

West Bountiful City



Water Conservation Plan January 2023

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1.0 Introduction

West Bountiful City has experienced moderate growth over the past decade. While growth generates a larger demand for water service, it also provides funding opportunities to construct additional water system infrastructure. The lulls between the spurts provide the city adequate opportunity to evaluate current and future water needs. This water conservation plan is intended to comply with the requirements in Section 73-10-32 Utah Code Annotated.

2.0 City Water System

2.1 City Introduction

West Bountiful City is located in Davis County, Utah and occupies 3.3 square miles. West Bountiful has placed a high value upon maintaining the rural community setting. The principal means to maintain the rural atmosphere is through low density zoning.

The population of West Bountiful City has experienced growth in spurts over the past few decades. These intermittent development spurts have allowed city infrastructure to keep pace with growth. Zoning restrictions and a shortage of available land are key factors currently influencing development.

West Bountiful City’s 2022 population is approximately 6010. The table below shows the historical data, as well as the projected population values. Population projections include properties to be annexed in the future.

Year	Population	Year	Population
1950	682	2005	4889
1960	945	2010	5265
1970	1246	2015	5511
1980	3556	2020	5917
1990	4480	2025	6600
2000	4484	2030 (build-out)	7443

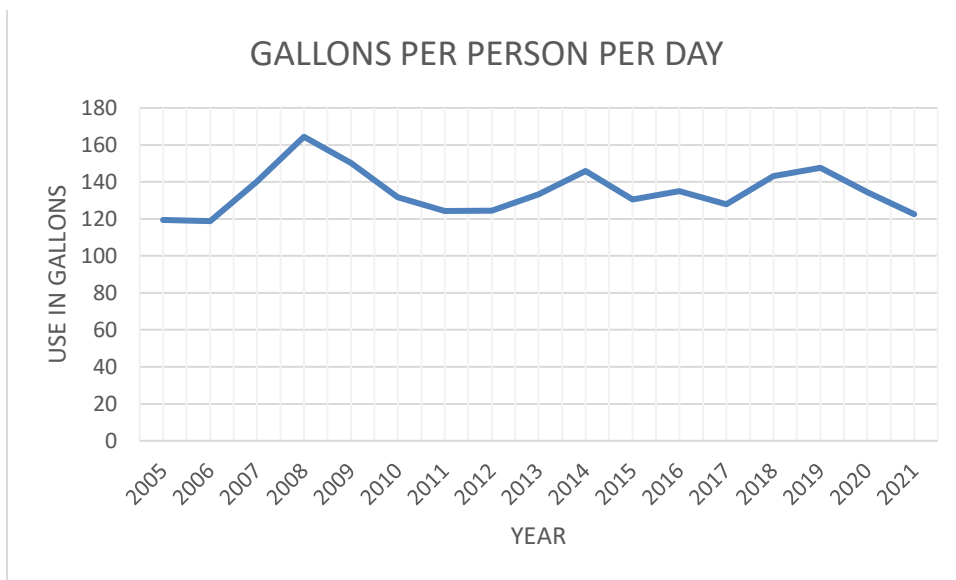
The majority of the developed residential area in the city is single-family dwellings. West Bountiful citizens, like most others in the region, plant and maintain large areas of grass and other plants that require large amounts of water to grow. The average residential lot size in the city is 18,500 square feet and contains 4459 square feet of hard surface. Many fields, both large and small, are also located throughout the city. Some of these fields are used by farmers for crops, while others are maintained as pasture for horses or livestock.

2.2 Water Consumption and Use History

In 2021, West Bountiful City had an average daily water consumption of 123 gallons per capita per day (GPCD). This number includes combined residential, commercial, and industrial uses. Residential users consumed an average of 77 GPCD which includes lawn irrigation by homeowners without access to secondary water. The average domestic water use is estimated at 58 to 63 gpcd.

For comparison, the average domestic water use in 2021 has decreased from year 2015 by 8 gpcd. In 2015, West Bountiful City had an average daily water consumption of 131 GPCD. This number includes combined residential, commercial, and industrial uses. Residential users consumed an average of 82 GPCD which includes lawn irrigation by homeowners without access to secondary water. The average domestic water use is estimated at 63 to 68 GPCD.

The following table provides a graph of the GPCD use for the city from year 2005 to year 2021.



The current trend in northern Utah of converting large tracts of undeveloped land into residential or commercial developments will undoubtedly continue. Greater overall water consumption per acre of land may result as fields are converted into houses, lawns, and other landscaping.

The table below shows the average monthly water usage in acre-feet for the City from 2016 to 2021.

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
64.98	55.61	54.78	60.92	75.45	102.0	103.0	104.5	84.29	71.58	59.05	55.16

For comparison, the table below shows the average monthly water usage in acre-feet for the City from 2010 to 2015. The average monthly use has typically increased from 2015 to 2021 as expected with population increase.

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
62.07	55.06	59.97	58.58	67.25	85.52	100.4	96.6	83.9	64.74	48.99	60.54

The table below shows the number of Municipal & Industrial (M&I) connections in the City as of the end of year 2021.

