

**CITY OF LOGAN**  
**RESOLUTION NO. 21-08**

**A RESOLUTION ESTABLISHING THE WOODRUFF NEIGHBORHOOD PLAN**

**WHEREAS**, the Municipal Council finds that the social and physical condition of the Woodruff Neighborhood is of significant importance to the vitality of the City of Logan and Cache Valley; and

**WHEREAS**, the Woodruff Neighborhood is one of the largest and fastest growing neighborhoods and will face significant land use issues in the next decade; and

**WHEREAS**, the Woodruff Neighborhood enjoys a variety of amenities such as access to parks and recreational facilities, along with open space and the commercial areas, all of which contribute to its overall wellbeing, and which this Plan serves to protect and promote; and

**WHEREAS**, the Woodruff Neighborhood Plan recognizes the importance of this area, and provides recommendations and strategies to address identified issues in the neighborhood; and

**WHEREAS**, the Woodruff Neighborhood Plan is consistent with, and actively promotes, the goals in the Logan General Plan in further specifying neighborhood issues; and

**WHEREAS**, a lengthy public process was utilized, including a steering committee consisting of residents, elected and appointed City officials, and community leaders, an open house meetings, resident survey, and public hearings to develop and prepare this 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 Woodruff Neighborhood Plan.

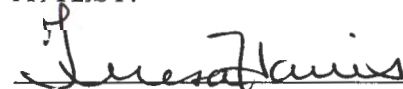
This resolution shall take effect immediately upon its adoption and approval.

PASSED BY THE LOGAN MUNICIPAL COUNCIL THIS 16 DAY OF February 2021.

Ayes: A. Anderson, M. Anderson, Jensen, Lopez, Dimmocks  
Nays: none  
Absent: none

  
Mark A. Anderson, Council Chair

ATTEST:

  
Teresa Harris, City Recorder



2550



## MEMORANDUM TO MUNICIPAL COUNCIL

DATE: January 19, 2021  
FROM: Aaron Smith, Neighborhood Improvement Manager  
SUBJECT: **Woodruff Neighborhood Plan**

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### **Summary of Planning Commission Proceedings**

*Project Name:* Woodruff Neighborhood Plan  
*Recommendation of the Planning Commission:* **Approval**

### **Summary of Woodruff Neighborhood Plan Process**

Over the last several years, Community Development has been engaged in the creation of a specific plan for the Woodruff Neighborhood. Through fits and start, the plan has developed, and is now at a state that it is ready for Municipal Council review and adoption. The plan includes multiple sections that cover a physical inventory and social inventory of the neighborhood, analysis of various areas of the neighborhood, neighborhood outreach through a workshop and survey, and the development of value statements and project recommendations for the neighborhood.

The plan was reviewed by the Planning Commission during the meetings of December 10, 2020, and January 14, 2021. The PC recommended the plan on to the City Council with additional language in the plan to include a leadership opportunities for Latinx community members. That language has been added as a new recommendation in the current draft of the plan that has been provided to the Municipal Council.

### **Summary of the Recommendations Section of the Woodruff Plan**

To help drive the analysis and recommendations of the plan, the neighborhood was broken into smaller planning areas based on similar characteristics. These areas are:

**The Historic Core** - The area from Main Street to 600 W.

**The Highway** - The corridor along Main Street and US 89/91

**West Woodruff** - The area from 600 W and westward

Following neighborhood input and analysis of the physical and social inventory, value statements were developed for the neighborhood. These value statements are designed to inform planning recommendations in Woodruff and serve as general statements of the desires of the neighborhood.

### **General Value Statements**

- The high quality and availability of recreational amenities in the neighborhood.
- The open space and agrarian character of the neighborhood.
- The diversity of people that live in the neighborhood.
- Attracting families to stay long term in the neighborhood.

### **Historic Core Value Statements**

- Walkable, pedestrian oriented, neighborhood streets that are connected to various neighborhood assets.
- Preservation and rejuvenation of historic and aging homes.

### **The Highway Value Statements**

- Convenient connectivity to the neighborhood.
- Improved and new access to commercial centers and nodes.
- Preserve an open, agrarian character as a community gateway.

### **West Woodruff Value Statements**

- Development that matches the existing character of the area.
- Improved access to 1000 W.

For each value statement, specific recommendations were developed. The following recommendations are proposed for Woodruff and the associated planning areas:

### **Woodruff Wide Recommendations**

- Implementation of the Logan City Bicycle Pedestrian Master Plan.
- Implementation of the Blue Trail along the Logan River.
- Develop a Logan City Open Space Plan that identifies areas for protection and includes implementation strategies.
- Actively encourage, recruit, and invite interested Latinx community members to participate in the neighborhood planning process through participation in planning projects, such as steering committees, neighborhood councils, advisory boards, and other City administered committees and commissions, in order to cultivate community leadership opportunities.
- Complete a Latinx outreach survey and report to understand the unique challenges and community perceptions of Logan's largest minority group.
- Ensure housing policies allow for a variety of housing types in the neighborhood while addressing housing affordability in the community.
- Market housing grant programs towards the Latinx community.
- Zone additional area in the neighborhood to NR-4.

