WEST HAVEN PLANNING COMMISSION AGENDA

November 12, 2025 6:00 P.M.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON Wednesday, November 12, 2025, THE PLANNING COMMISSION OF WEST HAVEN CITY WILL HOLD THE FOLLOWING PUBLIC MEETINGS:

***6:00 PM**: **REGULAR PLANNING COMMISSION MEETING**

JOIN US DIGITALLY FOR THE REGULAR PLANNING MEETING AT:

HTTPS://US06WEB.ZOOM.US/J/86539464549.

WATCH LIVE AT HTTPS://WWW.YOUTUBE.COM/CHANNEL/UCEEQNQBTFZJWTGOPHMCNCBA.

6:00 Regular Planning Commission Meeting

1. **MEETING CALLED TO ORDER:** — Chairman Reed
2. **OPENING CEREMONIES**
   - **a. PLEDGE OF ALLEGIANCE** — Commission member Smith
   - **b. PRAYER/MOMENT OF SILENCE** — Commission member LaMar
3. **ACTION ON MINUTES** - Approve minutes for the meeting of 10/22/2025.
4. **REPORTS** - Actions taken by City Council on Planning Commission and other items
5. **DISCUSSION AND ACTION –** To consider an amendment to the West Haven Wal-Mart Sub Plat located at approximately 4101 S Midland Drive Parcel (Approximately 67.1 acres). Applicant Spencer Hymas/Galloway & Company, LLC
6. **PRESENTATION ON PUBLIC HEARING -** Presentation on Water Use and Preservation Element for the General Plan
7. **PUBLIC HEARING –** To receive public input for the Water Use and Preservation Element for the General Plan
8. **DISCUSSION AND ACTION –** To recommend to the City Council on the Water Use and Preservation Element for the General Plan.
9. **ADJOURNMENT**

Robyn Van Campen

Robyn Van Campen, City Recorder

In compliance with the Americans with Disabilities Act, persons needing special accommodations, including auxiliary communicative aids and services, for this meeting should notify the city recorder at 731-4519 or by email: robynv@westhavencity.com at least 48 hours in advance of the meeting.

CERTIFICATE OF POSTING

The undersigned, duly appointed city recorder, does hereby certify that the above notice and agenda has been posted in the West Haven City Recorder's office; at the West Haven City Complex on the Notice Board and at www.westhavencity.com; emailed to the Standard-Examiner with a request that it be posted In their Wednesday night meeting section; mailed and emailed to the West Haven City Mayor and each West Haven City Council Member who has email capacity and to the city attorney

Rules Governing Public Hearings

- Each speaker will be limited to a single opportunity to speak and shall direct comments only to the Commission.
- Such opportunity may not exceed two (2) minutes, as has been determined by the Chair, as outlined in Resolution 28-2021
- In accordance with Resolution 28-2021, the Chair may refuse to recognize or may exclude from the public hearing anyone who:
    - Is disorderly, abusive, or disruptive;
    - Takes part in or encourages audience demonstrations such as applause, cheering, display of signs, or other conduct disruptive to the hearing;
    - Comments without first receiving recognition from the Chair and stating his/her full name and residence; or
    - Presents irrelevant, immaterial, or repetitious evidence.
- Comments and questions raised by speakers will not be addressed or answered by Staff or Commissioners during the hearing but will be addressed upon conclusion and closure of the hearing.

WEST HAVEN PLANNING COMMISSION MEETING MINUTES

October 22, 2025 6:00 P.M.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

Present:	
Jeff Reed	Chairman
Andrew Reyna	Vice-Chairman
Melinda Stimpson	Commission member
Russell Galt	Commission member
George LaMar	Commission member
Linda Smith (via Zoom)	Commission member
Jennifer Streker	Commission member
Damian Rodriguez	Planner
Amy Hugie (arrived at 6:06 pm)	City Attorney
Robyn VanCampen	Deputy Recorder
Absent/Excused	

DRAFT

6:00 Regular Planning Commission Meeting

1. **MEETING CALLED TO ORDER:** Chairman Reed at 6:01 pm

2. **OPENING CEREMONIES**

   a. PLEDGE OF ALLEGIANCE Commission member Stimpson

   b. PRAYER/MOMENT OF SILENCE Commission member Galt

3. **ACTION ON MINUTES –** Approve minutes for the Meeting of 10/08/2025

   No corrections were needed.

   Commission member Streker made a motion to approve the minutes from the meeting September 24, 2025. **Commission member Stimpson** seconded the motion.

   AYES – Chairman Reed, Vice-Chairman Reyna, Commission member Stimpson, Commission member Galt, Commission member LaMar, Commission member Smith, and Commission member Streker.
   NAYS –
   ABSENT/EXCUSED –

4. **REPORTS –** Actions taken by City Council on Planning Commission

   - *Stephen advised the commission that at the last City Council meeting (October 15, 2025). The Poulsen Rezone was approved as R-2 because it complied with the General Plan.*

5. **DISCUSSION AND WORKSHOP (NO ACTION) -** Discussion on Water Element for General Plan.

- Stephen advised the Commission that the Utah Senate passed a bill (SB 110 of 2022) and subsequent SB 76 in 2023, requiring most cities to integrate a Water Use and Preservation Element (Water Element) into the general plan. There are six requirements to address when creating this plan. To ensure that we meet those requirements, a firm has been contracted to help with this project. The water element must be approved by December 31, 2025. Staff is hoping to have a public hearing by November 12, 2025, to implement the Water Use and Preservation Element (Water Element).
  Stephen also provided a presentation going over an Outreach Summary Report of the Culinary Water Providers (Key Themes, Ideas, and Takeaways)

6. ADJOURNMENT

Commission member Galt made a motion to adjourn at 7:07 pm. **Commission member LaMar** seconded the motion.

AYES – Chairman Reed, Vice-Chairman Reyna, Commission member Stimpson, Commission member Galt, Commission member LaMar, Commission member Smith, and Commission member Streker.
NAYS –
ABSENT/EXCUSED –

Robyn VanCampen
Deputy City Recorder

Date Approved:

DRAFT

Planning Commission
Staff Review Memo

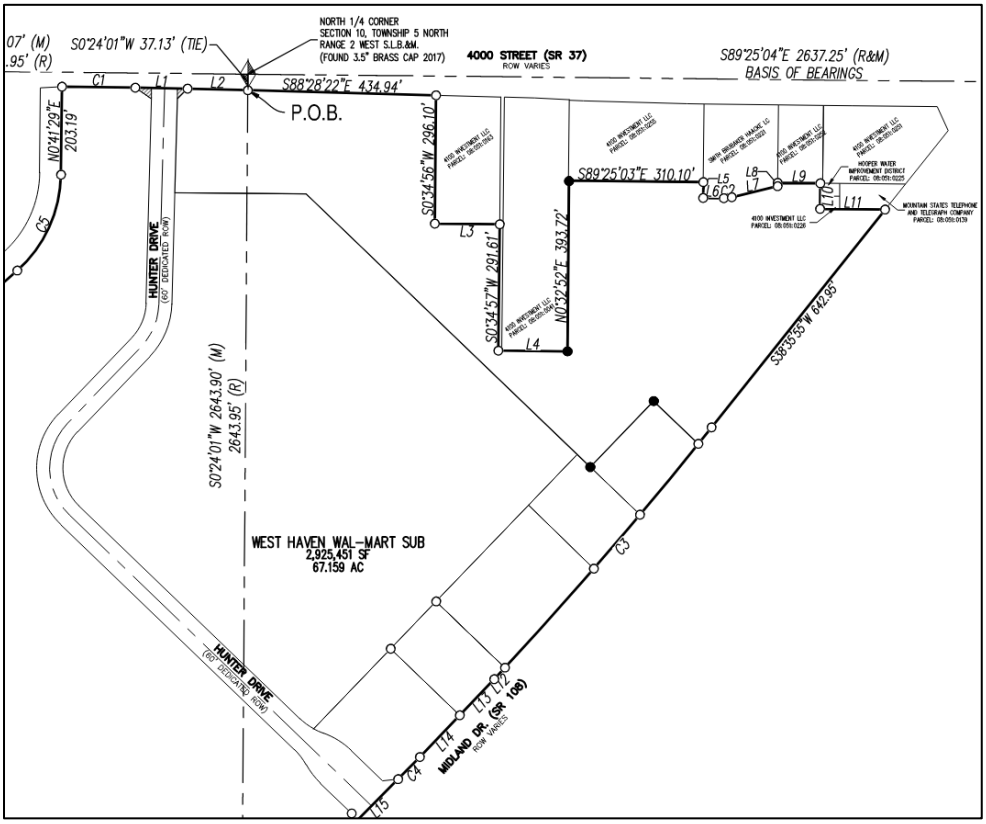
November 12, 2025

Damian Rodriguez, Planner

SUBDIVISION AMENDMENT REVIEW

Request:	Approve the amendment of the West Haven Wal-Mart Sub Plat
Location:	Approximately 4101 South Midland Drive
Zone:	C-3
Subdivision Size:	Approximately 67.1 acres
Applicant:	Spencer Hymas, Galloway & Company, LLC
Governing Document(s):	WHSC §156.055 through §156.063
Decision Type:	Administrative
Staff Recommendation:	Approval

Image 1: Current Plat, West Haven Wal-Mart Sub Amended



I. BACKGROUND

The applicant has proposed an amendment (the 2nd amendment) to the West Haven Wal-Mart Subdivision Plat. The proposal entails the reallocation of land amongst commercial lots 3, 4, 5, and 6, which front Midland Drive, to better accommodate the future development of those lots given their intended uses. See Image 3 for a comparison of lot lines before and after the proposed adjustment, where red lines denote previously recorded lot boundaries that will be adjusted, and green lines represent the adjusted lot boundaries.

The Walmart supercenter and fuel center projects are located exclusively on Lots 1 and 2, and the approval of the proposed amendment would have no effect on these projects, which have already obtained the necessary building permits and are currently underway. The proposal is consistent with the overall site plan for the Walmart commercial development that was approved by the City Council in July of this year.

Image 2: Proposed Plat

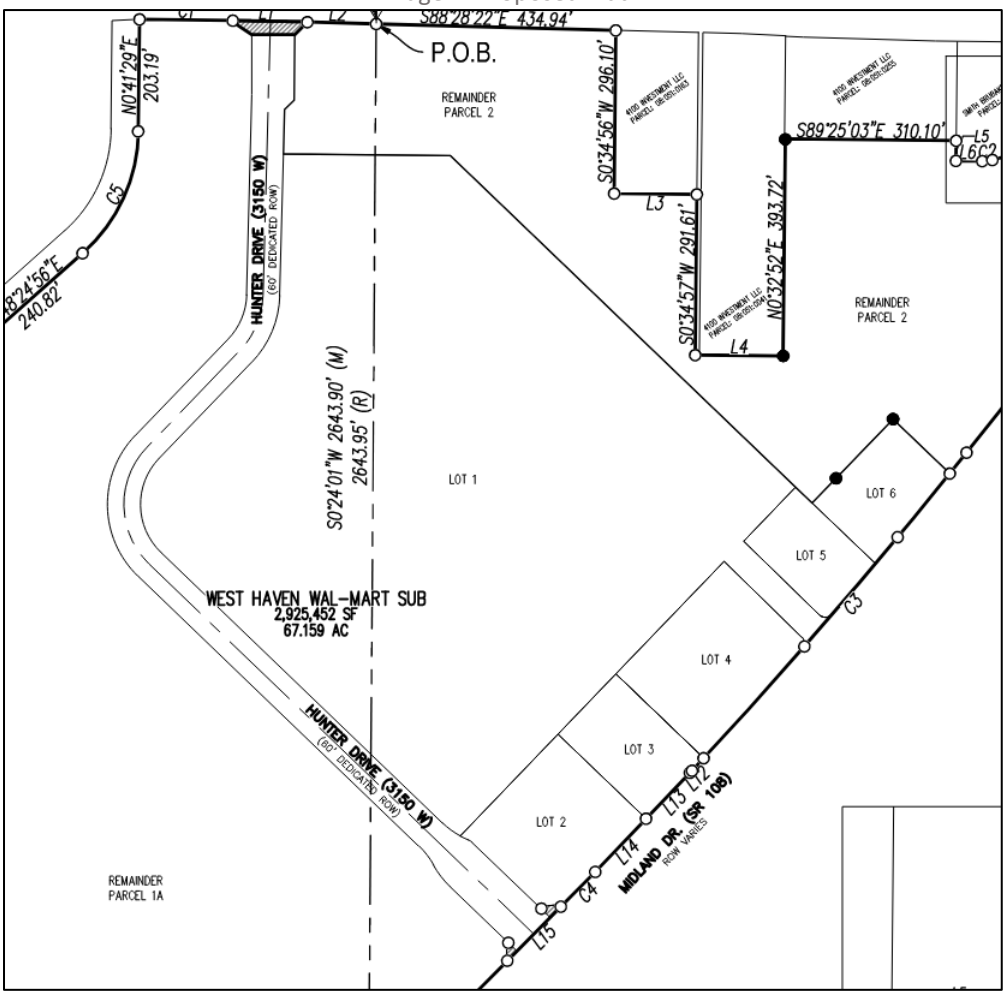
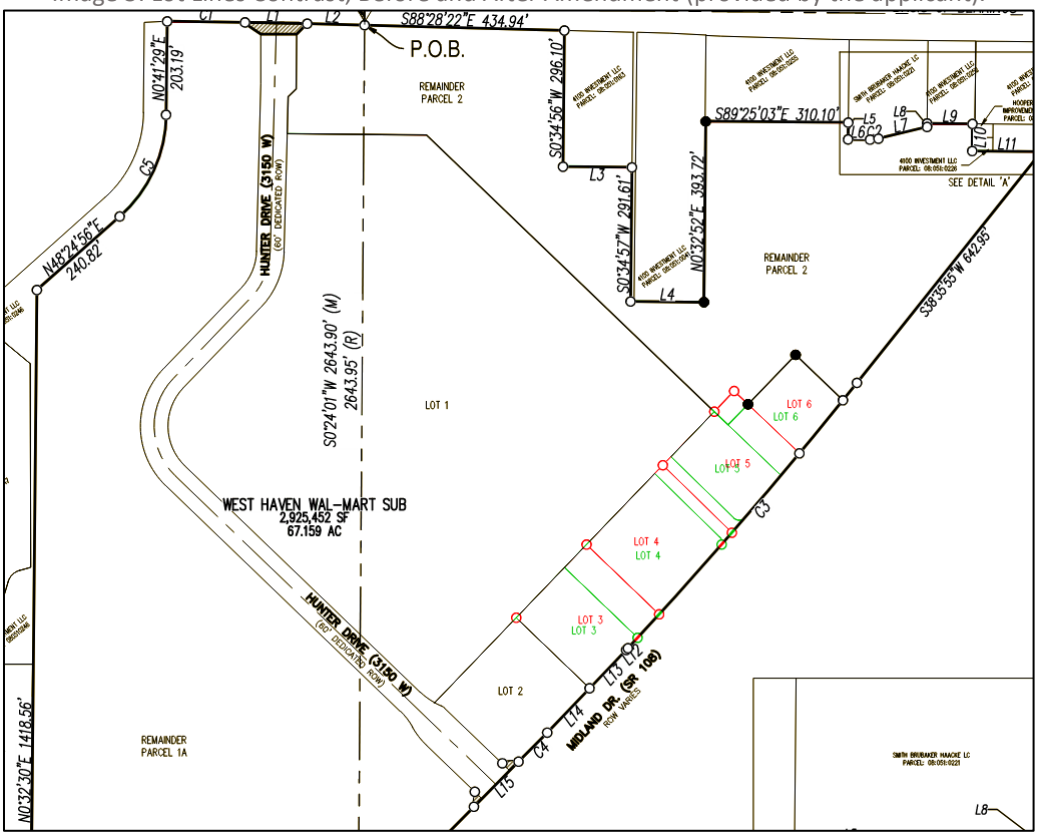


Image 3: Lot Lines Contrast, Before and After Amendment (provided by the applicant).



Recent History of the Subdivision

August 28, 2024	The first amendment of the West Haven Wal-Mart
November 6, 2024	The Vacation and Re-dedication of Hunter Drive was approved
July 2, 2025	Final site plan approval was granted for the Walmart Supercenter
October 29, 2025	An application for the subject subdivision amendment was received

II. PLANNING COMMISSION CONSIDERATIONS

Per West Haven Subdivision Code (WHSC) §156.002, subdivisions and their lots shall not be altered except upon the approval of the Planning Commission or the City Council, when necessary, via a Subdivision Plat Amendment review. The Commission shall approve, approve with conditions, or deny a Subdivision Plat Amendment subject to the standards of the subdivision ordinance, the zoning ordinance, and all other applicable code standards.

III. STAFF REVIEW

The Development Review Committee's analysis of the proposed plat amendment as it pertains to the requirements of the applicable Code is as follows:

Subdivision Standards

The elements of the proposed subdivision are compliant with the subdivision ordinance; however, there are minor errors on the subdivision plat that would need to be corrected before recording. The plat errors are as follows:

1. A scale is not provided on the plat drawing. Provide a scale on the plat as required by WHSC §156.041(A).
2. Under Utah Code 10-20-811(1)(b), the difference between the amended plat and the original plat shall be described. Provide a description of all those changes proposed in the plat amendment.
3. Under Utah Code 10-20-811(4), a petition to amend a plat shall include:

(a) the name and address of each owner of record of the land contained in the entire plat or on that portion of the plat described in the petition; and
(b) the signature of each owner described in Subsection (4)(a) who consents to the petition.

For the reasons stated above, staff would recommend the following condition of approval:

- *All comments provided by staff on the attached corrections report are addressed prior to the drafting of the mylar for signatures.*

Mylar refers to the durable sheet on which the recordable final plat is printed, and on which approving authorities provide their signatures. Because of the relative ease and expedience with which the said corrections can be made. Staff do not recommend withholding approval of the requested plat amendment.

Zoning Standards

The resulting Lots of the subdivision amendment would conform to the zoning development standards of the C-3 Zone, including the minimum area and lot width standards applicable in the zone. Refer to the table below for a comparison of the minimum and maximum development standards for the zone, as they relate to the corresponding figure that will result after the subdivision amendment. The setback figures in the amendment column pertain to the entitled projects within the subdivision (the Walmart Supercenter and Fuel Center), as there is no existing development at the site.

§157.291 Site Development Standards

	Zone: C-2	**Amendment**	**Compliant?**
Max lot coverage	Not over 60% of lot area by buildings or accessory buildings	24%	**Yes**
Minimum lot area	None	28,009 sq ft	**Yes**
Min lot width	None	136’	**Yes**
Min yard setbacks			
Front	15’	167’	**Yes**

Rear	None, except 10' where building rears on a residential zone	21' 10"	**Yes**
Side	None	84' 6"	**Yes**

Other Considerations
The Building Official and Fire Marshal have reviewed the proposed plat and did provide their approval without further comment or conditions of approval.

IV. STAFF FINDINGS & RECOMMENDATION

When the staff-recommended conditions of approval are applied, the proposed subdivision amendment will comply with the subdivision and zoning ordinances and will thus be approvable.

Based on the facts and findings enumerated in this report, staff recommends that the Planning Commission **approve** the proposed plat amendment of the West Haven Walmart Subdivision, subject to the recommended conditions of approval.

V. POSSIBLE MOTIONS

Approve with staff-recommended conditions:
Motion to approve the second amendment of the West Haven Wal-Mart Subdivision plat, subject to the following conditions:

- All comments provided by staff on the attached corrections report are addressed prior to the drafting of the mylar for signatures.

