

Draft Logan City 2022 Annexation Policy Plan

2022

Logan City

Annexation Policy Plan 2022

Draft

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Logan Municipal Council

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INTRODUCTION

Per the provisions of 10-2-401.5 Utah Municipal Code, all Utah municipalities are required to adopt an Annexation Policy Plan that guides the City's future growth and expansion through annexation of unincorporated lands adjacent to Logan City. The basic function of the Annexation Policy Plan is to identify those areas outside the community that present the greatest potential for inclusion into the city with a logical and coordinated approach to new development and public service provision. Growth into specified expansion areas is intended to occur in a manner that discourages sprawl by focusing new development into targeted areas that are most appropriate for integrating open space, natural resources, land uses, and transportation activities into the community.

Logan City adopted its first Annexation Policy Plan map in 1996 with subsequent Annexation Plans adopted in 2003 and 2007. The 2022 Annexation Policy Plan replaces prior annexation documents and provides opportunities for the elimination of islands, peninsulas or unincorporated lands located between municipal jurisdictions, and is in response to rapid changes occurring in Logan City.

Annexation Goals and Considerations

The management of growth and expansion should be considered in areas where services are either available or can easily be extended. The goal of this Annexation Plan is to provide for the efficient and cost-effective delivery of municipal services to growth areas with ultimate uses and intensities consistent with the General Plan. Growth and annexation requests that are not able to easily connect into municipal services or inconsistent with the General Plan should be discouraged. All annexation requests shall be evaluated by the city for consistency with the General Plan, the Future Land Use Plan, existing development patterns, and shall take into account the following:

- Development buildout potential and timing;
- Availability of public infrastructure and public services;
- Land with natural constraints, i.e., sensitive lands, water sheds, water drainage, cliffs, steep slopes, views, vegetation preservation, rockslides, liquefaction, and fault lines, etc.;
- Agricultural land to be preserved;
- Greenbelt and open space lands to be preserved;
- Transportation network, including local street connectivity, both existing and future;
- Existing projects with development potential;
- Land use patterns already created by existing development;
- Preservation of public infrastructure and water sources; and
- Needs for preservation of open space, parks, trails, and wildlife habitats.

Annexation Policy Plan Review and Adoption Process

The process for reviewing and approving the proposed Annexation Policy Plan is extensive, lengthy and provides ample opportunity for input and consideration by the general public and affected entities. Both the Planning Commission and the Logan Municipal Council have specific roles and procedures as specified in 10-2-401.5(2).

The Duties of the Planning Commission as the Recommending Body:

- Prepare a proposed Annexation Policy Plan that complies with 10-2-401.5(3).
- Hold a public meeting to allow Affected Entities to examine the proposed Annexation Policy Plan and to provide input on it.

- Provide notice of the public meeting to the Affected Entities at least 14 days prior to the meeting date.
- Accept and consider any additional written comments from Affected Entities for at least 10 days after the public meeting.
- Make any modifications to the proposed Annexation Policy Plan the Planning Commission considers appropriate, based on input provided at or following the public meeting.
- Hold an official public hearing on the proposed Annexation Policy Plan.
- Provide notice of the public hearing to both the general public & affected entities at least 14 days prior to the hearing date.
- Make any further modifications to the proposed Annexation Policy Plan the Planning Commission considers appropriate, based on input provided at the public hearing.
- Submit its recommended Annexation Policy Plan to the City Council for their consideration.

The Duties of the City Council as the Legislative and Adopting Body:

- Hold a public hearing on the proposed Annexation Policy Plan recommended by the Planning Commission.
- Provide notice of the public hearing to both the general public & affected entities at least 14 days prior to the hearing date.
- After the public hearing, make any modifications to the recommended Annexation Policy Plan that the City Council considers appropriate.
- Adopt the recommended Annexation Policy Plan, with or without modifications.

Annexation Policy Plan Information

This plan shall be construed neither as an expression of the city's intention or ability to annex property or to extend municipal services and infrastructure to any particular property, nor to do so in any particular time frame or at all. Rather it should only be considered as a statement of policy by which consideration of petitions for annexation will be reviewed and areas where that consideration may be possible. Based on 10-2-401.5(3), the following elements are required to be included in this Annexation Policy Plan:

- An Expansion Area Map;
- A statement of the specific criteria that will guide the city's decision whether or not to approve future annexation petitions, addressing matters relevant to those criteria including:
- The character of the community;
- The need for municipal services in developed and undeveloped unincorporated areas;
- The city's plans for extension of municipal services;
- How the services will be financed;
- An estimate of the tax consequences to residents both currently within the municipal boundaries and in the Expansion Area; and
- The interests of all affected entities.
- The justification for excluding from the Expansion Area any area containing urban development within ½-mile of the city's boundary; and
- A statement addressing any comments made by Affected Entities at or after the public meeting and public hearings.

As per 10-2-401.5(4), in developing, considering, and adopting an Annexation Policy Plan, the Planning Commission and Municipal Council shall:

- Attempt to avoid gaps between or overlaps with the expansion areas of other municipalities;

- Consider population growth projections for the municipality and adjoining areas for the next 20 years;
- Consider current and projected costs of infrastructure, urban services, and public facilities necessary:
- To facilitate full development of the area within the municipality; and
- To expand the infrastructure, services, and facilities into the area being considered for inclusion in the expansion area;
- Consider, in conjunction with the municipality's general plan, the need over the next 20 years for additional land suitable for residential, commercial, and industrial development;
- Consider the reasons for including agricultural lands, forests, recreational areas, and wildlife management areas in the municipality; and
- Be guided by the principles set forth in Subsection 10-2-403(5).

On April 28, 2022 and May 26, 2022, the Planning Commission held public hearings on the Draft 2022 Annexation Policy Plan and proposed Land Development Code amendments. There have not been any comments submitted from any of the Affected Entities regarding the Draft 2022 Annexation Policy Plan or the proposed LDC amendments. The public testimony provided on May 26, 2022 was centered around the timing of any anticipated annexations near Benson as well concerns that this Plan was triggering City forced annexations into Logan.

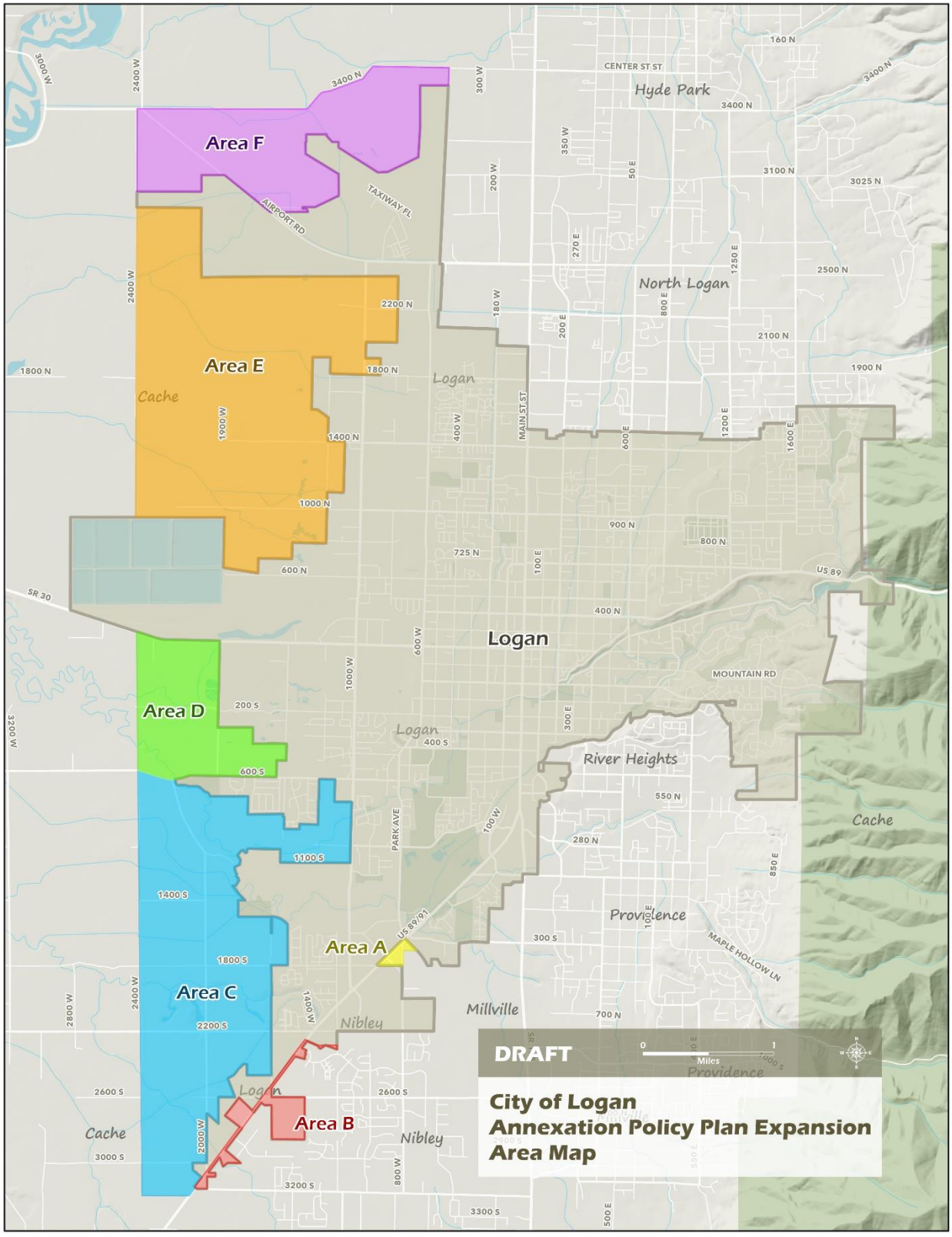
ANNEXATION POLICY PLAN AND EXPANSION AREA

As per Utah Code, Section 10-2-401.5(3) and l0-2-401.5(4), Logan City has considered the following elements in preparing and adopting this Annexation Policy Plan.

