Cache County Blacksmith Fork Floodplain Easement and Debris Basin-Environmental Assessment

Scoping Report

Final

Contract No. AG-3A75-C-10-0025
Task No. AG-8D43-D-12-0017

Greg J. Allington
NEPA Project Manager

November 9, 2012

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SECTION 1
INTRODUCTION

1.0 Introduction

The Natural Resources Conservation Service (NRCS), in cooperation with Logan City and Cache County as project sponsors, is proposing to partially fund through the Emergency Watershed Protection (EWP) program a project to address and reduce future flood risk to the adjacent community on the Blacksmith Fork River in southern Logan, Utah. The proposed project is located in the vicinity of Main Street (US-89/91)/1700 South. The National Environmental Policy Act (NEPA) and the Council on Environmental Quality's regulations at 40 CFR Parts 1500-1508 require an evaluation of potential environmental impacts associated with federal projects and actions. The project will require an environmental analysis and the environmental impacts will be documented in the form of an Environmental Assessment (EA) for the project. The EA will comprise of the following elements:

- Alternatives analysis of potential options to reduce future flood damage on the Blacksmith Fork River that includes the following:
    - No Action
    - Trash Rack
    - Debris Basin
    - Levees/Dikes
    - Floodwall
    - Floodplain Easement
    - Other Alternatives identified by the public and project team during the scoping process
- Detailed analysis of resources that may be affected for each of the alternatives that may satisfy the purpose and need for the project;
- Identification of potential mitigation measures to reduce or eliminate potential impacts; and
- A plan of public participation and government agency coordination throughout development of the EA.

This Scoping Report summarizes the outcome of the preliminary scoping period for the Blacksmith Fork River project.

1.1 Project Purpose and Need

In accordance with the rehabilitation provisions of the NRCS's EWP program, the area is eligible for rehabilitation funding due to recent flood damage in 2011. The purpose of the project is to accommodate flood flow volumes and reduce debris in the Blacksmith Fork River during flood events to lessen the potential for property and/or structure damage adjacent to the river both upstream and downstream. Up to approximately 16 residences in the Country Manor subdivision adjacent to the north side of the river and the Riverside RV Park on the south side of the river would potentially be directly affected by conceptual alternatives.

1.2 Scoping Goals and Objectives

The main goal of public participation is to involve a diverse group of public and government agency participants to solicit input and provide timely information throughout the NEPA review process regarding their concerns for the project and the proposed alternatives. The main goals were to 1) establish ongoing communication with stakeholders, agencies and the general public, 2) educate the public about the environmental review process and each party's role, 3) evaluate the effectiveness of public participation activities on a continual basis and utilize the most effective techniques throughout the NEPA process, and 4) document all public and government agency input.

SECTION 2
SCOPING PROCESS SUMMARY

2.0 Scoping Overview

Scoping questions, comments and concerns were requested from the public and government agencies during the preliminary scoping period via written submittal of comments. The following summarizes the scoping process and efforts made to engage the public and government agencies.

2.1 Scoping Terms

The following terms were used during the scoping process to identify specific actions:

- Comment: a distinct statement or question about a topic or issue relating to the project.
- Comment Category: a topic to which a comment is addressed.
- Comment Document: a written version of comment(s) submitted by a commenter. One comment document may contain multiple comments.
- Commenter: an individual, organization or agency providing one or more comments.

2.2 Scoping Schedule

The following dates outline the milestones for the scoping process:

- Sept. 20, 2012: Stakeholder Door-to-Door Visits
- Sept. 24, 2012: Scoping Notice Mailed
- Sept. 26, 2012: Poster Display Boards Placed in Community Gathering Places
- Sept. 26, 2012: Public Notice Published in the Herald Journal Newspaper
- Oct. 4, 2012: Neighborhood Meeting
- Oct. 5, 2012: Press Release Issued to the Herald Journal Newspaper
- Oct. 10, 2012: Scoping Meeting
- Oct. 27, 2012: Scoping Period Closed

2.3 Scoping Notice

A scoping notice was prepared and sent to interested parties and regulatory agencies on Sept. 24, 2012. The list of recipients was prepared by both the NRCS, Cache County and Logan City. The scoping notice gave a description of the project, location and overview, purpose and need, identified preliminary scoping issues, and requested public participation. The scoping notice also identified the location of public meetings, contact information to submit written comments, and the scoping period closure date. A copy of the scoping notice is attached in Appendix A. The scoping notice was also posted on the NRCS and Logan City website.

A public notice was published in the Herald Journal newspaper on Sept. 26, 2012 and a press release was issued to the Herald Journal on Oct. 5, 2012 announcing the project and public meeting. Copies of the newspaper scoping notice and press release are attached in Appendix B.

Poster display boards were placed at government buildings and various businesses and other community gathering places in the project area (Logan City, Cache County, Cache County Library, Maceys, Country Manor and Riverside RV Park). A copy of the poster is attached in Appendix C.

2.4 Stakeholder Door-to-Door Visits

Andy Neff and Jordan Hansen (Spanish translator) of The Langdon Group conducted door-to-door visits with Country Manor residents on Sept. 20, 2012. They visited residents whose homes border the river, railroad tracks and US-89/91 who were most affected by 2011 flooding and could be affected most by the potential project. A total of 16 residents were visited, provided with an overview of the EA project and process and invited to attend the neighborhood meeting on Oct. 4, 2012. An informational flier in both English and Spanish was left at each residence. The flier can be found in Appendix D.

2.5 Neighborhood Meeting

To gather input and feedback, the project team held a neighborhood meeting on Oct. 4, 2012 from 6:00 PM – 8:00 PM at City Hall in Logan, Utah. The meeting was specifically for landowners in Country Manor and Riverside RV Park who were most affected by 2011 flooding and could be affected most by the potential project. There were 12 public attendees at the meeting. Participants were invited to submit comments in writing either at the meeting or subsequently by mail, fax or e-mail during the scoping comment period. Attendance at the meeting was counted using a sign-in sheet that can be found in Appendix F. Comment cards were handed out at the meeting which also provided a blank space to submit written comments. The neighborhood meeting presentation can be found in Appendix E.

Neighborhood Meeting – October 4, 2012

2.6 Scoping Meeting

The primary purpose of the scoping meeting was to gather input and feedback on the project's purpose and need statement, potential alternatives for consideration, environmental issues to be addressed in the EA, methodologies to be used to evaluate impacts, and the overall public participation process. To gather as broad an audience as possible, a combined government agency and general public scoping meeting was held Oct. 10, 2012 from 6:00 PM - 9:00 PM at City Hall in Logan, Utah. The scoping meeting presentation can be found in Appendix E.

There were 22 attendees at the public meeting. Participants were invited to submit comments in writing either at the meeting or subsequently by mail, fax or e-mail during the scoping comment period. Attendance at the meeting was counted using a sign-in sheet can be found in Appendix F. Comment cards were handed out at the meeting which also provided a blank space to submit written comments.

Scoping Meeting – October 10, 2012

2.7 Scoping Mailing List

The mailing list was prepared by the NRCS, Cache County and Logan City to inform the government agencies and general public about the scoping process for the project. A total of 80 mailings were sent to government agencies and 87 mailings were sent to the public.

SECTION 3
SCOPING COMMENTS

3.0 Neighborhood Meeting

The neighborhood meeting was conducted on Oct. 4, 2012 from 6:00PM to 8:00PM. There were 12 attendees at this meeting and there was one written comment submitted.

The following project personnel were in attendance for the neighborhood meeting.

Name	Organization	Title
Greg Allington	McMillen, LLC	Project Manager/Biologist
Lance Houser	Logan City	Assistant City Engineer
Dan Turner	NRCS	EWP Engineer
Andy Neff	The Langdon Group	Public Involvement
Andrea Gumm	The Langdon Group	Public Involvement
Jordan Hansen	The Langdon Group	Public Involvement - Spanish Translator

3.1 Scoping Meeting

The combined agency/public scoping meeting was conducted on Oct. 10, 2012 from 6:00PM to 9:00PM. There were 22 attendees at this meeting and there were zero written comments submitted.

The following project personnel were in attendance for the public meeting.

Name	Organization	Title
Greg Allington	McMillen, LLC	Project Manager/Biologist
Lance Houser	Logan City	Assistant City Engineer
Josh Runhaar	Cache County	Dir. of Development Services
Dan Turner	NRCS	Engineer
Andy Neff	The Langdon Group	Public Involvement
Andrea Gumm	The Langdon Group	Public Involvement
Jordan Hansen	The Langdon Group	Public Involvement - Spanish Translator

3.2 Written Comments

The scoping period officially opened on Sept. 24, 2012 and ended on Oct. 27, 2012 for a total of 34 days. Written comments could have been submitted via mail, e-mail, facsimile, or comment card.

There were 12 written scoping comments received from a commenter via comment document during the scoping period for the Blacksmith Fork River project. Written comments are presented in Appendix F.

3.3 Comment Categories

Each of the comments was separated into comment categories to identify the nature of the comment. The following categories were created for scoping and are listed below. Specific comment details are listed in the Open House Comment Matrix in Appendix F.

- Social Impacts
- Property Impacts
- Logan City
- Homeowners' Association (HOA) Concerns
- Groundwater Impacts
- Spring Creek Impacts
- Electrical Transformers
- Permitting
- Associated Impacts
- Preliminary Alternatives
- Storm Drainage

APPENDIX A

SCOPING NOTICES

Appendix A: Scoping Notice

NRCS

USDA Natural Resources Conservation Service-Utah
Wallace F. Bennett Federal Building
125 S. State Street – Room 4010
Salt Lake City, UT 84138-1100

September 24, 2012

Dear Interested Parties:

The Natural Resources Conservation Service (NRCS), in cooperation with Logan City and Cache County as project sponsors, is proposing to address future flood risk issues on the Blacksmith Fork River in southern Logan, Utah. The proposed project is located in the vicinity of Main Street (US-89/91)/1700 South. **You are invited to attend a public meeting** where a wide range of conceptual alternatives addressing flood issues to the Country Manor subdivision and Riverside RV Park will be presented and discussed.

When: Wednesday, October 10, 2012
Time: Formal Presentation: 6 p.m. – 6:30 p.m.
Informal Open House: 6:30 p.m. - 9 p.m.
Where: Logan City Hall (290 N. 100 W.)

More project specific information is available by contacting Andy Neff (The Langdon Group) with the project team by phone at 435-770-4114 or email at ccewp@langdongroupinc.com.

Environmental Assessment Introduction

The NRCS is proposing to partially fund, through the Emergency Watershed Protection (EWP) program, a project to address and reduce impacts from flooding in the Blacksmith Fork River to the adjacent community. The National Environmental Policy Act (NEPA) and the Council on Environmental Quality's regulations at 40 CFR Parts 1500-1508 require an evaluation of potential environmental impacts associated with federal projects and actions. The project will require an environmental analysis and the environmental impacts will be documented in the form of an Environmental Assessment (EA) for the project.

