

CITY COUNCIL MEETING

Thursday, September 01, 2022 at 6:30 PM Council Chambers, 60 West Main, Hyrum, Utah

AGENDA

Public notice is hereby given of a Hyrum City Council Meeting to be held in the Council Chambers, 60 West Main, Hyrum, Utah at 6:30 PM, September 01, 2022. The proposed agenda is as follows:

- 1. ROLL CALL
- 2. CALL TO ORDER
- 3. WELCOME
- 4. PLEDGE OF ALLEGIANCE
- 5. INVOCATION
- 6. APPROVAL OF MINUTES
- 7. AGENDA ADOPTION
- 8. PUBLIC COMMENT
- 9. SCHEDULED DELEGATIONS
 - A. <u>Cache Valley Housing Crisis Task Force</u> To present a report on its findings of the Cache Valley housing crisis.
 - B. <u>Dianna Sampson To request Site Plan approval for a machine and fabrication</u> shop at 185 South 1810 East.
 - C. <u>David Madsen, Harvest Valley Court P.U.D.</u> To request Preliminary Plat approval for Harvest Valley Court P.U.D. located at approximately 43 North 300 East consisting of 28 patio home units on 3.75 acres.

10. INTRODUCTION AND APPROVAL OF RESOLUTIONS AND ORDINANCES

- A. <u>Resolution 22-14</u> A resolution declaring certain Hyrum City equipment (2003 Chevy 1500 Silverado Pickup) as surplus and ordering the sale or disposal thereof.
- B. <u>Resolution 22-15</u> A resolution amending the Personnel Policies and Procedures Manual for Hyrum City Corporation to require City Employees to live within 15 miles of Hyrum City Limits.
- C. <u>Resolution 22-16</u> A resolution setting electrical power rates for all classes of customers receiving electrical power from the Hyrum City Municipal Power System.
- **11. OTHER BUSINESS**

- A. <u>Consideration and approval of the Hyrum City Water Management and</u> <u>Conservation Plan 2022.</u>
- B. Mayor and City Council reports.

12. ADJOURNMENT

Stephanie Fricke City Recorder

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Hyrum City at 435-245-6033 at least three working days before the meeting.

CERTIFICATE OF POSTING - The undersigned, duly appointed and acting City Recorder of Hyrum City, Utah, does hereby certify that a copy of the foregoing Notice was emailed to The Herald Journal, Logan, Utah, posted on the Utah Public Notice Website and Hyrum City's Website, provided to each member of the governing body, and posted at the City Offices, 60 West Main, Hyrum, Utah, this **26th day of August, 2022**. Stephanie Fricke, MMC, City Recorder.



Cache County Housing Crisis Task Force Final Report June 23, 2022 Presented to David Zook, Cache County Executive

Introduction

The Cache County Housing Crisis Task Force was created in response to concern about our community's extreme shortage of housing and unaffordable home prices, including how that shortage has affected the ability of employers to hire and grow.

At the direction of David Zook, Cache County Executive, a housing crisis task force was commissioned to be led by John Drew, former Providence City Mayor, Shawn Milne, Cache County Economic Development Director, and Karina Brown, Policy Analyst for Cache County. We were given 60 days to complete our task and report. Our findings are the result of input from all task force members gathered through surveys and in person meetings as well as external research.

A committee of 50 members was formed with backgrounds in a wide variety of community interests; economic development and planning, real estate and developers, elected and appointed state, county, and city officials, church leaders, private citizens, private industry, non-profits, education including Utah State University and Bridgerland Technical College faculty and institutional leaders.. The first task force meeting was held on April 20 of 2022.

The task force's assignment was to identify the causes of the crisis, quantify the magnitude of the problem, survey public attitudes, and make impactful recommendations.

This report is a summary of task force findings. What follows is a description of the primary causes and recommended solutions to address this challenge. The housing crisis issues are numerous, and as such, we have focused on that which has the most impact.

The Housing Crisis in Cache Valley

As home prices have reached historic highs, the supply of available housing units has not kept pace with population growth. The US Census reported an almost 20% growth in Cache Valley population from 2010 to 2020, with more than <u>85% of that growth being children of current residents</u> (Gardner, 2021). As a result, we have an overwhelming demand for housing units, including an acute shortage of rental property.

During that same period, housing prices have grown 8 to 10 percent a year, pausing during 2020 the first year of the pandemic, only to accelerate rapidly to 18% in 2021. These sustained increases have left home ownership out of reach for many in Cache Valley. See the stats below:

	2010	2020	April-2022	Comments
Average home price	172,369	307,228	\$503,734 (May 2022)	2010 to 2020, a 78% increase, to 2022 a 185% increase.
Avg. mortgage interest rate	4.69%	3.11%	4.98%	Rates dipped below 2% in 2021; normal year 5% to 6%
Average mortgage payment	893	1,314	2,639	2010 to 2020, a 64% increase, to 2022 a 196% increase
Homes on the MLS	April 2011 768	April 2021 53	April 2022 78	Average year, 500 to 600 homes on the MLS
Median income	47,013	60,530	Not Available	2010 to 2020, a 28% increase
Unemployment rate	6.0%	5.8%	1.6%	Employers cannot find employees who cannot find housing
Population-Cache County	112,656	133,154	137,417	A 22% increase since 2010
Population-Utah	2,763,855	3,271,616	3,337,975	A 21% increase since 2010

Housing and Other Key Cache Valley Data*

*Source: Bear River Association of Governments (BRAG), Cache Valley Association of Realtors

The Kem Gardner Policy Institute of the University of Utah estimates that Cache Valley will need 11,600 additional housing units between now and 2030 to accommodate new household growth(Eskic, 2022).

The Milken Institute (2022) recently ranked the Logan, Utah-Idaho Metropolitan Statistical Area area as the #1 performing small city in the nation! However, they ranked us No. 178 for housing affordability.

According to the Kem C. Gardner Policy Institute (2022), <u>the projected population growth in Cache</u> <u>County from 2020-2060 will be 85% from natural increase</u>.

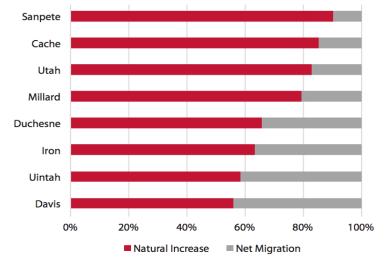


Figure 11: Counties Share of Years Driven by Projected Natural Increase, 2020–2060



Today's Crisis Impact

We have an extreme shortage of available homes across most socio-economic levels. According to the Kem C. Gardner Policy Institute at the University of Utah (2021), "Utah's housing market faces a severe imbalance that creates record price increases for homeowners and renters."

Here in Cache Valley, less than 25% of households with householders 25 to 45 can afford a home at the average selling price. Source: Bear River Association of Governments (BRAG)

Most people could not afford to purchase the house they live in, given today's market prices and household income. Source: Bear River Association of Governments (BRAG)

Why the High Demand for Housing?

<u>Utah has the highest birthrate of any state in the US</u> A US Census (2017) report stated that Cache County has the 4th youngest population in the nation, out of more than 3,100 counties, which indicates our high birth rate. Utah has the highest birth rate (Stebbins, 2022).

<u>The culture in Utah promotes large families.</u> A BYU report (1999) states, "When compared with other religious groups, Latter-day Saints have larger families, the highest rates of fertility, and the lowest divorce rates."

<u>It's mostly those people from out of state, right?</u> United Van Lines (2020) annual study of population migration considers Utah a "balanced" state where on average, approximately the same number of families move in as move out.

We knew that population growth was going to happen. Envision Cache Valley report (2010) anticipated a doubling of population by 2050. The 2020 US Census reported that Utah was the fastest-growing state.

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Why a Housing Supply Shortage?

We do not have a free market for housing.

- Developers only build housing they are allowed by local government. Existing city codes and general plans encourage low-density residential, single-use zoning. City councils, planning commissions, and city staff exhibit their biases against allowing a variety of housing types and are reluctant to consider anything controversial (Utah Foundation, 2022).
- Members of the public push the idea that any housing density higher than in their neighborhood will depress property values. More than half a dozen studies refute that notion, and several point out statistically significant *increases* in property values. A recent example was publicized by the Urban Institute (2022).
- Public clamor and the threat of a ballot referendum makes for timid council members and uncertainty for landowners (Ionescu, 2022).

What are the Consequences of Doing Nothing, Maintaining the Status Quo?

Housing and jobs go hand in hand. We have recent examples of businesses unable to attract employees, taking expansion outside the valley.

- Companies with high-paying jobs choose not to locate here, so jobs necessary for a growing population go elsewhere (Marchant, 2022).
- With job growth not keeping pace with population growth, young people have no choice but to leave.
- Over time, the average age of Cache Valley residents will increase, with little available that is affordable for young families.
- We will banish our children and grandchildren to live elsewhere.

Housing Crisis Myths

Our Task Force shared many complaints they have heard about allowing a variety of housing development:

- Great ideas, just not in my neighborhood or my city
- All that high density should be in Logan
- It's "those people" that come here and bring crime, and trashy neighborhoods
- Higher density will reduce home values in our neighborhood.
- "Everybody knows" that high-density housing becomes run down after 15 20 years.

And on and on...

Recommendations

We received a long list of recommendations from task force members. Much of the focus is on influencing public opinion, some of it changing state and local codes and administrative practices. To focus on the primary causes of a lack of housing supply, we address those causes.

To organize that focus, we have listed our recommendations by entity.

Federal Government

- Identify and publicize factors that contribute toward increased housing costs, and rank by impact.
- Investigate the impact of the supply of labor and materials on the housing market, including gilded trades and unions, training and certification programs, import caps, tariffs, and subsidies.
- Analyze the extreme swings in the cost of money (interest rates) on housing market booms and busts
- Take action to eliminate supply chain problems.
- Take steps to control inflation.

State Government

- Reign-in / limit zoning by local referendum.
- Prohibit city code that creates barriers to allow a variety of housing options.
- Track and publish each city's progress toward meeting housing goals and penalize cities that fail to meet these goals while providing incentives for those that meet goals.
- Create or support programs to help first time homebuyers.

County/CMPO/BRAG Government

- Working with Cache Valley cities, prepare a county-wide master plan (General Plan with housing and transportation plans) that incorporates city plans.
- Conduct meetings with city leadership on a county-wide development plan at least once a year.
- Include in the county General Plan a plan to preserve open spaces and then take action to preserve open space, in order to limit pressure on development in cities.
- Adopt code revisions that allow denser development in the unincorporated areas.
- Identify and implement strategies to support residents faced with homelessness.

City Governments

- Adopt city-wide general plans with development philosophies that emphasize housing varieties to reduce the cost of living.
- Educate city councils, planning commissions, and citizens on housing issues.
- Enact zoning and code reform to reduce/eliminate restrictions that inhibit the development of a variety of housing types.
- Designate open spaces for permanent preservation.

Utah State University/Bridgerland Technical College

- Survey students for housing preferences and needs.
- Meet with student groups to present our findings and hear their concerns, do video interviews for publication.

Local School Districts

- Survey staff and senior students for housing preferences and needs.
- Visit classrooms and student groups to interview and get their feedback; video tape class discussions for publication. Survey parent housing needs.

Private and Non-Profit Organizations

- Prepare an analysis of income/debt loads of young buyers with corresponding adequate housing inventory to meet their needs.
- Compile data and research sources related to the housing shortage.

Cache Valley Chamber of Commerce

• Document cases of business/worker unmet housing needs, and share with local officials.

Overall Task Force Recommendations

- Conduct media / PR / Education awareness campaigns in a variety of venues and population groups.
- Meet in a town hall type public venue to present findings and do video interviews for documentary-type productions.
- Connect with young people; they are our future policymakers/drivers.
- Foster a Cultural Shift to help citizens become more open to new neighbors
 - -Church
 - -Education/Schools
 - -Arts/Entertainment

Zoning

From the Kem C. Gardner Policy Institute, 2020:

- "Zoning ordinances, in many cities, do not reflect the shift in preferences to higher-density, more affordable housing. Zoning often lags changes in market preferences."
- "Zoning ordinances, in all their complexity, reflect a <u>bottom-up approach to governance</u>. As city councils and planners respond to their constituents, zoning ordinances come to embody, in part, resident concerns, interests, and preferences. And a facet of land use regulation familiar to every developer is the opportunity for neighbors to express their views, in front of the city council and planning commission, on proposed new residential and commercial developments."
- In relation to leadership and political will—"Progress on the housing crisis needs continued state and civic leadership. Without it, today's children, Utah's next generation, will face an even greater scarcity of affordable housing and more burdensome housing prices."

Top 3 Task Force Recommendations

- Zoning reform at the county and city levels, limit zoning by referendum at the state level
- Public education campaign with an emphasis on reaching younger people who are close to or at home-ownership life-stages
- Coordinated county and city planning for growth

Utah State Code:

10-9a-102. Purposes - General land use authority.

(1) The purposes of this chapter are to:

(c) improve the morals, peace, good order, comfort, convenience, and aesthetics of each municipality and each municipality's *present and future inhabitants* and businesses.

Do we live our values?

We wish to thank all of the Task Force members who participated in meetings and surveys, and provided their research, thoughts and ideas, and especially thank USU Professor Damon Cann who crafted the Qualtrics surveys for us, and compiled survey results for this effort.

<u>References</u>

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Name	Role		
John Drew	Co-Chair, Former Providence Mayor		
Shawn Milne	Co-Chair, Cache County Economic Development Director		
Karina Brown	Co-Chair, Cache County Policy Analyst		
Jess Lucero	USU Social Work Professor/ /Homeless Council		
Phil Redlinger	Cache Valley Veterans Association		
Brett Greene	Cache Valley Bank, mortgage lending President		
Scott Danielson	BTECH Associate VP for Instruction Manufacturing, Construction, and Transportation		
Blake Dursteler	Center for Growth and Opportunity		
Jay Stocking	Sierra Homes		
Jeff Jackson	Visionary Homes		
Justin Nunez	Realtor		
Josh Runhaar	Neighborhood Nonprofit		
Leticia Shifflit	Cache Valley Realtors Association		
Bracken Atkinson	Wasatch Development Group		
Curtis Wall	Smithfield City Council		
Tim Watkins	Cache County Development Services		
Janea Lund	Department of Workforce Services		
Dan Johnson	Utah Legislature, Representative		
Chris Wilson	Utah Legislature, Senator		
Sandi Goodlander	Future Cache County Council		
Kathleen Alder	Providence Mayor		
Mike Desimone	Community Development Director, Logan		
Sara Doutre	Planning Commissioner, Logan		
Ben Palmer	USU Student/Rep. Moore		
Val Potter	Former member Commission on Housing Affordability, former State Representative		
Jeanell Sealy	Providence City Council		
Wid Bastian	Filmmaker		
Damon Cann	USU Professor Political Science, former North Logan Mayor		

		Section 9	
Brian Blotter	Malouf, Human Resources		
Randy Simmons	USU Professor, Economics		
Shaun Dustin	Engineer, Developer		
Gordon Zilles	Cache County Council		
Jeff Nebeker	Providence City Council		
Laura Gale	BRAG, Regional Growth Planning Specialist		
Brian Carver	BRAG, Community & Economic Development Director		
Zac Covington	BRAG, Planning Director		
Lucas Martin	BRAG, Human Services Director		
Paul Davis	BRAG, Business Outreach/Specia	al Projects	
Adam Tripp	Property Management Company		
Chris Harrild	County Development Services		
Bart Baird	Chaplain and Grief Counselor		
Skarlet Bankhead	City of Providence		
Caleb Harrison	Bear River Health Department, epidemiologist		
Andy Rasmussen	Realtor		
Kristina Eck	Realtor		
Keith Christensen	USU, Department of Landscape Architecture and Environmental Planning (Head)		
Lucy Delgadillo	USU Extension Family Finance (S	specialist)	
John Bostock	USU Housing (Director)		
Bryan Cox	Hyde Park Mayor		
Erika Lindstrom			
Michael Fortune	Providence Planning Commissioner		
Richard West	Bear River Communications Council, The Church of Jesus Christ of Latter Day Saints		
Jeanette Christenson	Concerned Providence citizen		
Adam Ritter	Visionary Homes, VP of Operation	IS	
Addison Gallup	Concerned Logan renter/student		
Randy Williams	USU retired Professor, folklorist & ethnographer		

Section 9. Item A.

Housing Crisis Task Force Final Report

June 23, 2022

David Zook, Cache County Executive

Introduction

The Cache County Housing Crisis Task Force was created in response to concern about our community's extreme shortage of housing and unaffordable home prices, including how that shortage has affected the ability of employers to hire and grow.

Co-Chairs:

- John Drew, former Providence City Mayor
- Shawn Milne, Cache County Economic Development Director
- Karina Brown, Policy Analyst for Cache County Executive

Introduction

Committee of 50 members with diverse backgrounds:

- Economic Development and Planning
- Real Estate and Developers
- Elected and Appointed state, county, and city officials
- Church Leaders, Private Citizens, Private Industry, Non-profits
- Education USU, BTech faculty and institutional leaders

Jess Lucero USU Social Work Professor/ /Homeless Council

Phil Redlinger Cache Valley Veterans Association

Brett Greene Cache Valley Bank, Mortgage Lending President

Scott Danielson BTECH Associate VP for Instruction Manufacturing, Construction, and Transportation

Blake Dursteler Center for Growth and Opportunity

Jay Stocking Sierra Homes

Jeff Jackson Visionary Homes

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Leticia Shifflet Cache Valley Realtors Association Bracken Atkinson Wasatch Development Group

Curtis Wall Smithfield City Council

Tim Watkins Cache County Development Services

Janea Lund Department of Workforce Services

Representative Dan Johnson Utah Legislature,

Senator Chris Wilson Utah Legislature

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Skarlet Bankhead City of Providence

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Shawn Milne Cache County Economic Development Director

John Drew Former Providence Mayor

Karina Brown Policy Analyst for Cache County Executive

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"Never doubt that a small group of thoughtful, committed, citizens can change the world. Indeed, it is the only thing that ever has."

