

TAYLOR WEST WEBER WATER  
IMPROVEMENT DISTRICT  
2024

WATER  
MANAGEMENT  
AND  
CONSERVATION  
PLAN

**A. BACKGROUND INFORMATION**

The Weber County Commission gave final approval for the organization of the Taylor West Weber Water Improvement District in July 1965 to provide culinary water service to the areas of Taylor, West Weber, Hooper and what is currently know known as West Haven and it was in full operation by January 1967.

The district currently contains approximately 12,392 acres and currently has 2,985 connections to the system, most of which are residential.

It is the goal of the Board of Trustees and the employees of the district to provide and maintain safe, quality drinking water for the customers of the district.

**B. WATER SYSTEM PROFILE**

The current estimated population of the district is 8,468. It is estimated that an additional 34,800 people will live within the Taylor West Weber Water Improvement District at build-out, making a total projected population of 43,268. (This information was taken from the district’s current capital facilities plan).

**Annual Water Supply & Purchases**

There are currently three culinary water wells which supply water to the system. Two wells are located at 2815 West 3300 South in West Haven, Utah. Well #1 is the primary well for the system which can provide approximately 1,200 gpm to the system. Well #2 is the secondary well for the system and can currently provide approximately 900 gpm to the system. Well #3 is located at 900 South 4300 West and has the capability of supplying approximately 1,200 gpm to the system.

The district also has two connections with Weber Basin that is used to keep the pressure up during peak usages and provide water for build out and emergency purposes.. The first one is located at 3500 West 4000 South, West Haven, Utah and the second at 3300 South 4700 West, West Haven, Utah.

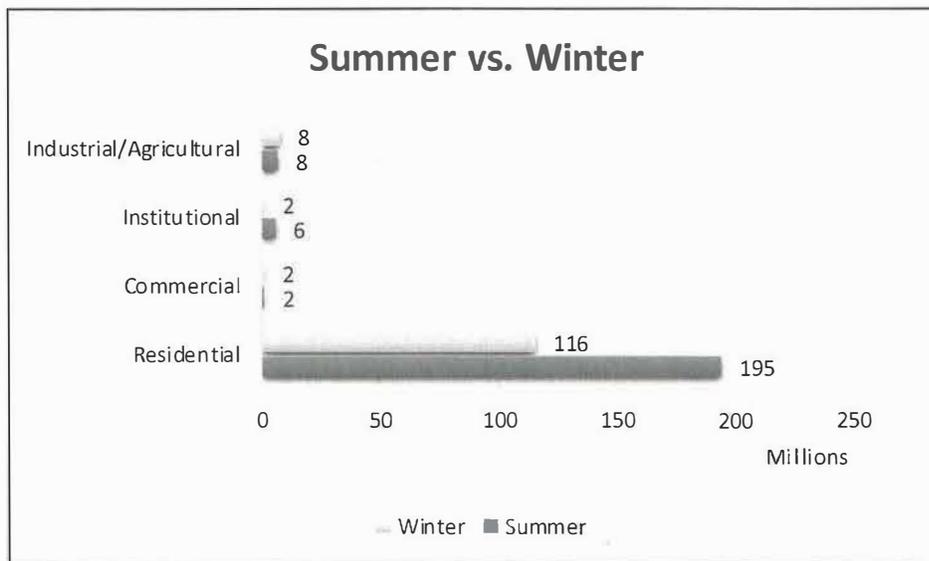
<b>Source Name</b>	<b>Right #</b>	<b>Total Culinary (per acf.)</b>
Well #1 Shop well (ws001)	*35-11723	930.77acf. – 6.5 csf
Well #2 Shop well (ws005)	*35-12604	72.00 acf – municipal right
Well #3 900 S well (ws004)	*35-1613	788.45 acf

**\*All wells are connected to the water rights collectively and can be used at any time with the same rights. All rights are granted as municipal water rights.**



