.1%	55.9%
65+	8.7%	11.8%	14.1%

University of Utah (2015). Utah Population Pyramid. Kem C. Gardner Policy Institute.

## Employment

- Educational services, and health care and social assistance was the largest employment sector for residents and grew the largest since 2009
  - 31.3% of all industries
  - Employment gain +6.9%
  - Median income for sector: \$28,393
- Takeaways:
  - Educational services, and health care and social assistance is continuing to grow and represent the largest employment industry for residents.
  - A variety of housing options is needed for low earning (retail trade and arts, entertainment...), and middle earning (manufacturing, education services..., and professional, scientific...) residents

#### Employment by industry

Industry	2009	2017	+/-
Agriculture, forestry, fishing and hunting, and mining	0.5%	1.4%	0.9%
Construction	5.2%	3.7%	-1.5%
Manufacturing	16.0%	14.6%	-1.4%
Wholesale trade	1.0%	1.2%	0.2%
Retail trade	12.2%	10.7%	-1.5%
Transportation and warehousing, and utilities	1.7%	1.3%	-0.4%
Information	3.8%	1.1%	-2.7%
Finance and insurance, and real estate and rental and leasing	4.3%	3.3%	-1.0%
Professional, scientific, and management, and administrative and waste management services	16.3%	15.8%	-0.5%
Educational services, and health care and social assistance	24.4%	31.3%	6.9%
Arts, entertainment, and recreation, and accommodation and food services	7.8%	10.1%	2.3%
Other services, except public administration	4.9%	3.0%	-1.9%
Public administration	1.9%	2.5%	0.6%

U.S. Census Bureau. Table S2401: Occupation by sex for the civilian employed population 16 years and over. American Community Survey.

#### Industry by median earnings

Industry	Earnings
Agriculture, forestry, fishing and hunting, and mining	\$5,139
Construction	\$46,394
Manufacturing	\$26,690
Wholesale trade	\$37,115
Retail trade	\$13,563
Transportation and warehousing, and utilities	\$30,833
Information	\$4,556
Finance and insurance, and real estate and rental and leasing	\$69,205
Professional, scientific, and management, and administrative and waste management services	\$26,006
Educational services, and health care and social assistance	\$28,393
Arts, entertainment, and recreation, and accommodation and food services	\$13,958

Other services, except public administration	\$23,465
Public administration	\$38,750
<b>Total</b>	<b>\$25,718</b>

U.S. Census Bureau (2017). Table B24031: Industry by median earnings in the past 12 months (in 2018 inflation-adjusted dollars) for the civilian employed population 16 years and over. American Community Survey.

### Poverty

- Poverty rate has grown by 3.4% from 2009 to 2017
- Takeaways:
  - Moderate to very-low income housing is needed to support an increasing population in poverty

Year	Total population	Below poverty line	Percentage below poverty line
2009	8,009	824	10.3%
2017	10,121	1,391	13.7%

U.S. Census Bureau. Table S1701: Poverty status in the past 12 months. American Community Survey.

### Household Size

- The average household size is decreasing and is projected to continue to decrease
  - From 2009 to 2017, the household size decreased from 3.61 to 3.29 people
  - By 2024, the average household size will have decreased to 3.14 people
- Takeaways:
  - Smaller housing or housing with fewer rooms will be needed to support the declining household size

#### Average Household Size

	2009 ACS	2017 ACS	2024 Projection
Average Household Size	3.61	3.29	3.14
Average Owner Household Size	3.85	3.57	3.51
Average Renter Household Size	3.11	2.79	2.47

U.S. Census Bureau. Table B25010: Average household size of occupied housing units by tenure. American Community Survey.

## B. INCOME

### Household Income

- Median household income increased by 20% between 2009 and 2017
  - 2009: \$58,444
  - 2017: \$70,139
- Median household income is projected to increase another 8.7% by 2024
  - 2017: \$70,139
  - 2024: \$76,266
- Although the median household income was higher than Cache County's (\$61,100), 35% of households earned \$50,000 or less annually
- Takeaways:
  - Moderate to very-low income housing is needed to support current household incomes

#### Median household income

	2009 ACS	2017 ACS	2024 Projection	Difference

Median household income	\$58,444	\$70,139	\$76,266	\$6,127
Owner-occupied income	\$76,979	\$85,402	\$87,149	\$1,747
Renter-occupied income	\$28,818	\$35,000	\$36,451	\$1,451

U.S. Census Bureau. Table B25119: Median household income that past 12 months by tenure. American Community Survey.

