

# NORTH LOGAN CITY

## WATER CONSERVATION PLAN

**JANAURY 2025**

PREPARED FOR:

North Logan City  
Jordan Oldham  
2525 North 600 East  
North Logan, UT 84341  
TEL: 435-752-1310  
[jordan@northlogancity.gov](mailto:jordan@northlogancity.gov)

PREPARED BY:



Steven D. Wood, P.E.  
2100 North Main Street  
North Logan, Utah 84341  
TEL: 435-563-3734  
[sdwood@sunrise-eng.com](mailto:sdwood@sunrise-eng.com)

---

Steven D. Wood, P.E.  
Project Manager

## TABLE OF CONTENTS

---

<b>INTRODUCTION</b> .....	1
<b>SECTION 1   SYSTEM PROFILE</b> .....	2
1.1 Service area .....	2
1.2 Service Connection .....	3
<b>SECTION 2   SYSTEM WATER USE</b> .....	5
2.1 Supply Information .....	5
2.2 Water Measurement and Billing .....	6
2.3 Water Loss .....	8
2.4 Water Use.....	9
<b>SECTION 3   CONSERVATION PRACTICES</b> .....	11
3.1 Water Conservation Goal .....	11
3.2 Current Water Conservation Practices .....	12
3.3 Future Water Conservation Measures .....	13
3.4 Implementation Plan .....	14
<b>REFERENCES</b> .....	15
<b>CERTIFICATION OF ADOPTION</b> .....	16

## LIST OF FIGURES

<b>Figure 1.</b> Vicinity Map of North Logan City .....	2
<b>Figure 2.</b> North Logan City Service Area Map.....	4
<b>Figure 3.</b> North Logan City Water Use (Gallons/Capita/Day).....	9
<b>Figure 4.</b> Water Supply and Anticipated Demand .....	11

## LIST OF TABLES

<b>Table 1:</b> Connection Information .....	3
<b>Table 2:</b> Water Sources and Capacity .....	5
<b>Table 3:</b> North Logan City’s Water Rights .....	6
<b>Table 4:</b> Purchased Secondary Water .....	6
<b>Table 5:</b> Current Water Rates.....	7
<b>Table 6:</b> Water Losses.....	8
<b>Table 7:</b> Total Water Use and GPCD by Connection Types.....	9
<b>Table 8:</b> Future Water Use.....	10

## LIST OF APPENDICES

- Appendix A** Regional Conservation Goals
- Appendix B** North Logan City Water Conservation Ordinances

## INTRODUCTION

---

The 2025 Water Conservation Plan for North Logan City (North Logan) has been developed to adhere to the requirements of the Utah Water Conservation Plan Act, revised in 2004 by House Bill 71, Section 73-10-32, originally passed in 1998. The legislation mandates that water conservancy districts and suppliers submit their conservation strategies to the Utah Board of Water Resources and update them every five years. In this revision, we detail the ongoing water-saving measures of North Logan and set forth its updated conservation targets.

Facing the challenges of expansion in Cache Valley, North Logan City is becoming increasingly conscious of the imperative need to secure water resources for its residential users now and in the future. The city council is dedicated to reducing water usage per capita within its service domain and achieving Cache County's new regional water conservation target by the year 2030.

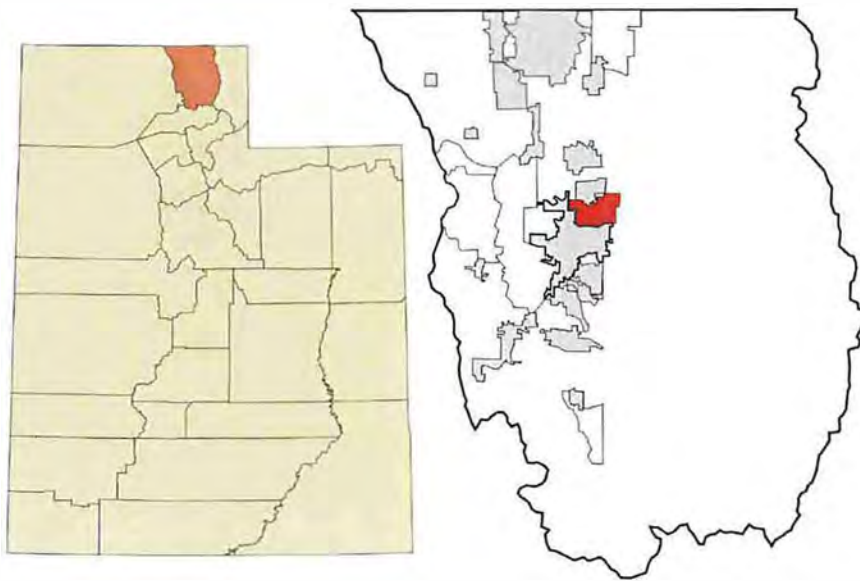
## SECTION 1 | SYSTEM PROFILE

### 1.1 SERVICE AREA

North Logan City is situated near the center of Cache County, Utah, as shown in **Figure 1**. The City has been growing at a moderate rate since 1934 when the city was incorporated. According to the data collected from U.S. Census Bureau, the population of North Logan City in 2022 was 11,616 with an average growing rate of 2.9%. Meanwhile, the census population for the adjacent cities Logan City and Hyde Park City at the same time are 5,5250 and 5,677, respectively.

The majority of the water that North Logan consumes comes from groundwater stored as aquifers. Groundwater is pumped from six wells, with one more currently under development, providing a reliable water source for the City. These wells are capable of producing a consistent flow throughout the year. Groundwater that supplies water for wells moves much slower than surface water, resulting in smaller year-to-year changes. Meanwhile, the rest of the water in the system comes from springs and surface runoff up Green Canyon. This water is then processed at the Water Treatment Plant. These springs are dependent on surface water and the past years snowmelt resulting in large differences in volume treated year to year. During the recent drought, the Water Treatment Plant was shut down due to reduced spring flows and surface runoff. However, it is expected to resume operation in early spring 2025.

North Logan has four cylindrical concrete storage tanks: Green Canyon 1, Green Canyon 2, Beef Hollow 1 and Beef Hollow 2, with the storage capacity of 1, 0.5, 1, 0.5 million gallons (MG), respectively. Furthermore, the current distribution system predominantly consisted of PVC (25.4%) and ductile iron (66.0%) pipes, and the rest of pipeline materials include copper, HDPE, transite, and galvanized pipes. Transite pipes are remnants of the original system and are being replaced systematically. New sections of pipes are installed with PVC pipe or ductile iron pipe.



**Figure 1.** Vicinity Map of North Logan City

## 1.2 SERVICE CONNECTION

North Logan was first settled in the early 1880s by Mormon pioneers seeking to establish a thriving community in Cache Valley. The area grew steadily, and in 1934, the town was officially incorporated as a city. This incorporation was driven by the need to secure funding for a municipal water system to support the growing population and ensure reliable access to water resources.

The original water system, constructed in the same year, included approximately five miles of transmission lines extending through the canyon and eight miles of distribution lines serving properties throughout the city. Over time, as land within city limits was developed, the water system was expanded to accommodate the increasing demand for service connections. According to the City's 2024 Water Master Plan, the water system currently provides culinary water to 2,746 connections. Residential connections make up the majority, totaling 2,521, followed by 146 commercial connections that serve local businesses and enterprises. An additional 76 connections are designated for institutional facilities, such as schools and government buildings, while 3 connections are reserved for miscellaneous uses. This breakdown is summarized in **Table 1**.

Table 1: Connection Information

Connection Type	Number of Connections
Residential	2,521
Commercial	146
Institutional	76
Miscellaneous Uses	3
<b>Total</b>	<b>2,746</b>

In North Logan, approximately 50% of residents benefit from access to a secondary water system, which is specifically designed for irrigation and other non-potable applications. This dual water system allows the city to maximize the efficiency of its water resources by clearly delineating between potable and non-potable uses. As a result, this approach not only enhances the sustainability of the water supply but also reduces the demand on the culinary water system, ensuring its availability for essential domestic and commercial purposes.

To support effective water management, all service connections in North Logan are equipped with modern touch-read or radio-read meters. These advanced metering technologies provide accurate and reliable measurements of water usage, enabling the city to implement data-driven management practices and ensure fair billing for residents and businesses. Additionally, the proactive use of these systems supports efforts to identify potential inefficiencies, such as leaks or abnormal usage patterns, further contributing to conservation goals.

**Figure 2** illustrates the layout of North Logan's water system, encompassing the defined service area and critical infrastructure components that are owned, managed, and maintained by the city. This infrastructure plays a pivotal role in supporting the city's ongoing commitment to sustainable water resource management and long-term planning.