***The Historic Core Recommendations***

- Provide sidewalks and accessible crossings in areas around the fairgrounds, Willow Park, and the Aquatic Center.
- Provide sidewalks along Park Avenue.
- Implement traffic calming and pedestrian improvements along 100 W to mitigate traffic impacts.
- Continue to provide housing rehabilitation assistance to residents of Logan. Use the program to target older single-family homes that are in disrepair and need upgrades.

***The Highway Recommendations***

- Signalization along the south highway corridor.
- Signalization along South Main between 400 South and 700 South.
- Improved and new access to commercial centers and nodes.

***West Woodruff Recommendations***

- Use an improved 2000 W corridor as a land use edge that divides suburban and rural development along the western edge of Woodruff.
- The primary land use in the western annexation area should be detached residential.
- Create a network of connected open spaces that create a green belt open space.
- Develop active recreation parks in West Woodruff.
- Add signals along 1000 W at 200 S, 1000 S, and 1600 S.

**Attachments:**

*Woodruff Neighborhood Plan*



# **NEIGHBORHOOD PLAN**

**LOGAN CITY COMMUNITY DEVELOPMENT**





# Plan Sections

## 1. *Physical Inventory*

- Context, land use, housing, transportation, public lands, cultural resources, environmental

## 2. *Social Inventory*

- Demographics, housing

## 3. *Analysis*

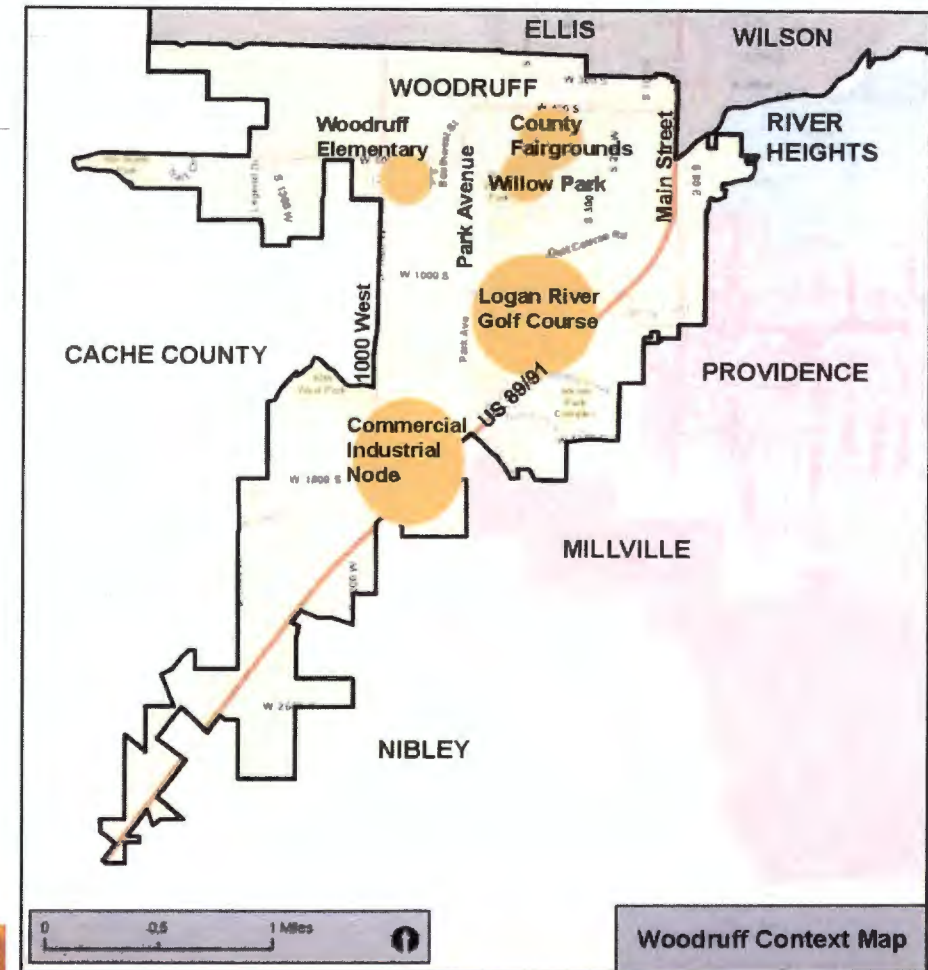
- Planning Areas, Growth Model

## 4. *Public Participation*

- Open House, Survey

## 5. *Recommendations*

- Value Statements, Recommendations



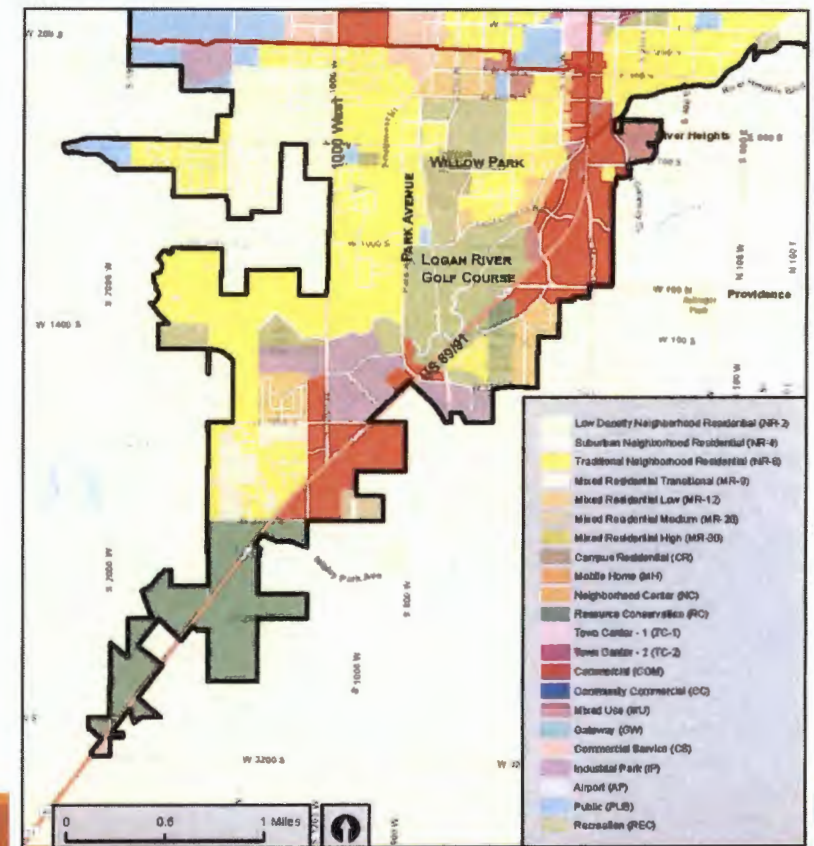
# Physical Inventory - Highlights

## ***Zoning and FLUP***

- Large % of NR-6 zone
- Large % of Rec zone
- Area for growth/environmental constraints to the west
- Commercial/Industrial areas along US89/91

## ***Housing***

- Mixed historic core
- SF to the west
- Housing growth after 1970
- High home ownership rate



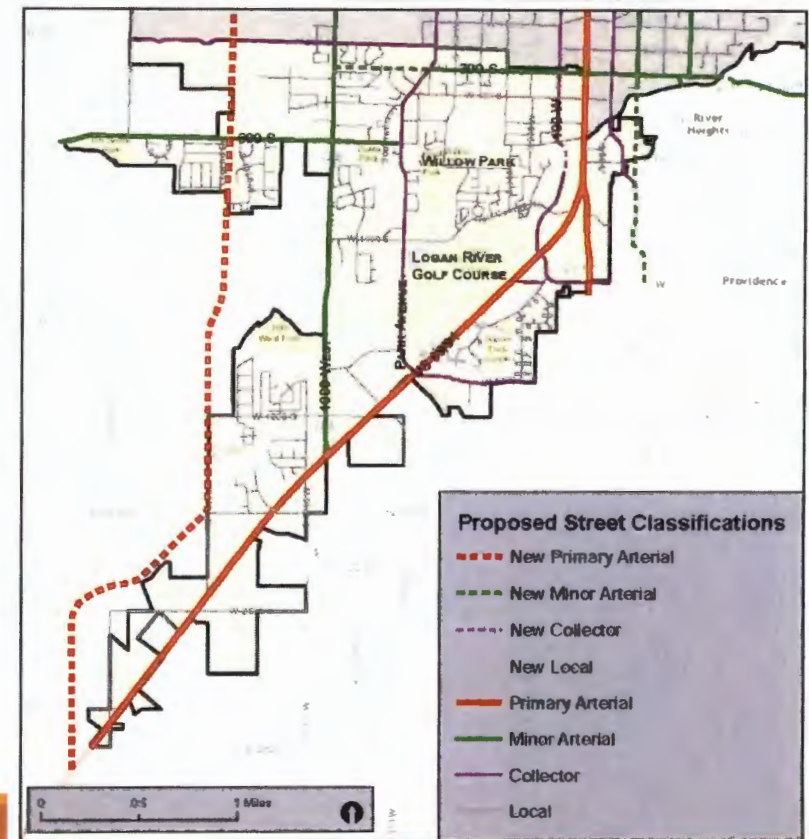
# Physical Inventory - Highlights

## ***Transportation***

- Two arterial roads (US 89/91 and 1000 W).
- Expansion of 100 W
- Western bypass (2000 W/1600 W)

## ***Public***

- Central recreation area (Fair ground, Willow Park, Golf Course)
- New parks/open space further west