Margaret Mead

Introduction

The task force's responsibility was to take 60 days to:

- 1. Identify the causes of the crisis
- 2. Quantify the magnitude of the problem
- 3. Survey public attitudes and
- 4. Make impactful recommendations

Introduction

- This report is a summary of task force findings, with <u>specific references</u> and citations for every statement.
- What follows is a description of the primary causes and recommended solutions to address this challenge.
- The housing crisis issues are numerous, and as such, they have focused on that which they believe will have the most impact.

The Housing Crisis in Cache Valley

As home prices have reached historic highs, the supply of available housing units has not kept pace with population growth.

The US Census reported an almost 20% growth in Cache Valley population from 2010 to 2020,

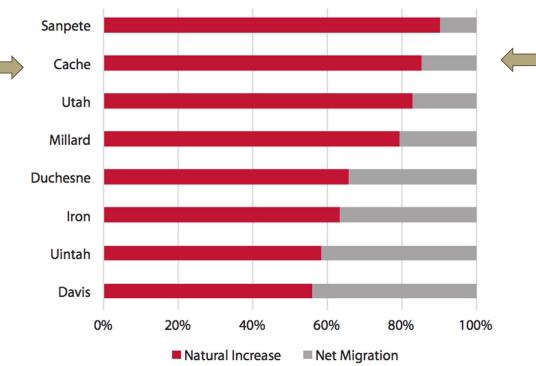
with more than 85% of that growth being children of current residents.

As a result, we have an overwhelming demand for housing units, including an acute shortage of rental property.

Figure 11: Counties Share of Years Driven by Projected Section 9. Item A. Natural Increase, 2020–2060

In looking toward the future, the <u>projected population</u> growth in Cache County from 2020-2060 will be 85% from natural increase.

Kem C. Gardner Policy Institute, 2022



Source: Kem C. Gardner Policy Institute, 2020–2060 Projections

The Housing Crisis in Cache Valley

During that same period, housing prices have grown 8 to 10 percent per year, pausing during 2020, the first year of the pandemic, only to accelerate rapidly to 18% in 2021.

These sustained increases have pushed home ownership out of reach for many in Cache Valley.

The Kem C. Gardner Policy Institute at the University of Utah estimates that Cache Valley will need 11,600 housing units between now and 2030 to accommodate new household growth.

Section 9. Item A.

The Housing Crisis in Cache Valley

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However, they ranked us No. 178 for housing affordability.

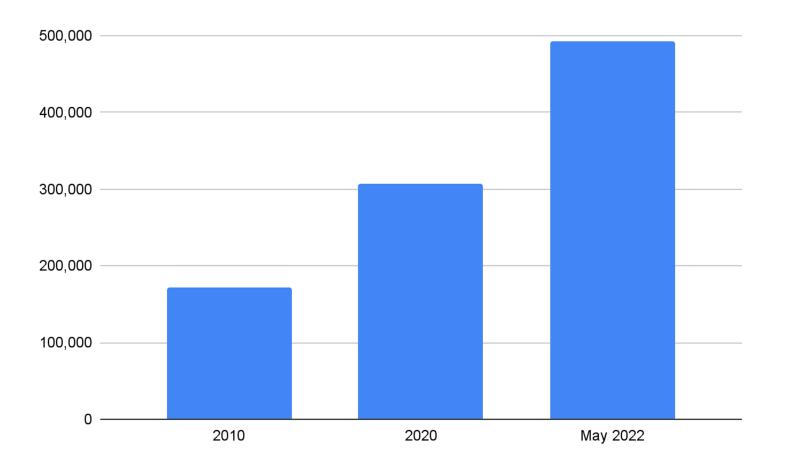
Housing and other Cache Valley Key Data*

Section 9. Item A.

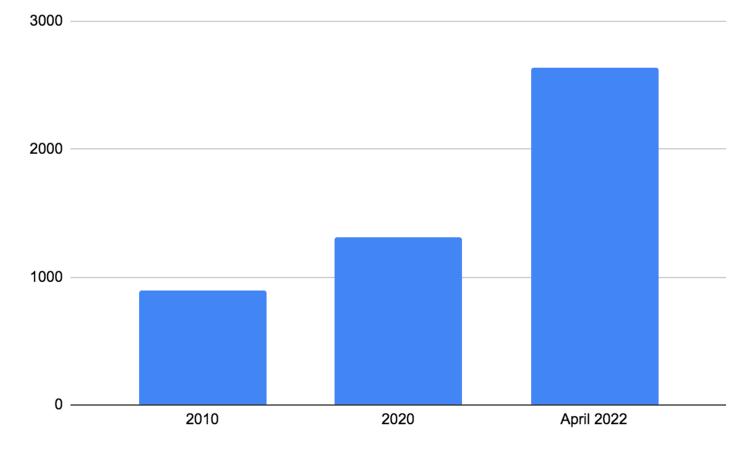
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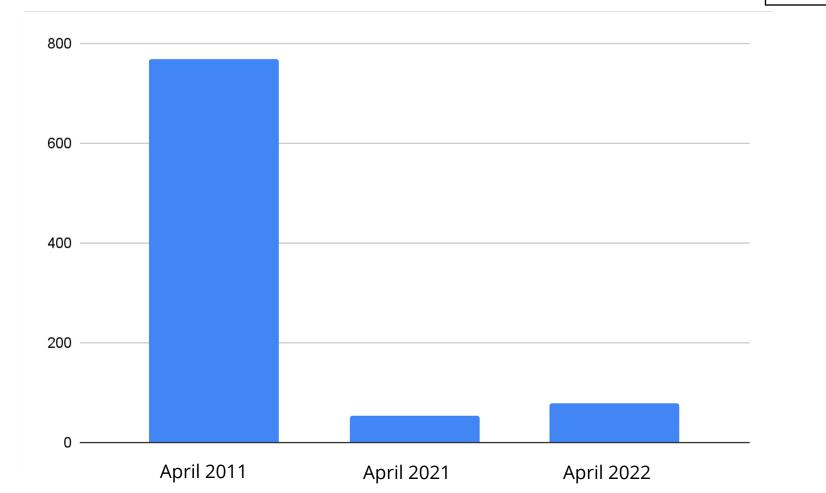
Cache Valley Average Home Prices, 2010 to May 2022



Cache Valley Average Monthly Mortgage Payment 2010 to April 2022



Cache Valley Average Number of MLS listings



Today's Crisis Impact

- <u>We have an extreme shortage of available homes across most socioeconomic levels.</u> According to the Kem Gardner Policy Institute at the University of Utah, "Utah's housing market faces a severe imbalance that creates record price increases for homeowners and renters."
- Here in Cache Valley, **more than 75%** of households with householders ages 25 to 45 are outpriced of the housing market.
- Most people could not afford to purchase the house they live in, given today's market prices and household income.

Why the High Demand for Housing?

Utah has the highest birth rate of any state in the US, of 14.9 per 1000 population.

A US Census report stated that Cache County has the 4th youngest population in the nation, out of more than 3,100 counties, which indicates our high birth rate. Utah has the highest birth rate.

The culture in Utah promotes large families.

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We knew that population growth was going to happen.

Envision Cache Valley 2010 report anticipates a doubling of population by 2050. Thus far, our growth is on course to meet that projection. The 2020 US Census reported that Utah was the fastest-growing state.

Why a Housing Supply Shortage?

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- Companies with high-paying jobs may choose not to locate here, so jobs necessary for a growing population go elsewhere.
- With wage growth not keeping pace with housing cost growth, young people move elsewhere.
- Over time, the average age of Cache Valley residents will increase, with little available that is affordable for young families.
- We will banish our children and grandchildren to live elsewhere.

Housing Crisis Myths

Our Task Force shared many complaints they have heard

- Great ideas, just not in my neighborhood or my city
- All that high density should be in Logan
- It's "those people" that bring crime, and trashy neighborhoods
- Higher density will reduce home values in our neighborhood
- "Everybody knows" that high-density housing becomes run down after 15 20 years

And on and on...

Section 9. Item A.

Recommendations

Federal Government

- Identify and publicize factors that contribute to increased housing costs, and rank by impact.
- Investigate the impact of the supply of labor and materials on the housing market, including gilded trades and unions, training and certification programs, import caps, tariffs, and subsidies.
- Take action to eliminate supply chain problems.
- Analyze the extreme swings in the cost of money (interest rates) on housing market booms and busts.
- Take steps to control inflation.

State Government

- Reign-in / limit zoning by local referendum.
- Prohibit city codes that create barriers to a variety of housing options.
- Track and publish progress by cities toward meeting housing goals and penalize cities that fail to meet these goals while providing incentives for those that meet goals.
- Create or support programs to help first time homebuyers.

County/CMPO/BRAG

- Working with Cache Valley cities, prepare a county-wide master plan (General Plan with housing and transportation plans) that incorporates city plans.
- Conduct meetings with city leaders on a county-wide development plan at least once a year.
- Include in the County General Plan a plan to preserve open spaces and then take action to preserve open space, in order to limit pressure on development in cities.
- Adopt code revisions that allow denser development in the unincorporated areas.
- Identify and implement strategies to support residents faced with homelessness due to economic factors.
- Prepare and publish an annual report on the state of Cache Valley's growth and housing picture, and progress toward addressing housing crisis issues.

Cities

- Adopt city-wide general plans with development philosophies that emphasize housing varieties to reduce the cost of living.
- Educate city councils, planning commissions and citizens on housing issues.
- Enact zoning and code reform to reduce/eliminate restrictions that inhibit the development of a variety of housing types.
- Designate open spaces for permanent preservation.

Utah State University/Bridgerland Technical College

- Survey students for housing preferences and needs.
- Meet with student groups to present these findings and hear their concerns, do video interviews for publication.

School Districts

- Survey staff and senior students for housing preferences and needs.
- Visit classrooms and student groups to interview and get their feedback; video record class discussions for publication. Survey parent housing needs.

Private and Non-Profit Organizations

- Prepare an analysis of income/debt loads of young buyers with corresponding adequate housing inventory to meet their needs.
- Compile data and research sources related to the housing shortage.

Cache Valley Chamber of Commerce

• Document cases of business/worker unmet housing needs, and share with local officials.

Overall Task Force Recommendations

- Conduct Media and Public Outreach, Education and Awareness Campaigns in a multitude of venues and population groups
- Meet in a town hall type public venue to present findings and do video interviews for documentary-type productions
- Connect with young people; they are the future policymakers/drivers
- Foster a Cultural Shift to help citizens become more open to new neighbors -Church
 - -Education/Schools
 - -Arts/Entertainment

Top 3 Recommendations

- Zoning reform at the county and city levels, limit zoning by referendum at the state level
- Public education campaign with an emphasis on reaching younger people who are close to or at home-ownership life-stages
- Coordinated county and city planning for growth

"Progress on the housing crisis needs continued state and civic Section 9. Item A. leadership. Without it, today's children, Utah's next generation, will face an even greater scarcity of affordable housing and more burdensome housing prices."

Kem C. Gardner Policy Institute, December 2020

Thank You

Thank you to all of the Task Force members who participated in meetings and surveys, and provided their research, thoughts and ideas.

Special thanks to Utah State U Professor Damon Cann who crafted the Qualtrics surveys and compiled results.

Very special thanks to John Drew, Shawn Milne and Karina Brown.

SAMPSON – SITE PLAN 185 SOUTH 1810 EAST CITY COUNCIL MEETING SEPTEMBER 1, 2022

Summary: Dianna Sampson is seeking site plan approval for a new machine shop in the Blacksmith Fork Industrial Park. The proposed site plan provides for an 8400 square foot steel building on 0.99 acres.

ZONING: M-2 Industrial

UTILITIES:

Power:	Available
Culinary:	Available
Sewer:	Available
Irrigation:	None

PARKING & ROADS: Paved roads. Parking on site. Total parking required is based on the number of employees working the largest shift.

NOTES:

Building setback along frontage is 30 feet. No side setback is required. All lots within this subdivision are subject to a 30-foot setback from the top of the slope. The top of the slope/subdivision boundary borders an R-2 Residential zone.

Is there any signage that will be needed? This may need Planning Commission approval.

Retention pond is not required for stormwater, but there is a need to account for snow storage.

PLANNING COMMISSION DISCUSSION, CONDITIONS, AND RECOMMENDATIONS:

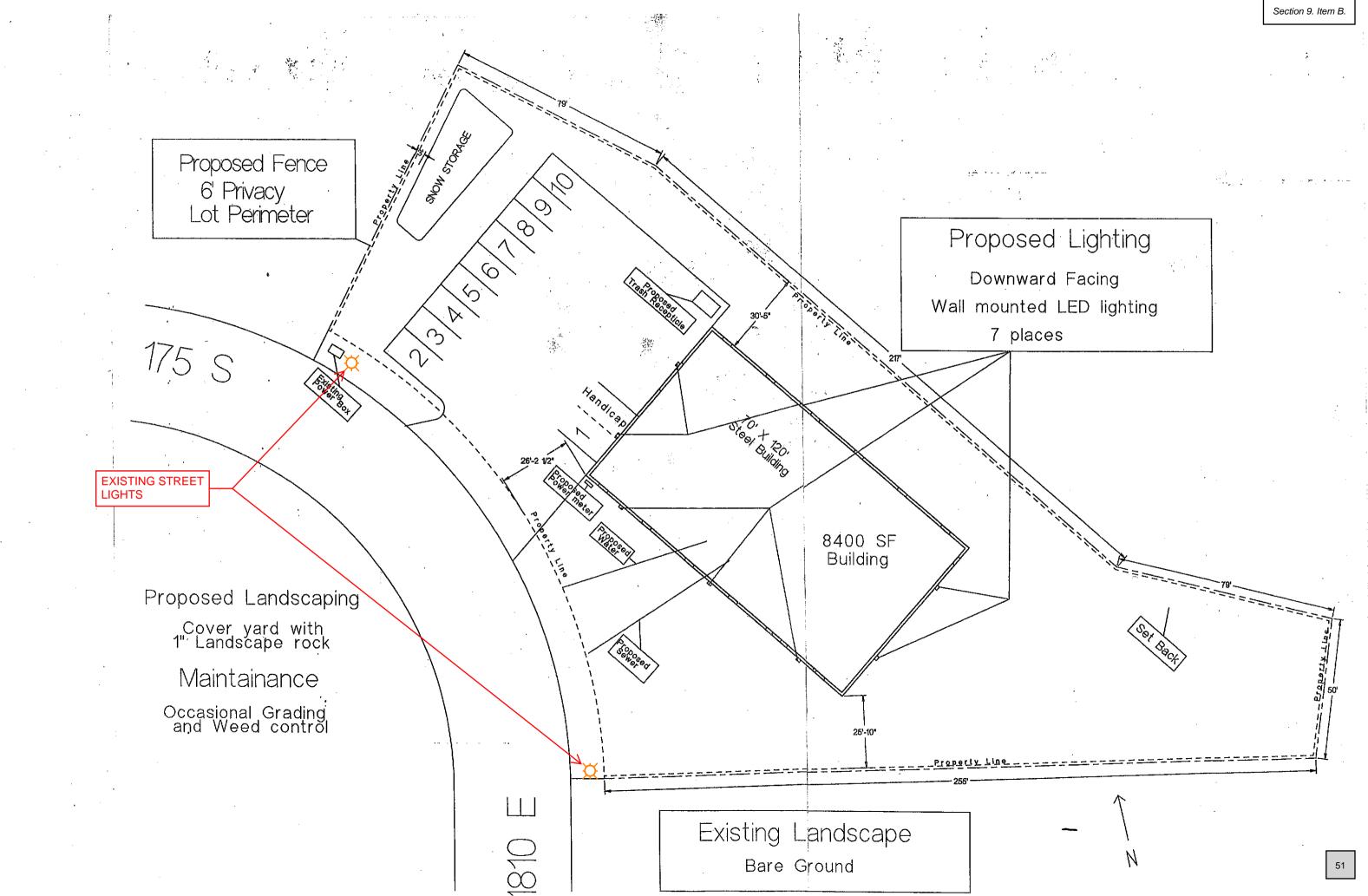
A fence or hedge shall be added to the northeast boundary of the parking lot where it borders on the residential zone.

The building shall be rotated and moved southerly to meet setback requirements.

Expected employee parking spaces needed are 4 to 6.

A sign is to be placed on the building which will require approval by the zoning administrator.

<u>Electrical component delays for equipment not already ordered are estimated</u> <u>to be 2.5 years.</u>



HARVEST VALLEY COURT P.U.D. – PRELIMINARY PLAT 43 NORTH 300 EAST CITY COUNCIL MEETING SEPTEMBER 1, 2022

Summary: David Madsen of Terra Alta Ventures is seeking City Council approval for the preliminary plat for a 55+ senior community. This planned unit development will have 28 patio home units along private roads and is situated on 3.75 acres.

ZONING: R-2 Residential (P.U.D.)