### Income by household

Income	Number of Households	Percentage
Less than \$10,000	185	6.0%
\$10,000 to \$14,999	59	1.9%
\$15,000 to \$24,999	239	7.8%
\$25,000 to \$34,999	316	10.3%
\$35,000 to \$49,999	278	9.0%
\$50,000 to \$74,999	670	21.8%
\$75,000 to \$99,999	415	13.5%
\$100,000 to \$149,999	588	19.1%
\$150,000 to \$199,999	94	3.1%
\$200,000 or more	236	6.0%

U.S. Census Bureau. Table DP03: Selected economic characteristics. American Community Survey.

### Area Median Income (AMI)

- AMI is used to estimate moderate-income housing needs and is broken down as followed:
  - Moderate-income is ≤80% of AMI
  - Low-income is ≤50% of AMI
  - Very low-income is ≤30% of AMI
- A household is defined as four people
- 35% of households were moderate to very low income earning
- 18% of households were in the 50-80 percent AMI level
- 63% of moderate to very-low income households were renters
- 96.7% of very-low income households were renters
- Takeaways:
  - Moderate to very-low income housing is needed to support current household incomes, including
    - Rental units for very-low income households
    - A mix of rental and owner housing units for moderate to low-income households

	Annual Income	Monthly Income

/>80% to ≤100% AMI	\$56,111 - \$70,139	\$4,676 - \$5,845
>100% AMI	> \$70,139	> \$5,845

### Income Distribution by Tenure

	Owner	Renter	Total
≥30% AMI	10	225	235
>30% to ≤50% AMI	105	140	245
>50% to ≤80% AMI	250	260	510
>80% to ≤100% AMI	125	95	220
>100% AMI	1,405	215	1,620
Total	1,895	935	2,830

Housing and Urban Development. (2018). 2011-2015 Comprehensive Housing Affordability Strategy [Data].

## C. HOUSING

### Housing Unit Tenures and Types

#### Housing Unit Tenure

- Owner-occupied housing made up the majority of housing tenure in 2017
  - 63.2% of occupied housing units were owner-occupied
- The percentage of total housing tenure in owner-occupied housing has decreased from 2009 to 2017
  - 1,497 or 67.5% owner-occupied housing in 2009
  - 1,948 or 63.2% owner-occupied housing in 2017
- The percentage of total housing tenure in renter-occupied housing has increased from 2009 to 2017
  - 721 owner-occupied housing in 2009, or 32.5% of the total housing tenure
  - 1,132 owner-occupied housing in 2017, or 36.8% of the total housing tenure
- Takeaways:
  - There is a growing need for more rental housing

#### Housing Unit Type

- Single family, detached housing made up the majority of housing unit types in 2017
  - 62.3% single family, detached units
  - 25.6% multi-family housing units
  - 9.9% single family, attached
  - 2.2% mobile home
- Between 2009 and 2017 the amount of housing type in single family, attached increased while single family, detached declined
  - Single family, attached
    - 2009: 4.6% of the total housing unit type
    - 2017: 9.9% of the total housing unit type

- Single family, detached
  - 2009: 68.3% of the total housing unit type
  - 2017: 62.3% of the total housing unit type

#### Future Housing Needs by Housing Unit Type

- An additional 776 housing units are needed by 2024 to meet the projected population increase
  - In 2017, there were 3,080 occupied housing units
  - By 2024, there will be 3,856 occupied housing units
- Takeaways:
  - Almost 20% of new housing typed should be renter-occupied multi-family (2 or more units)
  - The majority of new housing types (65.6%) should be single family, detached
  - A variety of housing types is needed to support the project population increase