# Social Inventory - Highlights

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***11,500 residents***

***Large Hispanic/Latino population (29%)***

***Large % of families with kids***

***Median income slightly higher than Logan City median income***



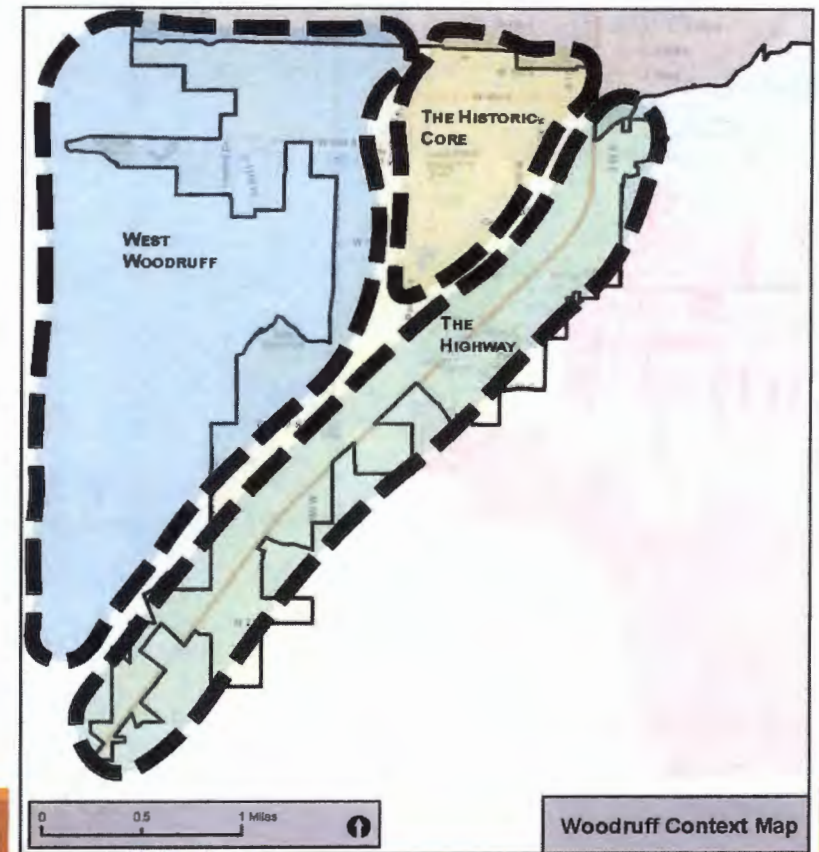
# Planning Areas - Highlights

## *The Historic Core*

- Area from Main Street to 600 W.
- Historic grid pattern of development
- Recreational core

## *The Highway*

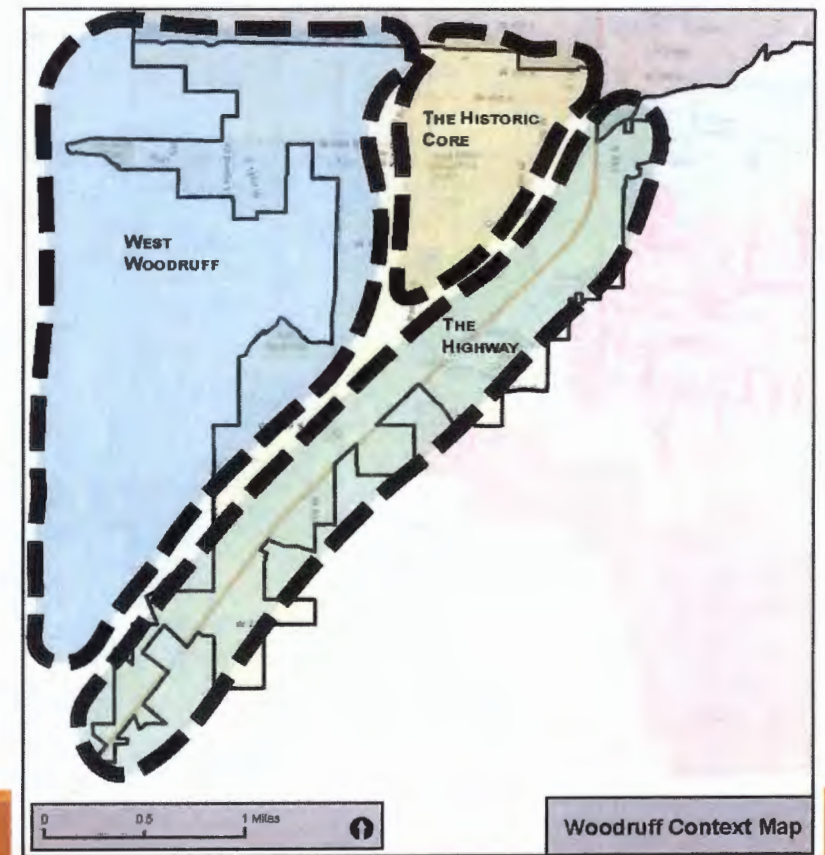
- US 89/91 corridor
- Commercial/job center of the neighborhood
- Node development around new intersections