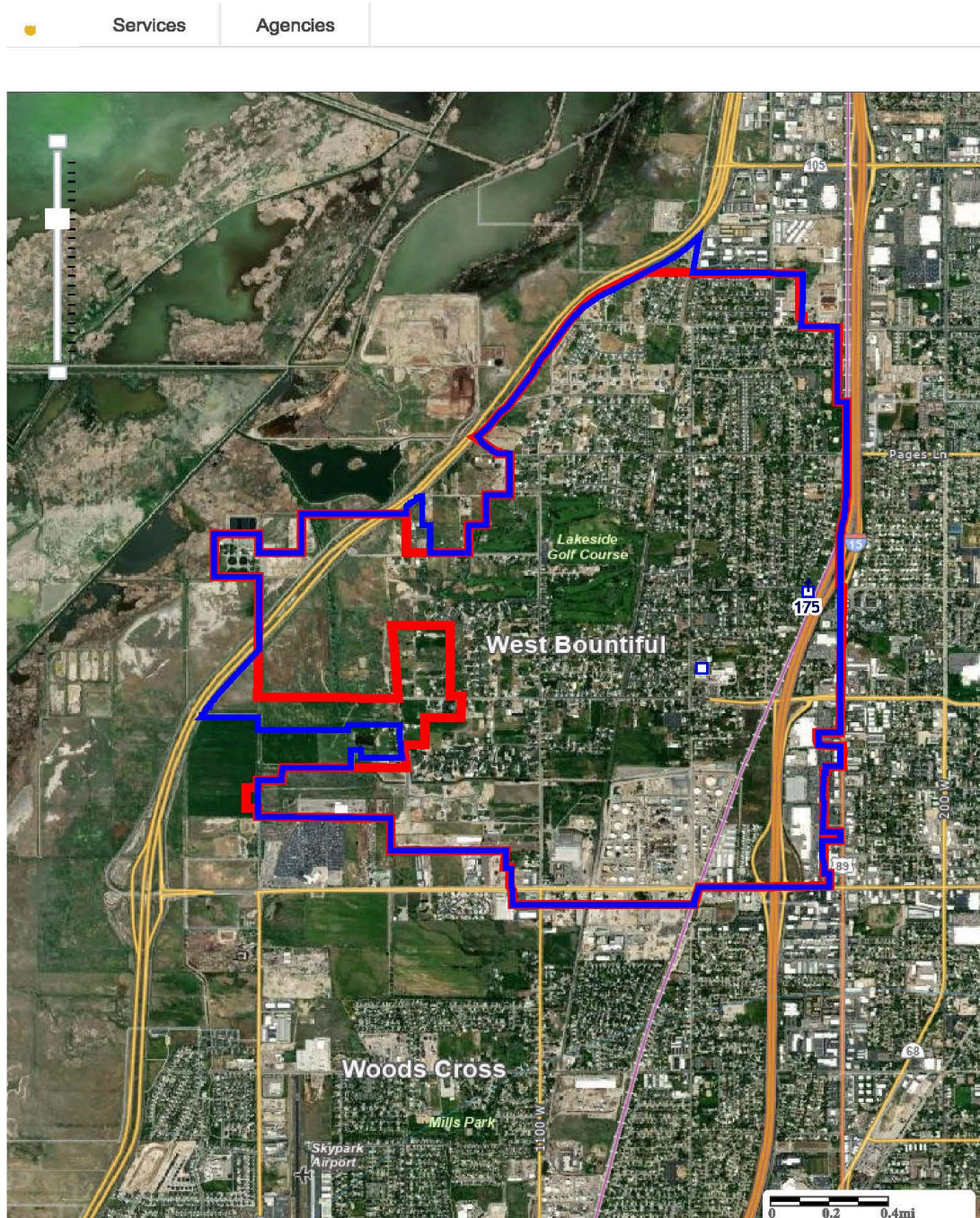
Number of M&I connections categorized by type				
Residential/Domestic	Commercial	Institutional	Industrial	Unmetered
1836	93	5	5	0

The table below shows year 2021 potable and non-potable water deliveries per capita (GPCD) by total use in sectors.

2021 water use in GPCD				
	Indoor (winter Use)	Potable (Outdoor Use)	Non-Potable (Secondary)	Total
Residential	62.00	16.00	NA	78.00
Commercial	19.00	7.00	NA	26.00
Institutional	3.00	1.00	NA	4.00
Industrial	6.00	0.00	NA	6.00

2.3 West Bountiful Water System Service Area

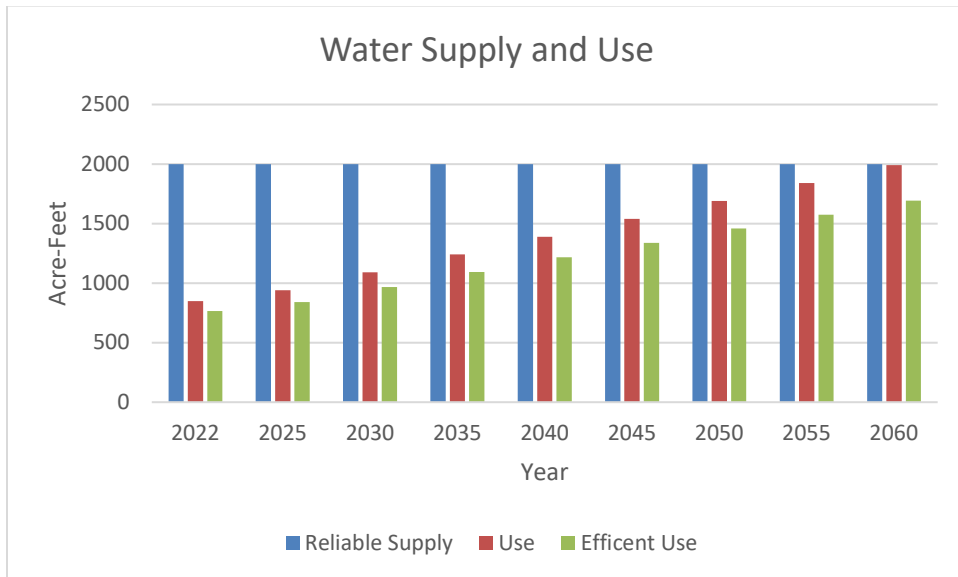
The blue line on the map below represents the current service area of the West Bountiful Culinary Public Water System. The red line represents West Bountiful city boundaries.



2.4 The Water Supply

West Bountiful City purchases more than half of its culinary water from Weber Basin Water Conservancy District (Weber Basin). The city has a must purchase contract with Weber Basin for 750 acre-feet of water. The balance of the city’s water demand has been historically supplied from the city’s Stone Creek well. The city has now completed the construction of a new well located on 400 North at 750 W. The new 400 North well has the capability to provide water supply to keep up with future demand

The table below shows reliable water supply through 2060, also current water use projections and efficient use.



The table below shows the current water supply for the city as of the end of year 2021.

Current Water Supply in Acre-Feet				
Wells	Springs	Surface	Purchased	Future Exchange
1000	0	0	750	250

The city has adequate water rights to meet their current and near-term growth needs. The city currently has 1000-acre-feet of approved water rights in addition to the 750-acre-foot annual contract with Weber Basin. As land within the city develops, property owners are required to sign over any water rights currently owned if the parcel of land is to be developed. This should provide adequate water rights to meet future growth.

