

NORTH LOGAN GENERAL PLAN

ELEMENT I:

COMMUNITY

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NORTH LOGAN GENERAL PLAN: I - COMMUNITY ELEMENT

I- COMMUNITY ELEMENT

1.1 - VISION STATEMENT

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

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

1.2 - PREFACE

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

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

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

This plans' predecessor documents, the *North Logan Study* dated December 1972 and the Cache County General Plan dated June 1970 provided similar information and were referenced throughout their useful lifetime. No known revisions have been made to either since their publication. The North Logan engineering study for the recently annexed area called the *Annexation Master Plan* dated December 1992 also precedes this document and is referenced liberally in the appropriate sections. Map --1-1 shows North Logan City and the vicinity.

1.3 - INTRODUCTION

1.3.1 - North Logan City lies in the northern part of Cache county adjacent to Logan, the largest city in the County (see map I-2-1 for location). If past commercial and residential growth trends continue, the population of the City will double during the next ten to fifteen years and commercial development will persist on Highway 91.

1.3.2 - Commercial development may significantly increase property tax, sales tax, and fee revenues available to the community. However, such development also increases the demand placed on the City for services such as police protection, traffic capacity, and pollution mitigation. If not appropriately planned and designed, commercial development may compromise the aesthetics of the City and reduce the overall quality of living. Commercial development must be carried out in compliance with an active and viable land use plan coupled with a capital improvement plan designed to enhance the benefits and mitigate the drawbacks of development.

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

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

1.3.5 - The General Plan emphasizes the planning and regulation required for rational development of commercial and residential areas. Only by the appropriate balance of the two factors can the City grow, prosper, and meet the needs of its inhabitants.

1.4- DEMOGRAPHICS AND SOCIOLOGY

1.4.A - POPULATION CHARACTERISTICS

1.4.A.1 - At the time of the 1990 census, North Logan had an approximate population of 4200. The population at the end of 1993 was estimated at 5017. This is a growth rate of 19%, or about 272 new citizens each year. The projected population by the year 2000 is estimated to be 7000. The General Plan and the zoning and planning structure must reflect this growth trend and provide for orderly residential expansion.

1.4.A.2 - North Logan's population is projected to increase by 2800 between the years 1990 and 2000. Changes must occur in the present land use pattern to provide for this growth. Residential use and the commercial district adjacent to Highway 91 are expected to expand, while agricultural use will decline in response.

1.4.A.3 - The population of North Logan was estimated at 3,768 in 1990. That census, however, was in error as it failed to credit North Logan with the population located in the Devonshire Apartments and those homes in the North Park Village Subdivision. The 1990 census should have been 4,226. Since that time North Logan has experienced significant growth and the current (July 1998) population estimate is about 6,231.

1.4.B- COMMUNITY ATTITUDES AND OPINION SURVEYS

1.4.B.1 - The *Annexation Master Plan* was developed to deal with the annexation of the area above the upper canal. Input from landowners, residents, and City officials was solicited. Thus, the *Annexation Master Plan* reflects the attitudes of these groups.

1.5 - METHODOLOGY AND CONSIDERATIONS

1.5.A - ORGANIZATION AND PROCEDURES

1.5.A.1 - The Plan is made up of sections containing common elements which may be amended as necessity and circumstances dictate. Amended elements should maintain the same format to retain the consistency and integrity of the Plan.

1.5.A.2 - To ensure that the North Logan General Plan is adaptable and responsive to the goals and values of the community, the following procedure has been established for revising and amending the Plan (revisions and amendments initiated by the City Council and Planning Commission may not follow procedures of 1.5.A.2.1 - 1.5.A.2.3 although such procedures are still recommended):

1.5.A.2.1 - Formal application for amendments or revision at the City Office.

1.5.A.2.2 - Identification of the Plan section affected by the revision in the application by City officials or staff.

1.5.A.2.3 - Analysis of the application by the City staff.

1.5.A.2.4 - In-depth review of the request by the Planning Commission.

1.5.A.2.5 - Recommendation by the Planning Commission.

1.5.A.2.6 - Public Hearing to obtain input from the community at large by the Planning Commission.

1.5.A.2.7 - Revision and recommendation for approval or disapproval at the public hearing or subsequent sessions.