# Planning Areas - Highlights

## *West Woodruff*

- Planning for growth
- Connecting West Woodruff
- Sensitive lands



# Outreach – Highlights

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## ***Workshop and Survey***

- **Protect open space and recreational resources**
- **Plan for new single-family housing**
- **Improve the accessibility of the 1000 W. corridor**
- **Provide sidewalks around community resources**
- **Improve/provide recreational resources past 1000 W.**
- **Provide traffic calming along 100 W.**





# Value Statements

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## ***Woodruff Wide***

- The high quality and availability of recreational amenities in the neighborhood.
- The open space and agrarian character of the neighborhood.
- The diversity of people that live in the neighborhood.
- Attracting families to stay long term in the neighborhood.



# Value Statements

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## ***Historic Core***

- Walkable, pedestrian oriented, neighborhood streets that are connected to various neighborhood assets.
- Preservation and rejuvenation of historic and aging homes.





# Value Statements

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## ***The Highway***

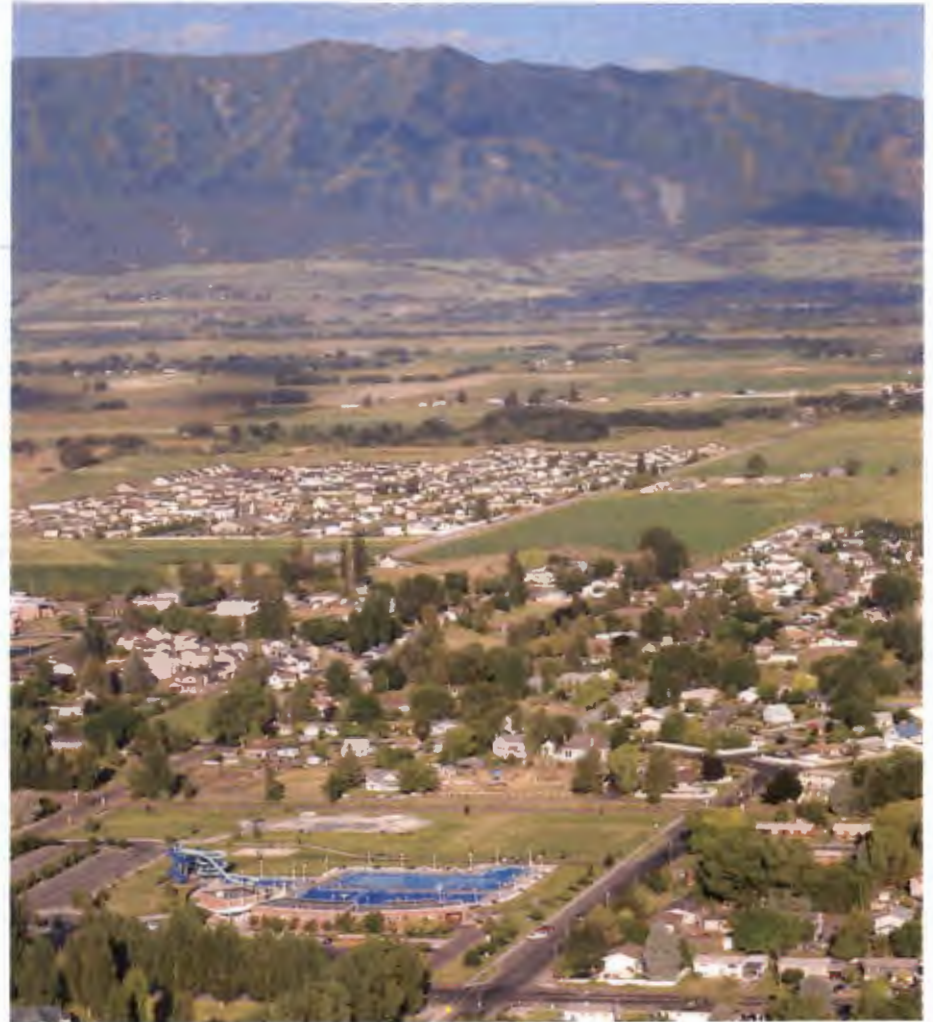
- Convenient connectivity to the neighborhood.
- Improved and new access to commercial centers and nodes.
- Preserve an open, agrarian character as a community gateway.



# Value Statements

## ***West Woodruff***

- Development that matches the existing character of the area.
- Expansion and connection of recreation network and assets.
- Improved access to 1000 W.





# Recommendations

***Residents value the high quality and availability of recreational amenities in the neighborhood.***

- Implementation of the Logan City Bicycle Pedestrian Master Plan.
- Implementation of the Blue Trail along the Logan River.