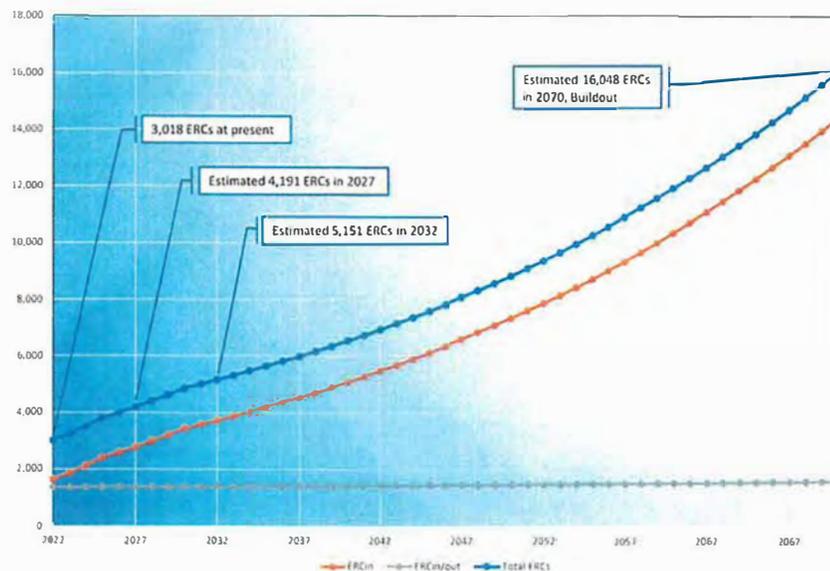
**Use by type graph / 2023 / summer vs. winter water usage.**

	<b>connections</b>	<b>summer</b>	<b>winter</b>	<b>Total gal.</b>		
Residential	2,895	194,645,000	115,798,000	<b>310,443,000</b>		
Commercial	<b>23</b>	1,737,000	1,544,000	<b>3,281,000</b>		
Institutional	<b>20</b>	6,266,000	1,705,000	<b>7,971,000</b>		
Industrial/Agricultural	<b>47</b>	7,529,000	8,305,000	<b>15,834,000</b>		
<b>Total</b>	<b>2,985</b>	<b>210,177,000</b>	<b>127,352,000</b>	<b>337,529,000</b>		



**Projected Water Use**

Current Use 337,529,000  
 40 yr Growth x 6 Includes residential, commercial and institutional.  
 Projected Growth 1,829,979,216



## Secondary Water Use

% of customers with secondary water access

Residential	70%
Commercial	50%
Agricultural/Industrial	100%
Institutional	40%

Secondary Water Companies

Weber Basin Water	(801) 771-1677
Hooper Irrigation	(801) 985-8429
Wilson Irrigation	(801)644-1807 (Vern Holmes)

## C. WATER PROBLEMS, CONSERVATION MEASURES AND GOALS

### Problems & Goals Identified

#### 1. Adequate water rights for future growth

The district is requiring developers to provide water rights for any new development and to provide pressurized secondary water to all new subdivisions greater than two lots.

The district is always looking to purchase water rights from private individuals. As farm ground in the area is developed the district is asking that the ground water point of diversion rights be changed to the district so that these rights may continue to be used.

The Board of Trustees continually review current water rates to encourage water conservation from customers. The district supports the efforts to bring secondary water service to areas of the district that are not currently served. The district requires all new construction projects to pay a water right fee of \$7,842.00. The district in turn purchases more water rights from Weber Basin Water. The district is in continual communication with Weber Basin Water Conservancy District. This communication helps both Districts understand the growth and needed water for future growth.

#### 2. Adequate storage facilities for future growth and pipeline upgrades.

- a. The district built a 2,000,000-storage tank with booster system to help provide pressure to the north end of the district.
- b. The district built a new tank 3,000,000-million-gallon tank to help provide adequate pressure and supply to the south end of the District.

- c. Line sizes are increased throughout the district as needed and as outlined in the district's capital facilities plan. The district has upgraded over 10,000 feet of pipe since 2019.