Approve with modified conditions:
Motion to approve the second amendment of the West Haven Wal-Mart Subdivision plat, subject to the following conditions:

[List Conditions]

West Haven Improvement Drawing Review

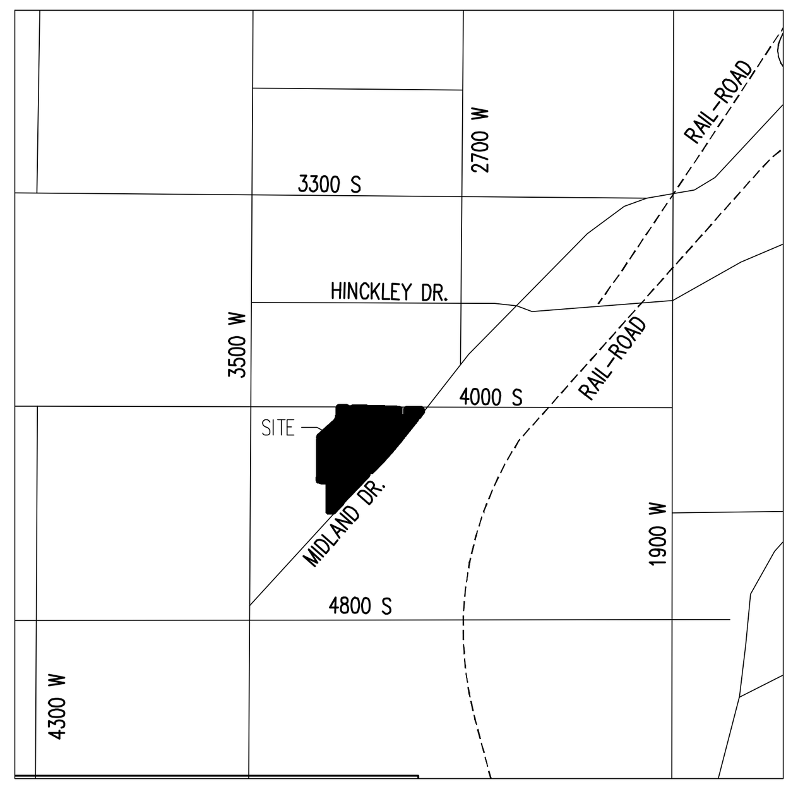
Project	West Haven Wal-Mart Subdivision, 2nd Amendment
Review Cycle	1
Date:	11/6/2025

Code Reference	City Department	City Comment	Applicant Response
§156.041(A)	Planning	A scale is not provided on the plat drawing. Provide a scale on the plat.	
Utah Code 10-20-811 (1)(b)	Planning	the difference between the amended plat and the original plat shall be described. Provide a description of all those changes proposed in the plat amendment.	
Utah Code 10-20-811 (4)	Planning	A petition to amend a plat shall include: (a) the name and address of each owner of record of the land contained in the entire plat or on that portion of the plat described in the petition; and (b) the signature of each owner described in Subsection (4)(a) who consents to the petition.	
No further comments beyond this line			

MARKET PLACE - WEST HAVEN WAL-MART SUB 2ND AMENDED

AMENDING WEST HAVEN WAL-MART SUB

SITUATED IN THE NORTH 1/2 OF SECTION 10,
TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE & MERIDIAN
WEST HAVEN CITY, WEBER COUNTY, STATE OF UTAH
JANUARY 2024

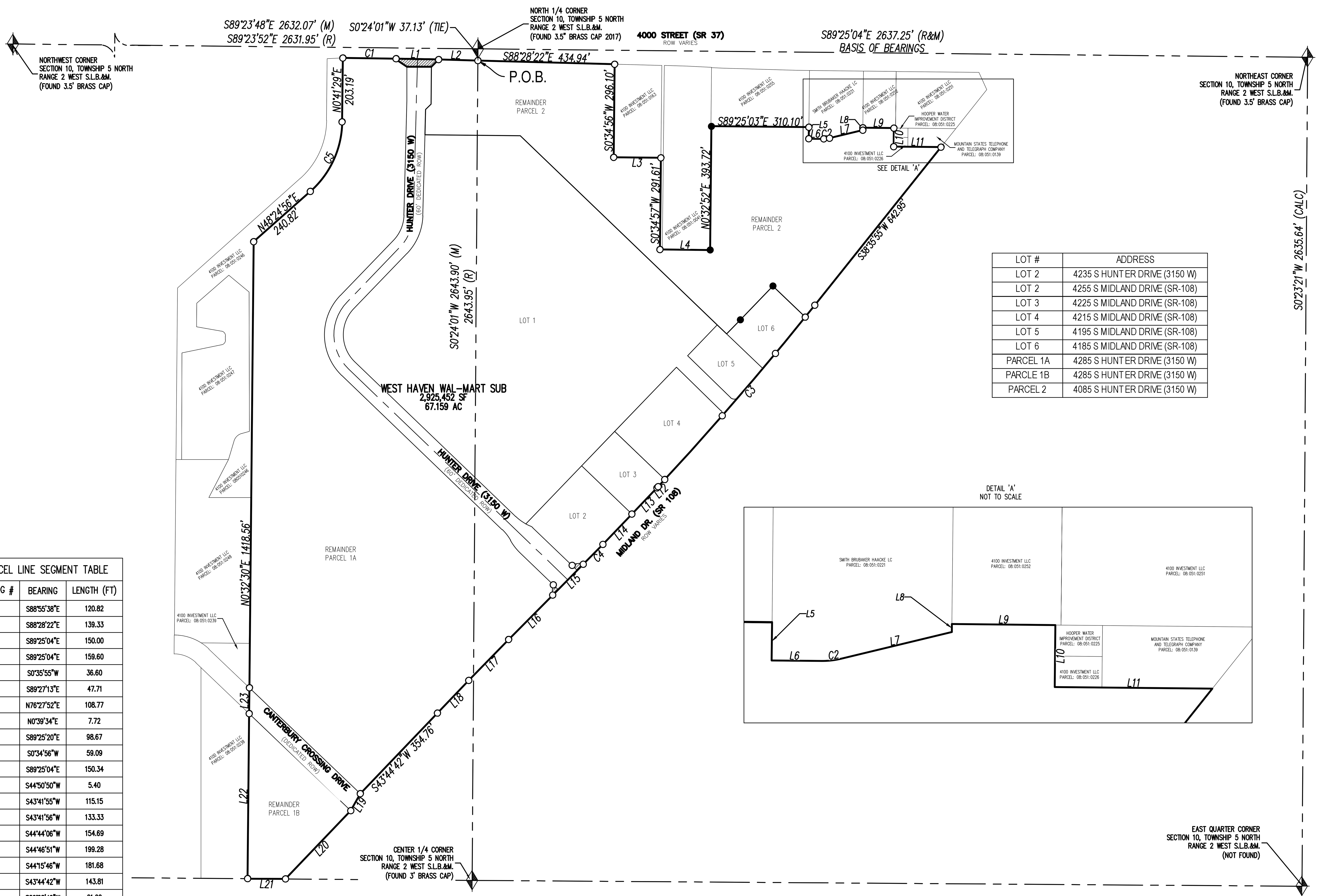


VICINITY MAP
NOT TO SCALE

N

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PLSS ALIQUOT LINE
- EASEMENT LINE
- ALIQUOT CORNER (AS DESCRIBED)
- FOUND MONUMENT
- #5 REBAR WITH PLASTIC CAP STAMPED "GALLOWAY" SET



LOT #	ADDRESS
LOT 2	4235 S HUNTER DRIVE (3150 W)
LOT 2	4255 S MIDLAND DRIVE (SR-108)
LOT 3	4225 S MIDLAND DRIVE (SR-108)
LOT 4	4215 S MIDLAND DRIVE (SR-108)
LOT 5	4195 S MIDLAND DRIVE (SR-108)
LOT 6	4185 S MIDLAND DRIVE (SR-108)
PARCEL 1A	4285 S HUNTER DRIVE (3150 W)
PARCLE 1B	4285 S HUNTER DRIVE (3150 W)
PARCEL 2	4085 S HUNTER DRIVE (3150 W)

PARCEL LINE SEGMENT TABLE

LINE TAG #	BEARING	LENGTH (FT)
L1	S88°55'38"E	120.82
L2	S88°28'22"E	139.33
L3	S89°25'04"E	150.00
L4	S89°25'04"E	159.60
L5	S0°35'55"W	36.60
L6	S89°27'13"E	47.71
L7	N76°27'52"E	108.77
L8	N0°39'34"E	7.72
L9	S89°25'20"E	98.67
L10	S0°34'56"W	59.09
L11	S89°25'04"E	150.34
L12	S44°50'50"W	5.40
L13	S43°41'55"W	115.15
L14	S43°41'56"W	133.33
L15	S44°44'06"W	154.69
L16	S44°46'51"W	199.28
L17	S44°15'46"W	181.68
L18	S43°44'42"W	143.81
L19	S29°08'49"W	61.99
L20	S43°43'26"W	300.24
L21	N89°33'41"W	120.41
L22	N0°32'30"E	524.69
L23	N0°32'30"E	82.25

PARCEL CURVE SEGMENT TABLE

CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	1°02'10"	169.23	9359.00	S89°13'52"E	169.23
C2	13°58'44"	18.55	76.04	N83°24'20"E	18.51
C3	4°23'36"	762.57	9945.00	S40°47'42"W	762.38
C4	0°22'34"	71.82	10937.95	S44°39'08"W	71.82
C5	47°46'56"	250.19	300.00	N24°31'28"E	243.00

SURVEYOR'S CERTIFICATE

I , THE UNDERSIGNED SURVEYOR, DO HEREBY CERTIFY THAT I AM REGISTERED LAND SURVEYOR AND THAT I HOLD A LICENSE (NUMBER SHOWN BELOW) IN ACCORDANCE WITH THE PROFESSTIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW , HAVE SUBDIVIDED SAIS TRACT INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES , AS DEFINED IN UTAH CODE SECTION 54-8A-2, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I ALSO CERTIFY THAT I HAVE FILED, OR WILL FILE WITHIN 90 DAYS OF THE RECORDATION OF THIS PLAT, A MAP OF THIS SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

TODD W. OSBORN
PROFESSIONAL LAND SURVEYOR
LICENSE NO.: 4938746

BOUNDARY DESCRIPTION

ALL THAT LAND BEING A PART OF THE NORTH HALF OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEING IN WEST HAVEN, WEBER COUNTY, STATE OF UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF 4000 SOUTH STREET, SAID POINT ALSO BEING 37.13 FEET SOUTH 00°24'01" WEST ALONG THE QUARTER SECTION LINE FROM THE NORTH QUARTER CORNER OF SAID SECTION 10; RUNNING THENCE SOUTH 88°28'22" EAST ALONG SAID SOUTH RIGHT OF WAY LINE 434.94 FEET; THENCE SOUTH 0°34'56" WEST, 296.10 FEET; THENCE SOUTH 89°25'04" EAST, 150.00 FEET; THENCE SOUTH 0°34'57" WEST, 291.61 FEET; THENCE SOUTH 89°25'04" EAST, 159.60 FEET; THENCE NORTH 0°32'52" EAST, 393.72 FEET; THENCE SOUTH 89°25'03" EAST, 310.10 FEET; THENCE SOUTH 0°35'55" WEST, 36.60 FEET; THENCE SOUTH 89°27'13" EAST, 47.71 FEET TO THE BEGINNING OF A 76.04 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°58'44" AN ARC DISTANCE OF 18.55 FEET (CHORD BEARS NORTH 83°24'20" EAST, 18.51 FEET); THENCE NORTH 76°27'52" EAST, 108.77 FEET; THENCE NORTH 0°39'34" EAST, 7.72 FEET; THENCE SOUTH 89°25'20" EAST, 98.67 FEET; THENCE SOUTH 0°34'56" WEST, 59.09 FEET; THENCE SOUTH 89°25'04" EAST, 150.34 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF MIDLAND DRIVE; THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY OF MIDLAND DRIVE THE FOLLOWING THIRTEEN (13) CALLS: (1) SOUTH 38°35'55" WEST, 642.95 FEET TO THE BEGINNING OF A 9945.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (2) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4°23'36" AN ARC DISTANCE OF 762.57 FEET (CHORD BEARS SOUTH 40°47'42" WEST, 762.38 FEET), (3) SOUTH 44°50'50" WEST, 5.40 FEET, (4) SOUTH 43°41'55" WEST, 115.15 FEET, (5) SOUTH 43°41'56" WEST, 133.33 FEET TO THE BEGINNING OF A 10,937.95 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (6) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°22'34" AN ARC DISTANCE OF 71.82 FEET (CHORD BEARS SOUTH 44°39'08"WEST, 71.82 FEET), (7) SOUTH 44°44'06" WEST, 154.69 FEET, (8) SOUTH 44°46'51" WEST, 199.28 FEET, (9) SOUTH 44°15'46" WEST, 181.68 FEET, (10) THENCE SOUTH 43°44'42" WEST, 143.81 FEET, (11) SOUTH 43°44'42" WEST, 354.76 FEET, (12) SOUTH 29°08'49" WEST, 61.99 FEET, (13) SOUTH 43°43'26" WEST, 300.24 FEET TO THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 10; THENCE NORTH 89°33'41" WEST, 120.41 FEET ALONG SAID QUARTER SECTION LINE OF SAID SECTION 10; THENCE NORTH 0°32'30" EAST, 524.69 FEET, NORTH 0°32'30" EAST, 82.25 FEET, NORTH 0°32'30" EAST, 1,418.56 FEET; THENCE NORTH 48°24'56" EAST, 240.82 FEET TO THE BEGINNING OF A 300.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°46'56" AN ARC DISTANCE OF 250.19 FEET (CHORD BEARS NORTH 24°31'28" EAST, 243.00 FEET); THENCE NORTH 0°41'29" EAST, 203.19 FEET TO THE SOUTH RIGHT OF WAY OF 4000 TO THE BEGINNING OF A 9359.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 1°02'10" AN ARC DISTANCE OF 169.23 FEET (CHORD BEARS SOUTH 89°13'52" EAST, 169.23 FEET); THENCE SOUTH 88°55'38" EAST, 120.82 FEET; THENCE SOUTH 88°28'22" EAST, 139.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,925,451 SQ. FT., OR 67.159 ACRES MORE OR LESS

BOUNDARY DESCRIPTION - CONTINUED

LESS AND EXCEPTING:

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF 4000 SOUTH STREET, SAID POINT ALSO BEING 37.13 FEET SOUTH 00°24'01" WEST ALONG THE QUARTER SECTION LINE AND 124.81 FEET NORTH 88°28'23" WEST ALONG SAID RIGHT OF WAY FROM THE NORTH QUARTER CORNER OF SAID SECTION 10; RUNNING THENCE SOUTH 44°37'56" WEST, 32.68 FEET; THENCE NORTH 89°56'52" WEST, 78.02 FEET; THENCE NORTH 55°27'18" WEST, 45.69 FEET TO THE BEGINNING OF A 9,359.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 3.29 FEET, THROUGH A CENTRAL ANGLE OF 00°01'13" (CHORD BEARS SOUTH 88°43'23" EAST, 3.29 FEET); THENCE SOUTH 88°55'38" EAST, 120.82 FEET; THENCE SOUTH 88°28'22" EAST, 14.52 FEET TO THE POINT OF BEGINNING.

CONTAINS 2,659 SQ. FT. OR 0.061 ACRES, MORE OR LESS.

TOTAL AREA CONTAINS 2,922,792 SQ. FT. OR 67.098 ACRES, MORE OR LESS.

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER (S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS AND RIGHT-OF-WAY, TO BE HEREAFTER KNOWN AS:

WEST HAVEN WAL-MART SUB AMENDED

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCEL, LOTS, STREETS, EASEMENTS, RIGHT-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET, EASEMENT, OR RIGHT-OF-WAY WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET OR UTILITIES. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS ASSUME ALL LIABILITY WITH THE RESPECT TO THE CREATION OF THIS SUBDIVISION, THE ALTERATION OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, AND THE DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION BY THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS.

IN WITNESS WHEREOF I / WE HAVE HEREUNTO SET OUR HAND (S) THIS ___________ DAY OF _______________ A.D., 20___.

SIGNATURE PRINT NAME TITLE & ENTITY

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
§
COUNTY OF _______________)

ON THIS ______DAY OF _____________, IN THE YEAR 20______, PERSONALLY APPEARED BEFORE ME __________________________, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE __________________________ OF __________________________ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF ITS BOARD OF DIRECTORS), AND SAID ______________________________ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

(NOTARY SIGNATURE)

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER (S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS AND RIGHT-OF-WAY, TO BE HEREAFTER KNOWN AS:

WEST HAVEN WAL-MART SUB AMENDED

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCEL, LOTS, STREETS, EASEMENTS, RIGHT-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET, EASEMENT, OR RIGHT-OF-WAY WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET OR UTILITIES. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS ASSUME ALL LIABILITY WITH THE RESPECT TO THE CREATION OF THIS SUBDIVISION, THE ALTERATION OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, AND THE DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION BY THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS.

IN WITNESS WHEREOF I / WE HAVE HEREUNTO SET OUR HAND (S) THIS ___________ DAY OF _______________ A.D., 20___.

SIGNATURE PRINT NAME TITLE & ENTITY

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
§
COUNTY OF _______________)

ON THIS ______DAY OF _____________, IN THE YEAR 20______, PERSONALLY APPEARED BEFORE ME __________________________, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE __________________________ OF __________________________ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF ITS BOARD OF DIRECTORS), AND SAID ______________________________ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

(NOTARY SIGNATURE)

PREPARED BY

Galloway
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PROJECT NUMBER: WMT004349.10
DRAWN BY: GJS
CHECKED BY: TWO
REVISED: 10/21/2025

MARKET PLACE
WEST HAVEN WAL-MART
SUBDIVISION 2ND AMENDED
SITUATED IN THE NORTH 1/2 OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE & MERIDIAN WEST HAVEN CITY, WEBER COUNTY, STATE OF UTAH
SHEET 1 OF 4

WEST HAVEN SSD

APPROVED THIS_________ DAY OF __________________, 20_____,

CHAIR, WEST HAVEN SPECIAL SERVICE DISTRICT

PLANNING COMMISSION

APPROVED THIS_________ DAY OF __________________, 20_____, BY THE WEST HAVEN CITY PLANNING COMMISSION

CHAIRMAN, WEST HAVEN CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS_________ DAY OF __________________, 20_____, BY THE WEST HAVEN CITY ENGINEER

WEST HAVEN CITY ENGINEER

CITY ATTORNEY'S APPROVAL

APPROVED THIS_________ DAY OF __________________, 20_____, BY THE WEST HAVEN CITY ATTORNEY

WEST HAVEN CITY ATTORNEY

CITY COUNCIL APPROVAL

APPROVED THIS_________ DAY OF __________________, 20_____, BY THE WEST HAVEN CITY COUNCIL

ATTEST:

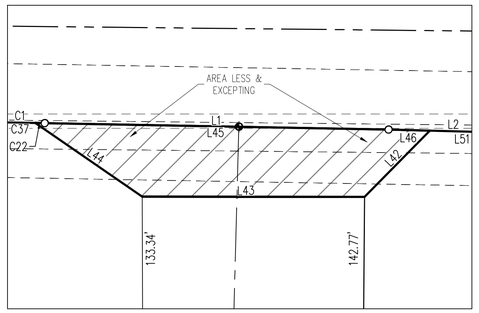
WEST HAVEN CITY RECORDER WEST HAVEN CITY MAYOR

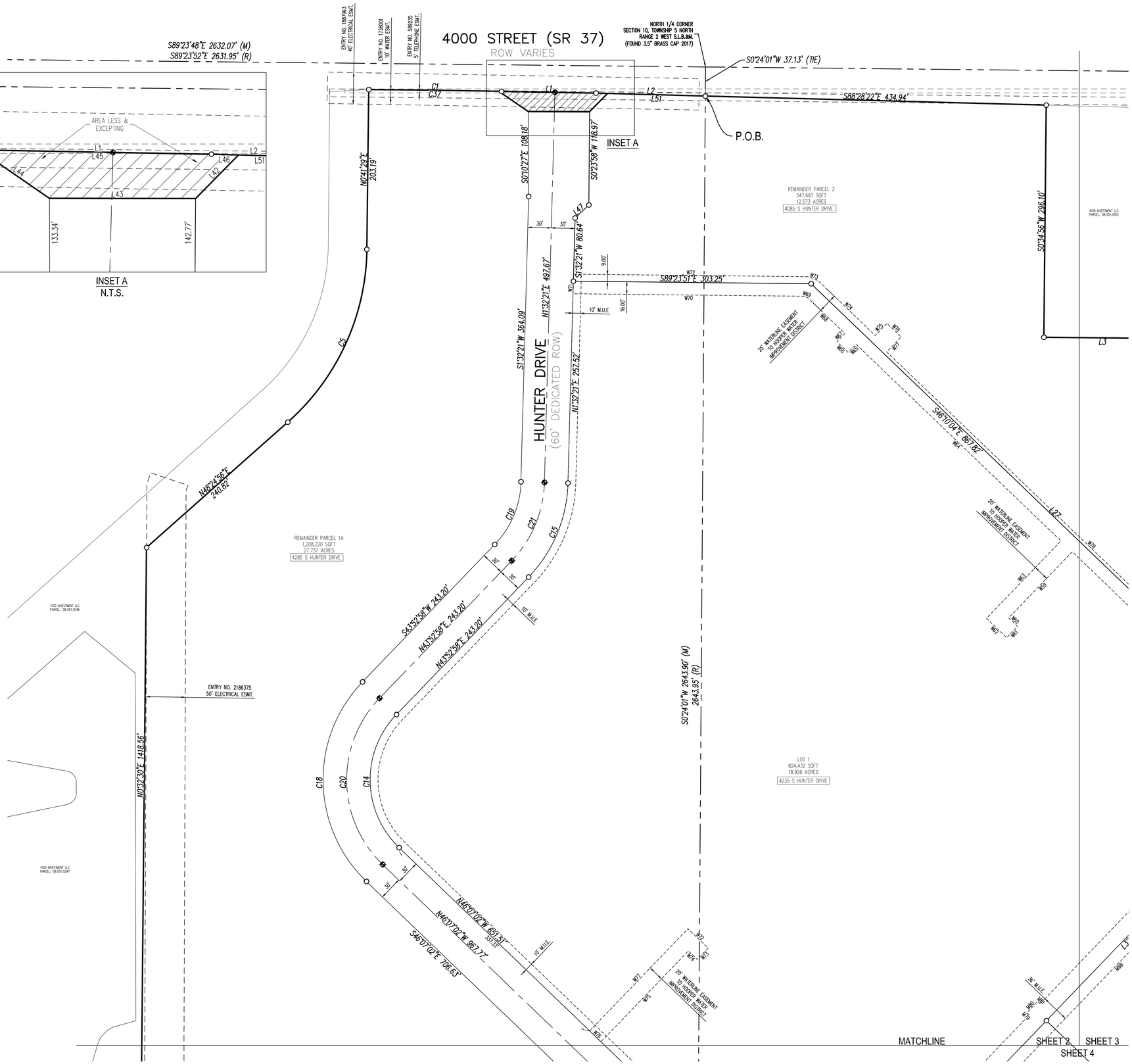
WEBER COUNTY RECORDER

ENTRY NO. _________ FEE PAID ____ FILED FOR RECORD AND RECORDED THIS ____ DAY OF _______________, 20____, AT ______ IN BOOK _______ OF OFFICIAL RECORDS PAGE ______.

