



**PLANNING COMMISSION MEETING
OF THE CITY OF CEDAR HILLS
Tuesday, May 28, 2024 6:00 p.m.**

Notice is hereby given that the Planning Commission of the City of Cedar Hills, Utah, will hold a **Planning Commission Meeting on Tuesday, May 28, 2024 beginning at 6:00 p.m.** at the Community Recreation Center, 10640 N Clubhouse Drive, Cedar Hills, Utah. This is a public meeting, and anyone is invited to attend.

PLANNING COMMISSION MEETING

1. Call to Order
2. Public Comment: Time has been set aside for the public to express their ideas, concerns, and comments (comments limited to 3 minutes per person with a total of 30 minutes for this item)

SCHEDULED ITEMS & PUBLIC HEARINGS

3. Approval of the minutes from the April 30, 2024 Planning Commission meeting
4. Discussion on amendments to City Code Title 10 related to Single Room Occupancy
5. Discussion on the Water Conservation Element of Cedar Hills' General Plan
6. Open and Public Meetings Training

ADJOURNMENT

7. Adjourn.

Posted this 24th day of May, 2024.

/s/ Gretchen F. Gordon, Deputy City Recorder

Supporting documentation for this agenda is posted on the city website at www.cedarhillsutah.gov.

In accordance with the Americans with Disabilities Act, the City of Cedar Hills will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 801-785-9668 at least 48 hours in advance of the meeting to be held.

The order of agenda items may change to accommodate the needs of the Planning Commission, the staff, and the public. This meeting may be held electronically to permit one or more of the commission members or staff to participate.



The City of Cedar Hills

TO:	Planning Commission
FROM:	Chandler Goodwin, City Manager
DATE:	May 28, 2024

SUBJECT:	Discussion on amendments to City Code Title 10 related to Single Room Occupancy
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, City Manager
BACKGROUND AND FINDINGS: The City has adopted three strategies to comply with Utah State requirements for promoting moderate income housing. Current code allows for up to four unrelated individuals to live together as a housekeeping unit (see the definition of a "Family" in 10-2). The City has referred to this definition as allowing for single room occupancy. A homeowner may rent out up to three rooms in their house to unrelated individuals and still be in compliance with code. However, in order to comply with the strategies adopted in the Cedar Hills General Plan Moderate Income Housing Plan, the City needs to adopt code specific to single room occupancy. In order to begin the process to adopt code, staff wishes to discuss the issue with the Planning Commission and get an understanding of their concerns and address issues related to SRO within Cedar Hills.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: Planning Commission should review 10-5-32 on accessory dwelling units in order to understand issues that may arise in relation to single room occupancies.	
RECOMMENDATION: N/A	
MOTION: No motion necessary, discussion item only.	
ACTION: Motion: Second:	



The City of Cedar Hills

TO:	Planning Commission
FROM:	Chandler Goodwin, City Manager
DATE:	May 28, 2024

SUBJECT:	Discussion on the Water Conservation Element of Cedar Hills General Plan.
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, City Manager
BACKGROUND AND FINDINGS: The State of Utah is requiring cities to develop a Water Conservation Element as part of the General Plan. Items that need to be addressed as part of the plan are as follows: An overview of items to be included in the General Plan are listed below: • The effect of permitted development or patterns of development on water demand and water infrastructure. • Methods of reducing water demand and per capita water use for existing development. • Methods of reducing water demand and per capita water use for future development. • Modifications that can be made to a local government's operations to reduce and eliminate wasteful water practices. • Active consultation with the public water system(s) serving your community with drinking water regarding how the implementation of this integrated water & land use element may affect: • Water supply planning, drinking water sources, storage capacity, distribution planning, current master plans, infrastructure asset management or replacement plans, and impact fee facility plans	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: Included with the packet is the Lindon City Water Conservation Element that was recommended by the State as an example.	
RECOMMENDATION: N/A	
MOTION: No motion necessary, discussion item only.	
ACTION: Motion: Second:	

Integrated Water & Land Use Element

General Plan Requirements - Examples

This guide is intended for use by city planners, planning commissioners, and/or community development personnel from the various municipalities and counties across the state of Utah as they are developing a new General Plan or comprehensive General Plan amendment.

Its specific focus is to provide plan examples related to integrating water and land planning that are detailed in *Utah Code 10-9a-403* and *17-27a-403*. The primary components of Utah Code 10-9a-403 and 17-27a-403 will be detailed below, followed by diverse examples that showcase approaches to each element.

Water Use and Preservation Element - Required Components Stated by Utah Code 10-9a-403 and 17-27a-403

1. The effect of permitted development or patterns of development on water demand and water infrastructure.
2. Methods of reducing water demand and per capita water use for existing development.
3. Methods of reducing water demand and per capita water use for future development.
4. Modifications that can be made to a local government's operations to reduce and eliminate wasteful water practices.

Other Requirements:

1. Active consultation with the public water system(s) serving your community with drinking water regarding how the implementation of this integrated water & land use element may affect: Water supply planning, drinking water sources, storage capacity, distribution planning, current master plans, infrastructure asset management or replacement plans, and impact fee facility plans
2. Consultation 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 Great Salt Lake, Colorado River, or overall watershed health.
3. The Planning Commission must recommend the following:
 - a. Water conservation policies to be determined by the municipality or county;
 - 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;
 - c. Changes to an ordinance that promotes the inefficient use of water;
 - d. Low water use landscaping standards for a new: commercial, industrial, or institutional development; common interest community, as defined in Section 57-25-102; multifamily housing project



Examples that Fit:

1. The effect of permitted development or patterns of development on water demand and water infrastructure

This component urges communities to calculate and understand their projected water demand for current and future growth

Example: 2030 Casa Grande General Plan

How Much Water Is Needed to Support Future Growth?

To answer this question, we first need to determine the amount of growth likely to occur. Although the timeframe for this General Plan is ten years (2020-2030) an attempt has been made to look beyond that timeframe and project the growth that is likely to occur over the next 30 years. The population of Casa Grande is projected to essentially double over the next 30 years. The specific increases by decades is projected as follows:

Year	Casa Grande Population Estimate	Change
2020	57,518	
2030	75,049	+17,531
2040	92,880	+17,831
2050	118,395	+25,515

Figure 3:37 Casa Grande Population Estimate Change 2020-2050
Source:

To accommodate this new population the following number of dwelling units will need to be provided:

- 2020-2030: 6,407 dwelling units
- 2030-2040: 6,519 dwelling units
- 2040-2050: 9,350 dwelling units

The existing vacant lots with Certificates of Assured Water Supply (CAWS) will allow for the construction of single-family dwellings to meet most of this demand. Other types of residential development which are not CAWS dependents (i.e., apartments, manufactured homes, park models, pre-CAWS subdivisions) will provide residential products to meet the remaining demand. It is safe to assume that most of this future residential growth will occur with Planned Area Developments, or other types of residential developments that will have significant amounts of irrigated common areas. Accordingly, the water usage, based upon current usage rates, would be 96 gallons per day per person resulting in the following additional water supply needed to support the projected residential growth:

- 2020-2030: 2,067 additional acre-feet/yr
- 2030-2040: 2,103 additional acre-feet/yr
- 2040-2050: 3,016 additional acre-feet/yr

Example taken from the City of Casa Grande, AZ 2030 Casa Grande General Plan



Examples that Fit:

1. The effect of permitted development or patterns of development on water demand and water infrastructure (Continued)

This component urges communities to calculate and understand their projected water demand for current and future growth

Example: 2030 Casa Grande General Plan (Continued)

How Much Water Is Needed to Support Future Growth?

An accurate estimate of the water supply that will be needed to support this new commercial and industrial growth is difficult to predict as the water usage varies significantly depending on the type and nature of the business/industry. The AZW water usage of 198 gallons per day per capita (GCPD) does provide a metric that can be applied to provide a rough estimate of the new water supply demands that may be associated with all future growth including residential, commercial and industrial development assuming non-residential uses grow proportionately to residential uses.

This approach indicates that the following additional annual water supply will be necessary to meet water supply demands for all types of future projected growth:

- 2020-2030: 4,263 additional acre-feet/yr
- 2030-2040: 4,338 additional acre-feet/yr
- 2040-2050: 6,221 additional acre-feet/yr

The calculation of the additional acre feet of groundwater needed to support projected growth represents a worst-case scenario.