# Recommendations

*Residents value the open space and agrarian character of the neighborhood.*

- Develop a Logan City Open Space Plan that identifies areas for protection and implementation strategies.

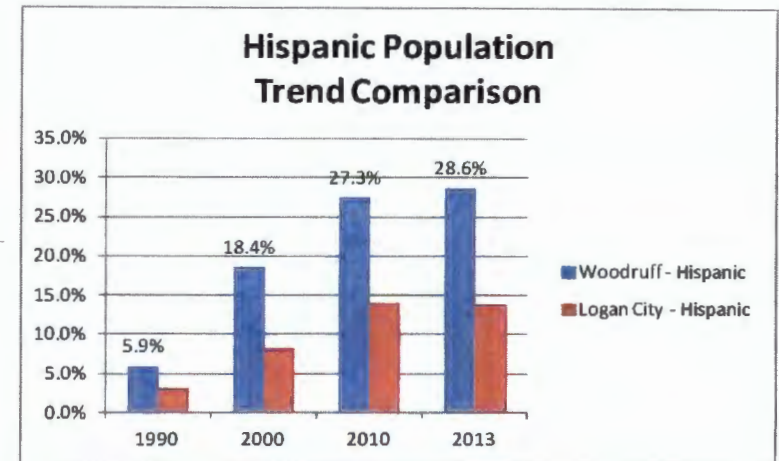




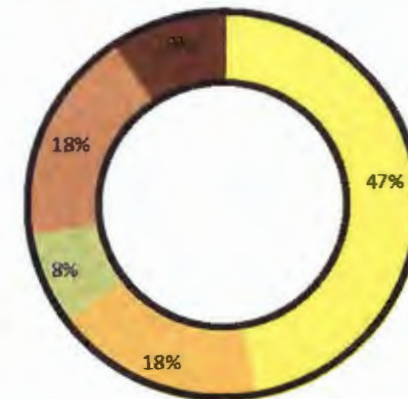
# Recommendations

***Residents value the diversity of people that live in the neighborhood.***

- Complete a Latinx outreach survey and report to understand the unique challenges and community perceptions of Logan's largest minority group.
- Ensure housing policies allow for a variety of housing types in the neighborhood and addresses housing affordability in the community.
- Market housing grant programs towards the Latinx community.



Single Family - Detached      Single Family - Attached  
Manufactured Homes      Multi Family - 2 to 4 Units  
Multi Family - 5 or More Units







# Recommendations – Historic Core

*Residents value walkable, pedestrian oriented neighborhood streets that are connected to the various neighborhood assets.*

- Provide sidewalks and accessible crossings in areas around the fairgrounds, Willow Park, and the Aquatic Center.
- Provide sidewalks along Park Avenue.
- Implement traffic calming and pedestrian improvements along 100 W to mitigate traffic impacts.



# Recommendations – Historic Core



# Recommendations – Historic Core

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## ***Preservation and rejuvenation of historic homes and blocks.***

- Continue to provide housing rehabilitation assistance to residents of Logan. Use the program to target older single-family homes that are in disrepair and need upgrades.





# Recommendations – The Highway

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## ***Convenient connectivity to the neighborhood.***

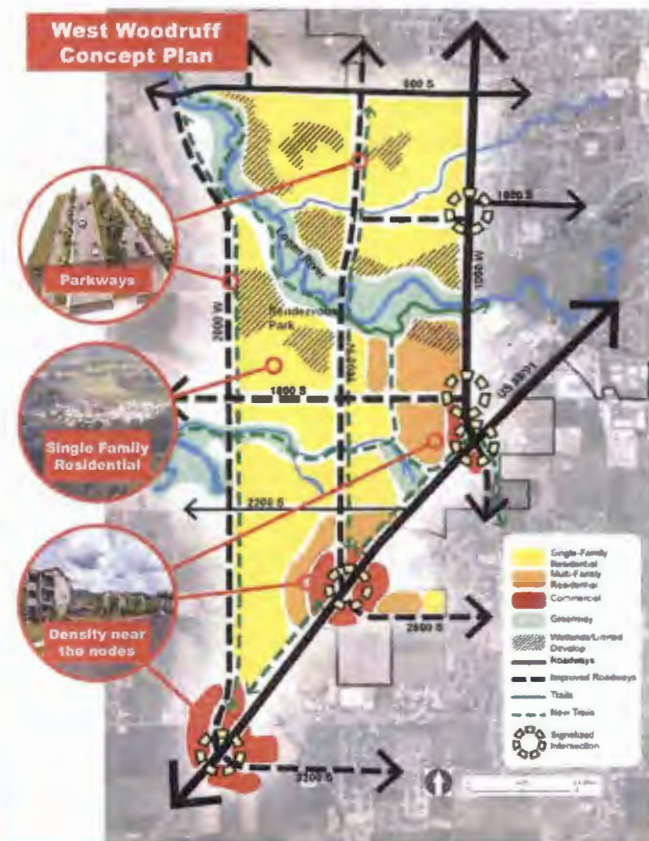
- Signalization along the south highway corridor.
- Signalization along South Main between 400 South and 700 South.
- Improved and new access to commercial centers and nodes.



