



**Kaysville City Planning Commission
Meeting Notice and Agenda**

The Kaysville City Planning Commission will hold a regular meeting on December 11, 2025, at 7:00 PM in the Council Chambers of the Kaysville City Municipal Building located at 23 East Center Street. The public is encouraged to attend in person or may view the meeting online via www.Kaysvillelive.com.

1. Welcome and Meeting Order
2. Declaration of Conflict of Interest
3. Public hearing on amending the 2022 General Plan to include water use and preservation required by Utah State code 10-20-404 General Plan Preparation
4. Approval of the minutes from the November 13, 2025 Planning Commission Meeting
5. Other matters that properly come before the Planning Commission
 - a. Reports
 - b. Correspondence
 - c. Calendar
6. Adjournment

On a Notice of Meeting was posted in accordance with Utah State Code Section 52-4-202 (3).

Kaysville City is dedicated to a policy of non-discrimination in admission to, access to, or operations of its programs, services, or activities. If you need special assistance due to a disability, please contact the Kaysville City Offices at (801) 546-1235 at least 24 hours in advance of the meeting to be held.

Mindi Edstrom
Community Development Department



PLANNING COMMISSION STAFF REPORT

To: Kaysville City Planning Commission
From: Melinda Greenwood, Community Development Director
Date: December 5, 2025

Agenda Item #3: Public hearing on amending the 2022 General Plan to include water use and preservation required by Utah State code 10-20-404 General Plan Preparation

Meeting Date	December 11, 2025
Application Type	General Plan Amendment
Applicant	Kaysville City

1. BACKGROUND:

GSBS has been retained to assist the City with amending the 2022 General Plan to comply with State legislation which requires Utah municipalities to include a water use and preservation section in their General Plans, as outlined in Utah State Code 10-20-404(2)(d). This section of state code is attached to this report with relevant sections highlighted.

At the joint Planning Commission and City Council meeting on November 13, 2025, GSBS presented background information and requirements. This presentation served as a primer for the public hearing on the proposed chapter, which is scheduled for the December 11, 2025, Planning Commission meeting.

The attached draft General Plan chapter is based on the 2025 Water Conservation Plan (attached for reference), prepared by Public Works Director Josh Belnap. State law requires water service providers to have a conservation plan specific to system operations. While closely related, the Conservation Plan and the General Plan chapter serve distinct purposes and function independently.

The proposed Water Use and Preservation chapter includes detailed information on the City's culinary water system and categorizes estimated water usage by land use type. This resource will serve as a valuable tool for staff when evaluating the impact of proposed developments on water availability.

Kaysville City does not provide secondary or irrigation water. Approximately eighty percent of the total water used in Kaysville is for outdoor consumption, the secondary service providers have not yet completely metered their systems. Consequently, actual usage data for outdoor consumption is unavailable, which has made addressing outdoor water use challenging to address. Since state

statute requires all secondary water providers to be metered by 2030, the earliest the City could obtain comprehensive data would be in 2031. In the absence of this data, the chapter addresses outdoor use by focusing on goals and objectives the City can implement until data is accessible.

GSBS, the Public Works Director, and city staff will all be present at next Thursday's meeting to present the draft plan, engage in discussion, and answer any questions the Planning Commission may have.

2. RECOMMENDATION

Staff recommends the Planning Commission forward a favorable recommendation of approval to the City Council.

Kaysville Water Use and Preservation Element General Plan Update DRAFT

Kaysville, Utah

December 59, 2025

INTRODUCTION AND PURPOSE

This Water Use and Preservation Element is a component of the Kaysville City General Plan and aligns future land use decisions with the City's available and planned water supplies. Any discussion of current or future water use in Kaysville must begin with an understanding of the community's unique water service context. Approximately 80% of all water used in Kaysville is secondary irrigation water, while only 20% is used indoors. Of the secondary irrigation supply, 94% is delivered by three independent irrigation companies. Kaysville City does not own or maintain the infrastructure of these companies, nor does it control their water usage. Accordingly, any reference in this document to the City's water system or water use refers exclusively to the culinary, or "drinking water," system that the City operates.

This element evaluates the community's current and projected culinary and secondary irrigation demands, identifies potential supply gaps, and outlines the City's efforts to reduce per-capita use and water system losses. It draws on Kaysville's 2025 Water Conservation Plan, prepared to meet Utah Water Conservation Plan Act requirements, and the City's water demand and source capacity analysis completed by Sunrise Engineering.

LEGISLATION AND PLANNING CONTEXT

In 2022, the Utah Legislature adopted SB 110, which requires most municipalities to prepare a water use and preservation element as part of their general plan by December 31, 2025.

This chapter addresses:

- The effect of Kaysville's existing and planned development patterns on water demand and infrastructure;
- Potential methods to reduce water demand and per-capita consumption for future development;
- Potential methods to reduce water demand and per-capita consumption for existing development; and
- Opportunities for the City to modify its own operations and conduct community outreach and education to conserve water.

Documents considered for this chapter are listed below.

WBWCD Water Conservation Plan Update (2023)

Provides a regional framework and supporting data that Kaysville can align with when developing its own conservation strategies. The City can promote WBWCD incentives and trainings, and reference WBWCD model landscape ordinances and resources to strengthen local programs.

Kaysville City General Plan (2022)

Establishes broad policy direction for water conservation, which this Water Element expands with more detailed strategies and implementation measures.

Kaysville Water Conservation Plan 2025

Provides current data on culinary water usage, rates, and system conditions, and outlines targeted strategies for system improvements and conservation efforts that directly inform this Water Element.

Kaysville City Plant List (2018)

Identifies approved tree species and highlights opportunities to evaluate and potentially incorporate more sustainable, water-efficient tree options.

Kaysville Parkway and Street Tree Guide

Offers guidance on parkway tree planting and maintenance, including diagrams that may inform graphics or reference materials in the Water Element.

KAYSVILLE WATER SYSTEM OVERVIEW

Kaysville encompasses approximately 11 square miles and had an estimated population of 32,860 in 2024.

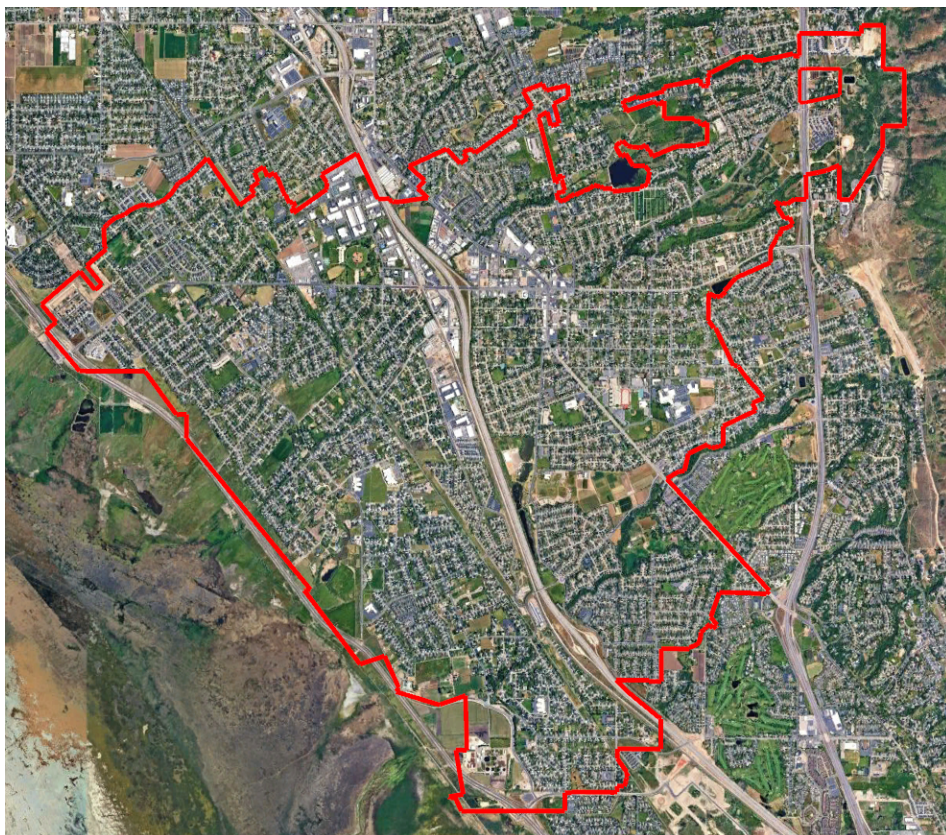


Figure 1 – Kaysville City Water Service Boundary

Approximately 94% of properties in Kaysville are served by both culinary water and a separate independent secondary irrigation provider. This single factor results in the City's per-capita use for the water it controls being relatively low compared to most other communities that either rely on culinary water for both indoor and outdoor use, or have culinary and irrigation systems that are controlled by the city.

Kaysville City's Culinary System and Usage

The City's culinary system is comprised of 9,409 metered connections and is considered a "consecutive system" as the City receives its culinary water exclusively from the Weber Basin Water Conservancy District (WBWCD).

Over 95% of the City's metered connections are residential properties, with relatively few commercial (retail and businesses), institutional (schools, government buildings, churches) or industrial connections. See table below for culinary water connection types.

Connection Type	# of Connections	% of Total Connections	Usage by Connection Type (Ac-ft)
Residential	8,988	95.4%	1,873
Commercial	277	3%	255
Institutional	143	1.5%	129
Industrial	1	0.01%	3
Unmetered	0		0
Total volume of usage in 2024: 2,258 Ac-ft			
Total volume delivered by WBWCD in 2024: 2,485 Ac-ft			

Table 1 – Culinary Water Connection Types (2024), Kaysville Water Conservation Plan 2025

The City has 2,786 acre-feet of contracted water available from Weber Basin. There are three categories of contracts or agreements with WBWCD regarding water deliveries and usage, as detailed below:

1. **Primary contract.** This is the City's original contract with WBWCD for 2,500 acre-feet per year, based on a contract between the City, WBWCD and the U.S. Government dated July 19, 1968 and an addendum dated October 30, 1981.
2. **Additional contract.** This is a contract amount the City acquired later on for an additional 286 Acre-Feet per year (if annual usage were to exceed the primary contract amount). This contract was dated October 16, 2005, with an additional agreement of the parameters for its usage that was ratified in 2020.
3. **Exchange water.** The City and WBWCD have an agreement that for every gallon of the City's stream water rights that are diverted to Weber Basin's untreated water system, WBWCD will then credit the City one gallon from their year-end usage. This equates to an average additional 400 acre-feet per year available from Weber Basin, meaning an actual availability of approximately 3,186 acre-feet per year between the three categories.

Table 2 below summarizes the last five years of deliveries from WBWCD, broken out by month.

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual in Acre Feet
2024	177	182.02	204.88	159.89	202.63	215.27	286.43	199.4	291.83	208.04	181.06	177.26	2,485.71
2023	149.43	134.98	146.78	144.93	210.39	186.49	225.96	212.69	177.65	195.04	167.51	193.28	2,145.13
2022	188.03	183.6	203.05	183.53	222.89	197.5	193.17	219.34	179.1	226.84	172.97	151.15	2,321.17
2021	205.32	178.45	210.44	212.96	206.78	251.14	219.2	202.51	209.57	187.7	187.64	173.72	2,445.43
2020	206.54	193.59	190.67	202.21	243.24	259.08	279.81	294.84	246.32	242.16	230.94	193.93	2,783.33

Table 2 – Weber Basin Water Conservancy District Deliveries

As indicated in the table above, Kaysville City's existing water demands are nearing the City's source capacity. This highlights a need to increase the City's water source capacity to meet the demands for future development and growth.