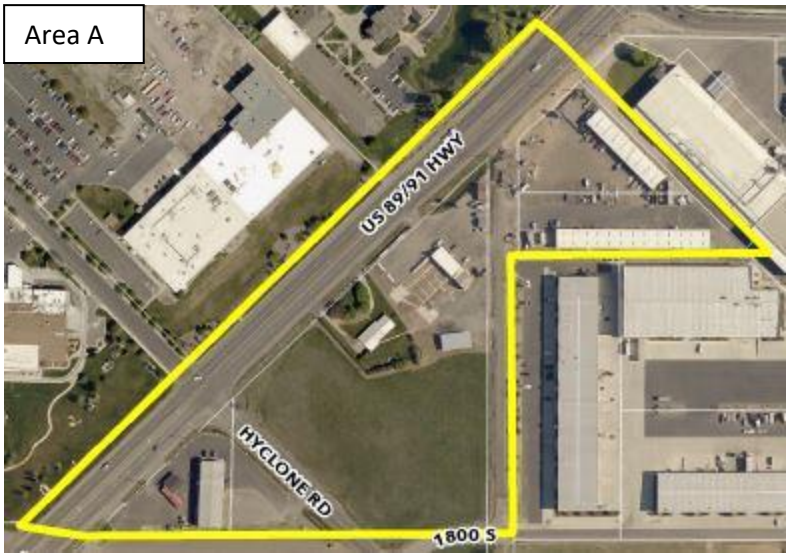
Expansion Area Map

State law requires that each Annexation Policy Plan include a map of the expansion areas which may be considered by the city for possible annexation at some point in the future. Identification of properties within an expansion area does not entitle any of those properties to annexation nor does it mean that any properties will be annexed at all. Adoption of an Expansion Area Map represents solely the scope of properties that could be considered for potential annexation by Logan. The citywide Expansion Area Map, shown on the following page, is broken into several smaller areas which are also described below.

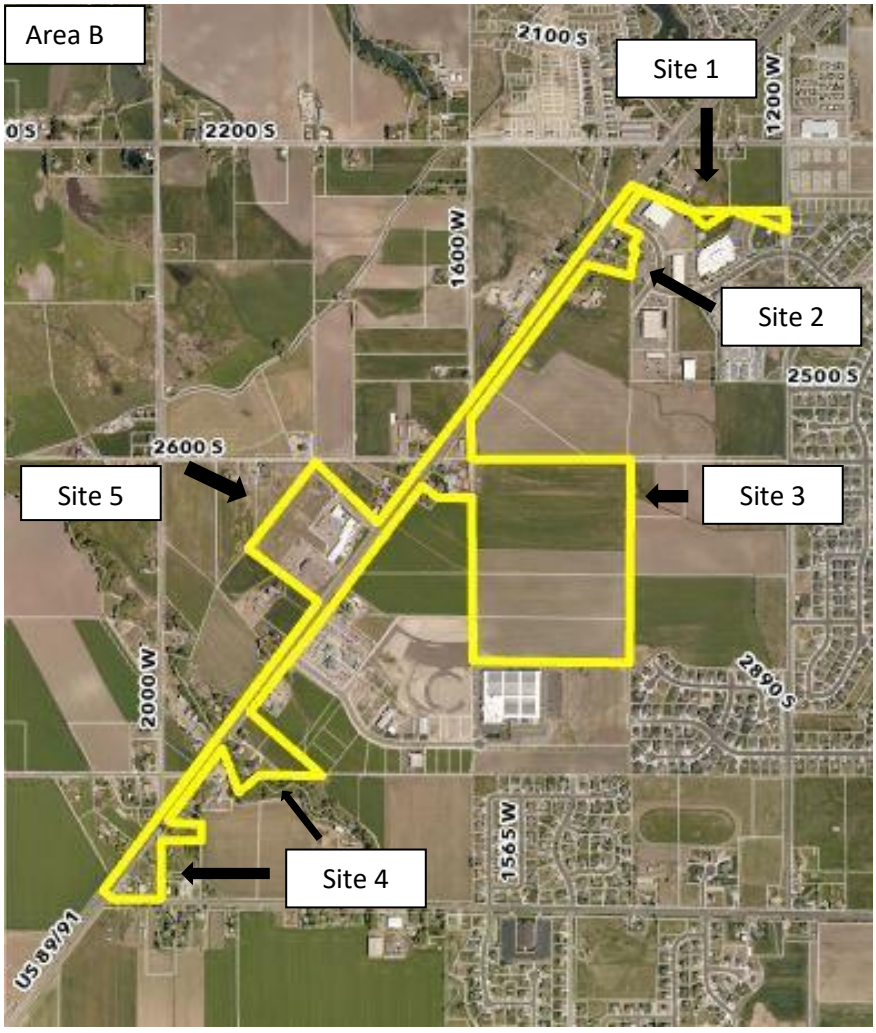
Proposed Expansion Area Map



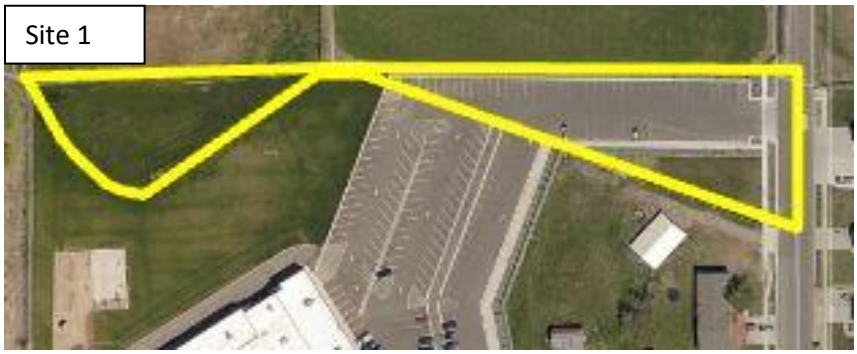
Area A: An unincorporated island located on the south side of US 89/91 at 800 West/Hyclone Road. This area contains three parcels, is approximately 9.13 acres in size, and contains a variety of existing commercial uses including retail uses, warehousing, and office space. This area has access to city utilities.



Area B: This area is comprised of five smaller pockets of land each described separately. These areas share a number of commonalities, namely they were annexed into Logan on October 2, 2007 (Ordinance 07-79, they are located in areas where Logan and Nibley have been working to adjust common city boundary lines for ease of government, they are unable to be served with Logan utilities in the near future, or in the case of the smaller areas, lack significant development potential. The proposed common boundary has been the centerline of SR 89/91 as Logan's utilities will eventually be extended on the west side of the highway. The original 2007 annexation contained approximately 300 acres, but since then the 56 acre site owned by Nelson Farms has been disconnected from Logan and annexed into Nibley (Ord. 19-23). These sites are shown as potential annexation or de-annexation areas but are dependent upon an agreement being reached between Logan and Nibley.



Site 1: This area is a portion of the Thomas Edison Charter School property and is approximately 1.42 acres in size. As outlined in red on the map, the northern portion of the site is located in Logan City, so action should be taken to adjust the current Logan/Nibley City boundary to coincide with the school's northern property line. The portion of the property containing the parking lot is approximately .90 acres while the other area along the northwest portion of the property is approximately .52 acres.



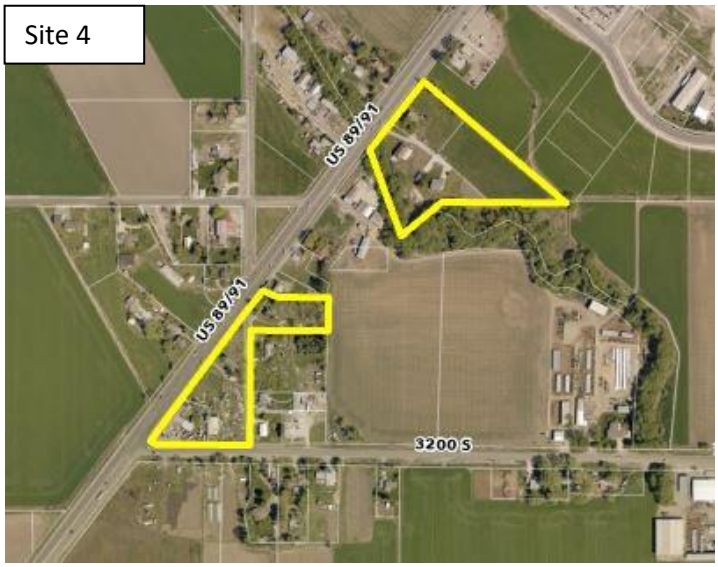
Site 2: This area is comprised of four privately owned parcels on the east side of SR 89/91 totaling approximately 2.35 acres. Each of the four parcels contain a single family residential dwelling. This area was annexed into Logan on October 2, 2007 and is currently surrounded by Nibley City on three sides. This area is north of Nelson Farms and is an area that has been under consideration for de-annexation from Logan into Nibley.



Site 3: This area contains six parcels totaling approximately 55.41 acres and is located on the east side of SR 89/91 adjacent to the 2600 South right of way. Five of the parcels are associated with the Tri-H farms while the southernmost parcel is owned by MPI (Malouf). This area was annexed into Logan on October 2, 2007 and is surrounded by Nibley City on three sides. MPI has expressed interest in developing their parcel and for ease of development, would be able to connect into Nibley utilities. Logan utilities are not available in this location.