Project Purpose and Need

In accordance with the rehabilitation provisions of the NRCS's EWP program, the area is eligible for rehabilitation funding due to recent flood damage in 2011. The purpose of the project is to accommodate flood flow volumes and reduce debris in the Blacksmith Fork River during flood events to lessen the potential for property and/or structure damage adjacent to the river both upstream and downstream. Up to approximately 16 residences in the Country Manor subdivision adjacent to the north side of the river and the Riverside RV Park on the south side of the river would potentially be affected by conceptual alternatives.

NRCS

Cache County Emergency Watershed Protection Project - Scoping Notice Page 2

Public Participation

The participation of the public is a vital component of the project so that those who are interested in or potentially affected by the proposed project have an opportunity to share their comments, ideas, and concerns regarding actions during the initial scoping stage of the NEPA process. You are encouraged to attend the public meeting and express your comments, ideas, and concerns. You may also submit your comments via letter, email or fax anytime during the public comment period. For comments to be considered and to become part of the public record for the projects, **we need to receive them by close-of-business on October 26, 2012**.

Please mail your written comments to:

Cache County Emergency Watershed Project
c/o The Langdon Group
466 North 900 West
Kaysville, UT 84037

You may also submit comments by email, phone or fax to The Langdon Group:

Email: ccewp@langdongroupinc.com
Phone: 435-770-4114
Fax: 801-547-0397

After receiving comments by close-of-business on October 26, 2012 the NRCS will begin reviewing them along with conceptual alternatives for analysis in the EA. Preliminary resource concerns identified during this initial project scoping process will also be addressed in the EA.

The project team values your feedback and encourages you to attend the open house on October 10.

Sincerely,

Bronson Smart
NRCS State Engineer

cc: Dan Turner – NRCS
Lance Houser – Logan City
Josh Runhaar – Cache County
Greg Allington – McMillen, LLC

APPENDIX B

NEWSPAPER SCOPING NOTICE AND PRESS RELEASE

Appendix B: Newspaper Scoping Notice

Herald Journal Newspaper Ad

named Grace. Last since in Providence on September 5. Any info call 435-753-8801

OST: Keys on a landyard, between 500 North and 100 South, and between 200 West and 400 West. Call 435-890-9640

FINANCIAL SERVICES

COMPLETE BANKRUPTCY FILING/CREDIT REPAIR

$350. Stop Harassing creditor calls, garnishments, repossessions, and get your credit score raised. I work with you in person, phone, email or fax. I cater to improving your current situation. Fast, reliable, proven results. Phone or email for more information. Aspirecreditsolutions@hotmail.com or 801-446-8216

APARTMENTS FOR RENT

1 BEDROOM

Clean, close to bus stop. $410 per month, heat paid. 1 year lease. **NS, NP.** Please call 435-512-2950

1 BEDROOM ~ 2 BEDROOM OR 3 BEDROOM

Pool, hot tub and fitness center. Live in the best location in Logan next to shops, restaurants, movies and work. Please call 435-787-4615

Located at 550 ½ North 200 West, Logan.

Call 435-770-3727

VERY NICE 2 BEDROOM TOWNHOUSE

1 1/2 bath, A/C, covered parking, hookups. located at 1142 North 120 West #3 in Logan. NS, NP. $550 per month plus $550 deposit. Available immediately.

Please call 435-512-3045

NEW 2 BEDROOM

Centrally located in beautiful River Heights, close to shopping and schools. All new! Appliances, washer and dryer are included. A/C and in-floor radiant heat! Rent includes **all** utilities plus 250 channels of High Definition Dish Network. NS, ND, NP. $900 per month plus $900 deposit. **Do the math!** Please call 435-881-2834

2 BEDROOM IN HYRUM

Hookups. NS, NP. $450 per month plus $450 deposit. Please call 435-245-5291 or 435-881-6492, leave a message if no answer.

HYRUM 2 BEDROOM

Large front room and kitchen, washer and dryer hookups, lots of storage, carport. Near school and shopping in neighborhood. With big yard, NS, NP. $500 per month plus $500 deposit. Please call 435-245-4508 in the evening.

559 West 1350 North in Logan. Split level, 3 Bedroom, 2.5 bath, dishwasher, A/C, tile floors and newer carpet, one car garage, washer and dryer hookups, NS, ND. No outside maintenance required. $850 per month. Please call 435-753-7502 or 435-512-7181

HOME FOR RENT

6 bed, 3 bath NS,ND. $1200/m + dep. 377-322-7211 for appt 435-760-9686

Call 435-752-6026

WELLSVILLE 3 BEDROOM 2 BATH HOME

Large open kitchen and family room. Seperate living room, basement, washer and dryer hookups, covered patio and fenced yard. NS, ND, NP. $800 per month plus deposit. Please call **435-760-5945**

1030 Medical Drive, Brigham City (Just south of Brigham City Community Hospital)

Other Tenants Include

Orthopedic Therapy and Sports Performance

Alpine Orthopedic Specialists

Contact Bob Doty 435-774-8549

ANNOUNCEMENTS **ANNOUNCEMENTS** **ANNOUNCEMENTS** **ANNOUNCEMENTS**

Cache County EWP

PUBLIC OPEN HOUSE

Cache County Emergency Watershed Protection Project
Wednesday, October 10, 2012
Formal Presentation: 6 p.m. - 6:30 p.m.
Informal Open House: 6:30 p.m. - 9 p.m.
Logan City Hall (290 N. 100 W.)

About the Event

The meeting will focus on how future flood risk from the Blacksmith Fork River can be mitigated in the Main Street (US-89/91)/1700 South area in Logan. Information will be provided on a proposed project partially funded by the Natural Resources Conservation Service (NRCS) which requires an Environmental Assessmental (EA) under the National Environmental Policy Act (NEPA). A wide range of conceptual alternatives addressing future flood risk to the Country Manor subdivision and Riverside RV Park will be presented and discussed at the meeting. Following a formal presentation at 6 p.m., the public will have an opportunity to speak one-on-one with project team members and submit questions and ideas.

Contact Information
More information is available by contacting Andy Neff (The Langdon Group) with the project team
435-770-4114
ccewp@langdongroupinc.com

Sponsored by:
Cache County LOGAN
USDA NRCS United States Department of Agriculture Natural Resources Conservation Service

Press Release

Media Contact:
Contact: Lance Houser, Logan City
Office: 801.399.8374
Email: lance.houser@loganutah.org

For Immediate Release
Oct. 5, 2012

NRCS/Logan City/Cache County Seek Public Input on Proposed Emergency Watershed Protection Project

Open House Scheduled Oct. 10

CACHE COUNTY - The Natural Resources Conservation Service (NRCS), Cache County and Logan City will hold a public open house on **Wednesday, Oct. 10 at Logan City Hall (290 N. 100 W.)** to discuss Emergency Watershed Protection (EWP) program processes underway near the Country Blacksmith Fork River. The meeting will focus on how future flood risk from the Blacksmith Fork River can be mitigated in the Main Street (US-89/91)/1700 South area in Logan.

The open house will begin with a formal presentation at 6 p.m. and then the public will have an opportunity to speak one-on-one with project team members and submit questions and ideas from 7 p.m. – 9 p.m.

Information will be provided on a proposed project partially funded by the NRCS which requires an Environmental Assessment (EA) under the National Environmental Policy Act (NEPA).

A wide range of conceptual alternatives addressing future flood risk to the Country Manor subdivision and Riverside RV Park will be presented and discussed at the meeting.

The public can get more information by contacting the project team by phone at 436.770.4114 or email at ccewp@langdongroupinc.com.

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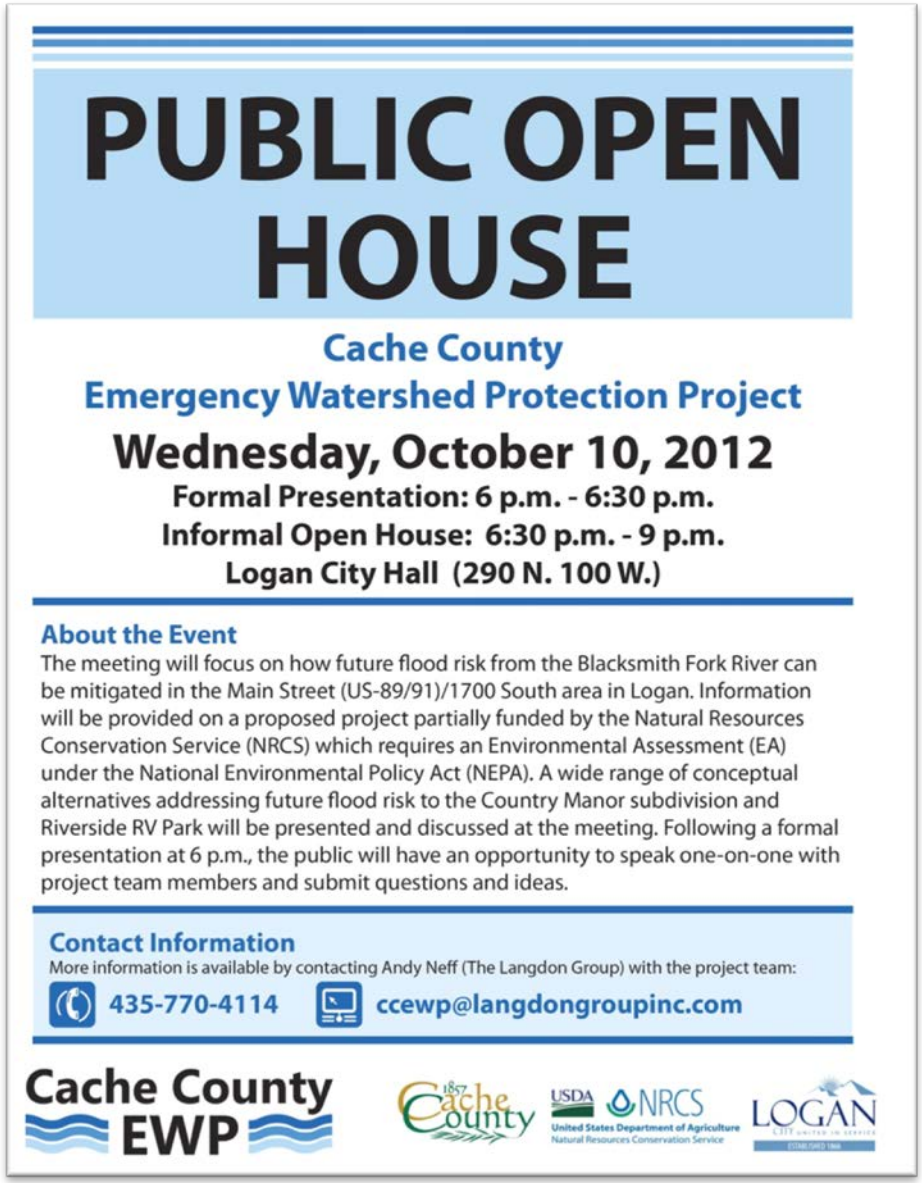
APPENDIX C

OPEN HOUSE POSTER DISPLAY BOARD

Appendix C: Open House Poster Display Board

Open House Publicity Poster



PUBLIC OPEN HOUSE

Cache County
Emergency Watershed Protection Project

Wednesday, October 10, 2012
Formal Presentation: 6 p.m. - 6:30 p.m.
Informal Open House: 6:30 p.m. - 9 p.m.
Logan City Hall (290 N. 100 W.)