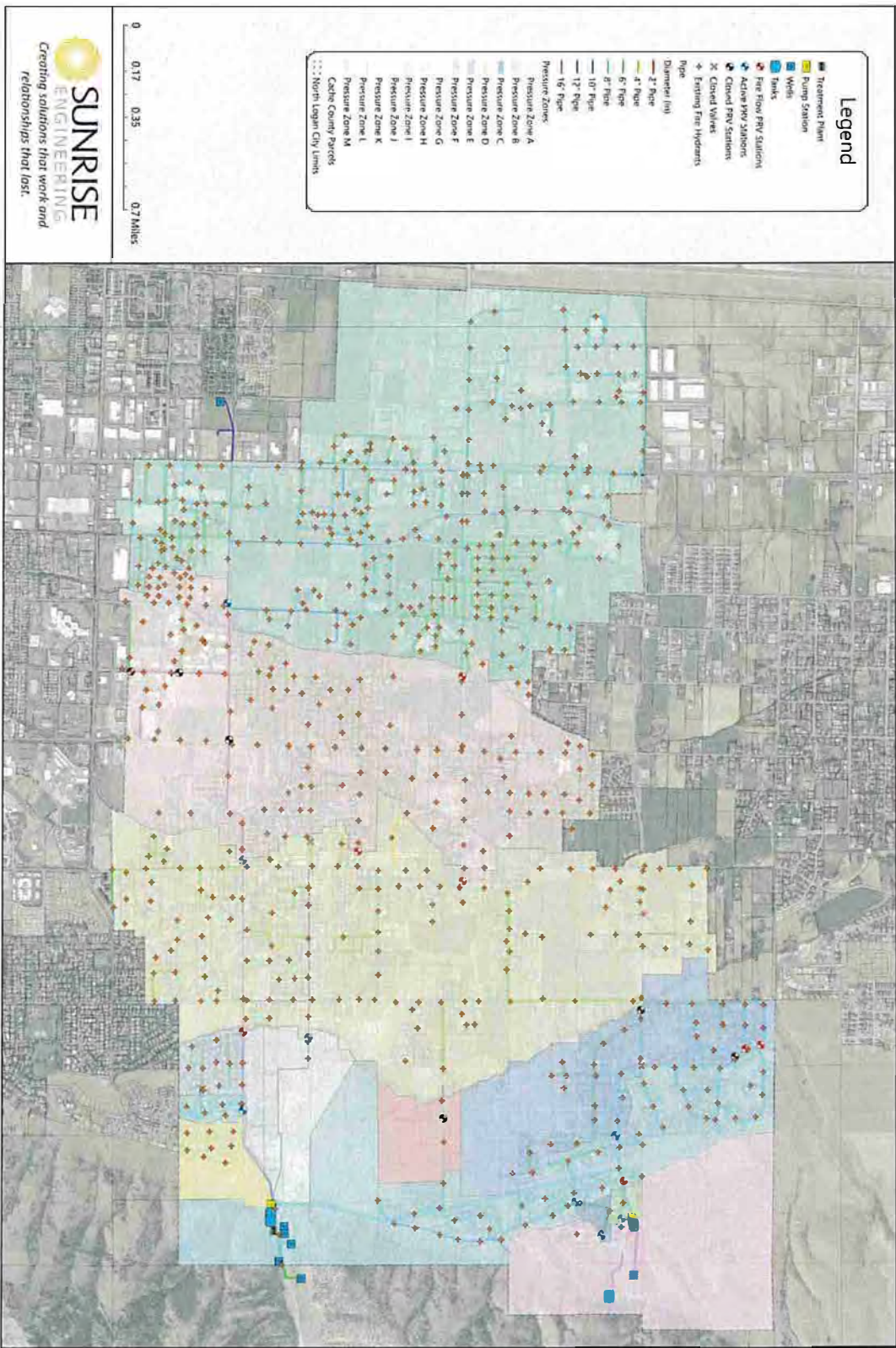


Figure 2. North Logan City Service Area Map

## SECTION 2 | SYSTEM WATER USE

### 2.1 SUPPLY INFORMATION

North Logan City operates an integrated water supply system consisting of a water treatment plant and seven wells: Green Canyon #1, #2, #3, #4, #5, 1<sup>st</sup> West, and Beef Hollow. The Water Treatment Plant and Green Canyon Well #4 serve as the city’s primary water sources, supplying over 80% of the total water demand between 2019 and 2022. Green Canyon Well #4, in particular, has the capacity to meet the entire system’s requirements during winter months when demand is lower. During periods of peak usage, such as early fall, late spring, and summer, additional wells are activated to supplement the city’s supply and maintain system reliability.

The capacities of these water sources, as summarized in **Table 2**, have been determined through a combination of documented well logs, historical metering data, and insights provided by city staff. North Logan City currently holds five approved water rights and three unapproved rights. The approved rights include allocations for four wells and the surface flow that supports the Water Treatment Plant. **Table 3** provides a detailed breakdown of these rights. For the purposes of this report, analysis focuses exclusively on the five approved water rights. While the city’s production capacity from its wells and treatment plant exceeds the volume of its approved water rights, the availability of these rights is the critical constraint guiding resource management and planning. This limitation underscores the importance of efficient allocation and adherence to regulatory requirements in ensuring long-term water sustainability.

**Table 2: Water Sources and Capacity**

Source	Volume (gpm)	Volume (ac-ft)
Green Canyon #1 Well	800	1,290
Green Canyon #2 Well	800	1,290
Green Canyon #3 Well	67	108
Green Canyon #4 Well	2,500	4,033
Green Canyon #5 Well *	1,800	2,904
Beef Hollow Well	45	73
1 <sup>st</sup> West Well	1,000	1,613
<b>Total Wells</b>	7,012	11,311
Water Treatment Plant	1,000	1,613
<b>Total Springs</b>	1,000	1,613
<b>Total Volume</b>	8,012	12,924

\* Green Canyon #5 Well is under development and is expected to begin production in early spring 2025.



**Table 3: North Logan City's Water Rights**

Water Rights	Volume (ac-ft)	Flow (cfs)	Source
WR 25-2943	30	0.47	Underground Water Well
WR 25-3063	1,994	5.43	Unnamed Springs and Water Canyon Creek
WR 25-3425	3,547	4.90	Underground Water Wells (4)
WR 25-6200	72	0.10	Underground Water Well
WR 25-9568	242	1.45	Underground Water Wells (4)
<b>Total</b>	<b>5,885</b>	<b>12.35</b>	
WR 25-9126*	724	1.00	Red Rock Hollow Springs
WR 25-9127*	724	1.00	Green Canyon Springs
WR 25-9046*	1,448	2.00	Underground Water Well
<b>Total*</b>	<b>2,896</b>	<b>4.00</b>	

\*Water rights are unapproved in the preparation of this report.

North Logan City has invested in shares from local canal companies to support the irrigation of city-owned lands and parks. **Table 4** provides a detailed summary of these water shares. Additionally, approximately 50% of North Logan residents have access to secondary water, which they purchase directly from canal companies. Most of these residents are served by pressurized pipe systems, although flood irrigation remains common in some agricultural areas. Notably, secondary water is metered only in newer subdivisions.

The value of the water shares varies depending on the flow supplied, and the dispersed nature of the secondary water system, combined with annual variability and the absence of comprehensive metering data, makes it impractical to quantify secondary water usage accurately at this time. Consequently, this Water Conservation Plan focuses primarily on the culinary water supply managed by the City.

**Table 4: Purchased Secondary Water**

Canal Company	Shares
Cache Highline (upper) Canal	27.74
Cache Highline (middle) Canal	8.75
Hyde Park Canal	60.00
<b>Total</b>	<b>96.49</b>

## 2.2 WATER MEASUREMENT AND BILLING

As detailed in *Section 1.2*, all water connections in North Logan are equipped with either touch-read or radio-read meters, allowing the City to accurately measure water usage for all customers. These meters are read monthly, ensuring that water charges reflect actual consumption, thereby fostering fairness and accountability among users. To maintain the accuracy and reliability of these

measurements, the City has implemented a proactive meter replacement program aimed at upgrading outdated meters. This initiative highlights North Logan’s commitment to efficient water management and precise billing practices.

Historically, North Logan charged water users a flat rate of \$1.57 per 1,000 gallons, along with a monthly flat user fee. While straightforward, this pricing model offered little incentive for conservation. In response, the City transitioned to a more sustainable tiered pricing structure, which combines a flat user fee of \$12.15 with rates that increase based on water usage levels, as outlined in **Table 5**. This revised system is designed to encourage water conservation by financially incentivizing reduced consumption, aligning with the City’s broader water conservation objectives.

**Table 5: Current Water Rates**

<b>Tier</b>	<b>Volume (Gallons)</b>	<b>Rate (\$/1,000 gallons)</b>
1	1 – 10,000	\$1.57
2	10,001 – 30,000	\$1.70
3	30,001 – 60,000	\$1.83
4	60,001 – 90,000	\$2.95
5	90,001 – 125,000	\$5.25
6	125,001 – 150,000	\$6.50
7	150,001 – 250,000	\$7.75
8	250,001 – 300,000	\$9.00
9	300,001+	\$10.25

By adopting this tiered pricing model, North Logan City seeks to achieve a dual purpose: ensuring the financial sustainability of its water system while fostering a culture of responsible water use among its residents and businesses. The progressive structure of the pricing model not only provides a clear economic incentive for conserving water but also aligns with the City’s overarching goal of promoting long-term resource efficiency. This approach reflects North Logan’s commitment to balancing the operational needs of its water system with the environmental and social priorities of sustainable water management.

It is important to note that North Logan City does not directly measure secondary water usage, as the management and metering of secondary water fall under the jurisdiction of the canal companies that supply it. These companies oversee the distribution and usage of secondary water, which is primarily used for irrigation and other non-potable purposes. As a result, data on secondary water use is not included in the City’s water conservation metrics. However, North Logan recognizes the importance of efficient secondary water use and continues to encourage collaboration with canal companies and residents to promote sustainable practices, such as installing secondary water meters and optimizing irrigation schedules.