2.5 Inventory of Water Resources

2.5.1 Irrigation Water

Most of West Bountiful City receives secondary water service from Weber Basin. This service has typically been relatively inexpensive and readily available. As a result, the majority of the city receives secondary water service. Also, all new residential development in recent years has been required to provide secondary water. The following subdivisions were built without secondary water twenty plus years ago:

1. Golden West Subdivision – 57 lots
2. Charnell Subdivision – 94 lots
3. Countryside North – 14 lots.

2.5.2 Culinary Water

As indicated by the current water rights listings on the table below, West Bountiful City currently has 3.6599 cubic feet per second of water available through existing water rights owned by the city. The yearly acre-foot total that may be withdrawn is 999.75 acre-feet.

Water Right No.	Flow (CFS)	Water Right No.	Flow (CFS)
31-1336	0.015	31-1518	0.089
31-4413	0.72	31-5085	0.1659
31-1569	0.111	31-5086	0.028
31-1570	0.089	31-5087	0.083
31-1578	0.089	31-5088	0.037
31-1793	0.134	31-5089	0.011
31-4284	2.0	31-5090	0.084

In 2014, West Bountiful City and Bountiful City entered into an agreement whereby West Bountiful City may purchase water from Bountiful City. The Bountiful connection provides source redundancy as well as providing additional water supply in case of shortage conditions. The primary intent of this arrangement is for West Bountiful City to purchase water during the off-peak time of year. The agreement also includes provisions whereby water could be available during the higher demand time of year at a higher billing rate. Purchase of water from Bountiful City has been minimal, only occurring in four years since 2014. Purchase of water from Bountiful City has been as follows, 5% in 2014, 0.65% in 2016, 0.16% in 2017 and 3.86% in 2019.

2.6 Water Budget

The following table provides information regarding the amount of water delivered into the system for the years 2010 thru 2021.

Year	INFLOW (ac-ft)			Water Sales		
	Well	WBWCD	Bountiful	Total ac-ft	% Loss	
2010	240.4	581.1		821.5	636	22.6%
2011	55.1	721.2		776.3	615	20.8%
2012	125.9	747.5		873.4	674	22.9%
2013	99.5	714.5		814	623	23.6%
2014	199.4	667.3	48.6	915.3	777	15.2%
2015	260.6	594.5		855.1	820	4.2%
2016	167.7	733.7	5.9	907.4	814	7.4%
2017	160.6	725.9	1.4	887.8	857	3.5%
2018	152.1	748.3	0	900.3	878	2.6%
2019	155.5	759.2	36.8	951.5	890	6.5%
2020	287.6	587.6	0	875.1	774	11.6%
2021	175.1	649.7	0	824.8	746	9.6%

Average losses from the system are 12.3% of the total inflow versus the water use recorded by water meters. The amount of water loss includes any unmetered activities such as leaks, new well testing, flushing of water lines, and fire hydrant tests. All of the water meters in the city were replaced in 2009, so the meters are believed to be new enough to provide accurate readings.

2.7 Leak Detection

Current meter data is compared with known history of use to determine if leaks may exist. If meter reads are found to be an abnormally higher volume than historic use, the user is contacted, and a follow up site visit is performed to determine the cause of the abnormal high usage of water. Leak detection is performed on the service lateral to the structure by shutting off the feed at the structure and then checking the meter. If the meter is showing water use, then a leak is most likely present in the lateral. All leaks are repaired as per adopted city standards.

3.0 Water Conservation Measures and Programs

3.1 Water Shortage Management

The city's official water shortage management plan is found in the Source Protection Plan for the Stone Creek Well. Also, the city is near completing a new well that will be capable of providing additional source capacity to the system. There have been at least four occasions in the city's history where water restrictions have been required. The first one in the late 1970's during a drought situation and then in June of 1983 after the flooding in Davis County resulted in damage to the main Weber Basin aqueduct. Water Restrictions due to drought conditions, were put in place in 2021 and 2022.

Typical restrictions enacted during these shortages included limits on outside watering, which is enforced by the city and Weber Basin. Citations were issued to any business or individual who violated the watering restrictions. These actions allowed the city and Weber Basin to continue to supply sufficient potable water to all parties during the water shortages. Indoor water conservation is encouraged and tracked through meter reads.

3.2 Water Education Program

During the past decade, the State of Utah, the City, Weber Basin and others have been highly active in educating the public concerning the need to practice good water management principals. These public outreach efforts, together with other portions of the country experiencing severe drought, have been highly successful educating the public regarding the importance of water conservation.

The city has no official water education program at this time but actively promotes Weber Basin's education program. City officials have long been aware of the importance of maximizing available water sources and have strongly supported the use of secondary water for residential and commercial uses. New developments within the city are required to install a secondary water system for irrigation of lawns and landscaping.

The city will continue to promote water conservation principals by promoting Weber Basin's water conservation educational programs through the newsletter, city website, and interaction with the public.

3.3 Outside Water Use

Despite widespread availability of secondary water for outdoor watering in the city, potable water consumption in the summer months increases by as much as 100%. This percentage was determined by comparing the average monthly consumption in summer to the average monthly consumption in winter. The increase is due, in part, to ten percent of residents not having access to secondary water and an increased use by commercial nurseries.

Existing water conservation restrictions for outside water use consist of not watering between the hours of 10 am and 6 pm. While this practice results in more efficient irrigating, the

practice frequently results in water being inadvertently left on overnight and excess losses from undetected water breaks. Other practices such as automobile washing on impermeable surfaces, using water to clean driveways, patios, sidewalks, and the curb and gutter in front of houses are all uses that waste water and are discouraged. In the event of a drought year, the outdoor watering schedule will change to restricting days and the length of watering times. Other conservation measures that may be implemented in times of emergency or severe water shortages include restricting water supply to non-essential facilities.

3.4 Household Water Use

Inside water use for residents of the city is also a potentially wasteful source. There is currently a water conservation mandate for indoor water conservation in the city due to drought conditions. A tiered water rate structure has been adopted and will continue to provide incentives to reduce wasteful domestic water use.

Bathrooms can account for as much as two-thirds of the water use in the average home. Many of the houses within the city were constructed prior to the invention of low flow water use toilets and showerheads. Current building codes require all new construction to install such fixtures, but older fixtures in older homes are not typically replaced for water conservation measures alone. Besides replacing fixtures, simple water saving measures can provide substantial water savings in any home.

