

**CITY OF LOGAN
RESOLUTION NO. 15-55**

A RESOLUTION ESTABLISHING THE LOGAN FOURTH NORTH CORRIDOR
DESIGN & DEVELOPMENT CONCEPT PLAN

WHEREAS, the Municipal Council adopted the Adams Neighborhood Specific Plan on October 15, 2013 under Resolution No. 13-76; and

WHEREAS, the Adams Neighborhood Specific Plan recognizes the importance of the Fourth North corridor and identified the preparation of a specific design and development plan unique to the Fourth North Corridor as a significant implementation strategy; and

WHEREAS, the Fourth North Corridor is a significant transportation corridor and gateway for Logan City linking downtown Logan with Utah State University, and as such, experiences significant peak traffic volumes; and

WHEREAS, the Fourth North Corridor is a State Highway providing an important regional link between Cache Valley and Northeastern Utah, Southeastern Idaho and Southwestern Wyoming, and as such, experiences significant seasonal traffic volumes; and

WHEREAS, increased traffic volumes on the Fourth North corridor has led to a decline in the desirability of residential structures along the corridor; and

WHEREAS, the Fourth North Corridor is a significant commercial hub for Logan City and Cache Valley; and

WHEREAS, the Logan Fourth North Corridor Design & Development Concept Plan identifies important transportation, land use, connectivity, design and mobility issues and outlines recommended implementation strategies; and

WHEREAS, the Logan Fourth North Corridor Design & Development Concept Plan is consistent with, and actively promotes, the goals in the Logan General Plan; and

WHEREAS, a lengthy public process was utilized, including a steering committee consisting of local residents, elected and appointed City officials, and community leaders, a series of open house meetings and public hearings to develop and prepare this Logan Fourth North Corridor Design & Development Concept Plan in order to ensure Logan residents had a chance to actively participate; and

NOW THEREFORE, BE IT RESOLVED THAT THE LOGAN MUNICIPAL COUNCIL, hereby adopts the Logan Fourth North Corridor Design & Development Concept Plan.

This resolution shall take effect immediately upon its adoption and approval.

PASSED BY THE LOGAN MUNICIPAL COUNCIL THIS _____ DAY OF _____, 2015.

Jeannie Simmonds, Council Chair

ATTEST:

Teresa Harris, City Recorder



MEMORANDUM TO MUNICIPAL COUNCIL

DATE: October 6, 2015
FROM: Mike DeSimone, Director
SUBJECT: Logan Fourth North Corridor Development & Design Concept Plan

Summary of Planning Commission Proceedings

Project Name: Logan Fourth North Corridor Development & Design Concept Plan
Request: Specific Plan Adoption
Project Address: City-wide
Recommendation of the Planning Commission: Approval

On September 10, 2015, the Planning Commission recommended that the Municipal Council **approve** the Logan Fourth North Corridor Development & Design Concept Plan.

Planning Commissioners vote (6 - 0):

Motion for Recommendation: D. Butterfield

Second: S. Sinclair

Yea: R. Price, S. Sinclair, A. Davis, T. Nielson, D. Butterfield, D. Newman Nay: none

Attachments:

Planning Commission Staff Report

Resolution 15-55

PC Meeting Minutes



**Project #15-045
Fourth North Corridor Design
& Development Plan**

REPORT SUMMARY...

<i>Project Name:</i>	Fourth North Corridor Design & Development Plan
<i>Proponent/Owner:</i>	Community Development Department/Logan City
<i>Project Address:</i>	Citywide
<i>Request:</i>	Specific Plan Adoption
<i>Type of Action:</i>	Legislative
<i>Date of Hearing:</i>	August 27, 2015 & September 10, 2015 (Updated for Municipal Council – October 6, 2015)
<i>Submitted By:</i>	Mike DeSimone, Director

RECOMMENDATION

Staff recommends that the Planning Commission recommend approval to the Municipal Council for the adoption of the Fourth North Corridor Design & Development Plan.

REQUEST

The request is to adopt, by resolution, the Logan Fourth North Corridor Design & Development Plan (The "Plan"), a plan meant to guide future policy and resource allocation for public and private development along and within the Fourth North corridor.