#### Supply of Housing Units by Structure Type

	2009 ACS	2017 ACS	2024 Projection <sup>3</sup>	Difference
TOTAL HOUSING UNITS <sup>1</sup>	2,300	3,331	4,400	1,069
Total occupied units <sup>2</sup>	2,218	3,080	3,856	776
Owner-occupied structures <sup>2</sup>	1,497	1,948	2,460	512
Single family, detached	1,406	1,727	2,414	414
Single family, attached	31	145	246	101
Multi-Family (2 or more units)	43	9	-46	-46
Mobile Home	17	67	120	53
Renter-occupied structures <sup>2</sup>	721	1,132	1,395	263
Single family, detached	108	191	286	95
Single family, attached	72	161	202	41
Multi-Family (2 or more units)	522	780	932	152
Mobile Home	19	0	-24	-24

<sup>1</sup>U.S. Census Bureau. Table B25001: Total housing units. American Community Survey.

<sup>2</sup>U.S. Census Bureau. Table B25032: Tenure by units in structure. American Community Survey.

<sup>3</sup> Utah Department of Workforce Services. (2018). Five year housing projection calculator v020172019.

#### HOUSING COST

- The monthly housing cost for a renter increased by 19.6% between 2009 and 2017 and is projected to increase by another 6.4% by 2024
  - 2009 median gross rent: \$821
  - 2017 median gross rent: \$982
  - Percent increase in gross rent between 2009 and 2017: 19.6%
- The monthly housing cost for an owner-occupied housing unit has remained relatively stable at \$1,000 per month
- Takeaways:
  - A variety of rental units prices will help support the increase in renter households as well as the needs of moderate to very-low income households

	2009 ACS	2017 ACS	2024 Projection	Difference
Total owner-occupied housing unit cost <sup>1</sup>	\$1,104	\$1,115	\$1,008	-\$107
Median Gross Rent <sup>2</sup>	\$821	\$982	\$1,045	\$63

<sup>1</sup>U.S. Census Bureau. Table B25088: Median selected monthly owner costs (Dollars) by mortgage status. American Community Survey.

<sup>2</sup>U.S. Census Bureau. Table B25064: Median gross rent (Dollars). American Community Survey.

### Affordability

- Incomes are spent in the following categories according to HUD:
  - Food, clothing, transportation, housing, energy, durable goods (e.g., vehicle), health care, leisure, and miscellaneous services
- Households that pay 30% or more of the income on housing are considered cost burdened
- Households that pay 50% or more of the income on housing are considered severely cost burdened
- Affordable housing is housing that costs less than 30% of a households income
- 29.8% of households were considered cost burden
  - 52.3% of renters were cost burdened
  - 18.6% of owners were cost burdened
- 12.8% of households were considered severely cost burdened
  - 26.6% of renters were severely cost burdened
  - 6.0% of owners were severely cost burdened
- Takeaways:
  - Affordable housing options are needed to help reduce the number of cost burden and severely cost burden households, this is especially true for renters

### Income by cost burden renter

	Cost Burden >30%	Cost Burden >50%	Total
≥30% AMI	190	190	225
>30% to ≤50% AMI	100	45	140
>50% to ≤80% AMI	179	4	260
>80% to ≤100% AMI	10	0	95
>100% AMI	10	10	215
Total	489	249	935

Housing and Urban Development. (2018). 2011-2015 Comprehensive Housing Affordability Strategy [Data].

### Income by cost burden owners

	Cost Burden >30%	Cost Burden >50%	Total
≥30% AMI	8	4	10
>30% to ≤50% AMI	95	75	105
>50% to ≤80% AMI	70	10	250
>80% to ≤100% AMI	30	0	125

>100% AMI	150	25	1,405
Total	353	114	1,895

Housing and Urban Development. (2018). 2011-2015 Comprehensive Housing Affordability Strategy [Data].

### Estimate of the Existing Supply of Moderate Income Housing

- There is a deficit of affordable and available housing for rental households at all three AMI levels, the largest deficit is at the very-low (30% AMI) and low (50% AMI) levels
  - 190 units are needed for households at the 30% AMI level
  - 195 units are needed for households at the 50% AMI level
- Takeaways:
  - Moderate to very-low income housing is needed to support current household

### Renter Occupied Housing

AMI Level	Households	Affordable Units	Surplus/Deficit of Affordable Units	Available Units	Surplus/Deficit of Available Units
≤ 30%	225	90	-135	35	-190
≤ 50%	365	245	-120	170	-195
≤ 80%	625	820	195	565	-60

Housing and Urban Development. (2018). 2011-2015 Comprehensive Housing Affordability Strategy [Data].