WEBER COUNTY RECORDER

DEPUTY RECORDER





MARKET PLACE -
WEST HAVEN WAL-MART
SUB 2ND AMENDED
SHEET 2 OF 4

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PLSS ALIQUOT LINE
- EASEMENT LINE
- ALIQUOT CORNER (AS DESCRIBED)
- STREET MONUMENT
- ● FOUND MONUMENT
- ○ #5 REBAR WITH PLASTIC CAP STAMPED "GALLOWAY" SET
- ▨ AREA LESS & EXCEPTING

PARCEL LINE SEGMENT TABLE

LINE TAG #	BEARING	LENGTH (FT)
L1	S88°55'38"E	120.82
L2	S88°28'22"E	139.33
L3	S89°25'04"E	150.00
L42	S44°37'45"W	32.68
L43	S89°56'52"E	78.02
L44	N55°27'18"W	45.69
L45	S88°55'38"E	120.82
L46	S88°28'22"E	14.52
L47	S46°32'21"W	24.22
L51	N88°28'23"W	124.81

M.U.E. LINE SEGMENT TABLE

LINE TAG #	BEARING	LENGTH (FT)
M79	N46°07'02"W	4.33
M80	N43°52'58"E	20.00
M81	S46°07'02"E	4.33

PARCEL CURVE SEGMENT TABLE

CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	1°02'10"	169.23	9359.00	S89°13'52"E	169.23
C5	47°46'56"	250.19	300.00	N24°31'28"E	243.00
C14	90°00'00"	188.50	120.00	N1°07'02"W	169.71
C15	42°20'37"	133.03	180.00	N22°42'40"E	130.02
C18	90°00'00"	282.74	180.00	S1°07'02"E	254.56
C19	42°20'37"	88.68	120.00	S22°42'40"W	86.68
C20	90°00'00"	235.62	150.00	N1°07'02"W	212.13
C21	42°20'37"	110.86	150.00	N22°42'40"E	108.35
C22	0°01'13"	3.29	9359.00	S88°43'23"E	3.29
C37	1°00'57"	165.93	9359.00	N89°14'28"W	165.93

PARCEL LINE SEGMENT TABLE

LINE TAG #	BEARING	LENGTH (FT)
W59	S43°52'54"W	116.91
W60	S46°07'02"E	15.67
W61	S43°52'58"W	20.00
W62	N46°07'02"W	35.67
W63	N43°52'54"E	136.90
W64	N46°10'08"W	362.04
W65	S43°49'52"W	14.50
W66	N46°10'08"W	20.00
W67	N43°49'52"E	14.50
W68	N46°10'08"W	66.32
W69	N68°40'04"W	4.23
W70	N89°23'09"W	294.88
W71	N1°32'21"E	25.00
W72	S89°23'09"E	299.04
W73	S68°40'04"E	13.77
W74	S46°10'08"E	101.15
W75	N43°49'52"E	21.50
W76	S46°10'08"E	25.00
W77	S43°49'52"W	26.50
W78	S46°10'08"E	717.36

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MARKET PLACE -
WEST HAVEN WAL-MART
SUBDIVISION 2ND AMENDED
SITUATED IN THE NORTH 1/2 OF SECTION 10,
TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE SALT
LAKE BASE & MERIDIAN WEST HAVEN CITY, WEBER
COUNTY, STATE OF UTAH
SHEET 2 OF 4

WEBER COUNTY RECORDER

ENTRY NO. ________ FEE PAID ____ FILED FOR RECORD AND
RECORDED THIS ____ DAY OF ______________, 20____, AT
______ IN BOOK ______ OF OFFICIAL RECORDS PAGE ______.

____
WEBER COUNTY RECORDER

____
DEPUTY RECORDER

MARKET PLACE - WEST HAVEN WAL-MART SUB 2ND AMENDED

SHEET 3 OF 4

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PLSS ALIQUOT LINE
- EASEMENT LINE
- ALIQUOT CORNER (AS DESCRIBED)
- FOUND MONUMENT
- #5 REBAR WITH PLASTIC CAP STAMPED "GALLOWAY" SET

M.U.E. LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
M82	N43°52'22"E	522.28
M83	S46°21'06"E	35.88
M84	S43°38'54"W	52.15
M85	S46°07'02"E	9.67
M86	S43°52'58"W	20.00
M87	N46°07'02"W	9.67
M88	S43°52'58"W	692.89

PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L3	S89°25'04"E	150.00
L4	S89°25'04"E	159.60
L5	S0°35'55"W	36.60
L6	S89°27'13"E	47.71
L7	N76°27'52"E	108.77
L8	N0°39'34"E	7.72
L9	S89°25'20"E	98.67
L10	S0°34'56"W	59.09
L11	S89°25'04"E	150.34
L26	N43°55'20"E	62.24
L27	S46°10'04"E	867.82
L32	N43°52'58"E	283.17

PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
W58	N46°10'08"W	370.17
W78	S46°10'08"E	717.36
W79	S43°52'58"W	20.00

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C2	13°58'44"	18.55	76.04	N83°24'20"E	18.51
C3	4°23'36"	762.57	9945.00	S40°47'42"W	762.38
C6	0°16'49"	48.63	9945.00	N38°44'18"E	48.63
C7	1°13'17"	211.99	9945.00	S39°29'21"W	211.98
C8	0°41'32"	120.17	9945.00	S40°26'46"W	120.16
C9	59°36'31"	17.69	17.01	S15°51'05"E	16.91
C41	93°31'55"	27.75	17.00	S87°33'29"W	24.77
C44	0°26'50"	77.60	9945.00	S41°00'57"W	77.60
C45	1°34'26"	273.20	9945.00	S42°01'35"W	273.19

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MARKET PLACE - WEST HAVEN WAL-MART SUBDIVISION 2ND AMENDED

SITUATED IN THE NORTH 1/2 OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE & MERIDIAN WEST HAVEN CITY, WEBER COUNTY, STATE OF UTAH

SHEET 3 OF 4

WEBER COUNTY RECORDER

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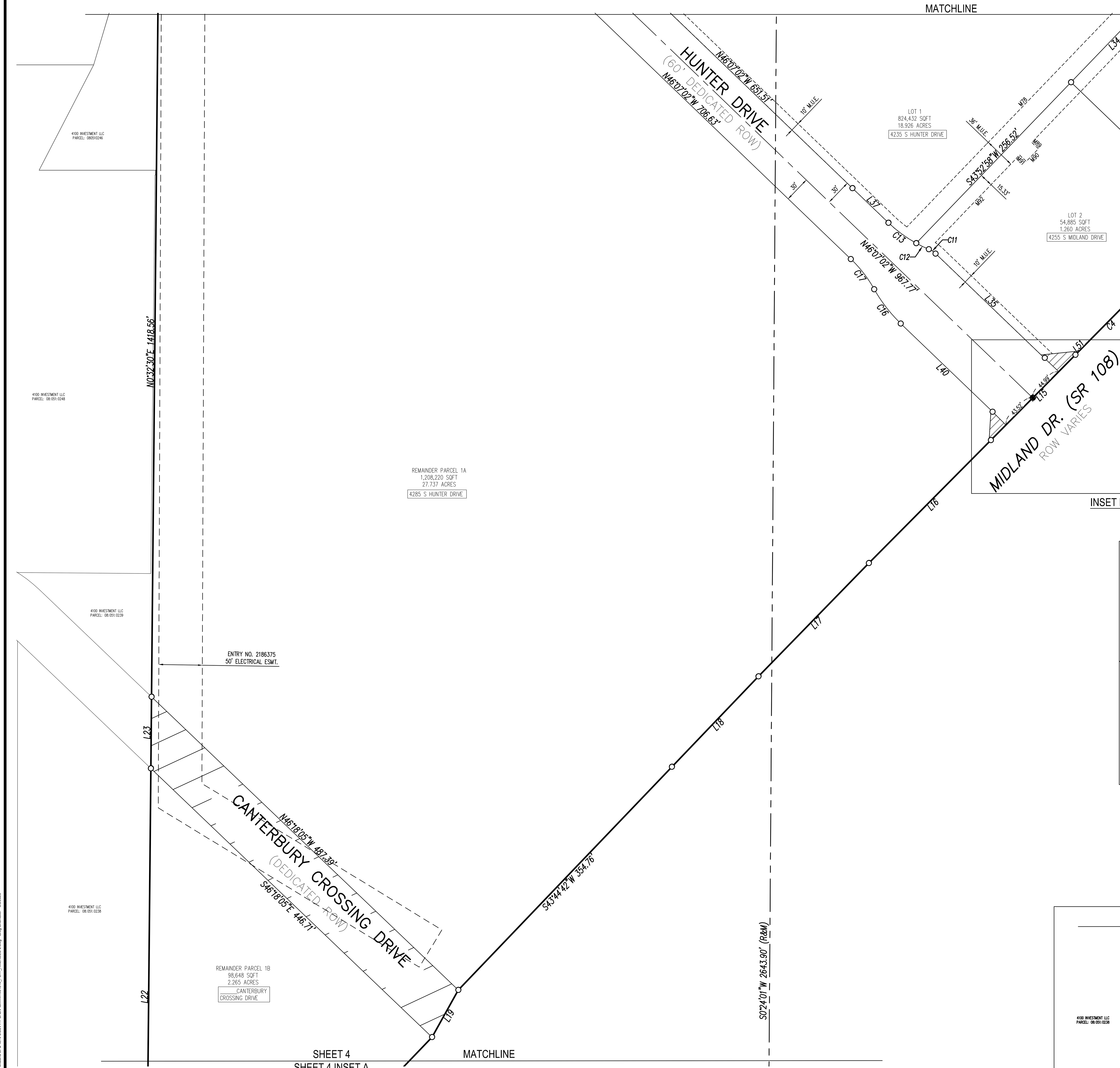
WEBER COUNTY RECORDER

DEPUTY RECORDER

MARKET PLACE - WEST HAVEN WAL-MART SUB 2ND AMENDED

SHEET 4 OF 4

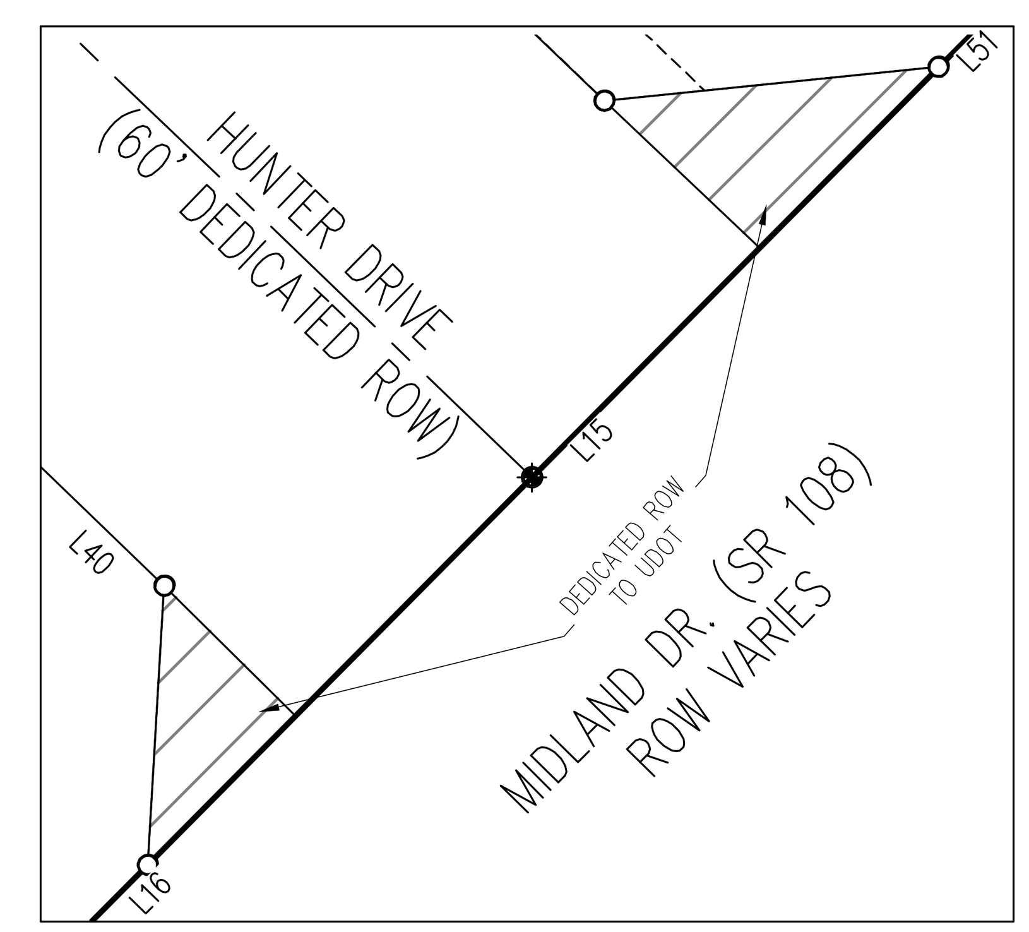


LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PLSS ALIQUOT LINE
- EASEMENT LINE
- ALIQUOT CORNER (AS DESCRIBED)
- STREET MONUMENT
- FOUND MONUMENT
- #5 REBAR WITH PLASTIC CAP STAMPED "GALLOWAY" SET
- DEDICATED ROW

PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L12	S44°50'50"W	5.40
L13	S43°41'55"W	115.15
L14	S43°41'56"W	133.33
L15	S44°44'06"W	154.69
L16	S44°46'51"W	199.28
L17	S44°15'46"W	181.68
L18	S43°44'42"W	143.81
L19	S29°08'49"W	61.99
L20	S43°43'26"W	300.24
L21	N89°33'41"W	120.41
L22	N0°32'30"E	524.69
L23	N0°32'30"E	82.25
L31	S46°08'19"E	220.62
L33	S46°07'11"E	221.43
L34	N43°52'58"E	151.44
L35	N46°10'17"W	167.98
L37	N46°07'01"W	57.37
L40	S46°09'27"E	143.63
L41	S3°22'43"W	36.61
L48	S84°14'47"W	43.94
L51	N44°44'15"E	11.01
L94	N45°15'54"W	24.20
L95	N44°45'04"E	27.48
L96	N44°44'06"E	33.31
L97	S46°29'03"E	27.96

M.U.E. LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
M78	N43°52'58"E	391.95
M89	S46°07'02"E	10.67
M90	S43°52'58"W	20.00
M91	N46°07'02"W	10.67
M92	S43°52'58"W	139.79



INSET B
N.T.S.

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C4	0°22'34"	71.82	10937.95	S44°39'08"W	71.82
C9	59°36'31"	17.69	17.01	S15°51'05"E	16.91
C10	0°10'42"	30.98	9945.00	S42°54'09"W	30.98
C12	6°12'44"	16.05	148.04	N64°22'48"W	16.04
C13	15°11'14"	39.76	150.00	N53°42'39"W	39.64
C16	16°47'48"	49.98	170.50	S37°45'27"E	49.81
C17	16°45'29"	44.02	150.50	S37°44'18"E	43.86

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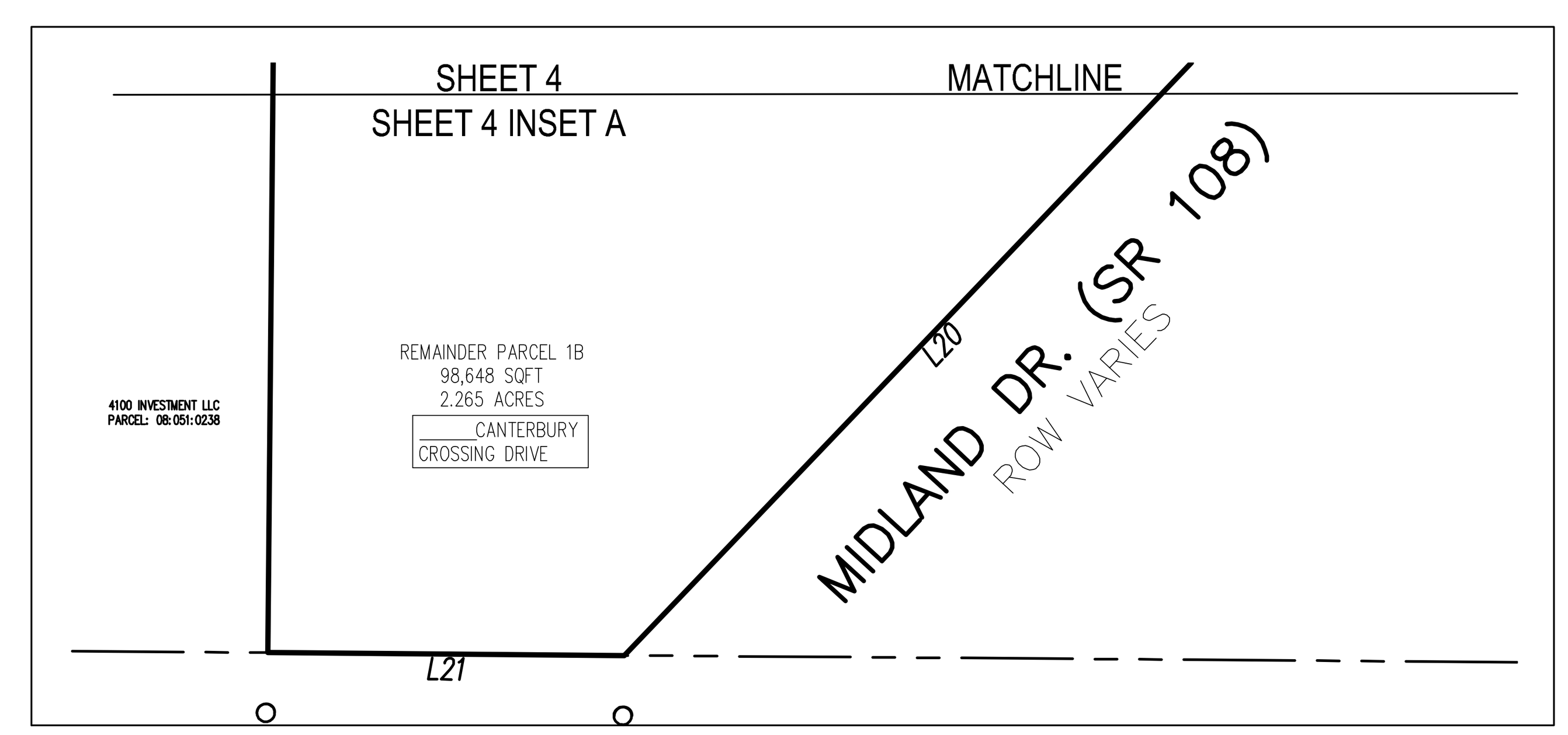

INSET A
SCALE 1"=60'

MARKET PLACE -
WEST HAVEN WAL-MART
SUBDIVISION 2ND AMENDED
SITUATED IN THE NORTH 1/2 OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE & MERIDIAN WEST HAVEN CITY, WEBER COUNTY, STATE OF UTAH
SHEET 4 OF 4

WEBER COUNTY RECORDER

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____
WEBER COUNTY RECORDER

____
DEPUTY RECORDER

Planning Commission
Staff Review Memo

November 12, 2025

Stephen Nelson, Community Development Director

General Plan Water Use and Preservation Element: Workshop

Request:	A workshop on the draft General Plan Water Element
Governing Document(s):	Utah Code 10-20-404
Decision Type:	Legislative
Staff Recommendation:	Recommend Approval to the City Council

I. BACKGROUND

Utah Senate Bill (SB) 110 of 2022, and subsequent legislation SB 76 in 2023, required most cities to integrate a Water Use and Preservation Element (Water Element) into their general plans. The Water Use and Preservation Element plans are required to address the following:

1. The effect of permitted development or development patterns 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.
5. How the General Plan Water Element will impact the Great Salt Lake.
6. How regional water conservation goals will be achieved through the General Plan Water Element.

The complete requirements can be found in Utah Code 10-20-404. The main sections include:

- *(2)(a)(i)(c) and (d)*
- *(2)(a)(iv)*
- *(2)(d)*

The water element is required to be approved by December 31, 2025.

West Haven contracted with Landmark Design, the City's contract planning firm, in May of 2025 to create a water element for the General Plan and then review the City's current landscape requirements. The plan has been updated since the workshop on October 22, 2025 (see summary in section III. *Updates From Last Meeting.*

The draft of the plan contains the following key sections.

- Introduction P.1
- Water System Consultation pp. 1-4
- Water Planning Context pp. 4-7
- Regional Water Conservation Goals p. 8
- For Source to Tap p. 9
- The Effect of Permitted Development on Water Demand and Infrastructure pp. 10-11
- Culinary Water System Profiles pp. 11-15
- Shaping West Haven's Water Future pp. 16-24
- Looking Forward p. 25
- Recommended Goals and Implementation Strategies pp. 26-28
- Water Use and Preservation Element Checklist (10-9A-403) p. 29 (this section shows how the plan complies with state law)
- Appendix A: Outreach Summary Report
- Appendix B: Survey Results

II. STAFF REVIEW

Below are the tasks that staff and Landmark Design went through to compile the plan.

Task 1: Existing Conditions Analysis + Water Provider Outreach
The City, in partnership with Landmark Design, held a kick-off meeting in May 2025. The City and Landmark Design then reached out to and held meetings with each of the culinary water providers within the city's boundaries, including:

- Bona Vista Water Improvement District
- Taylor-West Weber Water Improvement District
- Hooper Water Improvement District
- West Haven Special Service District
- Weber Basin Water Conservancy District

During these meetings, staff ask several questions to understand better each district's operations, water supply, and delivery methods in West Haven, and to coordinate future growth. Staff asked each provider to provide mapping and water use data, if available, for the City. Then Landmark Design reviewed and analyzed this data. Staff have provided a summary of these meetings to the water providers in Appendix A within the proposed plan.

During this review process, West Haven City staff had a booth at West Haven Days and conducted a digital survey to gather feedback on water use within the City. This survey found that 76.37% of respondents were either very concerned or somewhat concerned about water use and preservation in West Haven. In addition, 49.09% of respondents do not believe that

their community is doing enough to protect its water resources. Staff have included the survey results and summary within the proposed plan and in Appendix B.