Some simple water saving measures include adding a plastic container full of sand to a toilet tank to "create" a low volume flush toilet, installing low flow showerheads, turning off the water while shaving or brushing teeth, do only full loads of laundry (or adjusting the water level in the washer), keeping cold drinking water in a pitcher. Shorter showers or turning the water off to lather up then back on to rinse, could save thousands of gallons of water citywide. These minor alterations in water consumption can result in huge conservation rewards.

Typically, residents are happy to implement some water conservation techniques in their homes immediately. The primary reasons that people do not conserve water are a result of habits developed over a lifetime and lack of education. When residents have a clear understanding of the water shortages the Wasatch Front will face in the coming years, they are more likely to implement conservation measures as long as these measures are simple, easily understood, and clearly beneficial.

3.5 Water Pricing - Current Rate

The city revised its water rates and water rate structure in 2010, 2014, and again in June of 2021. The implementation of a capital improvement program which included a water bond was the driving force for the change. The current rates include a tiered structure with an increasing unit cost for large water consumers which provides a financial incentive to conserve water.

The table below lists the current water rates.

Type of Connection	Base Rate (Monthly)	Additional Water Use
Residential (3/4" – Initial 8000 gal)	\$50.00	\$0.69 8-12,000
Residential (3/4"outside City –Initial 8000 gal)	\$69.00	\$0.80 13-30,000 \$1.27 31,000 plus
Commercial, 3/4" service connection	\$63.00	\$0.91 12,000-48,000 \$1.68 48,000 plus
Commercial, 1" service connection	\$88.20	
Commercial, 1.5" W service connection	\$113.40	
Commercial, 2" service connection	\$182.70	
Commercial, 3" service connection	\$693.00	
Commercial, 4" service connection	\$882.00	
Commercial, 5" service connection	\$1,102.50	
Commercial, 6" service connection	\$1,323.00	

4.0 Problems and Opportunities

The purpose of this plan is to encourage water conservation within West Bountiful City in the immediate future as well as long-term. The primary users within the city can be categorized as: 1) public - city owned property and buildings, 2) residents -- individual homeowners who use city water, and 3) commercial -- businesses and industrial applications.

The majority of connections on the existing system are for residential use. There are currently 1,836 residential connections inside the city and 6 residential connections outside the city limits. There are 93 commercial, 5 institutional, and 5 industrial connections.

4.1 Problems Identified

The greatest problem at the present time is the potential for water leaks resulting in unregulated water loss. Approximately 15% of the city's water infrastructure is fifty-year-old cast iron pipe. It has now deteriorated resulting in frequent leaks, as well as water line replacement projects use large volumes of water to flush and disinfect new pipelines. The second largest problem is partially related to the first. The city has many dead-end lines that are frequently flushed for water quality purposes. The reduced water quality is due to the dead-end lines and the aged cast iron pipe.

The current population of the city is expected to grow steadily over the next fifteen years.

It is important that the City be prepared to furnish adequate water for the new connections to the system. Development of new water sources is extremely expensive. Another issue tied to the expanding population is the required capital to upsize and enlarge the existing physical structures for the water distribution system. This problem is being partially addressed while replacing aged cast iron pipes and completing a new well and source.

The current water demand for the city is approximately 850 acre-feet per year. The anticipated population for the year 2030 is 7443. The anticipated residential and commercial growth is estimated to translate in an increase of 240 acre-feet per year water demand or approximately twenty-eight percent of the total current water usage.

By conserving the existing water and putting it to better use, it will be possible to provide more people with the water necessary for their needs without requiring new sources to supply additional water. The city has recently completed a new well that will be capable of providing the needed 240 acre-feet of water per year to meet the water supply of the future demand. Additional wells are the best means to provide water for the city; remaining 60% to 70% dependent upon another entity for water is a tenuous position.

New culinary water sources may be necessary for the long-term success of the city and the culinary water system, but these new sources are progressively more expensive and more difficult to develop. It is vital that all existing water sources be used in the most beneficial ways possible. As the demand for water increases beyond the existing supply, new sources must be developed. A typical well is expensive to develop, without any guarantee of the quality or quantity of the water it will deliver.

The following are the primary problems the City currently experiences regarding conservation of culinary and irrigation water:

- a. Residents may not understand the need to practice water conservation techniques. It is unrealistic for the city to expect the residents and businesses to be willing to conserve water without adequate education. Without understanding why water should be conserved, residents are unlikely to put effort into more efficient use of water.
- b. There may not be a sufficient economic incentive to conserve water. The typical residential home uses around 8,000 gallons per month which is also the minimum billing volume. The revenue needed to operate the water system is directly tied to the price for water. However, too much conservation could result in higher water rates when the water utility no longer collects enough money to sustain itself.
- c. Very little practical landscaping has been completed with low water using plants prior to the adoption of water conservation landscaping requirements.
- d. City water lines and other physical appurtenances are subject to leaking and failure. The city is systematically replacing aged and failing infrastructure. Leaks in underground infrastructure are difficult to detect often resulting in significant water loss before they are discovered.

- e. It is difficult to enforce outside watering conservation. Water use recommended hours are during off hours for employees and inspectors and make it difficult to provide inspection. Many people are unaware of the amount of water required to maintain a healthy grass lawn. Most people mistakenly believe that more water and more fertilizer are always better. Some lawn watering occurs during the hottest hours of the day despite the restrictions imposed on those hours.
- f. Water conservation can be counterproductive to water rights and water right applications.

4.2 Opportunities Identified

The opportunity exists for additional water conserving measures in West Bountiful City. Several ways to increase conservation may include more aggressive education and financial incentives and teaching the basics of water-wise use. The single largest opportunity is to reduce the unmetered water uses and losses.

5.0 Water Efficiency Goals (BMP's)

The previously discussed problems and opportunities help shape the following goals:

5.1. Maintain a financially healthy water system.

Water pricing should generate sufficient revenue to purchase water, pay for newly developed sources (over the life of the source), and provide enough money to maintain and repair the existing system while creating a financial incentive to conserve water. The current rate schedule is structured to accomplish this.

The city will continue the monitoring of monthly revenues to ensure adequate revenues are received to maintain a financially healthy water system.

The new goal is to update the culinary water capital facilities plan and be able to make adjustments to water pricing and water improvement projects.