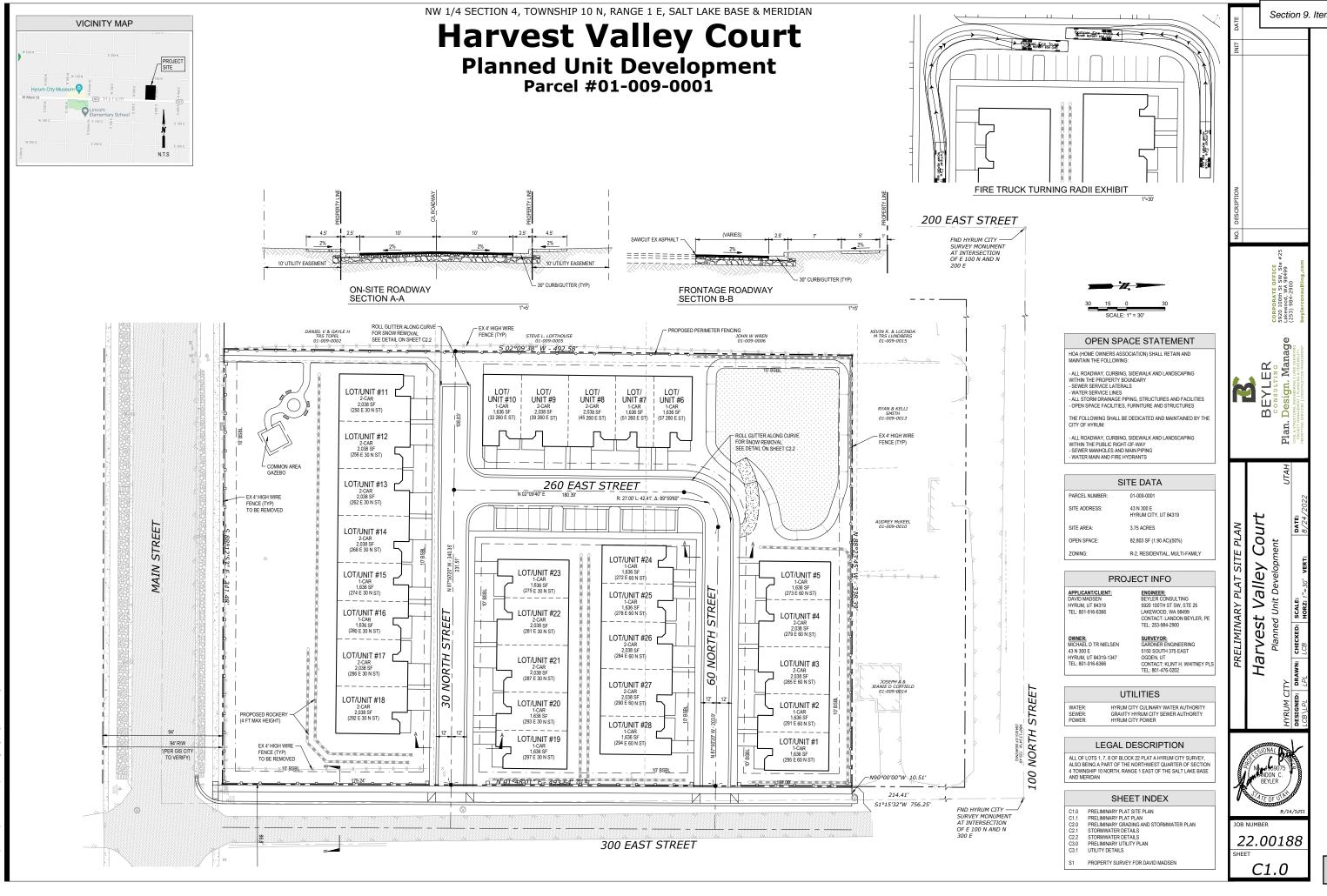
UTILITIES:

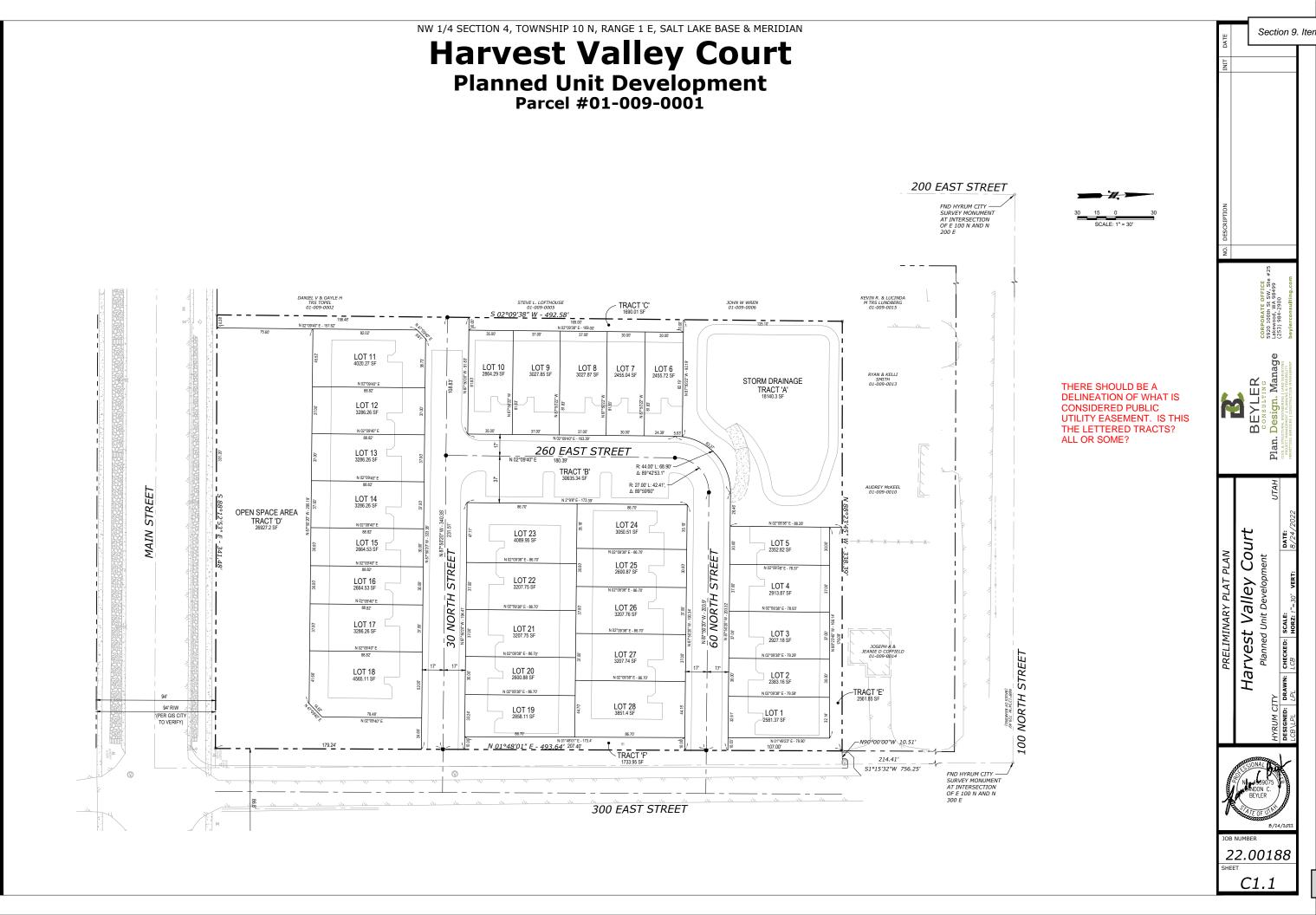
Power:	Developer to provide
Culinary:	Developer to provide
Sewer:	Developer to provide
Irrigation:	Developer to provide

NOTES FROM PLANNING COMMISSION:

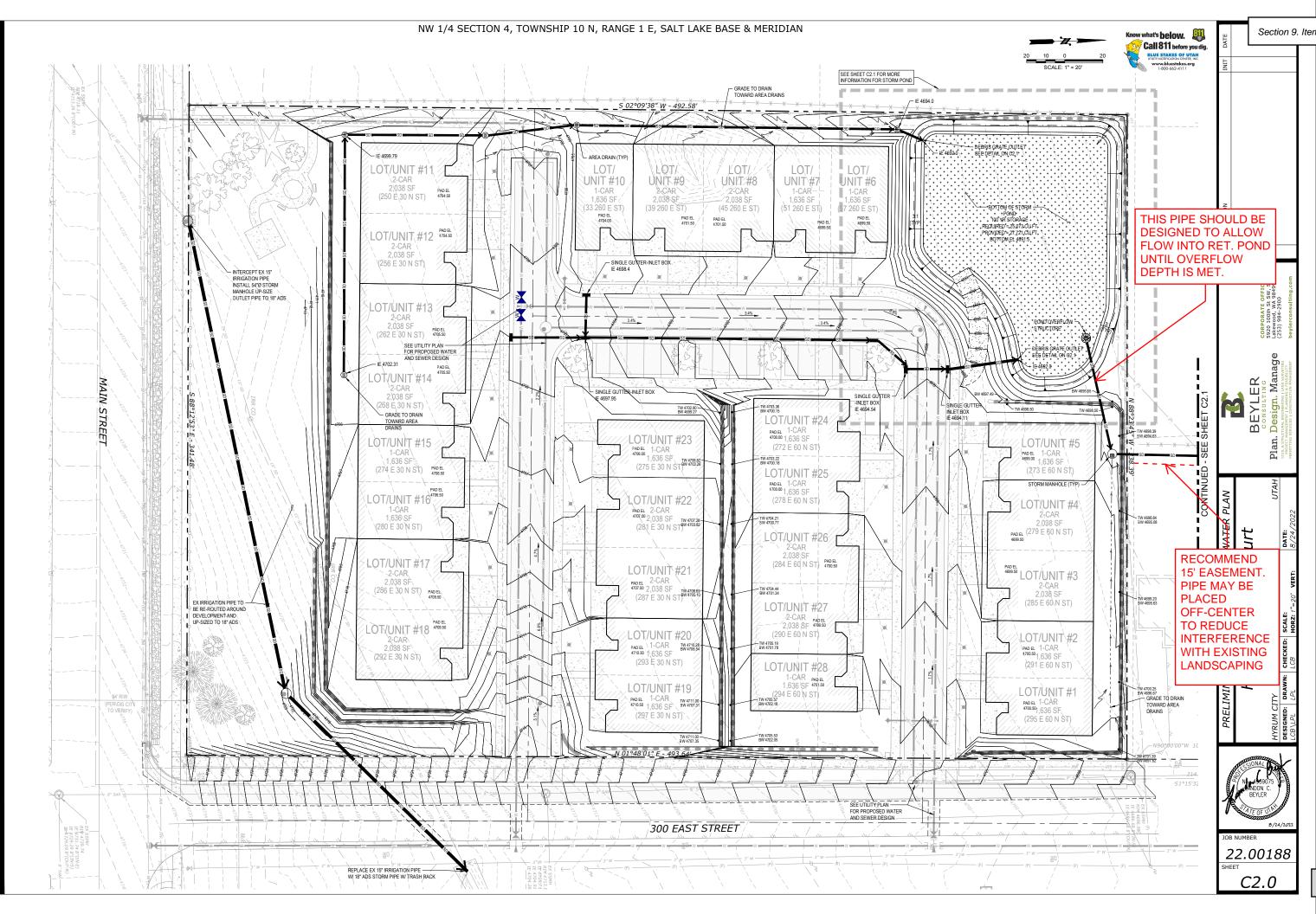
- 1. Landscaping should include some evergreen trees.
- 2. Shrubs should be added to the rear of the units to help break up the building lines and screen A/C units.
- 3. Mature trees along Main Street should be kept.
- 4. Sidewalk condition along Main Street should be evaluated. Extensive repairs should be coordinated with City.
- 5. Utilities should be updated on the plans to reach all of the units.
- 6. Retention basin should have a contingency built in to prevent overflow to neighboring houses. Discussion included previous storm events seen in Hyrum where the ground was still frozen and a heavy spring rain caused flooding.
- 7. Retention basin should have a transition to facilitate the snow it is to receive.
- 8. Discussion included potential for units to be rented long term. Short term rentals were not to occur.
- 9. Pet restrictions should be included in the C.C.&R. documents.

<u>Electrical component delays are estimated to be 2.5 years.</u> If this development needs any upgrades to the existing services, coordination with the Hyrum City Power Department should be started immediately.





3k. 2022 Projecs/22.00188 Harves Valley. OurtACW Engineering/Drawings/22.00188 PREPLAT dwg PLOT DATE/TIME: 8/24/2022 11:38 A



322 Projects/22.00198 Harvest Valley. Count4Civil Engineering/Dawings/22.00198 STORM.dwg PLOT DATE/TIME: 82.

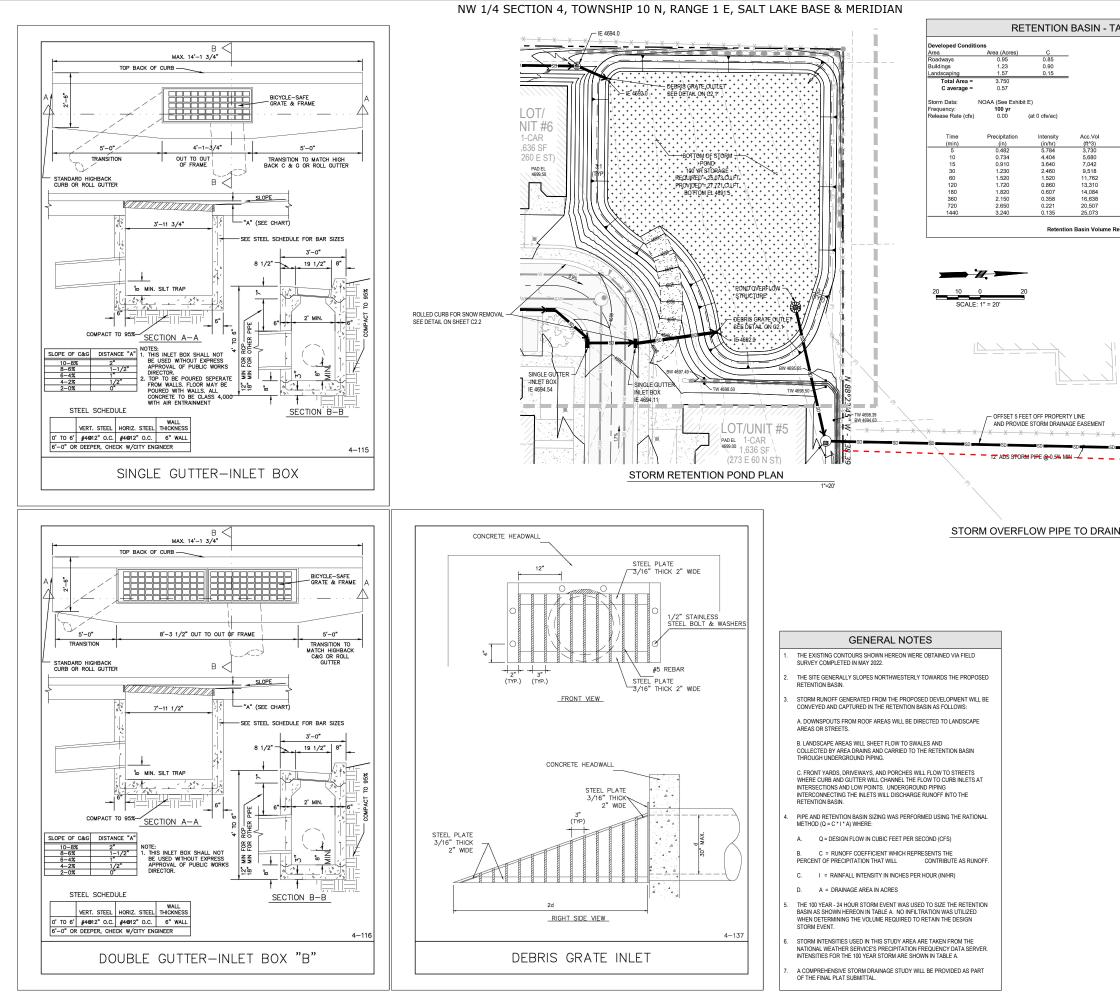
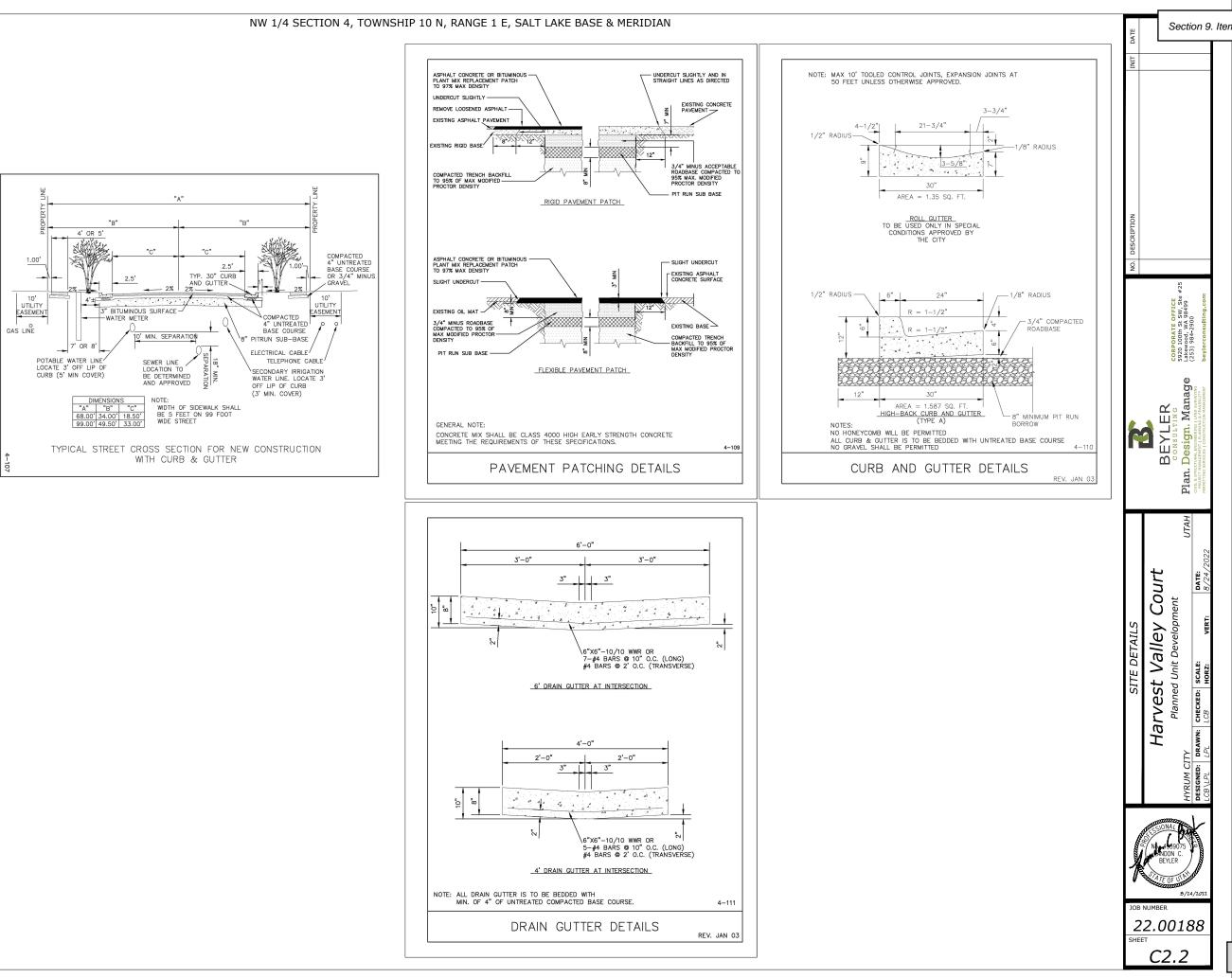
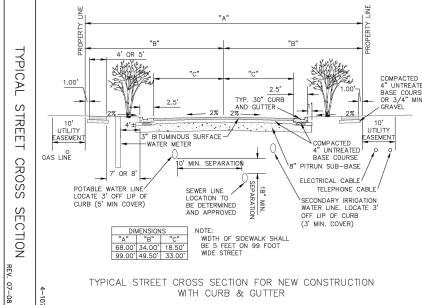
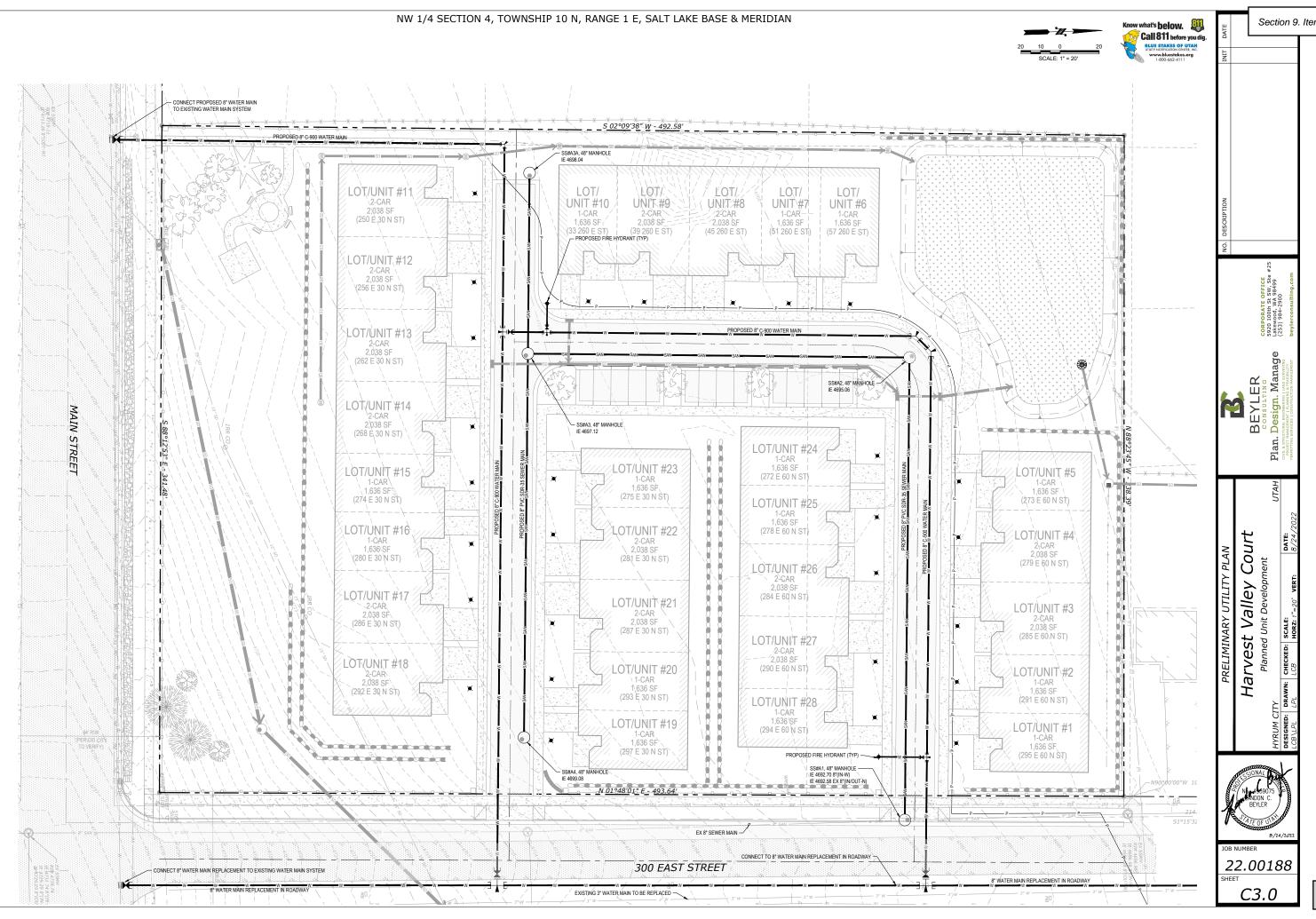
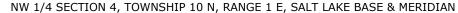