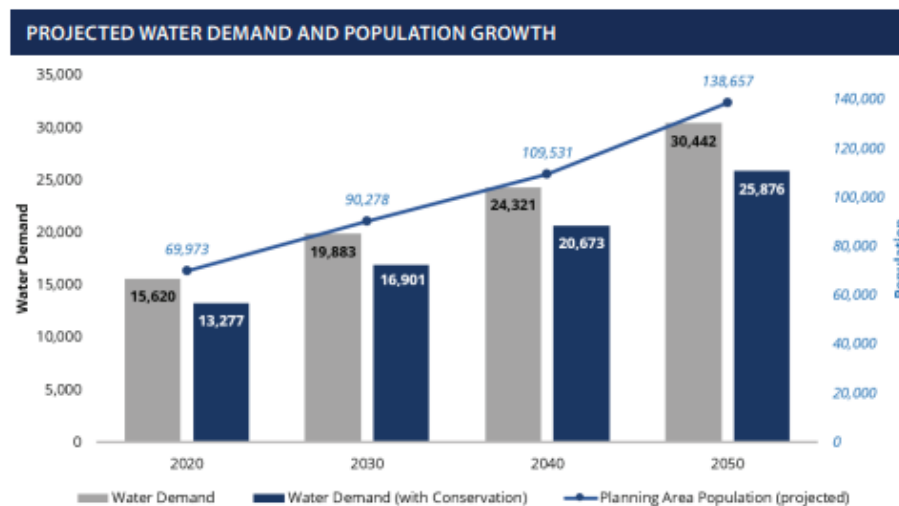


Figure 3-41 Projected Water Demand and Population Growth

Source: Arizona Water Company, Arizona Department of Water Resources, Office of Economic Opportunity, 2020

Example taken from the City of Casa Grande, AZ 2030 Casa Grande General Plan



Examples that Fit:

1. The effect of permitted development or patterns of development on water demand and water infrastructure (Continued)

This component urges communities to calculate and understand their projected water demand for current and future growth

Other Examples to Explore:

Maricopa County, AZ, describes the total water use in the region, including both surface water and groundwater. The county describes the shift in water use per sector over time, noting that overall water use remained stable even as agricultural water use declined and municipal use increased. It uses this information to estimate projected total water use in 2025 (2016, 96–99).

Santa Fe County, NM, compiles water use data from Santa Fe County Water Utility, City of Santa Fe, 53 other water suppliers, and estimates for self-supplied homes, to understand the nature of water withdrawals in the county. This is historical use data allocated by type of land use, which aids the county's ability to use this data for land use and development approval processes (2015, 198–199).

City of Fernley, NV, differentiates between surface and groundwater supplies in its discussion of water supply, as well as water storage and future infrastructure needs associated with these supply sources (2018, 106).

Examples and verbiage taken from the Babbitt Center for Land and Water Policy's *Incorporating Water into Comprehensive Planning: A Manual for Land Use Planners in the Colorado River Basin*



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Examples that Fit:

2. Methods of reducing water demand and per capita water use for existing development

This component urges communities to discuss conservation measures within their jurisdiction for existing development

Example: City of Lindon General Plan (2023)

Protecting Our Water Resources: Introduction

Findings from a citywide water conservation plan prepared for Lindon in 2019 identified several problems that need to be addressed as priorities:

- Secondary water is not metered, accounted for, and/or billed.
- There are issues such as main line leaks, theft, or inaccurate meters.
- Contractor authorized use is metered by a hydrant meter provided by the city, reported and billed separately. However, the usage is not included in the metered water sales. There has been unauthorized use by contractors obtaining water from hydrants without having notified the city. The city continues to be vigilant in trying to enforce regulations.
- Residents lack understanding and fail to implement landscape water requirements and efficient water-use habits and practices. Many residences do not know how much water is required to maintain healthy landscaped areas and how to consistently use water efficiently indoors. Many citizens' irrigation and indoor practices are based on convenience rather than plant needs and water supply considerations.
- Lindon residences typically include large areas of grass and other water-intensive landscaping. Overwatering of these landscaped areas from the pressure irrigation system is the result of unmetered secondary water supplies and poor watering practices.

Current Conservation Measures

Having both culinary and pressurized secondary irrigation systems provides flexibility in dealing with water conservation. Lindon's current water conservation program is primarily focused on the following strategies:

- Providing educational materials to residents about efficient indoor and outdoor water use
- Regularly adjusting water rates
- Installing secondary water meters
- Managing water shortages in the culinary system, such as during emergency events such as losing a well

Example taken from the City of Lindon, UT General Plan: Water Preservation Element



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Examples that Fit:

2. Methods of reducing water demand and per capita water use for existing development (Continued)

This component urges communities to discuss conservation measures within their jurisdiction for existing development

Other Examples to Explore:

City of Aurora, CO, is a big proponent of water conservation, with a history of ambitious and successful water saving goals. The city has enacted strategies “such as limiting outdoor watering to three days a week, waterwise landscaping rebates, and other programs. Conservation, water efficiency, and demand management practices are incorporated into Aurora’s land use planning and development standards. These programs have saved 528 million gallons of water between 2014 and 2016” (2018, 13).

Washoe County, NV, emphasizes the importance of water meters for achieving water conservation in several policies: “Require the uniform mandatory installation and use of water meters in Washoe County. Water meters are essential to provide for water conservation, equity in billing for water use and effective management of water resources. [Related policies:] 1. Water meters will be required on all new residential, commercial and industrial construction, to the extent allowed by law. 2. The Washoe County Utility Services Division will recommend that the Washoe County Board of County Commissioners amend the water conservation ordinances to allow the use of water meters to monitor and enforce water conservation. 3. Where legally allowed, individual non-metered water users will be encouraged to request the installation of water meters on a voluntary basis. Economic incentives can be used to provide the needed encouragement” (2010, chap. Public Services and Facilities Element: 13–14).

Examples and verbiage taken from the Babbitt Center for Land and Water Policy’s *Incorporating Water into Comprehensive Planning: A Manual for Land Use Planners in the Colorado River Basin*



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Examples that Fit:

3. Methods of reducing water demand and per capita water use for future development

This component urges communities to discuss conservation measures within their jurisdiction for future development

Example: City of Santa Fe, NM General Plan

Growth Management

Water Offset Program - The city's continuing efforts in water conservation have become nationally-recognized. The city uses a dual-track approach:

- Water Conservation at home, work and school through progressively-scaled rate pricing, rebates on replacement of older more water-wasteful household fixtures, and community advertising and education.
- Transfer of Water Rights - New residential and commercial development must offset the anticipated water to be used through conservation, or transfer enough water rights to serve the entire development at build-out.

This has proven to be an effective and comprehensive approach to growth management. During the past 20 years, the city's overall annual water consumption decreased nearly 25%, while the population increased 15%.

Urban Design - Well-designed development uses less land by creating smaller residential lots and using more multi-family housing, thereby making more efficient use of land and city utilities.

Example: City of Albuquerque, NM General Plan

Growth Management

Land use policies and zoning regulations that govern the location, density, and design of development also influence the water consumed at the scale of each site and the larger regional scale. Multi-family housing generally has lower per capita water consumption than single-family units. Further, a recent analysis of residential water use found a correlation between household water consumption and lot size, likely due to reduced need for landscape irrigation. Zoning that allows smaller lot sizes and a range of multi-family housing options helps with water conservation efforts.

Example taken from the City of Santa Fe and Albuquerque, NM General Plan



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Examples that Fit:

3. Methods of reducing water demand and per capita water use for future development (Continued)

This component urges communities to discuss conservation measures within their jurisdiction for future development

Other Examples to Explore:

San Diego County, CA, expedites plan reviews for developments that use water conservation measures and requires buildings to improve water efficiency as a condition of renovation, additions, or sales. These measures are taken in part to reduce the need for additional water purveyors (2011, chap. Implementation Plan: 25, 39).

City of San José, CA, promotes the use of green building techniques, with particular emphasis on water efficiency: “Promote use of green building technology or techniques that can help reduce the depletion of the City’s potable water supply, as building codes permit. For example, promote the use of captured rainwater, graywater, or recycled water as the preferred source for non-potable water needs such as irrigation and building cooling, consistent with Building Codes or other regulations.... Update the Green Building Ordinance to require installation of water efficient fixtures and appliances that are WaterSense certified, Energy Star rated, or equivalent during construction or renovation of bathrooms, kitchens, laundry areas, and/or other areas with water fixtures/appliances that are proposed to be replaced” (2018, chap. 3: 6).