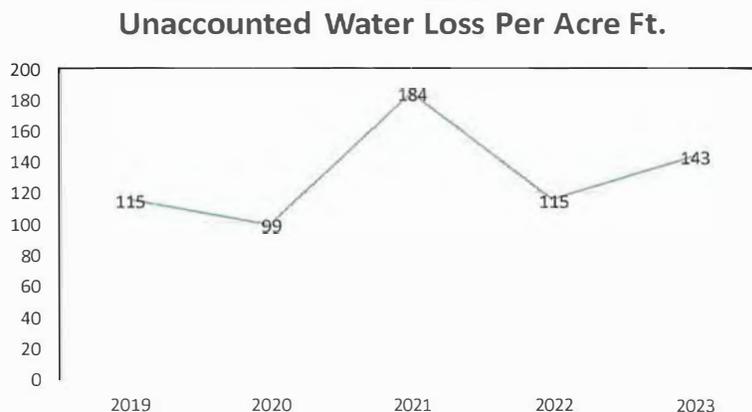
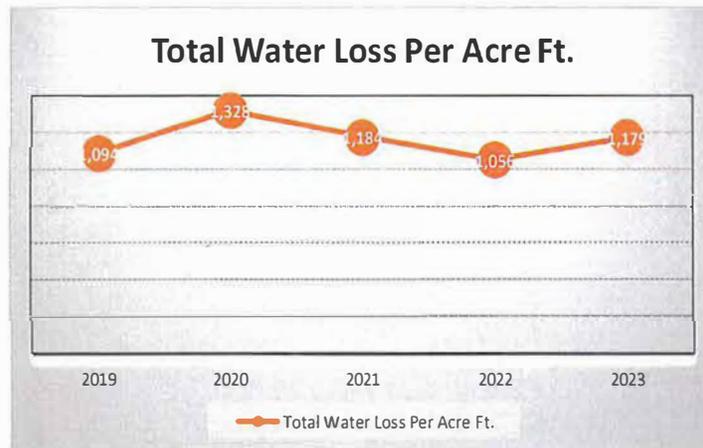
### Water Conservation Goals

1. Stay on track of our water usage by reducing water consumption by 6 gal per day per person every five years. Examples (Tiered rate structure, conservation brochures mailed with bills, continually upgrading water metering technology).
2. Keep the public informed of the slow the flow program and website by posting a link on our website as well as posting information with our billing invoices.

### Water Loss History

Year	unaccounted water	Total
2019	115 acre ft.	1,094 acre ft.
2020	99 acre ft.	1,328 acre ft.
2021	184 acre ft.	1,184 acre ft.
2022	115 acre ft.	1,056 acre ft.
2023	143 acre ft.	1,179 acre ft.

Because of the high iron and manganese in the well sources, the district flushes sometimes twice a year. It is calculated that the district flushes approximately 20–30-acre ft per year. This water is under the unaccounted water category. The district is looking at installing filters or a filter truck thus conserving approximately 20–30-acre ft. per year.



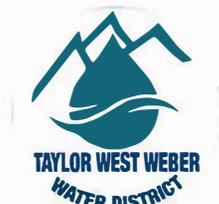
## D. CURRENT CONSERVATION PRACTICES

Water Conservation by customers of the district

- a. District encourages customers to find alternative water sources for secondary purposes.
- b. Plans for new subdivisions are reviewed and approved by the District and must include secondary water for outside use.
- c. Water rate structure is built to encourage conservation by customer by charging them more for excessive use.

The Board of Trustees and all employees encourage customers to conserve water and is supportive in efforts to bring secondary water to those areas of the District that do not already have secondary water. The District supports Hooper City, West Haven City, Marriott-Slaterville City, and Weber County with the conservation standards and ordinances they have implemented for best practices in water conservation.

In the last few years, we have experienced high drought conditions. The District sent out letters and implemented a zero tolerance on watering between 10 a.m. and 6 p.m. The District also restricts outdoor watering to only twice a week. Penalties and fines were implemented to help reduce unnecessary water usage. (See attached letter)



June 25, 2021

**2815 WEST 3300 SOUTH  
WEST HAVEN, UTAH 84401  
801-731-1668**

Customers,

We live in a very diverse area mixed with residential and agricultural ground and as residential areas increase, so does the demand for household (culinary) water. As we look at the lakes and reservoirs, we can see the lack of water and are experiencing an extreme drought. The District's sources of water come from purchasing water from Weber Basin Water Conservancy District and also pumping from wells located in the District which are tapped into underground aquifers. We are watching our well sensor equipment daily and the data is showing a significant decrease in aquifer levels. It is very concerning that the underground aquifers are dropping just like the lakes and reservoirs.