# Recommendations – West Woodruff

***Development that matches the existing character of the area.***

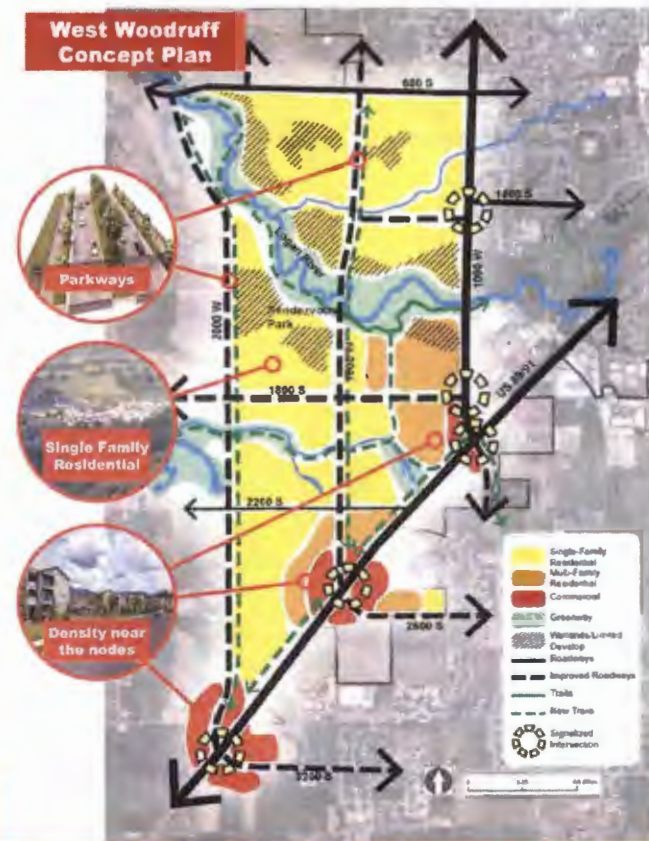
- Use an improved 2000 W corridor as a land use edge that divides suburban and rural development along the western edge of Woodruff.
- The primary land use in the western annexation area should be detached residential.



# Recommendations – West Woodruff

## *Expansion and connection of recreation network and assets.*

- Create a network of connected open spaces that create a green belt of open space.
- Develop active recreation parks in West Woodruff.



# Recommendations – West Woodruff

## ***Improved access to 1000 W.***

- Add signals along 1000 W at 200 S, 1000 S, and 1600 S.