About the Event

The meeting will focus on how future flood risk from the Blacksmith Fork River can be mitigated in the Main Street (US-89/91)/1700 South area in Logan. Information will be provided on a proposed project partially funded by the Natural Resources Conservation Service (NRCS) which requires an Environmental Assessment (EA) under the National Environmental Policy Act (NEPA). A wide range of conceptual alternatives addressing future flood risk to the Country Manor subdivision and Riverside RV Park will be presented and discussed at the meeting. Following a formal presentation at 6 p.m., the public will have an opportunity to speak one-on-one with project team members and submit questions and ideas.

Contact Information

More information is available by contacting Andy Neff (The Langdon Group) with the project team:

435-770-4114 ccewp@langdongroupinc.com

Cache County EWP

APPENDIX D

NEIGHBORHOOD MEETING FLIER

Appendix D: Neighborhood Meeting Flier

Neighborhood Meeting Flier (English)

NEIGHBORHOOD MEETING

Cache County EWP

About the project

During the 2011 floods, the Country Manor subdivision and Riverside RV Park were flooded on two occasions by the Blacksmith Fork River, resulting in property damage and erosion to the stream banks. Logan City, in cooperation with Cache County and the Natural Resources Conservation Service (NRCS), is now considering alternatives to address future flood risk in the area.

The project is being partially funded by the NRCS through its Emergency Watershed Protection (EWP) program. As such, an alternative evaluation process is required by the National Environmental Policy Act (NEPA) in the form of an Environmental Assessment.

You're Invited!

Affected landowners in Country Manor and the Riverside RV Park are invited to attend a neighborhood meeting on **Thursday, October 4** from **6-8 p.m. at Logan City Hall** to listen to a presentation, and provide input and suggestions regarding the proposed project. A wide range of conceptual alternatives addressing future flood risk will be presented and discussed at the meeting.

Neighborhood Meeting

Date: Thursday, October 4
Time: 6 - 8 p.m.
Location: Logan City Hall
290 N. 100 W.

For more information, please contact Andy Neff (The Langdon Group) with the project team at **435-770-4114** or **ccewp@langdongroupinc.com.**

NOTE: Landowners, please submit your current contact information (address, phone and email) to the above phone number or email address so we have your information in our database as the project progresses.

Cache County 1857 · USDA NRCS United States Department of Agriculture Natural Resources Conservation Service · LOGAN

Neighborhood Meeting Flier (Spanish)

BARRIO REUNIÓN

Cache County EWP

Sobre el proyecto

Durante las inundaciones de 2011, la subdivisión Manor Country y Riverside RV Park se inundaron en dos ocasiones por el río Blacksmith Fork, lo que resulta en daño a la propiedad y la erosión de las riberas de los ríos. La Ciudad de Logan, en cooperación con el condado de Cache y el Servicio de Conservación de Recursos Naturales (NRCS), está considerando alternativas para centrarse en el riesgo de inundación en el futuro en la zona.

El proyecto está siendo financiado parcialmente por el NRCS a través de su Programa de Protección de Cuencas de Emergencia (EWP). Por lo tanto, un proceso de evaluación alternativa es requerido por la Ley de Política Ambiental Nacional (NEPA) en la forma de una Evaluación Ambiental.

Usted está invitado!

Los propietarios afectados en Manor Country y Riverside RV Park están invitados a asistir a una reunión de la vecindad el **Jueves, 04 de octubre** de **6-8 pm en Logan City Hall** para escuchar una presentación y aprender información y sugerencias sobre el proyecto propuesto. Una variedad de alternativas conceptuales para el riesgo de inundación en el futuro serán presentados y discutidos en la reunión.

Barrio Reunión

Fecha: Jueves, 04 de octubre
Hora: 6 - 8 p.m.
Ubicación: Logan City Hall
290 N. 100 W.

Para obtener más información, póngase en contacto con Andy Neff (El Grupo Langdon) con el equipo del proyecto en **435-770-4114** o **ccewp@langdongroupinc.com.**

NOTA: Los propietarios de tierras, por favor envíe su información de contacto actual (dirección, teléfono y correo electrónico) al número de teléfono o dirección de correo electrónico para que tengamos su información en nuestra base de datos a medida que avanza el proyecto.

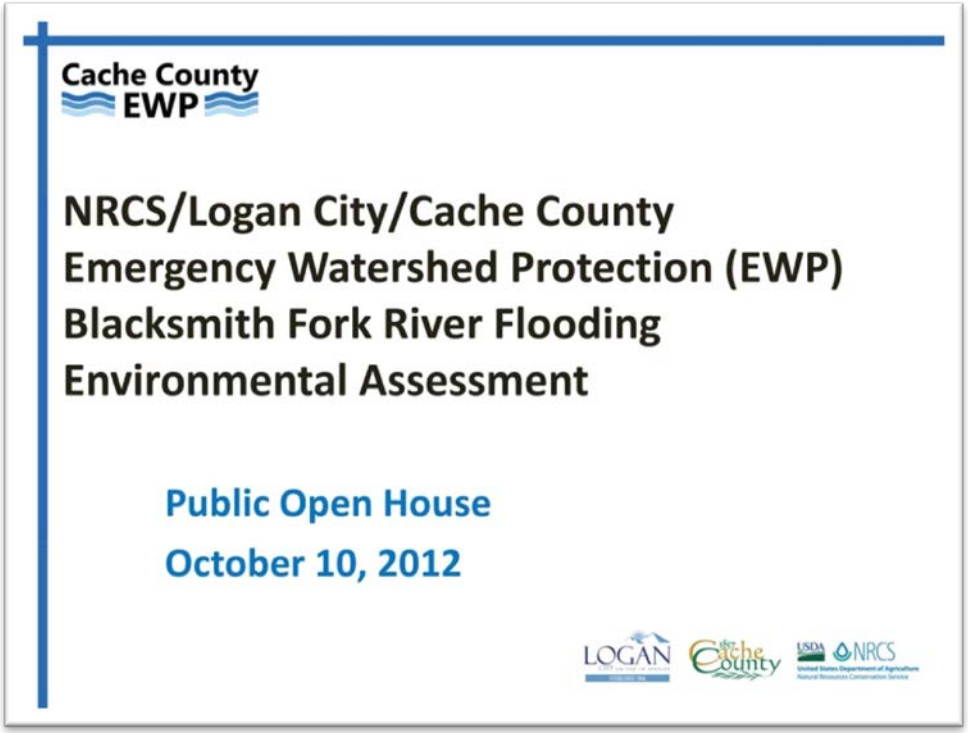
Cache County 1857 · USDA NRCS United States Department of Agriculture Natural Resources Conservation Service · LOGAN

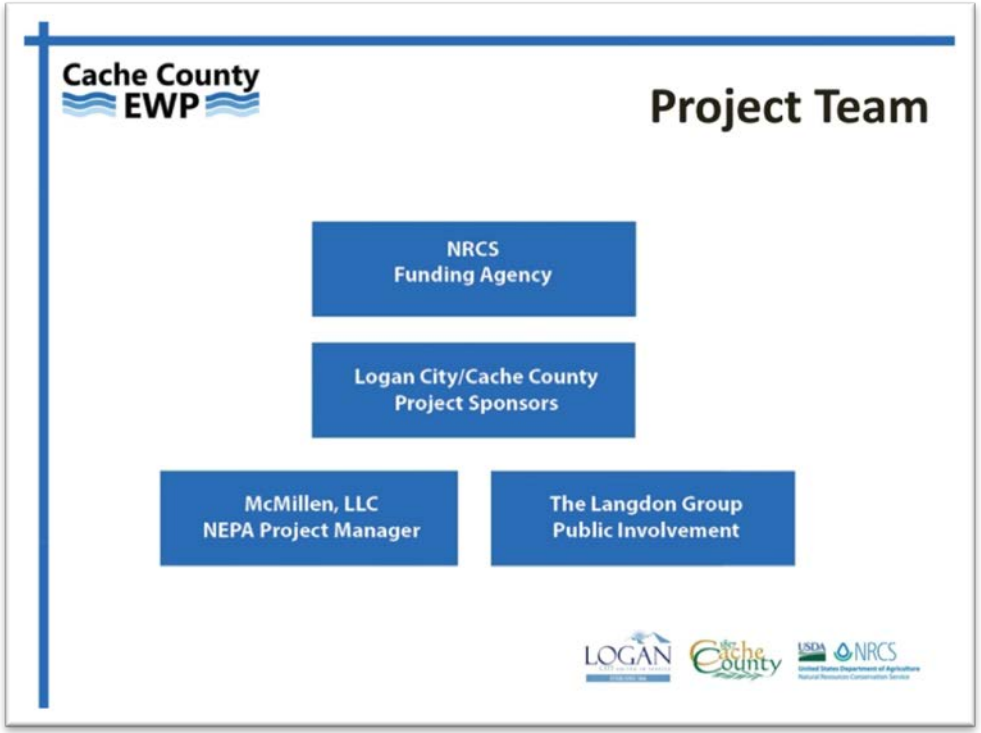
APPENDIX E

NEIGHBORHOOD/SCOPING MEETING PRESENATION

Appendix E: Neighborhood/Scoping Meeting Presentation

Presentation Slides





Cache County EWP

EWP PROCESS REVIEW

Dan Turner
Natural Resources Conservation Service (NRCS)

Cache County EWP

NATIONAL ENVIRONMENTAL POLICY ACT (NEPA) ENVIRONMENTAL ASSESSMENT

Greg Allington
McMillen, LLC

Cache County EWP

National Environmental Policy Act

National Environmental Policy Act (NEPA) of 1969 (Public Law 91-190) and the Council on Environmental Qualities regulations at 40 CFR Parts 1500-1508

- Environmental analysis required for major federal actions.
- The Natural Resources Conservation Service (NRCS) is the funding agency for the project (75%).