Task 2: Draft Water Use and Preservation Plan
Landmark Design has drafted the current version of the plan, with feedback from West Haven planning staff, the DRC, and the Planning Commission. This included an outline of the draft, a summary of the districts' roles, and a review of current and future land use within the City.

Task 3: Final Plan and Presentations
A public hearing has been scheduled for November 12, 2025. Landmark Design and West Haven planning staff will present the plan to the Planning Commission, and then to the City Council, after the Planning Commission makes its recommendation.

Task 4: Update Landscape Ordinance (Future)
Based on the recommendations approved in the final Water Element, Landmark Design and planning staff will edit and propose changes to the city landscape ordinance. The current landscape ordinance already meets most of the what the current draft recommends, but staff feels it could be further finetuned.

Other Changes (Future)
West Haven City is currently updating the Land Use Element of the General Plan. It may be appropriate to note that, with this update, other changes to the Water Element may be needed in the future.

III. Updates From Last Meeting

Below is a summary of changes made to the draft from the last meeting. There are other non-material changes that were made that are not listed within this summary.

1. Page ii was added to summarize and define useful terms.
2. Page 4, the population was updated based on current estimates.
3. Page 5, additional references were added.
4. Page 7 Competitive Water Rights section was clarified.
5. Page 9, additional information was added about secondary water within the Quick Note section.
6. Page 11, the Culinary Water System Profiles section was expanded to include more details about what is contained within the profiles.
7. Page 16-20 is new and replaces the “Guiding West Haven’s Water Future” section with additional details. These included a better survey graphs, a more detailed summary of rebate programs and what programs are being used with City, a proven policies and practices section that talks about steps the City can take, a summary of outdoor water use and its impact on the water system and Great Salt Lake, a water use by lot size graph and summary, and a Water Stewardship section.

8. Page 25 is now relabeled as “Looking Forward”, the graphs have been updated, and the section has been rewritten.
9. Page 26-27 Goal 2. A few of these have been updated, and a couple of additional Implementations have been added. New: 2.1, 2.3, 2.4, 2.7, and 2.8. These mostly focus on better education for residents and property owners and coordination with regional partners. We also added a goal that involves the Great Salt Lake to help meet the state’s requirements.
10. Pages 27-28 Goal 3. A few of the implementations have been edited, and additional information has been added. New 3.1 and 3.2.
11. Page 29. The plan now includes a compliance summary, which lists state requirements and highlights how the plan complies with them.
12. Appendix A has been added.
13. Appendix B has been added.

IV. Staff Recommendation

Staff recommends that the Planning Commission review the proposed plan and provide any applicable feedback. If the Planning Commission doesn’t have any changes or if the changes are minor in nature and can easily be addressed, staff would recommend approval.

If the Planning Commission would like additional time to review the document or make changes, staff recommends continuing the item. If the item is continued, staff would recommend that the Planning Commission schedule a second meeting in November for further discussion and review.

Possible Motions

Approval
“I motion that the Planning Commission recommend approval of the General Plan Water Use and Preservation Element to the City Council, finding that the plan addresses the requirements within Utah Code 10-20-404 and adequately addresses water conservation goals for the City.

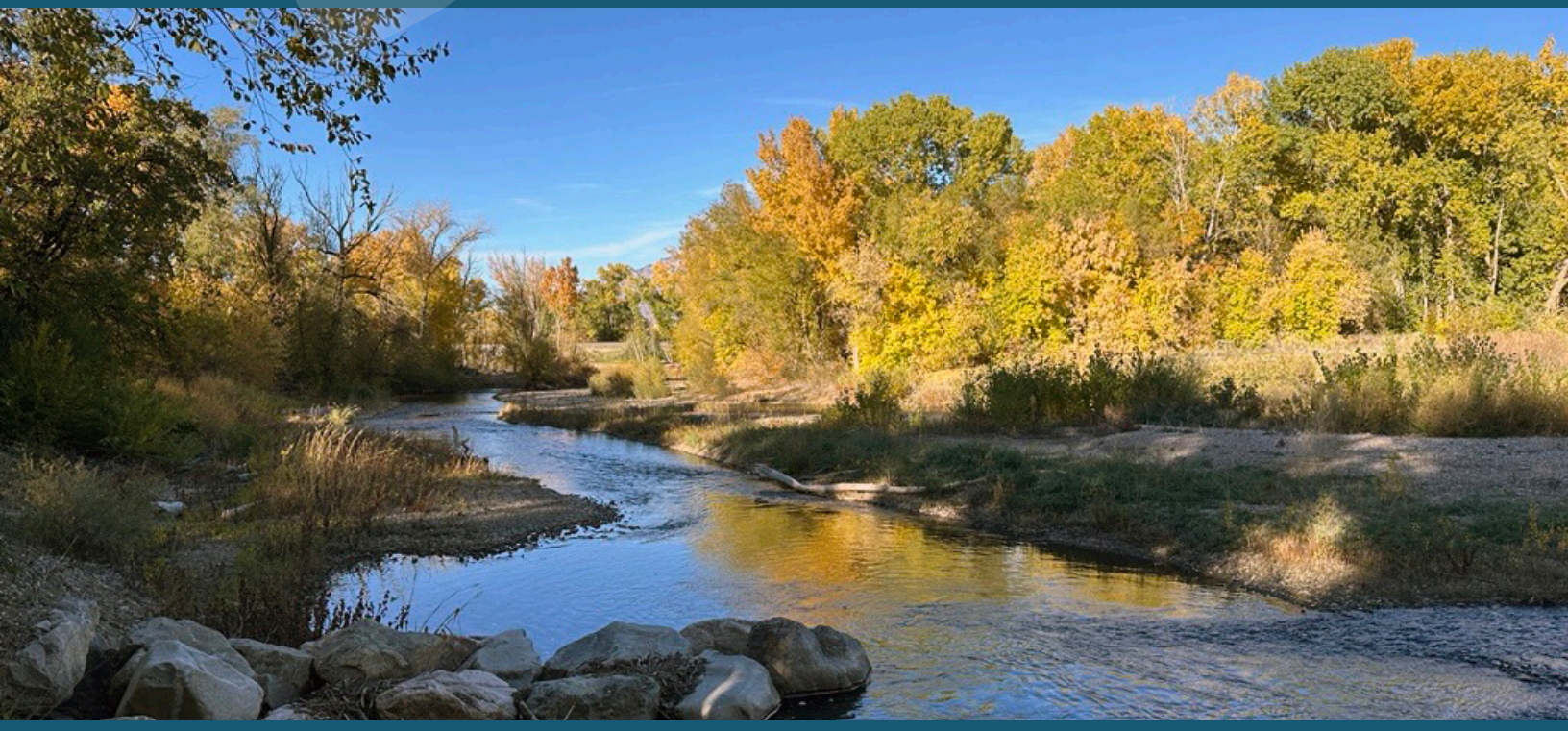
Approval of Conditions
“I motion that the Planning Commission recommend approval of the General Plan Water Use and Preservation Element to the City Council, finding that the plan addresses the requirements within Utah Code 10-20-404 and adequately addresses water conservation goals for the City, with the following conditions: [insert conditions]

Continuation
“I motion that the Planning Commission table discussion of the General Plan Water Use and Preservation Element, and that the Planning Commission schedule a special meeting on November ____, 2025 for additional review. [insert conditions or recommended changes]

Water Use & Preservation Element

DRAFT

ADOPTED DATE



USEFUL TERMS

Acre-foot: A unit of water volume equal to 325,851 gallons, or the amount of water needed to cover one acre of land to a depth of one foot.

Culinary water: Also called potable water, this is water that has been treated to meet drinking water standards.

Equivalent Residential Unit: An Equivalent Residential Unit (ERU) represents the typical water demand of a single-family home (3.08 persons in West Haven).

Localscapes® Approach: A simplified approach to landscaping that utilizes a series of landscaping patterns and practices that takes into account Utah's unique climate.

Municipal and Industrial (M&I): Treated water used for urban, municipal, and industrial purposes.

Per capita use: The average amount of water used per person, calculated by dividing total municipal and industrial (M&I) water use by the total population. Expressed in gallons per capita per day (GPCD).

Secondary water: Untreated water used for irrigation of landscapes or other non-potable purposes.

Water right: The legal entitlement to use a specified amount of water from a defined source. Water rights must be put to beneficial use, or they may be forfeited.

Water share: The portion of water in a shared water "stock" that an individual has purchased and is allowed to use. Water shares are distinct from water rights.

Watershed: An area of land where water drains into a particular stream, river, or other body of water. Watersheds are often protected for drinking water collection.

Water-wise: Refers to practices and strategies that emphasize the efficient and sustainable use of water.

Xeriscape: A style of landscape design requiring little or no irrigation or other maintenance, used in arid regions.

Zeroscape: A landscape design—or lack thereof—characterized by little to no vegetation, often consisting of dirt, gravel, or rocks, and generally discouraged.

Introduction

In 2022, the State of Utah adopted S.B. 110, *"Water as Part of the General Plan."* This new legislation requires most municipalities, including the City of West Haven, to integrate water and land use planning into their general plans. As part of this mandate, the water use and preservation element should address:

1. The effect of permitted development on water demand and infrastructure;
2. Methods for reducing water demand and per capita use for existing development;
3. Methods for reducing water demand and per capita use for future development; and
4. Opportunities to modify municipal operations to eliminate practices or conditions that waste water.

Water System Consultation

The City of West Haven is not a water provider, meaning the City does not directly provide culinary or secondary water services to residents. Rather, residents receive culinary water service from one of four systems (***Map 1***), which obtain some or all of their supply from the Weber Basin Water Conservancy District (WBWCD).

CULINARY WATER SYSTEMS SERVING WEST HAVEN

- Bona Vista Water Improvement District
- Taylor West Weber Water Improvement District
- Hooper Water Improvement District
- West Haven Special Service District

In compliance with State requirements, the City met with the various system managers—including the wholesale provider, WBWCD—to discuss water supply planning, system management, water use, administrative processes, and potential policy recommendations. Themes that emerged from those conversation are highlighted on ***Page 3*** (see also ***Appendix A***).

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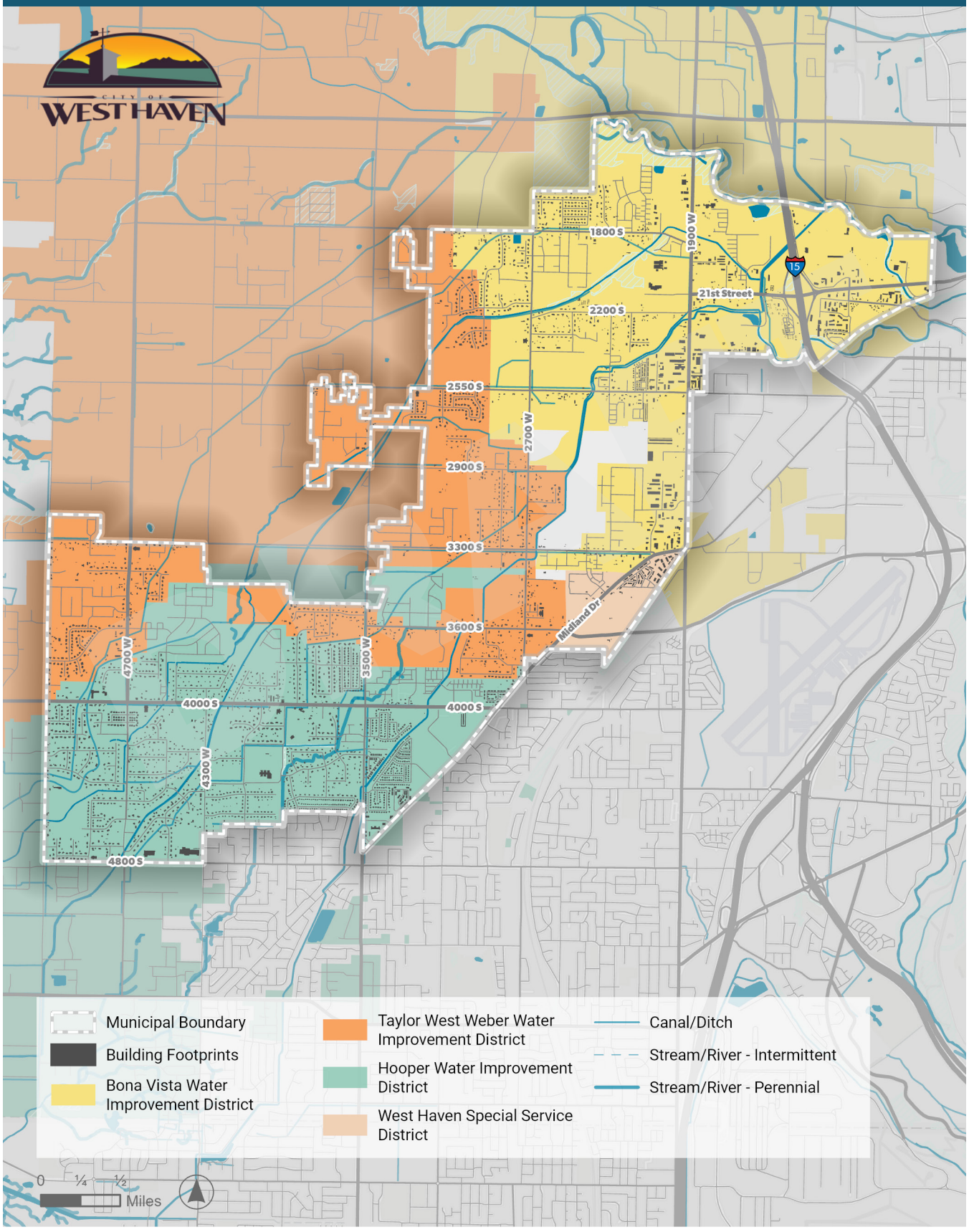
MAP 1 – WATER PROVIDER SERVICE AREAS



KEY THEMES FROM WATER SYSTEM CONSULTATION

GROWTH PRESSURE VS. WATER SUPPLY REALITIES:

Rapid development is a major driver of water system stress across the region. While water managers have planned for future needs based on current land use assumptions, growth is outpacing water availability in some areas. **Long-term sustainability will likely require enhanced conservation efforts, the development of new water sources, or a combination of both.**

WATER PLANNING & THE ADMINISTRATIVE PROCESS:

Water providers **expressed a strong interest in enhancing coordination and communication** with the City. As the land use authority, West Haven oversees land use decisions, while water providers manage infrastructure and supply. This division can create disconnects that impact water-smart planning and development.

WATER RIGHTS & CONSTRAINTS

Access to new water rights remains a significant constraint, particularly as **existing rights are nearly fully allocated**.

OPPORTUNITIES FOR STRENGTHENING LOCAL CONSERVATION:

Water providers see strong potential for West Haven to advance its conservation goals through thoughtful use of local planning and regulatory tools. **Zoning, landscaping standards, building codes, and enforcement all play a critical role in shaping water use**. Emerging opportunities such as smart infrastructure and incentive programs can further support residents in reducing demand. Because access to secondary water varies across the City, West Haven can tailor policies to local conditions, ensuring conservation strategies are both effective and equitable.

EDUCATION & AWARENESS:

Most providers agree that **long-term conservation success relies on sustained public education, increased awareness, and cultural shifts in water use**. Cities and water providers have an opportunity to work together to explore more effective ways to engage residents.

Given that West Haven is not a direct water provider, this Water Use and Preservation Element focuses on the tools available to the City in its role as the land use authority. Through its general plan, zoning regulations, landscape standards, and development review process, the City influences how water is used across the community—ensuring that growth aligns with available resources and supports regional conservation efforts. To carry out this responsibility effectively, the Element is organized around three core goals: (1) clarifying West Haven's administrative responsibilities with water providers; (2) advancing shared water conservation objectives across the community; and (3) updating local policies to reduce water demand and guide sustainable growth. These goals frame the City's role and will be explored in greater detail in the following sections.

Water Planning Context

Water has played a central role in shaping settlement and land use patterns in and around West Haven. Early settlers depended on farming, supported by irrigation companies that delivered agricultural water to the valley. For more than a century, the area remained predominantly rural, with homes and schools serving small farming communities. Regional growth and the construction of I-15 gradually shifted land use toward suburban development. Since incorporation in 1991, West Haven has grown from just over 2,000 residents to more than 24,000, blending its agricultural heritage with new residential neighborhoods, parks, and a major commercial and industrial corridor.

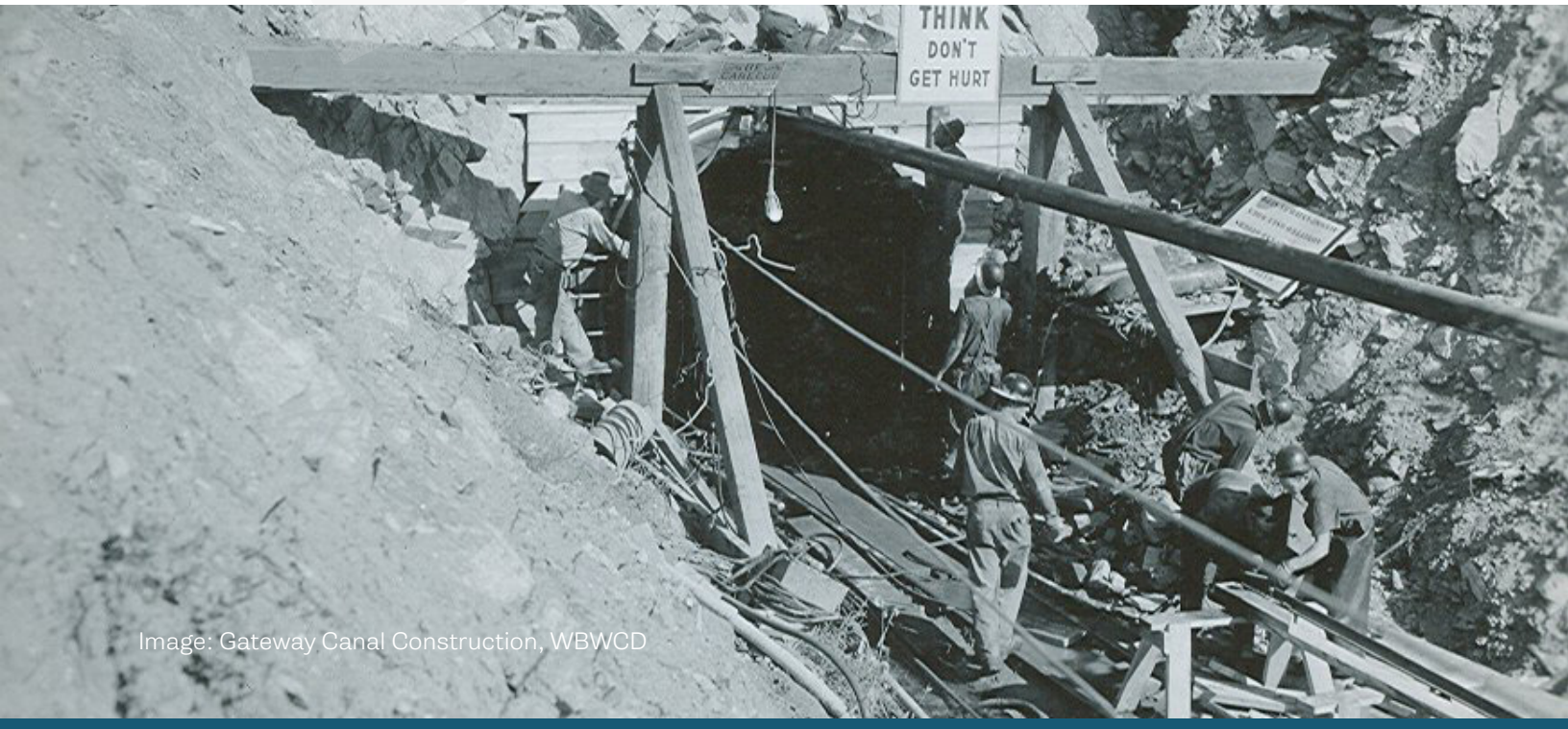


Image: Gateway Canal Construction, WBWCD

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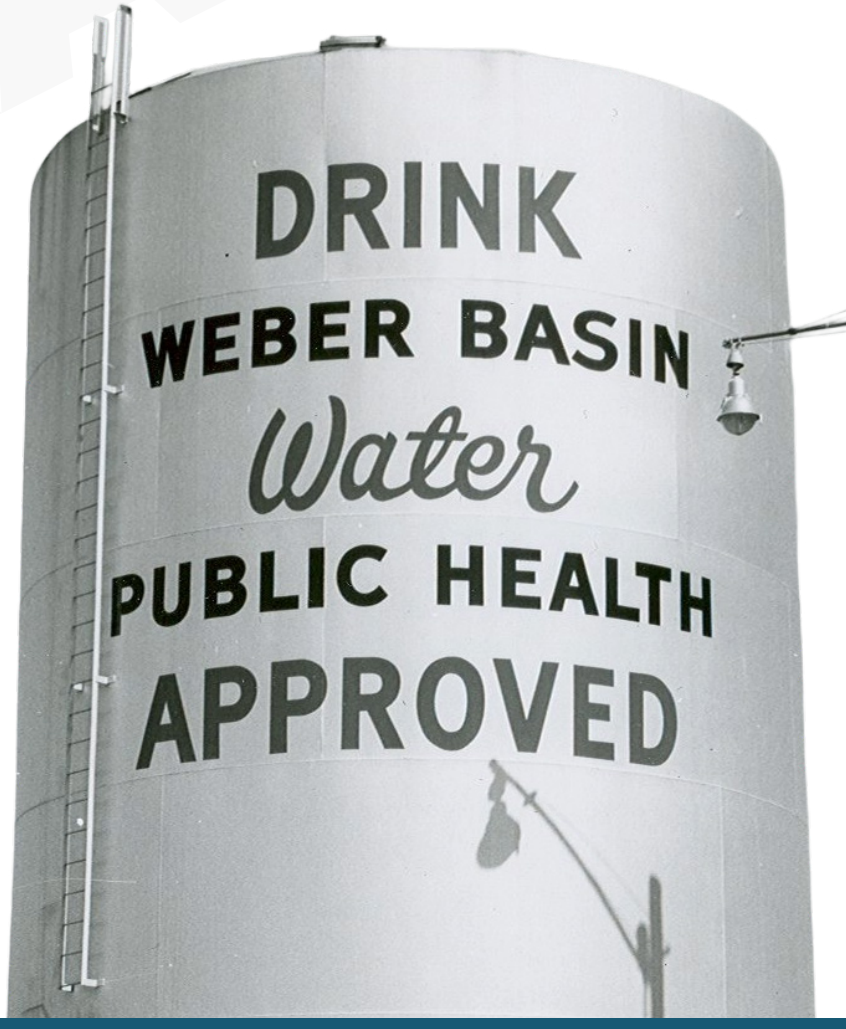
The Weber River Watershed

West Haven's water supply originates in the Weber River Watershed, one of five major river basins that eventually drain into the Great Salt Lake (***Map 2***). The Weber River Watershed is a critical resource that provides numerous ecosystem services, recreational opportunities, wildlife habitat, and supplies approximately 21% of the state's drinking and agricultural water.[1] Historically, the region's water resources were developed to support productive farmlands and a growing population.[2] Today, the Weber Basin's water serves a broader range of uses, including irrigation, municipal and industrial supply, power generation, flood control, and recreation.[3] To coordinate and manage these expanding demands, the Weber Basin Water Conservancy District (WBWCD) was established in 1950.