### Estimate of the Need for Moderate Income Housing for the Next Five Years

- The future moderate income housing need was estimated by multiplying the percentage of current households at the different AMI levels by the projected number of housing units needed by 2024, which was 776. This was then divided by the projected percentage of owner- and renter-occupied units.
- 34% of all new housing units should be moderate to very-low income to meet the needs of future households
  - 8.3% should be very-low income housing units
  - 17.0% should be very-low income housing units
  - 34.0% should be very-low income housing units
- Takeaways:
  - Over 1/3 of all new housing units should be moderate to very-low income housing to meet the needs of future households
    - Over 159 moderate income housing units (≤ 80% AMI) will be needed by 2024. This includes the number of moderate income housing units needed for future residents as well as the current deficit of rental units. Please note this figure does not include the deficit of owner-occupied housing. Data does not exist for the surplus or deficit of owner-occupied housing at the different AMI levels.

### Number of housing units needed by tenure at AMI thresholds by 2024

AMI Threshold	Total	Owner-Occupied	Renter-Occupied
≤30%	64	41	23



≤50%	132	84	48
≤80%	271	173	98
≤100%	332	212	120
>100%	776	495	281

### Section 3: Residential Land Uses, Zoning and Other Barriers to Moderate Income Housing

#### Survey of Residential Land Use

- Residential land use had the most properties and acres of land
  - 72.4% of properties were residential
  - 36.4% of total acres were residential
- Greenbelt were large properties
  - 2.1% of properties were greenbelt but totaled 25.2% of total acres
- There is still vacant land available for development, conservation or both
  - 20.7% of total acres were vacant
- Single family residential used the most land in residential development
  - 95.0% of residential land use was single family
- Townhomes were the second most residential property type but use the third least amount of land
  - 5.8% of properties were townhomes
  - Only 0.4% of residential land is townhomes
- Takeaways:
  - A significant portion of North Logan was residential, but there was still a significant portion that was available for development, such as agriculture, greenbelt and vacant properties. Although North Logan has much room to grow, social as well as environmental impacts of developing should be considered in the context of the North Logan, adjacent communities and Cache Valley.
  - Townhomes, twin homes and 4-plexes are efficient ways to develop land and meet housing needs

Land Use Type	Properties		Acres	
	#	%	#	%
Agriculture	45	1.3%	251.4	6.8%
Commercial	183	5.1%	395.2	10.7%
Greenbelt	76	2.1%	928.5	25.2%
Residential	2,589	72.4%	1,338.1	36.4%
Secondary	8	0.2%	6.0	0.2%
Unclassified	196	5.5%	0.0	0.0%
Vacant	480	13.4%	759.9	20.7%
Total	3,577	-	3,679	-

2019 Cache County GIS Department

\*unclassified included 196 properties that did not have property sizes. Therefore the numbers in these tables are incomplete but still may represent general trends in land uses.

*\*Breakdown of residential land use on next page*

Residential Type	Properties		Acres	
	#	%	#	%
Single Family	2,254	87.1%	1,270.8	95.0%
Single Family/Apartment	5	0.2%	1.5	0.1%
Mobile home	60	2.3%	6.3	0.5%
Twin home	61	2.4%	6.6	0.5%
Townhome	151	5.8%	4.9	0.4%
Duplex	8	0.3%	3.3	0.2%
4-Plex	43	1.7%	7.6	0.6%
Low rise multi-family	7	0.3%	37.0	2.8%
Total	2,589	-	1,338.0	-

2019 Cache County GIS Department

## An Evaluation of How Existing Land Uses and Zones Affect Opportunities for Moderate Income Housing

North Logan City has traditionally been a rural community, primarily comprised of larger estate lots, however, steps have been and are being made to provide more mixed use and affordable housing as the city grows.