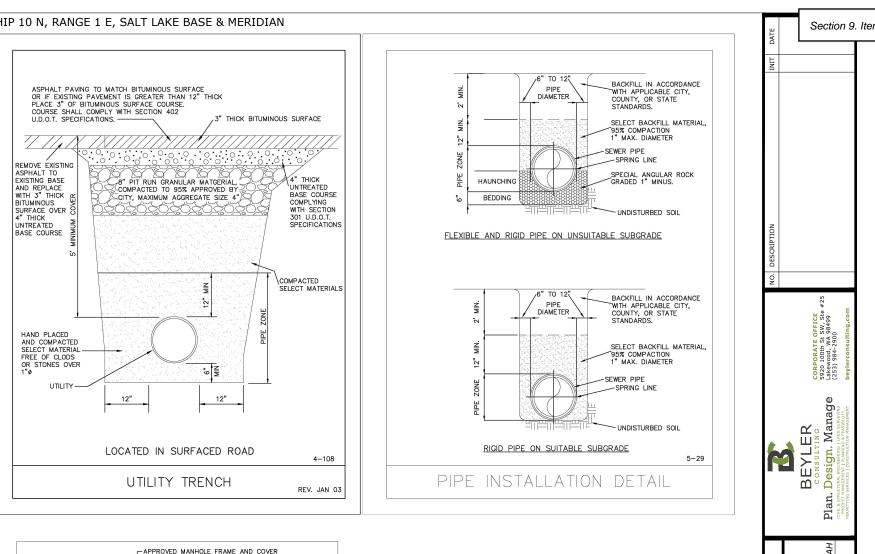
TABLE A	Know what's below.	DATE		Section 9	. Iten
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				CORPORATE OFFICE 5920 100th St SW, Ste #25 Lakewood, WA 99499 (253) 984-2900 beylerconsulting.com	
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INAGE DITCH PLAN 1*20'		STORMWATER MANAGEMENT DETAILS		HYRUM CITY DESIGNED: DR LCB\LPL	
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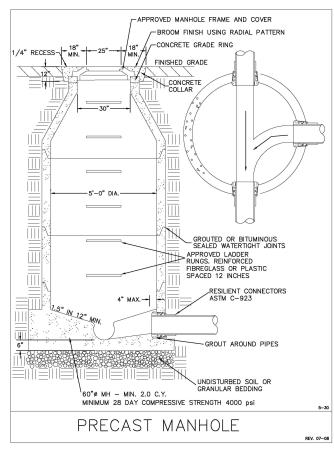


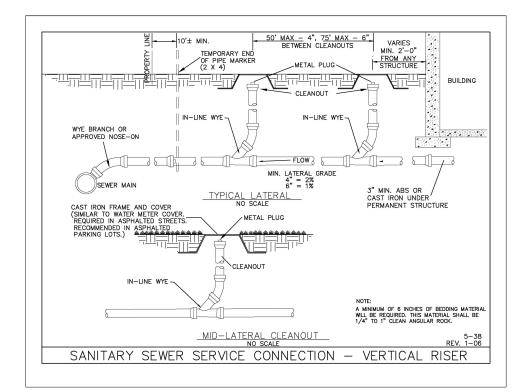




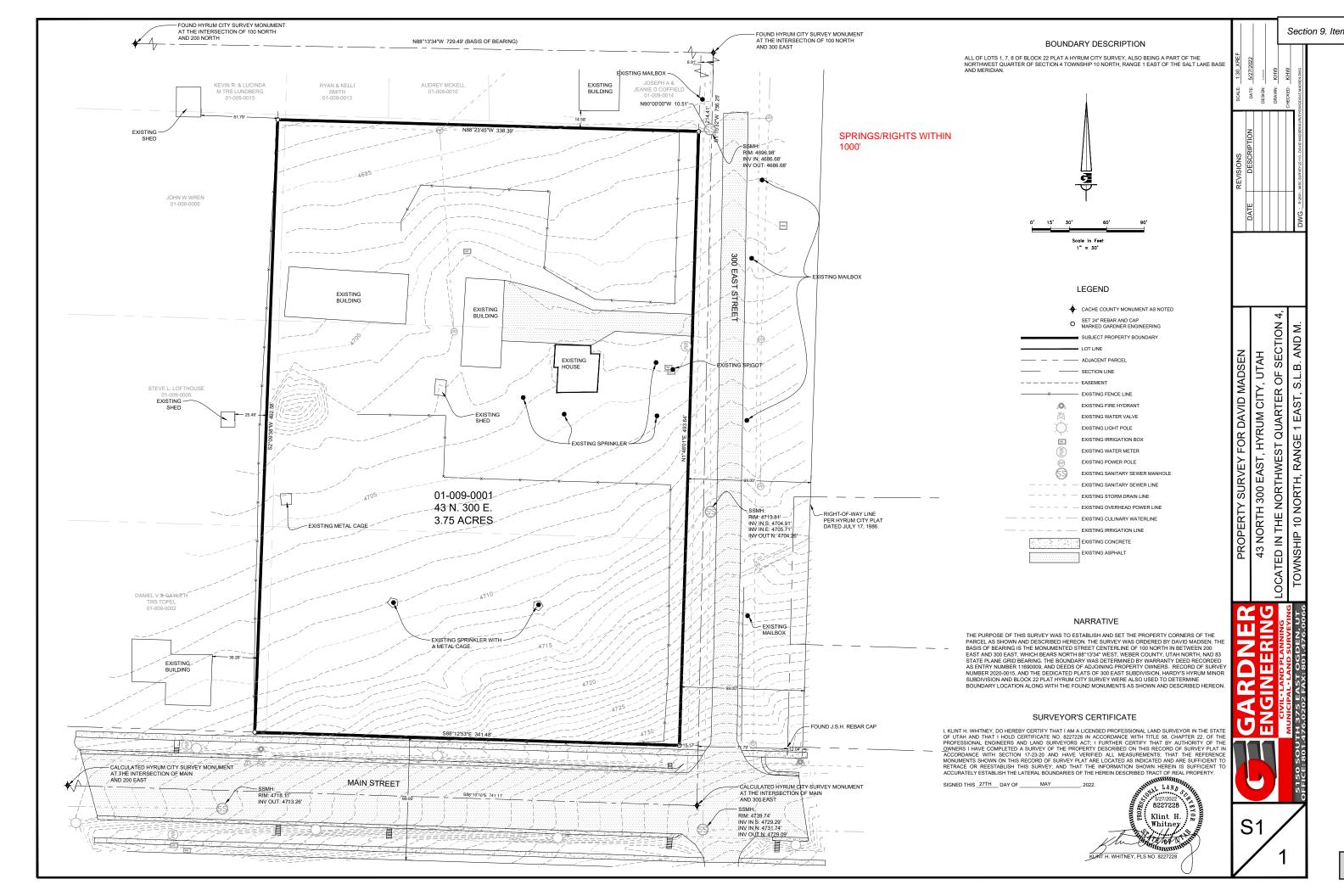












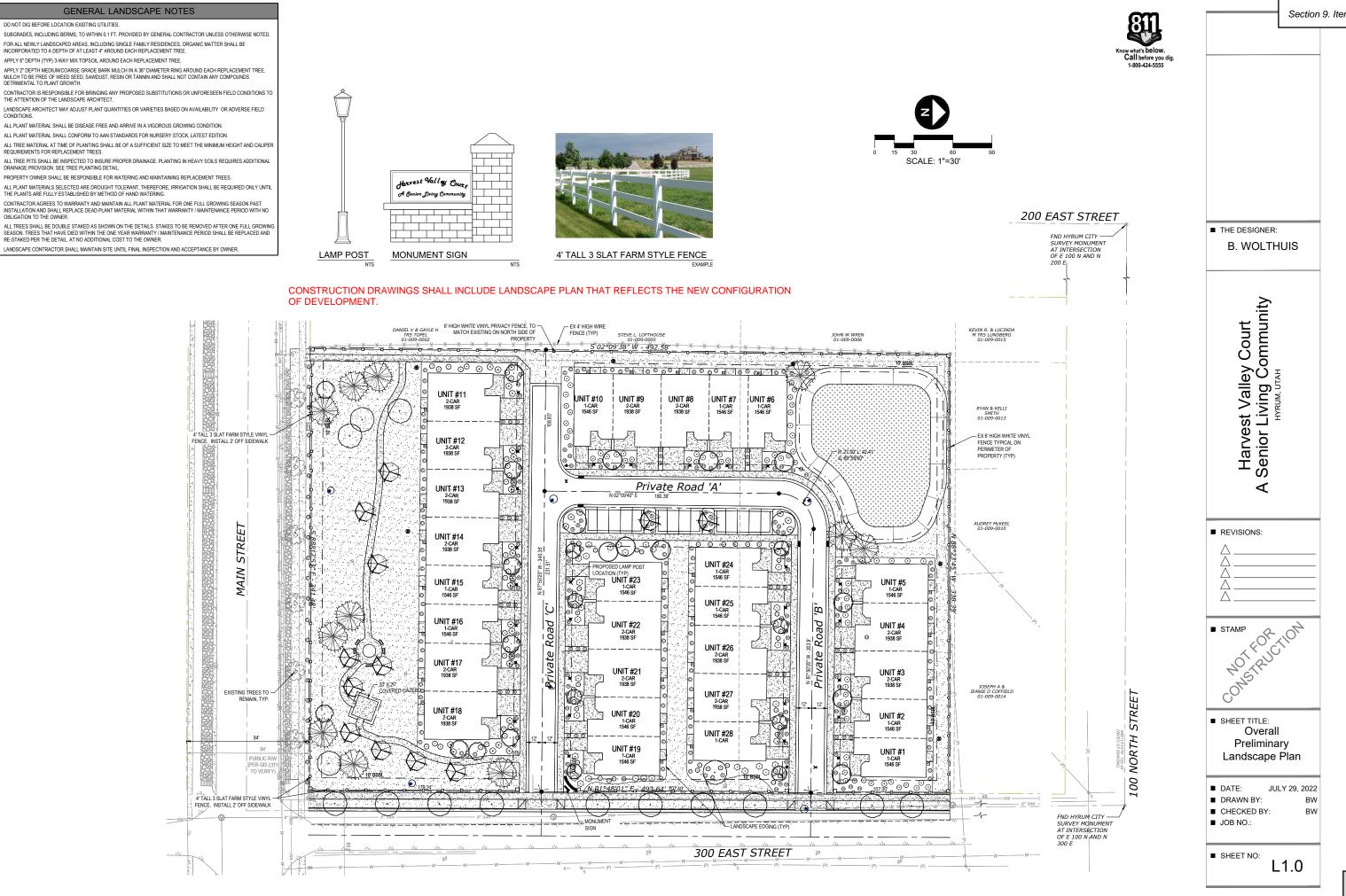
GENERAL LANDSCAPE NOTES

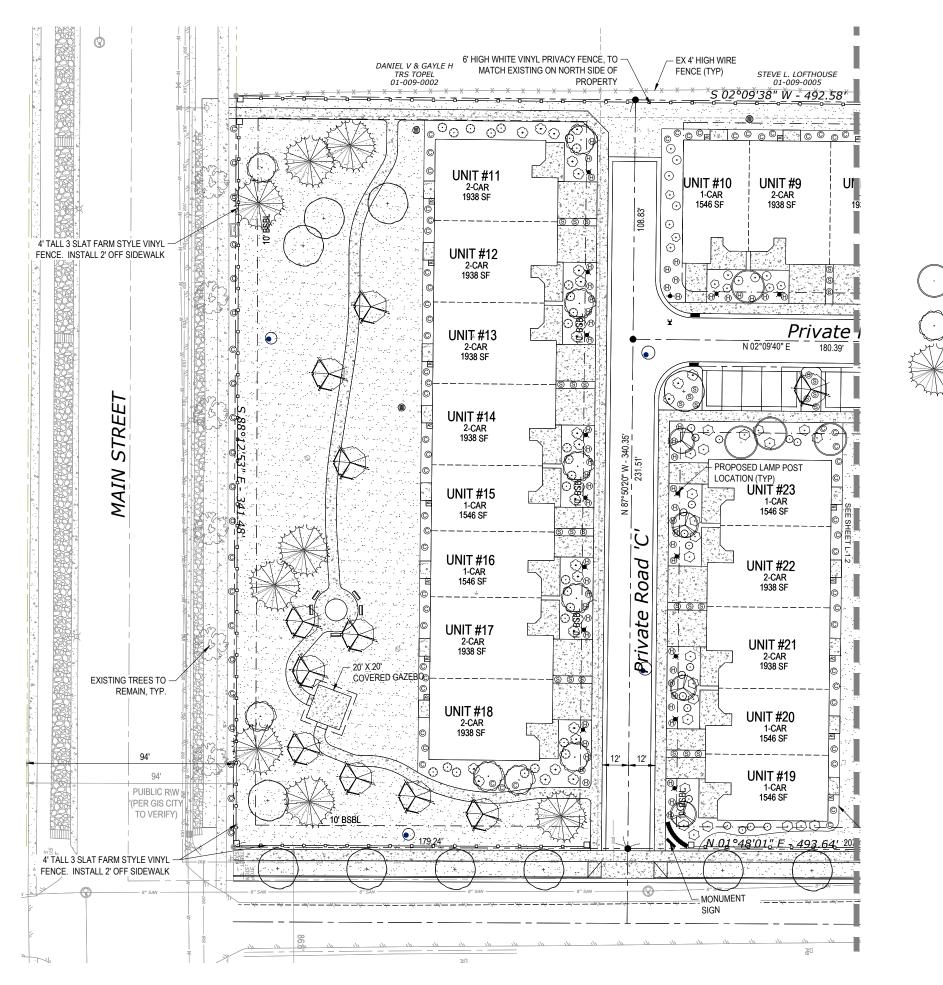
DO NOT DIG BEFORE LOCATION EXISTING UTILITIES.