Taylor West Weber Water is required by the State to be able to provide culinary water only until buildout, so we are asking all customers to please conserve water, especially outdoor use. If everyone does their part, we can help keep these aquifers full and not have to resort to severely restricting or possibly not allowing any outdoor use. As of now, all customers who use Taylor West Weber Water as their source of outdoor water, please limit watering grass and landscaping to twice a week and as always, **do not** water between 10 a.m. to 6 p.m. We will be handing out door hangers as a warning for customers who are non-compliant with these restrictions and possibly imposing fines and for repeat offenders, pressure may be restricted. If you are a customer of Hooper Irrigation or Weber

Basin Water, please use these providers as your only source for outdoor watering and the **do not** water between 10 a.m. to 6 p.m. is in effect for them also. Remember that cross connections are illegal. A cross connection is a physical connection between two separate water sources like having a swing valve to change from using secondary water to using culinary water for times when the secondary source is unavailable. Cross connections are a health risk for not only you and your family, but for all of our customers. Any violation of a cross connection will be penalized. (Resolution #09-15)

Management, along with the Board of Directors, are working on ways to keep conservation efforts in mind. A new rate structure may be implemented in the future based on drought or aquifer conditions. There are several other ideas that have been discussed that may need to be implemented as well. It is our hope that things change and our sources of water are refurbished. Please be mindful when you are turning on a tap, setting the sprinkler timer and landscaping your yards. Limit indoor use as well and think of ways you can conserve. If we all work together in water conservation efforts, we can save the valuable and life sustaining water resources we have.

Thank you for your efforts,

Bren Edwards  
Chairman

Ryan Rogers  
District Manager

A SCADA system was installed to monitor well and tank levels daily. Wells are alternated at times to recharge aquifers and to help storage and recovery of such wells.

All customers have new radio read meters that are read monthly, and we have a current replacement program to replace meters every ten years. We are in the middle of a meter register update program and all newly installed meter registers are equipped with leak detection. At the end of each reading cycle a leak report is generated. Our office/field staff contacts residents to notify the customer of high consumption, or possible leaks within the residential property.

The district is procuring an automated metering systems. This will give customers the ability to see water usage from an app on their phone. It will also give customers alerts when a leak is occurring at their home or property. These efforts will greatly increase water loss at customers' homes and property.

Notice is given to each customer on each month's bill from May to October to remind them not to water between the hours of 10 a.m. to 6 p.m.

Customers who show excessive monthly use are notified so problems with water within the home can be resolved quickly.

**E. ENFORCEMENT OF CONSERVATION POLICY**

The Board of Directors adopted Resolution 14-10 on October 20, 2014, giving enforcement power to District Manager to be able to police water usage and set fines for customers not following the policy.

**F. CURRENT WATER RATES:**

2024 Water Rate			
Residential Base Rate	0 - 5,000	= \$ 36.20	16.35%
<b>Tier 1 - Normal**</b>	<b>Regular Rate</b>		<b>Secondary Rate***</b>
	6,000 - 10,000	= \$ 1.15 /1,000 gal	6,000 - 10,000 = \$ 1.15
	11,000 - 30,000	= \$ 1.75 /1,000 gal	11,000 - 13,000 = \$ 1.75
	31,000 - 100,000	= \$ 2.25 /1,000 gal	14,000 - 30,000 = \$ 2.55
	101,000 & above	= \$ 2.60 /1,000 gal	31,000 - 100,000 = \$ 3.30
			101,000 & above = \$ 3.80
<b>Tier 2 - Severe** - 50% increase</b>			
	6,000 - 10,000	= \$ 1.75 /1,000 gal	6,000 - 10,000 = \$ 1.75
	11,000 - 30,000	= \$ 2.65 /1,000 gal	11,000 - 13,000 = \$ 2.65
	31,000 - 100,000	= \$ 3.40 /1,000 gal	14,000 - 30,000 = \$ 3.85
	101,000 & above	= \$ 3.90 /1,000 gal	31,000 - 100,000 = \$ 4.95
			101,000 & above = \$ 5.70
<b>Tier 3 - Extreme** - 75% increase</b>			
	6,000 - 10,000	= \$ 2.00 /1,000 gal	6,000 - 10,000 = \$ 2.00
	11,000 - 30,000	= \$ 3.05 /1,000 gal	11,000 - 13,000 = \$ 3.05
	31,000 - 100,000	= \$ 3.95 /1,000 gal	14,000 - 30,000 = \$ 4.45
	101,000 & above	= \$ 4.55 /1,000 gal	31,000 - 100,000 = \$ 5.80
			101,000 & above = \$ 6.65
<b>Tier 4 - Exceptional** - 100% increase</b>			
	6,000 - 10,000	= \$ 2.30 /1,000 gal	6,000 - 10,000 = \$ 2.30
	11,000 - 30,000	= \$ 3.50 /1,000 gal	11,000 - 13,000 = \$ 3.50
	31,000 - 100,000	= \$ 4.50 /1,000 gal	14,000 - 30,000 = \$ 5.10
	101,000 & above	= \$ 5.20 /1,000 gal	31,000 - 100,000 = \$ 6.60
			101,000 & above = \$ 7.60
**Classifications determined from Utah Division of Natural Resources/Water Resources ( <a href="https://water.utah.gov/water/drought/">https://water.utah.gov/water/drought/</a> )			
***Secondary water rate may be charged for any home that was built after 2008 and have a pressurized secondary water system available.			