City of Cheyenne, WY, proposes a variety of measures in its comprehensive plan to conserve resources and landscapes, such as: “establish an overlay zone for conservation site planning and design to avoid resources; allow density transfers out of the natural and cultural areas to other parts of the property, if feasible; encourage clustered development away from resources; and establish guidelines for wildlife-friendly development” (2014, 75). The city also has policies to provide incentives for clustering to preserve agricultural lands: “Revise zoning for Agriculture and Rural lands identified on the Future Land Use Plan to make it consistent with these areas appropriate for continued ranching and agricultural uses. The intent of the Plan is to limit inappropriate urban-scale or rural large lot sprawling development in these areas and to provide incentives for clustering” (141).



Examples and verbiage taken from the Babbitt Center for Land and Water Policy's *Incorporating Water into Comprehensive Planning: A Manual for Land Use Planners in the Colorado River Basin*

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Examples that Fit:

4. Modifications that can be made to a local government's operations to reduce and eliminate wasteful water practices

This component promotes Cities and Counties lead by example and blend water conservation policies and practices into their operations

Example: City of Dallas, TX

MLK Center Campus - Waterwise Landscape Beautification

The City of Dallas, TX, helped transform the landscaping of the Martin Luther King Community Center, which is part of Dallas' Department of Housing/ Community Service. This landscape retrofit was developed for water conservation purposes, boasting water-wise plants, irrigation, and maintenance. Once complete, the site and streetscape blended community context through a lens of water conservation while offering a model landscape for their community

Example: City of Chowchilla , CA

Arterial and Street Landscaping

The City of Chowchilla, CA, has a policy for landscaping arterial and major collector streets with drought-tolerant plants and low-water-use irrigation systems. This provides a great example of water-wise landscape to the public

Other Topics

City Hall or City-Owned Building Retrofits

- Include water-wise building retrofit ideas in your General Plan such as installing AMI metering or updating inefficient plumbing

Examples and verbiage taken from the City of Dallas, TX as well as the the Babbitt Center for Land and Water Policy's *Incorporating Water into Comprehensive Planning: A Manual for Land Use Planners in the Colorado River Basin*



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Examples that Fit: Water-wise Landscape Requirements

The Planning Commission must recommend a variety of water-wise landscape options for their community

1. Landscaping options that do not require the use of lawn or turf in the parkstrip

2. Low water use landscaping standards for a new: commercial, industrial, or institutional development; common interest community

Communities within Central Utah, Jordan Valley, Washington County, or Weber Basin Water Conservancy Districts' service areas should work with their district to adopt qualifying landscape ordinances and discuss them in their General Plan.

Communities outside of a partner water district's service area, including unincorporated areas, could adopt similar standards such as:

- No lawn on parking strips or areas less than eight feet in width in new development.
- No more than 50% of front and side yard landscaped area in new residential developments is lawn. Lawn limitations do not apply to small residential lots with less than 250 square feet of landscaped area.
- In new commercial, industrial, institutional and multi-family development common area landscapes, lawn areas shall not exceed 20% of the total landscaped area, outside of active recreation areas.

Contact Information

If you have further questions or are in need of some technical assistance when it comes to creating this water use & preservation element please contact us via email at waterandland@utah.gov

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8

WATER USE & PRESERVATION

- *Lindon City Water Profile*
- *Future Water Requirements*
- *Water Conservation Plan*
- *Regional Collaboration*
- *Goals, Policies & Implementation Measures*

PROTECTING OUR WATER RESOURCES

INTRODUCTION

Utah is among the fastest growing and driest states in the nation. By 2065 the population is expected to double, increasing demand for and stretching finite water resources even further. The current drought is at a level unseen for many years and in some areas it is at, or near historic levels.

Water conservation is an issue that touches everyone. Ensuring we continue to have enough water for the future is a major concern by state and local leaders, water providers, and the public. The use and preservation of water resources has emerged as a major concern on the stage level, as indicated by S.B. 110: Water as Part of the General Plan, a law that was adopted in 2022 and which requires municipalities and counties to amend their general plan to consider how land use planning impacts water use. The Utah Division of Water Resources has calculated, in 2015, that the average lot size in Utah County is 13,154 square feet and includes 6,677 square feet of landscaping (*Utah's Regional M&I Water Conservation Goals Report*).



Findings from a citywide water conservation plan prepared for Lindon in 2019 identified several problems that need to be addressed as priorities:

- Secondary water is not metered, accounted for, and/or billed.
- There are issues such as main line leaks, theft, or inaccurate meters.
- Contractor authorized use is metered by a hydrant meter provided by the city, reported and billed separately. However, the usage is not included in the metered water sales. There has been unauthorized use by contractors obtaining water from hydrants without having notified the city. The city continues to be vigilant in trying to enforce regulations.
- Residents lack understanding and fail to implement landscape water requirements and efficient water-use habits and practices. Many residences do not know how much water is required to maintain healthy landscaped areas and how to consistently use water efficiently indoors. Many citizens' irrigation and indoor practices are based on convenience rather than plant needs and water supply considerations.
- Lindon residences typically include large areas of grass and other water-intensive landscaping. Overwatering of these landscaped areas from the pressure irrigation system is the result of unmetered secondary water supplies and poor watering practices.

As a community anticipated to be built out by 2040, water use challenges in Lindon are both a function of continued population growth while satisfying the anticipated demands, maintaining and

improving the current distribution system, and achieving the city's water conservation goals.

This chapter describes water system basics and provides a snapshot of current and future water use in Lindon. It also outlines existing and proposed water planning goals and strategies and recommends additional goals and policies that will reduce water demands as part of current and future developments.

LINDON CITY WATER PROFILE

WATER SYSTEM BASICS

By law, water in Utah belongs to the public and the right to divert water and decide how it is used is determined by the state. Each year, more than five million acre-feet of water is diverted from Utah's natural water systems and delivered to agricultural, residential, commercial, institutional, and industrial customers. Of that, 82-percent goes to agricultural uses with the remaining amount distributed to other uses through water delivery systems.

A community water delivery system typically consists of one or more water sources, storage facilities, and a distribution system within a service area. In order to operate efficiently and effectively, each component must be planned and designed to operate under the wide range of demands placed on the system by users. Responding to daily and seasonal variations in demand and providing sufficient capacity for fire protection and other emergency situations are critical system requirements.

WHERE DOES THE CITY GET ITS WATER FROM?

A water right is permission from the state to divert and beneficially use a certain amount of water. The potable water sources used in Lindon include Dry Canyon springs located east of the city, and four deep wells located between State Street and 400 East and Center Street and 700 North. The city has a developed well capacity that can supply up to 6,215 acre-feet, which is 3.15 times the maximum yearly volume of potable water supplied between 2003 and 2018.



Lindon City maintains a pressure irrigation system designed to accommodate exterior (landscape) watering, utilizing surface waters historically used to flood irrigate land. The water supply for the pressure irrigation system comes primarily from the Provo River and is delivered through the Provo Bench Canal Company/North Union Irrigation Company Canal through the Alpine Aqueduct. This water is available through shares owned by Lindon City in various irrigation/canal companies that serve the city, in addition to the Deer Creek project. The city also has 924 acre-feet of Contract Water from the Jordanelle Project of the Central Utah Project, which is a lower quality surface water source that does not require treatment and is earmarked for secondary or exterior watering needs.

DEMAND FOR WATER CONTINUES TO INCREASE

Lindon grew from a population of 8,363 to 12,135 between 2000 and 2020, with an estimated population of 12,545 in 2022. As illustrated in **Figure 3 on page 6**, it is anticipated that the city will reach a build-out population of just under 15,000 by 2050, which is an increase of 25-percent over current population levels. Ensuring water is available to meet existing needs and anticipated growth is an essential function of the city.

WATER USAGE

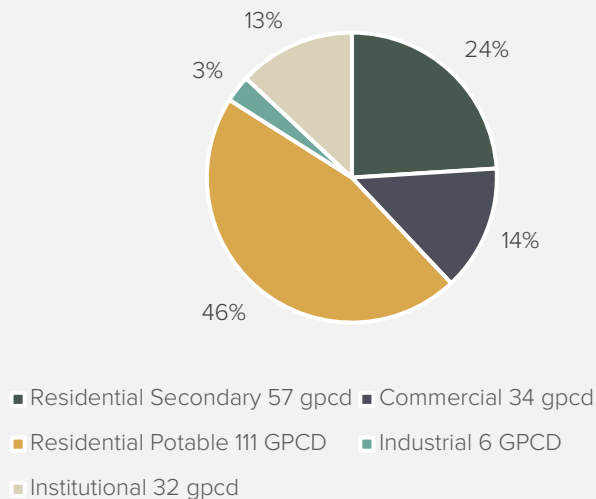
People use water at their homes, at their workplaces, to produce things, and for recreation. Gallons per capita per day (GPCD) is a measurement used to represent water use for an area is the standard practice among water professionals. GPCD includes residential water use, commercial water use, institutional water use, and system losses, and is calculated by dividing total annual water use by the resident population. Water supply and use numbers are often reported in Acre Feet Per Year (ACFT).