Cache County EWP

NEPA Requirements

- Environmental Assessment (EA)
  - NRCS NEPA requirements
  - Analysis looks at potential impacts to the natural and man-made environment
- NEPA Process
  - Scoping: Express initial concerns and suggest alternatives to be considered
  - Draft EA
  - Final EA

Cache County EWP

Typical Scoping Concerns

- Project Purpose and Need
- Design Alternatives
  - Including a No-Action Alternative
- Natural Environment
- Man-made Environment
- Mitigation

Cache County EWP

Scoping Comments

- Comments may be submitted by:
  - Email
  - Written Letter
  - Comment Card
  - Oral
- Scoping Report: Summarizes issues, alternatives and concerns from the public

Cache County EWP

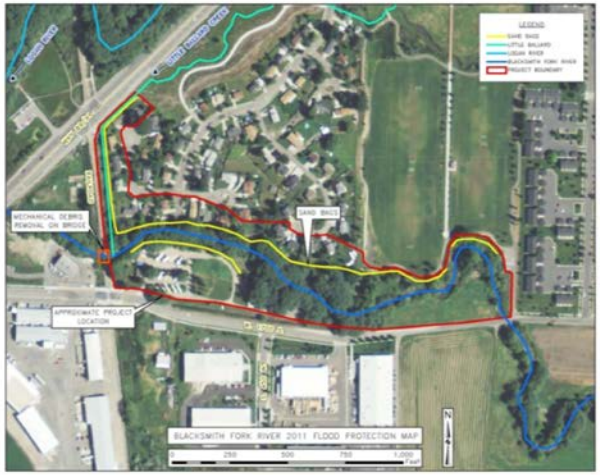
Project Vicinity Map

Cache County EWP

2011 Flood Location Map

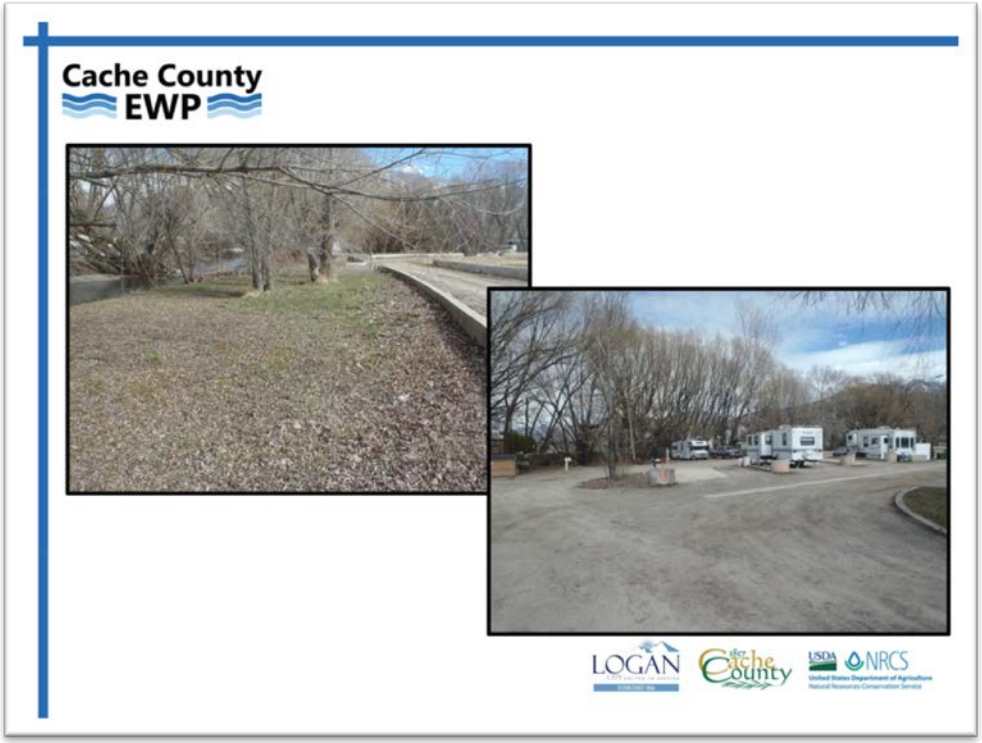
Cache County EWP

2011 Flood Protection Map



Cache County EWP

Cache County EWP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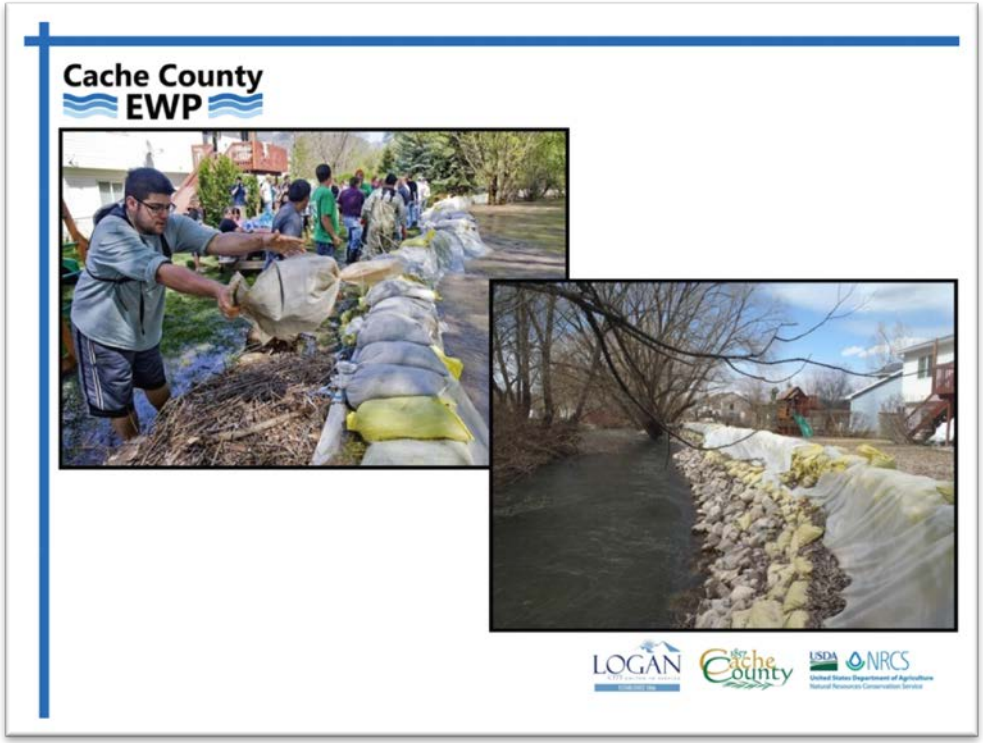
USDA
NRCS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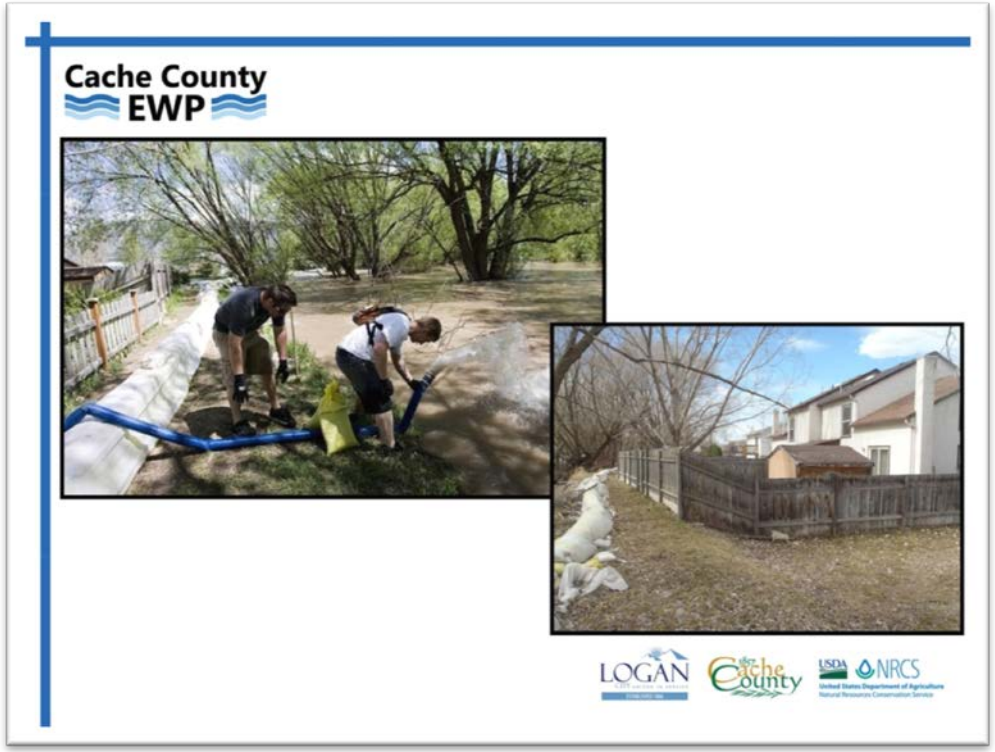
Cache County
USDA
NRCS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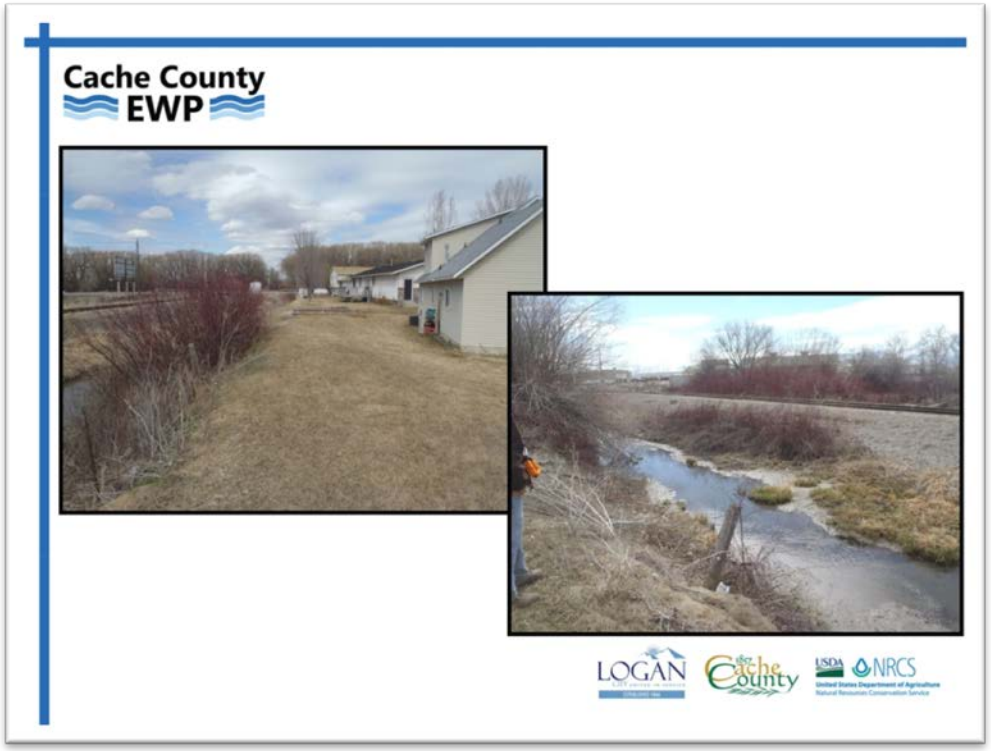
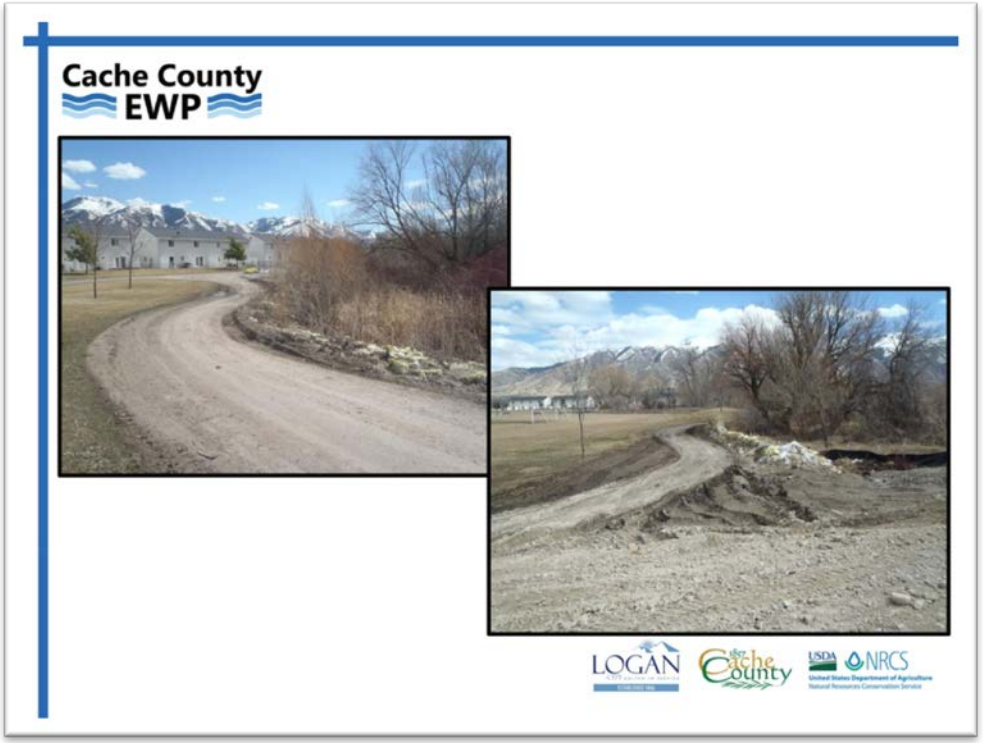
Cache County
USDA NRCS