5.2 Encourage water efficient landscapes

Encouraging water efficient landscapes is likely to be one of the hardest ways to achieve quick measurable results. Homeowners and residents along the entire Wasatch Front are prone to large lawn sod areas with little shrubbery and flower beds.

The most effective way of changing this image is to demonstrate that water-conserving landscaping can be both beautiful and efficient.

Adopt a water efficient landscape ordinance and continue to upgrade the ordinance

working towards an increase in required water efficient landscape and uses.

The new goal is to educate the public on the new water efficient landscape ordinance and implement it in new developments and modified landscape projects.

5.3 Maximize the amount of secondary water used for outside watering of lawns and other landscapes in-place of culinary water.

Educational efforts related to methods and design of a turf yard which will minimize water use including soil preparation, irrigation design, and appropriate watering techniques and volumes should increase.

Maximizing the amount of secondary water used for outdoor water use within the city has multiple benefits. These benefits include smaller increases in required volumes of culinary water in future years, reduced cost in developing new sources, and full benefit of the funds paid to Weber Basin for the secondary water system.

The city will continue to require that all new developments provide secondary water where available. Any areas that can be serviced by irrigation water from Weber Basin Water Conservancy District should be required to utilize this opportunity.

5.4 Water Use goal to reduce the GPCD

Reducing unmetered water use and eliminating system losses is likely to generate the largest water savings and results in lowering the per capita water use. The goal in 2015 was to reduce unaccountable water uses to fifteen percent (15%) of the total water use which could represent a ten percent system wide water reduction and a 10% reduction in the daily per capita water use.

The 2022 goal is for the city to reduce water consumption rate by two percent (reduce GPCD use by 2%) every five years by continuing to replace the old parts of the water distribution system to reduce the occurrences of water breaks and water loss from unmetered water use.

5.5 Water Conservation public awareness

Increasing public awareness of the need for water conservation should increase overall water conservation by the public user. The City will continue to receive feedback and answer questions from the public on water conservation education and practices in the community.

The 2022 goal is to include water conservation awareness in the city newsletter, the city website, and social media. Increasing public awareness of the need for water conservation should increase overall water conservation by the public users.

5.6 Education/Training

The city will continue to promote water conservation principals by advertising Weber Basin's water conservation educational programs.

6.0 Evaluation of Past Goals

6.1 Maintain a financially healthy water system.

The current water pricing has generated sufficient revenue to purchase water, pay for newly developed sources (over the life of the source), and provide enough money to maintain and repair the existing water distribution system.

Evaluation – Water rates were adjusted in 2010 together with a water bond to fund the improvement program. Water rates were most recently adjusted in June of 2021 and appear to generate the capital necessary to keep pace with the infrastructure replacement needs. The tiered water rate structure also appears to have had a positive influence on water conservation.

6.2 Encourage water efficient landscapes.

Low water using plants can be incorporated into city properties and rights-of-way, both improving the appearance of the City and reducing water consumption. A list of plants which conserve water and are suitable for the region is available to the public through West Bountiful City, Weber Basin, and Utah State University.

The city recently adopted a water efficient landscape ordinance that provides standards and regulations for water efficient use and water efficient landscaping and irrigation design for new development and for projects that modify more than 50% of existing landscape.

The city will continue to review and update the water efficient landscape ordinance, standards, and regulations.

Evaluation – The city incorporated xeriscape landscape designs into the park strips as part of recent road projects. The city is experiencing projects that are changing to water efficient landscape in the park strips on their frontage and many are planning to use the “flip your Strip” program. The new Water Efficient Landscape Ordinance enables residents in the city or the “Flip your Strip” program offered by Weber Basin, where water users can receive rebates for converting areas of landscape to water efficient landscape.

6.3 Maximize the amount of secondary water used for outside watering of lawns and other landscapes in place of Culinary Water.

The city will continue to require all new developments to provide secondary water where available. Any areas which can be serviced by irrigation water from Weber Basin will be required to utilize this opportunity.

Evaluation – All new developments approved after year 2000 have installed a secondary water system. Also, discussions with Weber Basin have been ongoing to expand secondary water service to areas where it is currently not available.

6.4 Water Use goal to reduce GPCD

The residential water consumption rate in 2004 was 129 GPCD and 107 GPCD in 2009. In 2015, the average residential water use was 79 GPCD including irrigation use by a limited number of residents, which is a 26% reduction in use GPCD from 2009 to 2015.

The current residential water consumption rate for year 2021 data is 77 GPCD. The residential water consumption rate has been reduced 2.53% GPCD since year 2015.

Projects for replacement of the old water distribution system are budgeted for the fiscal year 2022-2023 and the city will continue to perform similar projects on the water system in the future. An extensive capital improvement program has replaced 45% of the water lines since 2008.

Evaluation – The consumption rate is reduced from a decade ago. The current residential water consumption rate is 2.53% less than the 2015 rate. An increase in water rates together with educational efforts and replacement of the old distribution system are attributed to the successful reduction in water consumption rates from their 2004 levels.

6.5 Conservation public awareness

The city has continued to increase public awareness of water conservation through City available media and interactions with the public.

Evaluation – Water conservation knowledge and practices have increased through public awareness efforts. City staff and residents have observed a decrease in irrigation of landscape during off hours of 10:00 AM to 6:00 PM.

6.6 Education/Training

The city continues to promote water conservation principals by advertising Weber Basin and Utah Division of Water Resources' educational programs.

The city will continue to promote Weber Basin's campaign to educate citizens on the appropriate plants to use and proper care for the plants. This will provide the information required for private residents to adapt some of the new plants into their own yards.

Evaluation – City staff has observed an increase in water conservation knowledge when interacting with the public through discussions and questions about new development and new landscaping projects.

7.0 Water Efficiency Contacts

7.1 Water efficiency goal management team contacts

City office phone number (801) 292-4486

Steve Maughan	Public Works Director
Blake Anderson	Public Works Water System Operator
Kris Nilsen	City Engineer
Duane Huffman	City Administrator
Ken Romney	Mayor

8.0 Water Conservation Ordinances and Resolutions

8.1 Water Waste Prohibition

WBMC 13.04.200 Prohibited Acts and Uses, defines and prohibits the waste of water throughout the city.

8.2 Water Restrictions

Resolution #521-22 Water Restrictions, defines and sets in place current water restrictions for indoor and outdoor use for current drought conditions throughout the city.