EXISTING REQUIREMENTS - CULINARY WATER SYSTEM

The city utilizes a “water budget” to assess the water delivered into the culinary water system and the metered outflows to end-users.

Figure 58 provides an example of the total monthly water deliveries for the culinary system for 2018 from all sources. Different sources are

Figure 58: State of Utah Culinary Water Delivery by Use

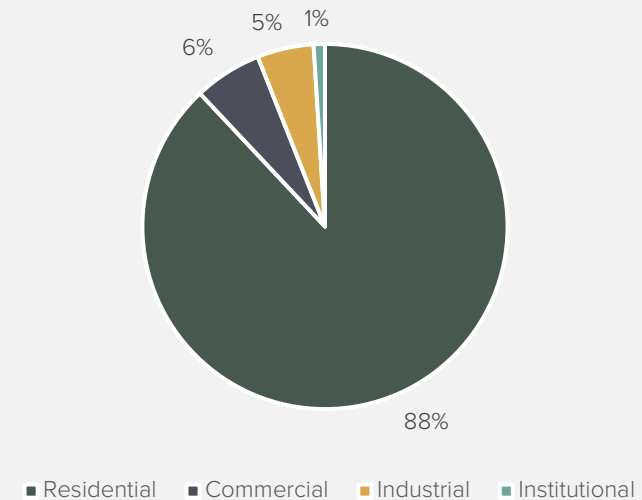


Source: Utah's Regional M&I Water Conservation Goals (November 2019)

used to meet culinary water needs, with Well #4 is principally used to meet peak summer demands. Each well is critical for meeting culinary water needs and ensuring that a level of redundancy is available in case one of the wells unexpectedly goes off-line. On average, the city's culinary system receives approximately 6-percent of its annual water from Dry Canyon Spring and 94-percent of its annual water from wells. A breakdown of the City's water usage by type of use for 2018 is shown graphically in **Figure 59**.

Ensuring that additional wells are put into production as soon as possible is essential, and a well-siting study has been undertaken to meet this need.

Figure 59: Culinary Water Delivery by Type 2018



Source: Lindon City Water Conservation Plan (December 2019), Lindon City Corporation

EXISTING REQUIREMENTS - SECONDARY WATER SYSTEM

The pressure irrigation water supply is metered from each of the water sources delivering water to the system. The city currently is installing secondary meters for service connections, so no comparison for a water budget can be made. The Utah Division of Water Resources, in their 2019 Report - *Utah's Regional M&I Water Conservation Goals*, noted that “unmetered secondary irrigation connections have been shown to use about 50-percent more water than metered connections.”

PER CAPITA WATER USAGE

Per capita usage is a standardized method to measure water use by drinking water suppliers, represented as an average per person usage for all uses per day. It is used to determine conservation potential and track the results of conservation program implementation, as well as to provide a measuring stick between different water suppliers.

In 2018, for example, all water used by the Lindon culinary water system (approximately 1,763 ac-ft/year) is divided by the number of people living in Lindon in 2018 (approximately 11,452 people) resulting in an average daily use of approximately 137 gallons of water per capita per day (GPCD). Irrigation water use in the same year was approximately 4,344 acre feet, which divided by the number of people living in Lindon in 2018 results in an average daily use of approximately 690 gallons of water per capita per day GPCD during the 2018 irrigation which equates to an annual average irrigation use of 338 GPCD.

Adding the culinary and irrigation uses together indicates a total average daily water use of 475 GPCD. Compared to data provided by the Utah Division of Water Resources for 2010, the statewide average was 240 GPCD and 184 GPCD nationally. Even though it is difficult to directly compare those averages, Lindon capita water use is clearly higher than state and national averages, which is primarily the result of high irrigation water uses. This is likely the result of the prevalence of high water-use landscapes, green/open spaces, and large residential



lot sizes (the typical lot is 20,000 to 24,000 square feet in Lindon), pasture or crop irrigation with secondary water, and the lack of understanding by the public regarding how much water is required to maintain a healthy landscape.

OUTDOOR WATER USE & SUSTAINABLE LANDSCAPES

The heavy use of irrigation water in Lindon is not necessarily atypical. In Utah, outdoor residential water use is the largest single category of municipal water use, averaging 45-percent of statewide municipal use. Of our culinary water use, approximately 65-percent is applied, often inefficiently, to landscapes. For this reason, many communities are focused on promoting water-efficient and sustainable landscaping to help conserve water.

PRINCIPLES OF SUSTAINABLE LANDSCAPING

1 Start with a plan



For a landscape design to be water-conserving, it needs to use water efficiently. The planning stage is the optimal time to decide which water efficiency strategies will be used.

2 Practical turf areas reduce over-irrigation



Water-efficient landscaping does not require the elimination of all turfgrass. In fact, turfgrass can be a practical and beneficial component of a water-wise landscape if best practices are followed. The use of turfgrass becomes problematic when it is over-irrigated, used in areas that are challenging to irrigate such as steep slopes or odd-shaped and narrow spaces, and when it is placed in areas where it isn't useful.

3 Soil preparation is the foundation of a quality landscape



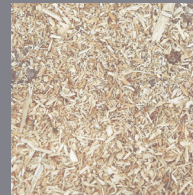
Soil is the most basic component of a quality landscape and will have an impact on the growth rate, health, and appearance of plants.

4 Proper plan selection & placement saves water



Selecting the right plant for the right place is critical to creating a water-efficient landscape. Proper placement provides shade, privacy, beauty, efficiency, and can even decrease yard maintenance.

5 Retain soil moisture with mulch



Mulch covers the soil and prevents crusting, compaction, and moisture loss. Mulching around trees, shrubs, and flower beds can result in a ten-fold reduction in evaporative water loss from soil.

6 Efficient irrigation is critical for conserving water



Grouping plants with similar water needs (hydrozoning) is the first step in developing an efficient irrigation plan. Once plants are properly zoned, develop an irrigation schedule that will apply the appropriate amount of water based on the unique needs of each zone.

7 Proper landscape maintenance keeps plants healthy & helps conserve water



Landscape maintenance is one of the most important components of a beautiful and lasting landscape. The main activities required to maintain a water-wise landscape are irrigation and irrigation system maintenance, weed control, fertilization, pruning, and pest and disease control.

Lindon's current landscape and water use patterns and landscape ordinances do not reflect the same concern for efficient use of water in the community's landscapes. The city's ordinances have not been significantly modified since the adoption of the *2019 Lindon Water Conservation Plan*, which identified specific ordinance changes structured around principles of water-conserving landscaping. However, positive steps are being made as part of the Secondary Water Metering Project and the city is currently drafting changes to the landscape ordinances..

LINDON CITY SECONDARY WATER METERING PROJECT

The Lindon City secondary water system was installed in about 1993, and consists of a series of water storage ponds, tanks, pipes, pumps and canals. The water is screened but not filtered, and as such is not suitable as drinking water and only meant to be used for outdoor watering of local landscapes. Water is available through this system from approximately the end of April to mid-October.

As indicated in the *Lindon City Water Conservation Plan (2019)*, water sources in Lindon are limited and need to be conserved. Metering of water usage has proven effective in other communities for reducing water use and helping to conserve this limited resource.

Since 2016 some areas of Lindon west of Geneva Road have had secondary water meters installed as part of new secondary water residential connections. In April 2019, the State of Utah required that all new secondary water connections have meters installed to monitor the secondary water usage. Due to significant drought and limited water supplies, more recent state legislation requires that all secondary water providers (including Lindon City) install meters on all existing secondary water connections or face potential penalties. In order to off-set costs of this significant effort, the state provided grant opportunities to secondary water providers. The city intends to comply with this mandate and anticipates that the installation of secondary water meters will reduce water consumption by up to 20-percent.

The city's secondary water metering project consists of installing 2,616 new secondary water meters at an estimated cost of \$3,204,000. To cover these costs Lindon City has obtained grants in the amounts of \$1,963,000 from the State of Utah Division of Water Resources and \$400,000 from the Central Utah Water Conservancy District, and is also including previously saved matching dollars in the amount of \$841,000. Additional expenses related to design and engineering of the project are being paid from water fund reserves.