Future Culinary Usage and Existing Losses

While the City has sufficient capacity for existing usage, to evaluate future demands, it is necessary to understand the current level of service and the impacts of future growth. With drinking water, a standard residential housing unit is the basic unit used for evaluating system demand. Each residential connection is considered one "Equivalent Residential Connection" (ERC), while all other connection types are some percentage of an ERC (high water users like restaurants would typically count for more than one ERC). Based on a five-year average of WBWCD deliveries (2,436 AF/yr) and an estimated 10,838.94 ERCs in 2024, Kaysville's current level of service (LOS) is approximately 0.225 acre-feet of water per ERC per year. This equates to an estimated 61.35 gallons of culinary water used per person per day (otherwise known as "gallons per capita day" or GPCD).

Using this information, it is projected that by 2060, the City will have approximately 14,617 ERCs (as detailed in the 2025 Water Conservation Plan). Table 3 below summarizes the City's current and projected demands.

	Existing (2024)	2040	2060
ERCs	10,839	12,372	14,617
Source Demand (ac-ft/yr)	2,486	2,780	3,285
Source Capacity (ac-ft/yr)	2,786	2,786	2,786
Source Surplus/Deficiency (ac-ft/yr)	350	6	(500)

Table 3 – Kaysville City's Current and Projected Water Demands

When compared solely to the primary and additional WBWCD contracts, the above table indicates a 2060 deficit of 500 acre-feet per year will exist. If the WBWCD exchange is factored in, that lowers the deficit to 100 acre-feet, and as mentioned above, the City is currently pursuing securing water rights for a future well project that would meet this demand. It should be noted, however, that the exchange volumes are dependent upon weather and precipitation in the future, so the City will seek to exceed the 100 acre-feet deficit number.

As stated above, the five-year average of water delivered to Kaysville City by WBWCD is 2,486 acre-feet (not counting 400 acre-feet average of stream water exchanged). However, the 5-year average of water used by culinary system customers is 2,218 acre-feet. This means an average of 268 acre-feet of water is otherwise lost or

unmetered each year, or an annual water loss of nearly 11% takes place. While this figure is not inconsequential, newer and high efficiency water systems typically experience an annual water loss of between 7 and 10%, while older and more inefficient systems are typically between 15 and 25%. Kaysville is an older system but has had significant upgrades and modifications made within the last ten years that may help explain the lower rate of loss.

There are two primary sources of “lost” water:

1. **Leaks.** Any time a leak occurs, the water exiting the piping is obviously lost. However, in order to shut down the system to make a repair, the area is isolated by closing valves, thus emptying the water from that section of piping. These amounts are relatively small per leak; however Kaysville experiences a high number of leaks per year (250 in 2024) and that volume certainly adds up.
2. **Flushing.** Flushing water from hydrants is a standard practice for culinary systems to help better circulate water and/or remove water from the system that has become too warm or that has a chlorine level that is too low for comfort. The amount of water being flushed each year to protect water quality is slowly decreasing with every system upgrade and every aged pipe replaced; however, depending on temperatures, the amount of system circulation and WBWCD delivery issues, losses due to flushing can range between 3 and 60 million gallons per year.

As aging pipes are replaced with greater frequency, and other system upgrades are implemented, losses should continue to decrease which will result in significant water savings each year.

Additional Culinary Water Rights

In addition to the City’s contracts and agreements with WBWCD, the City has several water rights of varying volume and status. While the City owns these rights and is also pursuing opportunities for additional rights, it should be noted again that the City does not currently utilize any of these rights for use in the culinary system. Some of these existing rights will require approval from the State on the exact volumes available, and well sites will have to be identified, drilled, tested, and constructed before being able to be relied upon by the City. These efforts are currently underway, but the date for when these rights would be available within the system is yet to be determined.

With future well sites, it is anticipated that Kaysville will have sufficient capacity to meet the 2060 culinary system demands.

Secondary Irrigation Providers

As previously noted, secondary irrigation in Kaysville is almost entirely provided by three independent companies – Davis and Weber Canal Company (54% of Kaysville by area), Haight’s Creek Irrigation (35% of Kaysville by area),

and Benchland Irrigation (11% of Kaysville by area). While the City does not own, maintain, or control these systems or their water supply, the City has a vested interest in their viability and ability to serve current and future community demands. The City requires all residential properties to be served by secondary irrigation. However, there are approximately 450 properties in Kaysville that have been authorized by the City to use culinary water for irrigation, largely because their elevation on the east side of U.S. 89 has made it not feasible for the irrigation companies to provide service.

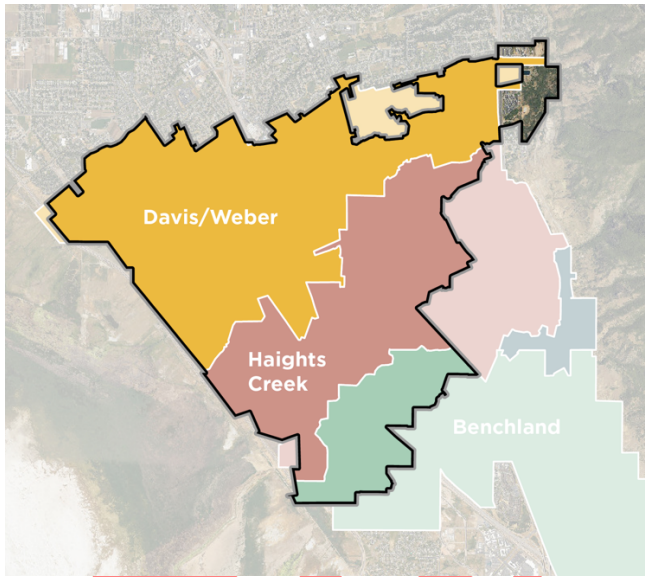


Figure 2 – Kaysville City Secondary Water Provider Areas

The three irrigation companies purchase the majority of their water supply from Weber Basin. However, each of the companies also has additional sources from streams and springs that supplement their supply. The companies have required meters on their connections for all new construction since at least 2015; however, prior to the State legislature requiring that all secondary connections be metered by 2030, none of the pre-existing connections had any meters installed. Each of the irrigation companies is currently working toward meeting the state's 2030 mandate, but as of yet, their systems are not fully metered.

The Utah State Department of Water Resources provides summary level data for each of the secondary water providers. These reports are included in Appendix ~~X~~A. The information includes each company's entire service area and is therefore not specific to properties located solely within Kaysville City boundaries.

The table below is a summary of the data for the secondary water providers by land use. This information does not include a measure of actual utilization by type of connections for all use types.

Land Use	Connections	% Total Connections	Metered Connections	% Total Metered Connections	Metered Annual Use (Af-ft)	% Total Annual Use
Residential	15,725	97%	8,526	99%	4,350	99%
Commercial	158	1%	68	1%	1	0%
Industrial	2	0%	0	0%	0	0%
Institutional	166	1%	19	0%	21	0%
Agricultural	89	1%	2	0%	18	0%
Total	16,140	100%	8,615	100%	4,391	100%

Based on the data available from Utah Division of Water Resources (DWR), however, know that the majority of connections are residential for the irrigation of lawns and gardens. According to the data provided by DWR, 89% of the total 7,167 acres served by the three companies, including Kaysville and surrounding areas, are planted in lawn and garden and 11% are agricultural.

Additionally, we can observe that the average annual use per metered connection, 0.51 Af-ft, is 39% of the average annual use of all connections, 1.31 Af-ft. Although this would appear to imply that simply metering will reduce utilization, there are several issues with the data that need to be resolved prior to drawing conclusions. These include confirmation that the meters that have been installed are currently read on a consistent basis and the other is a more complete understanding of the size and properties that are currently metered.

Outdoor water use has a significant impact on overall regional water availability. As the secondary water providers serving Kaysville install meters, develop fee structures, and initiate regular meter reading, additional data will be available to inform land use policies to preserve and protect this critical water source.

Future Land Use Impacts on Culinary Demand

Since the City's culinary system is almost entirely used for indoor purposes, there is relatively little change between summer and winter demands. However, the peak system demand does occur in summer months, so using the usage data for August of 2024, usage patterns were compared with the associated zoning for each connection. Using georeferenced data, the usage data was then aggregated into Table 4 below, which indicates the anticipated water usage and ERC's per acre per kGAL (1,000 gallons) depending on the land use zoning designations.

Land Use	Water Use (kGAL)/Acre	ERCs/Acre
Light Agricultural	2	0.3
Heavy Agricultural	1	0.1
Central Commercial	45	6.1
General Commercial	33	3.8
Health Care	36	5.1
Light Industrial	8	1.1
Professional Business	13	1.8
Public Use	4	0.5
Single Family (>=10,000 SF)	11	1.5
Single Family (>=14,000 SF)	9	1.6
Single Family (>=20,000 SF)	11	1.5
Single Family (>=6,000 SF)	45	2.5
Single Family (>=8,000 SF)	17	2.5
Single Family (>=12,000 SF)	9	1.3
One or Two Family Residential	21	5.3
One or Four Family Residential	46	5.3
Agricultural Residential	11	1.5
Diverse Residential	17	2.5
Multiple Family Residential	26	2.3
Old Kaysville Townsite Residential	13	2.1
Average:	19	2.4

Table 4 – Kaysville City's Anticipated Water Usage and ERC per Land Use Type

To create the land use water demand estimates in Table 4, Sunrise Engineering used August 2024 water meter data, since this month represents peak seasonal use. Each water meter was mapped to its corresponding zoning district, allowing average water use per acre to be calculated for each land use type. Because different land uses consume water differently, non-residential connections were converted into an equivalent number of residential units (ERCs) by dividing their monthly water use by the average monthly residential use. One ERC—the standard planning unit—represents the water used by a typical single-family home, which is about 7,100 gallons during August (or roughly 6,200 gallons per month on an annual average). Using these standardized values creates a consistent way to compare water demand across land use categories and supports long-range planning for future growth.

To standardize non-residential water connections, commercial, industrial, and institutional connections were converted into ERCs. This was done by dividing each non-residential connection's water use by the average water usage of a residential connection. After determining ERC values for each land use type, the ERCs created by each acre of development type were then calculated.

It should be noted that this data is a projection and meant as a general planning tool, and that actual demand and capacity evaluations should still be conducted for future developments using the specific design parameters of the proposed development.

SECONDARY WATER AND DATA GAPS

This element largely focused on culinary water usage and future demand, but as was pointed out, 80% of water used in Kaysville is outside irrigation water from the three secondary companies. While Kaysville City does not directly operate or control the secondary irrigation systems, it did work with the companies to obtain what little data they did have – namely, the historic annual secondary water deliveries for each provider and the number of connections within Kaysville (where possible). Where counts could not be directly separated (e.g., Hights Creek connections serving both Kaysville and Fruit Heights), the relative service area was used to estimate Kaysville's share.

Because many secondary connections are still not yet metered, and because the companies have not yet started to collect data from the meters that exist, there is no way to accurately depict current usage patterns, and therefore no way to accurately depict future demand and the associated limitations. The City will continue to work with and support the secondary water companies in their efforts to install meters and collect their data, and the City's desire is to include that data in a future general plan update. In the meantime, it is important for the City to continue to closely coordinate with the secondary companies on future development needs and impacts and use those efforts to inform future Planning Commission and City Council deliberations. In addition to better forecasting, it is also anticipated that the combined efforts of the City and secondary water companies, conducting outreach and education, plus the transition to volumetric pricing, will result in significant conservation impacts.