Below is a list of common zoning and policy issue that can be generally limiting on affordable or fair housing availability

- Codes that provide a definition of a “family,” specifically codes that discuss if family members are defined by blood, marriage, adoption or legal guardianship
  - The definition of “Family” in North Logan city is as follows (12C-200)
  - *“Family. A single person or a group of persons related by blood, marriage or adoption. (See associated definition herein of “Related”.) The following groups of individuals are also designated as being permitted to occupy a single-family residence or each unit within a two-family or multiple-family dwelling unit as if it was a family:*
    - *A family as defined above plus one (1) additional unrelated individual living with the family;*
    - *A family as defined above plus up to four (4) children living with the family in a licensed foster care or host home;*
    - *A family as defined above plus or one (1) additional child (three (3) if siblings) living in a proctor care home; or*
    - *A group of no more than four persons regardless of their familial relationship.”*
    - In addition to family related by blood, marriage, adoption or legal guardianship; a family is defined as four unrelated persons.
  - Limits on unrelated people residing together
    - North Logan City does limit the number of unrelated persons to live together to four, however the city also allows for accessory dwelling units, both attached and detached which potentially increases that limit to eight unrelated persons with a conditional use permit.
  - Absence of density bonuses, fee waivers, and accessory units.
    - Density bonuses are available through two different subdivision methods, density determinant, and density bonus subdivisions. North Logan also

- allows for accessory units in all residential zones with a conditional use permit. There are no tax-credit units within the city, but no fee waivers in the city code.
- Strict zoning requiring conditional use permits for certain housing types, such as accessory units.
  - Conditional Use permits are required for Accessory Dwelling Units in North Logan City. Conditional use permits are also required for apartment buildings over 4 units
- Community “friendliness” of local zoning ordinances to rental housing that influences the siting of rental housing to segregated areas of the community;
  - Rental of housing is not restricted in any zone in North Logan City
- Occupancy Limits
  - North Logan City has a limitation of one family, one family plus one unrelated person, or four unrelated persons. The city has historically only monitored this provision on a complaint basis.
- Zones that only permit elderly housing
  - There are no zones in North Logan City permit only elderly housing.
- Limits on who can live in an affordable housing system, such as local applicants or municipal employees only
  - North Logan City does not have any limits on who can live in affordable housing.
- Lack of targeted marketing to protected classes for public housing or subsidy programs
  - North Logan City does not currently market to any protected classes
- Requiring large lots and limited areas zoned for multifamily housing
  - Due to the historic character and lot sizes in North Logan City, a significant portion of North Logan is zoned for larger, residential estate lots. However, providing more multi-family, higher density housing around a mixed-use community core has been a focus, and development is currently occurring in these more dense, redeveloped areas.
- Tax assessments that are higher in neighborhoods of color
  - This does not apply to North Logan City
- Failure to have a housing authority or family voucher program;
  - North Logan City does not have its own housing authority
- Lack of a complaint process
  - North Logan does not have an established complaint process
- Lack of training for municipal staff on direct and indirect impacts on fair housing opportunity
  - Training for North Logan City staff is provided through conference attendance including conferences with housing developers to remain current on best management practices.

Historically rural, with large estate lots, along with continued agriculture and greenbelt uses among residential subdivisions, pressure to maintain the city’s character has led to larger lot sizes subsequently higher housing costs. Finding ways to include higher density housing in the mixed-use city center core, while maintaining established residential neighborhoods has proved to be a great step towards improving housing affordability. Development and construction of high density housing is currently ongoing with hundreds of units soon to be developed that will provide moderate income housing for future residents.