8.3 Model Landscape Ordinance (for new development and modified landscapes)

WBMC 12.28 Water Efficient Landscape Standards, reduces water waste by establishing guidelines for designing, installing, and maintaining water efficient landscapes and irrigation throughout the city for new development and for projects where the existing landscape will be modified by more than 50%.

9.0 Review and Updates to Code and Construction Standards

9.1 Construction Standards

The city has adopted the latest edition of the American Public Works Association's (APWA) Manual of Standard Specifications and Standard Plans, with all approved supplements as the city's general construction standard. The city has incorporated some standards specific to local conditions that deviate from the APWA standards which it reviews annually and updates into the standards as required.

9.2 Adopted Building Codes

WBMC 13.04 Water Service, this section of code establishes regulations governing the

water system of the city, the manner of making connections to the system, the materials to be used in making such connections, and other regulations as may be necessary for the operation of the water system.

WBMC 13.08 Drinking Water Source Protection, this section of code insures the provision of a safe and sanitary drinking water supply for the city.

WBMC 15 Building and Construction, defines code for all buildings and permitted structures and required improvements, including service from the culinary water system.

WBMC 15.04.010 Technical Codes Adopted, provides the technical codes adopted by reference as ordinances of West Bountiful City. Updates to these technical codes are adopted by ordinance when the State of Utah adopts the same updates to these technical codes.

1. International Building Code. The most recent version of the International Building Code adopted by the State of Utah, together with the most recent version of the International Building Code Standards adopted by the State of Utah, is adopted as the building code of West Bountiful City.
2. Plumbing Code. The most recent version of the International Plumbing Code adopted by the State of Utah, including all installation standards is adopted as the plumbing code of West Bountiful City.
3. International Mechanical Code. The most recent version of the International Mechanical Code adopted by the State of Utah is adopted as the mechanical code of West Bountiful City.
4. National Electrical Code. The most recent version of the National Electrical Code adopted by the State of Utah is adopted as the electrical code of West Bountiful City.
5. International Energy Conservation Code. The most recent version of the International Energy Conservation Code adopted by the State of Utah is adopted as the energy conservation code for West Bountiful City.
6. International Property Maintenance Code. The most recent version of the International Property Maintenance Code, as adopted by the State of Utah, for the Abatement of Dangerous Buildings published by the International Conference of Building Officials is adopted as the abatement of dangerous buildings code of West Bountiful City.
7. International Fire Code. The most recent version of the International Fire Code adopted by the State of Utah, including Appendixes and Standards thereof, adopted by the State of Utah is adopted as the fire code of West Bountiful City.
8. International Residential Code. The most recent version of the International Residential Code adopted by the State of Utah is adopted as the residential code of West Bountiful City.

Mayor
Kenneth Romney

WEST BOUNTIFUL CITY

City Administrator
Duane Huffman

City Council
James Ahlstrom
James Bruhn
Kelly Enquist
Mark Preece
Rodney Wood

550 North 800 West
West Bountiful, Utah 84087

Phone (801) 292-4486
FAX (801) 292-6355
www.WBCity.org

City Recorder
Cathy Brightwell

City Engineer
Kris Nilsen

Public Works Director
Steve Maughan

NOTICE OF PUBLIC HEARING

The West Bountiful City Council will hold a public hearing on Tuesday, November 1, 2022, at 7:30 pm, or as soon as agenda permits, at the city offices, 550 N 800 West.

West Bountiful is required to update its Water Conservation Plan by December 31, 2022. This plan is essential to successful water system management. The efficient use of water in systems and communities today increases our drought resiliency, mitigates supply challenges, reduces expensive infrastructure costs, and creates an opportunity for sustainable growth.

All interested parties are invited to participate in the hearing. Written comments or questions may be submitted to Recorder@wbcity.org prior to the meeting.

Cathy Brightwell
City Recorder

Mayor
Kenneth Romney

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WEST BOUNTIFUL CITY COUNCIL WILL HOLD A REGULAR MEETING AT 7:30 PM ON TUESDAY, NOVEMBER 1, 2022, AT THE CITY OFFICES

Invocation/Thought – By Kelly Enquist; Pledge of Allegiance – By Rod Wood

1. Approve Agenda.
2. Public Comment - Two minutes per person; five minutes if on behalf of a group.
3. Presentation and Update on the I-15 Environmental Impact Study and Alternatives Stage – Farmington to Salt Lake City (Brandon Weston and Siobhan Locke)
4. Request to Rezone the Property at 1390 W 1200 North from A-1 to L-I or C-H (William Goldberg)
5. Public Hearing – West Bountiful Water Conservation Plan Update.
6. Resolution 528-22, A Resolution Adopting the January 2023 Update to the West Bountiful City Water Conservation Plan.
7. Ordinance 463-22, An Ordinance Amending WBMC 17.82 – Accessory Dwelling Units, to Include Non-residential Accessory Structures.
8. Meeting Minutes from October 18, 2022.
9. Staff Reports – Police, Public Works, Engineering, Community Development, Administration.
10. Mayor/Council Reports.
11. Closed Session, if necessary, for the Purpose of Discussing Items Allowed Pursuant to UCA § 52-4-205.
12. Adjourn.

This agenda was posted on the State Public Notice website, the city website, emailed to the Mayor and City Council, and provided to the Davis Journal on October 28, 2022, by Cathy Brightwell, City Recorder.

Minutes of the West Bountiful City Council meeting held on Tuesday, November 1, 2022, at West Bountiful City Hall, 550 N 800 West, Davis County, Utah.

MEMBERS: Mayor Ken Romney, Council members James Ahlstrom, James Bruhn, Kelly Enquist, Mark Preece, and Rod Wood.

STAFF: Duane Huffman (City Administrator), Kris Nilsen (City Engineer), Steve Maughan (Public Works Director), and Cathy Brightwell (City Recorder)

PUBLIC: Alan Malan, Richmond Thornley, Bill Goldberg, Tiffany Pocock, Katie Williams

Mayor Romney called the regular meeting to order at 7:33 pm. Kelly Enquist provided a prayer, and Rod Wood led the Pledge of Allegiance.