WEBER BASIN WATER CONSERVANCY DISTRICT

As the regional water supplier for the Ogden and Weber River drainages, WBWCD provides water to more than 700,000 residents across five counties, delivering approximately 230,000 acre-feet annually for municipal, agricultural, industrial, and secondary uses. Governed by a nine-member board, the District manages a complex system of reservoirs, treatment plants, wells, and pipelines. Its mission is to responsibly conserve, develop, and manage regional water resources—ensuring reliable, high-quality supplies, financial stability, watershed protection, support for irrigation and urban landscapes, and strong public service.[1]

The City's consultation with WBWCD provided important insights and context for water planning in West Haven. A summary of those insights can be found on ***Page 7*** (see also ***Appendix A***).

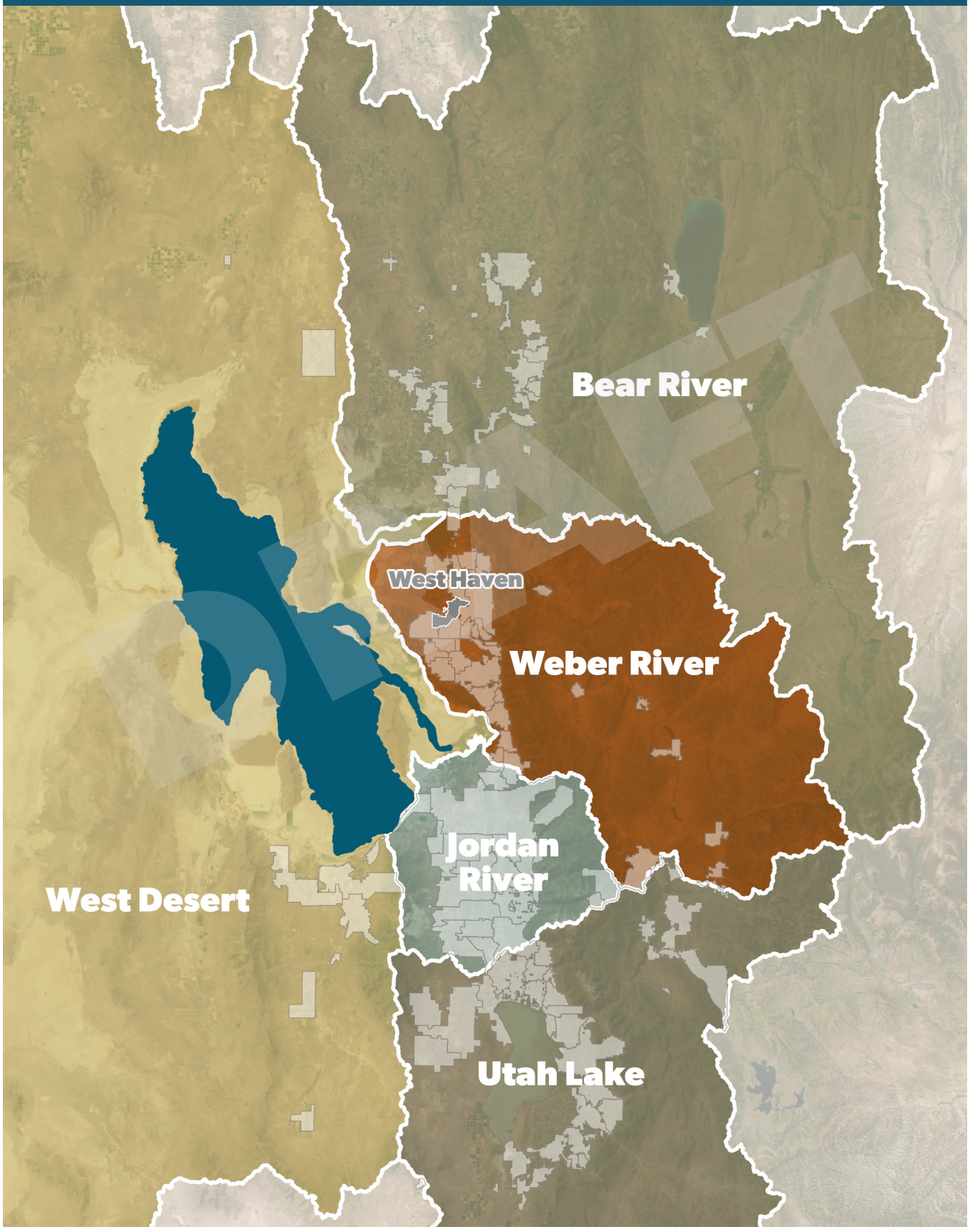


1 Weber Basin Water Conservancy District. (2018). Drought Contingency Plan. Retrieved from https://weberbasin.gov/AboutUs

2 Utah Division of Water Resources. (2009, September). Weber River Basin: Planning for the Future. Utah State Water Plan.

3 Weber River Watershed Project. (n.d.). StoryMap. Retrieved from https://storymaps.arcgis.com/stories/7454f04cc52f4d0a90d2f117f95e52db

MAP 2 – MAJOR WATERSHEDS



INSIGHTS FROM WEBER BASIN WATER CONSERVANCY DISTRICT

- **Growth Pressure:** Weber Basin's water supply is increasingly stressed by regional development, with West Haven among the fastest-growing areas. Current supplies may not fully support projected growth without conservation. Sustainable growth is the most effective long-term strategy for balancing supply and demand.
- **The Great Salt Lake:** In the past 5–10 years, the lake has become central to regional water planning, driving funding and policy action. Efforts focus on reducing depletions, especially from outdoor use, while improving indoor efficiency for long-term sustainability.
- **Limited Water Availability:** About 250,000 acre-feet of water has been developed, 206,000 within government blocks and 45,000 by outside agencies, leaving only 6,000–7,000 acre-feet available.
- **Competitive Water Rights:** High demand for limited water rights makes them highly competitive. While some rights can be leased or held for future use, state law generally requires ongoing beneficial use to prevent forfeiture, making new acquisitions both complex and costly.
- **Drought Management:** In severe droughts (e.g., 2021–2022), WBWCD cuts agricultural/secondary contracts 10–20%, prioritizing indoor water. Extreme drought could reduce outdoor use by up to 60% and indoor by up to 20%.
- **Optimization of Existing Supplies:** The current focus is on optimizing existing supplies, with potential to develop 5,000 additional acre-feet.
- **The Bear River Project:** Larger projects, such as the Bear River Project (up to 50,000 acre-feet), face challenges from climate impacts and ongoing negotiations.
- **Public Awareness/Lead by Example:** WBWCD emphasizes public awareness campaigns and leading by example to encourage water conservation.
- **Code Enforcement:** Clear, enforceable requirements support effective water conservation.
- **Proactive vs. Reactive:** Starting with a water-efficient landscape avoids the higher costs and challenges of retrofitting/redesigning later.

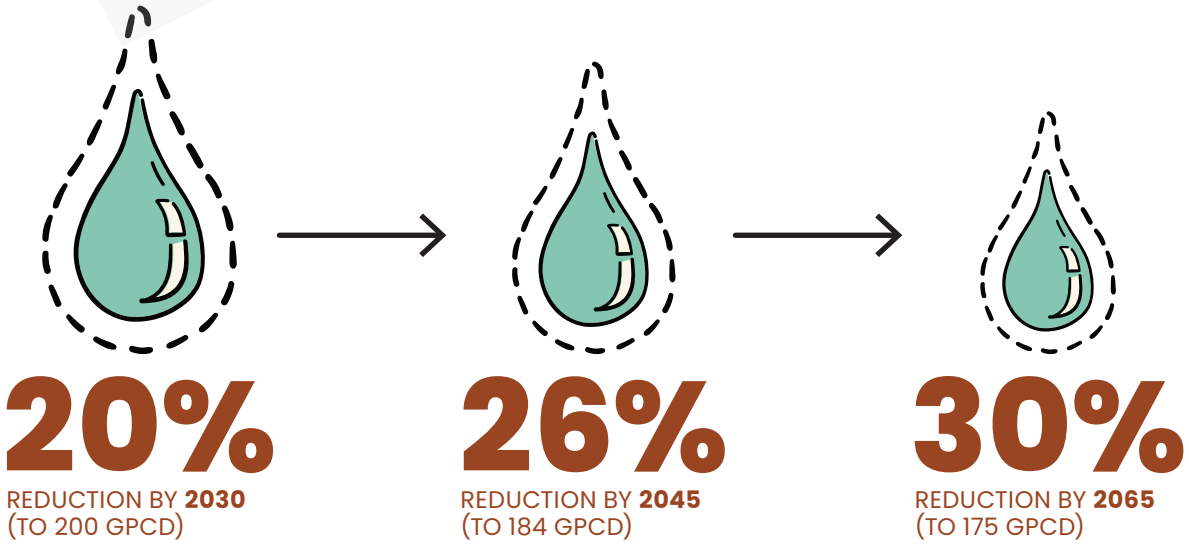
REGIONAL WATER CONSERVATION GOALS

The Utah Division of Water Resources has established water conservation goals for each region of the state. For the Weber Basin, the target is to reduce per capita water use by 20% by 2030, 26% by 2040, and 30% by 2065 (***Figure 1***). In support of these regional goals, the Weber Basin Water Conservancy District (WBWCD) has outlined a long-term strategy to efficiently manage the Basin's water resources through 2060. Details regarding the District's conservation strategies can be found in the *WBWCD Water Conservation Plan (2021)*.

WBWCD'S ROLE IN REGIONAL CONSERVATION:

1. **Water Conservation Plan:** WBWCD maintains a water conservation plan that provides a comprehensive strategy to meet state goals for reduced per capita water use.
2. **Secondary Water Metering:** The District has been installing secondary water meters to monitor and manage water usage more effectively. A study found that metering reduced consumption by 20%-29% in certain areas.
3. **Conservation Rebates:** WBWCD offers rebates for water-efficient products, such as irrigation systems and water-saving appliances, to encourage residents to adopt conservation practices.
4. **Educational Resources:** The district provides resources to help residents understand water conservation techniques and the importance of reducing water usage.

FIGURE 1 – REGIONAL WATER CONSERVATION GOAL



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From Source to Tap

Water in West Haven is supplied by four distinct systems, each serving specific areas and uses (***Map 1***). From regional sources, supplied by WBWCD, water travels into local storage facilities and then through a distribution network to individual service connections. There are two broad categories of water users: municipal and industrial (M&I) and agricultural. M&I uses are further divided into residential, commercial, industrial, and institutional uses.

As West Haven and the surrounding region continue to urbanize, it is critical to recognize that changes in land use also trigger changes in water use. Urban development, especially on previously non-irrigated lands, can have lasting impacts on water demand, watershed health, and long-term community resilience. Understanding how different land uses interact with water supply, demand, and conservation is essential to ensuring a secure water future for everyone.

A QUICK NOTE ON CULINARY & SECONDARY WATER

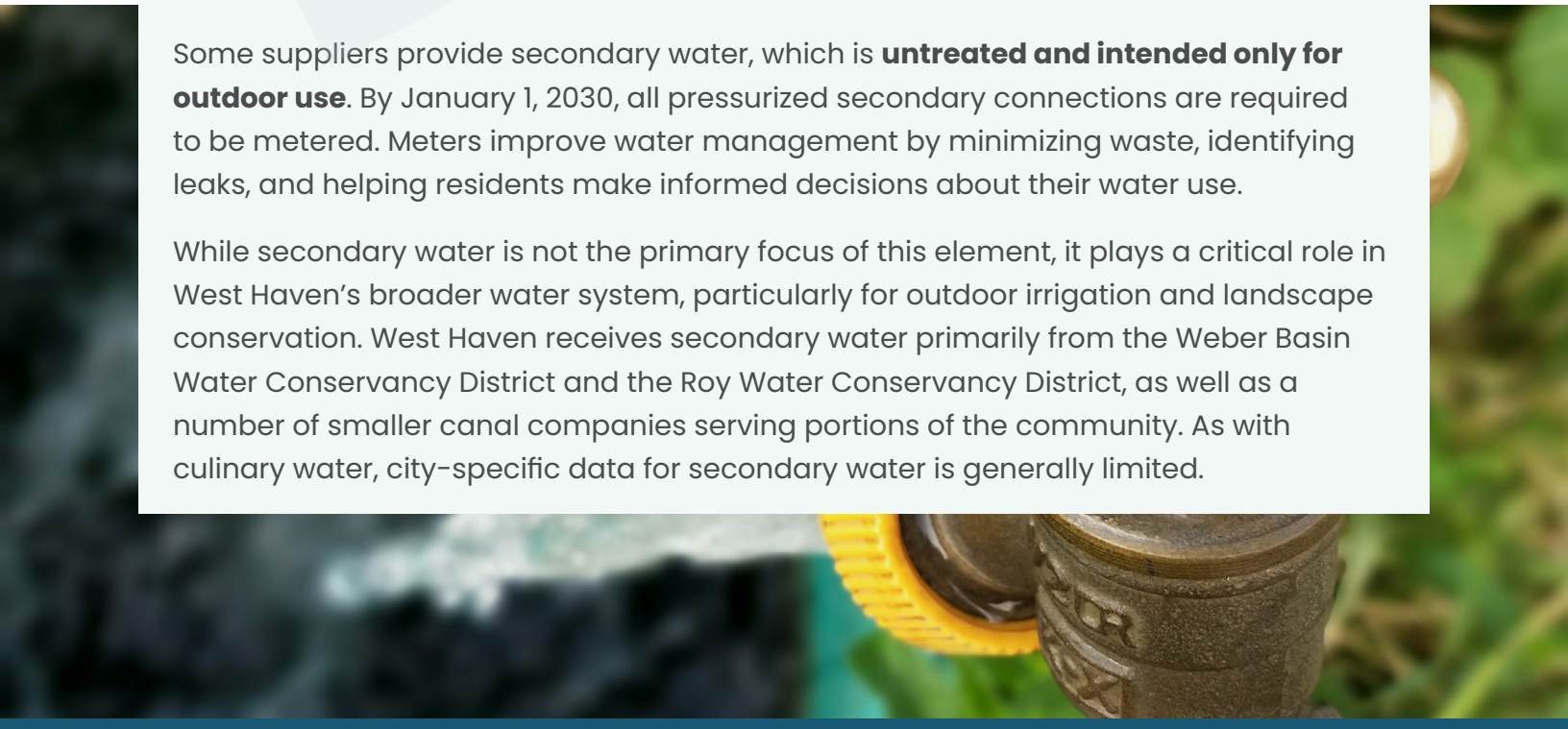
CULINARY WATER

Culinary water (also referred to as potable, or domestic) is **treated to meet drinking water standards and is suitable for indoor use**. Culinary water may be applied to outdoor uses where no secondary water is available. Note that city-specific culinary water use data is currently limited.

SECONDARY WATER

Some suppliers provide secondary water, which is **untreated and intended only for outdoor use**. By January 1, 2030, all pressurized secondary connections are required to be metered. Meters improve water management by minimizing waste, identifying leaks, and helping residents make informed decisions about their water use.

While secondary water is not the primary focus of this element, it plays a critical role in West Haven's broader water system, particularly for outdoor irrigation and landscape conservation. West Haven receives secondary water primarily from the Weber Basin Water Conservancy District and the Roy Water Conservancy District, as well as a number of smaller canal companies serving portions of the community. As with culinary water, city-specific data for secondary water is generally limited.



THE EFFECT OF PERMITTED DEVELOPMENT ON WATER DEMAND AND INFRASTRUCTURE

Water use varies significantly across different land use types. Agricultural, residential, institutional, commercial, and industrial uses have distinct water needs and patterns, creating varying implications for long-term water supply planning and infrastructure needs. The following section provides a high-level overview of West Haven's predominant land uses and their implications for water use and demand

AGRICULTURAL USE

Agricultural land in and around West Haven has been declining rapidly in recent years due to development pressure, rising operational costs, infrastructure constraints, and strain from drought conditions. This trend is expected to continue, reducing overall agricultural water demand while shifting pressures onto municipal and secondary water systems as former farmland is converted to M&I uses.

RESIDENTIAL USE

Residential water use accounts for the majority of municipal and industrial (M&I) water demand, with consumption varying widely across housing types and densities. Large-lot single-family homes generally use the most water, while smaller-lot single-family homes, townhomes, multi-family units, and studios typically consume less. Factors such as lot size, development density, landscaping, irrigation efficiency, and indoor appliance efficiency further influence use. Outdoor irrigation is the largest and most discretionary component, especially in arid regions like Utah, representing 50–70% of total household consumption. Reducing irrigated outdoor areas remains one of the most effective and cost-efficient strategies for lowering municipal water demand.

INSTITUTIONAL USE

Institutional water use in West Haven, including schools, parks, and government buildings, accounts for a small portion of overall municipal demand but remains an important focus for conservation. Much of this use occurs outdoors on school grounds, ball fields, and public parks, providing opportunities to showcase water-efficient practices. By implementing water-wise landscaping, native plantings, and efficient irrigation technologies such as smart controllers, pressure regulators, and automatic shut-off systems, the City can reduce water demand, lower maintenance costs, and enhance the long-term sustainability and resilience of its properties while serving as an example for the broader community.

COMMERCIAL & MIXED-USE

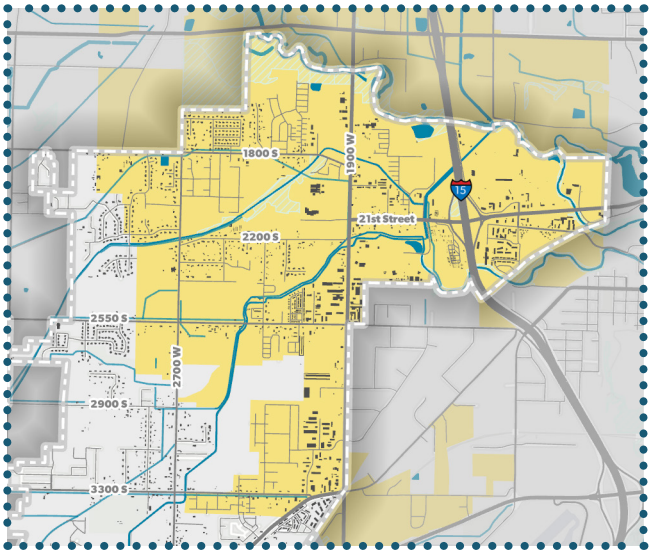
Commercial water demand in West Haven varies depending on development type and scale. Neighborhood and community centers generally use moderate amounts for landscaping, building operations, and maintenance, while regional commercial areas tend to require more due to larger building footprints, extensive landscaping, and higher customer or employee activity. Mixed-use developments that combine commercial and residential functions can help concentrate water demand, improve infrastructure efficiency, and create more vibrant, walkable neighborhoods. Thoughtful site planning—such as locating commercial uses near major roadways and existing infrastructure—can further reduce water and energy demand while preserving West Haven's small-town character. Incorporating water-wise landscaping, stormwater capture, and smart irrigation technologies supports both efficient and visually appealing commercial development.

INDUSTRIAL USE

Industrial water use depends on facility type and operational needs, such as manufacturing, cooling, processing, and material transport. Locating industrial development near major transportation corridors and existing utilities supports efficient water delivery and management. As with commercial areas, conservation strategies such as drought-tolerant landscaping, on-site stormwater reuse, and smart irrigation can reduce overall demand while enabling sustainable industrial growth and compatibility with surrounding land uses.

CULINARY WATER SYSTEM PROFILES

Understanding how different land uses affect water demand is only part of the picture; it is equally important to consider how water is delivered and managed, as these factors directly influence local planning efforts. West Haven is served by four culinary water providers, and understanding each system's characteristics helps ensure that land use policies and development decisions reflect the realities of supply, geography, and growth patterns. The profiles that follow summarize each provider's service area, sources, infrastructure, and conservation goals. Data presented reflects district-wide information, as city-specific data is generally unavailable. **This highlights the importance of a regional perspective, since water resources extend beyond municipal boundaries and decisions in one area can affect supply and demand elsewhere**. Reported goals and usage metrics vary because there is no national standard for measuring water use. Gallons Per Capita per Day (GPCD) is commonly used, but it can be calculated in multiple ways.