### 2.3 WATER LOSS

North Logan’s water system is entirely comprised of closed pipelines, with 25.4% constructed from PVC and 66.0% from ductile iron. This design minimizes evaporation losses and uptake by unwanted vegetation. Despite this, the City is unable to account for approximately 19.0% of the water recorded through its master meters, equating to an annual unaccounted volume of approximately 125.5 million gallons (MG).

Water loss is calculated by comparing total water production to total water usage, which is measured through customer meters. The difference, or unaccounted volume, is attributed to several factors, including tank overflows, fire hydrant use, inaccuracies in residential meters, and system leaks. However, reports suggest that leakage within the distribution system is minimal due to the overall good condition of the piping. **Table 6** provides a detailed summary of annual water loss data spanning from 2005 to 2022.

**Table 6:** Water Losses

<b>Year</b>	<b>Total Diverted (ac-ft)</b>	<b>Total Used (ac-ft)</b>	<b>Total Loss (ac-ft)</b>	<b>Loss Percentage (%)</b>
2005	1602	1214	388	24.2
2006	1746	1317	429	24.6
2007	1470	1411	59	4.0
2008	1808	1440	368	20.4
2009	1851	1380	471	25.4
2010	1752	1433	319	18.2
2011	1939	1374	565	29.1
2012	2117	1655	462	21.8
2013	2124	1804	320	15.1
2014	2317	1549	768	33.1
2015	1734	1625	109	6.3
2016	1853	1730	123	6.6
2017	2268	1782	486	21.4
2019	2210	1849	361	16.3
2020	2421	2053	368	15.2
2021	2343	1994	349	14.9
2022	2284	1690	594	26.0
<b>Average</b>	<b>1991</b>	<b>1606</b>	<b>385</b>	<b>19.0</b>

Over the past 18 years, North Logan has experienced an average water loss rate of 19.0%. However, in the last seven years, this rate has significantly decreased to 15.3%, demonstrating the success of the City’s strategic water conservation initiatives. These efforts, outlined in North Logan’s 2019 Water Conservation Report, include a comprehensive approach combining infrastructure upgrades, the adoption of advanced metering technologies, public education campaigns, and proactive leak detection programs. This consistent reduction in water loss underscores the City’s dedication to sustainable water management and the effective implementation of its conservation strategies.

Looking ahead, North Logan plans to build on its successes by enhancing conservation measures and reinforcing its commitment to sustainable water resource management.

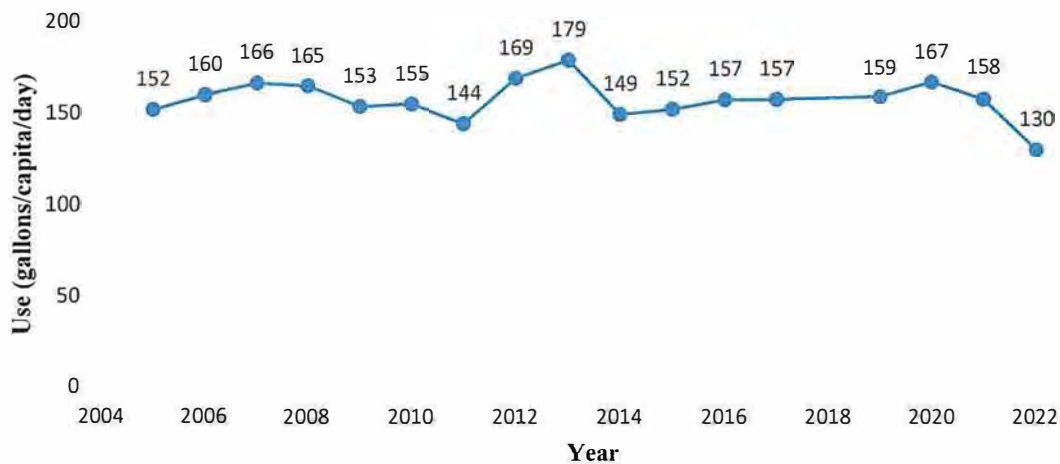
## 2.4 WATER USE

In 2022, North Logan City provided 1,690 acre-feet (ac-ft) of culinary water to 2,746 connections, equating to a per capita use of approximately 130 gallons per day (GPCD). While GPCD typically reflects overall water use per resident, this report breaks it down by category for clarity: 91.94 gallons were consumed at home, 20.20 gallons for commercial activities, 14.52 gallons at institutional facilities, and 3.22 gallons for miscellaneous uses. **Table 7** provides a detailed breakdown by connection type. Since this is the only data point below 140 GPCD, it is unclear whether this reflects actual reductions or a statistical discrepancy. Therefore, an average usage of 150 GPCD is assumed for further analysis and projections, consistent with previous reports.

**Table 7:** Total Water Use and GPCD by Connection Types

Connection Type	Current GPCD	Water Use (AF/Year)
Residential	91.94	1196
Commercial	20.20	263
Institutional	14.52	189
Miscellaneous Uses	3.22	42
<b>Total</b>	<b>129.88</b>	<b>1690</b>

**Figure 3** illustrates the trend in per capita water use in North Logan since 2005. Statewide, public water suppliers in Utah deliver an average of 210 gallons per capita per day (GPCD). However, North Logan’s reported per capita usage does not account for secondary water. As detailed in **Section 2.1**, North Logan City has purchased shares in local canal companies to support the irrigation of city-owned lands and parks. When factoring in secondary water use, which averages approximately 30 gallons per capita per day, North Logan’s total per capita water consumption rises to about 160 GPCD — still notably below the state average.



**Figure 3.** North Logan City Water Use (Gallons/Capita/Day)

**Table 8** outlines the projected water demand for North Logan City through 2050, building on estimates provided in the 2019 Water Conservation Report. These projections have been updated to reflect the city’s revised population baseline and growth rate. The estimates assume a constant per capita water use of 150 GPCD, with the state average of 210 GPCD included for comparison. By 2050, North Logan’s water demand is expected to reach 4,346 acre-feet (AF) per year—less than 60% of the city’s approved water rights (see **Table 3**). This indicates that the city’s water supply should remain sufficient through 2050.

However, the projections in **Table 8** are based on average flow conditions rather than peak demands and rely on metered water use data rather than the total volume supplied by wells and springs. Historically, North Logan’s water system has delivered approximately 19% more water than what is recorded as customer usage. This discrepancy is attributed to factors such as tank overflows, fire hydrant use, residential meter inaccuracies, and system leaks.

**Table 8:** Future Water Use

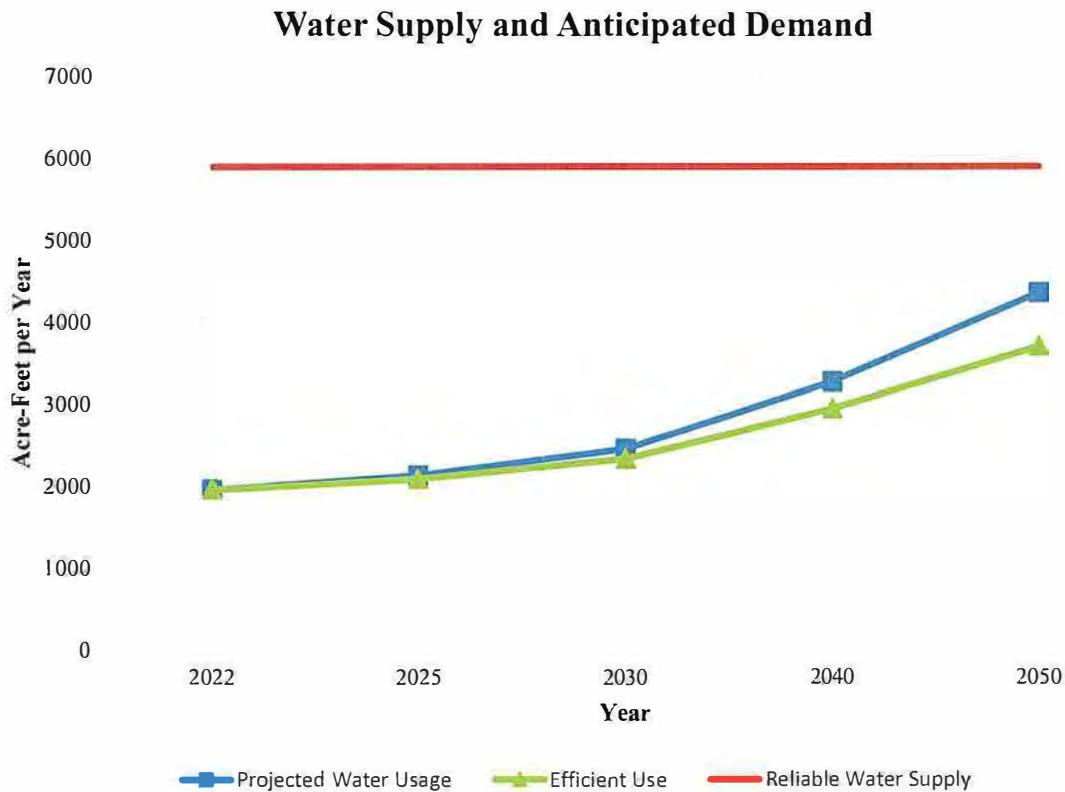
<b>Year</b>	<b>Population</b>	<b>Water Demand 150 GPCD (AF/Year)</b>	<b>Water Demand 210 GPCD (AF/Year)</b>
2022	11616	1952	2733
2025	12656	2127	2977
2030	14601	2453	3435
2040	19433	3265	4571
2050	25863	4346	6084

## SECTION 3 | CONSERVATION PRACTICES

### 3.1 WATER CONSERVATION GOAL

North Logan City remains committed to advancing its water conservation efforts, with a target of reducing culinary water consumption by 15% by 2050. This goal will be achieved incrementally, with per capita water use targets decreasing from the current baseline of 150 GPCD to approximately 147 GPCD in 2025, 142.5 GPCD in 2030, 135 GPCD in 2040, and 127.5 GPCD by 2050.