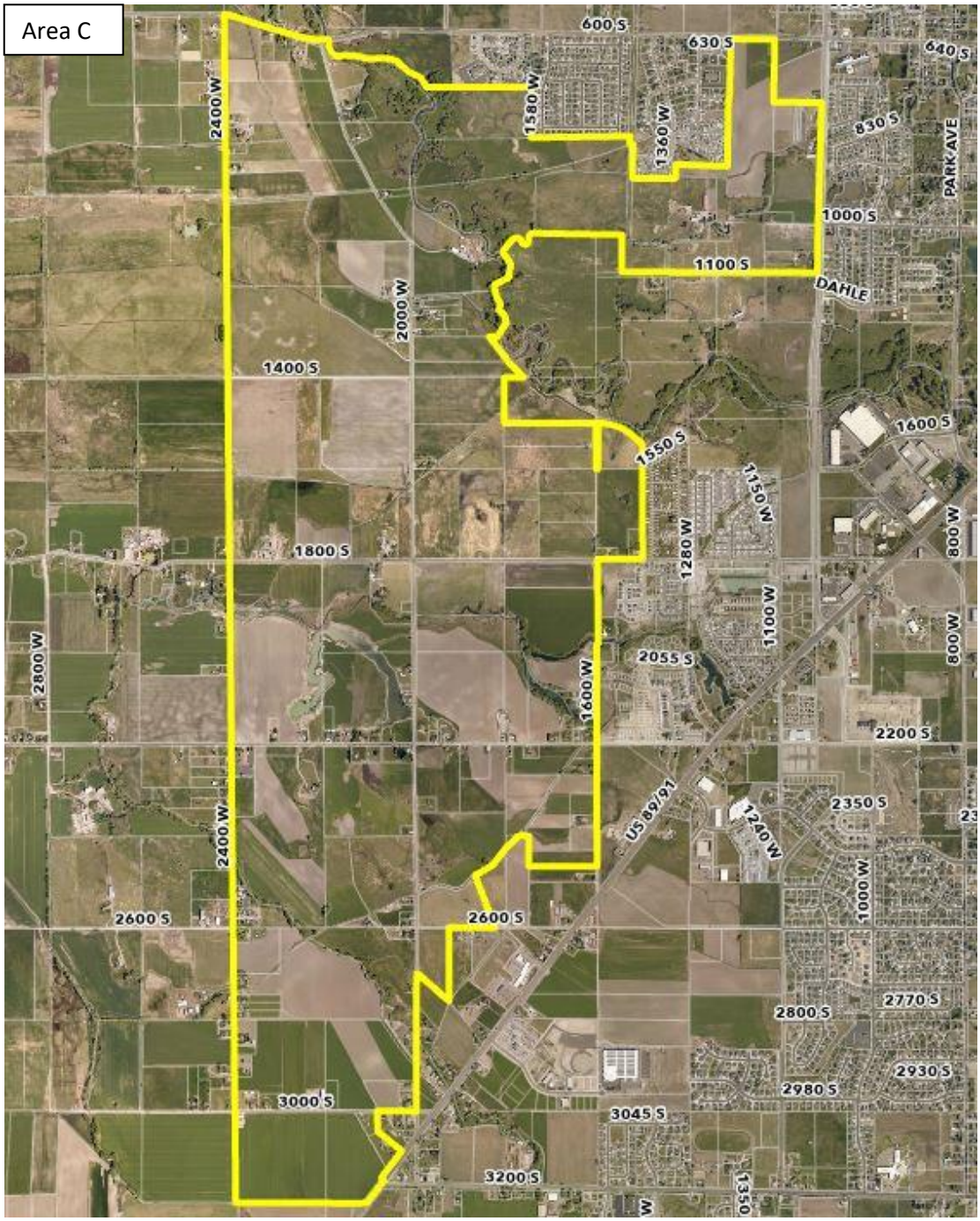
Site 4: – This area collectively contains six parcels totaling approximately 8.79 acres. The three northern parcels are approximately 5.7 acres in size and contain two residential dwellings. The southern three parcels are centered around the 3200 South or 2000 West and SR 89/91 intersections, are approximately 3.09 acres in size, and contain two residential dwellings and Ted's Auto. The city had an agreement to purchase Ted's to facilitate the realignment of 3200 South with SR 89/91 and clean up the site, but that purchase & sales agreement fell through. This is an area that Logan is planning on de-annexing as it is too far south to be effectively served with Logan utilities and would be better served in Nibley City just to the east.



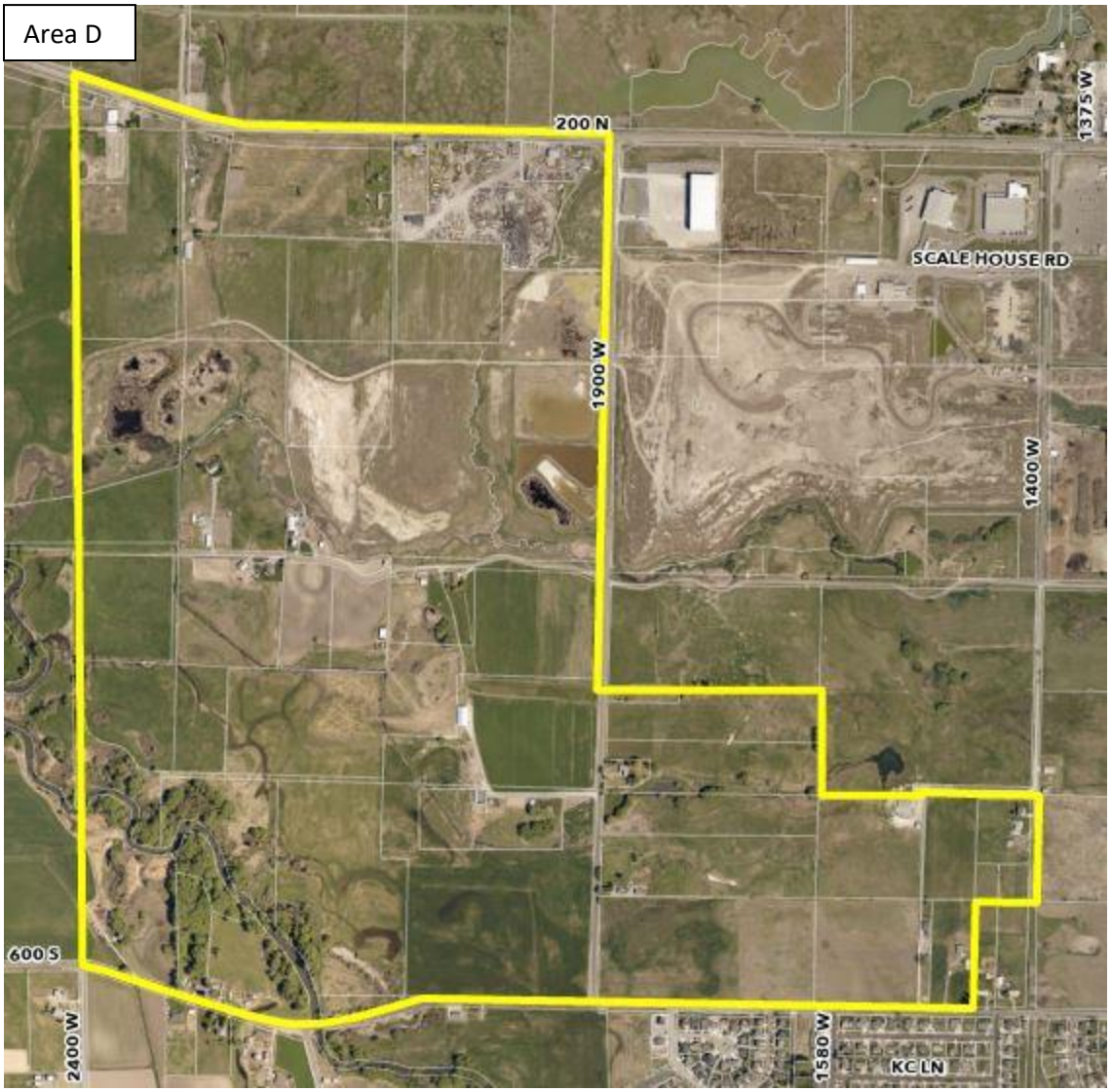
Site 5: This area contains two parcels totaling approximately 15 acres, contains a variety of commercial uses, and is currently located within Nibley City. The discussions between the two cities to redraw a common municipal boundary included moving these parcels into Logan City. The centerline of SR 89/91 was to be the mutual boundary. This is shown as a potential annexation area but is dependent upon an agreement being reached between the two cities.



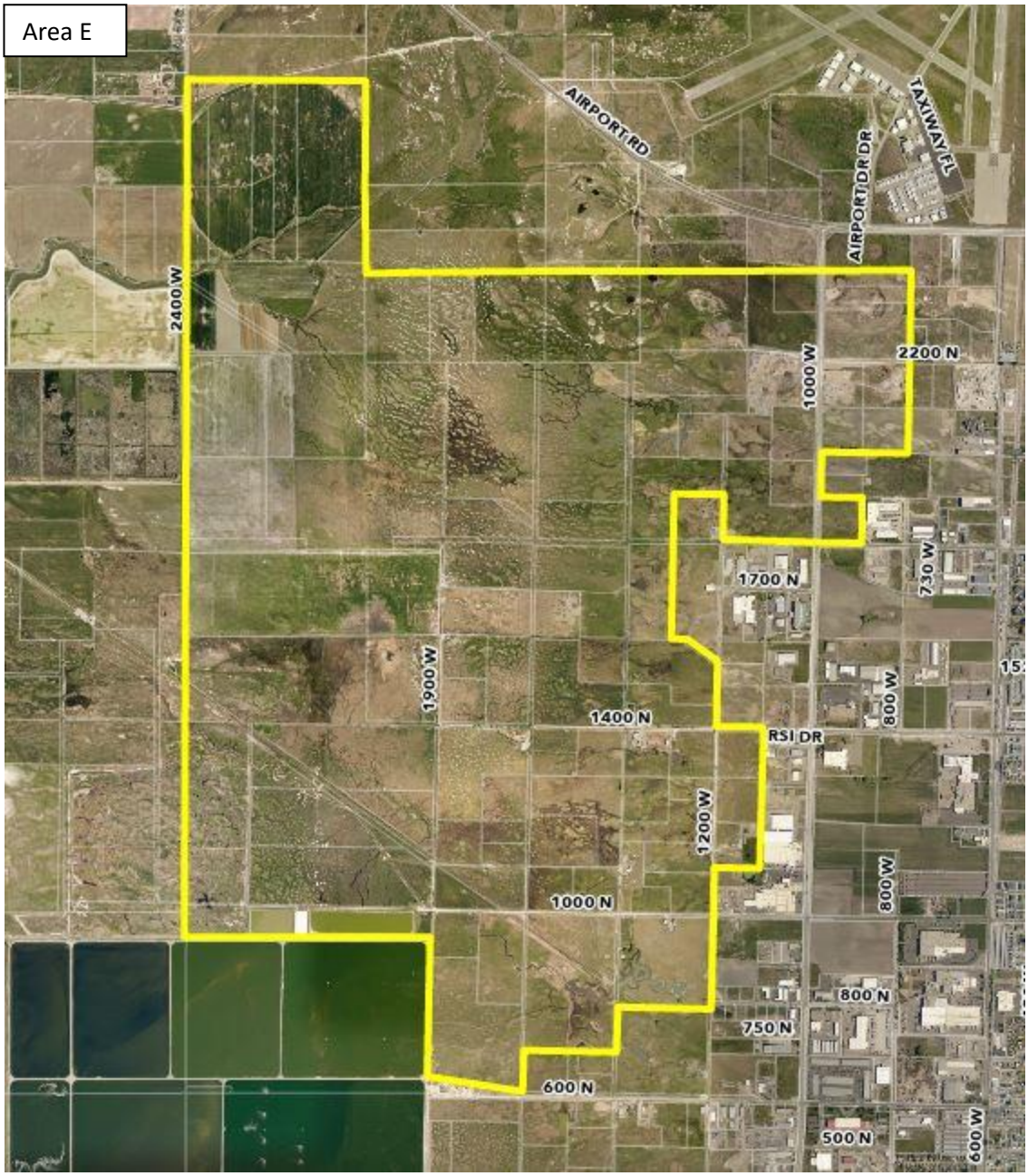
Area C: This relatively large area is located southwest and west of Logan, north of SR 89/91, east of 2400 W, west of 10th west and south of 600 South. This area contains approximately 1,730 acres, 187 parcels, and generally consists of a mixture of agricultural and low density residential uses. Scattered throughout the area are wetlands, ditches, canals, creeks or drainages, the Logan River and assorted riparian areas many of which should be considered for protection and incorporation into Logan's open space network. This area is an important future growth corridor for Logan as both the 1600 West & 2000 West alignments will eventually connect with signalized intersections at SR 89/91. Logan has been preserving right of way corridors for these roadways. This area is targeted for future residential and commercial growth.