## Section 4: Goals to Encourage Moderate-Income Housing

Goal One: Rezone for densities necessary to facilitate the production of moderate-income housing.		
<p><b>Strategy 1.1:</b> Evaluate isolated areas of zoning with low density, or large estate lots, into higher density single-family lots where established neighborhoods will not be disturbed, while also considering and minimizing impact on the traditional rural character of North Logan City.</p>		
Task	Measurables	Timeline
<p><b>Task 1.1.1:</b> Work with both the Planning Commission and City Council to identify suitable locations throughout the city that could be up-zoned for higher density residential development.</p>	<p><b>Measure 1.1.1:</b> Schedule and hold joint PC/CC workshops to identify candidate up-zone areas throughout the city.</p>	<p>Q1-Q2 2023</p>
	<p><b>Measure 1.1.2:</b> Hold public hearings to consider up-zoning of one or more of the areas identified during the PC/CC workshop.</p>	<p>2023-2024  (The timeline of this measurable is tied to the completion of Task 2.1.1)</p>
<p><b>Strategy 1.2:</b> Evaluate applications for Zoning Map Amendment as they are submitted, and consider rezoning to higher densities, while also considering the general plan and other factors.</p>		
Task	Measurables	Timeline
<p><b>Task 1.2.1:</b> Work with developers as they submit rezone applications to identify residential densities necessary to facilitate the production of moderate-income housing.</p>	<p><b>Measure 1.2.1:</b> Number of rezone applications that have been approved with densities necessary to facilitate the production of moderate-income housing.</p>	<p>Continuous  (contingent on applications received)</p>
	<p><b>Measure 1.2.2:</b> Number of development barrier discussions held with local developers to identify requirements and processes that pose as barriers to the development of moderate-income housing.</p>	<p>Continuous</p>
<p><b>Task 1.2.2:</b> Perform biennial reviews of the previous years' rezone applications to identify opportunities where the City could facilitate future rezone applications to achieve the production of moderate-income housing.</p>	<p><b>Measure 1.2.3:</b> A completed biennial review of the previous years' rezone applications.</p>	<p>biennially</p>
	<p><b>Measure 1.2.4:</b> Adopted improvements to the municipal code intended to facilitate future rezone applications' ability to achieve the production of moderate-income housing.</p>	<p>Continuous</p>

**Goal Two:** Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.

**Strategy 2.1:** Modify existing underutilized mixed-use zones, including the City Center Commercial (CCC) and Downtown (DT) zones, to allow for additional higher density residential, without compromising the existing character of the city or disturbing existing neighborhoods.

Task	Measurables	Timeline
<p><b>Task 2.1.1:</b> Evaluate city infrastructure and water supply in 2023 after the new city well has been completed, and determine an appropriate residential density increase, factoring in water supply and increased demand.</p>	<p><b>Measure 2.1.1:</b> Completion of an updated water infrastructure capacity assessment.</p>	<p>Q1-Q2 2024  (Timeline is contingent on the construction of expanded city water production, storage, and conveyance systems which is anticipated in 2023)</p>
	<p><b>Measure 2.1.2:</b> A formal determination of a sustainable residential density increase has been made.</p>	<p>Q3-Q4 2024</p>
<p><b>Task 2.1.2:</b> Modify the Zoning Ordinance to increase the base residential densities associated with the City’s mixed-use zones.</p>	<p><b>Measure 2.1.3:</b> Adopted ordinances increasing the base residential densities associated with the City’s mixed-use zones.</p>	<p>2025</p>

**Goal Three:** Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.

**Strategy 3.1:** Review and potentially modify the regulations and review process for internal and detached accessory dwelling units to facilitate the creation of new units.

Task	Measurables	Timeline
<p><b>Task 3.1.1:</b> Create and allow for internal and detached accessory dwelling units.</p>	<p><b>Measure 3.1.1:</b> Adopt an ordinance allowing for, and the regulation of, internal accessory dwelling units.</p>	<p>Complete</p>
	<p><b>Measure 3.1.2:</b> Adopt an ordinance allowing for, and the regulation of, detached accessory dwelling units.</p>	<p>Complete</p>
<p><b>Task 3.1.2:</b> Monitor the number of detached accessory dwelling unit permits issued to-date during ongoing workshops with the PC and CC.</p>	<p><b>Measure 3.1.3:</b> Hold annual workshop discussions regarding the number of internal and detached accessory dwelling unit permits issued to-date.</p>	<p>Annually</p>
<p><b>Task 3.1.3:</b> Evaluate and revise accessory dwelling unit regulations and review process to facilitate the creation of new units.</p>	<p><b>Measure 3.1.4:</b> Adopted revisions to the regulations or review process intended to facilitate the creation of new internal or detached accessory dwelling units.</p>	<p>2024 – Initial Review</p> <p>(Current ADU ordinances were recently adopted in July of 2021. Will allow a few years of current regulation usage and data collection before reviewing for potential revisions)</p> <p>Biennial reviews beginning in 2026.</p>