Cache County
EWP
LOGAN
Cache County
USDA NRCS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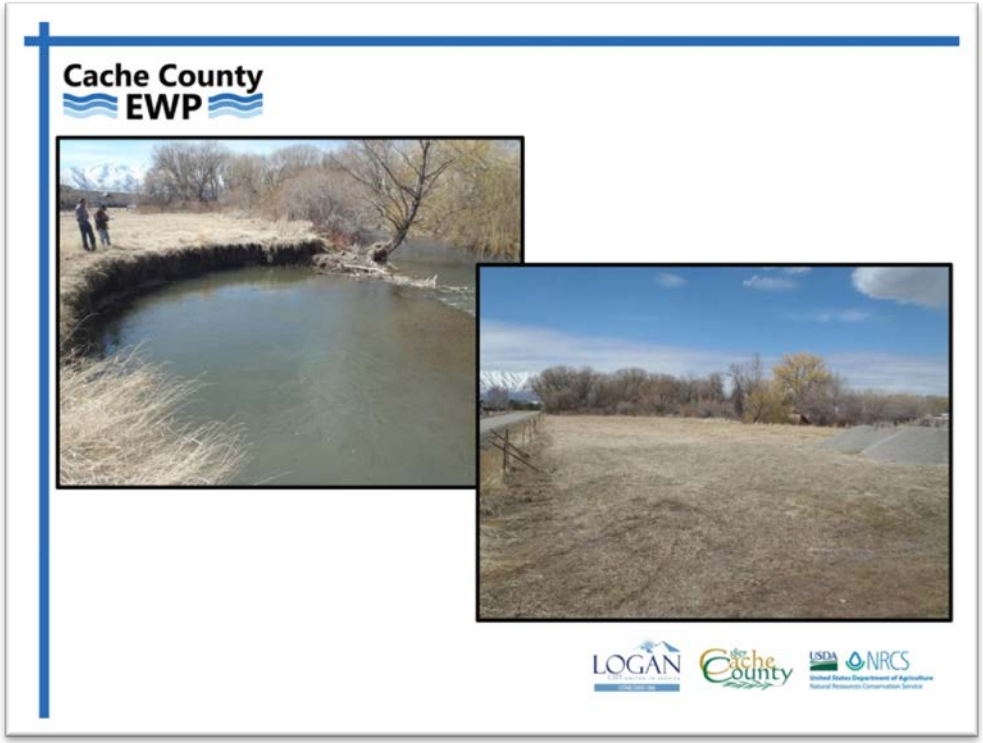
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Cache County EWP

Conceptual Project Alternatives

- No Action
- Trashrack
- Debris Basin
- Levees/Dikes
- Floodwall
- Flood Plain Easement
- Other Alternatives?

Cache County EWP

Schedule

- NEPA Environmental
  - Start: Aug. 2012
  - **Public Scoping Comment End: Oct. 27, 2012**
  - Draft EA Public Comment: Feb. 2013
  - End: Summer 2013
- Construction
  - Start: Late Summer 2013
  - End: Spring 2014

Cache County EWP

Contact Information

Please contact Andy Neff with the Project Team with your questions and comments:

435.770.4114

ccewp@langdongroupinc.com

Cache County EWP

PUBLIC INVOLVEMENT

Andy Neff
The Langdon Group

APPENDIX F

COMMENTS AND SCANNED SIGN-IN SHEETS

Appendix F: Comments and Scanned Sign-In Sheets

Commenters and Commenter Reference Numbers

Comment Reference #	Name	Organization	Phone	Address	City	State	Zip	Email
1	Duane & Pam Dutson		435-512-3187	1465 Country Manor	Logan	UT	84321	duaned@gmail.com
2	Dana Allen	EPA	303-312-6870	1595 Wynkoop St.	Denver	CO	80202-1129	Allen.Dana@epamail.epa.gov
3	Daren Rassmussen	State Engineer's Office Division of Water Rights	801-538-7377	1594 W North Temple, Suite 220	Salt Lake City	UT	84114-6300	darenrasmussen@utah.gov
4	Casey & Jenny Ringer		435-792-3134	25 East 1490 South Place	Logan	UT	84321	casey.jenny.ringer@gmail.com
5	M. Allan Cooley		435-752-4862	75 Ballard Way	Logan	UT	84321	Allan.Cooley@msn.com
6	Jason & Melissa Boyd		435-369-4354 (J) 435-361-0472 (M)	80 E 1370 South Place	Logan	UT	84321	boydster1@hotmail.com
7	Peggy Shelly		435-755-7037 (h) 435-890-3307 (c)	95 Ballard Way	Logan	UT	84321	pfshelley@yahoo.com
8	Chris Derr		435-512-1466	1375 Country Manor Dr.	Logan	UT	84321	chrisderr@comcast.net
9	Cheray Crockett		435-770-2989 (c) 435-753-4231 (h)	100 E 1370 South Place	Logan	UT	84321	crockett4231@msn.com
10	Jorge & Colleen Cruz		435-770-0723	82 E 1500 S Place	Logan	UT	84321	jcruzamerica@msn.com
11	Fausto & Angela Ventura		435-755-8077	55 E 1500 South Place	Logan	UT	84321	framventura@gmail.com
12	Tami Pyfer		435-753-7529	52 Ballard Way	Logan	UT	84321	tami.pyfer@usu.edu

Comment Matrix

Comment Category	Comment	Commenter
Social Impacts	Property buy-out would create social hardships of displacement of children from their school and church community.	7
Property Impacts	Flood history of Country Manor has affected marketability of homes and burdened homeowners who want to sell.	12
	Consider effects to property values. ---------- Selected alternative should minimize impacts to property values and community aesthetics.	4, 9, 10, 12 ---------- 4, 9, 10, 12
	How will different alternatives affect re-sell value of remaining homes? ---------- Consider removal or relocation of homes in cul-de-sacs (1490 S. & 1500 S.) that have half or more homes being removed to reduce negative appeal on remaining homes.	4, 10, 12 ---------- 4, 12
	Concerned about receiving fair market value for property if bought out.	7, 9
	Flood insurance premiums are increasing with floodplain classification, placing financial burdens on homeowners.	4
Logan City	City should never have approved Country Manor development with knowledge of flood potential.	8
	City should assume responsibility for drainage of Country Manor Road.	8

Comment Category	Comment	Commenter
	----------	----------
	City should assume some or all responsibility for road maintenance if homes are removed.	4, 12
	Recommend as mitigation measure that the city/county strengthen ordinances to prevent further development in floodplains and wetlands.	2
	----------	----------
	Recommend alternatives analysis includes alternatives to expand flood ameliorating function of current or former wetlands such as Rendezvous Park and golf course NW of US-89/91.	2
Homeowner's Association Concerns	HOA intends to bring Ballard Way up to code and petition city to transfer to city ownership.	12
	Removal of some homes would decrease HOA budget, creating an economic hardship for HOA.	4, 5
	----------	----------
	Loss of HOA dues for removed homes could be offset by less maintenance costs	6
	Road repairs and maintenance improvements will be needed to mitigate damages associated with construction of selected alternative.	4, 12
Ground Water Impacts	Flooding due to groundwater should be addressed with the project.	1, 4, 5, 12
	----------	----------
	Level of ground water corresponds to stream levels due to subsurface geology.	5
	----------	----------
	Consider what types of soils are present and what proposed alternatives would do to address groundwater in the subsurface profile.	5

Comment Category	Comment	Commenter
	---------- Evaluate groundwater level and the river's impact on groundwater.	---------- 5
Spring Creek	Consider effects of Spring Creek on flooding issues.	4
	New wetland NE of Country Manor Road and parallel to US-89/91 exacerbates flooding issues.	8
Electrical Transformers	Exposed electrical transformers create safety hazard in both no and high-water conditions. ---------- Transformers need to be raised or relocated. During high water, transformers need to shut off, affecting residents' ability to power sump pumps.	9, 10 ---------- 5
Permitting	State Engineer's Office Division of Water Rights requires Stream Alteration Application for work planned with project	3
Associated Impacts	Project should include cost-benefit analysis and evaluate: • Cost to rebuild and maintain Country Manor Drive – a needed project • Need for additional parking near the soccer park • Need for additional park space in conjunction with soccer park • Opportunity for open space to be used as wetland bank ----------	12 ----------

Comment Category	Comment	Commenter
	Combination of open space owned by HOA with purchase of all homes in 1490 cul-de-sac and two homes adjacent to Ballard Way would provide open space which could act as a buffer or part of project area.	12
Preliminary Alternatives	No-Action alternative is not a viable option.	9, 11
	Buy out the entire Country Manor subdivision and return property to wetlands; ---------- Phase buy-out as funding allows	4, 5, 8, 10 ---------- 4
	Something needs to be done but don't buy out entire subdivision.	6
	Best solution is river dredging, debris/vegetation removal and levee and debris basin construction.	7, 10
	Favor levee or flood wall, preferably without purchasing homes.	6
	Prefer floodplain easement and purchase of all homes along river and Spring Creek	10, 11, 12
Storm Drainage	Storm drain back-ups are causing flooding and should be addressed with the project. ---------- One storm drain at end of 100 Ballard Way is plugged with concrete (to prevent backflow from river). This needs to be fixed so storm water can drain.	5, 9, 12 ---------- 5, 9