1.5.A.2.8 - Approval or disapproval of the request or revised request by the City Council.

1.5.A.3 - A planned General Plan review will be accomplished by the following process to encourage continuous community involvement, review, update, and amendment.

1.5.A.4 - The Planning Commission will review the General Plan every three years and recommend changes according to the amendments procedure above.

1.5.A.5 - A professional city planner or other qualified individual will assist in the preparation of and review the recommendations and make comments or further recommendation as deemed appropriate and to ensure compliance with state and federal regulations.

1.5.A.6 - This *North Logan Annexation Master Plan* must be viable and dynamic, subject to change and refinement, while providing an anchor for sound thinking.

1.5.A.7- Provide for additional focused, intensive studies and investigations as mentioned previously in this Plan.

1.5.B - GROWTH AND DEVELOPMENT ISSUES

1.5.B.1 - This General Plan contains the guidelines for regulating the growth and development of the City as established by the North Logan City Planning Commission and the City Council. To assure that the General Plan is an effective tool, sound, enforceable planning and zoning ordinances and other City statutes reflecting the Plan will be enacted and changed as the Plan evolves. Subsequent to their creation, these ordinances, must be consistently enforced to maintain a viable City growth Plan.

1.5.B.2 - A well conceived General Plan has the insight to provide for the good of the greater community and not just the wants of special interest groups. Consequently, elected officials, who have stewardship of the City, must ensure a quality environment for the majority of its corporate and residential citizens through the guidelines contained in the General Plan.

1.5.B.3 - All requests for rezoning or annexation should be consistent with the standards of the General Plan.

1.5.B.4 - Planning and development for capital improvements such as the construction of utilities infrastructure, municipal buildings and facilities, parks, roads, and drainage systems should be closely tied to the Plan's standards and policies.

1.5.B.5 - The "central" and "buffer" patterns of growth reflected in the previous City and County Plans referenced above are no longer viable. Now, the City must balance growth and the interests of business and home developers with the need for revenue and quality of life while preventing the problems of uncontrolled growth.

1.5.B.6 - It is the intent of North Logan City government to enforce the intent of this Plan through all aspects of development or redevelopment of the City. Deviation from this Plan will only be made when there is an overriding need to benefit the health, safety, and/or general welfare of the community or major quadrants described herein (see Quadrants Map 11-2-3).

1.5.B.7 - Potential natural hazards and natural resource conditions exist in North Logan City. For the purposes of this General Plan, land that includes such natural hazards and natural resource conditions shall be referred to as "sensitive lands". Prior to residential or commercial development of sensitive lands, the potential impact from such development should be carefully evaluated. This should be done as part of the development approval process for any development where sensitive land issues are a concern. The City's goals are to minimize the impact of development on sensitive lands, encourage the preservation of land to protect the health, safety, and general welfare of citizens, minimize property damage, and provide amenities benefiting neighborhoods and the citizens of the community. An option for density-based zoning should be provided that can be used to provide an incentive for landowners and developers to protect the most sensitive lands

and/or encourage dedication of open space for future parks, recreation, wildlife habitat, agricultural production, etc.

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

- Vegetation removal
- The affect of geologic hazards
- Modification of floodplain and drainage systems
- Soil and slope instability
- Loss of wetlands
- Soil erosion
- Storm water runoff

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

- Retaining open space in native or other desirable vegetation
- Maintaining and/or creating recreational opportunities and access for the community through corridors, trails, and parks
- Retaining open land for neighborhood and/or community use Enhancing gateways to the City
- Water conservation (both agriculture uses and culinary uses)
- Preserving prime and statewide important farmlands

1.5.B.8 - The City is bordered on all sides by various boundary constraints. Efforts need to be made to protect and maintain consistency in development with the adjacent boundary area. This requires cooperation of developers in working with adjacent boundary constraints to consult and seek out feasible solutions to minimize hazards and impacts. For location of boundary constraints see Map I-5-1.

1.5.B.9 - The information presented herein represents North Logan City's plans for annexations and boundary changes in compliance with Utah Code 10-2-401. Actual annexations and boundary changes are to be done by separate action in accordance with state law. The information provided herein is intended to provide land owners, municipalities, and other entities with information pertaining to which lands North Logan City plans to allow to be annexed into the City and which lands the City plans to serve with municipal services as they are annexed.