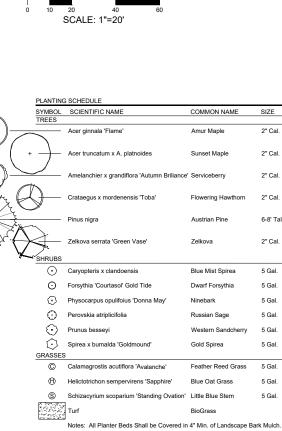
- SUBGRADES, INCLUDING BERMS, TO WITHIN 0.1 FT. PROVIDED BY GENERAL CONTRACTOR UNLESS OTHERWISE NOTED. FOR ALL NEWLY LANDSCAPED AREAS, INCLUDING SINGLE FAMILY RESIDENCES, ORGANIC MATTER SHALL BE INCORPORATED TO A DEPTH OF AT LEAST 4" AROUND EACH REPLACEMENT TREE.
- APPLY 6" DEPTH (TYP) 3-WAY MIX TOPSOIL AROUND EACH REPLACEMENT TREE.
- APPLY 2" DEPTH MEDIUM/COARSE GRADE BARK MULCH IN A 36" DIAMETER RING AROUND EACH REPLACEMENT TREE. MULCH 10 BE FREE OF WEED SEED, SAMDUST, RESIN OR TANNIN AND SHALL NOT CONTAIN ANY COMPOUNDS DETRIMENTAL TO PLANT GROWTH.
- CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY PROPOSED SUBSTITUTIONS OR UNFORESEEN FIELD CONDITIONS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT MAY ADJUST PLANT QUANTITIES OR VARIETIES BASED ON AVAILABILITY OR ADVERSE FIELD CONDITIONS.
- ALL PLANT MATERIAL SHALL BE DISEASE FREE AND ARRIVE IN A VIGOROUS GROWING CONDITION.
- ALL PLANT MATERIAL SHALL CONFORM TO AAN STANDARDS FOR NURSERY STOCK. LATEST EDITION ALL TREE MATERIAL AT TIME OF PLANTING SHALL BE OF A SUFFICIENT SIZE TO MEET THE MINIMUM HEIGHT AND CALIPER
- REQUIREMENTS FOR REPLACEMENT TREES.
- ALL TREE PITS SHALL BE INSPECTED TO INSURE PROPER DRAINAGE. PLANTING IN HEAVY SOILS REQUIRES ADDITIONAL DRAINAGE PROVISION. SEE TREE PLANTING DETAIL PROPERTY OWNER SHALL BE RESPONSIBLE FOR WATERING AND MAINTAINING REPLACEMENT TREES
- CONTRACTOR AGREES TO WARRANTY AND MAINTAIN ALL PLANT MATERIAL FOR ONE FULL GROWING SEASON PAST INSTALLATION AND SHALL REPLACE DEAD PLANT MATERIAL WITHIN THAT WARRANTY / MAINTENANCE PERIOD WITH NO OBLIGATION TO THE OWNER.
- ALL TRESS SHALL BE DOUBLE STAKED AS SHOWN ON THE DETAILS. STAKES TO BE REMOVED AFTER ONE FULL GROWING SEASON. TREES THAT HAVE DIED WITHIN THE ONE YEAR WARRANTY / MAINTENANCE PERIOD SHALL BE REPLACED AND RE-STAKED PER THE DETAIL AT NO ADDITIONAL COST TO THE OWNER.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN SITE UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER

SCALE: 1"=30' Hervest Valley Court A Senior Living Community LAMP POST MONUMENT SIGN 4' TALL 3 SLAT FARM STYLE FENCE NTS NTS FXAMPI

OF DEVELOPMENT.

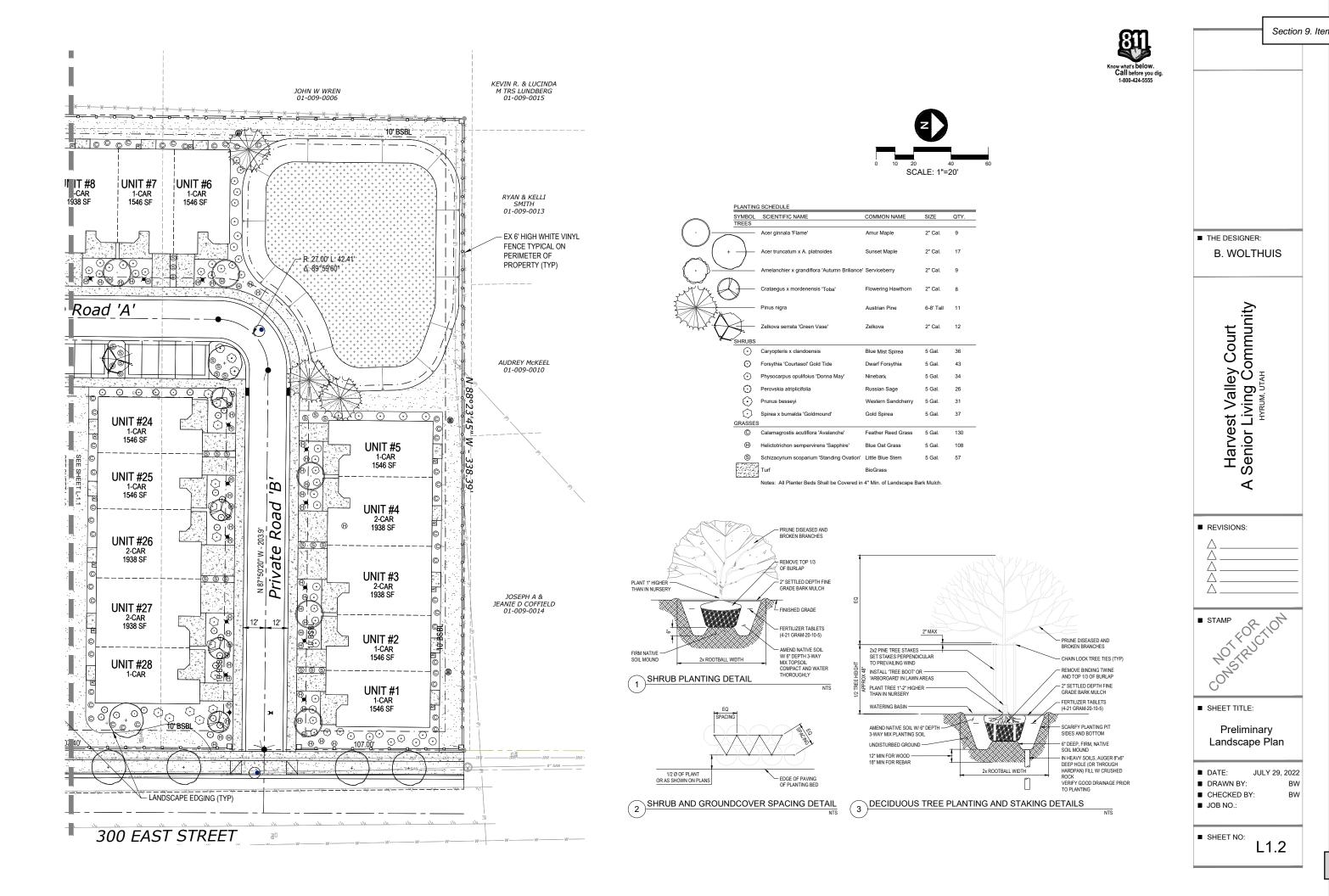






	COMMON NAME	SIZE	QTY.
	Amur Maple	2" Cal.	9
	Sunset Maple	2" Cal.	17
nce'	Serviceberry	2" Cal.	9
	Flowering Hawthorn	2" Cal.	8
	Austrian Pine	6-8' Tall	11
	Zelkova	2" Cal.	12
	Blue Mist Spirea	5 Gal.	36
	Dwarf Forsythia	5 Gal.	43
	Ninebark	5 Gal.	34
	Russian Sage	5 Gal.	26
	Western Sandcherry	5 Gal.	31
	Gold Spirea	5 Gal.	37
	Feather Reed Grass	5 Gal.	130
	Blue Oat Grass	5 Gal.	108
on'	Little Blue Stem	5 Gal.	57
	BioGrass		

■ THE DESIGNER: B. WOLTHUIS
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REVISIONS:
■ STAMP NOTFORTION NOTFORTION CONSTRUCTION
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SHEET TITLE: Preliminary
Landscape Plan
 DATE: JULY 29, 2022 DRAWN BY: BW OUTO(ED DY)
CHECKED BY: BW JOB NO.:
■ SHEET NO: L1.1



RESOLUTION 22-14

A RESOLUTION DECLARING CERTAIN HYRUM CITY EQUIPMENT (2003 CHEVY 1500 SILVERADO PICKUP) AS SURPLUS AND ORDERING THE SALE OR DISPOSAL THEREOF.

WHEREAS, Hyrum City Corp. owns personal property for which it has no further use; and

WHEREAS, in accordance with State regulations, the City Council has determined to declare the 2003 Chevy C1500 Silverado Pickup Truck Extended Cab 2 Wheel Drive Serial Number 2GCEC19X531352177 as surplus and desires to dispose of it in the method as prescribed by current law.

NOW THEREFORE, BE IT RESOLVED by the City Council of Hyrum City, Cache County, State of Utah, the 2003 Chevy C1500 Silverado Pickup Truck Extended Cab 2 Wheel Drive Serial Number 2GCEC19X531352177 is hereby declared surplus property and that said property shall be listed and sold on KSL classifieds and/or Facebook Marketplace; however, the City shall have the right to accept or reject any or all offers, to establish minimum offer amounts, and to waive any informalities.

PASSED by the City Council of Hyrum City, Cache County, Utah, this 1st day of September, 2022.

HYRUM CITY CORP.

Ву:

Stephanie Miller Mayor

ATTEST:

Stephanie Fricke City Recorder

Section 10. Item A.

RESOLUTION 22-15

A RESOLUTION AMENDING THE PERSONNEL POLICIES AND PROCEDURES MANUAL FOR HYRUM CITY CORPORATION TO REQUIRE CITY EMPLOYEES TO LIVE WITHIN FIFTEEN MILES OF HYRUM CITY LIMITS.

WHEREAS, on March 19, 1998, the Hyrum City Council adopted a personnel policy manual known as "Personnel Policies and Procedures Manual for Hyrum City Corporation" and on December 5, 2013 readopted the Personnel Policy Manual after major revisions were made; and

WHEREAS, said manual sets forth those policies pertaining to personnel conduct, conditions of employment, employment classification, work week, benefits, payroll, and related matters; and

WHEREAS, the City Council has determined there is a need to amend Hyrum City's Personnel Policies and Procedures Manual to allow an employee to reside within 15 miles of Hyrum City rather than 10 miles.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Hyrum, Cache County, Utah, that Sections III Employee Hiring of the "Personnel Policies and Procedures Manual for Hyrum City Corporation" is hereby amended to read as follows:

1. Section III.6. of the Hyrum City Personnel Policies and Procedures Manual is hereby amended as follows:

Section III Employee Hiring.

- 6. RESIDENCY OF CITY EMPLOYEES.
 - All employees must reside within ten (10) fifteen Α. (15) miles of the Hyrum City Offices throughout the period of his/her employment with Hyrum City. New employees of Hyrum City have twelve (12) months from the first day of employment to permanently relocate within ten (10) fifteen (15) miles of the Hyrum City Offices. Those employees who live more than ten (10) fifteen (15) miles from the Hyrum City Offices as of August 15, 2013 are allowed to continue to reside at that location and work for Hyrum City until he or she changes residency, upon moving employee will need to relocate within ten (10) fifteen (15) miles of Hyrum City Offices to maintain his or her employment with Hyrum City.

B. All Supervisors must reside within three (3) miles of Hyrum City Limits throughout the period of his/her employment with Hyrum City. New Supervisors of Hyrum City have three (3) months from the first day of employment to permanently relocate within three (3) miles of Hyrum City Limits.

THIS RESOLUTION shall become effective upon adoption.

ADOPTED this 1st day of September, 2022.

HYRUM CITY CORP.

BY:

Stephanie Miller Mayor

ATTEST:

Stephanie Fricke City Recorder A RESOLUTION SETTING ELECTRICAL POWER MONTHLY SERVICE FEES AND POWER RATES FOR ALL CUSTOMERS RECEIVING ELECTRICAL POWER FROM THE HYRUM CITY MUNICIPAL POWER SYSTEM.

WHEREAS, on January 6, 1994, the Hyrum City Council passed and posted an ordinance adopting the Hyrum City Municipal Code, a recodification of municipal ordinances encompassing the Revised Ordinances of Hyrum City and ordinances adopted through July 15, 1993; and

WHEREAS, Title 13 of the Hyrum City Municipal Code provides for the operation and maintenance of public utility services, including culinary water, wastewater, irrigation water, and electrical power; and

WHEREAS, Chapter 13.16 of Title 13 specifically sets forth those regulations governing operation of the municipal electrical power system, including the establishment of service rate schedules and related fees; and

WHEREAS, Hyrum City hired Dave Berg Consulting, LLC. to examine its rates and charges for electric service to customer of Hyrum City and to prepare report with its findings; and

WHEREAS, the report summarizes the analyses undertaken and the resulting recommendations for changes to the existing rates; and

WHEREAS, the recommended rate adjustments have been made based on overall revenue and cash reserve needs of the electric utility and the results of a cost of service analysis; and

WHEREAS, after reviewing Hyrum City's electric department's increasing costs, including wholesale power costs and capital improvement needs, through the Study Period that negatively impact Hyrum's financial results and level of cash reserves; and

WHEREAS, Dave Berg Consulting, LLC. is recommending an increase of 15% in Fiscal Year 2023 with an additional increase of 10% in Fiscal Year 2025; and

WHEREAS, after careful review of the report, industry trends and performance of the city's electric utility along with needs for capital and operational reserves, the City Council has determined that an adjustment to electric service fees and rates is necessary. Resolution 22-16 Page 2

NOW, THEREFORE, BE IT RESOLVED by the City Council of Hyrum, Cache County, Utah, as follows:

1. The following classes of service and service schedules are hereby adopted as the schedule of rates to be charged users of the municipal electrical system:

A. RESIDENTIAL SERVICE

I. General Application.

This schedule is for alternating current, single-phase electric service supplied at approximately 120 or 240 volts through one kilowatt-hour meter at a single point of delivery for all service required on the premises for residential purposes, at any point on the City's interconnected system (except Blacksmith Fork Canyon) where there are facilities of adequate capacity.

When there is more than one dwelling unit or apartment in a single building, the electrical wiring shall be arranged to allow separate metering of each unit or apartment; or the charge for service will be computed by multiplying the minimum charges by the maximum number of dwelling or apartment units that may be served.

When a portion of a dwelling is used regularly for business, professional or other gainful purposes and fifty percent (50%) or more of the electrical energy is used for residential purposes, the premises shall be subject to this or other residential rate schedule. Ιf fifty percent (50%) or more of the electrical energy supplied to the premises is used for other than residential purposes, the premises may be classified as nonresidential and the appropriate rate schedule applied. However, if wiring is arranged to allow for separate metering of residential and commercial or industrial consumption, this schedule will be applied to the residential portion of electrical power service.

II. Monthly Billing

Customer Charge per service connection: \$8.00 6.00 per service connection

Energy Charge:

\$ <u>.0955</u> .084560 per kWh <u>0-500 kWh</u> for the first 500 kWh <u>.1250</u> .110295 per kWh <u>500-750 kWh</u> for the next 250 kWh .1440 .137648 per kWh >750 kWh for all over 750 kWh PPAC (all energy) (\$/kWh) \$0.0000

Minimum: The monthly customer charge plus appropriate power, energy, and PPAC charges.

- III. Requested Service Reconnection or Disconnection Fee: \$25.00 per reconnect or disconnect
- IV. Restoration of electrical service after interruption of said service for nonpayment as provided by Section 13.16.255(D) Fees: <u>\$50.00 per disconnect and reconnect</u> \$50.00 additional fee for after hours service fee

a. First disconnection......\$ 15
b. Second disconnection in a 12 month period......\$ 45
c. Second disconnection in a 24 month period......\$ 30
d. Third disconnection in a 12 month period......\$ 60
e. Third disconnection in a 24 month period......\$ 45
f. Fourth disconnection in a 12 month period......\$ 75
g. Fourth disconnection in a 24 month period.....\$ 60
h. Fifth or more disconnection in a 24 month period.....\$ 30
i. Additional after-hours service fee.....\$ 30

V. Security deposit under Section 13.16.260: \$200.00

B. RESIDENTIAL - BLACKSMITH FORK CANYON

I. General Application.

This schedule is for alternating current, single-phase electric service supplied at approximately 120 or 240 volts through one kilowatt-hour meter at a single point of delivery for all service required on the premises for residential purposes, at any point on the City's interconnected system located in Blacksmith Fork Canyon (beginning at the City's easternmost corporate boundary) where there are facilities of adequate capacity.