Neighborhood Meeting Scanned Sign-In Sheet

Cache County EWP

Cache County EWP Project
Neighborhood Meeting - Oct. 4, 2012

NAME	PHONE	ADDRESS	EMAIL
Dan + Kathy Jacobson	435-563-2295	87 East 1370 South Place	gramaguis@yahoo.com
Rex Petersen	435 757-2346	4135 So. Johnson Rd Nibley	rexpetersen123@Gmail.com
GARY JUSTENSEN	435 363-6979	447 W. 1700 So.	
Cheray Crockett	435-753-4231	100E 1370 South Place	crockett4231@msn.com
Doug Stark	435-757-3309	96 Ballard Way	starkson22@msn.com
Natalie Watkins			natalie.watkins@cosengineers.com
Valerie Rhodes + Scott P.	435-888-9568	30 E 1490 S place	valmrhodes@Hotmail.com
Kristie Cooley	7524862	75 Ballard Way	kristudcooley@msn.com
CASEY RINGER	792-3134	25 E. 1490 S. PLACE	jhccasey@gmail.com
TAmi Pyfer	753-7529	52 Ballard Way	tpyfer@gmail.com

Open House Scanned Sign-In Sheets

Cache County EWP

Cache County EWP Project
Open House - Oct. 10, 2012

NAME	PHONE	ADDRESS	EMAIL
[illegible]	752-1870	1340 Country Manor Dr Logan	
Kevin Shelley & Kym	755 7037	95 Ballard Way Logan	Kbshelley@yahoo.com
Cheryl Crockett	753-4231	100 Ballard Way Logan	crockett4231@msn.com
Penny Karren	994-1082	90 Ballard Way Logan	pennykarren@yahoo.com
Allan Cooley	752-4862	75 Ballard Way, Loga	Allan.Cooley@msn.com
Russ Alkina	716-9240	185 S. 100 West, Logan	
Carl Mackley	752-8755 ext. 74	1780 N. Research Pkwy #104 N. Logan	carl.mackley@utah.gov
Doyle Jones	752-2948	1501 W. 1800 S.	
Keith Shaw	752-0638	126 E 200 S Logan UT 84321	RKeithShawjr@Hotmail.com
Duane & Pam Dutton	512-3187	1465 Country Mr Logan, ut	DUANED@GMAIL.COM

Cache County EWP

Cache County EWP Project
Open House - Oct. 10, 2012

NAME	PHONE	ADDRESS	EMAIL
Cynthia Mikesell	435-213-4111	15 East 1400 South Place	cdmikesell@gmail.com
Brady Mikesell	435-770-7088	15 East 1400 South Place	dj thandonmusic@gmail.com
Sheldon Wilcox	435 752-0327	1328 Country Manor	swilcox330@gmail.com
Bert Sainsbury	435-753-1531	65 1370 S Place	bwsainsJ@cwu.net
Carol Sainsbury	753-1531	65 - 1370 So. Place	carol.sainsbury@usu.edu

Cache County EWP

Cache County EWP Project
Open House - Oct. 10, 2012

NAME	PHONE	ADDRESS	EMAIL
Keri Andersen	753 2012	64 Ballard Way Logan	kerilynandersen@comcast.net
DEVAN ANDERSEN	753 - 2012	64 BALLARD WAY LOGAN	devan@IPACC.BIZ
Aaron Hill	757-3841	1485 Country Manor Dr.	Hillaaron@me.com
Jenny Ringer	792-3134	25 E. 1490 S. PL	casey.jenny.ringer@gmail.com
Jason Boyd	801 369 4354	801 E 1370 S. Pl	boylster1@hotmail.com

Open House Scanned Feedback Form

Cache County EWP

Cache County EWP Project Feedback Form

Open House – Oct. 10, 2012

Name: DUANE DUTSON

Mailing Address: 1465 COUNTRY MANOR DR

Email: DUANED@GMAIL.COM

Home Phone: 435-232-8394 **Cell:** 435-512-3187

Feedback/Questions:

GROUND WATER - We moved into home in OCT 1982. We had ground water seepage every year (minus 2013) since then till now. Most years we pumped MARCH TILL AUGUST. 2011 - we pumped constantly from Mar 2011 till about May-June 2012

You can also give us feedback and sign up to receive email updates by contacting the project team: **435-770-4114** or **ccewp@langdongroupinc.com.**

Email Comments

From: Dana Allen [mailto:Allen.Dana@epamail.epa.gov]
Sent: Tuesday, October 02, 2012 11:25 AM
To: Cache County EA
Subject: Fw: NRCS Project -- Cache County -- US 89/91 and 1700 South in Logan,

---

Scoping comments on NRCS Project -- Cache County Emergency Watershed Protection located at approximately US 89/91 and 1700 South in Logan, Utah near the Country Manor Subdivision and Riverside RV Park.

- Looking at the National Wetlands Inventory maps it appears that many of the lands along the Blacksmith Fork River in southern Logan, Utah are current or former wetlands such as Rendezvous Park and the golf course northwest of Highway 89. We recommend that the alternatives analysis include alternatives that look at expanding the flood ameliorating function of wetlands.

- If it hasn't been done already, we also recommend as a mitigation measure that Logan and/ the County strengthen their ordinances to prevent further development in floodplains and the wetlands associated with the floodplain.

Could sent us a copy of the EA when complete or email us the link. Thank you

---
Dana Allen allen.dana@epa.gov
EPA Region 8 (EPR-N)
1595 Wynkoop St.
Denver, CO 80202-1129
(303) 312-6870, Fax (303) 312-7203

From: Daren Rasmussen [mailto:darenrasmussen@utah.gov]
Sent: Thursday, October 11, 2012 9:29 AM
To: Cache County EA
Subject: Cache County Emergency Watershed Project

It has come to my attention that an Emergency Watershed Project is being planned on the Blacksmith Fork in Cache County / Logan City. Thank you for keeping me informed/up-to-date. The State Engineer's Office Division of Water Rights Stream Alteration Section will need submittal of a Stream Alteration Application for work planned with this project. If you have any questions, you can contact me at darenrasmussen@utah.gov or 801-538-7377.
:Daren

=D a r e n R a s m u s s e n , PG, Stream Alterations & Dam Safety,
State of Utah, Natural Resources -Division of Water Rights/State Engineer's Office
darenrasmussen@utah.gov / ph.801-538-7377 / fax 801-538-7442
1594 W North Temple, Suite 220, PO Box 146300, Salt Lake City, Utah 84114-6300

From: Jenny Ringer [mailto:casey.jenny.ringer@gmail.com]
Sent: Thursday, October 11, 2012 11:13 AM
To: Cache County EA
Subject: Country Manor EWP Project

To Whom It May Concern:

When considering any permanent option to reduce flooding issues to the Country Manor Development I think the best decision should be made that will not only alleviating future flooding concerns but also minimally affect if not benefit the property value and ability to sell & re-sell any remaining homes. My concern is that while flooding issues will be addressed by the final decision, the appearance of Country Manor will not be left in the most desirable or appealing manner.

As some alternatives suggest removing a portion of the homes currently in Country Manor this would result in a reasonable amount of money being lost to our homeowners association which, with current collection amounts, is already struggling to accomplish the needs of the development. The potential to lose money by reducing the number of homes in the area could negatively effect the financial situation of the homeowners association or could in-turn require an increase to the remaining homes HOA dues that could be financially difficult for some to accomplish. That being said it would be ideal if any dwellings are removed from Country Manor that Logan City agree to take over all management and mantinance issues in Country Manor including all cul-de-sacs which would allow Country Manor to discontinue their need for an HOA.

In three of the listed options present at the meeting on 10-10-12 a portion of the dwellings in three cul-de-sacs would be removed. In two of those cul-de-sacs half or more of the dwellings would be demolished leaving, in my opinion, an awkward and unpleasant view for the remaining half of the homes in each cul-de-sac. Perhaps one possible alternative could be to completely demolish the dwellings in the two cul-de-sacs (1490 S. & 1500 S.) that have half or more of the homes being removed, thus reducing the possible negative appeal this will have on the remaining homes in those sections. Then all of the houses in the remaining subdivision (Ballard/1370 S.) that are in the rear of the cul-de-sac could be eliminated as well, thus effecting a total of twenty-one single family homes and three duplexes. In my view this option would still allow the changes to be made to the Logan River to alleviate future flooding concerns and at the same time clear enough space to allow a large amount of un-inhabited land as a type of overflow or collection area for debris of both Logan River and Spring Creek.

If possible another option could be to remove all of the homes in the Country Manor Subdivision. If this option is not possible immediately because of financial restrictions, perhaps it could be accomplished in multiple phases over a certain number of years. With the land that would then be vacant of dwellings it could become a wetland mitigation area and in turn current wetland could, if needed and possible, be developed. Another alternative for the then-vacant land could be build up the bank and then expand the Baer Soccer Park and/or increase the parking area for the soccer fields and park which is currently less than adequate.

Whatever option is chosen for the Country Manor Subdivision it should also be discussed what repairs will be made to damaged or worn-out roads and property where heavy equipment and materials will be driven and brought in that will aid in the job of repair/construction. Required repairs should not only be discussed, but also the cost of those repairs immediately following the changes, in up-keep each year, when it is necessary to bring in large equipment in the event of more flooding or debris cleaning, and further into the future as well.

Sincerely,
Casey & Jenny Ringer
435-792-3134

From: Jenny Ringer [mailto:casey.jenny.ringer@gmail.com]
Sent: Saturday, October 13, 2012 9:41 PM
To: Cache County EA
Subject: Country Manor EWP Project

Since sending our first email concerning the Country Manor Subdivision and the EWP two other things have come to mind that we neglected to mention in the previous email.

1 - We purchased our home in 2005 here in Country Manor. We knew that before we closed on our home that it was required to have a flood insurance policy purchased because of the close proximity to the Logan River, which we did. A few years after we moved here we received a letter in the mail stating the flood zone had been re-evaluated and we no longer needed to carry a flood insurance policy, we chose to keep the coverage anyway. Now since the flooding issues in 2011 there have been others in our neighborhood who were never required to purchase flood policies who now need them, and at an extremely high price which has us glad we maintained our flood policy even when we were told we no longer needed it, but it also worries us that our flood insurance premium will triple or more in cost next year as has been reported by others' insurance agents. If nothing was done to alleviate the flooding concern to our area the flood insurance premiums alone could add serious financial strain to current residents of Country Manor and prevent any future individuals from purchasing a home here which, in my opinion, makes Country Manor un-sellable in its present condition.
2 - About a year after we purchased our home here we found out that the developer neglected to build up the property to the required height based on its proximity to the Logan River. This left us wondering why the developer dis-regarded this important step, how homes were able to be developed in the area anyway, why we were never informed of this prior to our home purchase, and what could or would be done about it now. We feel like this is a great opportunity, with 75% federal funding, to address all aspects of the flooding issues to our area. It is not just the Logan River, or Spring Creek, or how low our houses were built on this land but a combination of each of these issues, and all of them should be addressed and resolved with whatever solution is chosen.