CONSERVATION, EFFICIENCY, AND EXISTING EFFORTS

As Kaysville plans for long-term water reliability, the following goals, policies, and recommendations translate the City's water demand analysis into actionable strategies. These items outline how land use decisions, development patterns, conservation practices, operational improvements, and coordination with regional partners can collectively support a more efficient and resilient water system. Together, they provide a framework for guiding future development, reducing system losses, and strengthening both culinary and secondary water management in alignment with the City's broader planning and conservation goals.

The list below summarizes the key components of the City's 2025 Water Conservation Plan that directly relate to this chapter.

Regulatory / Code tools	Kaysville ordinances prohibiting waste and empowering drought restrictions (9-4-6, 9-6-4, 9-4-10, 9-6-9). Water-efficient landscaping standards and park strip turf removal eligibility (17-5-1).
Pricing & billing	Tiered rates; recent 5% + 15% increases; 10% surcharge on connections using culinary for irrigation.
Infrastructure & operations	AMI meter conversion; MyMeter resident portal; leak detection kit; storage and pump upgrades; chlorine mixing and sampling stations; line replacement; converting parks to culinary for circulation.
Education & outreach	Citywide mailers, open houses with WBWCD and USU, FAQ and rebate information online, targeted outreach to East-side culinary-irrigation neighborhoods.
Partnerships with secondary providers	Letters of support for metering grants, ARPA funding applications on their behalf.

GOALS, POLICIES, AND RECOMMENDATIONS

Effect of Development Patterns on Water Demand & Infrastructure

Goal: Align future land use with sustainable water demand

- Use ERC-based water demand estimates for major plan amendments and rezonings, especially for large greenfield and higher-intensity infill projects.
- Incorporate water demand and LOS checks into staff reports for significant development proposals (e.g., annexations, large subdivisions).
- Encourage compact residential and mixed-use patterns where appropriate to reduce per-capita outdoor irrigation demand, consistent with state guidance on integrating land and water planning.
- Create a table based on land use types that estimates water needs for remaining developable land to be included in the next General Plan update specific to the water use and preservation element.

Methods to Reduce Demand for Future Development

Goal: Further Kaysville's efforts in the 2025 Water Conservation Plan

- Maintain and refine water-efficient landscaping standards for new commercial, industrial, institutional, residential, multifamily, and mixed-use development.
- Require new developments using culinary irrigation to sign landscaping agreements limiting turf percentages and requiring water-wise plant palettes.
- Coordinate with secondary water providers and Weber Basin to ensure that new service areas are designed with metering and efficient irrigation in mind.
- Ensure that new developments approved after 2025 do not increase Kaysville's citywide culinary GPCD above 60 GPCD, consistent with the City's 10% reduction goal and GPCD target in the 2025 Water Conservation Plan.
- Consider implementation of stricter water-wise landscaping regulations, such as limiting turf in front and rear yards.

Methods to Reduce Demand for Existing Development

Goal: Further Kaysville's efforts in the 2025 Water Conservation Plan

- Continue to encourage and expand turf-removal and landscaping retrofit assistance (rebates via WBWCD, city pilot projects, etc.).
- Increase participation in MyMeter from 3.5% of users to a 20% by 2030.
- Expand targeted outreach letters to high-use accounts (residential and commercial).
- Implement a strategic water line replacement program focused on leak-prone segments, with annual replacement mileage targets.
- Maintain or reduce citywide culinary GPCD at or below 60 GPCD by 2030.

- Reduce annual non-revenue water (purchased but not sold) **by X%** by 2030, excluding unusual years with documented water-quality flushing needs.
- Support irrigation companies' metering programs so 100% of secondary connections in Kaysville are metered by 2030, consistent with state requirements.
- Consider implementing landscaping guidelines for the Kaysville Business Park that would encourage turf replacement with waterwise landscaping.

Commented [LJ1]: Josh or Cliff, can you include this %?

Opportunities to Modify City Operations to Reduce Waste

Goal: Further Kaysville's efforts in the 2025 Water Conservation Plan

- Expand conversion of City-owned parks and facilities to culinary irrigation, where it improves system circulation and reduces hydrant flushing.
- Continue leak detection sweeps using the acoustic kit, with an annual coverage target (e.g., X miles per year).
- Use Waterworth and AMI data annually to fine-tune rate structures to support conservation while maintaining financial stability.
- Invest the new annual \$20,000 Parks conservation fund in high-ROI projects (turf removal, efficient irrigation retrofits) and track water savings.

Together, these strategies provide a path for gradually closing the City's current 500 AF water supply deficit. Continued demand reductions—achieved through lowering per-capita use and minimizing system losses—will play a central role in decreasing overall consumption. Additional allocations or exchange opportunities with WBWCD can further strengthen supply reliability. Finally, the potential development of existing water rights for future wells offers a long-term option to expand local water resources. Implemented over time, these measures position the City to meet future needs while supporting a more resilient and sustainable water system.

IMPLEMENTATION, COORDINATION, AND MONITORING

Commit to consultation with:

- Weber Basin (culinary provider)
- Secondary irrigation companies (Davis & Weber Canal, Hights Creek, Benchland, Kaysville Irrigation Co.)
- Utah Division of Water Resources and Division of Drinking Water, as recommended in the State's city water-element checklist.

Specify how often the City will:

- Update data (ERC counts, WBWCD deliveries, GPCD, water loss).
- Revisit goals (e.g., tie to the 5-year Water Conservation Plan update cycle).

This Water Use & Preservation Element will be updated at least every five years in concert with Kaysville's Water Conservation Plan and as new secondary metering data becomes available after 2030. Each update will reassess water supply, demand, and progress toward conservation goals and will incorporate consultation with Weber Basin Water Conservancy District, Kaysville's secondary irrigation providers, and relevant state agencies.

DRAFT

Utah Secondary Water Use Form
Data Year: 2024

System Name: Davis & Weber CCC (Kaysville/Layton)
(Secondary Water System ID: 11742)

Supervisor: Rick Smith
Address: 138 West 1300 North
Sunset, UT, 84015
County: Davis
Operational Days: April 15 to October 15, (2024)

I. Summary Information

Contact Person: Rick Smith
Email Address: ricks@davisweber.org
Contact Number: (801) 774-6373

II. Water Service Area Boundary

Does your Water Service Area Boundary need to be updated?

No

If YES, or you are not sure, and would like to see your Service Area Boundary Map,

PLEASE CONTACT BRANDON MELLOR at (801) 927-7433 or bmellor@utah.gov.

III. Water Use Breakdown

Percentages:

Residential: 97.27 %

Commercial: 1.88 %

Industrial: 0.00 %

Institutional: 0.78 %

Agriculture: 0.07 %

Total (Not to exceed 100%): 100.00 %

Number of Active Connections:

5,381

104

0

43

4

5,532

(Acres) Agriculture Irrigation: 6.00

Lawn & Garden: 1,167.00

Metering Information:

Does your system have any customer meters? [X]Yes []No

If YES, in accordance with 73-10-34, you are required to report your total number of connections and the amount of water delivered to your metered customers.

Units of Measurement: Acre Feet (Values below shown in Acre Feet)

Metered Annual Quantity:

Residential: 448.81

Commercial: 1.28

Industrial: 0.00

Institutional: 21.20

Agriculture: 18.44

Totals: 489.73

Metered Active Connections:

4,663

68

0

19

2

4,752

IV. Comments

V. Source Inventory

Source Name: Church Street Reservoir

USE TYPE: [Irrigation]
LOCATION: [S 1144 ft W 1332 ft from NE cor Sec 16 T4N R1W SL]
WATER RIGHT(s): [35-8044, 35-8048, 35-8058, 35-8068, 35-8389, 35-8400]
UNITS OF MEASUREMENT: [Acre Feet]
METHOD OF MEASUREMENT: [Master Meter]
ANNUAL USE: [3,108.10]
SOURCE STATUS: [Active]

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
0.00	0.00	0.00	74.50	315.60	608.00	649.50	602.80	564.20	293.50	0.00	0.00

Source Name: Holmes Creek Diversion

USE TYPE: [Irrigation]
LOCATION: [S 1786 ft W 327 ft from N4 cor Sec 25 T4N R1W SL]
WATER RIGHT(s): []
UNITS OF MEASUREMENT: [Acre Feet]
METHOD OF MEASUREMENT: [Estimated]
ANNUAL USE: [1,189.10]
SOURCE STATUS: [Active]

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
0.00	0.00	0.00	58.00	183.00	300.60	279.80	180.30	128.80	58.60	0.00	0.00

Source Name: Kaysville Irrigation Reservoir

USE TYPE: [Irrigation]
LOCATION: [N 1028 ft W 315 ft from SE cor Sec 27 T4N R1W SL]
WATER RIGHT(s): [31-4795]
UNITS OF MEASUREMENT: [Acre Feet]
METHOD OF MEASUREMENT: [Master Meter]
ANNUAL USE: [603.40]
SOURCE STATUS: [Active]

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
0.00	0.00	0.00	0.00	0.00	87.75	279.29	154.56	72.13	9.67	0.00	0.00

VI. Purchase Inventory

Purchase Name: Purchased from Weber Basin WCD (Irr)

USE TYPE: [Irrigation]
LOCATION: [Sec T R]
WATER RIGHT(s): []
UNITS OF MEASUREMENT: [Acre Feet]
METHOD OF MEASUREMENT: [Master Meter]
ANNUAL USE: [1,492.90]
SOURCE STATUS: [Active]

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
0.00	0.00	0.00	0.00	0.00	43.80	439.30	481.60	396.10	132.10	0.00	0.00

VII. Wholesale Source Inventory

VIII. Return Location Inventory

Utah Secondary Water Use Form

Data Year: 2024

System Name: Hights Creek Irrigation
(Secondary Water System ID: 11802)

Supervisor: Rodney Hill

Address: 820 East 200 North
Kaysville, UT, 84037

County: Davis

Operational Days: April 19 to October 13, (2024)

I. Summary Information

Contact Person: Daniel Robinson

Email Address: rodneyg3@comcast.net

Contact Number: (801) 546-4242

II. Water Service Area Boundary

Does your Water Service Area Boundary need to be updated?

No

If YES, or you are not sure, and would like to see your Service Area Boundary Map,

PLEASE CONTACT BRANDON MELLOR at (801) 927-7433 or bmellor@utah.gov.

III. Water Use Breakdown

Percentages:

Residential: 70.00 %

Commercial: 2.00 %

Industrial: 0.00 %

Institutional: 15.00 %

Agriculture: 13.00 %

Total (Not to exceed 100%): 100.00 %

Number of Active Connections:

4,319

6

0

50

51

4,426

(Acres) Agriculture Irrigation: 604.00

Lawn & Garden: 2,697.00

Metering Information:

Does your system have any customer meters? []Yes [X]No

If YES, in accordance with 73-10-34, you are required to report your total number of connections and the amount of water delivered to your metered customers.