BONA VISTA WATER IMPROVEMENT DISTRICT

Bona Vista Water Improvement District (BVWID) provides water to the communities of Harrisville, Farr West, Marriott-Slaterville, Plain City, and portions of West Haven, Pleasant View, and Ogden City. The District maintains approximately **10,298** connections, serving an estimated population of **35,570.**

CONTACT:
801.621.0474
BONAVISTAWATER.GOV

TABLE 1 – BONA VISTA WATER IMPROVEMENT DISTRICT PROFILE

West Haven Service Area Size	3.9 sq mi (2,508.5 acres)
Location	North/Northeastern West Haven
Water Sources	3 wells, 1 spring, with additional water through WBWCD & Ogden City
Metering Status	All connections are metered
Secondary Water	Obtained through Pineview Water Systems or Mountain View Irrigation
Conservation Goal	200 gpcd by 2030 (down from 250-270 gpcd)
Future Water Supply	The existing supply is projected to meet demand through 2030–2040 with additional water sources required to support future growth. Plans include developing a well to utilize 10.03 acre-feet of water rights. A reservoir is also under construction.
Other Considerations	Bona Vista has not supplied culinary water for irrigation since 1996. New developments may require exceptions to landscape code since culinary water cannot be used outdoors.

BREAKDOWN OF CURRENT LAND USES

The areas of West Haven served by the Bona Vista Water Improvement District include some of the City's most diverse land uses. These areas encompass a mix of housing types and residential densities, as well as civic spaces, commercial areas, and light and heavy industrial uses.

ANTICIPATED FUTURE LAND USES

Growth is expected to continue in this area, primarily with additional residential development. While the City does not anticipate significant expansion of heavy industrial uses, it expects increases in light industrial and commercial development. Several properties in the area are also likely to be developed as mixed-use centers, with higher residential and commercial density than other parts of the City.

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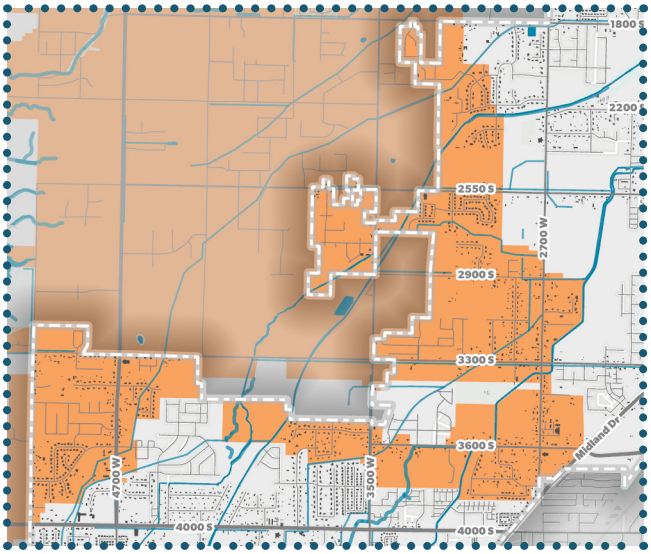


TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT (TWWWID)

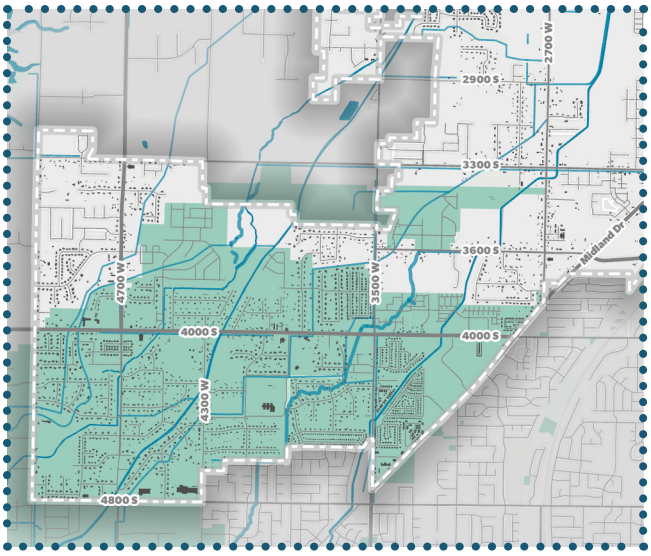
Taylor West Weber Water improvement District (TWWWID) is the culinary water provider for Taylor, West Weber, and specific areas of Hooper and West Haven. The District maintains approximately **2,985** connections, serving an estimated population of **8,468**.

CONTACT:
801.731.1668
TAYLORWESTWEBERWATER.COM

TABLE 2 – TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT PROFILE

West Haven Service Area Size	3 sq mi (1,920 acres)
Location	Central/North-central West Haven
Water Sources	3 wells (1 well is in West Haven at 2815 W 3300 S) with additional water through WBWCD
Metering Status	Most connections are metered. Data can be accessed through the My Water Advisor 2.0 App
Secondary Water	Obtained through Weber Basin Water, Hooper Irrigation, or Wilson Irrigation, not all areas are served
Conservation Goal	103 gpcd by 2030 (down from 109 gpcd)
Future Water Supply	The District is actively securing long-term water availability by requiring developers to dedicate water rights and provide pressurized secondary systems for new subdivisions. It continually purchases additional rights, upgrades pipelines, and has added major storage capacity with new 2-million and 3-million-gallon tanks.
Other Considerations	Some areas lack secondary water access, so exceptions to landscaping requirements may be needed, including for commercial properties. Most new development is occurring in unincorporated Weber County with City growth concentrated along 1900 Street, outside the District boundary.

BREAKDOWN OF CURRENT LAND USES	ANTICIPATED FUTURE LAND USES
This area is primarily composed of single-family homes, with a few multifamily developments. Commercial activity is limited and concentrated along major corridors. Civic uses, such as parks and churches, are also present within the area.	This area is expected to continue developing with primarily single-family homes and some multifamily units. The City also anticipates additional neighborhood-level commercial development along key corridors.



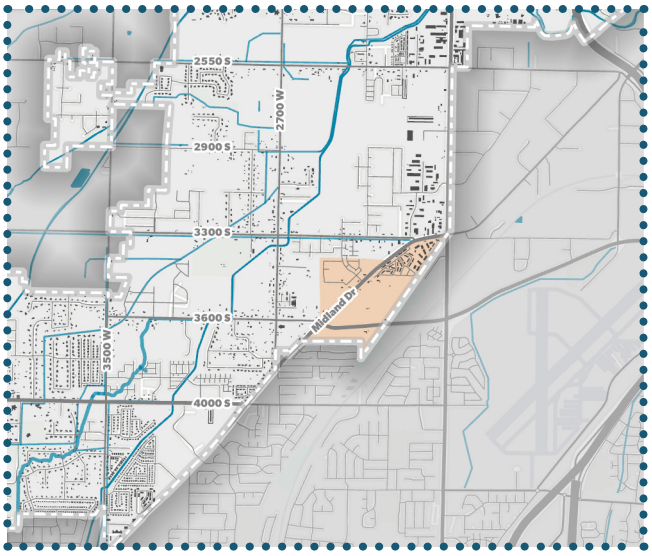
HOOPER WATER IMPROVEMENT DISTRICT (HWID)

Hooper Water Improvement District (HWID) serves parts of Roy City, West Haven, Hooper City, West Point City, and unincorporated areas of Weber and Davis counties. The District maintains approximately **5,951** connections, serving an estimated population of **19,485**.

CONTACT:
801.985.1991
HOOPERWATER.COM

TABLE 3 – HOOPER WATER IMPROVEMENT DISTRICT PROFILE	
West Haven Service Area Size	3 sq mi (1,920 acres)
Location	South/Southwestern West Haven
Water Sources	3 wells (with plans to drill 4 additional wells), additional water through WBWCD
Metering Status	Most connections are metered, meters are required for new development
Secondary Water	Obtained through Roy Water Conservancy District, WBWCD, Hooper Irrigation Company, or Davis Weber Canal Company
Conservation Goal	175 gpcd by 2065 (current is 63-76 gpcd, exceeding the 2065 goal)
Future Water Supply	The District anticipates 25,630 connections by 2060–2065, at which point developers will need to secure their own water rights. Currently, three wells operate at half capacity, with a fourth ready but inactive and a fifth planned within 5–10 years. These wells should meet demand through 2045, after which 1–3 additional wells will likely be needed.
Other Considerations	All new development must include a secondary water plan. Properties annexing into the District are required to bring water rights with them, typically purchased through Weber Basin. Continued coordination with Weber Basin and nearby jurisdictions will help ensure consistent development standards and efficient use of both culinary and secondary systems. Industrial growth poses a particular concern due to potential higher water demands.

BREAKDOWN OF CURRENT LAND USES	ANTICIPATED FUTURE LAND USES
This area is primarily suburban in character, including single-family homes, townhomes, apartment complexes, commercial areas, schools, and parks. Most commercial activity is concentrated along Midland Drive and 4000 South, and includes restaurants, offices, gas stations, and other businesses.	This area, particularly along Midland Drive and 4000 South, is expected to experience increased development. A new retail center and additional housing are likely along these main corridors, while other parts of the area may see smaller-scale commercial development as well as additional single-family and lower-density multifamily housing.



WEST HAVEN SPECIAL SERVICE DISTRICT (WHSSD)

West Haven Special Service District (WHSSD) provides culinary water service to a small area of West Haven in addition to managing the local sewer system. The water utility service area includes approximately **350** connections, serving an estimated population of **3,360**.

CONTACT:
801.731.5819
WESTHAVENUT.GOV/DEPARTMENTS/UTILITIES

TABLE 4 – WEST HAVEN SPECIAL SERVICE DISTRICT PROFILE	
Service Area Size	0.27 sq mi (172.04 acres)
Location	East-central West Haven
Water Sources	Purchased through Roy City
Metering Status	Most connections are metered
Secondary Water	Obtained through Roy Water Conservancy District or WBWCD.
Conservation Goal	61 gpcd by 2050 (current is 70-81 gpcd). Goal comes from Roy City
Future Water Supply	The District's culinary water is purchased from Roy City, with a maximum allocation of 500 acre-feet per year, though current usage is approximately 220 acre-feet annually. Future growth may approach this limit, so continued monitoring and coordination with Roy City will be important to ensure adequate water supply for new development.
Other Considerations	As a small Special Service District (SSD), the SSD currently relies on Roy City for water. Coordination with Roy on capacity and future demand will be important to support sustainable growth.

BREAKDOWN OF CURRENT LAND USES	ANTICIPATED FUTURE LAND USES
The area contains a variety of housing types—single-family homes, townhomes, and apartments—including several of the City's most dense residential developments.	This area is expected to remain primarily residential in the foreseeable future, with likely growth in multifamily housing. Limited commercial development may also occur.

Shaping West Haven's Water Future

The culinary water system profiles highlight patterns, capacities, and challenges that provide a foundation for broader planning efforts in West Haven. Building on these insights, the following section presents high-level considerations to guide West Haven's water future, including resident perspectives and priorities, proven water conservation policies and practices, and strategies for advancing community-wide water stewardship.

Resident Perspectives

Understanding resident values and priorities is foundational to shaping any city's water future. In alignment with state requirements to integrate water and land use planning, West Haven gathered resident perspectives on conservation, water-wise landscaping, and local priorities—insights that can guide strategies for reducing water demand in both existing and future development. Engagement efforts included a dedicated water awareness booth at West Haven Days as well as a public survey conducted from mid-June to early August 2025 (***Figure 2***). Utah Water Savers program participation data provided additional insight into how residents engage with incentives and conservation programs (***Figure 3***). For a complete summary of public engagement findings see ***Appendix B***.

FIGURE 2 – SAMPLE SURVEY QUESTION: WHY IS IT IMPORTANT TO USE WATER EFFICIENTLY?

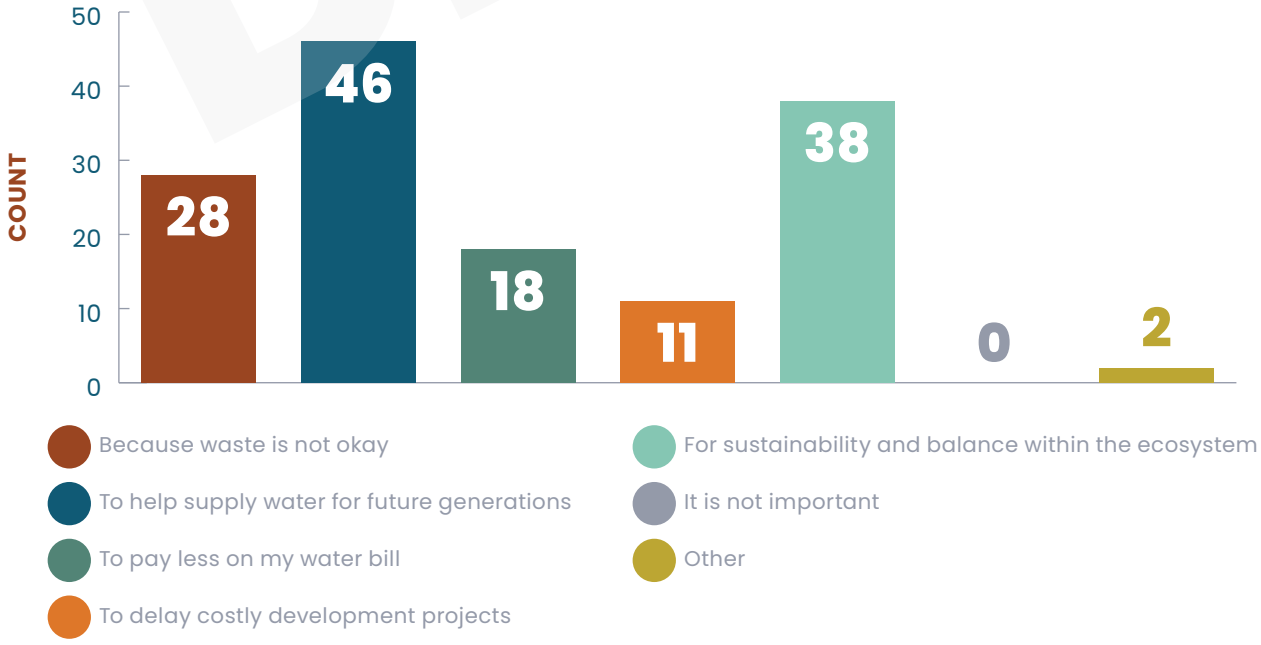


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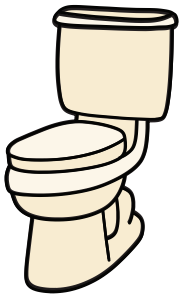
FIGURE 3 – UTAH WATER SAVERS PROGRAM PARTICIPATION BY WEST HAVEN RESIDENTS



12

TOILET REBATE
(SINCE 2019)

53

TURF CONVERSION REBATE
(SINCE 2021)

270

SMART CONTROLLER REBATE
(SINCE 2018)

KEY TAKEAWAYS FROM PUBLIC ENGAGEMENT

1. **Concern for water use and preservation in West Haven:** The majority of survey respondents (76%) were somewhat or very concerned about water use and preservation, indicating broad recognition of the issue.
2. **Perceived need for greater community action:** Nearly half (49%) believe West Haven is not doing enough to protect water resources, and another 38% are unsure. This suggests an opportunity for stronger communication, education, and visible action from the City.
3. **Values driving efficient water use:** Residents frequently cited maintaining a reliable water supply for future generations and sustainability as top motivations for using water efficiently, reflecting values strongly aligned with the community's long-term goals.
4. **High willingness to convert landscapes:** A notably high share (76%) of residents indicated they would replace 40–100% of their private landscapes with water-wise alternatives (well above regional norms) highlighting strong potential for landscape conversion programs and alignment of resident support with City landscaping standards.
5. **Clear program preferences:** Survey results and rebate data both show strong interest in landscape-focused incentives (irrigation technology, turf conversion, and design consultations). Smart controllers have been the most popular rebate historically, but turf conversion is growing quickly.

Proven Policies & Practices

Indoor and outdoor water conservation measures, combined with water-conscious development patterns, represent proven practices that can substantially reduce overall water demand. By targeting the largest sources of consumption—outdoor irrigation and indoor fixtures—and guiding how the City grows, West Haven can support sustainable development while protecting regional water resources, including the Great Salt Lake.

MAXIMIZING INDOOR WATER EFFICIENCY

Modern appliances and plumbing fixtures are far more efficient than older models, making upgrades to high-efficiency toilets, faucets, and showerheads a cost-effective way to reduce indoor water use. In 2024, Utah updated building and plumbing codes to encourage the use of WaterSense-labeled fixtures. While these statewide standards provide a strong foundation, West Haven can go further by exploring local code updates that promote advanced efficient fixtures, leak detection technologies, and water reuse systems in both new construction and remodels.

OUTDOOR WATER CONSERVATION CONSIDERATIONS

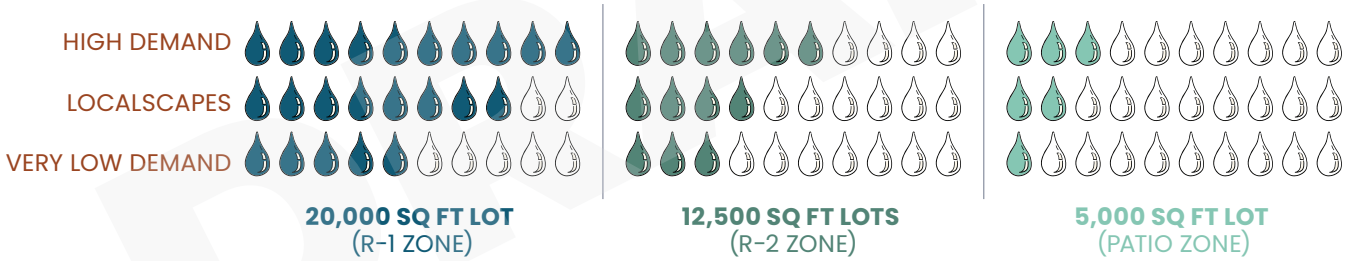
Irrigation of landscapes represents more than 60% of residential water use in Utah, making it one of the most effective areas for conservation to reduce overall demand.

- **Regional Impact:** Strengthening landscape standards is critical for local and regional sustainability, including protecting the Great Salt Lake. Outdoor irrigation accounts for a significant portion of water use, and unlike indoor water—which largely returns to natural waterways after treatment—a large share of outdoor water is lost through evaporation or plant uptake. Because recharge is slow or may not occur at all, outdoor use has a much greater and more lasting impact on regional water levels. By coordinating with local water providers, West Haven can support regional conservation by ensuring that landscaping standards and local codes encourage efficient irrigation, water reuse, and other practices that reduce overall community demand.
- **Keeping Standards Relevant:** West Haven's current landscaping standards already incorporate numerous water-wise principles and are in the process of being further refined(see also ***pages 23-24***). To maximize the ordinance's effectiveness, the City should continue to regularly review, update, and maintain these and other related policies and standards.

- **Landscape Design Matters:** Effective water-wise landscapes begin with designs and practices that reflect Utah's climate and prioritize water efficiency. The Localscapes® approach offers a practical framework for translating these principles into real-world landscapes that are both functional and visually appealing (visit localscapes.com for more information). The impact of these design choices becomes clear when comparing water use across different landscapes.

  Figure 4 illustrates how outdoor water consumption can vary dramatically based on landscaping variables such as turfgrass area, plant selection, and irrigation efficiency across three typical West Haven lot sizes. The figure compares three scenarios—high water demand, a yard landscaped using the Localscapes® approach, and a very low water demand scenario—with droplets indicating relative water use. These examples show the potential of thoughtful landscape design to reduce water demand and highlight an opportunity for West Haven to support residents with practical guidance.

FIGURE 4 – WATER DEMAND COMPARISON



WATER-CONSCIOUS DEVELOPMENT PATTERNS

Variables such as lot size, development density, landscape composition, and irrigation efficiency all influence water consumption. Promoting water-conserving development patterns can save water while supporting efficient use of infrastructure, protecting natural resources, enhancing walkability, managing stormwater, and maintaining neighborhood character.

- **Lot Size & Density:** Where appropriate, aligning density standards with water-wise landscaping policies can help maximize water savings per household. This can include encouraging smaller lot sizes or mixed-use development in targeted areas while ensuring efficient landscaping practices are incorporated.

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- **Cluster Development:** Grouping structures on the most suitable portions of a site allows the remaining land to be preserved as open space. This strategy can help reduce the need for extensive irrigation and infrastructure while protecting non-irrigated land.
- **Infill & Redevelopment:** In areas with existing infrastructure, encouraging strategic infill can preserve green space and reduce water demand compared with expanding into undeveloped areas. The City can provide incentives or flexible zoning to support reinvestment in central areas, helping to use land and water resources wisely.