1.5.B.10 - The Annexation Policy Plan Map (map I-5-2) represents in pictorial form the areas North Logan City plans to annex into the City when petitions are filed by the property owners to do so. The current North Logan City boundary is shown in red and the planned, ultimate boundary is shown in green. By comparing Hyde Park's current boundary (shown in blue) one can determine that all the unincorporated land between North Logan City and Hyde Park is eventually planned to be annexed into either North Logan City or Hyde Park. Both sides have agreed to this anticipated, future boundary. Those areas currently incorporated in either North Logan City, or Hyde Park that will

change jurisdiction through a boundary change have been agreed upon in general by the two cities but the actual boundary changes are to be done by separate action. There is currently no unincorporated land between North Logan City and Logan City and there are no current planned boundary changes between those cities.

1.5.B.11 - The unincorporated parcels of land shown on the Annexation Policy Plan, Map I-5-2, to be within the future, planned North Logan City boundary are considered eligible for annexation and should be accepted for annexation into North Logan City when they are so requested by petition by the land owners.

1.5.B.12 - Utah Code 10-2-401.5 (3) requires that the governing body examine each annexation to ensure that certain criteria is met for approving annexation. In doing so the City Council should consider the following when determining if any particular parcel of area should be approved for annexation or if a boundary change should be agreed to.

1.5.B.13 - Does the area to be added to the City match the character of the community? The unincorporated areas between North Logan and Hyde Park are currently similar in nature to the surrounding incorporated areas. As these areas are incorporated and zoning is established for these areas, the zones to be established should match or compliment surrounding zones,

1.5.B.14 - What municipal services will need to be provided to the annexed areas? Utility services should be able to be provided by the extension of current services. Developers typically pay for the extension of utilities and the users of the services will pay for the long term operation of those services. Police, fire, and other services should be evaluated to make sure any newly annexed areas can be provided with these services.

1.5.B.15 - The Council should evaluate a utility services plan for any proposed annexation or boundary change. The utility service plan should include water main and sewer main lines and also electric service, natural gas service, and telephone and cable service. The plan should include how these extended services are to be financed.

1,5.B.16 - Any proposed annexation or boundary change should be evaluated to determine the tax consequences of the action, Will an acquired area pay its' fair share for municipal services? Will the area be an unfair burden on the existing residents and businesses? What are the tax consequences of any area lost due to a boundary change?

1.5.B.17 - All effected entities should be considered and notified in order to proceed through the annexation or boundary change process in an efficient and open manner. Adjacent municipalities should be contacted early in the process to receive their input. Utilities companies should be contacted to make sure utility plans are appropriate and can be supported. Neighbors should be contact with specific information regarding the proposed zoning of any property to be annexed or property to be added by a boundary change.

1.5.B.18 - The process required by law for annexation and/or boundary changes is established by state law. The process takes considerable time and requires public hearings, notices, and specific documentation. The City Council, the Planning Commission, and the City staff should be familiar with the process.

1.5.B.19 - Development and impact fees on future residential and commercial

developments should be used to provide funds for capital improvements including those for open space such as parks, trails, bicycle paths, and 'park and ride' sites.

1.5.B.20 - The residential areas of North Logan City have developed along natural and man made boundaries such as slopes, canals, soil classifications, and water availability. With the resulting residential growth, major streets were developed which further divided the neighborhoods.

1.5.B.21 - Balance the Parks and Recreation Plan generated with the existing natural drainages by:

- * providing parks and recreation.
- * serving as flood protection and storm water management.

1.5.B.22 - Provide open spaces for wildlife, access to the Cache National Forest, and to maintain the rural atmosphere that citizens of North Logan have come to enjoy.

1.5.B.23 - Shown on the *Annexation Master Plan* (Fig. 11-3-2) are additional paths or walkways that significantly add to the access and the quality of the park system. The upper canal pathway could be maintained along the existing right-of-way. Initially, it would not have to be paved, but eventually it should be improved to provide year-round public access along the entire canal from north to south. However, research into how this can be accomplished needs to be conducted since the existing right-of-way is presently for canal maintenance only. The pathway shown to the north-south collector road should be a walkway constructed with the road as a minimum.