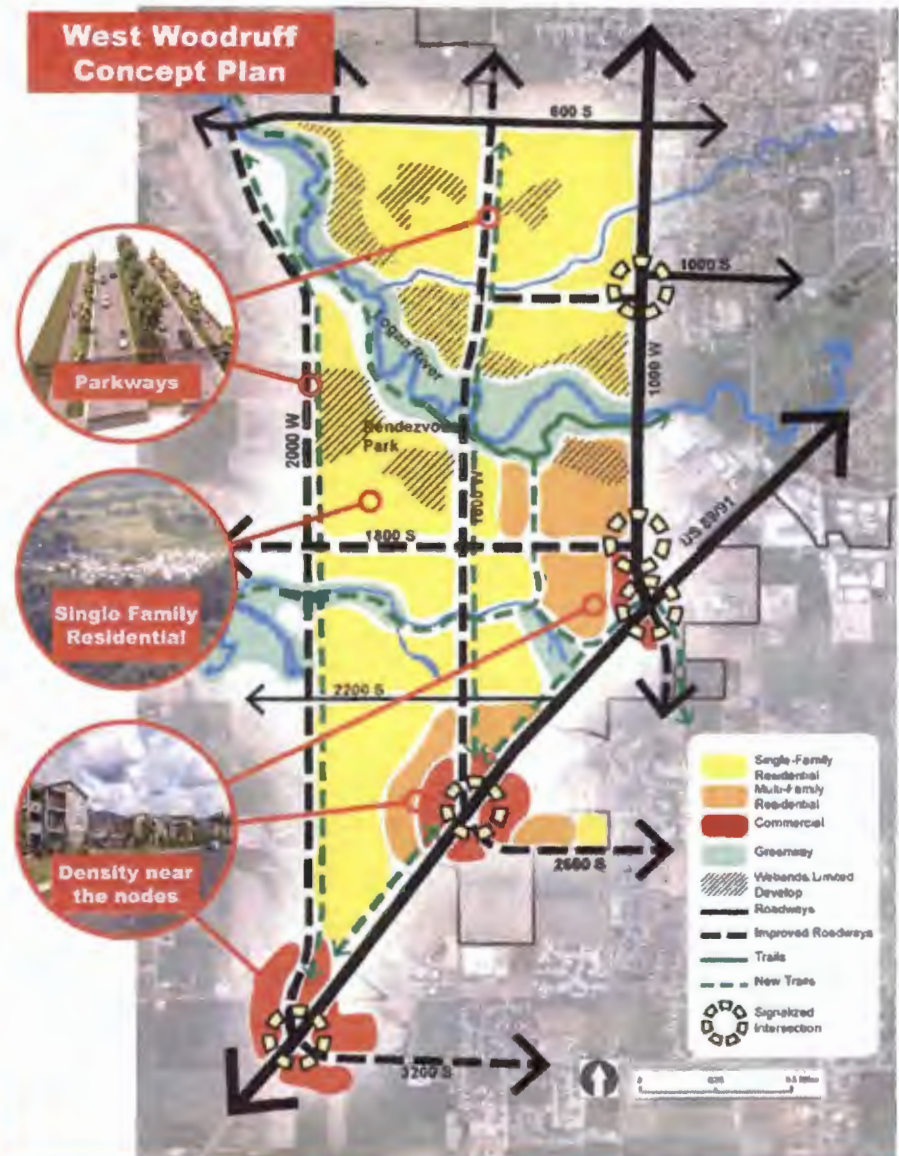




# Recommendation

## Concept Summary

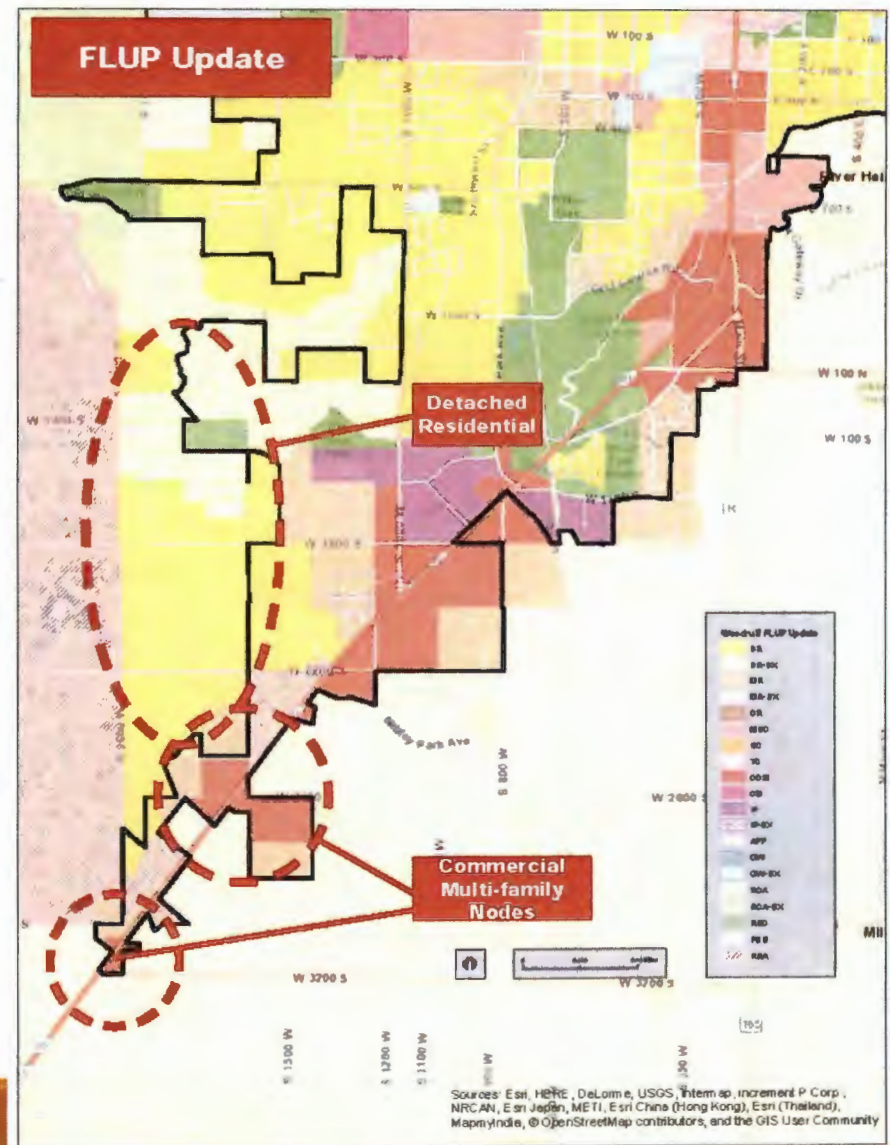
- More intense development around nodes.
- Utilize new/improved roads as parkways that connect the neighborhood.
- Preserve a rural edge.





# Recommendation

- Line with Nibley likely to change.



### ***Detached Residential***

- **490 acres**
- **Approx. 1,200 - 1,500 new units**
- **Density approx. 2.5 - 3 units per acre**