Units of Measurement: (Values below shown in)

Metered Annual Quantity:

Residential: 0.00

Commercial: 0.00

Industrial: 0.00

Institutional: 0.00

Agriculture: 0.00

Totals: 0.00

Metered Active Connections:

0

0

0

0

0

0

IV. Comments

Meters are actively being installed but at this time usage is not being metered

V. Source Inventory

Source Name: Hights Creek

USE TYPE: [Irrigation]
LOCATION: [S 45 ft E 1682 ft from N4 cor Sec 01 T3N R1W SL]
WATER RIGHT(s): [31-4632]
UNITS OF MEASUREMENT: [Acre Feet]
METHOD OF MEASUREMENT: [Weir]
ANNUAL USE: [1,325.00]
SOURCE STATUS: [Active]

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
0.00	0.00	0.00	450.00	350.00	250.00	125.00	100.00	50.00	0.00	0.00	0.00

VI. Purchase Inventory

Purchase Name: Purchased from Weber Basin WCD (Irr)

USE TYPE: [Irrigation]
LOCATION: [Sec T R]
WATER RIGHT(s): []
UNITS OF MEASUREMENT: [Acre Feet]
METHOD OF MEASUREMENT: [Master Meter]
ANNUAL USE: [3,200.00]
SOURCE STATUS: [Active]

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
0.00	0.00	0.00	50.00	450.00	500.00	700.00	750.00	600.00	150.00	0.00	0.00

VII. Wholesale Source Inventory

VIII. Return Location Inventory

Utah Secondary Water Use Form

Data Year: 2024

System Name: Benchland Water District
(Secondary Water System ID: 11798)

Supervisor: Scott Parsell

Address: 485 East Shepard Lane
Kaysville, UT, 84037

County: Davis

Operational Days: April 15 to October 15, (2024)

I. Summary Information

Contact Person: Scott Parsell

Email Address: sparsell@benchlandwater.com

Contact Number: (801) 451-2105

II. Water Service Area Boundary

Does your Water Service Area Boundary need to be updated?

No

If YES, or you are not sure, and would like to see your Service Area Boundary Map,

PLEASE CONTACT BRANDON MELLOR at (801) 927-7433 or bmellor@utah.gov.

III. Water Use Breakdown

Percentages:

Residential: 97.46 %

Commercial: 0.78 %

Industrial: 0.03 %

Institutional: 1.18 %

Agriculture: 0.55 %

Total (Not to exceed 100%): 100.00 %

Number of Active Connections:

6,025

48

2

73

34

6,182

(Acres) Agriculture Irrigation: 212.43

Lawn & Garden: 2,480.60

Metering Information:

Does your system have any customer meters? [X]Yes []No

If YES, in accordance with 73-10-34, you are required to report your total number of connections and the amount of water delivered to your metered customers.

Units of Measurement: Gallons (Values below shown in Gallons)

Metered Annual Quantity:

Residential: 1,271,081,520.

Commercial: 0.00

Industrial: 0.00

Institutional: 0.00

Agriculture: 0.00

Totals: 1,271,081,520.

Metered Active Connections:

3,863

0

0

0

0

3,863

IV. Comments

V. Source Inventory

Source Name: Davis Creek

USE TYPE: [Irrigation]
LOCATION: [N 330 ft E 203 ft from W4 cor Sec 29 T3N R1E SL]
WATER RIGHT(s): [31-450, 31-451, 31-452, 31-453, 31-454, 31-456, 31-2807,]
[31-2808, 31-2809, 31-2810, 31-2811, 31-2812, 31-2813,]
[31-2814, 31-2816, 31-2817, 31-2818, 31-2819, 31-2820,]
[31-4917, 31-5200, 35-9016]
UNITS OF MEASUREMENT: [Acre Feet]
METHOD OF MEASUREMENT: [Other]
ANNUAL USE: [759.95]
SOURCE STATUS: [Active]

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
0.00	0.00	0.00	16.23	55.37	157.41	172.15	178.48	162.12	18.19	0.00	0.00

Source Name: Farmington Creek

USE TYPE: [Irrigation]
LOCATION: [S 515 ft E 1000 ft from N4 cor Sec 18 T3N R1E SL]
WATER RIGHT(s): [31-450, 31-451, 31-452, 31-453, 31-456, 31-2807, 31-2808,]
[31-2809, 31-2810, 31-2811, 31-2812, 31-2813, 31-2814,]
[31-2816, 31-2817, 31-2818, 31-2819, 31-2820, 31-4917,]
[31-5200, 35-9016, 41-454]
UNITS OF MEASUREMENT: [Acre Feet]
METHOD OF MEASUREMENT: [Other]
ANNUAL USE: [5,448.00]
SOURCE STATUS: [Active]

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
0.00	0.00	0.00	118.00	330.00	1,100.00	1,230.00	1,270.00	1,100.00	300.00	0.00	0.00

Source Name: Shepard Creek

USE TYPE: [Irrigation]
LOCATION: [S 650 ft W 90 ft from NE cor Sec 12 T3N R1W SL]
WATER RIGHT(s): [31-450, 31-451, 31-452, 31-453, 31-454, 31-456, 31-2807,]
[31-2808, 31-2809, 31-2810, 31-2811, 31-2812, 31-2813,]
[31-2814, 31-2814, 31-2816, 31-2817, 31-2818, 31-2819,]
[31-2820, 31-4917, 31-5200, 35-9016]
UNITS OF MEASUREMENT: [Acre Feet]
METHOD OF MEASUREMENT: [Other]
ANNUAL USE: [1,522.18]
SOURCE STATUS: [Active]

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
0.00	0.00	0.00	36.74	105.67	315.24	366.27	347.23	318.69	32.34	0.00	0.00

Source Name: Steed Creek

USE TYPE:

LOCATION:

WATER RIGHT(s):

UNITS OF MEASUREMENT:

METHOD OF MEASUREMENT:

ANNUAL USE:

SOURCE STATUS:

[Irrigation]
[N 457 ft E 535 ft from SW cor Sec 20 T3N R1E SL]
[31-450, 31-451, 31-452, 31-453, 31-454, 31-456, 31-2807,]
[31-2808, 31-2809, 31-2810, 31-2811, 31-2812, 31-2813,]
[31-2814, 31-2816, 31-2817, 31-2818, 31-2819, 31-2820,]
[31-4917, 31-5200, 35-9016]
[Acre Feet]
[Other]
[190.00]
[Active]

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
0.00	0.00	0.00	0.00	0.00	0.00	84.00	46.00	40.00	20.00	0.00	0.00

VI. Purchase Inventory

Purchase Name: Purchased from Weber Basin WCD (Irr)

USE TYPE: [Irrigation]
LOCATION: [Sec T R]
WATER RIGHT(s): []
UNITS OF MEASUREMENT: [Acre Feet]
METHOD OF MEASUREMENT: [Individual Meter]
ANNUAL USE: [2,315.50]
SOURCE STATUS: [Active]

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
0.00	0.00	0.00	0.00	0.00	88.80	595.80	745.40	559.80	325.70	0.00	0.00

VII. Wholesale Source Inventory

VIII. Return Location Inventory

Effective 11/6/2025**10-20-404 General plan preparation.**

- (1)
 - (a) The planning commission shall provide notice, as provided in Section 10-20-203, of the planning commission's intent to make a recommendation to the municipal legislative body for a general plan or a comprehensive general plan amendment when the planning commission initiates the process of preparing the planning commission's recommendation.
 - (b) The planning commission shall make and recommend to the legislative body a proposed general plan for the area within the municipality.
 - (c) The plan may include areas outside the boundaries of the municipality if, in the planning commission's judgment, those areas are related to the planning of the municipality's territory.
 - (d) Except as otherwise provided by law or with respect to a municipality's power of eminent domain, when the plan of a municipality involves territory outside the boundaries of the municipality, the municipality may not take action affecting that territory without the concurrence of the county or other municipalities affected.
- (2)
 - (a) At a minimum, the proposed general plan, with the accompanying maps, charts, and descriptive and explanatory matter, shall include the planning commission's recommendations for the following plan elements:
 - (i) a land use element that:
 - (A) designates the long-term goals and the proposed extent, general distribution, and location of land for housing for residents of various income levels, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate;
 - (B) includes a statement of the projections for and standards of population density and building intensity recommended for the various land use categories covered by the plan;
 - (C) except for a city of the fifth class or a town, is coordinated to integrate the land use element with the water use and preservation element; and
 - (D) except for a city of the fifth class or a town, accounts for the effect of land use categories and land uses on water demand;
 - (ii) a transportation and traffic circulation element that:
 - (A) provides the general location and extent of existing and proposed freeways, arterial and collector streets, public transit, active transportation facilities, and other modes of transportation that the planning commission considers appropriate;
 - (B) for a municipality that has access to a major transit investment corridor, addresses the municipality's plan for residential and commercial development around major transit investment corridors to maintain and improve the connections between housing, employment, education, recreation, and commerce;
 - (C) for a municipality that does not have access to a major transit investment corridor, addresses the municipality's plan for residential and commercial development in areas that will maintain and improve the connections between housing, transportation, employment, education, recreation, and commerce; and
 - (D) correlates with the population projections, the employment projections, and the proposed land use element of the general plan;
 - (iii) a moderate income housing element that meets the requirements of Section 10-21-201; and
 - (iv) except for a city of the fifth class or a town, a water use and preservation element that addresses:

- (A) the effect of permitted development or patterns of development on water demand and water infrastructure;
 - (B) methods of reducing water demand and per capita consumption for future development;
 - (C) methods of reducing water demand and per capita consumption for existing development; and
 - (D) opportunities for the municipality to modify the municipality's operations to eliminate practices or conditions that waste water.
- (b) In drafting the land use element, the planning commission shall:
- (i) identify and consider each agriculture protection area within the municipality;
 - (ii) avoid proposing a use of land within an agriculture protection area that is inconsistent with or detrimental to the use of the land for agriculture; and
 - (iii) consider and coordinate with any station area plans adopted by the municipality if required under Section 10-21-203.
- (c) In drafting the transportation and traffic circulation element, the planning commission shall:
- (i)
 - (A) consider and coordinate with the regional transportation plan developed by the municipality's region's metropolitan planning organization, if the municipality is within the boundaries of a metropolitan planning organization; or
 - (B) consider and coordinate with the long-range transportation plan developed by the Department of Transportation, if the municipality is not within the boundaries of a metropolitan planning organization; and
 - (ii) consider and coordinate with any station area plans adopted by the municipality if required under Section 10-21-203.
- (d) In drafting the water use and preservation element, the planning commission:
- (i) shall consider:
 - (A) applicable regional water conservation goals recommended by the Division of Water Resources; and
 - (B) if Section 73-10-32 requires the municipality to adopt a water conservation plan in accordance with Section 73-10-32, the municipality's water conservation plan;
 - (ii) shall include a recommendation for:
 - (A) water conservation policies to be determined by the municipality; and
 - (B) landscaping options within a public street for current and future development that do not require the use of lawn or turf in a parkstrip;
 - (iii) shall review the municipality's land use ordinances and include a recommendation for changes to an ordinance that promotes the inefficient use of water;
 - (iv) shall consider principles of sustainable landscaping, including the:
 - (A) reduction or limitation of the use of lawn or turf;
 - (B) promotion of site-specific landscape design that decreases stormwater runoff or runoff of water used for irrigation;
 - (C) preservation and use of healthy trees that have a reasonable water requirement or are resistant to dry soil conditions;
 - (D) elimination or regulation of ponds, pools, and other features that promote unnecessary water evaporation;
 - (E) reduction of yard waste; and
 - (F) use of an irrigation system, including drip irrigation, best adapted to provide the optimal amount of water to the plants being irrigated;