GENERAL PLAN

Specific planning documents are important to the overall vision and success of the Logan City General Plan. Figure 1.1 shows the role of specific plans as taking the overall goals and objectives expressed in the General Plan and further studying and defining them for practical implementation. Logan City completed the Adam's Neighborhood Plan in 2013 and identified the Fourth North corridor as needing further, more in-depth analysis and review due to its regional importance as well as the complexity of issues associated with this area.

BACKGROUND

This project was started in late 2013 with the formulation of a Technical Advisory Committee that included community members, City staff, CMPO staff, USU staff, Neighborhood Council representation, a Planning Commission and Municipal Council member, a commercial landowner, and a large apartment owner. The purpose of this diverse group was to gain a wide perspective on issues associated with the Fourth North corridor while helping to inform the consultants as they provided an outside and impartial assessment of the corridor. CRSA is the project consultant for the Fourth North Corridor Plan.

The project boundary extends from First West Street on the West to the mouth of the Canyon (First Dam) on the East, an approximate distance of 2.75 miles.

The scope of the project was to evaluate the context of the corridor, traffic patterns, existing land uses, current economies, and existing linkages with Utah State University, and provide recommendations for the City to consider on land use, zoning, design, economic development, USU gateways, and pedestrian and vehicular mobility/interconnectivity.

Plan Vision & Mission Statements

The vision for the Fourth North corridor is to transform the street into a beautiful boulevard that will serve its function as a transportation conduit as well as being a livable street.

The mission is to mesh the **form and function** of the streetscape design to make this transformation happen while visually connecting the range of use types that occur along its length. The 'big picture' ideas that comprise the vision and mission of the plan are to:

- **Enhance** the function and form of the corridor;
- Visually **connect** campus to downtown;
- Create **places & spaces** to connect campus to downtown;
- Improve multi-modal **safety** on/across the corridor;
- **Define** a design and development framework; and
- **Stabilize** the surrounding neighborhood.

Context

The Fourth North corridor provides a regional linkage between the Wasatch Front and Northeastern Utah, Wyoming and Southeastern Idaho via State Route 89 for recreational users and shipping goods and services. Fourth North is an important link between Utah State University and Logan, and also provides a heavily used alternative route between Logan and North Logan, Hyde Park and Smithfield.

Over the past several decades, the corridor has changed from a residential oriented, tree lined street to a high volume, high speed, regional connector. The roadway has been widened numerous times to provide for the increased traffic volumes. The adjoining land uses have also changed as single family dwellings have given way to multi-family dwellings as the desirability of living along this stretch of roadway has diminished. The corridor splits the Adams neighborhood as it creates a physical and psychological barrier between residents on the South with residents on the North.

Land Use Analysis (block by block)

The corridor is defined by four (4) distinct segments or corridor types:

- Commercial/Mixed Use Segment – 1st West to 2nd East

The segment contains a variety of different commercial uses, most of which were built in the 50's. Some limited residential still exists at the very Western edge.

- Residential Segment – 2nd East to 7th East

This segment contains a mixture of residential uses (SF & MFR) in a variety of housing types with a medical facility on the West end. The long term trend residential trend has been to move away from owner occupied, single family residential to rental occupancy.

- Campus Segment – 7th East to 12th/13th East

This segment transitions from the residential areas on the West into the USU campus along the North side of the roadway. The area on the South side is parking and/or constrained due to slopes.

- Canyon Segment – 13th East to Logan Canyon

A mixture of campus, residential, commercial and recreation/golf course on the North side of the corridor with the golf course, Forest Service, and constrained areas along the South side.

Economic Analysis – the consultants analyzed the “economics” of the corridor as well as the surrounding areas. They concluded that there is potential for new commercial activity both along 4th North and in distinct nodes. Our response to their findings & conclusions was that we didn’t want to see commercial spreading beyond 2nd East which could dilute the commercial in downtown as well as around the 4th North/Main intersection. There is a general agreement that small, neighborhood scale and campus oriented commercial located in a node at 6th East/4th North may be appropriate.