1. Approve the Agenda.

***MOTION:** Rod Wood made a Motion to approve the agenda as posted. James Ahlstrom seconded the Motion which PASSED unanimously.*

2. Public Comment – Two Minutes Per Person, or Five Minutes if Speaking on Behalf of a Group.

No public comment was offered.

3. Presentation and Update on the I-15 Environmental Impact Study and Alternatives State – Farmington to Salt Lake City

Tiffany Pocock, UDOT project manager for the I-15 Environmental Impact Study (EIS), described the project as a complete rebuild consisting of 17 miles from 400 South in Salt Lake City to the Highway 89 interchange in Farmington with a goal to improve quality of life on I-15, improve economy, and provide access to transit.

Ms. Pocock and Ms. Williams reviewed the process used in the comment phase and talked about the alternatives phase which will provide a comment period for several alternatives to be made public on November 10. Three open houses will be held including a local event at the South Davis Recreation Center on November 16, which can be accessed in person or virtually. UDOT will provide on-demand transit to get to the meetings and provide food and childcare for those attending.

Ms. Pocock offered to answer questions and thanked the city for participating in the project. She asked the city to help get the message out on its website and social media. She noted that they will be back next year in the fall with a proposed alternative.

Duane Huffman commented that staff was recently provided a preview of the options and was appreciative of UDOT listening to comments and suggestions.

4. Request to Rezone the Property at 1390 W 1200 North by William Goldberg

Duane Huffman summarized the request by Bill Goldberg to rezone his property at 1390 W 1200 North. He explained that Mr. Goldberg is seeking a rezone for commercial storage of vehicles/RVs and commercial vehicle restoration and claims the city's large industrial building (public works facility) has

opened the door to industrial and commercial uses and has de-valued his property for residential use. He would be supportive of any zone change that would allow him the uses he desires.

Mr. Huffman provided the following background:

- This property was annexed into West Bountiful upon request by Mr. Goldberg in 2019 and zoned by the city as A-1. There is no dwelling on the property.
- The requested annexation was due in part to the property owner's desire to build a new structure which was not permitted by the County. This also involved the city creating the new Non-Commercial Structure use.
- The new requested uses are not permitted in the A-1 zone.
- The Outdoor Vehicle Storage Overlay (OVSO) is permitted only in the B-U zone and limited to uses allowed in the underlying zone (A-1).
- General auto repair is a conditional use in the C-H zone.
- The city's public works facility is a public use which is conditional in the A-1 zone. The planning commission issued a conditional use permit for the building in March of this year.
- The city's General Plan designates this area for the preservation of agricultural and low-density residential uses. The Plan also states that "Commercial development will be concentrated along major transportation corridors."
- The properties to the north and east are currently in unincorporated Davis County. They are within the city's annexation plan, and their zoning within the city will be determined at the time of annexation. The General Plan currently envisions these properties as being zoned A-1.

The planning commission reviewed the site plan and other documents provided by Mr. Goldberg. They discussed the potential effects of zoning this property differently than the current surrounding properties, the impact of adding the OVSO to the C-H zone especially along 500 South, and possible changes in use on the subject property in the future when ownership changes. They also noted that public facilities are generally spread through many zones so the city's public works facility should not be the sole determinant for the zoning of adjacent properties. After a public hearing with no comments offered by the public other than the applicant, the planning commission voted unanimously to recommend denial of the proposed zone change and text change.

Bill Goldberg provided oral comments. He said he has owned the property since 1972 and has never changed the use. He believes the current zoning for this property is out of line. Agricultural does not fit as nothing will grow due to the soil being in a salt bed. Residential use was ok before the city's building was constructed but now reduces the desirability for home construction. Having a 1000 ft fence and block wall along the driveway has reduced the value of the property. He said he pays \$4200/yr. in property taxes with no income possible to defer the costs. He wants to be able to collect rent for the proposed commercial and industrial uses.

There was discussion on the request. The city does not currently have one zone that allows for both vehicle storage and vehicle restoration/repairs. The neighboring properties within the city are zoned A-1 and consist of residential and equestrian uses. The surrounding county properties are zoned agricultural. At the time of his annexation, Mr. Goldberg was aware of the zoning and even signed a non-commercial structure agreement when he built his shop agreeing not to conduct business on the property. The public works facility was already planned at that time.

Duane went over the options. A text change has not been drafted so the council can table or deny the request or provide direction to staff on language they want to review.

MOTION: *James Ahlstrom made a Motion to Deny Mr. Goldberg's Request. The uses were known to the applicant when the property was annexed, and nothing has changed to cause a rezone or text change. The city will look into additional mitigation efforts to minimize negative impacts to Mr. Goldberg's property. James Bruhn seconded the Motion which PASSED as reflected below.*

James Ahlstrom – aye

James Bruhn – aye

Kelly Enquist – aye

Mark Preece – aye

Rod Wood – aye

5. Public Hearing – West Bountiful Conservation Plan Update.

Kris Nilsen described the city's Water Conservation Plan (WCP) updates. A WCP is essential to successful water system management and providing adequate water for future needs. The efficient use of water in systems and communities today increases our drought resiliency, mitigates supply challenges, reduces expensive infrastructure costs, and creates an opportunity for sustainable growth.

As a city with more than 500 connections, West Bountiful is required to update its plan every 5 years. The city's WCP was last updated for the year 2017. The proposed draft includes updates required by the Utah Division of Drinking Water and satisfies the requirements of the Water Conservation Plan Act (UCA 73-10-32).

Duane Huffman added that the city's goals include xeriscape options. Grass was removed in several city areas this year and there are plans to add more areas next year. In 2014 there was water loss of 223.6 % which has now been reduced to 9.6%.

MOTION: *Mark Preece Made a Motion to Open the Public Hearing. Rod Wood Seconded the Motion which PASSED unanimously.*

Alan Malan commented that a lot of work went into this project and Kris Nilsen deserves kudos.

MOTION: *Mark Preece made a Motion to close the public hearing. James Bruhn seconded the Motion which PASSED unanimously.*

6. Resolution 528-22, A Resolution Adopting the January 2023 Update to the West Bountiful Water Conservation Plan.

Mayor Romney thanked Kris for his hard work on this project.