Residents who have an existing secondary water connection and do not have a secondary meter will not be charged for installation of new meters. Installation of the new secondary water meters began in 2022 and is scheduled for completion by September 2023.



FUTURE WATER REQUIREMENTS

Future water requirements in Lindon City are calculated assuming water use patterns and per-capita water use both remain relatively constant. According to this measurement, the total yearly demand in 2032 conditions is projected to be approximately 2,010 acre-feet, which can be met over the next decade with continued wholesale purchases and the current exchange agreement through CUWCD.

Since the city is estimated to be more than 90-percent developed at present, Lindon City should consider land use and landscape development policies and practices that complement established local water conservation goals and anticipated future growth. Quality land use policies and practices address variables such as lot size and development density, while landscape development policies addressing sustainable landscape design and irrigation efficiency will greatly influence future water requirements and consumption rates.

WATER CONSERVATION PLAN

In 1998, the Utah Legislature passed the Water Conservation Act, which was amended again in 2022, requiring water agencies with more than 500 culinary water connections to submit water conservation plans to the Utah Division of Water Resources and update the plans every five years. The purpose of a water conservation plan is to provide information regarding existing and proposed water conservation measures that will help conserve water in the state so that adequate supplies of water are available for future needs. Water conservation plans include water use reduction goals as well as implementation strategies. The current *Lindon Water Conservation Plan* was updated and adopted in 2019 and outlines the goals in the callout to the right.

WATER CONSERVATION PLAN GOALS

- Continue to install water meters on all city-owned facilities that use culinary water
- Bill for water supplied from the pressure irrigation system to users of the system, including residential, commercial, industrial, institutional, and public users (i.e. city parks and other public properties)
- Continue to maintain financially-viable water systems
- Continue education of water conservation practices

ISSUES, OPPORTUNITIES, CONSERVATION MEASURES & GUIDELINES

As indicated at the beginning of this discussion, the city has identified several issues related to water use, including a lack of secondary water metering, unauthorized use of water by contractors and developers, a lack of public understanding regarding water requirements, water conservation and efficient water-use habits and practices, and the prevalence of large residential lots dominated by grass landscapes and similar water-intensive landscaping.

While these issues represent challenges to overcome, they are also opportunities to combine public education, metering efforts and revised ordinances to help reduce high water-use and better account of water delivered from the culinary and pressure irrigation systems. Opportunities also exist to educate and prepare a new generation of wise-water users, which can be assisted with a strong sustained water education program in the public and private schools.

Additional opportunities can also be found by addressing over-use head-on. The city can provide increased enforcement with appropriate fines for unauthorized use of water by contractors and other abusers of the current system. It can also develop and promote new ordinances and guidelines for water-conserving landscape design to help reduce exterior water use. The city may also choose to serve as an example to the rest of the community, transforming city parks and properties, including roadside edge treatments, into low water demonstration landscapes.

CURRENT CONSERVATION MEASURES

Having both culinary and pressurized secondary irrigation systems provides flexibility in dealing with water conservation. Lindon's current water conservation program is primarily focused on the following strategies:

- Providing educational materials to residents about efficient indoor and outdoor water use
- Regularly adjusting water rates
- Installing secondary water meters
- Managing water shortages in the culinary system, such as during emergency events such as losing a well

WATER EDUCATION PROGRAM

Water conservation for the pressurized irrigation system is focused on education and information sharing regarding the water available for a given water year. The city also teaches the fundamentals of water conservation to local residents. Information is distributed at Lindon City Center, and Public Works Department, through elementary school distribution programs, at the Lindon Fair, and through occasional information provided in local water bills. During summer months the city also places signs in city parks to educate residents on water conservation promoting the phrase "brown is the new green." Due to education and conservation efforts in recent years, the city has not had to eliminate outside watering. The callouts on the following page summarize recommendations distributed as part of city programs.



Although Lindon City currently has relatively few parkstrips, xeric landscaping is already allowed in these areas. The Localscapes program is a great resource that the city can use to educate and encourage the use of xeriscape options in parkstrips and residential landscapes in general.



OUTDOOR WATER USE GUIDELINES

- Use a pressurized irrigation system for landscaping, if available. Most residential and some commercial areas have the pressure irrigation system in London.
- Water landscape only as much as required by the type of landscape, and the specific weather patterns of your area, including cutting back on watering times in the spring and fall.
- Do not water on windy days and/or rainy days.
- Do not water during the hours of 10:00 AM and 6:00 PM.
- Sweep sidewalks and driveways instead of using the hose to clean them.
- Wash your car from a bucket of soapy (biodegradable) water and rinse while parked on or near the grass or landscape so that all the water running off goes to beneficial use instead of running down the gutter to waste.
- Check for and repair leaks in all pipes, valves and for secondary, faucets, hoses etc. on culinary systems. Verify there are no leaks by turning everything off and checking your water meter and valves to see if it is still running. Some underground leaks may not be visible due to draining off into storm drains, ditches, or traveling outside your property. Periodic checks by city on their secondary boxes for leaks.
- Adjust and repair sprinkler heads to maintain proper spray patterns and eliminate waste.
- Periodically check and adjust timers on sprinkling systems.
- Use mulch around trees and shrubs, as well as in your garden to retain as much moisture as possible. Areas with drip systems will use much less water, particularly during hot, dry and windy conditions.
- Cut your lawn at the highest setting on your mower and all other landscaped areas free of weeds to reduce overall water needs of your yard. Discourage water fountains. Encourage low water landscaping at interchanges, planting strips and similar locations in the city.



INDOOR WATER USE GUIDELINES

- Do not use your toilet as a wastebasket. Put all items such as tissues, wrappers, diapers, and cigarette butts in the trash can.
- Check the toilet for leaks. Is the water level too high? Put a few drops of food coloring in the tank. If the bowl water becomes colored without flushing, there is a leak.
- If you do not have a low volume flush toilet, put a plastic bottle full of sand and water to reduce the amount of water used per flush. However, be careful not to over conserve to the point of having to flush twice to make the toilet work. Also, be sure the containers used do not interfere with the flushing mechanism.
- Take short showers with the water turned up only as much as necessary. Turn the shower off while soaping up or shampooing. Install low flow showerheads and/or other flow restriction devices.
- Do not let the water run while shaving or brushing your teeth. Fill the sink or a glass instead.
- When doing laundry, make sure you always wash a full load or adjust the water level appropriately if your machine will do that. Most machines use 40 gallons or more for each load, whether it is two socks or a week's worth of clothes.
- Repair any leak within the household. Even a minor slow drip can waste up to 15 to 20 gallons of water a day.
- Know where your main shutoff valve is and make sure that it works. Shutting the water off yourself when a pipe breaks or a leak occurs will not only save water, but also eliminate or minimize damage to your personal property.
- Keep a jar of water in the refrigerator for a cold drink instead of running water from the tap until it gets cold. You are putting several glasses of water down the drain for one cold drink.
- Plug the sink when rinsing vegetables, dishes, or anything else; use only a sink full of water instead of continually running water down the drain.



WATER RATE STRUCTURE

Designing an appropriate rate structure is a complex task. Rate design is a process of matching the costs of operating the water system to the unique economic, political, and social environments in which the city provides its service. The cost of delivering the service must be evaluated and understood. Each water system has unique assets and constraints. Based on the characteristics of the system, and past capital and operating costs, revenue requirements can be estimated.

The city routinely studies and evaluates water rates for both culinary and secondary water. As part of those evaluations, the city considers several factors including the following: revenue and rate stability, equity and fairness, affordability, water conservation, and simplicity. Based on this analysis it was determined that a tiered rate structure would help to promote water conservation, help reduce peak water usage, and help keep the water system sustainable.

SECONDARY WATER METER INSTALLATION

The city is in the process of installing meters on the secondary water system to monitor usage and increase accountability.

WATER CONSERVATION CONTINGENCY PLAN

The Lindon City Water Conservation Plan describes the climatic and political realities related to water use during drought or other water supply shortages. It also lists conservation measures that may be implemented during times of emergency.