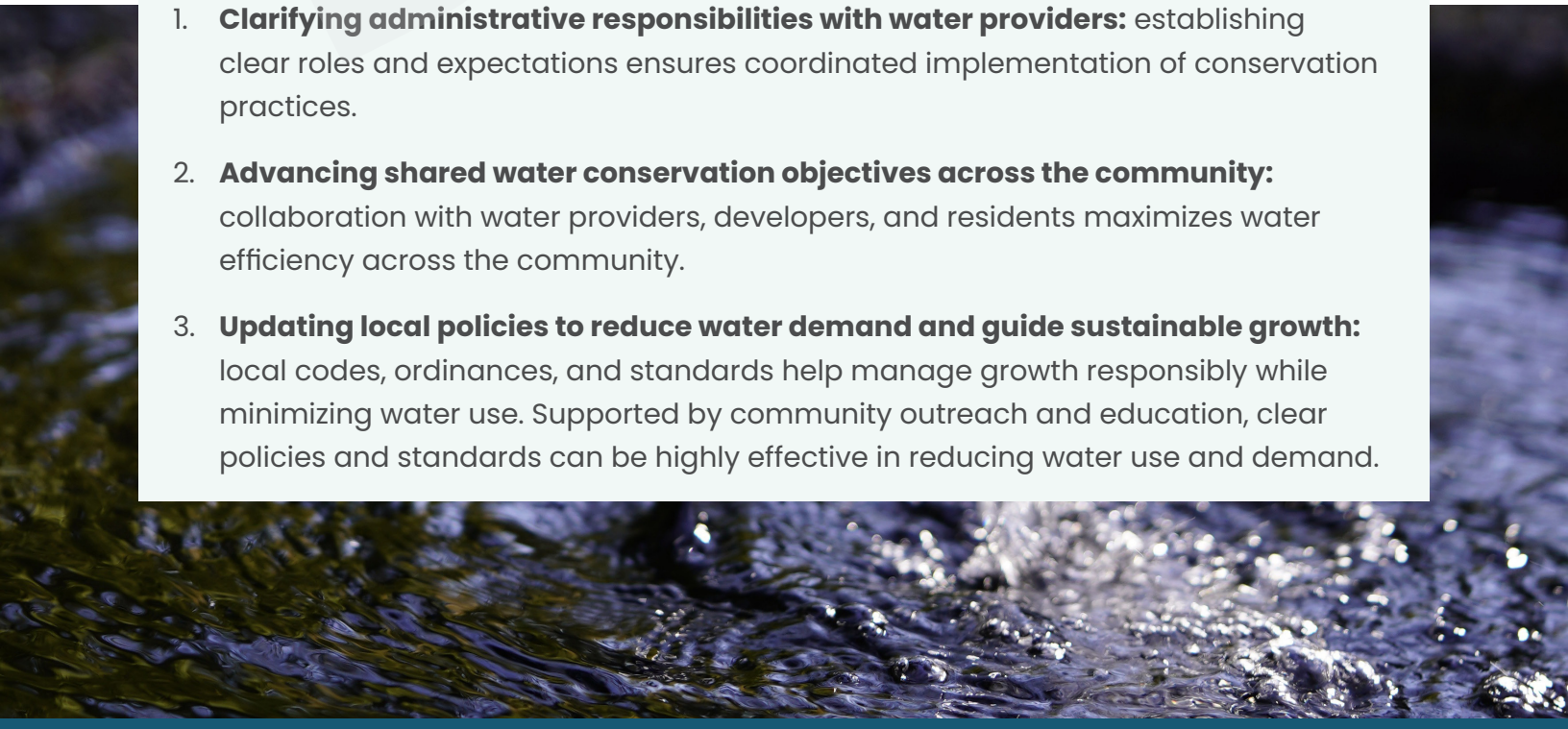
Water Stewardship

West Haven is committed to balancing thoughtful growth, preserving community character, and responsibly managing shared resources, particularly water. Anticipated development includes residential neighborhoods, multi-family housing, industrial areas, commercial centers, and mixed-use corridors. As the community grows, the City plays a critical role in guiding development, coordinating with water providers, and promoting practices that reduce water demand—laying the foundation for efficient, sustainable water use across the community and the larger region.

WATER STEWARDSHIP GOALS

Although West Haven does not directly provide water, it influences how growth and development affect water use. The following overarching goals provide a starting point for advancing water stewardship across the community:

1. **Clarifying administrative responsibilities with water providers:** establishing clear roles and expectations ensures coordinated implementation of conservation practices.
2. **Advancing shared water conservation objectives across the community:** collaboration with water providers, developers, and residents maximizes water efficiency across the community.
3. **Updating local policies to reduce water demand and guide sustainable growth:** local codes, ordinances, and standards help manage growth responsibly while minimizing water use. Supported by community outreach and education, clear policies and standards can be highly effective in reducing water use and demand.



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1. CLARIFYING ADMINISTRATIVE RESPONSIBILITIES WITH WATER PROVIDERS

Establishing clear roles and expectations with water providers ensures that water service and development approvals proceed efficiently and predictably. As West Haven grows, clearly defined responsibilities help prevent delays, reduce miscommunication, and ensure that infrastructure planning and water demand management remain aligned.

EARLY COORDINATION & INTEGRATIONS WITH LAND USE

Water providers emphasized the value of early involvement in development review. While developers currently obtain "will-serve" letters before approval, notifying providers at the concept or preliminary plat stage allows them to evaluate water availability, provide recommendations, and confirm system capacity. Early coordination helps the City integrate density considerations, landscaping standards, and water-efficient design throughout the approval process.

CLEAR ROLES & RESPONSIBILITIES

Providers need clarity on the City's role versus their own in development oversight. Defining responsibilities for water service review, impact fee collection, and final approval ensures each party understands when and how to engage. While providers do not need to review every zoning or land use decision, they should be informed of large or high-demand projects that could significantly affect water supply or delivery systems.

STANDARDIZED ADMINISTRATIVE PRACTICES & COMMUNICATION

Processes vary among providers, particularly regarding secondary water requirements and impact fees. West Haven can collaborate with providers to standardize procedures—such as documentation, notifications, and the timing of will-serve letters—while allowing flexibility for provider-specific policies and gaps in secondary service provision. Regular communication, including scheduled meetings or updates, helps ensure that providers and the City stay aligned on current projects, anticipated development, and ongoing infrastructure needs. Consistent practices clarify expectations for developers, promote equity across service areas, and support more predictable and efficient development review.

2. ADVANCING SHARED WATER CONSERVATION OBJECTIVES

West Haven plays a central role in promoting water-wise practices through education, incentives, and coordinated programs. By guiding and supporting residents and property owners, the City can encourage efficient landscaping, irrigation, and water use practices that complement development standards and water provider initiatives. Coordinated efforts help ensure that conservation is applied consistently across neighborhoods, supporting long-term water sustainability.

CONSERVATION INTEGRATION

West Haven can partner with water providers to embed water conservation into all stages of development, from planning and approvals to post-occupancy management. Tools such as an overlay zone could be used to protect sensitive areas, promote infill development to optimize infrastructure, and incorporate green infrastructure like rain gardens and bioswales to manage stormwater and reduce reliance on potable water. Barriers to conservation should be minimized, and incentives—such as fee reductions or expedited permitting—offered for water-efficient practices. Subdivision regulations can further support conservation by requiring documentation of water supply adequacy, referral to water agencies for review, and confirmation of sustainable supply before final approval.

COMMUNITY ENGAGEMENT & EDUCATION

Shared conservation goals are most effective when residents and developers understand the benefits and responsibilities of efficient water use. West Haven residents have expressed strong interest in water-wise landscaping, incentive programs, and practical guidance on conservation. The City can work closely with the Weber Basin Water Conservancy District (WBWCD) to provide coordinated outreach, educational programs, and incentive initiatives—such as landscape consultations, turf conversion, or smart irrigation controller programs—and develop guides or resources that help residents apply these practices, reinforcing water-wise practices across the community.

MONITORING & FEEDBACK

Effective progress depends on regular data sharing and feedback. The City and providers can exchange water use data, program participation rates, and performance metrics to understand how conservation efforts are performing. This data-informed approach enables the City to identify successes, address challenges, and adjust policies or programs over time, ensuring that strategies remain effective and water savings are maximized.

3. UPDATING LOCAL POLICIES TO REDUCE WATER DEMAND & GUIDE SUSTAINABLE GROWTH

Local codes, ordinances, and standards are critical tools for shaping sustainable growth while reducing water demand in West Haven. Clear policies provide developers, residents, and City staff with predictable guidance for incorporating water efficiency into landscaping, building design, and infrastructure planning.

LANDSCAPING ORDINANCE UPDATE

West Haven is in the process of updating its landscaping ordinance to better reflect water conservation priorities. The current ordinance already emphasizes drought-tolerant and native plants, limits turf in park strips, and promotes efficient irrigation. The update will refine these standards, incorporating insights from recent development trends, public input, and guidance from the Weber Basin Water Conservancy District (WBWCD) to ensure requirements are practical, enforceable, and effective. Opportunities to strengthen the ordinance include defining xeriscapes, providing clearer design guidance, requiring proper soil preparation, promoting site-specific landscaping that reduces runoff, and regulating high-evaporation features such as ponds and pools. **Water-efficient highlights from West Haven's current landscaping ordinance can be found on the following page.**

INTEGRATING WATER EFFICIENCY INTO OTHER LOCAL STANDARDS

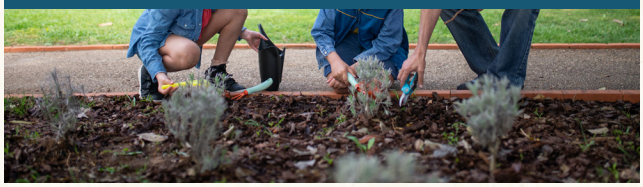
Beyond landscaping, the City can strengthen codes and standards to promote overall water efficiency—through site design, stormwater management, irrigation practices, and infrastructure requirements integrated into new development. Examples include engineering and irrigation specifications and drawings, design guidelines, low-impact development (LID) practices such as bioswales or detention areas, and form-based codes that influence building placement, density, and streetscape design. Together, these tools can help maintain West Haven's rural character and neighborhood quality while accommodating sustainable growth.

CODE ENFORCEMENT

Effective policy depends on consistent enforcement paired with education and outreach. By clearly communicating expectations and offering guidance on water-wise practices, the City can help residents and developers understand and confidently follow updated standards. This combination of accountability and support strengthens compliance and increases the impact of local codes and conservation goals.

CURRENT WEST HAVEN LANDSCAPING REQUIREMENTS

TURF ≠ PARK STRIPS:



Turf is prohibited in park strips and any landscaped area less than 8 feet wide, ensuring grass is used only where it serves a functional purpose.

PLANT SELECTION & HYDROZONING

Plants suited to the site's conditions should be used. Native or locally adapted plants are preferred, and plants with similar water needs should be grouped together (hydrozoning).

PRACTICAL TURF AREAS

Turf and lawn areas are limited across all land uses.

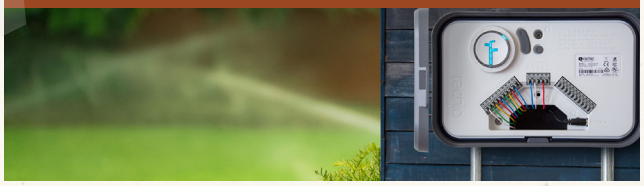
PLANT MATERIAL COVERAGE

Planter beds must have at least 50% ground coverage when plants are fully grown.

EFFICIENT IRRIGATION DESIGN

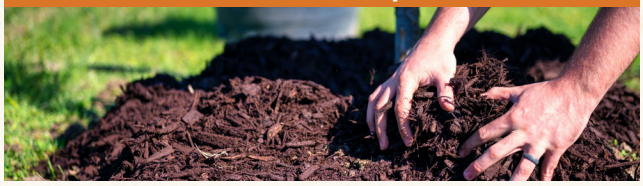
Irrigation systems should be designed to maximize irrigation efficiency.

SMART CONTROLS



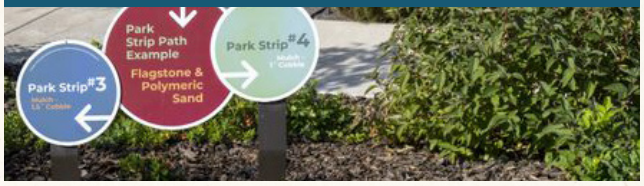
All irrigation systems must be automated and equipped with a WaterSense-labeled smart controller that adjusts watering based on weather conditions, including automatic rain delay or shut-off features.

RETAIN MOISTURE W/ MULCH



All irrigated non-turf areas must have at least a three-inch layer of mulch to conserve water, control weeds, and regulate soil temperature. Concrete, asphalt, or other non-porous materials may not be placed under the mulch.

WATER-EFFICIENT DESIGN



Homebuilders and developers of new single-family homes in planned developments with shared landscaping must follow all water-efficient landscaping and irrigation standards and provide water-efficient design examples, such as the Localscapes® style, to prospective buyers.

Looking Forward

Understanding how projected growth may impact water demand is critical for guiding land use decisions. While precise data is limited, a rough analysis was conducted to estimate overall culinary (domestic) water demand for West Haven. Secondary water use was not estimated due to its high variability and dependence on factors that are not currently well documented. Population projections (***Figure 5***) illustrate general growth trends. Current and projected culinary demand was calculated by multiplying the estimated number of existing and future units by the state standard of 0.45 acre-feet per unit (***Figures 6 & 7***). An Equivalent Residential Unit (ERU) represents the typical water demand of a single-family home (3.08 persons in West Haven). While some units are part of mixed-use developments, ERUs provide a consistent method to approximate demand. The City should work with water providers to develop more detailed projections that include commercial and industrial uses, as well as secondary water pending data availability.

This analysis also establishes a preliminary baseline for tracking progress toward regional water reduction goals, such as the 20% per capita reduction target (***Figure 7***). West Haven is growing, and this growth will increase water demand. The goals and strategies that follow outline how the City and water providers can reduce demand, improve efficiency, and promote more sustainable water use.

FIGURE 5 – POPULATION PROJECTION BASED ON ASSUMED AVERAGE GROWTH

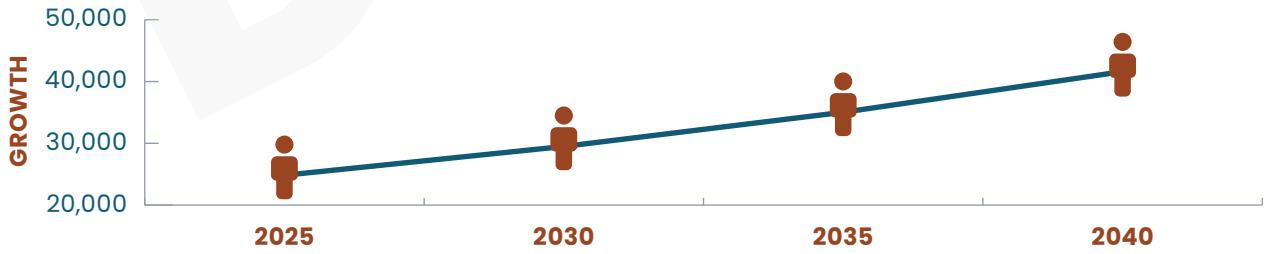


FIGURE 6 – ESTIMATED UNITS

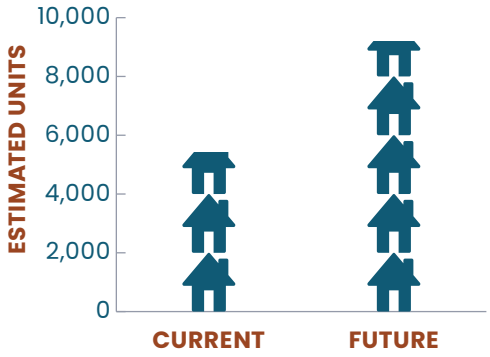
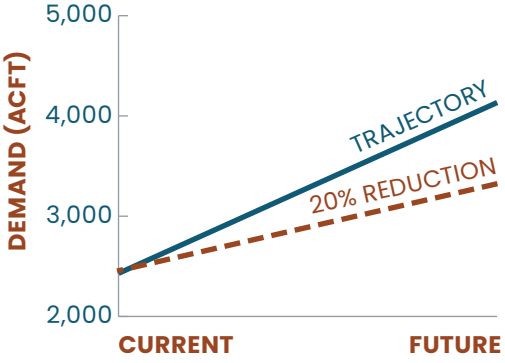


FIGURE 7 – ESTIMATED CULINARY WATER DEMAND



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Recommended Goals & Implementation Strategies

Goal 1: Clarify administrative responsibilities with water providers.

- **Implementation 1.1:** Clearly define the City's role versus water providers' responsibilities in the development review process.
- **Implementation 1.2:** Require early notification of water providers at the concept or preliminary plat stage to evaluate water availability, provide recommendations, and confirm system capacity before approvals.
- **Implementation 1.3:** Establish a regular coordination schedule with water providers, including WBWCD, to review development activity, anticipate needs, and share updates.
- **Implementation 1.4:** Implement a formal data-sharing process using quarterly reports, shared GIS layers, or project summaries to track growth and water use.
- **Implementation 1.5:** Provide guidance to developers on engaging water providers for large or high-demand projects.
- **Implementation 1.6:** Standardize documentation and administrative procedures across service areas where feasible, ensuring flexibility for provider-specific requirements and areas without access to secondary water.
- **Implementation 1.7:** Partner with providers to audit water use at City-owned facilities and public landscapes to identify efficiency opportunities.
- **Implementation 1.8:** Convert high-water-use turf in City rights-of-ways, medians, and facility buffers to low-water-use landscaping using xeric or native species through a phased approach.

Goal 2: Advance shared water conservation objectives across the community.

- **Implementation 2.1:** Identify procedural or regulatory hurdles that may discourage developers from adopting water-efficient practices, and provide incentives to encourage sustainable landscaping and irrigation strategies.
- **Implementation 2.2:** Prioritize water-efficient landscaping and irrigation at the design stage to avoid costly retrofits, and ensure ongoing efficiency through post-occupancy monitoring.

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- **Implementation 2.3:** Review landscaping, zoning, and other relevant standards to ensure they do not create barriers for residents seeking to implement water-wise landscape improvements. Provide guidance or resources as needed.
- **Implementation 2.4:** Create a landscape guide and practical tools to help residents and commercial property owners install or update water-efficient landscaping.
- **Implementation 2.5:** Encourage resident participation in incentive programs for turf conversion, smart irrigation, and other high-demand measures, leveraging neighborhood recognition initiatives such as "Yard of the Month."
- **Implementation 2.6:** Collaborate with WBWCD to provide public education, workshops, design consultations, irrigation monitoring, and seasonal reminders.
- **Implementation 2.7:** Work with WBWCD to manage water within the Weber River system to help maintain flows to the Great Salt Lake, aligning local water use practices, conservation programs, and infrastructure planning with regional water balance goals.
- **Implementation 2.8:** Use planning tools, such as overlay zones, to protect sensitive areas (wetlands, streams, riparian corridors, steep slopes, floodplains), promote infill development, and guide growth to appropriate locations.

Goal 3: Update local policies and standards to reduce water demand and guide sustainable growth

- **Implementation 3.1:** Review existing and proposed land use patterns and encourage development that reduces water demand through the General Plan, zoning, and other planning tools.
- **Implementation 3.2:** Coordinate with local water providers and districts during Land Use Element planning to align development strategies with water availability, infrastructure capacity, and conservation goals.
- **Implementation 3.3:** Review and update the landscaping ordinance to support water conservation, including guidance on site-specific design, soil preparation, runoff reduction, and management of high-evaporation features, while maintaining flexibility for residents and developers.
- **Implementation 3.4:** Explore opportunities to integrate water efficiency into other local standards, including site design, stormwater management, irrigation specifications, construction requirements, and Low-Impact Development (LID) practices.

- **Implementation 3.5:** Coordinate water use and preservation strategies across City plans and guiding documents—including the Land Use Plan, infrastructure, parks, and design guidelines—to ensure consistent application of policies and programs.
- **Implementation 3.6:** Apply and reinforce updated codes and standards through consistent enforcement, complemented by education, guidance, and technical support for residents and developers.

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TABLE 5 – WATER USE & PRESERVATION ELEMENT CHECKLIST (10-9A-403)		
FOUR PRIMARY COMPONENTS:		
The effect of permitted development or patterns of development on water demand and water infrastructure.		pages 10-11, & 28
Methods of reducing water demand and per capita water use for future development.		pages 18-19, 23-24, & 26-28
Methods of reducing water demand and per capita water use for existing development.		pages 26-28
Opportunities for the municipality to modify operations to eliminate practices or conditions that waste water.		pages 26-28
SHALL INCLUDE:		
Regional goals	Consider applicable regional water conservation goals recommended by the Division of Water Resources.	pages 8 & 25
Consider the water conservation plan	If Section 73-10-32 requires the municipality to adopt a water conservation plan pursuant to Section 73-10-32, the municipality's water conservation plan. ***Not applicable, water provider conservation plans were reviewed instead.***	pages 12-15
Recommend policies	Recommend water conservation policies to be determined by the municipality.	pages 26-28
Landscaping options for park strip	Recommend landscaping options within a public street for current and future development that do not require the use of lawn or turf in a park strip. ***This requirement is already met through existing standards. The updated landscaping ordinance will further refine requirements.***	page 24
Review land use ordinances	Review the municipality's land use ordinances and include a recommendation for changes to an ordinance that promotes the inefficient use of water.	pages 23, 27-28
Sustainable landscaping	Consider principles of sustainable landscaping	pages 23-24, 27
Consult with public water systems	Consult with the public water system or systems serving the municipality with drinking water regarding how implementation of the land use element and water use and preservation element may affect: 1. Water supply planning, including drinking water source and storage capacity consistent with Section 19-4-114 2. Water distribution planning, including master plans, infrastructure asset management programs and plans, infrastructure replacement plans, and impact fee facilities plans.	pages 1-3
The Great Salt Lake	Consult with the Division of Water Resources for information and technical resources regarding regional water conservation goals, including how implementation of the land use element and the water use and preservation element may affect the Great Salt Lake.	pages 5, 7, 18, & 27
Recommendation for low water use landscaping standards for new development	Include recommendation for low water use landscaping standards for new: Commercial, industrial, or institutional development, Common interest community (defined in Section 57-25-102), Multifamily housing projects. ***This requirement is already met through existing standards. The updated landscaping ordinance will further refine requirements.***	pages 10-11, 23, & 27

Appendix A

Outreach Summary Report

WEST HAVEN water use & preservation element 2025

OUTREACH SUMMARY REPORT

WEST HAVEN
CULINARY WATER PROVIDERS

KEY THEMES, IDEAS, & TAKEAWAYS

WEST HAVEN WATER USE & PRESERVATION ELEMENT

SUMMER 2025

INTRO & BACKGROUND

Water is a renewable, yet finite natural resource. This reality, coupled with years of severe drought, has made the preservation of water resources a priority for Utah's local governments, state leaders, water providers, and the public. Recognizing planning's critical role in water management, the state adopted *S.B. 110: Water as Part of the General Plan* in 2022. This new mandate requires most municipalities and all counties to amend their general plans to address how land use planning impacts water use. As part of the process, **cities are asked to consult with the public water systems serving the municipality with drinking water** regarding how implementation of the land use element and water use and preservation element may affect:

1. **Water supply planning**—includes drinking water sources and storage capacity.
2. **Water distribution planning**—includes master plans, infrastructure management, and impact fee facilities plans.