On a personal note we especially worry that, as it is drawn up now, if homes are needing to be demolished it would only affect the homes across the street from us and not ours as well. We have tried to sell our home on two previous occasions as our family is growing and have been unable to both times due to people either disliking the appearance of the neighborhood or because of the fact that we purchase flood insurance. Both of these issues have been huge deterrents for others and with that in mind we can't imagine how homes being cleared away across the street from us in order to alleviate flood issues wouldn't be a huge deterrent as well.

Again, we feel like this opportunity of federal funding assistance has great potential to benefit the entire Country Manor area if planned and carried out with all matters in mind; not just how to alleviate flood concerns, but also what the decision will mean in re-sale ability for the homes that may remain.

Sincerely,

Casey & Jenny Ringer

From: Cooley, Allan Civ USAF AFMC 309 CMXG/EN [mailto:Allan.Cooley@hill.af.mil]
Sent: Monday, October 15, 2012 8:03 AM
To: Cache County EA
Cc: Allan Cooley (Home)
Subject: Comments on the Cache County EQP Project

I attended the open house on 10 Oct at the Logan City office and participated in the discussion.
I have three comments:

1. With the current subsurface profile being nearly cobbled gravel/sandy loam, the movement of high water through the three waterways, Logan River, Blacksmith Fork River, and Spring Creek/Little Ballard Creek does not alleviate the problems we have encountered with previous flooding, mainly high ground water. The subsurface profile is one of porosity and the water table will adjust to the level of the water in the waterways as a sponge and we will still have flooding problems and electrical issues as the low spot in the neighborhood is where the transformer is installed. When the water gets to the transformer, the power must be shut off and then the ground water rises and floods all the homes through their basements of crawl space.

2. Ballard Way or 1370 Southplace is a cul-de-sac. At the end of the road near 100 Ballard Way is a storm drain that runs to the Blacksmith Fork River. Back in the 2000 time frame when we had our first flood incident, it was discovered that the river rose and ran down to the storm drain cover and caused a geyser and flooded the turn-around area. In subsequent years we noticed that no water came through the drain. We discovered that it had been filled with concrete, so no drainage occurs for storm water in the end of the cul-de sac. That will need to be rectified as is serves not only those along the river but those living on the entire street.

3. One of the alternatives on the presentation was flood plain easement.
The whole Country Manor Subdivision is built on a flood plain as evidenced by the subsurface profile. Purchasing the homes along the river and making a berm/dike/retaining wall will cause economic stress to the remainder of the Home Owners Association since it will reduce the number of people paying HOA dues to cover the cost of the pumps. Currently the pumps are located in an area that is close to the river and relocation will cost major dollars and the pumps are old and should be replaced in the near future which will also cause a major expense for the HOA. Demolition of the homes would also entail blocking sewer lines, moving electrical lines, and heavy construction vehicle traffic on some private streets (Ballard Way). The damage caused should be paid by the agency doing the demolition and could be a large sum. Since the whole area is a floodplain, real consideration should be given to purchasing all the homes, currently 69, and utilizing the entire area for the floodplain easement, which by nature it is. The extra cost for purchasing the entire subdivision is not that much more than those fronting the river when the other factors of road repair, pump replacement and relocation, and easement maintenance is taken into account.

Thank you.
I would also like to be put on the email list for updates.

M. Allan Cooley
75 Ballard Way
Logan, UT 84321
435-752-4862
Allan.Cooley@msn.com

From: Jason Boyd [mailto:boydster1@hotmail.com]
Sent: Wednesday, October 17, 2012 7:19 PM
To: Cache County EA
Subject: Cache County EWP Project Feedback Form

Jason & Melissa Boyd
80 E 1370 South Pl
Logan UT 84321

boydster1@hotmail.com
801 369 4354 (Jason)
801 361 0472 (Melissa)

We have lived in the Country Manor subdivision since 2007. We do feel like something should be done to mitigate the flooding. We don't feel that the whole neighborhood needs to be acquired. We are in favor of some sort of levee or flood wall. If it's possible to do it without affecting any homes, that would be our first choice. However, we realize that it may require some homes to be removed. As for the loss of HOA dues for those homes, perhaps it would be offset by less maintenance costs. We appreciate you addressing this matter.
Best Regards,
Jason and Melissa Boyd

Kevin B. Shelley & Peggy F. Shelley
95 1370 Southplace (95 Ballard Way)
Logan, UT 84321
pfshelley@yahoo.com
Home: 435-755-7037. Cell: 435-890-3307 (Kevin)

History: We moved into our home in February 2001. These are the flooding issues that are specific to our property according to our records.

2005: -Started pumping out of the basement on April 1.
-City and Neighborhood sandbag the riverbank April 25, 26, and 28.
-Our backyard is "Shelley Lake" April 25-29. The sandbags keep the river out, but groundwater continually seeps up through the ground. We use a 2 inch pump to pump the water back into the river when it creeps up too close to the house. At times two 2 inch pumps were used in the yard.
-On the night of April 28, when the river peaks, there is an official "overnight patrol." We had been checking and refilling the pumps at least each hour.
-We continue to pump out of the basement well into May.

2006: -We start pumping out of the basement by April 1. During the peaks, our pump runs continually (no pauses).
-City and Neighborhood add more sandbags to our beautiful sandbag wall. This time they're yellow!
-Our backyard is "Shelley Lake" April 15-16, and April 27-30. We are again using a 2 inch pump when it gets alarmingly close to the house.
-We continue to pump out of the basement until the end of May.

2011: -We were pumping out of the basement by April. By April 15, our sump pump is running continually (no pauses) well into June. We pump regularly through the summer. The sump pump still pumps sporadically into January of 2012.
-City and Neighborhood sandbag on April 16 & 25. Also May 15.
-"Shelley Lake" through much of April and May. Our 2 inch pump no longer can keep up, so our neighbor lets us use a 3 inch pump he has acquired from his work. Other places in the neighborhood also use this pump. At points during this flood season we are running two 2 inch pumps and the 3 inch pump. We pump out of our backyard for about 5-6 weeks.
- On May 15 we are let out of our Church meeting early because of the problem on

1500 Southplace. The city turns the power out and groundwater seeps quickly into our basement in the 2 minutes it takes to get our generator started to keep our sump pump running. **This is the first and only time we have had water in our basement**

-We spent $232.00 on gas for the 2 and 3 inch pumps.

-There is also a pool of water in our cul-de-sac during the Peak, since the storm drain was filled in years ago. Our home is an island for a few days.

Below are pictures referencing what we are calling "Shelley Lake."

Comments:

After the Public Open House meeting on October 10, we evaluated what was presented as options to help resolve the flooding issue. We believe that the best solution is a combination of: #1-Dredging the Blacksmith Fork River to take the bed down to normal levels, along with clearing out the vegetation that accumulates due to growth and river flow, #2- Berm along the bank of the river, wide enough with access road for maintenance, and #3-A drain basin located effectively to catch wood, silt, and other debris.

This being said, our main concern with the "Berm" is that our home is along the riverbank and would be one of those purchased for the project. We are worried how the value of our home will be determined. We would expect to get fair value for our home, sufficient to acquire a similar home in the valley with a similar mortgage and term of payment. We are in the closing years of our viable economic growth potential, 50 years old, and are 12 years away from being complete on our mortgage. We are not in a financial state to take on another large, long term mortgage. Other concerns include the displacement of our children from their school and church community.

In other words, we have put quite a bit of money, sweat, and even some tears in creating a Home that we are attached to. Even though we agree to the necessity of what needs to be done, we hope and expect all of this to be taken into consideration with what is to come.

From: Chris Derr [mailto:chrisderr@comcast.net]
Sent: Wednesday, October 24, 2012 5:30 PM
To: Cache County EA
Subject: Formal Comment on Country Manor Flood area/ referenced to letter sept 24, 2012 mailed to me at my home

1375 COUNTRY MANOR DR. LOGAN, UT 84321-6207
TEL 435-512-1466 FAX 435-753-2354 EMAIL chrisderr@comcast.net

CHRIS DERR

Oct 24, 2012

Project manager/public relations
NRCS

Dear, Andy Neff,

This is a formal comment that I want considered in relation to the environmental assessment

I am writing in regards to the letter I received dated september 24,2012.

I would like to address some issues regarding the Country Manor Area. I have lived in Country Manor for 22 years. I was not living here from the beginning of the development but I have knowledge of what the original intentions of the subdivision were, the ground water issues, the installation of a pump to address Street drainage when the river rises.

Country Manor Home owners assoc. has been paying for the cost of operation and repair of the Pumps to drain the street rain water. Originally it was paid for and installed by the association prior to the City Annexing Country Manor road, However contrary to what has been assumed that it was a ground water pump it is a street run off pump. the culvert inlets are half way down Country Manor at the dip in the road and then at the end of Country Manor just West of the intersection. Although admittedly the cement pipe joints leak in the ground water it is and was installed and intended for street drainage. I have worked in the Plumbing industry for almost thirty years. I recently retired from the Logan School District as there Plumber of twenty five years, three years ago. I have been the person caring for the pumps which is why I have such knowledge of its use.

My Issue is that the City should have taken over responsibility for the drainage of Country Manor road, a City road when they annexed it. It has cost Thousands of home owner Assoc. funds to operate over the past 25 plus years. Yes the culdisac's partially drain into Country manor road, but not mostly. Although a case can be made that it is a joint responsibility because of this, one does not have to look far for private culdisac's all over the city that drain fully onto a city road. and truthfully the Culdisac's here mostly drain inward not outward to the City road. Also I am aware that the City does address ground water issues elsewhere in Logan. Obviously it is questionable that Country Manor Subdivision was ever built and allowed and sanctioned by Logan City Engineers in a cross roads of three rivers, where we are essentially an island.

The new wetland area behind my home adjoining the highway was to be the final phase of the subdivision that never got built, the City bought it and to my knowledge returned it to wetland.

Now I have flooding in my backyard. The hill allows all the rain to drain back to my property when it used to drain away. They installed a Large perforated pipe along the base of the hill on my side with pipes tee'd off running through the hill to drain into Spring creek (which incidentally was moved fifty feet or more closer to my house then it was during the reconstruction of wetland when they meandered the stream) The problem is that when Spring creek rises in the spring as it always does, it rises far above the pipe and feeds the water directly back through the hill's pipe and into the perforated pipe and saturates the ground and my back yard has now got standing water when ever heavy rains come and in the spring and wet winter days. This has only occurred since the hill was put in, and the last two years in December when it has thawed some on warmer days I have had my backyard flooded where it never happened prior to the reintroduction of the wetland area and the hill with it's piping complication. Consequently I flooded in my home the last couple years. Obviously there has been issues with flooding in my home prior but very minimal and the sump pump handled the issue. Typically I would pump for only a few weeks each year, now I have to pump over six months in a year till the water subsides. On the wet year we had two years ago I could not pump fast enough to over come the extra moisture added from the wetland addition.