Other Base Rate by Meter Size			
Meter Size	Multiplier	Base Rate	Usage
5/8 x 3/4	1.00	\$ 36.20	(Use the same gallon usage rates as above)
1	1.78	\$ 36.20	"
1 1/2	4.00	\$ 144.80	"
2	7.11	\$ 257.42	"
3	16.00	\$ 579.20	"
4	28.44	\$ 1,029.69	"
6	64.00	\$ 2,316.80	"
8	113.78	\$ 4,118.75	"

This information is from the district's current water rate it will increase by 16.35% on January 1, 2025. Each year after it will increase by 3.5% unless the consumer price index (CPI) is higher than it will increase by what the CPI is as of December 1<sup>st</sup>. The water rates are adjusted on an annual basis to keep revenue rates at a steady pace and to allow for upgrades in the system replacing older pipelines that may leak more frequently.

**G. DROUGHT RATE IMPLIMENTATION**

Effective 10-18-2021 the district implemented a drought rate. This drought rate is set by the Utah State Drought Map at <https://water.utah.gov/drought/>The District can implement drought rates when the map shows that the State is in drought conditions. These rates were implemented in the summer of 2022.

**H. IMPLEMENTING AND UPDATE THE WATER CONSERVATION PLAN**

Ryan Rogers, Manager of the District has been assigned the responsibility of implementing and monitoring the Water Conservation Plan.

The Board of Trustees will review this plan on an annual basis and update it as necessary.

**CERTIFICATION OF ADOPTION**

Taylor West Weber Water Improvement District hereby certify that the Board of Trustees has updated and adopted the attached Water Management and Conservation Plan on 4/15/2024.



Bren Edwards-Chairman



Ryan Rogers- Manager

## Edit Notice

This notice is **ACTIVE**.

### General Information

Government Type:

Special Service District

Entity:

Taylor West Weber Water Improvement District

Public Body:

Taylor West Weber Water Improvement District Board

### Notice Information

This is an Emergency Notice

Notice Title:

Agenda

Notice Subject:

Water and Irrigation

Notice Subject 2:

Please Select Subject

Notice Type(s):

- Notice
- Meeting
- Hearing
- Bond

Event Start Date & Time:

04/15/2024 04:30 PM

The date of the public meeting being announced or the beginning of a set period for public comment, such as comment associated with a hearing.

Event End Date & Time:

04/15/2024 06:30 PM

This is the estimated end time of a public meeting or the specific end date and time for the comment period.

Event Deadline Date & Time:

mm/dd/yyyy --:-- --

This is a deadline date that may be associated with the event notice.

Only letters, numbers, spaces and allowed characters ( , . @ : # [ ] - \_ ' ) are permitted.

Description/Agenda:

1. Opening ceremonies
2. Review & approve March's minutes and financial statements
3. Public comments
4. Valentine secondary water connection
5. Water conservation plan
6. Core & Main presentation for the AMI system
7. Manager and Board members comments

Agendas must be posted into this field and not solely added as an attachment.

Notice of Special Accommodations (ADA):

**NOTICE OF SPECIAL ACCOMMODATION DURING PUBLIC MEETINGS**

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Shelley Hadley at 801-731-1668.

In compliance with the American Disabilities Act, please note available accommodations or contact information for individuals needing special assistance during the meetings of this Body.

Notice of Electronic or Telephone Participation:

NA

Electronic or Telephonic Participation: Pursuant to UCA 52-4-207, please note whether or not electronic or telephonic participation is available for the meetings of this Body.