- (v) shall consult with the public water system or systems serving the municipality with drinking water regarding how implementation of the land use element and water use and preservation element may affect:
 - (A) water supply planning, including drinking water source and storage capacity consistent with Section 19-4-114; and
 - (B) water distribution planning, including master plans, infrastructure asset management programs and plans, infrastructure replacement plans, and impact fee facilities plans;
 - (vi) shall consult with the Division of Water Resources for information and technical resources regarding regional water conservation goals, including how implementation of the land use element and the water use and preservation element may affect the Great Salt Lake;
 - (vii) may include recommendations for additional water demand reduction strategies, including:
 - (A) creating a water budget associated with a particular type of development;
 - (B) adopting new or modified lot size, configuration, and landscaping standards that will reduce water demand for new single family development;
 - (C) providing one or more water reduction incentives for existing development such as modification of existing landscapes and irrigation systems and installation of water fixtures or systems that minimize water demand;
 - (D) discouraging incentives for economic development activities that do not adequately account for water use or do not include strategies for reducing water demand; and
 - (E) adopting water concurrency standards requiring that adequate water supplies and facilities are or will be in place for new development; and
 - (viii) for a town, may include, and for another municipality, shall include, a recommendation for low water use landscaping standards for a new:
 - (A) commercial, industrial, or institutional development;
 - (B) common interest community, as defined in Section 57-25-102; or
 - (C) multifamily housing project.
- (3) The proposed general plan may include:
- (a) an environmental element that addresses:
 - (i) the protection, conservation, development, and use of natural resources, including the quality of:
 - (A) air;
 - (B) forests;
 - (C) soils;
 - (D) rivers;
 - (E) groundwater and other waters;
 - (F) harbors;
 - (G) fisheries;
 - (H) wildlife;
 - (I) minerals; and
 - (J) other natural resources; and
 - (ii)
 - (A) the reclamation of land, flood control, prevention and control of the pollution of streams and other waters;
 - (B) the regulation of the use of land on hillsides, stream channels and other environmentally sensitive areas;
 - (C) the prevention, control, and correction of the erosion of soils;
 - (D) the preservation and enhancement of watersheds and wetlands; and
 - (E) the mapping of known geologic hazards;

- (b) a public services and facilities element showing general plans for sewage, water, waste disposal, drainage, public utilities, rights-of-way, easements, and facilities for them, police and fire protection, and other public services;
- (c) a rehabilitation, redevelopment, and conservation element consisting of plans and programs for:
 - (i) historic preservation;
 - (ii) the diminution or elimination of a development impediment as defined in Section 17C-1-102; and
 - (iii) redevelopment of land, including housing sites, business and industrial sites, and public building sites;
- (d) an economic element composed of appropriate studies and forecasts, as well as an economic development plan, which may include review of existing and projected municipal revenue and expenditures, revenue sources, identification of basic and secondary industry, primary and secondary market areas, employment, and retail sales activity;
- (e) recommendations for implementing all or any portion of the general plan, including the adoption of land and water use ordinances, capital improvement plans, community development and promotion, and any other appropriate action;
- (f) provisions addressing any of the matters listed in Subsection 10-20-401(2) or Section 10-20-403; and
- (g) any other element the municipality considers appropriate.

Renumbered and Amended by Chapter 15, 2025 Special Session 1



Water Conservation Plan

2025

Prepared by:

Josh Belnap, PE

Public Works Director

1. Purpose

The Kaysville City 2025 Water Conservation Plan has been prepared to comply with the most current version of the Utah Water Conservation Plan Act, which requires water retailers to file a water conservation plan with the Utah Board of Water Resources, and update that plan every five years. This update outlines Kaysville City's current water conservation efforts and presents its current conservation goals.

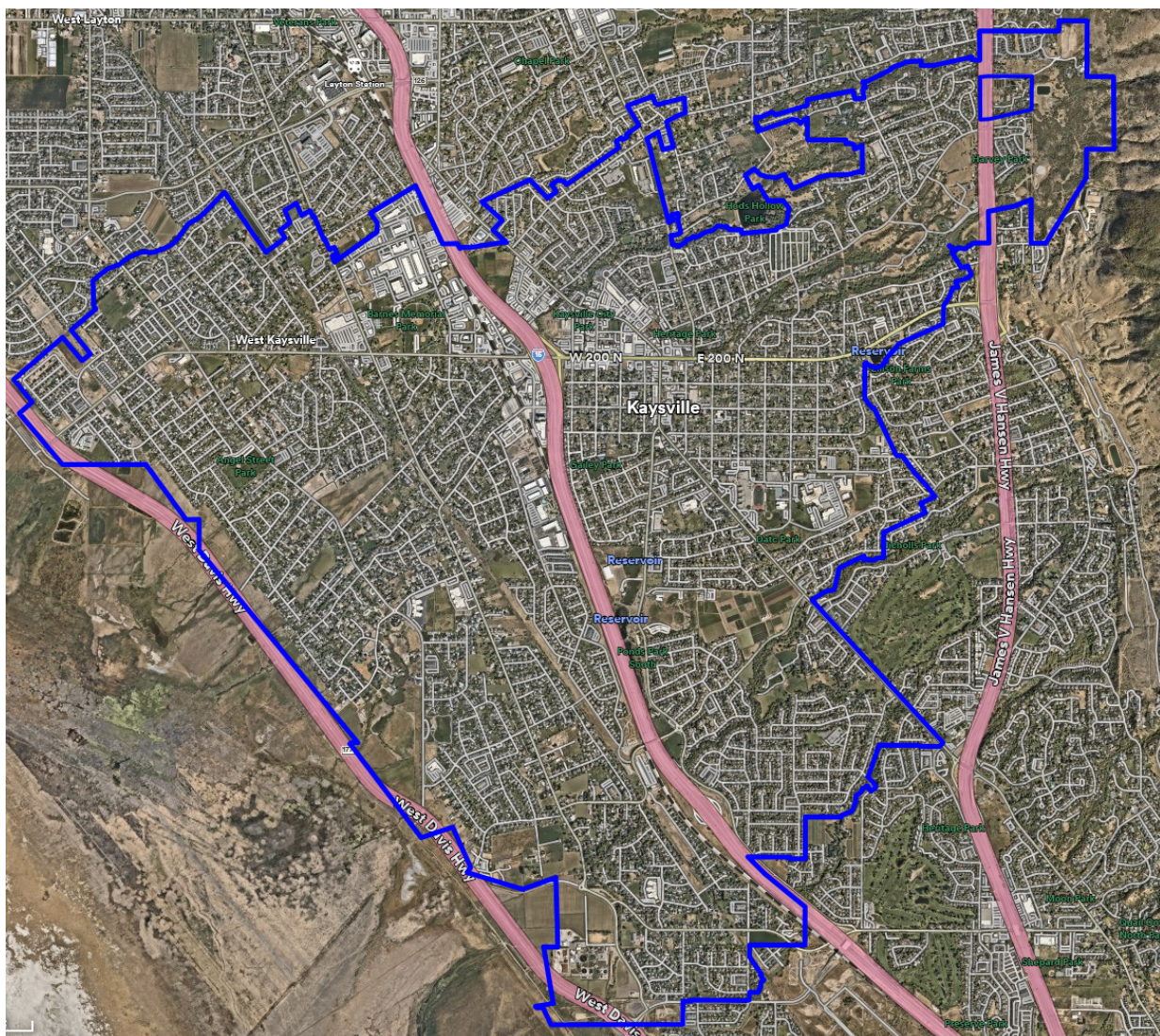
As the State of Utah continues to experience significant growth, Kaysville City is increasingly aware of the need to maintain its water supply and level-of-service for current residents, while helping identify the service capacity for future growth. Kaysville City's staff and City Council are committed to decreasing the City's per capita water use, as detailed in this Water Conservation Plan.

2. System Profile

2.1 City Info

Kaysville City (The City), located within Davis County, was first settled in 1850, and first incorporated in 1868. The City covers an area of approximately 11 square miles and is situated at the foot of the Wasatch Mountain Range, adjacent to Farmington City (to the South), Fruit Heights City (to the East) and Layton City (to the North). Figure 2-1 shows the current City boundary in red (north is up).

Figure 2-1
Kaysville City Water Service Boundary



2.2 Current Source, Connections and Usage

Kaysville City is a retail culinary water provider for 9,409 overall connections and 32,860 residents. The City's culinary water system is "consecutive", as 100% of the culinary water it distributes is purchased from the Weber Basin Water Conservancy District (WBWCD). Kaysville is somewhat unique in that approximately 94% of properties in Kaysville are served by both culinary water (delivered by Kaysville City) and secondary irrigation (delivered by one of three independent irrigation companies). The City is frequently referred to as a "bedroom community" as roughly 96% of properties are residential, as detailed in Table 2-1.

Table 2-1
Culinary Water Connection Types (2024)

Connection Type	# of Connections	% of Total Connections	Usage by Connection Type (Ac-ft)
Residential	8,988	95.4%	1,873
Commercial	277	3%	255
Institutional	143	1.5%	129
Industrial	1	0.01%	3
Unmetered	0		0
Total volume of usage in 2024: 2,258 Ac-ft			
Total volume delivered by WBWCD in 2024: 2,485 Ac-ft			

Table 2-2
GPCD by Connection Type (2024)

Connection Type	GPCD
Residential	50.88
Commercial	6.91
Institutional	3.50
Industrial	0.07
Total	61.35

Kaysville's connections are served by meters on an AMI network, meaning data is collected in real time and automatically transmitted to City servers. The meters have an estimated lifespan of 20 years, and the City's staff can monitor the usage data almost daily to identify potential anomalies or meter issues. Meter issues are repaired as they are identified, and all new construction is required to receive an AMI enabled meter from the City prior to obtaining a certificate of occupancy.

Kaysville City has 2 separate culinary contracts with WBWCD. The primary contract is for 2,500 Acre-Feet per year, and the additional contract amount is for another 286 Acre-Feet, totaling 2,786 Acre-Feet per year. To provide additional cushion on these two amounts, the City utilizes a portion of its water rights to exchange surface water with Weber Basin. This exchange results in a one-to-one credit on the City's end of year billing, meaning that for every gallon of surface water diverted to Weber Basin, WBWCD then credits the City's bill by one gallon. This volume varies each year, but the 5-year average is 433 Acre-Feet per year. Assuming an average of 400 Acre-Feet per year, this translates to a potential source capacity of 3,186 Acre-Feet per year.

2.3 Projected Future Usage

Future City usage is estimated by utilizing current usage data and population projections. A standard residential housing unit is the basic unit used for calculating demand on the system, and each residential connection is considered 1 Equivalent Residential Connection (ERC), while all other connection types are some percentage of an ERC (high water users like restaurants would typically count for more than 1 ERC). Based on the most recent 2024 usage data the City submitted to the State, the Division of Water Rights (DWRi) estimates that the total number of ERC's for Kaysville is 10,838.94. Using this value with the City's 5-year average volume purchased from WBWCD, the current level of service (LOS) for Kaysville City is calculated as:

$$\frac{2,436.15 \text{ Acre} - \text{Feet}}{\text{Year}} \div 10,838.94 \text{ ERC's} = \text{LOS of } \frac{0.225 \text{ Acre} - \text{Feet}}{\text{ERC}}$$

Carrying this analysis forward, the DWRi estimated the 2024 population of Kaysville to be 32,860, which helps provide an assumed population per ERC of:

$$\frac{32,860 \text{ People}}{10,838.94 \text{ ERC's}} = \frac{3.03 \text{ People}}{\text{ERC}}$$

The City population in 2060 is estimated to be 44,313, which is then divided by the population per ERC to then estimate the number of ERC's in the year 2060:

$$\frac{44,313}{3.03} = 14,616.74 \text{ ERC's}$$

The above calculated values are finally used to establish the 2060 estimated source need for Kaysville City (in order to maintain LOS):

$$\frac{0.225 \text{ Acre} - \text{Feet}}{\text{ERC}} \times 14,616.74 \text{ ERC's} = 3,289 \text{ Acre} - \text{Feet}$$

It is estimated that by 2060, the City will need an estimated source capacity of 3,289 Acre-Feet, which equates to a future deficit of 503 Acre-Feet, when compared to the 2 Weber Basin Contracts (this deficit does not account for the Weber Basin Exchange volume).