When there is more than one dwelling unit or apartment in a single building, the electrical wiring shall be arranged to allow separate metering of each unit or apartment; or the charge for service will be computed by multiplying the minimum charges by the maximum number of dwelling or apartment units that may be served.

When a portion of a dwelling is used regularly for business, professional or other gainful purposes and

Resolution 22-16 Page 4

> fifty percent (50%) or more of the electrical energy is used for residential purposes, the premises shall be subject to this or other residential rate schedule. If fifty percent (50%) or more of the electrical energy supplied to the premises is used for other than residential purposes, the premises may be classified as nonresidential and the appropriate rate schedule applied. However, if wiring is arranged to allow for separate metering of residential and commercial or industrial consumption, this schedule will be applied to the residential portion of electrical power service.

II. Monthly Billing

Customer Charge: \$ <u>12.00</u> 10.00 per service connection

Energy Charge:

\$.0955 .084560 per kWh 0-500 kWh for the first 500 kWh .1250 .110295 per kWh 500-750 kWh for the next 250 kWh .1440 .137648 per kWh >750 kWh for all over 750 kWh

PPAC (all energy) (\$/kWh) \$0.0000

Minimum: The monthly customer charge plus appropriate power, energy, and PPAC charges.

- III. Requested Service Reconnection and Disconnection Fee: \$50.00 per reconnect or disconnect
- IV. Restoration of electrical service after interruption of said service for nonpayment as provided by Section 13.16.255(D) Fees: <u>\$100.00 per disconnect and reconnect</u> \$75.00 additional fee for after hours service fee

a. First disconnection.....\$ 15
b. Second disconnection in a 12 month period......\$ 45
c. Second disconnection in a 24 month period......\$ 30
d. Third disconnection in a 12 month period......\$ 60
c. Third disconnection in a 24 month period......\$ 45
f. Fourth disconnection in a 12 month period......\$ 75
g. Fourth disconnection in a 24 month period.....\$ 60
h. Fifth or more disconnection in a 24 month period.....\$ 30
i. Additional after-hours service fee.....\$ 30

VI. Security deposit under Section 13.16.260: \$200.00

C. RESIDENTIAL SERVICE - RENEWABLE WIND ENERGY

I. General Application.

This schedule is for alternating current, single-phase electric service supplied at approximately 120 or 240 volts through one kilowatt-hour meter at a single point of delivery for all service required on the premises for single- or multi-family residential purposes only, at any point on the City's interconnected system (except Blacksmith Fork Canyon) where there are facilities of adequate capacity.

II. Monthly Billing

Customer Charge: \$8.00 + 6.00 per service connection

Energy Charge: \$.1183 .107391 per kWh 0-500 kWh for the first 500 kWh .1548 .140080 per kWh 500-750 kWh for the next 250 kWh .1812 .174812 per kWh >750 kWh for all over 750 kWh

PPAC (all energy) (\$/kWh) \$0.0000

Minimum Charge: The monthly customer charge plus appropriate power, energy, and PPAC charges.

Limits: This rate is restricted to residential users only who occupy single- or multi-family dwellings and energy provided under this rate is limited to a maximum of 1,000 kWh per billing month up to 80 percent of the city's total available renewable resource. All power consumed over the maximum allowable will be billed at the rate of <u>.1440</u> 0.137648 per kWh. Subscription to renewable power is voluntary and the user may cancel at any time; however, having cancelled, the user may not re-subscribe more than once in any 12-month period.

- III. Requested Service Reconnection and Disconnection Fee: \$25.00 per reconnect or disconnect
- IV. Restoration of electrical service after interruption of said service for nonpayment as provided by Section 13.16.255(D) Fees: <u>\$50.00 per disconnect and reconnect</u> <u>\$50.00 additional fee for after hours service fee</u>

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a. First disconnection.....$ 15
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b.	Second disconnection in a 12 month period\$	45
	Second disconnection in a 24 month period\$	
d.	Third disconnection in a 12 month period\$	-60
e.	Third disconnection in a 24 month period\$	-45
<u> f.</u>	Fourth disconnection in a 12 month period\$	-75
g.	Fourth disconnection in a 24 month period\$	-60
<u> </u>	Fifth or more disconnection in a 24 month period \$1	100
	Additional after-hours service fee\$	

VII. Security deposit under Section 13.16.260: \$200.00

D. SMALL COMMERCIAL (UNDER 35 KW)

I. General Application

This schedule is for alternating current, single or three-phase nonresidential electric service supplied at the City's available voltage at a single point of delivery through a demand or other type of metering installation for all service required on the premises by customers with a power requirement not greater than thirty-five (35) kW.

II. Monthly Billing

Customer Charge: \$ <u>12.00</u> per service connection

Energy Charge: \$.1050 .097750 per kWh 0-1,500 kWh first 1,500 kWh \$.0610 .051750 per kWh >1,500 kWh for all over 1,500

Demand Charge: \$ <u>9.00</u> 8.00 per kW >5 kW

PPAC (all energy) (\$/kWh) \$0.0000

Minimum: The monthly customer charge plus appropriate power, energy, and PPAC charges.

Power Factor: This rate is based on the customer maintaining at all times a power factor of ninety five percent (95%) lagging, or higher, as determined by measurement. If the average power factor is found to be less than ninety five percent (95%) lagging, the power as recorded by the City's meter will be increased by three quarters (3/4) of one percent (1%) for each one percent (1%) that the power factor is less than ninety five percent (95%)

Power: The kW as shown by or computed from the readings of the City's meter for the fifteen (15) minute period of customer's greatest use during the month, adjusted for power factor as specified, determined to the nearest kW.

- III. Requested Service Reconnection and Disconnection Fee: \$25.00 per reconnect or disconnect
- IV. Restoration of electrical service after interruption of said service for nonpayment as provided by Section 13.16.255(D) Fees: <u>\$50.00 per disconnect and reconnect</u> <u>\$50.00 additional fee for after hours service fee</u>

a. First disconnection......\$15
b. Second disconnection in a 12 month period......\$45
c. Second disconnection in a 24 month period.....\$30
d. Third disconnection in a 12 month period.....\$45
e. Third disconnection in a 24 month period.....\$45
f. Fourth disconnection in a 12 month period.....\$75
g. Fourth disconnection in a 24 month period.....\$60
h. Fifth or more disconnection in a 24 month period.....\$30

V. Security deposit under Section 13.16.260: \$500.00 300.00

E. LARGE COMMERCIAL (OVER 35 KW)

I. General Application

This schedule is for alternating current, single or three-phase non-residential electric service supplied at the City's available voltage, but less than 46,000 volts, at a single point of delivery through a demand or other type of metering installation for all service required on the premises by customers with a power requirement that exceeds thirty-five (35) kW during seven (7) of any continuous twelve (12) month period.

II. Monthly Billing

Customer Charge: \$30.00 20.00 per service connection

Energy Charge:

\$<u>.0610</u> .062500 per kWh <u>0-1,500 kWh</u> first 50,000 kWh \$.0610 .048750 per kWh >1,500 kWh for all additional kWh

Demand Charge: \$ 8.00 per kW >5 kW \$ 9.00 all demand kW

PPAC (all energy) (\$/kWh) \$0.0000

Minimum: The monthly customer charge plus appropriate power, energy, and PPAC charges.

Power Factor: This rate is based on the customer maintaining at all times a power factor of ninety five percent (95%) lagging, or higher, as determined by measurement. If the average power factor is found to be less than ninety five percent (95%) lagging, the power as recorded by the City's meter will be increased by three quarters (3/4) of one percent (1%) for each one percent (1%) that the power factor is less than ninety five percent (95%)

Power: The kW as shown by or computed from the readings of the City's meter for the fifteen (15) minute period of customers greatest use during the month, adjusted for power factor as specified, determined to the nearest kW.

- III. Requested Service Reconnection and Disconnection Fee: \$25.00 per reconnect or disconnect
- IV. Restoration of electrical service after interruption of said service for nonpayment as provided by Section 13.16.255(D) Fees: <u>\$50.00 per disconnect and reconnect</u> <u>\$50.00 additional fee for after hours service fee</u>

a. First disconnection......\$ 15
b. Second disconnection in a 12 month period......\$ 45
c. Second disconnection in a 24 month period......\$ 30
d. Third disconnection in a 12 month period......\$ 60
e. Third disconnection in a 24 month period......\$ 45
f. Fourth disconnection in a 12 month period......\$ 75
g. Fourth disconnection in a 24 month period......\$ 60
h. Fifth or more disconnection in a 24 month period.....\$ 30

V. Security deposit under Section 13.16.260: \$500.00 300.00

F. INDUSTRIAL

- I. General Application This schedule is for alternating current, three-phase electric service supplied at approximately 46,000 volts, at a single point of delivery through a demand or other type of metering installation.
- II. Monthly Billing

Customer Charge: \$200.00 per service connection

Energy Charge: \$.0232 per kWh

Demand Charge: \$ 6.57 all demand Kw

Percent Adder: 15% 5%

Energy Adder: \$.010 .005 per kWh

PPAC (all energy) (\$/kWh) \$0.0000

<u>Power</u> Percent Adder and Energy <u>Adder</u> <u>Charge</u>: <u>The Percent</u> <u>adder is set at a Five</u> percent over city's blended cost for power, energy, transmission, administrative costs, etc. plus such surcharge as required and approved by the City Council. <u>The Energy Adder is a surcharge of Current</u> surcharge is \$.005 of all kWh consumed.

Minimum: The monthly customer charge plus appropriate power and energy charges.

Power Factor: This rate is based on the customer maintaining at all times a power factor of ninety five percent (95%) lagging, or higher, as determined by measurement. If the average power factor is found to be less than ninety five percent (95%) lagging, the power as recorded by the City's meter will be increased by three quarters (3/4) of one percent (1%) for each one percent (1%) that the power factor is less than ninety five percent (95%) Power: The kW as shown by or computed from the readings of the City's meter for the fifteen (15) minute Period of customer's greatest use during the month, adjusted for power factor as specified, determined to the nearest kW.

- III. Requested Service Reconnection and Disconnection Fee: \$25.00 per reconnect or disconnect
- IV. Restoration of electrical service after interruption of said service for nonpayment as provided by Section 13.16.255(D) Fees: <u>\$50.00 per disconnect and reconnect</u> \$50.00 additional fee for after hours service fee

a. First disconnection......\$ 15
b. Second disconnection in a 12 month period......\$ 45
c. Second disconnection in a 24 month period......\$ 30
d. Third disconnection in a 12 month period......\$ 60
e. Third disconnection in a 24 month period......\$ 45
f. Fourth disconnection in a 12 month period......\$ 75
g. Fourth disconnection in a 24 month period.....\$ 60
h. Fifth or more disconnection in a 24 month period.....\$ 30
i. Additional after-hours service fee.....\$ 30

v. Security deposit under Section 13.16.260: \$500.00 300.00

G. TEMPORARY SERVICE

I. General Application

This schedule is for alternating current, single-phase electric service supplied at approximately 120 or 240 volts through one kilowatt-hour meter at a single point of delivery for all separately metered service required on the premises for temporary purposes, such as construction, at any point on the City's interconnected system (except Blacksmith Fork Canyon) where there are facilities of adequate capacity. The City reserves the right to determine the length of time that use of a temporary service is permitted.

Temporary service is only allowed and granted for construction activity and not for any other purposes including housing, house trailer, tent, etc. Any use other than construction is required to have a permanent meter installed and will be subject to all residential service fees. Resolution 22-16 Page 11

II. Monthly Billing

Customer charge: \$30.00 per temporary panel for single-phase service

H. FORCE MAJEURE

Neither City nor customer shall be subject to any liability or damages for inability of the City to serve the Customer's load due to lack of available power and energy or other conditions beyond the City's control. In the event of natural disasters or acts of God such as earthquakes, floods, or severe storms, neither party shall be liable for damages due to lack of ability for operations which affect the other party economically. Should any of the foregoing occur, the minimum billing demands that would otherwise be applicable under this Schedule shall be waived and Customer will have no liability for service charges until such time as Customer is reasonably able to resume service.

I. LATE FEE

If any bill for any service of the City's utilities is not paid within 30 days from the date of its mailing, a late charge, in the amount of five dollars (\$5.00) shall be imposed on the current month unpaid arrearage. Additionally, a late charge of one percent (1.5%) per month shall accrue on any unpaid arrearage commencing on the next due date (or what would have been the next due date if service is terminated) for such customer's next utility bill and continuing to accrue on such unpaid arrearage on all future due dates thereafter until the unpaid arrearage and late charges are paid in full.

J. INSUFFICIENT FUNDS FEE

Returned Check Charge. In addition to adding late payment charges as appropriate, the City shall charge and collect a fee of <u>thirty</u> dollars $(\$30.00\ 20.00)$ to cover the cost of handling a check which a customer tenders in payment of an account and which is returned by the bank because it cannot be paid as ordered.

2. This resolution shall become effective October 1, 2022 and the rate schedules contained herein shall apply to all subsequent electrical power billings.

ADOPTED AND PASSED by the Hyrum City Council this 1st day of September, 2022.

HYRUM CITY CORP.

Resolution 22-16 Page 12

Mayor

ATTEST:

Stephanie Fricke City Recorder

WATER MANAGEMENT AND CONSERVATION PLAN 2022 UPDATE

HYRUM CITY

60 West Main Street Hyrum, Utah 84319-1205



JULY 2022



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CHAPTER 1 - INTRODUCTION

1.1 Background

Hyrum City is a rural community with a population of 9,362 people (2020 Census). It is located in northern Utah, approximately eight miles south of Logan. The City owns and operates a culinary water system serving multiple classes of customers, including: agricultural, residential, commercial, and industrial users. The City also owns and operates a secondary water system serving the majority of the community. Most of the customers are located within the municipal limits, but some service lines extend to a few users outside the City. Most notably, is one large industrial customer on the north boundary of town and a number of recreational or seasonal users located in Blacksmith Fork Canyon. A map showing the existing Hyrum City culinary water service areas (Current Zoning Map) is attached to this plan as Appendix A.

CHAPTER 2 - DESCRIPTION OF OUR CITY AND ITS WATER SUPPLY

2.1 Introduction

Hyrum City has three (3) wells, four (4) springs, 11,527 acre-feet of culinary water rights, 3,330 acre-feet of irrigation water rights, and three (3) culinary water storage tanks. Culinary Water rights are taken from the November 2008 *Hyrum City Potable & Secondary Water Rights 40-year Master Plan*, prepared by AQUA Engineering. Irrigation Water rights and supplied by Hyrum City records. In addition to these sources, water rights, and storage tanks, the City has a culinary transmission/distribution system with line sizes ranging from 3-inches to 18-inches. The City also has a dedicated irrigation system with line sizes ranging from 4-inches to 27-inches and approximately 100 acre-feet of irrigation storage.

Service connections to the system have increased as the City has grown. Over the past 5 years the number of service connections have increased as demonstrated in the following table:

of October 2017)		<u>(as of June 2022)</u>
2,738	single family residential	3,051
21	multi-family residential	358
1	mobile home residential (for 110 pads)	1
93	commercial	45
14	industrial	28
(Not classified)	institutional	34
2,867	Total	3,517



1

Note: the number of institutional connections were not reported in 2017. They were lumped in and included with the commercial connections. For 2022, the connections have been re-classified to include institutional connections in their own category. The types of service connections included in the institutional category consist of schools, churches, and governmental agencies.

Hyrum City furnishes water to its residential and commercial customers primarily for indoor use because approximately 2,261 customers use the piped irrigation system for outdoor watering. This secondary system is available throughout most of the City and, as part of its water conservation plan, the City encourages residents to connect to the irrigation system in order to preserve culinary water and save pumping costs. In 2012, Hyrum City completed a reuse pumping project that delivers water from the water reclamation facility to the secondary (pressurized irrigation) system. In 2017 it was reported that approximately 130-160 MG of treated wastewater effluent was pumped into the secondary irrigation system. Since 2017 this flow was tracked more closely, as there are limiting factors on the delivery of this reclaimed water to the pressurized irrigation system. Most notable of the limiting factors is the piping system itself. The distribution line size exiting the reclaimed pump station is a 14-inch diameter pipe, but for a short distance, on 300 North, just before reaching the main portion of the City, the distribution line reduces to a 6-inch diameter pipeline. This reduction acts as a restriction to the flows that can be delivered to the main body of the City. The flow capacity that actually has been delivered to the City over the past 5-year period has averaged approximately 700 gpm, which equates to just over 1 million gallons per day. This flow rate is more indicative of the actual flow rates that have been delivered over the past 5year period (2017 - 2022). This is a slight reduction from what was reported for the previous 5-year period (2012 - 2017).

To further promote water conservation, Hyrum City is aggressively seeking assistance to install meters on each of the secondary service laterals of the piped irrigation system. In an effort to comply with the goals of the State to have the pressurized irrigation system metered by 2029, as was recently enacted (2021), Hyrum City has engaged with their consulting engineer to pursue this concept. It has been demonstrated that the mere act of installing meters on an unmetered secondary system has prompted the end users to self-regulate and manage their water consumptive use to a savings of nearly 30-percent, or more. This is a significant conservation savings and as such, has become an important part of the Hyrum City conservation plan.