It seems that consideration should be taken to returning the whole area to wetland as no matter what is done we are still in an area of three rivers and mother nature will not be stopped. It may be more feasible for the City with possible grants to buy the homes and return the area to a flood zone/wetland area.

in summary, I take issue that the City should have taken responsibility for the pumping of the streets run off all these years and compensation should be made once this fact is admitted and the City takes over the pumps.

I question that the area was ever allowed to be built in this area, and there should be responsibility for sanctioning the area to be built for the profit of investors when it was always a swamp here from my earliest memories of childhood.

the wetland area adjoining my backyard has directly effected my home and has put my home at greater risk for flooding and has already caused me flooding damage.

Sincerely yours,

Chris Derr

From: CHERAY CROCKETT [mailto:crockett4231@msn.com]
Sent: Wednesday, October 24, 2012 7:20 PM
To: Cache County EA
Subject: Comments regarding EWP / Blacksmith Fork River Project

Just a few comments from me to include as needed as you do your environmental assessment of the EWP / Country Manor – Blacksmith Fork River project:

- The storm drain located in front of my driveway was plugged off to prevent water from backing up through the drain from the river and flooding the cul-de-sac. So there isn't currently a means of eliminating storm water. During flooding season when all the surrounding houses are pumping water with their sump pumps, there isn't any place for the water to go. It pools up in the cul-de-sac and becomes a flood threat coming in from the garage. Last year the water was high enough that it did enter the garage and every time a vehicle pulled through the cul-de-sac it caused waves of water going farther and farther into the garage.
- If we choose the "do nothing" option, I'm concerned with how unstable the sandbag wall behind my house is getting. It is old and deteriorating. Last year a section of it had fallen over due to the bank eroding underneath it. There are spots now that look like they are ready to do the same thing. My concern is not only with property damage if the wall were to break, but what if it were to break in the middle of the night. Many homes could get flooded. If anyone has children in basement bedrooms, the safety risk is there that bedrooms could become flooded. If it happened in the middle of the night when it wouldn't be noticed right away, a child could become trapped or even drown.
- The "do nothing" option also raises a safety concern with the transformers that are located at ground level. What is the risk of electrocution for those people in that subdivision.
- My biggest concern is the fact that my backyard isn't very deep – maybe only 25 feet or so between the house and river. Several options mentioned (levees and flood walls) will need a substantial amount of room to do. Some would require more room than I have to give. I do not want to see a wall or levee built right up to my house and eliminate my entire yard.
- If a buy-out for the homes along the river ends up being the best option, I'm worried about what the "fair market value" would be. I had an appraisal done just a couple years ago. Since that time I have repainted the entire interior of the house, re-shingled the roof, and insulated the attic. Would fair market value be anywhere close to the appraisal? Would it take into consideration the improvements made?

I'm not sure if this is the type of comments you were looking for, but these are my concerns.

Also.... I have newspaper articles and lots of pictures of the flooding from 2005 to 2011 if you need anything like that for your assessment.

Thanks,

Cheray Crockett
100 1370 South Place
crockett4231@msn.com
435-770-2989 Cell
435-753-4231 Home

From: JORGE CRUZ [mailto:jcruzamerica@msn.com]
Sent: Saturday, October 27, 2012 10:39 PM
To: Cache County EA
Subject:

To Whom it May Concern
We are writing to give our suggestions, comments and concerns regarding the emergency watershed project in Country Manor. We live at 82 E 1500 S Place. We have lived there for 7 years. When we bought our home, we fell in love with the location and the community around us. It felt safe and was very peaceful. We were told by the previous owners that we did live in a flood plain, but that the city was making all kinds of improvements to control the flooding problems and we would be able to drop our flood insurance very soon because it would no longer be needed. Since leaving there, we have had our backyard completely filled with flood water several times. The flood water stays in our backyard for several weeks and completely ruins our yard and fence. The 1st time it flooded, we spent about a thousand dollars repairing the fence & yard, not counting labor and time costs. The 2nd time it flooded, it was even worse. We again spent lots of money and time to repair the yard. The 3rd time it flooded was the worse it has gotten and we have given up repairing our yard. That's when we had news channels investigating our neighborhood floods. The weeds have completely taken over because of the flood water, the fence posts have been rotted out, and the sand bags that lined the fence have all broken and now we have sand and gravel around the yard. We can tell the ground has sunken, because there is a bigger gap between our bottom fence & the ground. We believe that the cause of this has been because the water stayed in our backyard for so long. We know our home value has dropped because of it. We had hoped their might be financial funds available to help us recovering our costs, but there were none that we knew about. We tried out homeowners, but since it did not get into the house, they didn't cover any of the costs.

Our front yard has problems with the flooding as well. There is an electrical box that is between 2 trees in our yard. Since the flooding issue, the roots continue to come up from the ground and make the electrical box slowly rise from the ground. The bottom of the box is completely exposed and could cause quite a problem if a child were to touch the wires, or if flood waters come again and touch the wires it could cause a huge electrical problem. We are not electricians, but we know that water and electricity do not mix. It continues to rise every year, so it will eventually have to be fixed. We are very concerned that anything or anyone could touch these wires or they could even cause a fire so we would love to have this box removed to another safe location. We know that this is a big project and will include big expenses, but I would like to prevent an accident rather than have any regrets.

We agree with several of our neighbors that the best solution to the problem is to build a berm, dredge out the river, and make a drainage basin. This is a permanent solution to the problem, instead of temporary fixes that have tried and failed. They could even make an overpass across the highway with a "Welcome to Logan" sign. I believe their is federal money to help purchase the land where our houses are located, and they can even recoup some of those costs by moving the houses to other locations and selling them. I believe they need to own all the properties in our cul-de-sac. All of our homes have been affected by these flood waters and it doesn't make sense to buy some & leave some houses. This to me, is not a permanent solution, it would only be a temporary fix. If only the homes that are along the river are owned, that will not help my flooding problems at all. Also, it would not help the value of my home at all, or make it very easy to sell, if I had a mound of dirt to look at when I open my front door.
I hope you take these comments into consideration when making the best solution to our flooding problems. If there is anything else you need from us, please let us know and we would love to be informed when your next meeting regarding this issue will be so we can be present.
Thank you very much for taking the time to consider our comments.
Jorge & Colleen Cruz

From: Fausto Ventura [mailto:framventura@gmail.com]
Sent: Saturday, October 27, 2012 11:30 PM
To: Cache County EA
Subject: Country Manor Flood Project

October 27, 2012

To Whom It May Concern:

We have lived in our home 15 years and have experienced at least three different years, where a series of flooding took place during the Spring and early Summer, which has required the neighborhood to participate in weeks and days of preparation and work, (eg. sandbagging, neighborhood emergency plans and evacuations). The no action alternative should not at all be an option. We feel that there is a desperate need for some change to repair or gain control of the flooding situation.

We feel that the best alternative to improve the flood situation would be the flood plane easement alternative where the homes along the banks of the Blacksmith Fork River and runoff canals of Spring Creek would be purchased out to stop the runoff and eliminate all flooding to the area and neighborhood. Attached are a couple of pictures that show our home during parts of the 2011 flood. Image 208 and image 209 are pictures taken from our driveway toward the street. Image 210 is a picture of the canal behind our house. We appreciate the city's attention in this manner and we are grateful for the environmental assessment that is taking place and hope it will improve our future situation.

Sincerely,

Angela & Fausto Ventura
55 1500 South Place
Logan, UT 84321

On Tue, Oct 23, 2012 at 6:43 AM, Tami Pyfer <tami.pyfer@usu.edu> wrote:

Hi Lance

This email is to just to provide a written copy of the comments I made at our EWP meeting last month. I have also added a few new thoughts.

I believe that it is a good idea to remove homes along the riverbank to make way for work on flood prevention and mitigation. However, here are some points to consider.

1 – I believe that it may be prudent to remove all of the homes in the 1490 and 1500 cul-de-sacs, not just those along the riverbank. All of the homeowners in Country Manor are assessed annual homeowners' dues, which are used to manage the private roads in the neighborhood. The 1490 and 1500 roads are the ones in most need of repair and whose infrastructure is the most likely to need replacement in the very near future. To remove some of the homes is to remove some of the income that sustains these roads. It would be better to remove the entire cul-de-sac, thus removing the cost involved in maintaining these private roads.

2 – If only the homes along the river are removed and the bank is built up or other similar work done, those homes that remain in the 1490 and 1500 cul-de-sacs will likely lose any remaining market-ability that they might have, with the new "riverbank" being right outside the front door of many of these homes.

3 – Behind the 1490 and part of the Ballard Way cul-de-sacs is a large amount of open space, owned by the Homeowners' Association. If all of the homes in the 1490 cul-de-sac, along with the 2 homes adjacent in Ballard Way were taken, the project would gain this additional amount of open space as either a buffer or perhaps as part of the project area.

4 – Most of the homes in the 1490 and 1500 cul-de-sacs are built such that they could easily be relocated to another neighborhood, which would reduce the net cost to the City in purchasing these homes.

5 – While the potential flooding of the river over its banks is the hazard that creates a great deal of work for the neighborhood and cost for the City, the property damage that has been done has come from the groundwater flooding in homes not adjacent to the river. Flood insurance does not cover this type of water damage. So while a project to build up the riverbank or otherwise mitigate river

flooding will save the City costs in the long run, this project should also address the issues which cause the storm drains to back up which results in homes flooding from ground water.

6 – Ballard Way is a private street that has the potential to become a public road, through an ordinance that was passed about 5 years ago. As long as this street's infrastructure meets City code (which is does) and the street is not in disrepair (which it is not), this code allows for an individual or neighborhood to petition the City to take over the private street. Our Homeowners' Association intends on making any improvements necessary so that we can turn this street over to the City so that any future flooding or stress on this road or infrastructure would become the responsibility of the City.

7 – Many of the neighbors talk (somewhat in jest) about having the City or "someone" buy the entire neighborhood. Some are frustrated by the difficulties they have faced, or anticipate facing selling their home in a neighborhood that is notorious for flooding. (There are at least 2 bank-owned homes in the neighborhood now.) Others are worried that the riverbank improvements may make their homes completely unmarketable. On the other hand, many of us like the location of the neighborhood, away from town just a bit but close to shopping, bike and walking trails. While purchasing the entire neighborhood seems out of the question, the City may want to do a cost-benefit analysis and evaluate things like:

- the cost to re-build and maintain Country Manor Drive, a project that is long overdue

- the need for additional parking for the Soccer Park and what that land might cost

- the future need for additional park space in conjunction with the Soccer Park

- the opportunity for open space to be used as a wetland bank

Thank you so much for seeking citizen input on this project. And thanks to the City for their amazing support and work during the recent flooding events. City employees have been great to work with, always going above and beyond what is expected of them.

Tami Pyfer