It should be noted that the calculations above are based on volumes purchased from WBWCD, and are not based on the usage of the City's customers. To provide context to the difference between volume purchased from WBWCD and volume used by customers at metered connections, we will use the data from 2024. In 2024, the City purchased 2,486 Acre-Feet from WBWCD. In that same year, the City sold 2,259 Acre-Feet to its customers. That means there was 227 Acre-Feet of water that we purchased from Weber Basin that wasn't sold to customers, which is discussed in section 4 ("Water Loss") of this report.

2.4 Water Rights

While the City does not currently have any alternative water source (aside from WBWCD) to supply its drinking water system, the City does have some water rights of varying status, and as the WBWCD exchange volume varies based on precipitation, temperatures etc, the City is currently looking at acquiring additional underground water rights for use with future wells. Table 2-3 summarizes the City's existing rights (these are separate from the WBWCD Contract volumes).

**Table 2-3
Water Rights (2024)**

Water Right #	Flow (cfs)	Estimated Quantity (Ac-Ft)
31-501	0.402	291.048
31-704	0.16	115.84
31-2217	3.17	1,142
31-760	0.0246	17.81
31-1037	0.0265	19.19
31-1733	0.0401	29.032
31-1735	0.054	39.1

2.5 Irrigation

As mentioned in section 2.2, irrigation water for the vast majority of Kaysville City is served by one of 3 independent pressure irrigation companies – 1) Davis and Weber Counties Canal Company, 2) Hights Creek Irrigation, and 3) Benchland Irrigation. In addition to the pressure providers, there are also a handful of properties in Kaysville that still use ditch water for irrigation (mostly agricultural uses) and are served by the Kaysville Irrigation Company (not affiliated with the City). Any locations not served by one of the aforementioned irrigation companies are instead served by Kaysville City drinking water for irrigation, utilizing backflow protections. At current time, the City has about 320 commercial connections using culinary to irrigate small landscaped areas at these businesses, and approximately 130 residential connections utilizing culinary for irrigating their yards.

The City does have shares in some of the irrigation companies mentioned above, as detailed in Table 2-4. These shares are tied to a use at specific properties.

Table 2-4
Irrigation Water Shares (2023)

Company	# of shares	Equivalent Quantity (Ac-Ft)
Kaysville Irrigation Co	808	2,424
Davis and Weber	261	1,566
Hights Creek	156	156

3. Billing

As adopted by Kaysville City Council, the City uses a tiered rate structure, as seen in Table 3-1.

**Table 3-1
2025 Culinary Water Rates**

Connection Size (in)	Base Connection Charge (per month)
¾ to 1	\$28.18
1 ½	\$36.23
2	\$43.13
3	\$60.95
4	\$74.18
6	\$115.58
Use of Culinary for irrigation will increase base charge by 10%	

Usage Rates in Addition to Base Charge (per 1,000 gallons)	
Residential	
0-3,000 gallons	\$0.58
3,001 – 6,000 gallons	\$0.85
6,001 – 9,000 gallons	\$1.27
9,001 – 12,000 gallons	\$2.91
12,001 – 15,000 gallons	\$3.63
15,001 – 18,000 gallons	\$4.39
18,001 gallons and up	\$5.52
Commercial	
0-3,000 gallons	\$0.58
3,001 – 6,000 gallons	\$0.85
6,001 – 9,000 gallons	\$1.27
9,001 gallons and up	\$2.91

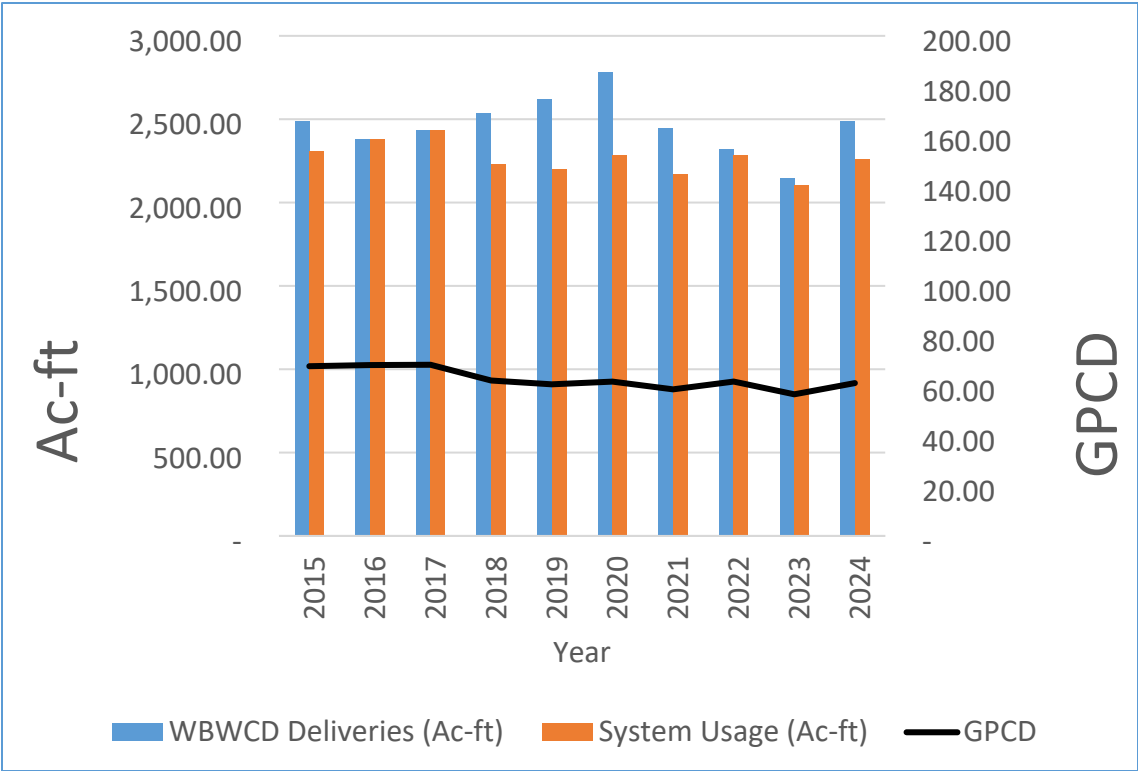
4. System Water Loss

Kaysville has a combined 8.5 million gallons worth of storage capacity in its 6 underground tanks. By accounting for this storage, and estimating the volume of water in the systems piping between the tanks and the individual meters (an estimated additional 2.3 million gallons), we can utilize our WBWCD vs usage data to estimate our system water loss. In 2023 and 2024 there was a combined 67 million gallons of water not accounted for by retail sales, and by factoring out the volume of water occupying the storage tanks and piping system, these losses are attributed to water circulation efforts (water flushed from hydrants to maintain sufficient water quality) and to water leaks. The majority of the losses each year are from flushing, and the usage numbers from 2024 especially support that. Of the 67 million gallons lost between 2023 and 2024, 63.3 million occurred during 2024 alone. The summer of 2024 presented significant water quality issues in the deliveries the City received from Weber Basin, requiring City crews to spend significantly more time than normal flushing hydrants to try and increase circulation and maintain water quality, and it is estimated that in that year over 59 million gallons of the 63.3 million gallons lost were due to flushing.

Due to the tiered rates, and as rates are different for the type of connection, it is impossible to ascertain the exact financial impact of the losses. However, as the vast majority of water use is indoor and residential in nature, if we assume \$0.58 per 1,000 gallons, the 2024 flushing from the Weber Basin water quality issues cost the City approximately \$36,000 in lost revenue.

Figure 4-1 details the annual WBWCD delivery volumes as compared with the City's usage volumes from 2015 to current. This figure also details the GPCD during that same timeframe.

Figure 4-1
Annual System Usage vs WBWCD Purchases



5. Water Conservation

5.1 Current Efforts

A summary of the City's current conservation efforts, and a summary of each, is listed below:

- Existing Code: The following ordinances have been effective in Kaysville City since before the 2019 Water Conservation Plan:
 - 9-4-6 and 9-6-4: Prohibits the waste of culinary and secondary water both through unrepaired leaks or wastefully flowing appliances and faucets.
 - **Efficacy:** Low impact normally, especially as enforcement of this is difficult. However, it has supported enforcement efforts in isolated instances when irrigation equipment is damaged and wasting water. This has allowed the City to, in very few instances, compel owners to make repairs that would have otherwise remained unrepaired.
 - 9-4-10 and 9-6-9: Establishes the authority of the City Council to specially regulate or restrict culinary and secondary water use during declared water shortages.
 - **Efficacy:** Low impact normally, except for times of special circumstance or need.
 - 9-6-1: Requires all residential properties to utilize pressure irrigation instead of flood irrigation to maximize irrigation efficiency.
 - **Efficacy:** Significant impact as no flood irrigation is utilized for landscaping, and the finite volumes of the City's WBWCD culinary contract water are not exhausted on landscaping.
- Code changes: Since the 2019 Water Conservation Plan the City has amended and enacted the following:
 - 9-4-17: Except for agricultural zones, in line with WBWCD recommendations, irrigation is prohibited between the hours of 10 am and 6 pm.
 - **Efficacy:** Moderate impact. This amendment has provided an opportunity to publish online and mail out to all residents this requirement as well as other resources from the State and WBWCD. See Figure 5-1 for the most recent conservation/outreach flier mailed to all properties in Kaysville and also kept at the information desks at City Facilities.

Figure 5-1
Water Flier

Water Info, Restrictions & Backflow Regulations

SOME WATERING MAY BE DONE BETWEEN 10 AM AND 6 PM, BUT ONLY IF DONE BY HAND AND SUPERVISED AT ALL TIMES.



- Early shutoff of secondary irrigation/agricultural water in mid-September. Culinary water **CAN NOT** be connected to an irrigation system to substitute for the loss of secondary irrigation water.
- Never leave a running hose unattended.
- Wait to water until the temperatures are in the upper 70s for several consecutive days.
- Hose Bib Vacuum Breakers are required anytime a hose is connected to a faucet on your home to help prevent contamination of the City water system.
- All irrigation should adhere to the applicable watering restrictions, including limitations on landscaping.

WHERE PRESSURE IRRIGATION IS AVAILABLE, NO CONNECTION OF AN IRRIGATION SYSTEM TO A CULINARY WATER SERVICE SHALL BE ALLOWED.