Area D: This area is west & southwest of the landfill, south of 200 North, north of 600 South, and with a westerly boundary approximating the 2400 West right of way. The area contains approximately 500 acres and 62 parcels. Logan City currently owns eight parcels totaling approximately 128 acres. The land uses consist of a salvage yard in the NE corner on the south side of 200 North and west of 1900 West, while the remainder of the land area is generally a mixture of agricultural, low density residential, and open space. Scattered throughout the area are wetlands, ditches, canals, creeks or drainages associated with the Logan River and assorted riparian areas. The area is targeted for future industrial and commercial growth along the northern areas with residential and commercial growth in the areas south of 200 South.



Area E: This area is located directly west of the existing industrial area, north of 600 North and the existing sewage lagoons, east of the approximate future 2400 West right of way alignment and south of the existing Logan City boundary. The area contains approximately 2,125 acres, 104 parcels, and is a combination of agricultural uses and open space. The area contains a mixture of wetlands, ditches, canals, creeks or drainages that generally flow towards the west. This area is targeted for future industrial and commercial growth.



Area F: This area is located west of the existing Logan Airport, east of the future 2400 West right of way, and south of the 3400/3700 right of way. The area contains approximately 868 acres, 38 parcels, and is a mixture of agricultural uses and open space. This area on the south side of Airport Road is targeted for future residential growth and future industrial and commercial growth closer to the airport.



Community Character

The City of Logan has been identified as one of the top-rated small cities in America. Logan is the cultural, historical, educational, commercial, and industrial core of Cache County, and is home to Utah State University, a land grant and public research university containing approximately 19,000 students on the Logan campus and 27,000 students statewide. Logan has a very stable and strong economy supporting a wide range of commercial and industrial activities as well as a wide variety of cultural activities, restaurants, parks, trails, events, and outdoor recreational opportunities.

The city is generally landlocked on three sides and is bordered by North Logan City to the north, the Cities of River Heights, Providence, Millville and Nibley to the south, public lands managed by the State of Utah to the east, and unincorporated Cache County to the west. Logan is unique in that the city provides municipal services (wastewater, solid waste, police, fire and EMS) to many of the other jurisdictions in the valley and contains a significant State university.

The city is comprised of a diverse group of neighborhoods containing a wide variety of housing, ranging from the historic residential core in the historic “Plat of Zion” to the more modern neighborhoods located on the eastern benches and the west side of town. Interspersed are a mixture of newer multi-family complexes, student housing complexes, new townhome communities, older multi-family buildings and single family residential structures converted into multi-family dwellings. Logan contains the highest percentage of rental housing in the region due to student demand, market pressures, proximity to industry and commerce (jobs), favorable zoning that encourages multi-family housing and urban densification, an aging housing stock, and an aging population. The results of these factors are a younger, more transient

population that has generated a demand for housing and services exceeding the average rate of population growth.

Given Logan's presence in the valley, the city's development patterns are somewhat unique from the neighboring communities in that Logan is required to meet a lot of competing demands. It is imperative for the city, as future annexations are considered, to take a long-range view of at least 20 years. The city intends for all manners of growth to occur in areas where municipal services can be provided efficiently and effectively, to discourage annexations that are not a logical extension of the city, and to ensure that any expansion for new development does not place a higher tax burden upon existing and future residents. The current 20-year vision of long-range growth and expansion is rooted in the city's General Plan adopted in 2007, and the adopted plans for Adams, Hillcrest and Woodruff neighborhoods. Neighborhood plans for Bridger, Ellis and Wilson neighborhoods are currently underway and will be completed sometime in 2023. This annexation plan, along with the Existing Conditions Report which is scheduled for completion in 2022, will help set up Logan for a new General Plan beginning in 2023/2024.

Gaps and Overlaps

Logan City has attempted to avoid gaps between or overlaps with the expansion areas of other municipalities. However, overlaps in proposed expansion areas have historically existed between Logan, Nibley, Wellsville, and Millville. Generally, Logan is able to provide the minimum municipal services necessary for residential, commercial and industrial development and is capable of serving future growth in areas where the expansion of city boundaries makes sense.

20 Year Population Projections

The city has considered population growth projections for the next 20 years. Logan's 2020 population was 52,778 which was an increase of 4,604 residents over the 2010 population of 48,174. This represents a 9.6% growth rate over the previous decade or just under an annual growth rate of 1% (Kem C. Gardner Policy Institute). With an average Annual Growth Rate of 1%, the 20 Year Population Projection for Logan is that the city will grow by approximately 8,622 residents to a total population in 2040 of approximately 64,400 residents. The annual change in the total population is shown below:

Logan's 20 Year Population Projections

Year	Annual Growth Rate	Population	Population Change	Year	Annual Growth Rate	Population	Population Change
2020	1.0%	52,778		2031	1.0%	58,883	583
2021	1.0%	53,306	528	2032	1.0%	59,472	589
2022	1.0%	53,839	533	2033	1.0%	60,066	595
2023	1.0%	54,377	538	2034	1.0%	60,667	601
2024	1.0%	54,921	544	2035	1.0%	61,274	607
2025	1.0%	55,470	549	2036	1.0%	61,886	613
2026	1.0%	56,025	555	2037	1.0%	62,505	619
2027	1.0%	56,585	560	2038	1.0%	63,130	625
2028	1.0%	57,151	566	2039	1.0%	63,762	631
2029	1.0%	57,723	572	2040	1.0%	64,400	638
2030	1.0%	58,300	577				

Utah State University (USU) 20 Year Population Projections

According to Utah State University's 2000 Master Plan, the projected student enrollment on the Logan campus is anticipated to expand from the 2000 population of 14,000 full-time equivalent (FTE) students to 26,000 FTE students at full buildout. The campus has been growing at an average of 1.6% per year, with the Logan campus 2021 fall semester enrollment was at 19,547 which is an increase of approximately 5,547 students since 2000. Assuming similar annual increases of 1.6% percent would put USU at approximately 26,000 students by 2040.

A goal of USU's 2000 Master Plan is to sustain a resident population of 23 percent of the student enrollment in order to maintain the collegial character and vitality of the University. As of 2000, there were 3,200 student beds on campus and, in order to maintain the preferred ratio of on campus resident student population versus off campus student population, it is projected another 2,900 on campus student beds will be necessary to accommodate the anticipated 26,000 student population at buildout.

The importance of these numbers and the overall growth in USU student population is the increased demand being placed on off campus, student housing located in close proximity to the University. The demand for student housing skews the typical correlation between housing demand & actual resident (non-student) population growth.

20 Year Population Projections (Areas of Expansion)

Population projections are shown for each of the identified areas. The numbers shown represent an approximate amount of residential growth at full buildout which, when considering the anticipated growth rate of 1% and the amount of vacant land inside the City, these numbers are beyond a 20 year window.

Area A: This 9.13 acre unincorporated island is not suitable for future residential development.

Area B: This area is not being considered for future residential growth in Logan. Other than Site 3, none of the other specific locations have any significant residential development potential. In order for Logan to serve the Tri-H Farms or MPI properties, all major infrastructure would need to be extended from the other side of SR 89/91 which is not in the city's current Capital Improvements Plans. These properties are better served by Nibley City which has public infrastructure immediately adjacent to these properties.

Area C: This relatively large area, located on the southwest and west side of Logan, will be a significant future growth corridor for new residential and commercial growth, especially as new intersections with SR 89/91 are constructed and other utility improvements are installed. The area contains approximately 1,730 acres. Removing 30% of the total land area for roads, environmental constraints, parks, etc., and another 20% for future commercial development eliminates approximately 865 acres from consideration for residential growth. It is estimated that of the 865 acres, approximately 40% or 346 acres will be zoned for the equivalent of six dwelling units per acre, 40% or 346 acres will be zoned for the equivalent of four dwelling units per acre, and 20% or173 acres will be the zoned for the equivalent of 12 units to the acre. The approximate population growth in Area C is shown below:

Acreage	Du/acre	Units	Household Size	Population Growth
346	6	2,076	2.9	6,020
346	4	1,384	2.9	4,014
173	12	2,076	2.9	6,020

Area D: The area south of the landfill will be a residential growth corridor while the properties to the west of the landfill will be a growth corridor for commercial and industrial uses. Approximately 200 acres in Area D are considered suitable for residential growth. Removing 30% of the land area for roads, Logan River riparian areas, wetlands, floodplains, and parks reduces the total area down to approximately 140 acres. The approximate population growth in Area D is shown below:

Acreage	Du/acre	Units	Household Size	Population Growth
140	6	840	2.9	2,436

Area E: This area is being planned for future industrial and commercial growth and is not anticipated to have any residential growth.