ADDITIONAL WATER CONSERVATION MEASURES

In order to effectively meet future water needs in Lindon, additional and more specific water conservation measures can be implemented, as follow:

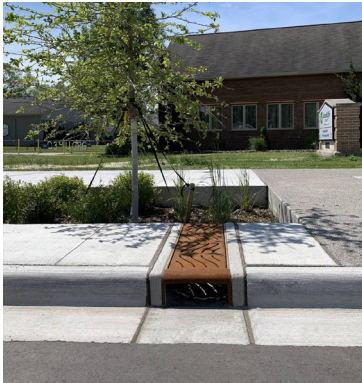
- **More Stringent Water Rate Structure:** The current culinary water rates may need to be increased to help promote additional conservation. As part of the investigation, a different rate schedule could be designed to provide additional price incentives for efficient water use to show the customer how much water is needed each month and provide funding for

water conservation assistance and education. This type of rate schedule is called “Target Billing”. The targeted rate schedule would be designed to meet revenue requirements while creating funding for the water conservation program from fees paid by those who waste water. Water users, who use water indiscriminately and fall into the most expensive tier, would experience a substantial charge for the last block of water.

- **Meter Replacement, Leak Detection Program, and Water Service Replacement:** Over time, all meters become less accurate in recording actual flows. This leads to lost revenue to the city and inaccurate data to citizens. The city should also consider performing leak-detection testing for all water lines prior to new overlays of asphalt; performing annual leakage surveys to identify sub-surface leaks on main pipelines and services, especially in older areas of the water system, and replacing galvanized steel water service lines with copper and polyethylene pipe
- **Water Smart Infrastructure Techniques:** Lindon City is required by the State of Utah to incorporate Low Impact Development techniques into new developments. Low Impact Development is the “retention or restoration of natural hydrological patterns by using landscape and site design to keep as much rainwater as possible from leaving the site.” **Table 21** summarizes some of these strategies (Utah Growing Smart - The Water Land Use Integration Handbook).

Table 21: Common Water Smart Infrastructure Techniques	
Application	Description
Bioretention basins, storm water harvesting basins and rain gardens	Small to large scale planting areas within the hardscape containing trees, shrubs and grasses
Bioswales	Shallow uncovered channels that induce meandering and are placed in-line within a drainage channel
Curb extensions and chicanes	Traffic calming measures which widen the sidewalk and/or narrow the street for a short distance
Curb openings	Drainage inlets that diver stormwater into bioretention basins
Detention ponds	Basins that provide flow control by collecting stormwater runoff
Permeable pavement, gravel or pavers	Methods of paving that allow infiltration and can be used in low to moderately trafficked areas like sidewalks and parking lots

Source: Utah Growing Smart - the Water Land Use Integration Handbook



- **Incorporate Water Use into Land Use Planning:** Communities along the Wasatch Front are faced with continuing challenges of accommodating housing and population growth. In addition, cities want to increase economic development and quality of life for their residents while also depending on finite resources

such as water. Lindon City can incorporate water planning into land use planning by updating ordinances to conserve water and implement goals of adopted master plans, as summarized in **Table 22**.

Table 22: Intervention Points & Tools & Their Purpose for Strengthening Integration Between Water & Land Use

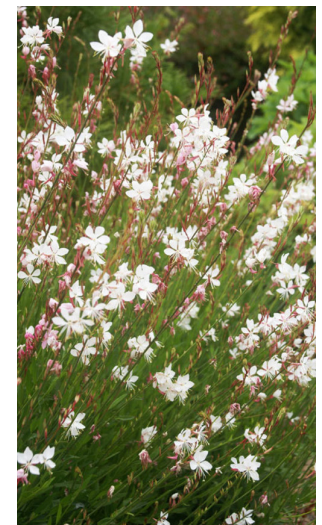
Point of Intervention	Tool	Purpose
Planning & Goal Setting	■ General Plans ■ Water Conservation Plans ■ Stormwater Management Plans ■ Capital Improvement Plans ■ Hazard Mitigation, Response and Recovery Plans	■ Evaluates local water supplies, current and future demands, and related community and economic values. ■ Establishes goals and objectives for managing the intersection of natural resources and the built environment.
Development Policies	■ Zoning Ordinances, Subdivision Regulations, and Planned Development Policies ■ Water Budgets ■ Demand Offset Programs ■ Building and Design Codes ■ Water Efficient Landscaping	■ Links new development to water supply planning. ■ Determines the requirements applied to new development for water sources management, conservation and efficiency.
Watershed Resilience & Water Smart Infrastructure	■ Watershed Planning for Resilience ■ Green Infrastructure and Low Impact Development	■ An integrated water resource management approach helps mitigate the factors that can degrade ground and surface water quality and quantity. ■ Green infrastructure can support these efforts.
Water Conservation & Efficiency Tools	■ Conservation Rate Structuring ■ Post-Occupancy Incentives and Educational Programs ■ Consumer Educational Messaging	■ Empowers and incentivizes landowners and renters to reduce water consumption. ■ Links community-wide programs to water supply planning.

Source: Utah Growing Smart - the Water Land Use Integration Handbook

- **Plumbing Fixture Replacement:** Incentives to exchange old high water-use toilets and shower heads for new ones that are more efficient can be provided through city cost sharing using revenues generated by penalty tiers in the rate schedule. While it is difficult to calculate meaningful estimates of the benefits and costs of such programs on the water-use rate, there is ample evidence in the literature that such programs are effective. The Division of Water Resources estimated in 1995 that such programs could reduce residential indoor water use by 33-percent. Many of the city's homes and businesses have been built since 1992 when plumbing codes were revised to require low water-use toilets and low flow showerheads in new construction.
- **Additional Public Education:** Lindon City can expand its public education efforts to provide a more comprehensive program that encourages efficient watering of lawns and gardens, landscaping with drought-resistant plants, use of low-flow plumbing fixtures, and other water-saving practices. Public education about efficient outside irrigation may help reduce culinary water used for irrigation even with secondary water systems providing service to nearly all of Lindon City.
- **Water Conservation Committee:** A water conservation committee consisting of community leaders, city staff, and residents could assist with the public education program, identify water use concerns, and recommend water conservation measures.
- **Additional Metering at City Facilities:** Metering water use at city parks and facilities may help identify potential water use concerns and opportunities for water conservation.
- **Analysis of Metered Use Individual Connections:** When sufficient data is available, water use metered at service connections can be analyzed and compared to water use metered at the water sources. Analysis of metered use at individual connections can help determine if water loss is occurring through non-metered connections, faulty meters, or

undetected leaks. This analysis can also help homeowners understand and evaluate their own water use for water-saving opportunities.

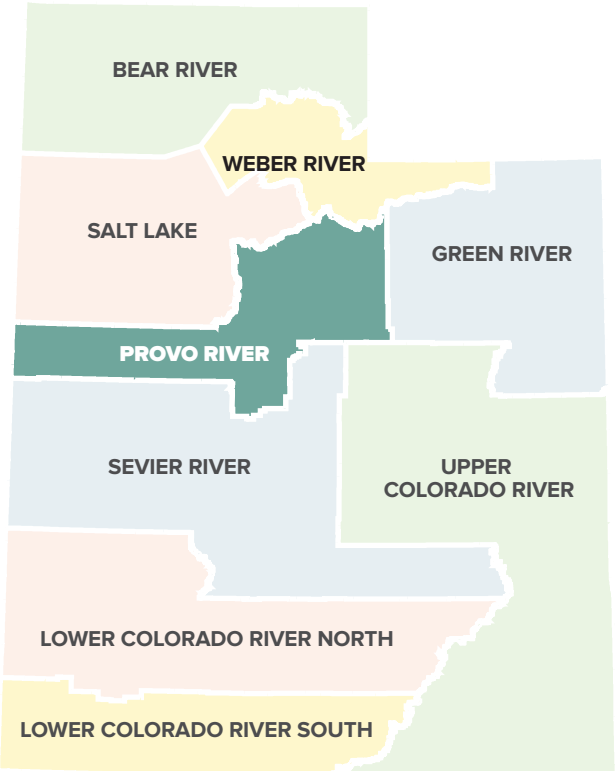
- **Protect and Preserve Watershed Areas:** Lindon City has a number of watershed areas including wetlands, riparian corridors, lakefront, wildfire prone areas, and water supply watersheds. These sensitive areas should be mapped and ordinances adopted to ensure proper protection. An example was the city adopting new public roadway standards for the Lindon Hollow area in order to cluster development and protect this sensitive area from development. The city can consider proper development buffers, updated development standards and vegetation protection as examples.



REGIONAL COLLABORATION

Local water suppliers have the best information regarding their own systems, challenges, and opportunities. Since water exists and flows freely across political boundaries, joint planning efforts between local, regional, and state entities is also important. Lindon City can work with other suppliers and other entities to establish policies and partnerships that allow for a comprehensive regional approach to water-supply management that will promote water-use efficiency programs, ensure that plans provide for adequate water supplies and maximize water conservation and reuse, and communicate with the public the importance of water conservation as it relates to quality of life.