Utah Code



Kaysville Code



Conservation Tips



No outside use of culinary or secondary water shall be allowed between the hours of 10:00 AM and 6:00PM

- **9-4-19:** Authority also provided to the Public Works Director to enact additional restrictions as necessary in times of drought or when special conservation is needed.
 - **Efficacy:** Little impact to regular usage, but significant impact in situations like WBWCD shutting down their feeds for repairs.
- **17-5-1:** Adoption of water efficient landscaping standards. The chapters within this title explicitly declare support of conservation efforts from the State as well as WBWCD. These standards allow residents to utilize landscaping materials and plants that utilize less water, but that were not previously allowed in some instances, and in addition to conservation impacts, this title made residents eligible to access rebates through WBWCD.
 - **Efficacy:** Since its adoption, the practices allowed and the rebates available have been directly responsible for over 200 properties removing parkstrip turf, and nearly 2 dozen properties retrofitting previous landscaping with xeriscaping.
- Practices identified in the City's 2019 Water Conservation Plan:
 - **Encourage conservation through tiered rates.** Especially for the relatively few users (400 out of 9,400) of culinary water for irrigation to conserve water and utilize water efficient landscaping.
 - **Efficacy:** Moderate impact. A combination of tiered rates discouraging overwatering and advertising educational resources from the State and WBWCD seem to have visible impacts on watering practices and landscaping in these properties.
 - **Community education and outreach.** As previously mentioned, the City mailed out the flier in Figure 5-1 in June 2022 and then held a public open house in August of 2022.

Representatives from WBWCD and the USU Botanical Center attended and with City staff were able to visit with and educate attendees on rebates, new landscape standards, and other best practices. This flier is still distributed at City facilities, and the City also includes conservation info and resources in its annual Consumer Confidence Report that is mailed to all residents. In addition, the City has an FAQ page regarding rebates and landscaping on the City website, found here: <https://www.kaysville.gov/faq.aspx?qid=171>.

- **Efficacy:** Moderate to High impact. The City feels that the various educational efforts have been the source of much of the public knowledge about conservation efforts and opportunities, as well as the cause for most of the “flip your strip” projects undertaken thus far.
- **Resident portal.** In 2023, the City purchased a license to the web-based portal “MyMeter.” This portal provides a resident with the ability to view and track their water usage, and to help to avoid unnecessary costs, and avoid potential damages from otherwise unknown leaks.
 - **Efficacy:** Low impact currently. The portal is still relatively new, and the take rate is currently just at 3.5% of existing users. The City is trying to push this out to residents and will continue to do so.
- **Resident notification.** In Summer of 2025 City staff began reaching out to residents east of Highway 89 that reside in the only neighborhoods in Kaysville that utilize culinary water for irrigation. Staff had started to analyze the usage in these neighborhoods from meter data, and used that data to compare summer usage with winter usage (winter usage would not include irrigation volumes). Staff then put together individual letters to each resident informing them of their patterns of usage, how those volumes could likely be reduced and detailing the potential financial savings associated with conservation, as well as detailing to them how to sign up for the City’s MyMeter portal.
 - **Efficacy:** Unknown, but potential high impact.
- **Support irrigation companies in the pursuit of metering projects.** The City has submitted letters of support on 3 different occasions for irrigation companies pursuing funding for secondary metering. In addition, the City also directly applied for COVID relief funds (ARPA) from the State on behalf of one irrigation company that did not meet the application requirements.
 - **Efficacy:** Low impact currently, but likely to eventually result in high impact. Meters are still being installed by the various companies, but impacts are anticipated as these entities eventually transition to billing according to the usage of each property.
- **Kaysville City upgrading all culinary connections to AMI capable meters.** In 2019, the City started replacing all existing meters with new AMI meters that could more accurately track usage, and do so in real time. This took 2 years, and cost roughly \$2.5 million.
 - **Efficacy:** Moderate to high impact. Previously all meter data was generated by visually observing the reading on all +9,000 connections, and writing down the reading. The AMI meters have increased the accuracy of the meter data, and has

also made the data available to residents. In 2022, the City invested \$100,000 in a resident portal that would allow residents to monitor their usage.

- **City parks irrigated with Culinary water.** Since the 2019 Water Conservation Plan, 4 City Parks have been converted from secondary irrigation to utilizing culinary for irrigation (protected by a backflow assembly). The intent is to obviously still irrigate the parks, but the irrigation would help increase circulation in the western extents of the system, thus decreasing the amount of water “lost” to hydrant flushing. These parks are on metered connections.
 - **Efficacy:** Very high impact. As seen in figure 4-1, the percentage of water “lost” (the difference between purchased and system usage) and the overall water purchased from WBWCD began to decline from the time the first parks were converted in 2020. As mentioned previously, there was a spike in 2024, which is mostly attributed to water quality problems in the WBWCD feed, but overall, this appears to have a significant impact.
- **Leak detection.** In 2021, the City purchased an acoustic leak detection kit. This kit is periodically deployed to look for potential issues proactively. Leaks, regardless of method of detection, are always repaired immediately.
 - **Efficacy:** High impact. Identifying and repairing leaks immediately saves water, and limits the risk of damages.
- **Infrastructure upgrades.** In the last 5 years, the City has expended over \$6 million on other system upgrades to assist with water quality efforts. These include a new 1 million gallon storage tank, 2 new pumphouses, 4 permanent structures for analyzing and boosting system chlorine residuals, installing above ground sampling stations at 40 locations throughout the City, automating all tank control valves to maximize tank turnover, and installing mixing devices in all storage tanks to avoid stratification. Similar to culinary irrigation in parks, increased water quality can help decrease the amount of water lost to flushing. In addition, the City has undertaken 4 large replacement projects since the 2019 Water Conservation Plan on system segments prone to frequent leaks.
 - **Efficacy:** Moderate to high impact. Impacts would be similar to the culinary irrigation in parks, but the City needs to increase the frequency of replacement projects on aging pipes. Areas that were not problematic at the time of the 2019 WCP are now experiencing several leaks per year, and some of the gains made are offset by these additional leaks.
- **Water rates.** In 2024, the City purchased a license to the online platform “Waterworth” to help evaluate system needs, operating costs, inflation etc. In 2022, the City Council instituted a 5% increase to help encourage conservation during the drought period, and most recently instituted an additional 15% increase to rates. As part of the recent rate increase, the City has also applied a 10% increase to the monthly base charge for all connections that utilize culinary for irrigation.
 - **Efficacy:** Low impact. As so little of our water is used for irrigation, we don’t typically see rates impacting usage, as volumes are relatively low compared to some providers with higher volumes of culinary being used for irrigation. As the

recent changes are so new, it is unknown what impact the 10% increase on culinary irrigation users is.

- **Conservation funding for projects on City-owned properties.** In 2025, the Kaysville City Parks Department received approval from the City Council to adopt an ongoing annual budget dedicated to decreasing irrigation usage and increasing irrigation efficiency for City-owned properties.
 - **Efficacy:** Moderate impact. The initial budget number is \$20,000 per year to support projects like removing unnecessary turf and more efficient irrigation systems. The first project undertaken has already resulted in a 60% reduction in usage at City Hall. Impacts from individual properties may be relatively small, but when viewed in comparison to the overall number of City-owned properties, the impact is more substantial.

5.2 Goals and Future/Ongoing Efforts

As previously stated, the City does not directly provide secondary irrigation for 95% of connections, so the GPCD figure for the City is already far lower than the Weber River Regional goal of 200 GPCD - for 2024, the Kaysville GPCD was **61.35**. As the City attempts to understand how this compares to others who provide for both culinary and irrigation needs, the City frequently uses a very conservative ratio to explain the relationship of culinary volumes as compared to irrigation volumes, and that ratio is 65% of water use is irrigation and 35% is culinary/indoor use, however actuals may be closer to 80% irrigation and 20% indoor use. With the vast majority of the City's supply being for indoor use, applying the 35% to the regional goals would equate to an overall reduction goal of 7%, and a GPCD goal of 70 GPCD.

Using this as a guide, and seeking further improvement, the City coordinated with WBWCD to establish a Kaysville specific reduction goal of 10%, and a GPCD goal of 60.

To support this goal, the City will undertake the following:

- **More frequent and stringent evaluation of tiered rates.** With the acquisition of the Waterworth platform, going forward the City will evaluate rates on an annual basis. Specifically, rates will be evaluated to determine the effect of rates on conservation and usage.
- **Replace aging infrastructure.** The vast majority of water lost to leaks is caused by aging infrastructure. The City is currently working on a strategic master plan that will, among other things, help with long range planning and budgeting to aggressively pursue water line replacement projects. Each leak can produce between 10,000 and 100,000 gallons of lost water, and in 2024, the City responded to over 250 emergency leaks. It is estimated that these leaks are responsible for about 10,000,000 gallons a year.
- **Education and outreach.** The City will continue posting, providing and mailing information to residents/businesses multiple times per year. The City will continue 1) mailing out conservation resources once a year to residents, 2) providing other written information to the public at City facilities and to developers, and 3) post conservation info and resources online and on social media at least once a year.

- **Targeted outreach.** The City will monitor meter usage City-wide and look for signs of overwatering or leaks on private property. The City will reach out individually to these connections and help identify inefficiencies or needed repairs.
- **Turf replacement.** The City will continue encouraging property owners to install water efficient landscaping in existing landscaped areas. The City has adopted ordinances to allow more water efficient landscaping options and make various rebates available for such removals. The City will also continue to evaluate and pursue conservation opportunities on City owned projects.
- **Landscaping Agreements.** Any new developments that will utilize culinary for irrigation will require agreements recorded with the property(ies) to restrict landscaping to water efficient options.
- **Additional culinary for irrigation at City properties.** The City will identify in its master plan what additional City properties can be converted to culinary irrigation to improve circulation/water quality, thus reducing the volume of hydrant flushing necessary each summer. It is estimated that, historically, flushing has been responsible for as much as 40 million gallons of annual water loss.

Kaysville City Planning Commission Meeting Minutes
November 13, 2025

The Planning Commission meeting was held on Thursday, November 13, at 7:00 p.m. in the Kaysville City Hall located at 23 East Center Street.

Planning Commission Members in Attendance: Chair Mike Packer, Commissioners Wilf Sommerkorn, Rachel Lott, Paul Toller, Jeramy Burkinshaw, Erin Young, and David Moore and Paul Allred

City Council Members in Attendance: Mayor Tami Tran, Councilmember John Adams, Abbi Hunt, and Nate Jackson

Staff in Attendance: Melinda Greenwood, Katie Ellis, Anne McNamara, Mindi Edstrom, and Jaysen Christensen

Public Attendees: Travis Christensen, Beckham Christensen, Joshua Brough, Ryan Horrocks, Laurene Starkey, Val Starkey, Brittany Bringhurst, Tyler Bringhurst, Josh McBride and Jill Dredge

1- WELCOME AND MEETING ORDER

Chair Packer welcomed all in attendance at the Kaysville City Planning Commission meeting.

2- DECLARATION OF CONFLICTS OF INTEREST

There were no conflicts of interest.

3- SWEARING IN AND OATH OF OFFICE FOR PLANNING COMMISSIONER JERAMY BURKINSHAW

Mindi Edstrom swore in new Planning Commissioner Jeramy Burkinshaw, and he joined the Planning Commissioners.

4- CONDITIONAL USE PERMIT FOR AN INSTRUCTIONAL HOME OCCUPATION FOR CHEF TYLER COOKS, LLC LOCATED AT 581 SOUTH 351 EAST FOR BRITANY BRINGHURST

Mindi Edstrom introduced the application for a Conditional Use Permit (CUP) for an Instructional Home Occupation submitted by Brittany Bringhurst of Chef Tyler Cooks, LLC, located at 581 South 350 East. The business, owned by Brittany and her husband Tyler Bringhurst, will operate as a hands-on cooking instruction service offering both in-home and off-site culinary classes.