Water conservation progress will be tracked using data from user meters. **Figure 4** illustrates the city's reliable water supply, anticipated demand without conservation measures, and projected demand with a 15% reduction by 2050. It is important to note that the reliable water supply referenced in these projections is based on the city's approved water rights rather than its maximum water production capacity. This approach accounts for potential variability due to weather conditions and other external factors, ensuring a more realistic and sustainable basis for planning.



**Figure 4.** Water Supply and Anticipated Demand

For comparison, the Cache County Regional Goals (see **Appendix A**) were also reviewed. While the regional goals do not specify a GPCD target for 2050, a linear interpolation estimates it to be approximately 210 GPCD — significantly higher than North Logan City's projected water use and efficient-use goals for the same period.

In addition to culinary water, North Logan City has acquired shares in local canal companies to irrigate city-owned lands and parks. Approximately 50% of North Logan residents also have access to secondary water, which they purchase from these canal companies. Most secondary water users are served through pressurized pipe systems, though some agricultural areas still rely on flood irrigation. However, secondary water is only metered in newer subdivisions, limiting comprehensive tracking of its use.

Studies by the Weber Basin Water Conservancy District (2012–2018) demonstrate that connections equipped with secondary water meters, combined with education and monthly usage statements, consumed 20–30% less water than unmetered connections. Based on these findings, North Logan City aims to encourage its residents and local irrigation companies to implement a secondary water metering program as a key water conservation measure.

### **3.2 CURRENT WATER CONSERVATION PRACTICES**

North Logan City has implemented a series of conservation measures that have proven highly effective. According to the 2013 and 2019 Water Conservation Reports, the City’s per capita water use was estimated at 171 and 150 gallons per capita per day (GPCD), respectively. By 2022, this had decreased by 13%, with current usage averaging 130 GPCD. Many conservation strategies outlined in the previous reports, including the tiered water pricing structure, have been successfully executed and contributed to this significant reduction.

#### ***Meter Replacement Program***

The City monitors culinary water use through meters that are read monthly to ensure accurate measurements. North Logan is committed to a proactive meter replacement program, replacing both connection and master meters every 10 to 15 years. Meters are also recalibrated when abnormal readings are detected. This program supports the collection of precise usage data, aids in identifying leaks, and enhances overall water management efficiency.

#### ***Secondary Water System***

North Logan’s secondary water system is one of its most impactful culinary water conservation initiatives. By providing secondary water for irrigation purposes, the City reduces the demand on culinary water supplies. Approximately 50% of residents, as well as city offices, the fire station, parks, the library, and the North Logan City cemetery utilize secondary water for irrigation. As new subdivisions are developed, they typically connect to the secondary water system if shares are available. However, secondary water is not available above the Cache Highline Canal (formerly “The Upper Canal” of the Logan, Hyde Park, Smithfield Canal Company).

#### ***Water Conservation Ordinances***

To further conservation efforts, North Logan has established ordinances requiring new subdivisions to prepare water conservation plans (Ordinances 12D-117(B)(4) and 12D-117(B)(5), see **Appendix B**). These plans must assess potential outdoor culinary water use and provide recommendations for landscaping, lot sizes, and irrigation practices that minimize water use. Subdivisions with secondary water access or those mandated to install secondary systems must

also develop a comprehensive Secondary Water Distribution Plan. This plan requires approval from both the City and relevant canal or irrigation companies.

Additionally, Ordinance 12D-117(B)(6) mandates that subdivisions prepare a vegetation plan for non-buildable and common spaces, incorporating xeriscaping and water management practices in areas not served by the secondary water system. These ordinances are integral to ensuring sustainable water use across the City.

### ***Water Restrictions and Contingency Plans***

To encourage efficient water use during summer months, North Logan advises residents to avoid watering lawns and gardens during daylight hours and to stagger watering schedules. Even-numbered households water on even days, while odd-numbered households water on odd days. These guidelines are disseminated through City newsletters.

North Logan has also developed a comprehensive Water Shortage Management Plan and Procedures, detailing five phases of water shortages and corresponding conservation measures. This plan ensures that the City is prepared to respond effectively to varying levels of water scarcity.

### ***Public Education***

North Logan actively engages its residents in water conservation efforts through educational campaigns. Conservation tips and updates are published in the City newsletter and on its website. Occasionally, additional educational materials are included with water bills to further raise awareness about responsible water use.

## **3.3 FUTURE WATER CONSERVATION MEASURES**

By 2050, North Logan City's projected water demand is expected to remain at 150 GPCD, equivalent to 4,346 acre-feet (ac-ft) per year. To meet its conservation goals, the City aims to reduce this demand by 15%, lowering per capita usage to 127.5 GPCD or approximately 3,694 ac-ft per year. To achieve this target, North Logan has implemented and plans to expand on the following water conservation measures:

- **Public Information Programs:** Engage residents through outreach initiatives that promote water-saving methods and best practices.
- **Conservation Ordinances:** Enforce ordinances requiring the use of water-wise landscaping and secondary water in new developments to minimize culinary water use.
- **Metering Improvements:** Upgrade and modernize water meters to improve accuracy and efficiency in measuring water consumption.
- **Water System Audits:** Conduct systematic audits of the water system, including plans for replacing aging infrastructure such as distribution piping, pumps, boosters, and meters.



- **Plumbing Standards:** Encourage older residential subdivisions to update to water-efficient plumbing fixtures and enforce new building codes designed to reduce overall water usage.
- **Secondary Water Conservation:** Collaborate with secondary water suppliers to install meters, where feasible, and encourage residents to adopt efficient irrigation practices, such as watering every other day or limiting irrigation to two to three times a week.
- **Leak Detection Program:** Use advanced equipment to survey approximately one-fifth of the system annually. Initial efforts will focus on areas along 800 East and 800 West, where "hot soils" with increased potential for leaks have been identified.
- **Targeted Conservation Programs:** Partner with institutional, industrial, and commercial customers to implement tailored conservation practices that address their specific water use needs.
- **Water Conservation Coordinator:** Assign a dedicated coordinator within the Utilities Department to oversee conservation efforts. Responsibilities include managing metering, auditing, monitoring, and promoting conservation strategies across the City. Public Works Department staff will also be involved in supporting these initiatives.

By adopting this comprehensive approach, North Logan City is well-positioned to achieve its conservation goals, ensuring a sustainable water supply for future generations.

### 3.4 IMPLEMENTATION PLAN

A Water Conservation Committee has been organized in North Logan City to be responsible for overseeing the implementation of the Water Conservation Plan. The committee members meet semi-annually. The committee will also oversee the update and re-submittal of the plan as required by the Division of Water Resources. Mr. Jordan Oldham is the Water Conservation Coordinator, and he can be contacted via (435) 752-1310 (Ext. 16) or [jordan@northlogancity.gov](mailto:jordan@northlogancity.gov).

## REFERENCES

---

- North Logan City Culinary Water Master Plan. North Logan City. February 2024.
- United States Census Bureau, QuickFacts. 2025. [U.S. Census Bureau QuickFacts: Hyde Park city, Utah; Logan city, Utah; North Logan city, Utah](#)
- North Logan City Water Conservation Report (2019). North Logan City. February 2019. <https://conservewater.utah.gov/wp-content/uploads/SubmittedWaterPlans/North-Logan-City-2018.pdf>
- Water Shortage Management Policy and Procedures. North Logan City. [Water-Shortage-Management-Plan-and-Procedures.pdf](#)
- Utah Division of Resources Conservation Program. <https://conservewater.utah.gov/water-conservation-plans/conservation-plan-resources/>
- North Logan City Culinary System Information. Utah Division of Water Rights, Public Water Supplier Information. 2024. [https://www.waterrights.utah.gov/apps/viewEditPWS/pwsView.asp?SYSTEM\\_ID=1267](https://www.waterrights.utah.gov/apps/viewEditPWS/pwsView.asp?SYSTEM_ID=1267)

## CERTIFICATION OF ADOPTION

---

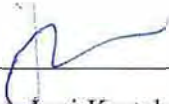
We, Buzzy Mullahkhel, Joni Kartchner, Emily Schmidt, Kenneth Reese, Mark Hancey (comprising the North Logan City Council), hereby certify that the Water Conservation Plan has been established and adopted by our city council, on February 5th, 2025.