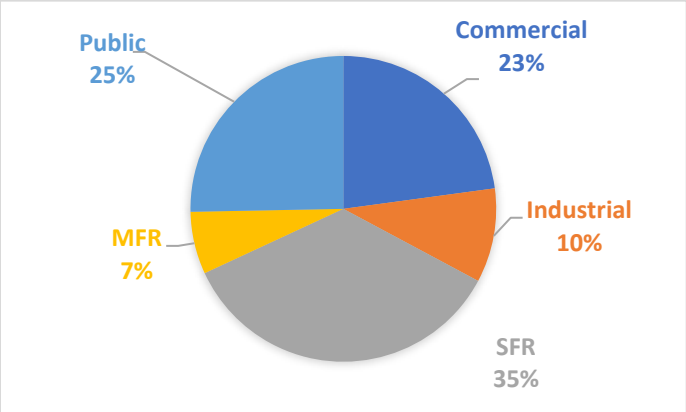
Area F: The approximate 150 acres on the south side of Airport Road is identified for future residential growth. Removing 30% of the land area for roads, environmental constraints, parks, etc., reduces the total area down to approximately 105 acres. The approximate population growth in Area F is shown below:

Acreage	Du/acre	Units	Household Size	Population Growth
105	6	630	2.9	1,827

Analysis of Need for Residential, Commercial, and Industrial Land

The need for additional land suitable for residential, commercial, and industrial development over the next 20 years should be further analyzed and refined by Logan when the General Plan is updated (projected 2024). The current land use analysis for this report is broken down into five general land use categories: Commercial, Industrial, Single Family Residential, Multi-Family Residential, and Public. Because the Future Land Use Plan (FLUP) contains 20 separate land use districts and the Zoning Map contains 22 separate zoning categories, there is overlap between categories, e.g., Mixed Use Zone, so these numbers are somewhat generalized. The current land use analysis shown below identifies the total acreage for each land use category as well as their overall percentages.

Logan Land Use 2021 (Zoning)



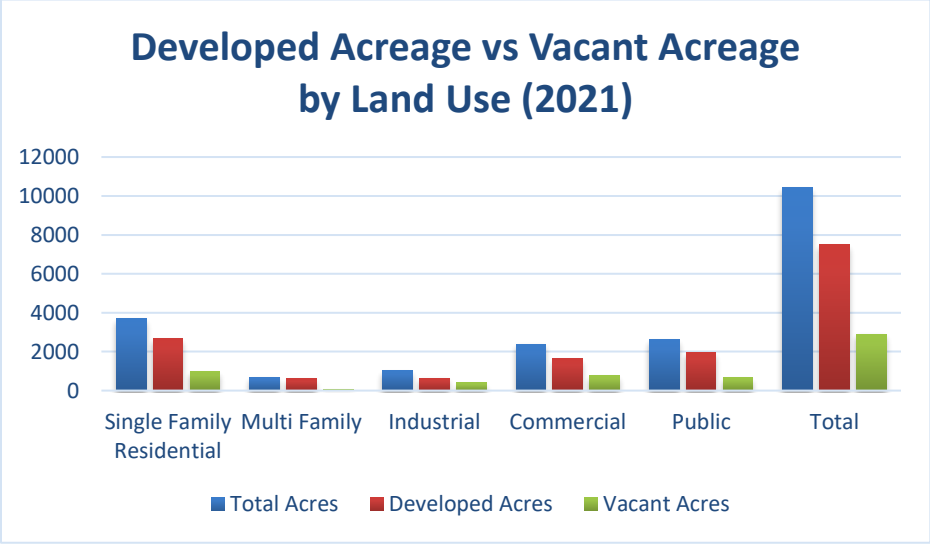
Land Use	Acreage
Commercial	2,384
Industrial	1,039
SFR	3,679
MFR	689
Public	2,640
Total	10,431

Vacant Land Analysis

As described above, Logan contains approximately 10,431 acres divided into five (5) general land use categories representing 22 specific zoning districts. The breakdown of each of these generalized land use categories and zoning districts is shown in the following tables and charts. The amount of vacant acreage for each category is "gross" in that it does not include a modifier for roads, right of ways, easements, etc., all of which generally accounts for an approximate 20% reduction in overall land area.

Developed Acreage vs Vacant Acreage by Land Use (2021)

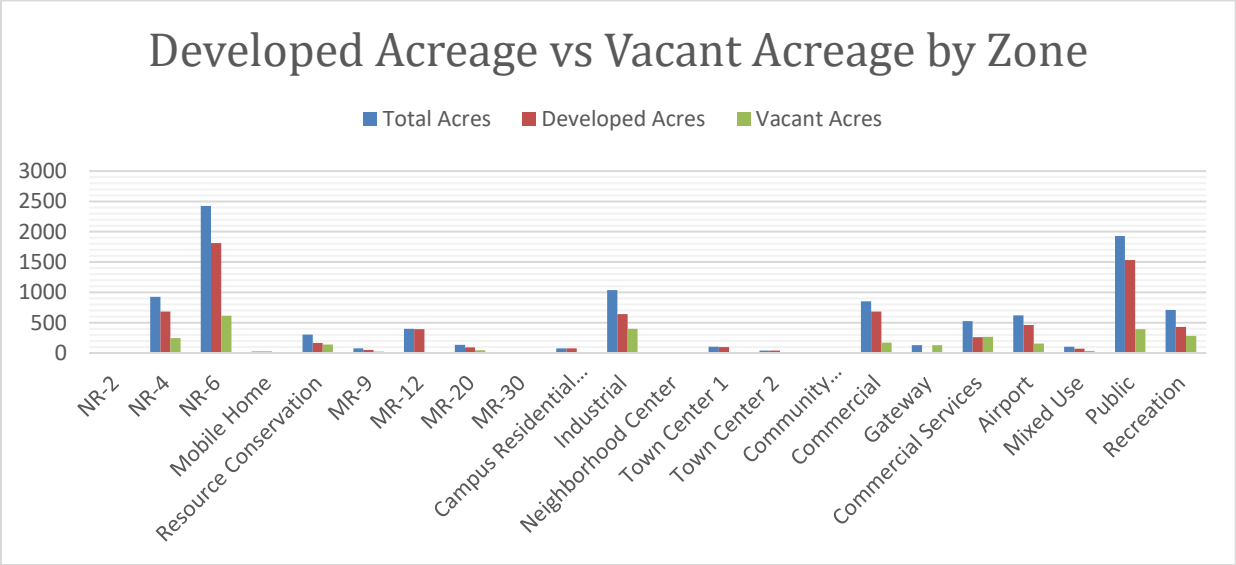
Land Use	Total Acres	Developed Acres	% Developed	Vacant Acres	% Undeveloped
Single Family Residential	3679	2684	73.0%	995	27.0%
Multi Family	689	612	88.8%	77	11.2%
Industrial	1039	643	61.9%	396	38.1%
Commercial	2384	1624	68.1%	760	31.9%
Public	2640	1961	74.3%	679	25.7%
Total	10431	7524	72.1%	2907	27.9%



Citywide, there are approximately 2,907 gross acres that could be considered vacant and available for development. While previous evaluations included parcels considered "underdeveloped" in the vacant lands analysis, the number used here only represents those parcels that are generally absent of any development. Including underdeveloped parcels, e.g., ½ acre residential lots in core neighborhoods with one single family dwelling on it, does not paint an accurate picture of what is truly available for new development, as the development of "underdeveloped" property requires parcel consolidation, neighboring owner cooperation, etc., all of which are relatively difficult. Removing 20% or 581 acres for roads, easements, etc., and the 679 acres considered "Public" reduces the total vacant acreage down to approximately 1,646 acres available for future residential, commercial and industrial growth.

As shown in the following table, a number of the individual zones lack adequate vacant acreage to meet future demands. This is evident as the city has recently reviewed a number of requests to rezone commercial properties to multi-family residential zoning. This specific issue will need to be addressed in

greater detail during the General Plan update. The following chart and table break down the developed versus vacant acreage by zoning district.



Developed Acreage vs Vacant Acreage by Zoning District (2021)

Zone	Total Acres	Developed Acres	Vacant Acres	% Developed	% Vacant	Density DU/Ac
NR-2	0	0	0	0	0	2
NR-4	924	681	243	73.7	26.3	4
NR-6	2427	1814	613	74.7	25.3	6
Mobile Home	22	22	0	100	0	6
Resource Conservation	306	167	139	54.6	45.4	1/40
MR-9	75	50	25	66.7	32.3	9
MR-12	399	392	7	98.2	1.8	12
MR-20	135	92	43	68.1	31.9	20
MR-30	2	0	2	0	100	30
Campus Residential	78	77	1	98.7	1.3	40
Industrial	1039	643	396	61.9	38.1	0
Neighborhood Center	2	2	0	100	0	9
Town Center 1	105	100	5	95.2	4.8	70
Town Center 2	41	39	2	95.1	4.9	30
Community Commercial	7	6	0	85.7	14.3	12
Commercial	853	684	169	80.2	19.8	30
Gateway	130	0	130	0	100	1
Commercial Services	525	260	265	49.5	50.5	0
Airport	618	461	157	74.6	25.4	0
Mixed Use	104	72	32	69.2	30.8	30
Public	1928	1533	395	79.5	21.5	0
Recreation	712	428	284	61.1	39.9	0
Total	10432	7523	2908			

Residential

Logan has a wide range of existing housing options available to residents while also providing a majority of the off-campus housing for Utah State University students. According to the U.S. Census/American Community Survey (ACS) data, in 2019 there were 18,682 residential units in Logan, representing an increase of 1,697 units from the 16,986 units in 2010. The Kem C. Gardner Policy Institute data shows the total housing units for 2020 was 18,709. Based on these two sources, the increase in housing units represents an annual increase of 1.0% – 1.1% and an overall increase of approximately 10% – 11.4%. The 2010, 2018 & 2019 ACS housing data is summarized below:

ACS 2010 – 2019 Housing Unit Data

Housing Units in Structure	2010		2018		2019	
	Units	%	Units	%	Units	%
Housing Units:	16,986		18,437		18,683	
1 Unit:	8,881	52.3%	9,278	50.3%	9,494	50.8%
Detached Unit	7,635	45.0%	7,377	40.0%	7,507	40.2%
Attached Unit	1,246	7.3%	1,901	10.3%	1,987	10.6%
2	1,219	7.2%	971	5.3%	1,163	6.2%
3 or 4	3,639	21.4%	4,211	22.8%	3,881	20.8%
5 to 9	889	5.2%	832	4.5%	1,044	5.6%
10 to 19	1,046	6.2%	1,224	6.6%	1,333	7.1%
20 to 49	675	4.0%	748	4.1%	777	4.2%
50 or More	174	1.0%	694	3.8%	575	3.1%
Mobile Home	463	2.7%	453	2.5%	391	2.1%
Boat, RV, Van, etc.	0	0.0%	26	0.1%	25	0.1%