Ms. Edstrom explained that Chef Tyler Cooks will provide customized classes tailored to various skill levels, teaching participants a range of techniques from basic knife handling to advanced plating. Classes will primarily take place in Bringhurst's residential kitchen, with the addition of one refrigerator and one freezer in the garage for food storage. The business will also offer off-site instruction, where Chef Tyler conducts personalized classes in clients' homes.

Bringhurst's have coordinated with the Davis County Health Department regarding food handling and safety requirements and have consulted with the Utah Department of Alcoholic

Beverage Services (DABS) concerning the inclusion of mocktails and cocktails during instruction. Staff confirmed that no special permits are required for the beverage portion of the business.

The proposed operation complies with Kaysville City zoning and business licensing regulations and with the Utah Department of Commerce. Classes at the residence will include two to six participants per session, with all parking accommodated on-site or directly in front of the home without impeding traffic or creating neighborhood disruption.

A public notice sign was posted on the property earlier in the week, and no inquiries or comments were received. Staff stated they don't anticipate negative impacts associated with the proposed use and recommended approval of the conditional use permit for Chef Tyler Cooks, LLC, subject to any additional conditions deemed appropriate by the Planning Commission under Kaysville City Code 17-30.

Commissioner Allred made a motion to approve the Conditional Use Permit for the Instructional Home Occupation as outlined in staff's report and supported by the findings presented and Commissioner Toller seconded the motion, and the vote was unanimous in favor of the motion (7-0).

Commissioner Packer: Yay
Commissioner Allred: Yay
Commissioner Young: Yay
Commissioner Sommerkorn: Yay
Commissioner Toller: Yay
Commissioner Moore: Yay
Commissioner Berkinshaw: Yay

Commissioner Young made a motion to amend the agenda and move the meeting minutes from October 9, 2025, to the next item on the agenda. Commissioner Toller seconded the motion, and the vote was unanimous in favor of the motion (7-0).

Commissioner Packer: Yay
Commissioner Allred: Yay
Commissioner Young: Yay
Commissioner Sommerkorn: Yay
Commissioner Toller: Yay
Commissioner Moore: Yay
Commissioner Berkinshaw: Yay

5- APPROVAL OF THE MINUTES FROM THE OCTOBER 9, 2025 PLANNING COMMISSION

Commissioner Allred made a motion to approve the October 9, 2025, Planning Commission meeting minutes as presented, and Commissioner Lott seconded the motion, and the vote was unanimous in favor of the motion (7-0).

Commissioner Packer: Yay
Commissioner Allred: Yay

Commissioner Young: Yay
Commissioner Sommerkorn: Yay
Commissioner Toller: Yay
Commissioner Moore: Yay
Commissioner Berkinshaw: Yay

6- PRESENTATION AND DISCUSSION ON KAYSVILLE CITY CENTER SMALL AREA PLAN

At this point in the meeting, Melinda Greenwood introduced the next agenda item, explaining that the Commissioners and City Council would be reviewing the most recent survey results associated with the Small Area Plan. She noted that this discussion would occur as part of the upcoming agenda item, where staff would walk commissioners through the feedback collected and answer any questions they may have.

Ms. Greenwood also explained that the Commissioners and City Council would subsequently review state-required updates to the General Plan, specifically the new Water Conservation element, which is a separate but related project the city must incorporate into long-range planning documents.

The Commission, Council, Staff, and Consultants held an extended discussion on the City Center Small Area Plan, focusing on land use options, transportation, parking, fiscal impacts, and community character.

Liz Jackson from GSBS Consulting first reviewed the Mutton Hollow scenarios, explaining all four concepts presented to the public assume the same total number of dwelling units, just arranged differently (all single-family, some duplex/triplex, some multifamily, plus varying amounts of green space and commercial). Scenario 2 mixed mostly small-lot single-family homes with some duplex/triplex and 10% parks; Scenario 3 added a strong retail and multifamily component; Scenario 4 blended small-lot single-family, duplex/triplex, multifamily, green space, and commercial as the “most balanced” mixed-use concept. Public feedback strongly favored all or mostly small-lot single-family housing, with resistance to multifamily/high-density even though residents also expressed interest in experiential retail, green space, and connectivity.

Ms. Jackson outlined mobility concepts for the City Center: shifting key bike routes off Main Street to a quieter parallel street (100 East), improving east–west connections and crossings over I-15, filling sidewalk gaps, upgrading aging infrastructure, and exploring a Holmes Creek trail as a long-term idea. For pedestrians, they emphasized safer, more visible crosswalks on Main Street to better connect existing parking to businesses, improved signal timing and ADA access, and reducing conflicts between vehicles and people at key intersections.

A large portion of the discussion centered on parking and Main Street operations. Commissioners and staff discussed ideas such as a parking structure on the east side of Main Street, restoring angle parking, and lowering travel speeds. UDOT’s safety concerns about

backing movements onto a state route and the functional role of SR-273 as a minor arterial were noted. Several commissioners shared examples from other cities like Provo and Holladay, showing that angled on-street parking, coordinated shared parking agreements, modestly sized plazas, and visible activity can support a vibrant downtown without over-building parking. They cautioned that cities frequently overestimate parking needs, and “over-parking” can harm small-town character.

The group also addressed shared parking and implementation. Ideas included city-brokered parking agreements with private lot owners, small incentives (e.g., reduced business license fees or permit breaks), wayfinding and “village parking” signage, and the formation of a merchant parking association or district to coordinate use of existing stalls. Commissioners asked that the final small area plan include a phased implementation strategy with short-term, low-cost steps (such as occasional food trucks in an existing lot or small streetscape improvements), as well as medium and long-term projects.

There was clarification that the Small Area Plan is a vision and aspirational policy guide, separate from the Community Reinvestment Area (CRA), which is an economic development tool that contemplates tax increment. The CRA remains on hold pending boundary adjustments and other issues. Staff added that while the CRA geography overlaps with the small area plan study area, they are separate items. It was further detailed that the small area plan itself will incorporate a market analysis but does not get into detailed project underwriting.

Fiscal concerns and appropriate land-use strategy for Mutton Hollow generated significant debate. Some participants felt that, given ongoing budget pressures and future capital needs, the site should be preserved as primarily commercial, potentially with larger “location-driven” users (big-box retail, auto-related uses, or other high-ticket sales) to maximize tax revenue. Others suggested that a mixed-use village-type concept (similar in feel to Gardner Village or Holladay Village) could provide strong economic performance over time via higher per-acre productivity but acknowledged the risk of gentrification and the challenge of recruiting the right mix of tenants.

Finally, Mayor Tran and several council members spoke about community identity and state housing pressures. They emphasized that Kaysville is fundamentally a small-town community, already largely built out, and unlikely ever to be “high density” even if remaining parcels were intensified. They expressed skepticism that the community would support bringing in large big-box retailers (such as Walmart) despite the potential tax benefits and stressed the need to protect the existing character while still planning responsibly for 20–30 years into the future.

The Mayor acknowledged confusion created by the timing of the CRA and the small area plan, and called for clearer communication to residents about what the plan does and does not do, and suggested that the results of this process should inform an update to the city’s General Plan.

The discussion closed with a shared understanding that the plan should reflect what residents

have clearly expressed a preference for small-lot single-family housing, walkability, local businesses, and gathering spaces while providing realistic implementation steps and acknowledging the city's fiscal and regulatory constraints.

7- PRESENTATION AND DISCUSSION ON AMENDING THE 2022 GENERAL PLAN TO INCLUDE WATER USE AND PRESERVATION REQUIRED BY UTAH STATE CODE 10-9A-403 GENERAL PLAN PREPARATION

The consultants from GSBS and Sunrise Engineering presented an overview of the state-mandated Water Conservation Element that Utah cities must now add to their General Plans, following recent legislation (SB 110 and SB 76). The mandate requires each municipality to evaluate its water supply, analyze future water demand, identify conservation strategies, and outline operational changes to ensure long-term sustainability. The update must cover a 20-year planning horizon and be refreshed every five years. GSBS is overseeing policy development and stakeholder engagement while Sunrise Engineering is handling the technical analysis of culinary and secondary water capacity, usage patterns, and future projections. City staff from Public Works, Parks, Community Development, and representatives from Weber Basin Water Conservancy District are contributing information as part of the project team.

The consultants explained current water usage in Kaysville, noting that only about 20% of total demand is culinary water, which comes entirely through Weber Basin and is managed by the city. Approximately 80% of all water use is secondary (outdoor irrigation), delivered through separate providers including Davis & Weber Canal Company, Benchland Irrigation, and Haight's Creek Irrigation. Secondary data is difficult to measure accurately because many of these systems are not yet fully metered. A recent state requirement mandates all pressurized secondary connections be metered by 2030, which will gradually improve data reliability but currently limits the ability to model precise future irrigation demand. The team also reviewed Kaysville's 2025 Water Conservation Plan, which targets a 10% reduction in culinary water use and includes strategies such as irrigation-hour restrictions, leak detection, infrastructure upgrades, public education, landscape conversion incentives, and adjustments to irrigation practices in parks and schools.

Sunrise Engineering then presented preliminary water demand projections through 2060. Based on current consumption rates and anticipated growth, the city could face an estimated 566 acre-foot annual deficit in culinary water by 2060 if no additional resources or conservation measures were implemented. Public Works staff clarified that this projection does not account for several key mitigating factors already in place. Each year, Kaysville exchanges spring water with Weber Basin, receiving approximately 400 acre-feet of treated drinking water in return. The city also holds 120 acre-feet of groundwater rights that are moving through state approval. When combined with the conservation measures outlined in the 2025 plan, staff stated that Kaysville is positioned to meet future culinary water needs, though long-term planning will remain important.

A significant portion of the discussion focused on the impact of land-use patterns on water

consumption. The consultants emphasized that outdoor irrigation—not indoor household use—is the largest driver of demand, accounting for roughly 80% of total use on the Wasatch Front. There was an expressed interest in ensuring that future planning discussions rely on accurate data showing how different housing types (single-family, townhome, and multifamily) compare in real water usage. It was noted that smaller lots and denser housing forms often result in lower outdoor irrigation needs, whereas larger single-family lots with substantial turf area consume significantly more water per acre. Several participants shared concerns about public misconceptions, observing that residents often oppose higher-density housing on the assumption that it uses more water, despite evidence that irrigated landscaping has a far greater impact than indoor consumption.

Additional discussion addressed public watering habits, with staff noting ongoing issues such as sprinkler systems running during or after major rain events. It was mentioned the growing popularity of turf removal and drought-tolerant landscaping and suggested that Kaysville may see increasing interest in these approaches. Josh Belnap from the Public Works Department further explained the importance of public education and the challenges associated with promoting efficient irrigation when the city is not the provider of secondary water. They also described how inefficient irrigation practices, outdated perceptions about lawn care, and lack of metering contribute to unnecessary water loss.

The consultant concluded by outlining next steps. GSBS and Sunrise will continue working with city staff and water providers to refine the technical analysis, confirm projected supply and demand, and develop a draft Water Conservation Element. A full draft will be presented in December for review, discussion, and possible revisions before moving forward to a required public hearing and eventual adoption by the City Council.

8- OTHER MATTERS THAT PROPERLY COME BEFORE THE PLANNING COMMISSION

Nothing was discussed.

9- ADJOURNMENT

Chair Packer adjourned the meeting at 8:57 pm.