2.2 Inventory of Water Resources

2.2.1 Water Rights

As recorded in the 2008 *Potable & Secondary Water Rights Master Plan*, Hyrum has 10,078 acre-feet of water rights from wells and 1,448 acre-feet from springs for a total of 11,527 acre-feet that are utilized in the culinary water system. These culinary water rights have not changed, but the water



2022 Water Management and Conservation Plan

rights utilized for the secondary system have changed over time. The secondary water rights totaling 2,992 acre-feet serving 2,204 connections as of June 2017 have increased to 3,330 acre-feet to serve the current number of 2,261 secondary connections as of June 2022. The growth (changes) of secondary water rights since 2017 is shown in the following table:

Secondary Water Rights:

Source	<u>2017</u>	2022
Hyrum Irrigation Company	844	982
High Line Canal	617	735
Blacksmith Fork	82	73
Porcupine Reservoir	1431	1431
Richmond Irrigation	18	52
Miscellaneous	-	57
Total:	2,992	3,330

The City has no immediate plans to develop additional culinary water sources but will readily purchase irrigation water shares in Hyrum Irrigation, High Line Canal, or Porcupine Reservoir Companies, as well as require new residential development to surrender water shares as agricultural lands are converted into residential building lots.

2.2.2 Water Sources

Hyrum City's culinary system utilizes water from three (3) wells and four (4) springs. The oldest well, located at the intersection of SR 165 and SR 101 in Hyrum, produces approximately 2,000 g.p.m. The other wells were drilled in 1993 and 1996, respectively, and are situated within a few hundred feet of each other at the mouth of Blacksmith Fork Canyon on SR 101. The larger one yields 4,500 g.p.m. while the other delivers 2,200 g.p.m.

Source	Location	Type/ Equipment	Casing (inches)/ Depth (feet)	Equipped Capacity (gpm)
Well No. 1	N 2428 ft W 160 ft from SE Corner Sec. 4, T 10N, R 1E, S.L.B.&M.	Well / Sub. Pump and Motor	12 / 472	2,000
Well No. 3	S 1025 ft E 1650 ft from North ¼ Corner Sec. 11, T 10N, R1E, S.L.B.&M.	Well / Sub. Pump and Motor	20 / 144 and 16 / 287	2,200
Well No. 4	S 810 ft E 2370 ft from North ¼ Corner Sec. 11, T 10N, R1E, S.L.B.&M.	Well / Sub. Pump and Motor	20 / 180 and 16 / 354	4,500
			Total	8,700

Table 1: Hyrum City - Water Sources (Well Sources)



Culinary springs listed in order of production are Cold Water Spring, Main Spring, Dry Hollow Spring, and Box Elder Spring, all of which are located in Blacksmith Fork Canyon.

Source	Location	Water Right(s)	Flow (cfs)	Period of Use
Main Spring	S 552 ft E 1383 ft from NW Corner Sec. 12, T 10N, R 2E, S.L.B.&M.	25-3032	1.96	Jan. 1 to Dec. 31
Cold Water Spring	S 950 ft E 1080 ft from NW Corner Sec. 9, T 10N, R 2E, S.L.B.&M.	25-3441	1.25	Jan. 1 to Dec. 31
Dry Hollow Spring	S 3710 ft E 456 ft from NW Corner Sec. 8, T 10N, R 2E, S.L.B.&M.	25-3027	0.25	Jan. 1 to Dec. 31
Box Elder Spring	N 142 ft E 11095 from N ¼ Corner Sec. 9, T 10N, R 2E, S.L.B.&M.	25-3042	0.25	Jan. 1 to Dec. 31
		Total	3.71	N/A

Table 2: Hyrum City - Water Sources (Spring Sources)

A 2008 study prepared by AQUA Engineering, Inc. entitled *Hyrum Potable and Secondary Water System 50 Year Demand Projections*, indicates existing culinary sources hold the potential to provide culinary water for a population of 37,718, but a 50-year projection of the City's irrigation system indicates an eventual deficit of 1,558 acre-feet and a culinary storage deficit of 1.45 million gallons.

While water conservation may help extend available supplies during dry years, it alone will not solve the problems of meeting future demand. Therefore, the City must continue to search for new supplies of secondary water or use its potable water resource to make up the deficit.

2.2.3 Culinary Water Storage

The culinary water system includes three storage facilities: a 1.0 million gallon reservoir constructed in 1974, a 2.0 million gallon reservoir finished in 1983, and a 2.0 million gallon reservoir finished in 2011 for a total storage capacity of 5,000,000 gallons. Table 3 summarizes Hyrum's culinary water storage.



Tank	Diameter / Dimensions (feet)	Depth (feet)	Primary Supply Source(s)	Equipped Capacity (MG)
Tank No. 1	83.50	24.0	Well No. 1, 2, 3, Cold Water Spring, Main Spring, Dry Hollow Spring, and Box Elder Spring	1.0
Tank No. 2	130.00	20.0	Well No. 1, 2, 3, Cold Water Spring, Main Spring, Dry Hollow Spring, and Box Elder Spring	2.0
Tank No. 3	130.00	20.0	Well No. 1, 2, 3, Cold Water Spring, Main Spring, Dry Hollow Spring, and Box Elder Spring	2.0
Total	N/A	N/A	N/A	5.0

Table 3: Hyrum City - Culinary Water Storage

The *Potable and Secondary Water Systems 50 Year Demand Projections* report proposes a storage requirement of 3,320,825 gallons based on 2,833 equivalent residential connections (ERC), which includes residential and light commercial usage and 20 heavy industrial connections. The report also estimates the potable water storage demand at 6,458,443 gallons for the year 2060. The current storage of 5 MG is projected to provide enough water storage till the year 2043.

2.2.4 Water Transmission/ Distribution System

An 18-inch ductile iron pipeline running approximately 11 miles down Blacksmith Fork Canyon conveys water from the springs to the reservoirs. This line was installed over a three-year period between 1985 and 1988, replacing a smaller, aging steel pipeline. Two (2) 14-inch ductile iron transmission lines carry water from the reservoirs at the mouth of Blacksmith Fork Canyon to the distribution system in town, connecting at points on Main Street and 300 South.

Many of the distribution lines were replaced in 1979-80 and the City added telemetry equipment to monitor and control operation of the wells in 1991. Distribution lines range in size from 3-inches to 14-inches in diameter.

Most of the community is served by lines sized to provide adequate pressure, however, some pipelines are older and smaller than they should be to adequately deliver the flow necessary to meet the fire protection demand required by the most recent ISO and UBC standards. In the past, Hyrum City has undertaken to replace many of the 3" and 5" water lines within the City. For example, the City recently replaced the smaller lines running through 100 east with an 8" waterline. The City plans to gradually replace old smaller waterlines such as these to have a more efficient system. The City has already completed several pipeline replacement/improvement projects over the past 10 years. Water line improvement projects in 2013, 2014, and 2017 were completed in the City to improve water transmission and distribution, especially to the outlying and underserved areas. Additionally, the City



is currently (2022) designing and preparing bids to replace an additional 2,500 linear feet of 8-inch diameter water line with a 10-inch water line in 900 West to improve water delivery issues on the west end of town.

2.2.5 Irrigation System

The irrigation storage reservoirs located southeast of the City hold 100 acre-feet of water when filled to capacity. The Wastewater Treatment Facility (WWTF) clarifiers, which were converted to reclaimed water holding tanks as part of the reclaimed water pump station project, provide an additional 0.7 acre-feet of storage.

Since a study completed by Cloward & Associates in February 2000, the City has been attempting to complete projects that were identified in the study as necessary to increase capacity and extend service to additional users. One such project included the installation of a pumping station 3 years ago at the Hyrum Dam called the Little Feeder Pump House. The City owns 2,400 acre-feet of irrigation shares at the Hyrum Dam, so they built the 150 hp, 8-inch line that pressurizes the Little Feeder Canal water and feeds it directly into the secondary main line, matching the pressures of the main line system. This water is primarily used to meet peak demands of the secondary system and is manually controlled through a variable frequency drive (VFD). The pump is usually set at a delivery of 2 cfs. The water is metered at the canal from the dam, as well as at the pump itself.

The City has also taken steps to minimize water losses due to evaporation and seepage by converting open irrigation ditches to piped systems. Old Irrigation water lines are periodically being replaced throughout the City. In 2015, Hyrum City funded a project to convert the Little Feeder Ditch to a piped irrigation water line. Over 2,800 feet of the canal was converted to a piped irrigation system.

2.3 Water Quality and Treatment

Water obtained from the springs and wells is tested per state regulations and monitored for continued compliance with the Safe Water Drinking Act. The Chlorination system located near Well #3 at the mouth of Blacksmith Fork Canyon was completed and has been in operation since 2001.

2.4 Service Policy

In the past, the City extended culinary water lines and service to anyone who submitted a request, whether inside or outside City limits. In 1998, the City Council adopted a new policy stating that all future connections must serve users located within City limits. This policy restriction is intended to discourage sprawl and reserve water resources for users located inside the community. The 1998 policy continues to be in force to date, and is anticipated to remain in force for the next 5-year period.



6

2.5 Water Budgets

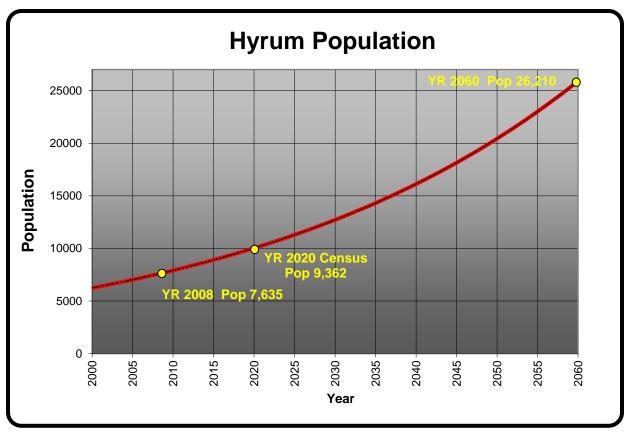
The City meters their existing sources, i.e. wells and springs, and bills their water users. The total potable water metered flow for 2016 was reported to be 1,090,760,150 gallons. The total potable water metered flow for 2021 was reported to be 1,091,568,160 gallons. This reported total water flow is measured at one large meter located at the chlorinator. The increase of total annual flow from the year 2016 to 2021 represents an overall usage increase of 808,016 gallons, or 2,213 gpd. However, giving consideration to the population and number of connections increased over that same 5-year period, the actual gallons per capita per day (gpcd) decreased from 351 gpcd to 319 gpcd, a decrease of 9.1%. This is a significant reduction (conservation) of usage, even though the amount is still above the State average of 240 gpcd. The average gpcd for Hyrum has always been higher than the State average because of the high industrial users is eliminated, the usage is 224,830,570 gallons per year or 66 gpcd. Currently, 534 connections use culinary water for irrigation, skewing the residential indoor water use.

The City measured the total flow for their existing sources at 3,350 acre-feet or 1,091,672,407 gallons in 2021. With a metered flow of 860,395,000, the calculated system loss is 21.18%.

2.6 Present Water Use and Future Water Needs

Population data was obtained from the 2020 Census. The population in Hyrum City at the time of the 2020 Census was 9,362. The *Hyrum Potable and Secondary Water Systems 50-Year Demand Projections*, dated November 2008 by AQUA Engineering, projected an average growth rate of 2.4% (see Figure 1) through the year 2060. This growth rate has increased from approximately 1.5% prior to 2016 to approximately 2.4% since 2017. Therefore, the growth rate of 2.4% was used for the population projections of this WCP.





Note: Table from *Hyrum Potable and Secondary Water Systems 50-Year Demand Projections*, dated November 2008 by AQUA Engineering, and from the 2020 Census

Figure 1: Hyrum City – Population Projections

The City metered 1,091,568,160 gallons of potable water usage in 2021. The projected potable water source demand and capacity uses data obtained from the *2008 Potable and Secondary Water Systems 50-Year Demand Projections* has been adjusted to match current data to project future water use. Figure 2 projects the City to have a surplus of 4033 acre-feet without conservation practices in place. The figure illustrates the assumption that the current water use of 319 gpcd remains the same through 2050. A surplus of 5867 acre-feet is projected assuming conservation practices are put into place by 2050. Conservation practices considered to contribute are the following:

- Piping open irrigation ditches. As agriculture areas are developed, open irrigation ditches will be piped, reducing water losses inherent in these ditches.
- Replace old, leaky, or small pipes to at least the minimum standard 8" diameter pipe.
- The assumption that new homes will be built with water efficient fixtures, and residents of older homes will replace old/broken fixtures with new low-flow fixtures.
- Public outreach programs to educate residents of efficient water use techniques.



Hyrum has multiple commercial/industrial users that have a high demand for water in their plants' processes. Many of these industrial users are very conscious of their water use and are using the best practical water conservation practices. As technology improves water conservation for their respective industries' newer, more efficient practices will be integrated as they become practical for the industry.

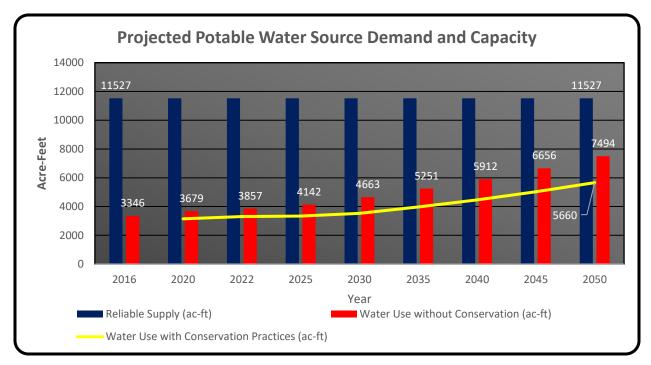
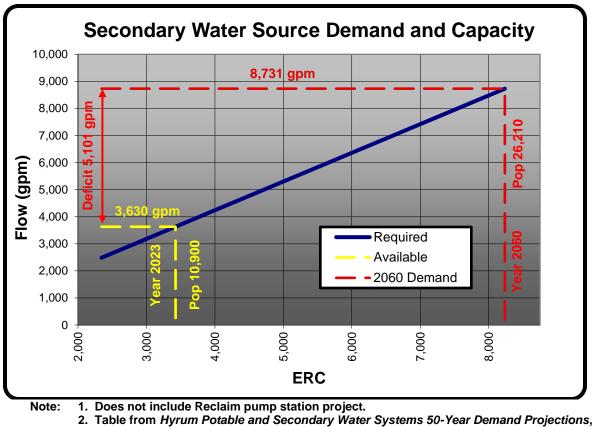


Figure 2: Hyrum City – Future Potable Water Source Demand and Capacity

The projected secondary water source demand and capacity was obtained from the 2008 *Potable and Secondary Water Systems 50-Year Demand Projections*. Figure 3 projects the City to have a deficit of 5,101 gpm in year 2060. This means the City would run out of secondary water by the year 2023. This report was completed prior to the reclaimed water pump station project. Therefore, the reclaimed water pump station is capable of 2,100 gpm, which means the capacity of secondary sources is approximately 5,730 gpm which should suffice until approximately year 2033.



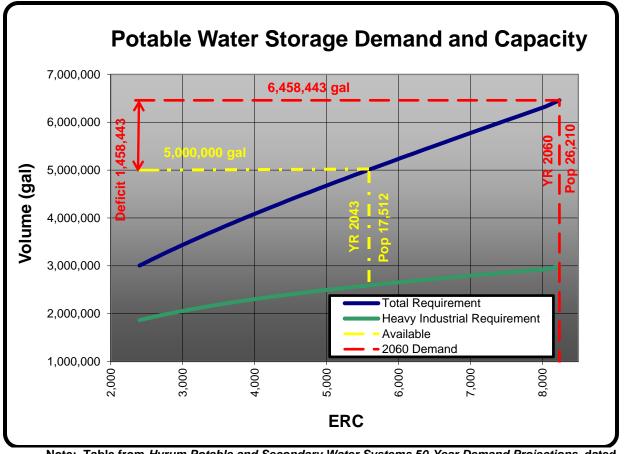


2. Table from Hyrum Potable and Secondary Water Systems 50-Year Demand Proj dated November 2008 by AQUA Engineering.



The projected potable water storage demand and capacity was also obtained from the 2008 *Potable and Secondary Water Systems 50-Year Demand Projections*. Figure 4 projects the City to have a deficit of 1,458,443 gallons in year 2060.





Note: Table from *Hyrum Potable and Secondary Water Systems 50-Year Demand Projections*, dated November 2008 by AQUA Engineering.

Figure 4: Hyrum City – Future Water Storage Demand and Capacity

The 2008 Potable & Secondary Water System Fifty-Year Demand Projections also showed that there would be a surplus of 4,834 acre-ft of potable water rights in year 2060 with a deficit of 1,193 acre-feet of secondary water rights for secondary water. Available secondary water rights would begin to be exceeded in year 2046.

CHAPTER 3 - WATER PROBLEMS, CONSERVATION MEASURES AND GOALS

3.1 Problems Identified

3.1.1 Emergency Operation

Because the culinary water storage reservoirs are in close proximity to a known geographic fault line, the City adopted an emergency response plan establishing an incident command system to direct emergency operations by providing organizational and operational instructions for each utility, including the culinary water department. City personnel installed valving capable of isolating the distribution system from the reservoirs and also purchased a portable 1-megawatt diesel generator capable of running any of the three wells in order to pump water should the town be isolated from its



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free-flowing spring supply during an earthquake or other disaster. Extra lengths of 14-inch pipe are on hand to repair lines should they be severed during an earthquake or to bypass the reservoirs in the event they are damaged beyond use.

The City will need to address future secondary water rights, secondary sources, and potable water storage in the next 20 to 30 years, according to projections. Potable water rights and sources are less urgent and will require attention within 50 years, according to projections. The City will address distribution and transmission system deficiencies with improvement or replacement projects as funding becomes available.