Name: Buzzy Mullahkhel

Title: Council Member

Date: 02/05/2025



Name: Joni Kartchner

Title: Council Member

Date: 02/05/2025



Name: Emily Schmidt

Title: Council Member

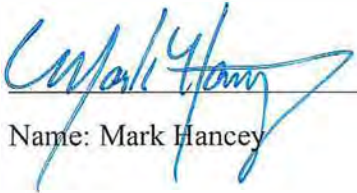
Date: 02/05/2025



Name: Kenneth Reese

Title: Council Member

Date: 02/05/2025



Name: Mark Hancey

Title: Council Member

Date: 02/05/2025

## **Appendix A**

### **Regional Conservation Goals**

# Regional Conservation Goals

## County-Level M&I Water Conservation Data

Regions/ Counties	Baseline (gpcd)	2030	2040	2065	Reduction from Baseline		
	2015	Goal (gpcd)	Projection (gpcd)	Projection (gpcd)	2030	2040	2065
<b>Bear River</b>							
Box Elder	318	266	249	236	17%	22%	26%
Cache	284	233	217	204	18%	24%	28%
Rich	1,275	984	918	909	23%	28%	29%
<b>Green River</b>							
Daggett	423	343	314	307	19%	26%	27%
Duchesne	327	267	254	254	18%	22%	22%
Uintah	256	212	205	206	17%	20%	19%
<b>Lower Colorado River North</b>							
Beaver	553	390	360	356	30%	35%	36%
Garfield	582	463	432	429	20%	26%	26%
Iron	223	193	182	173	13%	19%	23%
<b>Lower Colorado River South</b>							
Kane	358	304	289	282	15%	19%	21%
Washington	302	260	246	236	14%	19%	22%
<b>Provo River</b>							
Juab	373	292	280	284	22%	25%	24%
Utah	214	172	155	145	20%	27%	32%
Wasatch	344	265	249	249	23%	28%	28%
<b>Salt Lake</b>							
Salt Lake	210	186	178	169	11%	15%	19%
Tooele	224	195	184	176	13%	18%	21%
<b>Sevier River</b>							
Millard	522	422	398	397	19%	24%	24%
Piute	391	341	322	325	13%	18%	17%
Sanpete	366	272	250	252	26%	32%	31%
Sevier	363	322	312	317	11%	14%	13%
Wayne	537	412	381	388	23%	29%	28%
<b>Upper Colorado River</b>							
Carbon	267	239	230	230	11%	14%	14%
Emery	569	376	337	333	34%	41%	41%
Grand	309	282	272	267	9%	12%	13%
San Juan	199	180	175	177	11%	14%	13%
<b>Weber River</b>							
Davis	235	188	170	161	20%	28%	32%
Morgan	238	187	179	186	22%	25%	22%
Summit	341	300	290	286	12%	15%	16%
Weber	256	202	184	175	21%	28%	32%
<b>Statewide</b>	<b>240</b>	<b>202</b>	<b>188</b>	<b>179</b>	<b>16%</b>	<b>22%</b>	<b>26%</b>

Note M&I = municipal and industrial; gpcd = gallons per capita per day based on permanent population. Reported per-capita use includes all residential, commercial, institutional, and industrial uses averaged over the permanent population in each region.

## **Appendix B**

### **North Logan City Water Conservation Ordinances**

## **12D-117 Development Regulations**

- A. All subdivisions within the City shall comply with the City's General Plan. The following items, without limitation, shall be addressed on all land applications required by this chapter to assure compliance with the City's General Plan and the purposes of this chapter:
1. The effect of the proposed development on the lands on which the development is proposed to be located;
  2. The relationship of the development to, and the effect of the development on:
    - a. Vegetation;
    - b. Gateways to the City, its trails and parks;
    - c. Geologic hazards or potential geologic hazards;
    - d. Loss of wetlands;
    - e. Natural floodplain, drainage systems, and canals;
    - f. Soil erosion;
    - g. Steep slopes;
    - h. Unstable Soils;
    - i. Urban interface with the Mount Naomi Wilderness / Wasatch National Forest including the subdivision's potential for increasing the potential fire hazard in any interface with the wilderness area and/or the national forest;
    - j. Utility corridors;
    - k. Water conservation;
    - l. Water recharge areas;
    - m. Wildlife corridors; and
    - n. Public trails corridors, both planned and existing.
  3. The effect of the proposed development on other adjacent, surrounding or nearby lands;
  4. The effect of the proposed development on the overall future development of the City;
  5. The identification of all existing trails through or adjacent to the property to be developed, and all trails shown as proposed or existing in the City's General Plan;
  6. Identification of all non-developable land within or adjacent to the area proposed for development;
  7. The data and conclusions in all applicable reports concerning any of the foregoing issues; and
  8. All applicable legal or regulatory requirements bearing on any of the foregoing.
- B. The following studies, reports, and plans shall be required on all developments, except as provided for in sections: 12D-403, 404, and 405 or unless otherwise determined by the Land Use Authority through pre-application meetings or Concept Plan review and approval
1. Soils Report. A soils report shall be prepared by a qualified soils engineer, licensed in the State of Utah and shall contain at least the following information:

- a. A slope analysis with a contour map accurately depicting no less than five foot (5) contour intervals. Slope classifications shall be identified on a map in percentage of gradients in the following categories:

- (1) Class 1 Areas of Non-Steep slopes - less than 30%
- (2) Class 2 Areas of Steep slopes - 30% or greater

Percentages shall be calculated as prescribed by the definition for "steep slopes". If the subdivision contains any areas of steep slopes, the person or firm preparing the soils report shall identify the Class 2 areas (areas with 30% slope or more). These areas shall be designated as "non-buildable areas". If, in the opinion of the soils engineer, any Class 2 areas should not be designated as non-buildable areas, the report should include reasons why an exception should be considered by the Land Use Authority to not designate such Class 2 slopes as "non-buildable".

- b. A soils type and soils rating analysis including accepted soils engineering tests to determine bearing capacity, settlement and/or slope failure potential, and shrink/swell potential of the proposed site. There shall be a minimum of one (1) test performed for each soil type classified in the Natural Resources Conservation Service's Soil Survey and additional tests as prescribed or required by the City Engineer. If the subdivision contains any soils rated as "Very Limited", the soils analysis shall include a soils hazard mitigation plan for the proposed subdivision's infrastructure. In such case(s) the final subdivision plat shall also put owners on notice that building on these soils will require on-site investigation and lot-specific soils hazard mitigation plans.
- c. An estimate of the normal highest elevation of the season high-water table based on a pizometer-tube test and the locations of swamps, seeps, or springs with the reasons for the occurrence of these underground water sources.
- d. Locations of classified wetlands.
- e. A written statement by the person or firm preparing the soils report, identifying any other means proposed to minimize hazards to life, property, and adverse effects on the safety, use or stability of public rights-of-way or drainage channels, and adverse impacts on the natural environment.
- f. A set of two (2) maps of the subdivision identifying 1) the soils types (RFG2m, RhB for example) and 2) the soil rating using "dwellings with basements" as the criteria from the Natural Resources Conservation Service's Soil Survey. The soil's rating for the area of the subdivision shall be identified on a map showing the soil rating from the following categories:

Very Limited – Shown in Red  
Somewhat limited – Shown in Yellow  
Not Limited – Shown in Green  
Not Rated – Shown in Grey

2. Geology Report. A geology report shall be prepared by a person or firm qualified by training and experience to have expert knowledge of the subject and licensed in the State of Utah. The report shall include mapping of geologic hazards or potential geologic hazards and must identify the author and date of the data upon which the report is based. The report must include an analysis of the geologic conditions, conclusions regarding the effect of geologic conditions on the development, and recommendations



covering the adequacy of sites to be developed within a recognized Geologic standard. It shall also include a written statement identifying the means proposed to minimize hazards to life or property, adverse effects on the safety, use or stability of public rights-of-way or drainage channels, and adverse impacts on the natural environment.

3. Grading and Drainage Plan. A grading and drainage plan shall be prepared by a professional engineer licensed in the State of Utah. The plan shall include at least the following:
  - a. A map of the entire site with existing and proposed contours using a minimum five foot (5) contour interval or at the same scale as will be utilized on subsequent plats.
  - b. Proposed plans and locations of all surface and subsurface drainage devices, walls, dams, sediment basins, storage reservoirs and other protective devices to be constructed to control storm water runoff and soil erosion.
  - c. A plan showing temporary erosion control measures and storm water control during construction.
  - d. A written statement by the person or firm preparing the report, identifying any grading and drainage problems of the proposed development and further stating an opinion as to the ability of the proposed plan to mitigate or eliminate such problems in such a manner as to prevent hazards to life or property, and adverse effects on the safety, use or stability of public rights-of-way or drainage channels, and adverse impacts on the natural environment within an acceptable standard.
4. Water Conservation Plan. A Water Conservation Plan shall be established for all subdivisions that are not required to install a secondary water distribution system. The Water Conservation Plan shall contain and be subject to the following:
  - a. An assessment of the potential exterior culinary water uses for the subdivision. Exterior culinary water use may be restricted down to zero if determined by the City's Water Model that exterior culinary water use will create a demand that cannot be met.
  - b. All new developments post December 2021 without access to secondary water rights shall be subject to separate water usage fee tiers as found in the City's Master Fee Schedule. These separate water usage fee tiers shall be referenced and noted on the final subdivision plat.
  - c. Exterior culinary water use shall only be permitted from the months of May through September.
5. Outdoor Irrigation Plan. For all subdivisions required to install a secondary water distribution system, a Secondary Water Distribution Plan shall be required. This plan shall contain an assessment and design for development of a subdivision-wide secondary water distribution system. These plans must be reviewed and approved by North Logan City as well as the irrigation and/or canal companies servicing the area. At minimum, the plan shall detail the following:
  - a. The system's connection to existing infrastructure, including any easements that the developer may need to acquire to access a point of connection.
  - b. The sizes and locations of all existing and proposed headgates, filters, headgate meters, mainlines, laterals, valves, and individual lot meters (if meters are required by the State of Utah).

