

Overview

North Logan City will complete a Transfer of Development Rights (TDR) Plan and Ordinance to be used in its long-range planning efforts. In short, this will include: creating a draft ordinance that reflects the goals defined by the planning process; gathering and documenting information about sensitive lands within the city and market conditions that are applicable to TDR's and establishing planning groups, comprised of community members, to guide the work of consultants.

2001 Planning Grant Summary

Grant Amount:	\$30,000
Matching Dollars:	\$15,000 (\$15,734 in-kind)
Match:	\$30,734
Project Cost:	\$60,734

North Logan City TDR

Local Responsibility

North Logan hired the Cooper Roberts Simonsen Architecture firm to be their consultant in identifying potential sensitive land goals and priorities for North Logan and Cache County.

State Leadership

The Quality Growth Commission awarded North Logan City with a grant in the amount of \$30,000, making the project possible. Additional assistance was provided by North Logan City and Cache County.

Economic Development

One of the benefits of higher intensity developments in receiving zones (commercial, mixed use, etc..) is that it may generate even more tax dollars than the lower intensity development would in preservation areas.

Infrastructure Development

Many communities are using TDR programs to guide new development to areas that don't require expensive infrastructure upgrades. These programs can encourage new developments around transit stations and in redevelopment areas. These strategies save communities money that may translate into lower taxes. Through a TDR, a developer has the option to buy rights to increase the intensity of development at a location deemed appropriate by the community. These payments reimburse property owners at another location who opt to not develop their lands.

Housing Opportunity

This is not a component of this plan.

Conservation Ethic

The goal of the TDR is to meet the community's preservation goals, while allowing a landowner to realize development potential. An additional benefit is that since development is relocated instead of limited, potential tax revenue will not be lost. Through the TDR, community important sensitive lands, farmland, historic landmarks and other valuable assets are preserved in perpetuity.

"It (the TDR) will allow greater flexibility in allowing for smart growth to take place in North Logan City. It will allow the growth to move into the areas that the City and its citizens has determined to be more appropriate."

Cordell Batt-City Planner-Economic Development Coordinator

Implementation

The Planning Commission and City Council are currently reviewing the TDR Ordinance. We are seeking input from the public/landowners on the best ratios to use and getting their support for the ordinance. We believe that it will not be long until the ordinance will be implemented.

Promoting Intelligent Growth

We believe the TDR Ordinance will be another tool the City can use to obtain the goals and objectives they have put forth in their General Plan for maintaining the rural atmosphere of the City. It will allow the growth to move into the areas the City and its citizens has determined to be more appropriate. We believe that it will definitely be a tool that promotes intelligent and responsible growth where we really want it.

Accomplishments

The Ordinance has been written and all the analysis was completed to back up the reasons the ordinance makes sense for this community and how it can work.

Benefits

It has given us another tool to use in meeting the goals and objectives of the City's General Plan. It will allow greater flexibility in allowing for smart growth to take place in North Logan City.