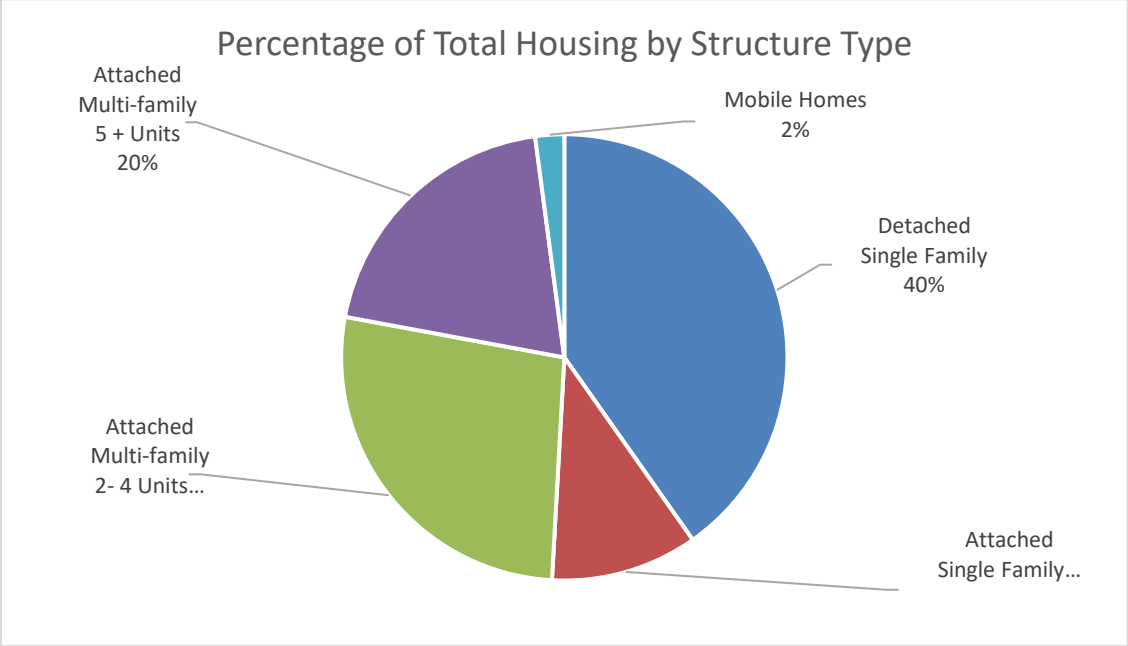
Logan City Building Permit data shows the city permitted 3,257 new residential units between 2010 – 2021, including 718 single family residential, 770 attached residential units (townhomes), 1,608 multi-family residential units, and 110 manufactured homes.

Permitted Housing Units by Structure Type (2010 – 2021)
Logan City Building Permit Data

Housing Type	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Totals
Detached SFR	51	26	40	35	33	41	63	62	90	87	131	110	718
Attached (2 – 4 Units)	26	34	51	12	70	48	37	131	63	56	100	142	770
Multi-family (5+ Units)	214	38	64	62	159	48	24	135	51	311	502	0	1608
Mobile Homes	3	1	6	4	11	16	14	24	8	14	0	9	110
Total	294	99	161	114	273	153	138	352	212	468	733	261	3257

Note: During this same time period, approximately 150 residential units were demolished and removed from the overall housing inventory.

Based on Logan City permitting data, and assuming all of the units permitted were actually constructed, the city's overall housing increased from 16,986 residential units in 2010 to 20,243 residential units in 2021, which represents a total increase of 19% or an annual increase of approximately 1.6% (12 years). Overall, detached single family residential dwelling units account for approximately 40% of the total housing units, attached single family residential units (townhomes) account for 11% of the total housing units, attached multi-family residential units (2 – 4 du) account for 27% of the total housing units, attached multi-family residential units (5 + units) account for 20% of the total housing units, and mobile homes account for 2% of the overall housing stock.



Commercial

Logan is the commercial hub for Cache Valley and has seen significant commercial growth along Main Street at both the north and south ends of Logan. One of the city's primary goals for economic development is to continue to focus commercial growth along Main Street, primarily with infill or commercial renovation projects, along with some expansion over onto the 10th West corridor. Approximately 32% of the land area zoned commercial is considered vacant and is generally available to meet future, short term needs. The upcoming General Plan update will evaluate the anticipated demand for commercial growth over the next 20 years and define additional areas to accommodate that future commercial growth scaled to serve both new residential areas as well as regional demands.

Industrial

Logan has an industrial & commercial hub located at 800/1000 West and SR 89/91, and a larger, more significant, industrial & commercial area north of 200 South, along the 1000 West corridor up to the Logan Airport. The industrial hub at 1000 West and SR 89/91 is slowly building out recent plant expansions (GE Healthcare/Hyclone, IFIT) either under construction or in the design phases. Citywide, there is approximately 400 acres of vacant land zoned for future industrial growth. New projects, either recently permitted or under construction, will reduce this number down to approximately 300 acres. New roads and environmental constraints (wetlands) will remove approximately 30% of the available land area for future development. Logan has adequate vacant lands for short term industrial needs and demand, but in order to remain competitive in attracting and retaining new commercial & industrial development, the

city needs to plan on expanding west. The upcoming General Plan update will evaluate the next 20 years of demand and define future industrial growth corridors close to services and transportation options.

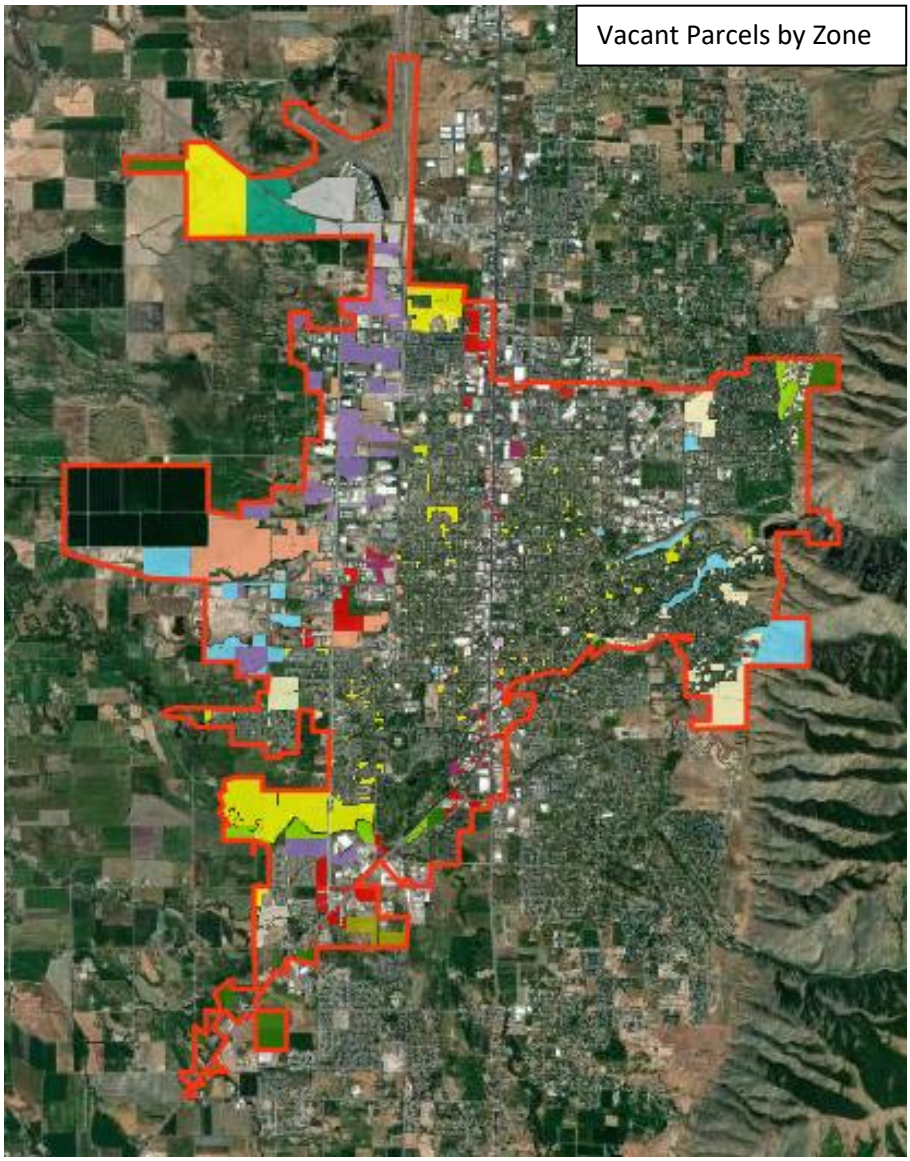
Changes in Logan's Boundary since 2007 Annexation Plan

Since 2007, Logan's boundaries have changed through a series of property annexations, disconnects, and boundary adjustments with neighboring cities. The net adjustment in the city's overall acreage was 926.51 acres through 16 separate Ordinance actions. Appendix A/B provides an accounting of the 16 different annexations, disconnects, and municipal boundary adjustments from 2007 through 2021. Of the 926.51 acres, the two largest annexations containing approximately 814 acres (Airport Road & South Highway 89/91) remain vacant and/or underdeveloped due to a variety of constraints and lack of infrastructure. All other annexations approved since 2016 are either in the entitlement & permitting processes, or in various phases of construction. The disconnect involving the Nelson Farms property is also in the first phases of development.

Summary of Need for Residential, Commercial, and Industrial Land

The greatest demand in Logan is currently for attached multi-family housing to meet the need for both affordable housing and student housing. The second highest demand is for attached and/or detached single family residential housing. There are approximately 995 vacant acres zoned for single family residential growth, while there are only 77 vacant acres zoned for multi-family residential growth. It is important to note that even though a property is vacant, there is no guarantee that it is available or even suitable for new development.

The following map shows the location of vacant parcels and the underlying zoning.



Need for Municipal Services

Logan City provides a full range of municipal services including water, sewer, stormwater, power, streets, parks & recreation, law enforcement, fire protection, library, municipal court services, solid waste and recycling collection, and has adopted a series of Capital Services and Facilities Plans that consider current and projected costs of infrastructure, urban services, and public facilities necessary to facilitate full development in the city. Other than the specific locations described under "Area B", almost all of the land that will be incorporated into Logan is considered "greenfield" and will require a full complement of municipal services. However, in considering a proposed annexation, the city will need to assess the existing capacity of current services, along with the anticipated demand for new services required as a result of an annexation. Additional service demands will be weighed against potential revenues and other benefits that can be expected as a result of the proposed annexation, including property tax, sales tax, utility connection fees, service revenue, impact fees, property for roads or utility corridors, parks and recreation amenities, trail corridors, open space, and other beneficial types of activities.