Email copy of notice to:

person1@example.com,person2@example.com

Multiple email addresses can be added by adding a comma between each email address. No spaces. Ex: email@email.com,anotheremail@email.com)

**Other Information:**

Please add any other information you would like to include

**Meeting Information**

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**Street Address:**

2815 W 3300 S

**Street Address, Line 2:**

P.O. Box 123

**City:**

West Haven

**ZIP Code:**

84401

**Audio File**

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**Audio File Location:**

<https://www.example.com/audioFile.m4a>

This field provides a way to link your notice to audio files that are not hosted in the Public Notice Website.

**Attachments**

Attachment Requirements

**Audio file attachments:** .MP3, .MP4, .M4A, .WAV, FTR Gold (200MB max)

**Other file attachments:** .PDF - Portable Document Format | .DOC - Word Document | .DOCX - 2007/2010 Word Document | .WPD - Word Perfect Document | .RTF - Rich Text Format | .XLS - Excel Spreadsheet | .XLSX - Excel Spreadsheet | .ZIP - Compressed file | .DOCM - Open XML Formatted file

**TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT  
2815 WEST 3300 SOUTH  
WEST HAVEN, UTAH 84401**

**Board of Trustees meeting – Monday, April 15<sup>th</sup>, 2024 – 4:30 p.m.**

**AGENDA**

1. Opening ceremonies
2. Review & approve March's minutes and financial statements
3. Public comments
4. Valentine secondary water connection
5. Water conservation plan
6. Core & Main presentation for the AMI system
7. Manager and Board members comments

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for this meeting should call Taylor West Weber Water Improvement District at 801-731-1668 at least 24 hours prior to the meeting.

MINUTES  
OF  
BOARD OF TRUSTEES  
TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT  
April 15, 2024

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Meeting was held at Office Building, 2815 West 3300 South at 4:30 p.m.

Present: Bren Edwards - Chairman  
Blair Hancock – Vice Chairman/Financial Chairman  
Nathan Davis – Trustee  
Andrew Favero – Trustee  
Ron Gibson – Trustee - Absent  
Ryan Rogers – Manager/Treasurer  
Clay Penman – Maintenance Manager  
Shelley P. Hadley – Sec./Clerk  
Liam Keogh – Attorney  
Cort Valentine  
Jeff Fishel, Roger Rodriguez & Austin Johnson – Core & Main

Opening ceremonies were performed. Nate offered the prayer and Liam led the pledge of allegiance.

Minutes of March 18, 2024, and the financial statements were reviewed and there were no additions or corrections. Andrew made the motion to accept and approve them. Blair seconded the motion. Voting was unanimous.

Bren told the board about a discussion he had with a customer complaint about how he was receiving his bill in the mail before it showed up on invoicecloud. Bren and Shelley explained why that was happening, but he still wasn't satisfied so Bren invited him to the meeting, which he didn't come to.

Cort Valentine was present to explain his secondary water issue for his two-lot subdivision at approximately 700 North 3600 West in West Weber. He said when he went over to Hooper Irrigation for his connection, they wanted him to give them three full shares along with the connection fee which he has issues with since they can't service him. He contacted Brad Blanch about using water from Terakee and Brad provided him with a will serve letter stating that Terakee would provide secondary water for his two-lot subdivision. Cort said he would allow the District to inspect his secondary water connection before occupancy. Ryan recommended the board allow Terakee to be his secondary water provider. Blair made the motion to approve Terakee to provide secondary water for his two-lot subdivision called Luxury at the Legends. Andrew seconded the motion. Blair, Bren, and Andrew voted yea, and Nate voted nay.

Ryan updated and presented the District's water conservation plan which needs to be updated every five years. Andrew made the motion to approve the plan. Nate seconded the motion. Voting was unanimous.

Jeff from Core & Main presented the AMI system again. The quote for the system is \$91,172.09. Andrew made the motion to approve the quote based on the presentation. Nate seconded the motion. Voting was unanimous.

Ryan said he talked with Don Barnett about John DeGiorgio's water rights. He recommended some changes to the contract, and they were made before John signed the contract. Don is going to get started on the permit.

Ryan and Challis finished the cross-connection training and a new resolution that will have more information to protect the district will be drawn up for the next meeting.

Andrew made the motion to adjourn. Blair seconded the motion. Voting was unanimous. The meeting was adjourned at 6:25 p.m.

TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT



Bren Edwards – Chairman

Approved 5-20-2024

Attest:   
Shelley Hadley – Clerk