Figure 60: Proposed Water Conservation Regions & 2030 Goals



Source: Utah Regional Municipal & Industrial Water Conservation Goals Report

The *Utah Regional Municipal and Industrial (M&I) Water Conservation Goals Report* presents a suite of regional goals and practices for residential, commercial, institutional, and industrial water use. The purpose of the report is not to provide a detailed water conservation plan for all regions in the state, but to guide the state’s water industry in planning future infrastructure, policies, and programs consistent with Utah’s semiarid climate and growing demand for water. As illustrated in **Figure 60** and detailed in **Table 23**, the report breaks the State of Utah into nine water regions and proposes that the Provo River region, where Lindon is located, embrace a goal of decreasing outdoor water use by 20 percent and indoor use by 5 percent by 2030. Local water suppliers, local communities such as Lindon, and businesses are encouraged to adopt this target as they implement water conservation efforts and pursue regional water use goals.

Table 23: Regional Water Conservation Goals & Projections

Region	Baseline GPCD				Reduction from Baseline		
	2015	2030	2040	2065	2030	2040	2065
Bear River	304	249	232	219	18%	24%	28%
Green River	284	234	225	225	18%	21%	21%
Lower Colorado River North	284	231	216	205	19%	24%	28%
Lower Colorado River South	305	262	247	237	14%	19%	22%
Provo River	222	179	162	152	20%	27%	32%
Salt Lake	210	187	178	169	11%	15%	19%
Sevier River	400	321	301	302	20%	25%	25%
Upper Colorado River	333	267	251	248	20%	25%	25%
Weber River	250	200	184	175	20%	26%	30%
Statewide	240	202	188	179	16%	22%	26%

Source: Utah Growing Smart - the Water Land Use Integration Handbook

RECOMMENDED REGIONAL PRACTICES

In addition to regional water conservation goals, the *Utah Regional Municipal and Industrial (M&I) Water Conservation Goals Report* also recommends a variety of water conservation practices. Some of these have already been adopted by Lindon City, and others should be considered for future implementation or partnering efforts.

GENERAL PRACTICES

- **Water Conservation Education:** Continued emphasis and funding of education and outreach must be fundamental components of any water conservation plan, and these efforts must evolve and innovate to be more effective than in the past.
- **Conservation Pricing:** While most Utahns have a desire to save water, efforts to do so will be limited unless financial incentives exist to help motivate action. It is recommended that water suppliers examine and update their existing water rate structures to identify ways of encouraging continued conservation.

INDOOR PRACTICES

- **Fixture and Appliance Conversion or New Installation:** Conversion of toilets, faucets, and shower heads to high efficiency options has been shown to be one of the most cost-effective conservation practices available. In addition to reducing water volume with each use, new fixtures also reduce leakage.
- **Indoor Leak Repair and Changing Indoor Water Use Habits:** To achieve long-term water conservation, all regions will need to make at least some progress in reducing indoor leaks and changing indoor water use habits.

OUTDOOR PRACTICES

- **Improved Irrigation Efficiency:** While significant improvement has been made in irrigation efficiency over the last few years, additional potential still exists. Examples include completion of secondary meters for all hookups, controllers that increase efficiency by adjusting irrigation schedules based on weather and landscaping needs, and drip irrigation systems.
- **Water-wise Landscaping:** Efficient use of water in community landscapes reduces water waste and enhances the community's environmental, economic, recreational, and aesthetic resources (see **Principles of Sustainable Landscaping on page 140**).
- **Lot Size and Density:** It is recommended that the city work with CUWCD and other water suppliers to ensure ordinances and regulating documents include guidelines that encourage and respond to market demand for smaller lot sizes.





WATER USE & PRESERVATION: GOALS, POLICIES & IMPLEMENTATION MEASURES

GOAL 1: ESTABLISH A CLEAR AND REALISTIC VISION FOR EXISTING AND FUTURE WATER RESOURCES, RIGHTS & SYSTEMS IN LINDON

Policy 1.1: Protect and enhance the Lindon culinary drinking water system to meet future needs

a. Implementation Measure: Ensure access to the culinary water system is available for anticipated growth and development in the city.

Policy 1.2: Protect and enhance the Lindon Irrigation Water System to meet future needs.

a. Implementation Measure: Continue to install water meters on all secondary connections to eliminate waste, inform and educate homeowners on how much water they use for outdoor irrigation.

b. Implementation Measure: Educate the public on how much water is needed for their landscapes.

Policy 1.3: Maintain strong relationships with water providers to ensure future water needs are met.

a. Implementation Measure: Coordinate and discuss changes and needs with water providers on a regular basis.

GOAL 2: ADOPT WATER USE TARGETS THAT MEET LOCAL NEEDS WHILE REDUCING UNNECESSARY CONSUMPTION OF WATER RESOURCES

Policy 2.1: Promote sustainable water use and sustainable landscaping principles and methods

a. Implementation Measure: Continue to adopt land use policies and practices that best complement established local and regional water conservation efforts.

b. Implementation Measure: Revise existing landscape development ordinances to ensure they reflect local and regional water conservation efforts.

c. Implementation Measure: Consider requiring single family and similar uses to apply measurable water conservation targets.

d. Implementation Measure: Develop educational brochures, online resources and social media to improve public understanding of water needs and encourage water conservation targets.

e. Implementation Measure: Review existing land use codes and processes in order to better integrate water use into land use planning. Develop water conservation standards that can be applied to new development for water resource management, conservation and efficiency.

f. Implementation Measure: Review existing development manual standards to incorporate water smart infrastructure techniques.

g. Implementation Measure: Maintain the ten-year regional Lindon water conservation goal through 2032 to reduce future water use

while maintaining a financially viable water delivery system. This includes reducing outdoor use by 20-percent and indoor use by five-percent.

Implementation Measure: Support meeting local and regional water conservation targets by maintaining existing water conservation measures and introducing additional public education efforts.

GOAL 3: SUPPORT CONCEPTS AND IDEAS CONTAINED IN THE *LINDON WATER CONSERVATION PLAN (2019)*

Policy 3.1: Update the *Lindon City Water Conservation Plan (2019)* on a regular basis and implement the recommendations in the plan

a. Implementation Measure: Expand public education efforts to provide a more comprehensive program that encourages efficient watering of lawns and gardens, landscaping with drought-resistant plants, use of low-flow plumbing fixtures, and similar water saving practices.

b. Implementation Measure: When reviewing development proposals consider the recommendations contained in this plan.

c. Implementation Measure: Educate the public on landscape options such as Localscapes for landscaping park strips and yard areas.

d. Implementation Measure: Review the *Lindon City Tree Planting Guide* to ensure that trees on the list are best suited for the Lindon climate and require less water in order to survive and thrive.

e. Implementation Measure: Continue to disseminate educational materials to the community, including information about rebates and incentives.

f. Implementation Measure: Maintain established efforts to install and upgrade meters to help water conservation efforts.

g. Implementation Measure: Replace and upgrade leaky and aging water lines as part of a scheduled process.

h. Implementation Measure: Establish a system for the timely identification and repair of water leaks.

i. Implementation Measure: Establish a Water Conservation Committee consisting of community leaders, city staff, and residents to assist with public education programs, identify water use concerns, and recommend water conservation measures.

j. Implementation Measure: Continue metering water use at city parks and facilities to help identify potential water use concerns and opportunities for water conservation.

k. Implementation Measure: Analyze and compare metered water use at individual connections to help determine if water loss is occurring through non-metered connections, faulty meters, or undetected leaks. This analysis can also help homeowners understand and evaluate their own water use for water-saving opportunities.

GOAL 4: SUPPORT COLLABORATIVE REGIONAL WATER USE & PRESERVATION PRACTICES

Policy 4.1: Where feasible, implement the concepts and practices for residential, commercial, institutional, and industrial water use contained in the *Utah Regional Municipal and Industrial (M&I) Water Conservation Goals Report*

a. Implementation Measure: Emphasize and fund education related to the *Utah Division of Water Resources M&I report*.

b. Implementation Measure: Ensure the M&I Water Conservation Goals Report evolves into future master plans and goals and innovates to promote better effectiveness.

c. Implementation Measure: Support ongoing review and improvements to local water rate structures to identify ways of encouraging continued conservation.

d. Implementation Measure: Continue to support programs to convert toilets, faucets, and shower heads to high efficiency.

e. Implementation Measure: Promote programs to repair indoor leaks and change indoor water use habits.

f. Implementation Measure: Implement improved water timing systems for outdoor water applications that increase efficiency by adjusting irrigation schedules based on weather, landscaping needs, and drip irrigation systems.

g. Implementation Measure: Update and enhance established codes and guidelines to ensure the use of water in landscapes reflects state-of-the art methods.

h. Implementation Measure: Create guidelines that encourage and respond to market demand for smaller lot sizes.