Plans for Extensions of Municipal Services

An important consideration when evaluating a request for an extension of municipal services is the ability of the city to effectively serve those areas. Therefore, development should be consistent with the General Plan, namely it should be located in areas we are anticipating future service and at an intensity already considered in the city's planning documents. The city's Capital Services, Facilities and Improvement Plans are very comprehensive in their analysis of service & utility needs including an analysis of future demand as well as methods for financing those facilities. The city requires developers to construct all new public facilities necessary for their new project, while the city also collects impact fees during permitting that helps fund larger improvements also necessary to meet the needs of new growth. As a condition of annexation, developments may be required to extend or improve streets, water, sewer, electrical, and other vital public facilities consistent with the city's Capital Facilities Plans. The city's policy is to deliver high-quality municipal services throughout the city, including newly annexed areas.

Drinking Water
Logan City adopted a Drinking Water System Master Plan in 2016 in order to provide guidance for decision makers to ensure the delivery of sufficient water at a reasonable cost. Recommendations are based on city drinking water demand data and standards established by the Utah Division of Drinking Water (DDW). The Drinking Water System Master Plan contains recommendation and conclusions for water supply, storage, and distribution. While new growth and development is expected to pay its own way, impact fees, connection fees, special assessment, special districts, and other forms of revenue generation will be used to help fund the construction of water supply, storage, and treatment improvements necessary to support annexations. Items pertinent to future annexations are summarized below.

Supply: Logan currently uses a spring and four wells to provide water to the city's drinking water system. These five sources have a current total capacity of 28,000 gallons per minute (GMP). As of 2016, the total number of Equivalent Residential Connections (ERC) served is 20,948. The projected buildout of the city will require an additional 27,401 GMP representing an equivalent of 27,520 ERC's. Buildout assumptions used in the 2016 Drinking Water System Master Plan were based on a 2060 buildout with an anticipated population of 111,717 residents. The city will acquire additional water rights for development at the time of new development.

Storage: The city's current drinking water system includes seven storage facilities with a total capacity of 11.34 MG. Under the projected buildout conditions, the storage deficit is approximately 36.32 MG. The city is preparing to construct an additional 10 MG storage tank in the Cliffside area within the next 2 - 4

years. New growth and development will contribute to the construction of additional storage through the assessment of impact fees.

Sanitary Sewer
Logan City adopted a Sewer System Management Plan in 2015, a Wastewater Treatment Master Plan in 2016, and a Sewer Collection Master Plan Update in 2018. The primary purpose of these plans is to provide a set of tools to help the city meet its existing and future wastewater collection & treatment needs. Logan City's sewer system currently serves the entire city and the additional municipalities of Providence, River Heights, Nibley, North Logan, Hyde Park, and Smithfield. The city's new $155 million dollar Wastewater Treatment Facility is schedule to start treating waste in 2022. The new Wastewater Treatment Facility is sized to accommodate 18 million gallons (MGD) of wastewater with a plan to expand treatment capacity to 24 MGD in the next five years. The Sewage Collection Master Plan follows the same build-out assumptions for Equivalent Residential Unit (ERU) as the 2015 Culinary Water Master Plan (ERC). A wastewater treatment impact fee is collected at the time of building permit issuance.

Power
Logan City Light and Power is a municipal owned utility. The electrical energy delivered to Logan comes from a variety of generation plants and sources throughout the region including hydroelectric, natural gas, coal, and solar (renewable). Peak demand for electricity occurs during the summer months reaching upwards of 99 Megawatts. Logan has a normal capacity of 150 Megawatts and is actively planning for future capacity to serve future growth and demand. New users will be assessed connection and impact fees and will be required to pay for new services when they develop.

Transportation
All new public or private streets in new areas are required to be constructed by the developer according to minimum city standards. For regional roadways, developers will be required to construct their proportionate share while Logan will be responsible for constructing their share use other funding sources such as impact fees, grants, regional road funds, or other capital funds. Logan City conducts routine maintenance activities on all public streets and roadways. Logan also requires the implementation of Bike & Pedestrian elements with new street construction. The city is preparing a new Transportation Master Plan that is scheduled be completed in 2023.

Stormwater
Logan City adopted a Stormwater Master Plan in 2012 with an updated Master Plan scheduled for completion sometime in 2023. The plan recommends a variety of storm water management strategies including storage and collection systems, new infrastructure to accommodate existing and future land uses, and requirements that all new development retain and manage their own stormwater on-site. The city will continue to use existing irrigation canals and ditches to collect stormwater, require new development to perform on-site retention, and utilize open space and parks for area wide detention. Storm drainage in newly annexed areas will be constructed by the developer according to minimum local, state, and federal requirements.

Law Enforcement
Logan is considered one of the safest metro areas in the West and in the nation. The Logan City Police Department provides a wide range of community law enforcement services within the corporate boundaries of the city that range from traffic patrol, investigation, narcotic task force, school resource officers to animal control. The Police Department also manages the 911 center for Cache Valley and works with other communities throughout Cache Valley. Current law enforcement activities would extend to newly annexed areas. Increased demand for services will be addressed through the city's annual budgetary process.

Fire and Emergency Medical Services
The Logan City Fire Department provides fire protection and emergency medical services to Logan residents through a network of four stations. Fire protection and emergency medical services are also provided to North Logan, Providence, River Heights and areas of unincorporated Cache County through contract arrangements. The city is in the process of constructing a new downtown fire station to replace Station 70, and which should be operational sometime in 2023 or 2024. Upon annexation, the city's fire and emergency medical services will extend to newly annexed areas. Increased demand for services will be addressed through the city's annual budgetary process.

Environmental Department
The city's Environmental Department provides Solid Waste Management, Recycling, Green Waste Collection and Composting, Wastewater Treatment, Pretreatment Inspection, Forestry, and Mosquito Abatement Services for residents of Logan City and Cache County. The new Wastewater Treatment Plant will become operational in 2022. The city has recently opened a new landfill in the northern end of the County and is preparing to close the current landfill at 200 North. The city will continue to operate a waste transfer and recycling facilities at the 200 North location. The green waste programs are moving to the north side of 200 North and will expand as the treatment plant becomes operational. The existing landfill is planned to be reclaimed into passive and active recreational and open space. Costs for providing these countywide services are paid by all users and residents in Logan City and in Cache Valley.

Parks and Recreation
Logan City provides an excellent network of parks, recreational facilities, and recreational programs serving both citizens of Logan as well as residents of Cache County. The system is composed of active and passive parks, a variety of trails, recreational fields & facilities, golf course, dog park, wetland and riparian areas, cemetery space, and open space either programmed for future improvements or planned to remain as natural open space. As the city grows, the Parks and Recreation system will need to be expanded to meet the increased demand. Annexation of lands to the west will bring new opportunities for additional trail areas, open space, Logan River riparian areas, wetlands, and also improved & more formal parks & recreational space. The city is also planning for the conversion of the existing landfill into recreational space once it is formally closed. The city collects impact fees for parks during the building permit phase. The Parks & Recreation Department also relies on general funds, grants, user fees, donations, and other sources of funding to meet the demand for new and expanded facilities. The city's assumption with annexations is that new growth and parks & recreation will continue to pay its own way.

Community Development Services
The city provides building, business licensing, code enforcement, neighborhood improvement, and planning services through the staff of the Community Development Department. Access to these services will be available to all property owners annexed into Logan.

Economic Development Services
The city promotes on-going citywide economic development efforts through the office of Economic Development in cooperation with the Cache Chamber of Commerce, the State Economic Development Office, and others to ensure new business growth continues in Logan. Future annexation areas, especially those that contribute to the overall economic base, are important for a robust economic development strategy. Continued economic growth creates an overall strong tax and employment base for both current and future residents which is a high priority for the city.

Public Works Services
The Public Works Department manages and maintains most of the city's physical infrastructure. Maintenance on most systems is planned and budgeted for annually, so ensuring that routine inspections

and maintenance functions are funded and available for new infrastructure installed to serve future growth is critical as the city continues to grow and expand.

Library Services
The Logan City Library serves city residents with a free library offering a variety of services and programs. Cache County residents can access these services for a fee. A new 45,000 square foot library located on the city block is currently scheduled to start construction in 2022 and is anticipated to be open in 2023. This three story facility will expand on existing library programs and public meeting space. New residents in recently annexed areas will have the benefit of Library access.

How Municipal Services May be Financed

Financing services in the expansion areas will be accomplished in the same manner as financing infrastructure and services within the corporate limits. Infrastructure needed to serve developing properties is installed at the developer's expense. With dedication and city acceptance, city operation and maintenance is provided by property tax and sales tax revenues, Class B and C Road Funds and utility franchise fees. In addition, the city will impose impact fees to offset the impact of offsite infrastructure systems needed for new growth. New development is required to install the base-sized service facilities needed for their proposed development including any off-site improvements to deliver the improvement to the property boundary. The city may enter into an agreement with a developer to use impact fees for the purpose of extending and upsizing those facilities to accommodate new growth and development not within the boundary of the specific development proposal.

Upon an annexation petition and preliminary project approval, the city has the authority to require a developer to install, upsize, or improve said offsite facilities as a condition of annexation. When a developer installs an offsite improvement such as a road, waterline, or sewer line, the city and the developer, may enter into reimbursement agreements where the city agrees to use future impact fees collected in the area to provide reimbursement compensation to the developer for those proportional offsite improvements that will be utilized by other property owners in the area.

When new development occurs and utilizes the infrastructure installed by others, these new developments must be required to pay their proportionate share for those extended services. The city has the authority to enter into pay back agreements with the original developer, whereby new development utilizing the improvements are required to remit payment to reimburse the developer for a proportional share of the costs. Any payback agreements must be made in accord with State Statute regarding such agreements which require prorated reimbursements limited to ten (10) yeas after installation.

Current and Projected Costs of Infrastructure and Services

Logan City provides a full range of municipal services including water, sewer, stormwater, power, streets, parks & recreation, law enforcement, fire protection, library, municipal court services, solid waste and recycling collection, etc., and has adopted a series of Capital Services & Facilities Plans that consider current and projected costs of infrastructure, urban services, and public facilities necessary to facilitate full development of areas under consideration for future annexation.

Area A: This 9.13 acre unincorporated island is partially developed with some potential for new commercial development in the future. Generally, Logan's infrastructure is relatively close, so the cost of extension and service connections will be borne by a project proponent.