- c. The plans shall design a system that maintains a minimum sustained pressure of fifty pounds per square inch (50 PSI) at each lot stub.
6. Non-Buildable Areas and/or Common Space Vegetation Plan. A vegetation plan shall be developed for all non-buildable areas or common spaces within a proposed subdivision and a report shall be prepared by a person or firm qualified by training and experience to have expert knowledge of the subject, duly licensed in the State of Utah and shall include the following:
  - a. A plan of the proposed re-vegetation of the site, including top soil requirements, detailing existing vegetation to be preserved, new vegetation to be planted and any modifications to existing vegetation.
  - b. A plan for the preservation of existing vegetation during construction.
  - c. A vegetation maintenance and weed control program, including initial and continuing maintenance as necessary.
  - d. Xeriscaping and water management requirements for areas not serviced by secondary water systems.
  - e. A written statement by the person or firm preparing the report identifying any vegetation problems and further stating an opinion as to the ability of the proposed plan to mitigate or eliminate such problems in such a manner as to prevent hazard to life or property, adverse effects on the safety, use or stability of public rights-of-way or drainage channels, and adverse impacts on the natural environment within an acceptable standard.
7. Traffic Report. In the case of any proposed subdivision, a traffic report is required unless when determined unnecessary during the Pre-Application Meeting or review of the Concept Plan. This report should describe the traffic impacts that will be created by the project including but not limited to peak period trip generation rates, impacts on turning movements and road segment level of service, proposals to mitigate the impacts, justification for the proposed numbers of parking spaces, and/or a parking phasing plan when required.
8. Fire Protection Plan. A fire protection plan shall be required for any subdivision that has the potential to increase the hazards for fires especially as that hazard relates to the interface with the Mount Naomi Wilderness Area and/or the Wasatch National Forest. The fire protection plan shall include at minimum the plans for any needed firebreaks and planned fire-wise construction and/or landscaping for the proposed subdivision.
9. Street Lighting Plan. A street lighting plan shall be required to identify the location of the existing and proposed electrical services for street lighting and the existing and proposed street light locations to be installed as part of the subdivision improvements and shall be in accordance with the City's Design Standards Technical Manual; and
10. Other Reports and Plans. Other reports and plans may be prepared by the developer as determined to be necessary or appropriate during the Pre-Application Meeting Review or review of the Concept Plan. Such other reports and plans include, but may not be limited to:
  - a. Groundwater protection;
  - b. Adequacy or availability of public safety services;
  - c. Erosion control or any other physical or environmental matters;

- d. Landscape maintenance; or
- e. Wildlife habitat preservation.

11. The text of any ancillary agreement proposed by the applicant. Ancillary agreements would normally include but are not limited to:

- a. A development agreement including a schedule for constructing improvements in the event that all improvements will not be completed prior to issuing building permits;
- b. An agreement for the distribution of water rights as part of a water conservation plan.
- c. An agreement on any special considerations that impact the development to be agreed upon by the applicant/developer and the City.
- d. An agreement providing for the application of the initial seal coat on all asphalt surfaces in the subdivision.
- e. In the event that a waiver or modification is granted by the Land Use Authority per section 12D-403 for any of the reports or studies required by this section, the applicant shall provide as a minimum, a written statement stating the reasons the reports or studies were waived or modified. The statement shall be provided with the applicant's development plan application.

C. Non-Buildable Areas. No homes, buildings, or other structures, streets, or alleys shall be erected or built on areas designated and platted as "Non-Buildable"; except for those required for public improvements and facilities such as: power poles, pump houses, reservoirs, regulator stations, etc., or those drives required for access to such public improvements and facilities. Non-Buildable areas shall be designated on the Preliminary and Final Subdivision Plat by shading and shall have a designation of "No-Build" shown on the plat. The areas with the following characteristics should be considered for designation as Non-Buildable Areas:

- 1. Areas of Steep Slopes as defined in section 12D-103 of this ordinance;
- 2. Areas with soils with "very limited" soils rating;
- 3. Natural drainage corridors, canal channels, and wetlands;
- 4. Any areas identified by the required studies as potentially hazardous to life, limb, or property; and
- 5. Fire breaks.

D. Streets.

1. Street Configuration. A proposed subdivision shall be designed to follow the street configuration requirements herein and elsewhere in the City's Code. Where this code allows an applicant flexibility on street location or configuration, that flexibility shall not be construed to relieve the applicant from the requirements of this section.

a. General Street Configuration and Alignment. Unless the Land Use Authority deems any of the following items unnecessary, the configuration of streets in a new subdivision shall:

- (1) Ensure the continuation of existing streets that can logically and reasonably be connected along the same street alignment;

- (2) Provide for the continuation of new streets into adjoining undeveloped land;
    - (3) Not avoid the requirements of this section by shifting the responsibility of providing a street onto landowners of adjacent undeveloped or underdeveloped parcels; and
    - (4) Not create an unnecessary hardship to providing street connections on or to other parcels in the general area.
  - b. Master Planned Street or Street Route. A street shown in the City's General Plan, or any other small area plan, master streets plan, development agreement, or similar adopted planning document, shall be installed by the applicant in the location and width as depicted in the planning document.
    - (1) ~~Minor Deviations and Alternative Street Alignment of Master Planned Street or Street Route.~~ The Land Use Authority may, but is not required to, allow a master planned street or street route's realignment to be rerouted by up to four hundred feet (400) so the applicant may gain lots on both sides of the street, provided that the radii of the curves are appropriate for the type of street, as determined by the City's Public Works Director.
  - c. Streets Grades. Both public and private streets shall be a maximum of eight (8) percent, however, the Land Use Authority may grant exceptions with a recommendation from the City Engineer and Fire Authority to ten percent (10%) for short distances (i.e., up to three hundred feet (300')) over a continuous lineal length of two thousand feet (2,000) when conditions warrant that traffic safety and economy of road maintenance can be secured.
  - d. Angle of Intersecting Streets. Any street approaching an arterial or collector street shall approach at an angle of not less than eighty (80) degrees for a distance of at least one hundred feet (100').
2. Public Street Requirement. The standard method of ensuring ease of access, efficient mobility, reduced response time for first responders, effective emergency management, strong neighborhood relationships through interconnectivity, and a more equitable means of access to community opportunities, is by requiring public streets and public street connectivity at the time new development is proposed. As such, the default requirement for each subdivision lot is to provide lot frontage on a street dedicated to the City as a public right-of-way and thoroughfare.
3. Private Street Option. A private street may be approved by the Land Use Authority. To be approved for a private street, the Land Use Authority shall make the written finding that the public benefit of requiring the street to be dedicated for public use does not outweigh the long term operations and maintenance expense of the street.
  - a. No Entitlement. An applicant shall not be entitled to construct a private street. The Land Use Authority has full discretion to allow or require a proposed street to be private.
  - b. Prohibition. A private street shall not be allowed if:
    - (1) It creates a hardship for other landowners in the area to access and develop their land, or

- (2) A public street is needed in the proposed location of the private street, as determined by the Land Use Authority.
  - (3) Access Easement Required. An approved private street shall be accompanied by an access easement in such a width that matches the public street right-of-way that would otherwise be required.
- c. Building Setback Standards. The minimum building setbacks shall be measured from the boundary of the required access easement or easements.
  - d. Construction Responsibility and Standards. The applicant shall pay for and construct private street(s). Unless otherwise required by the City Engineer, Fire Authority or Public Works Director, a private street shall be constructed at minimum to comply with fire code standards for width and emergency vehicle turnaround. The street shall include a minimum of twelve (12) inches of granular borrow (compacted to 96%, AASHTO T-180) with six (6) inches of untreated base course (compacted to 96%, AASHTO T -180) and three (3) inches of asphalt pavement. The street shall be lined with five-foot (5) sidewalks and street trees with a separation of no more than thirty-feet (30) between trees (with exception to driveways and intersection view triangles). The development and private street shall be designed to accommodate sufficient off-street parking for residents, businesses, and visitors.
  - e. Operation, Maintenance, and Use. The operations and maintenance of the installed private street improvements shall be the sole responsibility of the owners of each lot gaining access from the private street. The Land Use Authority may allow these owners to restrict access to the street by the general.
  - f. Plat Note Requirement. A private street shall be labeled on the final subdivision plat as "Privately operated and maintained street. See note [enter note here] ." The note shall read as follows : "Use of a street labeled as "Privately operated and maintained street" is reserved for the exclusive and private use of the adjoining lot owners and their guests until and unless the City's governing body assumes public responsibility for the street."
  - g. Recording requirements. At the time of final subdivision plat recording, the applicant shall record a covenant to run with the land that provides that:
    - (1) The owners of all lots that gain access from the private street are solely and equally responsible for operations and maintenance of the street.
    - (2) That by purchasing a lot that gains access from a private street, the owner acknowledges that the City assumes no responsibility or liability for the street or for the uses thereof or thereon until and unless, if applicable, the City's governing body assumes responsibility for it.
    - (3) The landowner of record or authorized representative agree to pay a proportionate amount of the costs associated with improving or restoring the street to operational public street standards when and if the City's governing body assumes responsibility for it; and agrees to not protest the creation of a special assessment area or other similar revenue generating mechanism the City's governing body deems necessary to bring the private street to operational public street standards.