Open and Public Meetings Act Annual Training

**Cedar Hills
2024**

Spirit of the Act

- Act Openly
- Make Decisions Openly
- Deliberate Openly
(the hardest part)
- Conduct the People's Business Openly

Openly = In Public



Jeff Parker / Florida Today

Spirit of the Act

Who has to follow the OPMA?

- Any local administrative, advisory, executive, or legislative body which:
 - Consists of two or more persons
 - Spends, distributes, or is supported by tax money
 - Has authority to make decisions about the public's business (which has been interpreted to include advisory groups)
- In other words, **you do!**



Mr. Lightman / FreeDigitalPhotos.net

What is a Meeting?

Quorum: The City Council is a 5 member council and so a quorum is 3 members.

Convene: The calling of a meeting of a public body by a person authorized to do so for the express purpose of discussing or acting upon a subject over which that public body has jurisdiction or advisory power.

- Does not include chance or social meetings – unless they are used to circumvent the Act's purposes.

Meeting: Convening with a quorum (includes workshop or executive session) to discuss, receive comments, or act on matters over which the body has jurisdiction or advisory power.

What is a Meeting? (cont'd)

Social Events: OK for members to socialize, just can't discuss or act on matters under their official jurisdiction.

Text Messages: If more than three are on the thread, it's a meeting.



Don Landgren Jr. / The Landmark

Conference Call: It's a meeting if a quorum is involved, so don't do it.

What is a Meeting? (cont'd)

Emails

Remember: Email may be a public record under GRAMA.

Emails regarding City business are likely subject to GRAMA and OPMA.

Bottom Line: Citizens are entitled not only to *know what* government decides, but to *observe how and why* every decision is reached. Communication by email is not entirely off-limits, but all deliberations must be done in public and recorded.

Location of Meeting

The Rule: On the day of the regularly scheduled meeting, any work sessions or closed sessions must be held at the regular meeting location, unless:

- The regularly scheduled meeting is being held elsewhere;
- There is an emergency or other extraordinary circumstances;
- The meeting is being held electronically; or
- There is a site visit or traveling tour.



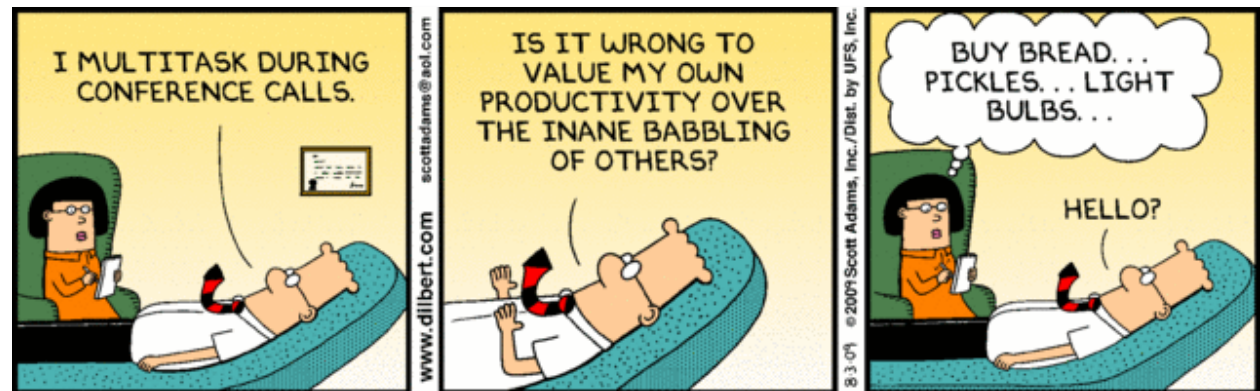
Parks and Recreation

Notice: Must provide public notice of the location.

Electronic Meetings

Electronic Meeting: a public meeting convened or conducted by means of a conference using electronic communications.

You may adopt rules regarding how such meetings are conducted (i.e. require video connection, etc.).



Scott Adams / Dilbert

Reasons meeting may be closed

Closing a Meeting to the Public: The only reasons that a meeting may be closed to the public:

- Discussion of an **individual's character**, professional competence, or physical or mental health.
- Strategy session to discuss pending or reasonably **imminent litigation**.
 - Must be specific, not an open-ended threat.
- Strategy session to discuss the purchase, exchange, lease, or sale of **real property or water rights** if public discussion of the transaction would: (a) disclose the appraisal or estimated value of the property under consideration; or (b) prevent the public body from completing the transaction on the best possible terms.
 - If selling, must give public notice that property is being offered for sale, and terms of sale must be publicly disclosed before sale is approved.
- Discussions regarding **security** personnel, devices, or systems.
- Investigative proceedings regarding **allegations of criminal misconduct**.

OPMA Notice Requirements

Under OPMA:

- Must provide notice at least 24 hours before the meeting.
- Notice must include the agenda, date, time, and place of meeting.
 - Agenda must be specific enough for public to know what will be discussed.

At a minimum, notice must be:

- Posted on the Utah Public Notice Website; and
- Posted at City Hall.

Regular Meetings: Public bodies which hold regular meetings over the course of a year must give notice of its annual schedule every year.



Public Comment

Open Meeting: Public must be allowed to come and watch, but there is **no requirement to allow them to comment.**

- Public hearings do require an opportunity for public comment.
- Disruption of meetings does not have to be tolerated.
- OK to keep people on point.
- Public's time belongs to everyone, not just the individual who is speaking.
- Topics not on the agenda can be raised by the public and discussed, as long as no final action is taken.

Minutes and Recordings

Required for all public meetings.

- Except for site visits.

Recordings: Must be unedited, of entire meeting, clearly labeled, and available to the public.

- Must be made available within three business days.
- Public has right to record meeting, if they can do so without disrupting.

Minutes: The official record of the meeting.

- Must be approved by the body.
- Can be released to the public before body approval, if marked “unapproved.”
- Draft minutes must be available to public within a 30 days after the meeting.
- Must include:
 - Substance of all matters proposed, discussed, or decided
 - Names people giving testimony and substance of their testimony
 - Individual votes

Emergency Meetings

Notice: Must give best notice practicable as to the time and place of the emergency meeting, as well as the topics to be considered there.

- Must attempt to notify all members of the body.



The Lord of the Rings

Convening: Majority of the body must agree to hold the meeting because of an “emergency or urgent matter.”

Minutes: Should include a statement of the unforeseen circumstances that made the meeting necessary.

Violations of the OPMA

What happens if someone breaks the open-meetings laws?

- In addition to any other penalty under this chapter, a member of a public body who knowingly or intentionally violates OR who knowingly or intentionally abets or advises a violation of any of the closed meeting provisions of this chapter is guilty of a **class B misdemeanor**.
- Action taken in the meeting is voidable if the body violated the Act.



SOCIAL MEDIA

- Can a Social Media Message Board Constitute a Meeting?
- Social Media and Free Speech
- Recent U.S. Supreme Court Cases
 - *Lindke v. Freed*, 144 S.Ct. 756 (2024)
 - *O'Connor v. Ratcliff v. Garnier*, 144 S.Ct. 717 (2024)

SOCIAL MEDIA – *Lindke v. Freed*

- Holdings:
 - “[A] public official’s social media activity constitutes state action . . . only if the official (1) possessed actual authority to speak on the State’s behalf, and (2) purported to exercise that authority when he spoke on social media.”
 - First Step—An official’s “conduct is not attributable to the State unless he was ‘possessed of state authority’ to post city updates and register citizen concerns.”
 - Courts look to the sources of power: “statute, ordinance, regulation, custom, or usage.”
 - A official “must have actual authority rooted in written law or longstanding custom speak for the [City].”
 - Second Step—“Generally, a public employee purports to speak on behalf of the State while speaking ‘in his official capacity or’ when he uses his speech to fulfill ‘his responsibilities pursuant to state law.’”
 - If disclaimer is included on social media page (“the views expressed are strictly my own” or “this is the personal page of James R. Freed”), a “heavy” presumption arises that all posts are on the page are personal.
 - “[a]n official who uses government staff to make a post will be hard pressed to deny that he was conducting government business.”