Area B: All of the different sites in Area B, with the exception of Site 5, are designated for de-annexation and going to Nibley City. Site 5 is developed with commercial uses currently served by Nibley City, and

if this area was to come into Logan, an agreement for service provision would need to be worked out with Nibley City and Rocky Mountain Power until Logan's infrastructure was available.

Area C: This area located on the southwest and west side of Logan will be a significant future growth corridor for new residential and commercial growth and will require all new municipal infrastructure. This area currently consists of a mixture of agricultural and low density residential uses. As described above, the approximate growth potential for this area represents approximately 6,236 dwelling units spread over approximately 1,730 acres.

Area D: The area south of the landfill will be a residential growth corridor while the area to the west will be a growth corridor for commercial and industrial uses. This area currently consists of a mixture of agricultural and low density residential uses and will require all new municipal infrastructure. As described above, the approximate growth potential for this area represents approximately 840 dwelling units spread over approximately 140 acres.

Area E: This area is located directly west of the existing industrial area, contains approximately 2,125 acres, and currently consists of agricultural uses and open space. The area contains a mixture of wetlands, ditches, canals, creeks or drainages that generally flow towards the west. This area is targeted for future industrial and commercial growth and will require all new municipal infrastructure.

Area F: This area is located west of the existing Logan Airport, contains approximately 868 acres, and currently consists of a mixture of agricultural uses and open space. This area is targeted for future industrial and commercial growth and will require all new municipal infrastructure.

Reasons for Including Sensitive Lands in Expansion Areas

Logan's expansion areas include wetlands, floodplains, & riparian areas. The city requires the applicant to delineate these resource areas, and then either avoid impacts to, or mitigate for impacts in these areas in accordance with applicable local, State and Federal criteria. The city's Land Development Code, Critical Areas regulations, and Floodplain Management Ordinance will govern development proposals within or near these sensitive areas. It is the city's intent to limit development in sensitive areas while protecting those resources for future generation. It is also the intent of Logan to incorporate any strategically located wetlands, floodplains and riparian areas into the city's open space, parks and trails system, where feasible, in order to ensure their long term protection and/or preservation. The presence of sensitive lands does not preclude annexation into Logan.

Urban Development Exclusions

There are no unincorporated urban development within ½ mile of Areas A, B, C, D or E that have not been included in the expansion areas.

Estimate of Tax Consequences

With the exception of the sites being considered under Area B, a majority of the other parcels in Expansion Areas are currently undeveloped. It is anticipated that if all or portions of the areas identified in the Annexation Area Map were annexed into the city, the properties within those areas may increase in value providing additional tax base for the city and service districts. The overall city tax rate is 0.010555 while the County tax rate is 0.008725. Properties being annexed into Logan would see an approximate average tax increase of 8.25%. However, at initial time of annexation, the estimated tax consequences would be minimal having little impact on the existing Logan City tax burden or benefit. When the properties reach their full development potential, the tax consequence could be significant for the city and

other taxing entities. In all cases, the loss to Cache County would be minimal and offset by the decrease in services provided to the area. The city does not anticipate raising property taxes for the entire city as a result of annexation or any specific properties within the proposed annexation area.

Interests of Affected Entities

The affected entities are Nibley City, Millville City, Providence City, River Heights City, North Logan City, Cache County, Logan School District, Cache County School District, Cache County Fire District, Cache Valley Transit District, and the Cache Mosquito Abatement District. Logan will reach out to the affected entities for input and participation in this Annexation Policy Plan. Any comments received will be included in the final document.

Statements of Affected Entities

No comments from any Affected Entities have been submitted to Logan City.

Annexation Petition Criteria

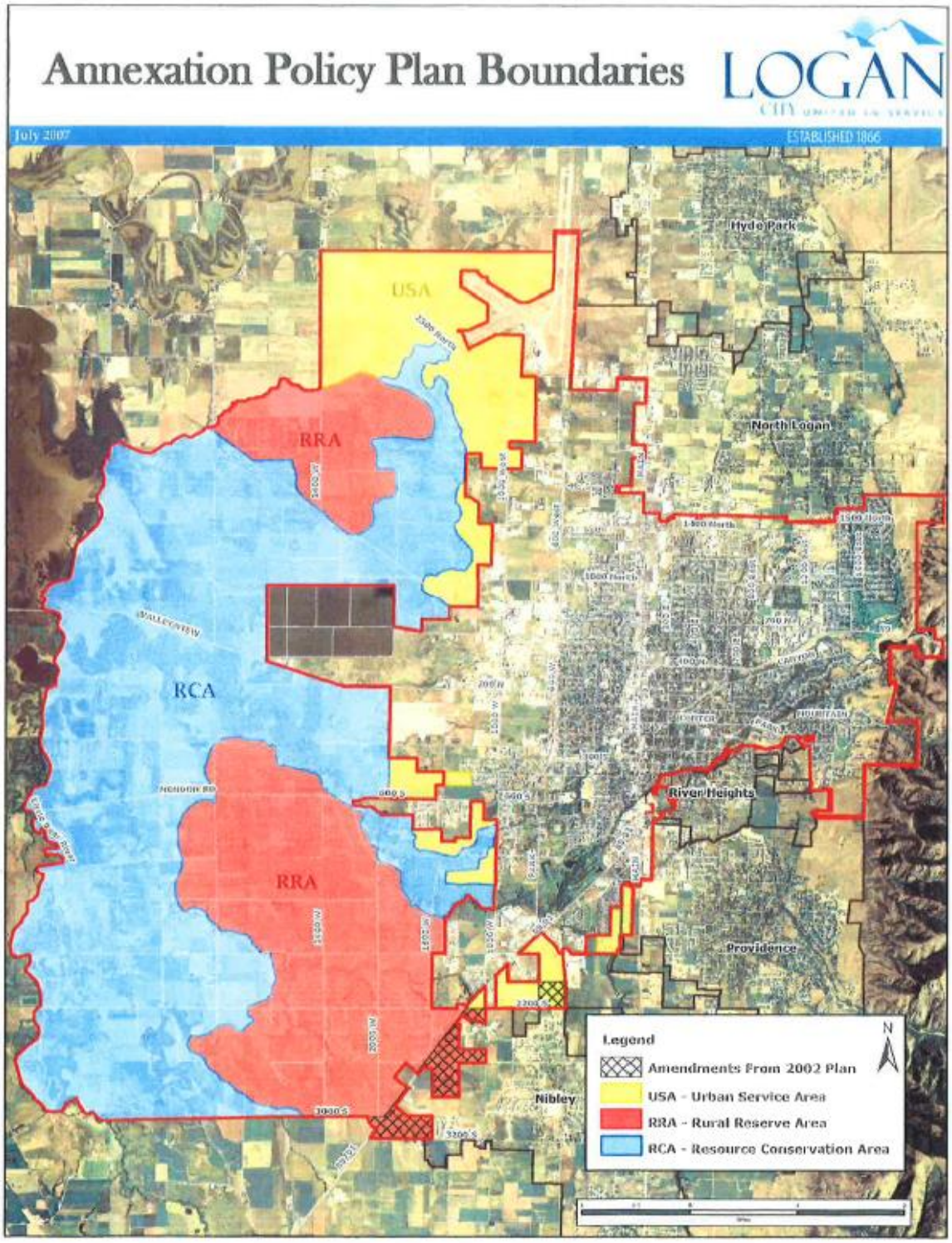
The following criteria shall be used in the evaluation of annexation petitions.

1. The property must be contiguous to Logan City.
2. Annexing the property will not result in the creation of an unincorporated island or peninsula.
3. The proposed annexation is consistent with the adopted Annexation Policy Plan and is located within one of the Logan City expansion areas.
4. The annexation will accommodate development consistent with the General Plan and land uses allowed in the area.
5. The annexation will provide transportation, utility & site improvements for new residents and landowners in accordance with adopted service & utility plans administered by the City and any other local service providers.
6. The extension of new service & utility infrastructure will not burden the municipal service system beyond its capacity.

APPENDIX A

Name	Ordinance	Date	Location	Size (Ac)	FLUP	Zoning	Developed Y/N
Airport Road Project	07-46	06/19/07	Airport Road	514	SFR & IND	NR-6 & RC	NO
South Highway 89/91	07-79	10/02/07	89/91 Corridor	300	RC	GATEWAY	NO
Daniel Russell	08-18A	03/18/08	1180 Eastridge	2.75	SFR	NR-4	YES
Hal Fronk	08-74	10/21/08	2000 N 1000 W	4.40	IND	IND	NO
Logan/No Logan Boundary Adjustment	Res 13-12	03/05/13	North Main	146 acres to North Logan	COM	COM	YES
Charlie Fullmer	15-25	11/17/15	80 W 1200 S	1.49	COM	COM	NO
Logan Parks & Rec	16-03	01/05/16	Trapper Park	21.96	REC	REC	PARK
Logan/River Heights Boundary Adjustment	16-21 Res 16-23 & 17-07	7/19/16 05/03/16 06/06/17	200 E 600 S	5.44	MU	MU	YES
Dan Larsen	17-01	05/02/17	2200 S 1000 W	40.44	COM & MFR	COM & MR-20	YES
Thomas Maples	18-03	01/16/18	973 W 2200 S	2.17	MFR	MR-20	YES
Kunzler Family	19-03	01/15/19	1000 W 1500 S	145.6	SFR	NR-6	PERMITTED
Campbell	19-22	11/19/19	2011 S 800 W	25.14	MFR	MR-20	YES
Nelson Farms Disconnect	19-23 Disconnect	11/19/19	2352 S 89/91	55.99 acres to Nibley			
Henderson/Lewis	20-11	05/05/20	829/879 W 2200 South	4.08	MFR	MR-20	YES
Campbell/Legacy	21-04	05/18/21	2012 S 800 W	37.45	MFR	MR-20	PERMITTED
Carles/Jessop	21-05	03/02/21	1000 W 1100 S	23.58	SFR	NR-6	PERMITTED
16 Separate annexation actions				926.51 ac			

APPENDIX B


Annexation Policy Plan Boundaries
LOGAN CITY
July 2007
ESTABLISHED 1866
USA
RRA
RCA
RRA
Hyde Park
North Logan
River Heights
Providence
Nibley
Legend
Amendments From 2002 Plan
USA - Urban Service Area
RRA - Rural Reserve Area
RCA - Resource Conservation Area
N