#### 4. Terminal Streets

- a. Permanently Terminal Street or Street Route.

- (1) Maximum Length and Number of Lots. Permanently terminal streets or street routes that are not directly connected to a master planned street or street route shall:
  - (A) Provide access to no more than thirty (30) total lots; and
  - (B) Have a maximum length of seven hundred and fifty feet (750'). This length shall be measured from the point at which the street or street-route becomes terminal to the furthest extent along the terminal street or terminal street-route. If the terminal street or terminal street-route loops back onto itself, the furthest extent shall be the midpoint of the loop.
- (2) Alternative allowance due to constraints. The Land Use Authority may allow the maximum length of a permanently terminal street or street-route to be extended beyond seven hundred and fifty feet (750') if topography or other constraints of the land in the vicinity will not reasonably allow for a street connection to make the street or street-route non-terminal. If an extension is granted, the number of lots shall not exceed thirty (30).
- (3) Turnaround Required . A terminal street shall be terminated by a turnaround matching the standards listed in the City's Design Standards Technical Manual, or as otherwise required by the City Engineer, Fire Authority, and Public Works Director. If stormwater drains into the turnaround, a stormwater catch basin and drainage easement shall be provided.

b. Temporarily Terminal Street or Street Route.

- (1) Number of Lots Allowed Along a Temporary Terminal Street or Street Route. No more than thirty (30) lots are allowed to gain sole access from a temporarily terminal street or street route.
- (2) Length of a Temporarily Terminal Street or Street Route. The maximum length of a temporarily terminal street or street route shall be seven hundred and fifty feet (750'). This length shall be measured from the point at which the street or street-route becomes terminal to the furthest extent along the temporarily terminal street or street-route. If the temporarily terminal street or street-route loops back onto itself, the furthest extent shall be the midpoint of the loop.
- (3) Turnaround Required. A temporarily terminal street or street route shall have a temporary turnaround at its terminus that complies with the minimum requirements of the City Engineer, Fire Authority, and Public Works Director. The temporary turnaround shall remain available and usable by any users of the street so long as the dead-end condition exists.

c. Master Planned & Temporarily Terminal Street or Street Route.

- (1) Parameters. An applicant may extend a master planned and temporarily terminal street or street-route beyond seven hundred and fifty feet (750') if the extension:
  - (A) Can be defined as a temporary terminal street or temporarily terminal street-route, as defined in Section 12A-200; and

- (B) Runs along the general alignment of a master planned street or street route; and
  - (C) Reduces the distance between the terminal street and the greater interconnected public street network, as measured along the general alignment of the master planned street or street route; and
  - (D) Complies with the requirements of the City Engineer, Fire Authority, and Public Works Director.
- (2) Number of Lots Allowed along a Master Planned and Temporarily Terminal Street or Street Route. No more than thirty (30) lots are allowed to gain sole access from a master planned and temporary terminal street or street route. The maximum allowance of thirty (30) lots must also account for any lots created along any permanent terminal street or street routes that may connect along the master planned and temporary term in a street or street route.
- (3) Length of Permanently Terminal Street or Street Route Connected to a Master Planned Street or Street Route. Permanently terminal streets or street routes that gain direct access from a master planned and temporarily terminal street or street route may not exceed seven hundred and fifty feet (750') from its point of connection with the master planned and temporarily terminal street or street route.
- (4) Turnaround Required. A master planned and temporarily terminal street or street route shall have a temporary turnaround at its terminus that complies with the minimum requirements of the City Engineer, Fire Authority, and Public Works Director. The temporary turnaround shall remain available and usable by any users of the street so long as the dead-end condition exists.
5. Remoteness. Where more than one (1) access road is required, the second access shall be established and placed a distance apart from the next nearest street connection equal to not less than one-half (1/2) the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between the next nearest access.
6. Block Length. The maximum length of blocks generally shall be one thousand three hundred and twenty feet (1,320'). The minimum length of blocks generally shall be two hundred seventy five feet (275'), or the depth of two (2) tiers of lots, whichever is smaller. Blocks over six hundred sixty feet (660') in length are required to include a dedicated mid-block walkway through the approximate mid-block location. Such walkway shall be not less than six feet (6') in width and shall be paved with a hard surface of either concrete or asphalt.
- a. The mid-block walkway shall be maintained in good walkable condition and kept open and accessible to the public in perpetuity by an adjacent lot owner or applicable homeowners' association as may be applicable. The applicable responsible party shall be identified and notated as such on the proposed subdivision plat.
  - b. The Land Use Authority may grant adjustments to the block length and mid-block walkway requirements upon finding that there are no practical design alternatives for complying with the standards, or if a private street or street network is requested and approved.

7. Half-Streets. A half-street shall be governed as follows:

- a. Within a Subdivision. A half-street is not allowed within a subdivision.
- b. On a Subdivision Boundary. Where a subdivision's boundary shares a common line with undeveloped land, an approximate half-width street right-of-way may be allowed so long as:
  - (1) The required street improvements follows the half-street standard contained within the City's Design Standards Technical Manual; and
  - (2) The street right-of-way within the bounds of the subdivision is wide enough to accommodate the required street improvements.

E. Trails. Trail location and width shall be required in accordance with the City's General Plan, Trails Master Plan, and Active Transportation Plan. Improvement standards for trails shall conform to United States Forest Service (USFS) or International Mountain Bike Association (IMBA) trails construction guidelines (natural surface trails) or NACTO/AASHTO standards (paved surface trails). Rights-of way and easements should be of sufficient width to allow for a path or tread at the location which most nearly provides a level or uniform slope, minimizes the cost of construction and maintenance, and protects adjacent natural features, including but not limited to vegetation, associated with the trail.

F. Fences and Walls. Fences and walls in identified wildlife corridors shall be strongly discouraged, but in no case shall exceed forty-two inches (42") in height except those required to protect from hazards to life and limb. All other fences shall comply with the requirements contained within the City's Code and Design Standards Technical Manual.

G. Utilities. To the maximum extent practical, all utilities shall be placed within existing road rights-of-way and front yard setbacks as set forth in the City's Design Standards Technical Manual. All water, sewer, electrical, telephone, natural gas, cable television and other utilities shall be placed underground except that transformers, pedestals and other appurtenances which are normally located above ground in connection with the underground installations are permitted. Water meter size must match the designed size of the service line from the mainline to the meter, and must be of a sufficient size to service proposed buildings as determined by the International Building Code (IBC) and City Engineer. Multi-unit and homeowner's association (HOA) developments serving more than a single residence must serve the entire development with one meter of sufficient size, and may not be split into multiple meters.



# PUBLIC HEARING

[SUBSCRIBE TO PUBLIC BODY](#)

## General Information

### Government Type

Municipality

### Entity

North Logan

### Public Body

[City Council](#)

## Notice Information

[Add Notice to Calendar](#)

### Notice Title

PUBLIC HEARING

### Notice Subject(s)

Water and Irrigation

### Notice Type(s)

Notice, Hearing

### Event Start Date & Time

February 5, 2025 06:35 PM

### Description/Agenda

The North Logan City Council hereby announces a public hearing to be held on Wednesday, February 5, 2025 in the Council Room at the North Logan City Offices (2525 N 600 E, North Logan, UT).

6:35pm Public Hearing to receive public input on adopting or amending a water conservation plan. The City Council may consider approval of the plan following the public hearing. Information on this topic can be reviewed at the City Office.

If you wish to participate in the public hearing, you may provide your comment in person; or you may email your comments to [recorder@northlogancity.org](mailto:recorder@northlogancity.org) by noon on February 5th and your comments will be read by the Mayor during the public hearing.

Interested citizens are invited to attend.  
Scott Bennett, City Recorder

### Notice of Special Accommodations (ADA)

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify Scott Bennett, City Recorder, at (435) 752-1310 at least three working days prior to the meeting.

### Notice of Electronic or Telephone Participation

NOTICE OF POSSIBLE ELECTRONIC OR TELEPHONIC PARTICIPATION One or more members of the North Logan City Council may participate electronically or telephonically pursuant to North Logan Resolution 20-05, UCA 52-4-202, and UCA 52-4-207.

## Meeting Information

### Meeting Location

2525 N 600 E  
North Logan, UT 84341

[Show in Apple Maps](#)

[Show in Google Maps](#)

### Contact Name

Scott Bennett

### Contact Email

[recorder@northlogancity.org](mailto:recorder@northlogancity.org)

### Contact Phone

(435)752-1310

## Notice Posting Details

### Notice Posted On

January 22, 2025 09:01 PM

### Notice Last Edited On

January 22, 2025 09:01 PM

**Minutes of the North Logan City  
City Council  
Held on February 5, 2025  
At the North Logan City Offices, North Logan, Utah**

---

---

Item #1 - Opening Business

The meeting was called to order by Mayor Lyndsay Peterson at 6:30 p.m.