MOTION: *Rod Wood made a Motion to approve Resolution 528-22 Adopting the January 2023 Update to the West Bountiful Water Conservation Plan. Mark Preece seconded the Motion which PASSED as reflected below.*

James Ahlstrom – aye

James Bruhn – aye

Kelly Enquist – aye

Mark Preece – aye

Rod Wood – aye

7. Ordinance 463-22, An Ordinance Amending WBMC 17.82 – Accessory Dwelling Units, to Include Non-residential Accessory Structures.

Duane Huffman explained that the city has encountered situations where building permits for accessory structures include elements such as bathroom and/or cooking facilities or appear designed for overnight accommodations. These elements themselves are not prohibited in accessory structures, but their inclusion makes the possibility of an illegal ADU much higher. There are also situations where an

accessory structure has been approved without bathrooms and/or cooking facilities and later added without the city's knowledge. In many situations involving illegal detached ADUs, the owner claims they did not know detached ADUs were prohibited.

Staff is proposing a Non-Residential Accessory Structure Agreement to be required when a building permit is issued for accessory structures. This agreement will be recorded on the property to confirm that current owners understand the rules for ADUs, and future owners are aware of the restrictions. This recordation is not a lien but a way to share information about the property. No fees will be assessed for the Agreement.

The planning commission held a public hearing on October 25 and has made a positive recommendation for approval of the proposal. They also stated that they intend to begin a new review of detached ADUs. They understand this has been included in legislative discussions for moderate income housing and would like to take a proactive approach to finding something that works for West Bountiful.

MOTION: Rod Wood made a Motion to approve Ordinance 463-22. Kelly Enquist seconded the Motion which PASSED as reflected below.

James Ahlstrom – aye

James Bruhn – aye

Kelly Enquist – aye

Mark Preece – aye

Rod Wood – aye

8. Meeting Minutes from October 18, 2022.

MOTION: Kelly Enquist Made a Motion to Adopt the Meeting Minutes from October 18, 2022, as corrected. James Bruhn Seconded the Motion which PASSED Unanimously.

7. Staff Reports

Police – Chief Erikson not available

- Mayor Romney explained that Chief Erikson is not available due to a police situation in the city. He added that he received word that the current situation has been peacefully resolved.
- The Halloween event at the park went well and may grow in the future.
- A conditional offer, subject to background checks, was made to one of the secretary applicants.

Public Works – Steve Maughan

- Google Fiber has brought in a lot of crews to install conduit taking a lot of staff time to monitor.
- Ivory is really pushing to complete 400 North improvements so they can pave this year. They brought in two water crews to help complete the project and have almost completed the storm drain and irrigation line.
- The parks department winterized the two smaller restrooms but will wait a little longer on the one at the large park bowery.

Engineering – Kris Nilsen

- Working with Ivory on finishing up their subdivision requirements so the plat can be recorded.
- Working on an updated grant submittal for 1100 West sidewalks as requested by WFRC.

Community Development – Cathy Brightwell

- Ichiro Ramen House plans to open next Friday, November 11 at the Commons.

- Christmas on Onion Street has been confirmed for Saturday, December 10 at city park. Activities and games will run from 2-4 pm and include performances from the West Bountiful Elementary school choir and Bountiful Junior High Madrigals. The Santa parade will begin at 5 pm from city hall.

Administration - Duane Huffman

- We recently discovered that sales tax revenues from Ramblin Roads restaurant were going to Bountiful. We are working to get the money back.
- The city holiday dinner party will be held Thursday, December 8 at Joy Luck beginning at 6 pm.

8. Mayor / Council Reports

Rod Wood – no report

Mark Preece – The sewer district has completed renovations of the south plant. Engineering for the north plant has cost \$4M; it will be about a year before they can begin. Dal Wayment is the district superintendent until the first of the year, then Matt Meyers will become superintendent. Lanese Hendrickson will be the assistant superintendent. The district is reviewing salaries related to inflation, etc. They are also talking about selling the green gas portion of the south plant but will wait to see what engineers can come up with.

James Ahlstrom – Youth Council retreat was successful. They went to Get Air, then the Layton Sizzler for training and lunch, then to an Escape room. They're working on plans for Christmas on Onion Street. He noted that it's a good bunch of kids.

James Bruhn – What is the status of the Elf tree and will the Youth Council be handling it this year? Duane said the YCC has not handled the Elf tree during his time with the city, and the city lost the staff member that previously ran the program, so at this point we need to look into new plans.

Arts Council is working on upcoming concerts. Susie Carter will hold her annual Christmas concert next Friday.

Wasatch Integrated – the price of recyclables is way down, so they had to drop a shift to deal with economy issues.

Kelly Enquist – no report.

Mayor Romney – no report.


9. Closed Session, if needed

No closed session needed.

10. Adjourn.

MOTION: James Bruhn made a Motion to Adjourn the Meeting at 9 pm. Kelly Enquist Seconded the Motion which PASSED Unanimously.

The foregoing was approved by the West Bountiful City Council by unanimous vote of all members present on Tuesday, December 6, 2022.


Cathy Brightwell, City Recorder



WEST BOUNTIFUL CITY

RESOLUTION #528-22

A RESOLUTION ADOPTING THE JANUARY 2023 WATER CONSERVATION PLAN UPDATE FOR WEST BOUNTIFUL CITY

WHEREAS, a Water Conservation Plan is an essential tool in the water system strategic plan to deal with increasing population coupled with a static water supply; and,

WHEREAS, as a water provider with more than five hundred connections, West Bountiful City is required to comply with the Utah Water Conservation Plan Act, (73-10-32, UCA) and submit a Water Conservation Plan update every five years; and,

WHEREAS, West Bountiful's update to its Water Conservation Plan must be adopted prior to January 2023.

WHEREAS, a properly noticed public hearing was held on November 1, 2022 to receive public comment.

NOW THEREFORE, BE IT RESOLVED by the City Council of West Bountiful City that the January 2023 Water Conservation Plan Update be adopted as shown as Exhibit A.

EFFECTIVE DATE. This resolution shall take effect immediately upon passing.

Passed and approved by the City Council of West Bountiful City this 1st day of November 2022.


Ken Romney, Mayor

Voting by the City Council:	<u>Aye</u>	<u>Nay</u>
Councilmember Ahlstrom	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilmember Bruhn	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilmember Enquist	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilmember Preece	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilmember Wood	<input type="checkbox"/>	<input type="checkbox"/>



ATTEST:


Cathy Brightwell, City Recorder