3.2 Water Conservation Goals

The City had previously established multiple water conservation goals with their previous WCP to follow the then governor's (Governor Herbert) statewide goal of reducing the State's gpcd 25% by 2025. The City's Water use was at 354 gpcd in 2000. To reduce water use by 25%, the gallons per capita day needs to be at 265 gpcd in 2025. Figure 5 shows Hyrum's water use along with the 25% reduction goal. The overall trend of the City's water use is also shown in Figure 5 and shows that the efforts of the City have been working to decrease water use per capita over the past 20 years.

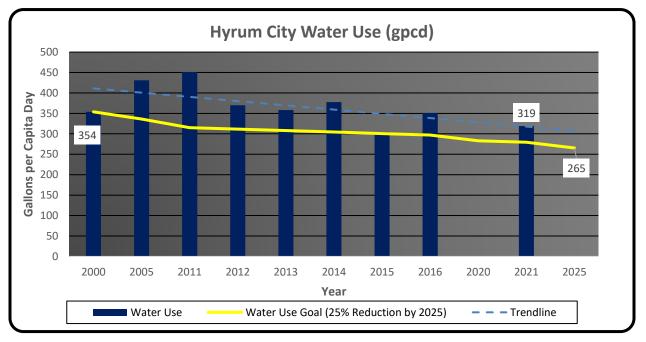


Figure 5: Hyrum City Water Use and Water Use Goal



Below is a table of Hyrum's current efforts and goals with the proposed implementations and timelines.

	Goal	Description	Quantity	Timeline
1	Replace Older Water Meters with Touch Read Meters	Approximately 70 percent have been replaced. Approximately 860 connections still need to be replaced with new touch read meters.	Approx. 145	Yearly
2	Replace Mechanical Flow Meters in Existing Irrigation Pump	Replace existing mechanical flow meters in existing irrigation pump station with new magnetic flow meters.	2	2021
3	Replace Older Distribution Lines	Replace old leaky pipes and smaller diameter pipes to at least Utah 8" Diameter standard.	Approx. 2000 feet	Yearly
4	Monitor and Quickly Repair Leaks	Continue to monitor and quickly repair leaks and perform a leak detection test.	1 Leak Detection Test	2019
5	Public Education	Continue to mail periodic newsletters, urging conservation of both culinary and irrigation water. The City will update their website to have a dedicated water conservation page outlining conservation practices.	N/A	2018
6	Enforce Plumbing Codes	Enforce plumbing codes requiring low-flow fixtures and encourage residents to replace older fixtures with water-efficient models	N/A	Ongoing
7	Work with Larger Users to Implement Conservation Practices	Work with industry, commerce and schools to implement conservation practices, including the installation of reuse systems for both culinary and irrigation water.	N/A	Ongoing
8	Encourage Residents to Connect to Secondary Water	Encourage residents to connect to and use secondary water for outside watering purposes	N/A	Ongoing
9	Encourage Landscaping Plans that Require Less Water	Encourage residential & commercial landscaping plans that require less water to maintain.	N/A	Ongoing

*Details on the Benefits/Costs of each goal can be found in Chapter 7.



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CHAPTER 4 - CURRENT CONSERVATION PRACTICES

4.1 Water Conservation Contingency Plan

While served by sources adequate for present and the immediate future needs, the City recognizes the importance of wise water management and attempts to instill these values with its residents. Especially with the experience of the recent years of excessive drought. The City utilizes inclining block rates to encourage conservation (see section 5.1).

In 1990, the City installed a city-wide piped irrigation system, bringing secondary water to most of the community. Whereas, about half the properties in town were served by open-ditch irrigation, the piped system made secondary water available to nearly all residents as well as agricultural users within City limits who previously received water from the open-ditch system.

Besides the convenience, the piped system reclaims water formerly lost through seepage and evaporation (estimated between 30 and 70 percent in an open-ditch system), increasing the supply available for beneficial use by residents.

The secondary water system largely eliminates the need to use potable water on lawns and gardens. The City utilizes the secondary water system to provide water for parks and the cemetery. These areas also utilize timer-controlled sprinkling systems to reduce the amount of water used for lawn maintenance.

In an effort to further conserve water, the City had a leak detection study completed in 2006 to locate areas of potential leakage within the potable water system. The 2017 report identified a total of 19 points of leakage over a total length of 52,500 feet of pipeline. The City continues to use the leak detection studies to repair leaks and decrease water system loss throughout the City.

The City's 2011 construction of the Reclaimed Water Pump Station provided additional water conservation as reclaimed water. The pump station has the capacity to provide approximately 2,100 gpm, but due to distribution piping restrictions as discussed earlier, is currently delivering on average, approximately 700 gpm. This flow rate is approximately equivalent to 1 million gallons per day.

Those parts of the City affected by morning canyon winds are permanently restricted from watering during times when water would be lost because of wind. Specifically, the City had previously implemented and will continue to implement the conservation goals listed in Chapter 3.2.

The City has experienced, and hopes to continue experiencing, the conservation goals listed in Chapter 3.2. These goals will reduce not only secondary water usage but also decrease potable water usage as



more citizens move away from potable water for outdoor usage while also reducing their outdoor usage using these conservation techniques.

4.2 Water Education Program

The City regularly mails newsletters urging conservation and prudent use of water.

CHAPTER 5 - CURRENT PRICING STRUCTURE

5.1 Water Rates

The service rates, connection fees, and inspection fees for culinary water and pressurized irrigation (secondary) water are as follows:

|--|

Residential B	Base rate:		
3/4"	meter	\$ 15.00	first 10,000 gallons
1"	meter	16.96	first 10,000 gallons
Commercial I	Base rate:		
1"	meter	\$ 16.96	first 10,000 gallons
1 1⁄2"	meter	47.26	first 10,000 gallons
2"	meter	73.50	first 10,000 gallons
3"	meter	157.51	first 10,000 gallons
4"	meter	367.51	first 10,000 gallons
6"	meter	420.01	first 10,000 gallons
8"	meter	490.00	first 10,000 gallons
10"	meter	560.00	first 10,000 gallons
Residential o	verage:		
10,00	01 – 50,000 gallons	\$ 0.78	per 1,000 gallons
over	50,000 gallons	1.08	per 1,000 gallons
Commercial	overage:		
10,00	01 – 50,000 gallons	0.96	per 1,000 gallons
All ov	ver 50,000 gallons	1.08	per 1,000 gallons
Users outside	e City limits:		
Users beyon	d Hyrum City limits	1-½ ti	mes City rates



Connection fees:		
Property owner responsible for connection		
Meter & City inspection fee	\$	424.00
Impact fees:		
Residential, single family	\$	2,498.00
Residential, multi-family per unit	\$	1,872.75
Commercial/Industrial	Equivalent meter ratio	x \$272.33

PRESSURIZED IRRIGATION (SECONDARY) UTILITY CHARGES:

Service	Rates:
	Rates.

Monthly user rate based on lot size:

0.00 to 0.50 acres	\$ 11.10
0.51 to 1.00 acres	13.58
1.01 to 1.25 acres	14.83
1.26 to 2.49 acres	18.06
2.50 to 3.74 acres	24.04
3.75 to 4.99 acres	30.60
5.00 to 9.99 acres	38.66
10.00 to 14.99 acres	56.25
15.00 to 19.99 acres	79.94
20.00 acres and above	107.96
Mountain Crest High	540.00

Connection fees:

Property Owner responsible for connection

Impact fees with water:	
Residential, single family	\$ 794.00
Residential, multi-family per unit	\$ 248.00
Commercial/Industrial, per acre	\$ 675.00
Impact fees without water:	
Residential, single family	\$ 4,366.00
Residential, multi-family per unit	\$ 1,396.00
Commercial/Industrial per acre	\$ 3,567.00



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The rate structure generates sufficient revenue to provide for operation and maintenance of the system as well as contribute to a reserve and capital expansion program. The utility funds most capital projects from reserves, but a substantial project requiring bonding would, of necessity, increase rates.

The inclining block rate for consumption above 10,000 gallons is designed to encourage conservation for culinary water users.

5.2 Impact Fees

Impact fees are primarily "buy-in" in nature, reimbursing the utility for capital investments already made to serve new growth. Impact fees are shown in the utility (culinary and pressurized irrigation) table in the previous section.

For the culinary system, the impact fee is based on whether the connection is a residential or commercial/industrial connection. If it is residential, then the distinction is made whether it is a single family or multi-family connection. If the connection is single family, then it is a flat rate. If it is a multi-family connection then it is a base rate, multiplied by the number of units served by that connection. For the commercial/industrial connection the impact fee is calculated by multiplying the equivalent meter ratio by a fixed fee that is susceptible to change according to the decision of the City Council from year-to-year.

For the pressurized irrigation system, the impact fee is also based on whether the connection is a residential or a commercial connection. If residential, then again, it needs to be distinguished between a single family and a multi-family connection. The single family connection is assessed a flat rated, and the multi-family has a different flat rate, but is then multiplied by the number of units for the connection. The commercial/industrial connection is yet another flat rate, multiplied by the acreage of the development.

In all cases, the flat rate and fee structure for both the culinary and pressurized irrigation systems is established by the City Council. The rates and fees can vary or change if the City Council so elects to do so as they review the structure each year.

CHAPTER 6 - ADDITIONAL CONSERVATION METHODS

The City will continue to use the following conservation methods and goals: Replace Older Water Meters with Touch-Read Meters, Replace Older Distribution Lines, Monitor and Quickly Repair Leaks, Public Education, Enforce Plumbing Codes, Work with Larger Users to Implement Conservation Practices, Encourage Residents to Connect to Secondary Water, and Encourage Landscaping Plans that Require Less Water.



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CHAPTER 7 - COST ANALYSIS

7.1 Goal #1

a. Benefits of Reaching Goal #1

The benefit of replacing older water meters with touch-read meters saves the City time and it also provides the customer with a more accurate reading of their water usage. Touch-read meters save the City time by reducing the time spent reading meters. This saving of time allows the City more time to identify any problems, such as leaks on a water connection lateral, with the water system and allows the City personnel to devote their time to other tasks. The replacement of older water meters also helps conserve water by replacing older leaking water meters with new ones.

b. Cost of Reaching Goal #1

The City has replaced approximately 70 percent of the water meters with touch-read meters. This means 860 connections still need to be replaced with touch-read meters. A typical touch-read water meter cost for residential service is on the order of \$200.00/ each (materials plus labor). Meters for larger connections are a greater cost but for the purpose of this analysis \$200 will be used to install each meter. This means the cost to install the remaining touch-read meters is \$172,000. The City used to spend every day of the month to read meters. They now spend approximately 40 hours a month to read all the City's meters. This is a savings of approximately 1,440 hours a year that the City can allocate to operation and maintenance of the other components of the City's water system. Once all the City's meters are replaced, it is expected approximately 24 hours a month will be spent on meter reads. This will save an additional 192 hours that City personnel can devote to other tasks.

7.2 Goal #2

a. Benefit of Reaching Goal #2

The main benefit of replacing the existing mechanical flow meters is more reliable flow data. Older turbine or mechanical meters often get clogged and skew the associated data. New magnetic flow meters don't have a mechanical mechanism that will get clogged from debris in the water.

b. Cost of Reaching Goal #2

The City will replace two 12" meters which will approximately cost \$35,000 each.

7.3 Goal #3

a. Benefit of Reaching Goal #3

The main benefit of replacing older distribution lines is less water is lost through the distribution system, reducing the amount of water required. Replacing these older water lines also reduces operation and maintenance costs as the City does not have to keep repairing a pipeline which may need to be replaced. It is expected that leakage will be reduced to below 5% throughout the water system.



b. Cost of Reaching Goal #3

The City currently has on its books to replace and upgrade nearly 2,500 linear feet of waterline in 900 West. The preliminary estimates for this project is close to \$2 million. As the city can secure funding, they will continue to replace older water mains in the city.

7.4 Goal #4

a. Benefit of Reaching Goal #4

The benefit of monitoring and quickly repairing leaks allows more water to be retained for delivery to customers.

b. Cost of Reaching Goal #4

There is a cost benefit of monitoring and quickly repairing leaks but it is on a case by case basis. Therefore, a cost is hard to quantify. If a large leak were to develop in the system, thousands of gallons could be lost before shutting off the main and repairing it. Many smaller leaks provide an even greater loss as smaller leaks are not readily identifiable compared to larger leaks.

7.5 Goal #5

a. Benefit of Reaching Goal #5

The City currently mails periodic newsletters urging conservation of both culinary and irrigation water in their water bills. These newsletters encourage customers to be aware of water conservation. A dedicated page on Hyrum's website will be an additional reminder of water conservation practices and any future incentives or programs from the City.

b. Cost of Reaching Goal #5

There is not an additional cost for the City to implement this goal as they are already providing this information to its customers. The City and customers see a cost benefit as customers will not be billed as much and the City will not have to pump as much water from their wells.

7.6 Goal #6

a. Benefit of Reaching Goal #6

The main benefit of enforcing plumbing codes requiring low-flow fixtures and encouraging residents to replace older fixtures with water-efficient models is it reduces water use. The other benefit is it will reduce customer's water bills. The City will continue to promote low-flow fixtures and water-efficient models during the building permit stage. The City can also create a program to provide credit to existing customers who replace older fixtures with water-efficient models.

b. Cost of Reaching Goal #6

The cost for requiring low-flow fixtures is handled on a case by case basis as each developer applies for a building permit. Encouraging customers to replace older fixtures with water-efficient models places the burden upon the customer unless the City creats a program to provided credit to existing customers for replacement of older fixtures.



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7.7 Goal #7

a. Benefit of Reaching Goal #7

The benefit of working with larger users to implement conservation practices can be significant in reducing culinary and secondary water use.

b. Cost of Reaching Goal #7

Cost is dependent on the number of larger users who were to participate in such a program. EA Miller's main plant has implemented conservation practices and has reduced its water consumption dramatically. Cache County School District has also implemented water conservation measures and has reduced water consumption.

7.8 Goal #8

a. Benefit of Reaching Goal #8

The benefits for residents to connect to secondary water are the reduction in culinary water use and it helps extend available source and storage supplies.

b. Cost of Reaching Goal #8

The cost of residents connecting to the secondary water system is borne by the property owner responsible for the connection. This would mean the physical, construction costs. There is an additional impact fee that the city charges the resident for their connection. That fee is \$794.00 for a single family residential connection, and \$258.00 per unit, for a multi-family connection. For a commercial/industrial connection the impact fee is \$675.00 per acre.

7.9 Goal #9

a. Benefit of Reaching Goal #9

Encouraging landscaping plans that require less water will reduce culinary and secondary water usage. Culinary water use will be reduced by consumers who irrigate off culinary water and secondary use will be reduced by consumers who irrigate off secondary water. The City could continue promoting xeriscaping and low water usage designs. The City has current provisions for xeriscaping and conservation in their design standards. The City also has been incorporating xeriscaping on City projects such as the City library and Salt Hollow Park.

b. Cost of Reaching Goal #9

Costs associated with encouraging landscaping plans that require less water are mostly administrative. These costs are associated with consultant design and review proposed plans and developments. Also, costs are associated with additional modifications and changes to the City design standards, along with implementing the standards, and educating the public. Total initial costs can be expected in the \$5,000 to \$10,000 range.



CHAPTER 8 - IMPLEMENTATION AND UPDATING THE WATER CONSERVATION PLAN

The Water Conservation Plan must be implemented and updated by insuring the previously listed goals are reached. The tasks to complete each goal must be determined by a responsible party(s) assigned to that goal, and a time line set for completion of each goal.

8.1 Governing Body

The municipal culinary water system is managed by the mayor and City council, under whom the City administrator, public works director, and water superintendent oversee the daily operation.

8.2 Update

As required by Section 3-10-32(4) (a), Hyrum City will review and update the Water Management and Conservation Plan every five years. Should unforeseen growth or other conditions change, resulting in a need to reevaluate the water system, this plan will be updated more frequently.

8.3 Initial Adoption Date

The original Water Conservation Plan was adopted by the Hyrum City Council on June 7, 2001. Subsequent Water Conservation Plans have been prepared and adopted by the Hyrum City Council, on a 5-year periodic basis, and in accordance with the State requirements and regulations, Section 3-10-32(4) (a). These periodic WCPs include versions prepared and adopted according to the following schedule:

2001 Original	Adopted June 7, 2001
2006 Update	Adopted August 2, 2007
2012 Update	Adopted February 7, 2013
2017 Update	Adopted February 2018
2022 Update	(Pending adoption)



Section 11. Item A.

APPENDIX A

HYRUM CITY CULINARY WATER SERVICE AREAS (CURRENT ZONING MAP)



Section 11. Item A.



Section 11. Item A.

APPENDIX B

WATER CONSERVATION PLAN ORDINANCE



RESOLUTION _____

A RESOLUTION ADOPTING THE HYRUM CITY WATER MANAGEMENT AND CONSERVATION PLAN.

WHEREAS, Section 73-10-32, Utah Code Annotated, 1953, as amended, requires all distributors of culinary water to more than 500 connections to develop a water conservation plan; and

WHEREAS, said plan is to include, among other things, "ideas, suggestions, or recommendations to help conserve water and limit or reduce its use in the state in terms of per capita consumption so that adequate supplies of water are available for future needs"; and

WHEREAS, to comply with the requirements of Section 73-10-32, the Hyrum City Council studied the water supply and distribution systems of the municipality as well as future water needs projections and developed a water conservation plan attached hereto as "Exhibit A".

NOW, THEREFORE, BE IT RESOLVED by the City Council of Hyrum City, Cache County, State of Utah, that the HYRUM CITY WATER MANAGEMENT AND CONSERVATION PLAN attached hereto as "Exhibit A" is hereby approved and adopted as the water conservation plan of Hyrum City.

BE IT FUTHER RESOLVED that this Resolution shall take effect upon adoption.

ADOPTED AND PASSED BY the City Council of Hyrum, Utah, this <u>th</u> day of <u>, 20</u>.

HYRUM CITY

By _____ Stephanie Miller Mayor

ATTEST:

Stephanie Fricke City Recorder