Council members present were: Buzzy Mullahkhel, Joni Kartchner, Emily Schmidt, Kenny Reese, and Mark Hancey.

Others present were: Police Chief Kent Goodrich, Fire Chief Nate Thompson, Alan Luce, Jordan Oldham, Scott Perkes, Scott Bennett, Russel Goodwin, Johannah Cox, Tucker Hood, and Brendan Bates.

The Pledge of Allegiance was led by Buzzy Mullahkhel

An invocation was given by Mark Hancey

**(0:01:23)**

**Adoption of Agenda**

**Motion**

*Joni Kartchner made a motion to adopt the agenda, as presented. Buzzy Mullahkhel seconded the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Joni Kartchner, Emily Schmidt, Kenny Reese, and Mark Hancey voting in favor.*

**(0:01:36)**

**Approval and Follow-up of Minutes of the January 15, 2025 City Council Meeting and January 15, 2025 Closed Session Minutes.**

**Motion**

*Mark Hancey made a motion to approve the above-referenced set of minutes, as presented. Kenny Reese seconded the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Joni Kartchner, Emily Schmidt, Kenny Reese, and Mark Hancey voting in favor.*

**(0:02:00)**

**Recognition of Exemplary Staff Member**

Mayor Peterson recognized Laura Lee Olsen from the Recreation Department dedication and hard work in managing numerous community sports programs.

**(0:03:32)**

**Reports from Public Safety Officials**

Fire Chief Thompson briefly discussed the request for \$5 million in state appropriations for a training center for the Fire Department's and the Police Department's use; the location would be on 10 acres committed by Logan City, and use would be in conjunction with the Forest Fire and State Lands (FFSL) and Department of Natural Resources (DNR). If approved, the training facility will serve Cache, Box Elder, and Rich Counties, reducing the need for agencies to travel to Provo for training. He also briefly spoke about being fully staffed, and presented North Logan statistics for the Fire Department.

Police Chief Goodrich reviewed the latest stats for calls the department has recently managed (108 calls and 65 traffic stops this past week). He also discussed charges and convictions coming out of a case that Detective Kearl had worked on.

56 (0:10:34)

57 **Review of Strategic Directives and Action Items**

58 Alan Luce reviewed the action item list with the council.

- 59 • **Website Redesign:** A draft is in progress and community feedback will be solicited.
- 60 • **Newsletter Distribution:** Efforts are being made towards electronic delivery options.
- 61 • **General Plan & City Center Plan:** Progress is on track with formal adoption expected soon.
- 62 • **Economic Development:** Several businesses are in the process of establishing operations
- 63 in North Logan.
- 64 • **Trail Development:** Funding efforts continue for the Bonneville Shoreline Trail and multi-
- 65 use paths.
- 66 • **Deer Control:** Updates were given on mitigation strategies.
- 67 • **Infrastructure Projects:** Roundabout construction on 2500 North & 800 East is set to begin
- 68 in the summer.

69 **New Business**

70 (0:17:20)

71 **Item #2 - 6:35 Public Hearing to receive input on proposed updates and amendments to the**

72 **North Logan City Water Conservation Plan. The City Council may consider approval of the**

73 **proposed updates and amendments following the public hearing.**

74 Jordan Oldham gave some background regarding the City's Water Conservation Plan update to

75 meets state requirements, and provides an overview of the city layout, residents, demand on the

76 water system, type of water rights and shares we have, and what codes we have in place for

77 water conservation.

78

79

80 *Mayor Lyndsay Peterson read aloud the guidelines for speaking at a public hearing, and opened*

81 *the public hearing at 6:52 p.m., and then closed it, as there were no public comments*

82 *forthcoming.*

83

84 Jordan addressed further questions from the council regarding the Water Conservation Plan, the

85 City's Water Master Plan, Municipal Code regarding secondary water use, discussions with

86 industrial users, and Arbor Day Fund and tree planting.

87

88 Alan Luce addressed other questions and comments from the council and explained the

89 background for the City's tiered water rates, and receiving grants to help install additional water

90 infrastructure.

91 (0:25:50)

92 **Motion**

93 *Buzzy Mullahkhel made a motion to approve the North Logan City Water Conservation Plan, as*

94 *presented. Emily Schmidt seconded the motion. A vote was called and the motion passed*

95 *unanimously with Buzzy Mullahkhel, Joni Kartchner, Emily Schmidt, Kenny Reese, and Mark*

96 *Hancey voting in favor.*

97

98 (0:26:18)

99 **Item #3 - Consider authorizing the signing of an agreement with Brent Dahle.**

100 Alan Luce address questions and comments from the council and explained the background for

101 updating the 2008 Brent Dahle agreement; to clarify land and Right-Of-Way details.

102

103

104 (0:27:34)

105 **Motion**

106 *Kenny Reese made a motion to authorize the signing of an agreement with Brent Dahle. Buzzy*

107 *Mullahkhel seconded the motion. A vote was called and the motion passed unanimously with*

108 *Buzzy Mullahkhel, Joni Kartchner, Emily Schmidt, Kenny Reese, and Mark Hancey voting in*

109 *favor.*

110

111 **(0:27:58)**

112 Item #4 - Consider authorizing the signing of an agreement with a prospective business in the  
113 Manufacturing Heavy Commercial Zone (MC) of the City.

114 Alan Luce address questions and comments from the council and explained an incentive package  
115 for a new distribution business, that this prospective distribution business will be in the industrial  
116 area of our city which is located in the City's CRA (Community Reinvestment Area), the  
117 business's obligations to for the incentives, and what the City will provide. This business has  
118 been evaluated and is eligible for CRA incentives.

119

120 Kenny Reese expressed concerns about the long-term impacts of business incentives and  
121 suggested standardizing future agreements, and how we verify that performance criteria are met.

122

123 Alan explained the standard policies for them to qualify, that minimum standard categories have  
124 to be met, when the City checks if those minimum standards are met, and what happens when  
125 adjustments need to be made for those incentives.

126

127 **(0:30:51)**

128 **Motion**

129 *Mark Hancey made a motion to authorizing signing of an agreement with prospective business in*  
130 *the Manufacturing Heavy Commercial Zone (MC), as presented. Joni Kartchner seconded the*  
131 *motion.*

132

133 *City Council continued discussion.*

134

135 **(0:38:45)**

136 *A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Joni Kartchner,*  
137 *Emily Schmidt, Kenny Reese, and Mark Hancey voting in favor.*

138

139 **(0:38:58)**

140 **Current Action Items**

141 FY2026 Community Development Department budget proposal presented by Scott Perkes, with  
142 City Council questions & discussion with staff.

143 

- Budget adjustments were reviewed, with discussions on fee structures and planning  
144 initiatives.

145 

- Council Members discussed whether development fees should better reflect actual service  
146 costs

147 FY2026 Building Inspection Department budget proposal presented by Jordan Oldham, with City  
148 Council questions & discussion with staff.

149 

- Reviewed revenue from building permits and the city's contract with Hyde Park for inspection  
150 services.

151 FY2026 Economic Development Department budget proposal presented by Alan Luce, with City  
152 Council questions & discussion with staff.

153 

- Business incentives and sales tax allocations were discussed.

154 

- The Council reviewed upcoming budgetary impacts of incentive programs.

155 Updates regarding North Logan City General Plan and City Center Masterplan presented by Scott  
156 Perkes, with City Council questions & discussion with staff.

157 

- The final public meeting is scheduled for February 19, 2025.

158 

- Implementation of the new zoning and land-use regulations will begin shortly after adoption.

159 Updates regarding North Logan's water capital improvement projects presented by Jordan  
160 Oldham.

161 

- The new water tank project is out for bid and under review by the Division of Drinking Water.

162 

- The City applied for a grant to support bench area water distribution improvements.

163 Updates regarding the Community Center presented by Alan Luce, with City Council questions &  
164 discussion with staff.

- 165 • Major structural elements are nearing completion.
- 166 • Fundraising efforts for additional project costs are underway.

167

168 **(1:16:42)**

169 **Reports from City officers, boards, and committees**

170 Mayors Report:

- 171 • Discussed ongoing mass transit sales tax issues and proposed legislative changes.

172

173 City Managers Report:

- 174 • Discussed state legislation to watch & City events.
- 175 • Encouraged community participation in the UDOT Main Street Traffic Study Public Meeting  
176 on February 25, 2025.

177

178 **(1:25:35)**

179 **Motion**

180 *Emily Schmidt made a motion to adjourn the meeting. Buzzy Mullahkhel seconded the motion. A*  
181 *vote was called and the motion passed unanimously with Buzzy Mullahkhel, Joni Kartchner,*  
182 *Emily Schmidt, Kenny Reese, and Mark Hancey voting in favor.*

183

184

185 The meeting adjourned at: 7:58 p.m.

186

187 Approved by City Council:

February 19, 2025

188

189 Transcribed by: Scott Bennett

190

191 Recorded by:

192

193

194

  
\_\_\_\_\_  
Scott Bennett/City Recorder