Transportation Analysis – the current roadway is approximately 94’ – 100’ wide and handles up to 19,000 vehicles per day. The consultants concluded that 4th North currently functions at a LOS D and better, and no capacity improvements are anticipated to be necessary prior to the forecast year of 2035. They also concluded (in conjunction with UDOT) that reducing the number of lanes from five to three would not be permitted.

Plan Conclusions and Recommendations

Land Use Recommendations

1. Maintain a relatively distinct commercial corridor (1st West to 2nd East) and over time promote a shift to a mixed use type of development pattern within these 3 blocks.
2. Promote a mixed use node at 2nd East to help frame the residential component or leg of this corridor.
3. Retain residential land uses from 2nd East to 6th East. Current residential uses are primarily multi-family uses in single family structures with a mixture of multi-family buildings interspersed. Short term, leave existing zoning as is to see if the emphasis on improving the “form” of the corridor will lead to changes in uses. Long term, determine whether the emphasis on “form” has been successful and evaluate whether changes to zoning are appropriate.
4. Promote the densification of new development along with a campus oriented mixed use node at 4th North & 6th East serving USU students. The existing zoning (Campus Residential) is in place on the North side of this intersection to allow this to happen.
5. Promote the recreational linkage with USU through connected trail and biking networks extending both eastward into Logan Canyon and throughout other City trails. This is currently underway.

Design and Development Recommendations

The design and development recommendations for the corridor are as follows:

1. Put Fourth North on a "Road Diet" which means narrowing the roadway to reduce on-street parking on one side of the street, installing planted medians, installing enhanced pedestrian crossings and increasing the amount of sidewalk space for pedestrians and streetscape amenities. **As referenced in the Plan, this is the "Street Zone"**.
2. Incorporate Main Street design elements into the Fourth North corridor, namely lighting, street trees and tree grates, benches, bike racks, banner poles and public art. **As referenced in the Plan, this is the "Sidewalk Zone"**.
3. Install planted medians through the Third East and Fifth East intersections, close off cross traffic through these intersections, and install enhanced pedestrian crossings (bulb-outs/ped refuge islands) to facilitate safe pedestrian mobility through the neighborhood.
4. Promote campus gateways at both 6th East and 12th East using a combination of pavement treatments, entry features, overhead structures and public art at both important street corners and within the medians.
5. Promote distinct streetscape design elements tailored to the adjoining land uses, e.g., mixed uses may have public seating areas along the roadway and residential areas may have a unified fencing theme along its frontage. **As referenced in the Plan, this is the "Development Zone"**.

The Plan calls out specific strategies for each specific corridor segment.

Implementation Strategies

The implementation strategy provides a framework for project implementation based on an analysis of barriers and impacts. This is a long term plan that will be implemented slowly over time due to funding limitations and inter-jurisdictional complications. Aspects of the project will be easier to implement due to timing and funding availability, e.g., 4th No. Lighting & Streetscape Improvements whereas others maybe more challenging.

STAFF RECOMMENDATION AND SUMMARY

Staff would recommend that the Planning Commission forward a recommendation of approval to the Municipal Council.

PUBLIC REVIEW/INPUT/COMMENTS

A series of public outreach and comment opportunities were conducted as part of the plan development process. These comments have been documented and integrated into the plan. Concerning this specific Planning Commission docket item and the legal notification process, no comments were received as of the time the staff report was prepared.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 8/13/2015, posted on the Utah Public Meeting website on 8/17/2015, and noticed in a quarter page ad on 8/9/2015.

AGENCY AND CITY DEPARTMENT COMMENTS

No comments have been received.

RECOMMENDED FINDINGS FOR APPROVAL

The Planning Commission bases its decisions on the following findings:

1. Utah State Law authorizes local Planning Commission to recommend resolution changes to the legislative body (Municipal Council).
2. The proposed Fourth North Corridor Design & Development Plan outlines steps to improve the Fourth North corridor from an economic, land use, transportation and design standpoint, resulting in better overall health, safety and welfare of the citizens of Logan.
3. The Logan City General Plan identifies the need and importance of specific planning documents in Figure 1.1.
4. Logan City adopted the Adams Neighborhood Plan in October of 2013 and in which it identified the need and importance of further study of the Fourth North corridor.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.