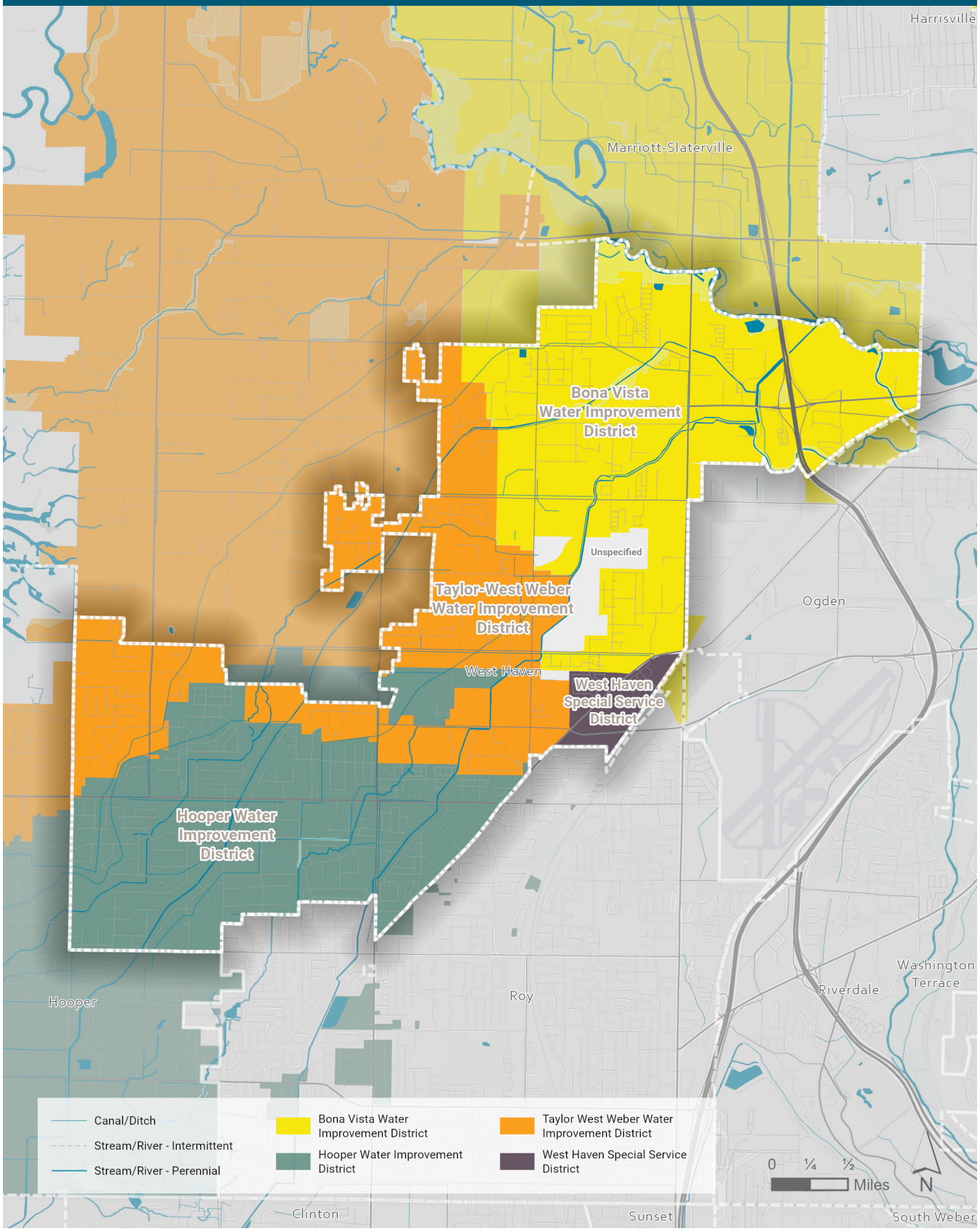
West Haven is not a water provider, meaning the City does not supply culinary (or secondary) water to residents. Depending on where they live in the City, residents receive water from one of four private water retailers: West Haven Special Service District, Taylor West Weber Water Improvement District, Bona Vista Water Improvement District, and Hooper Water Improvement District. These companies obtain some or all of their water from Weber Basin Water Conservancy District, the wholesale water provider for the region. Representatives from the five culinary water providers (retailers and wholesale provider) were contacted and invited to participate in brief interviews.

WEST HAVEN'S CULINARY WATER PROVIDERS (SEE MAP 01):

- West Haven Special Service District
- Taylor West Weber Water Improvement District
- Bona Vista Water Improvement District
- Hooper Water Improvement District
- Weber Basin Water Conservancy District (regional wholesale water provider)

During these interviews, water providers responded to a consistent set of questions aimed at encouraging discussion around key water issues in West Haven, drawing on their unique experiences and perspectives. Topics included water supply planning, system management, water use, administrative processes, and potential policy recommendations. This brief report summarizes insights from five culinary water providers and **does not necessarily represent the views of West Haven City or its residents**. The findings will help inform the development of the *West Haven Water Use & Preservation Element (2025)*.

MAP 01 – CITY OF WEST HAVEN CULINARY WATER PROVIDERS



KEY THEMES, IDEAS, & TAKEAWAYS

Interviews with West Haven's culinary water providers highlight perspectives on challenges and concerns regarding water use, management, and supply. While each water provider operates in a unique context, several common themes emerged. Chief among them include **future water availability, the growing challenge of regional population growth, evolving attitudes toward conservation, and a shared need for enhanced communication and coordination**. The following themes reflect the most frequently discussed challenges and concerns, offering insights that can help guide West Haven's future planning and policy decisions related to water use and preservation.

COMMON THEMES

GROWTH PRESSURE VS. WATER SUPPLY REALITIES

Rapid development is a major driver of water system stress across the region. Although water managers have planned for future needs based on current land use assumptions, growth is, in some areas, outpacing water availability. Long-term sustainability will likely require enhanced conservation efforts, the development of new water sources, or a combination of both.

- **Regional Conservation Goals:** Regional water conservation goals aim to decrease per capita water usage, targeting 200 gallons per capita per day (gpcd) by 2030, 184 gpcd by 2040, and 175 gpcd by 2060 for the Weber Basin. These goals place a heightened emphasis on securing water for the Great Salt Lake. Achieving a balance between growth and reduced water consumption poses a considerable challenge across the state, underscoring the need for ongoing and increased water stewardship initiatives.
- **Local Growth Pressures:** West Haven has been one of the fastest growing areas within the Weber Basin, with projections indicating a near-doubling of its population in 40 years, largely driven by single-family residential development.
- **Limited Remaining Capacity:** Some water providers report limited remaining capacity which, combined with water supply realities, makes the accommodation of sustainable growth very challenging.
- **Planning Scenario Limitations:** Current regional water planning projections do not fully account for potential annexations, shifts to more water-intensive land uses such as industrial development, or faster-than-anticipated growth. Existing infrastructure and water rights may be insufficient to support development beyond these baseline assumptions.

WATER PLANNING & THE ADMINISTRATIVE PROCESS

Water providers have expressed a strong interest in enhancing coordination and communication with the City. As the land use authority, West Haven oversees land use decisions, while water providers manage infrastructure and supply. This division can create disconnects that impact water-smart planning and development.

- **Disconnect Between Land Use Authority and Water Capacity:** As the land use authority, cities approve development projects but may not have comprehensive information regarding current water supply capacity or infrastructure constraints. By improving communication and coordination, West Haven can make more informed development decisions, ultimately enhancing water-smart planning and development.
- **Desire for Earlier Provider Involvement:** Water providers expressed interest in being engaged earlier in the development review process. While they do not need to be involved in every project detail, many emphasized the value of collaborating on major land use changes and receiving regular updates on decisions that affect water demand.
- **Limitations of "Will-Serve" Letters:** It is helpful to recognize the limitations of "will-serve" letters, which are the standard form of documentation for water service. These letters often do not adequately capture long-term water sufficiency, particularly in the context of evolving growth patterns and shifting conservation expectations.
- **Opportunities for Regional Collaboration:** Opportunities to improve coordination among smaller water systems were discussed, with some noting that increased collaboration could lead to more consistent service and improved efficiency. However, there was general agreement that a fully regionalized system is neither necessary nor desired.

WATER RIGHTS, CONSTRAINTS, & SOURCES

Access to new water rights remains a significant constraint, particularly as existing rights are nearly fully allocated.

- **Reliance on Existing Rights:** Water providers rely on existing water rights, with no new claims permitted by the state. Transferring surface water shares is often difficult due to certian restrictions.
- **Groundwater Dominance:** Groundwater rights are typically the most utilized and frequently transferred.
- **Policy Limitations and Uncertainty:** State-level water policies aimed at protecting aquifers and the Great Salt Lake introduce both limitations and uncertainty, especially regarding future source development and the long-term viability of major projects like the Bear River Development.

OPPORTUNITIES FOR STRENGTHENING LOCAL CONSERVATION

Water providers see strong potential for West Haven to advance its water conservation goals through thoughtful application of local planning and regulatory tools. Zoning, landscape ordinances, building codes, and enforcement mechanisms offer cities influence over water use patterns. There is also growing momentum around tiered pricing, smart infrastructure, and incentive programs that empower residents to conserve. While variation in access to secondary water presents some challenges, it also presents opportunities to tailor policies to be more context-sensitive.

- **Use of City-Level Tools:** Providers encourage cities to apply zoning, landscape ordinances, water-efficient building codes, and enforceable regulations to manage water demand, while acknowledging political and administrative constraints.
- **Ordinance Evaluation and Enforcement:** West Haven's existing water-efficient landscaping ordinance is a valuable tool, but there may be opportunities to strengthen and more consistently enforce it.
- **Water-Wise Standards in Secondary Water Gaps:** Providers advocate for a context-sensitive approach to water-wise landscape standards (such as requirements tailored to properties that lack access to secondary water).
- **Tiered Pricing for Conservation:** Weber Basin is expanding tiered rate structures to secondary water systems, creating stronger financial incentives to reduce outdoor consumption.
- **Water-smart Technology:** Tools such as AMI meters, real-time usage apps, and smart irrigation systems are seen as highly effective for encouraging conservation. For example, Taylor West Weber uses AMI and mobile tools to help residents monitor daily water use.

EDUCATION & AWARENESS

Most providers agree that long-term conservation success relies on sustained public education, increased awareness, and cultural shifts in water use. Cities and water providers have an opportunity to work together to explore more effective ways to engage residents.

- **Education's Role in Behavior Change:** Providers highlight the critical role of education in transforming conservation norms, especially when coupled with tools like AMI systems that provide real-time water use data.
- **Public Understanding Gaps:** A key challenge noted by both providers and West Haven is that many residents lack a clear understanding of where their water originates and how the local water systems operate.
- **City Leading by Example:** West Haven can lead by example and improve consistency between City practices and its public conservation messaging.

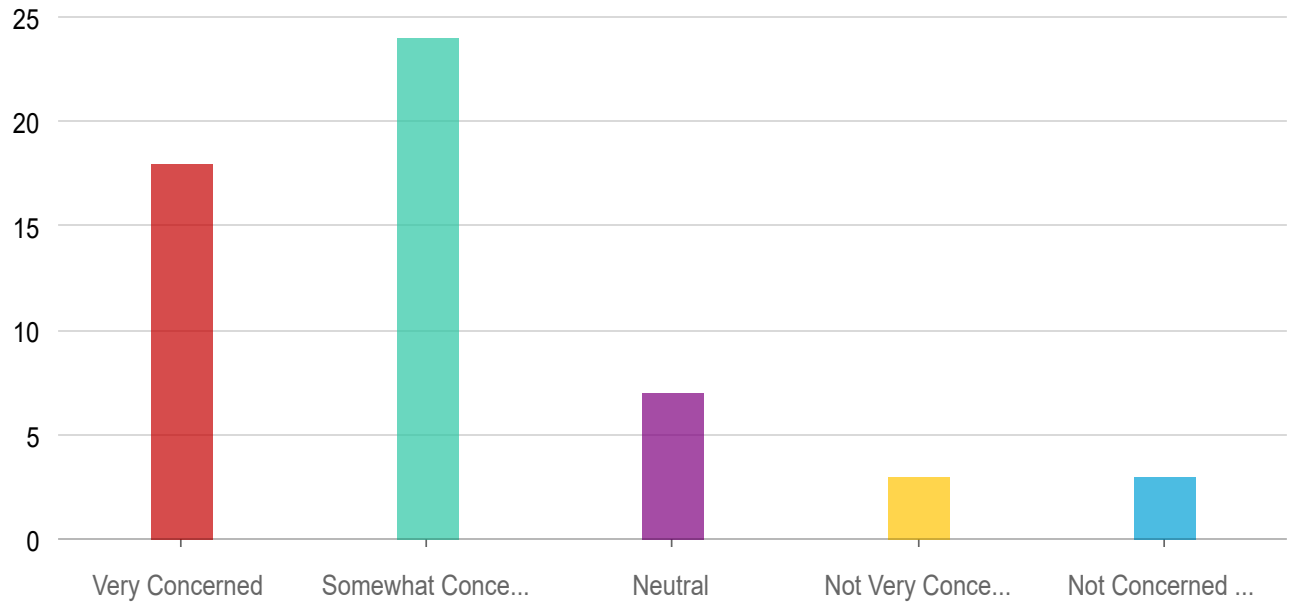
Appendix B

Survey Results

WEST HAVEN water use & preservation element 2025

West Haven Water

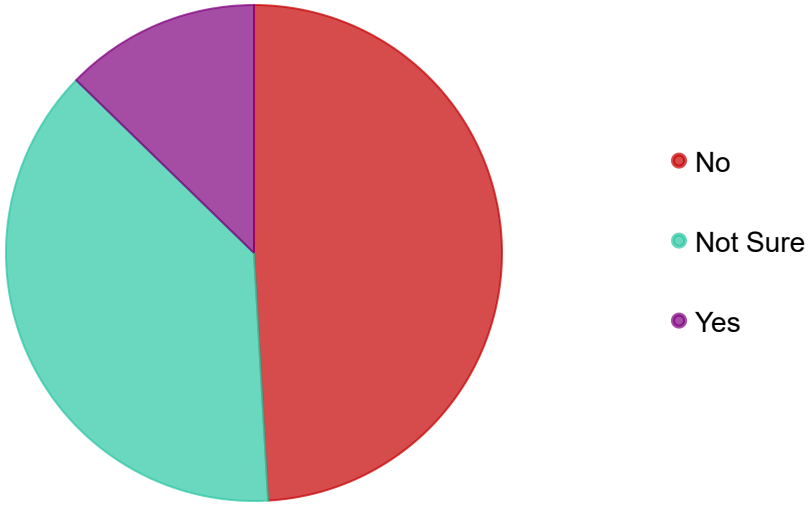
How concerned are you about water use and preservation in West Haven?



Answers	Count	Percentage
Very Concerned	18	32.73%
Somewhat Concerned	24	43.64%
Neutral	7	12.73%
Not Very Concerned	3	5.45%
Not Concerned at All	3	5.45%

Answered: 55 Skipped: 0

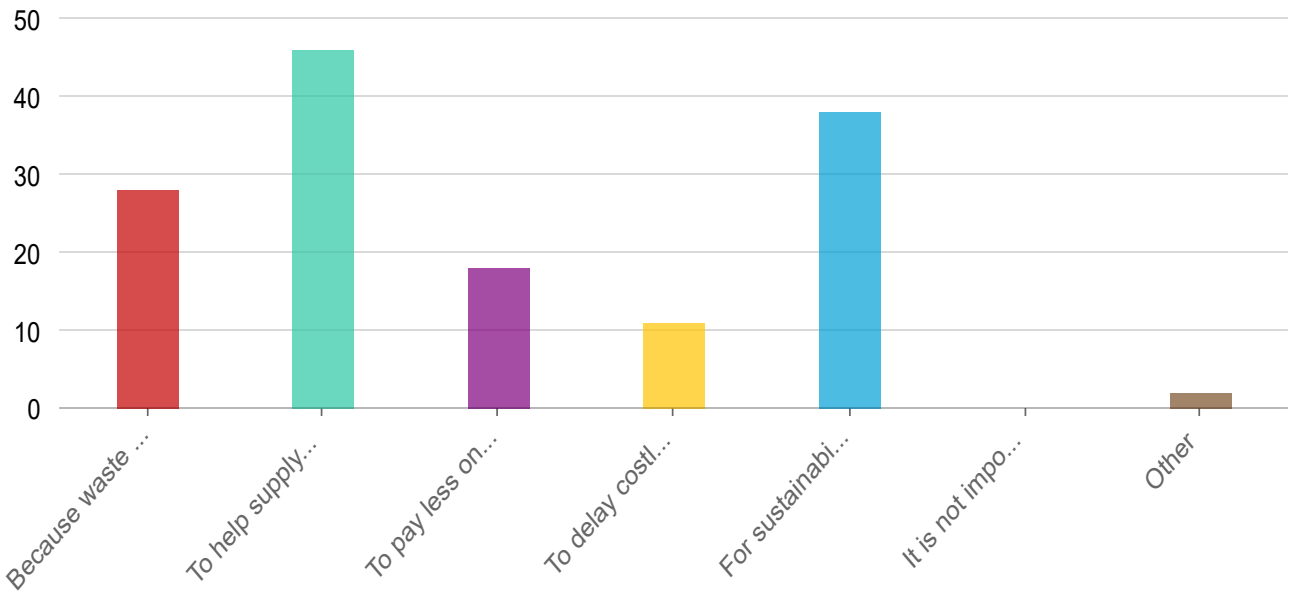
Do you believe your community is doing enough to protect its water resourc…



Answers	Count	Percentage
No	27	49.09%
Not Sure	21	38.18%
Yes	7	12.73%

Answered: 55 Skipped: 0

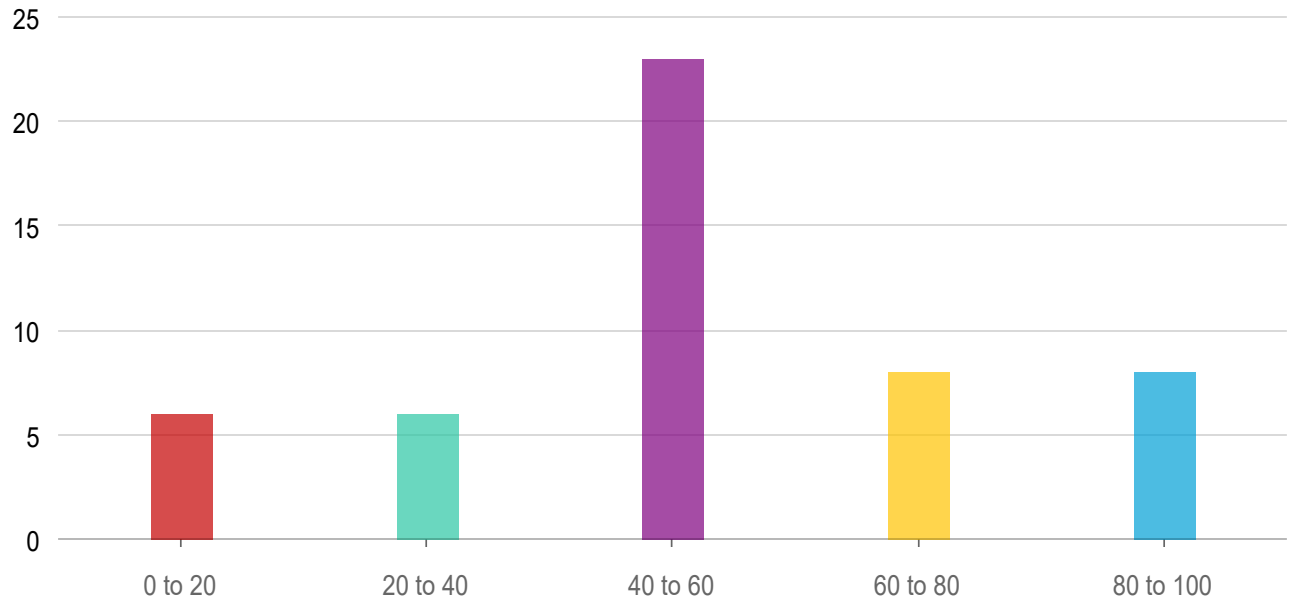
Why is it important to use water efficiently?



Answers	Count	Percentage
Because waste is not okay	28	50.91%
To help supply water for future generations	46	83.64%
To pay less on my water bill	18	32.73%
To delay costly development projects	11	20%
For sustainability and balance within the ecosystem	38	69.09%
It is not important	0	0%
Other	2	3.64%

Answered: 55 Skipped: 0

How much of your landscape are you willing to transition to waterwise…

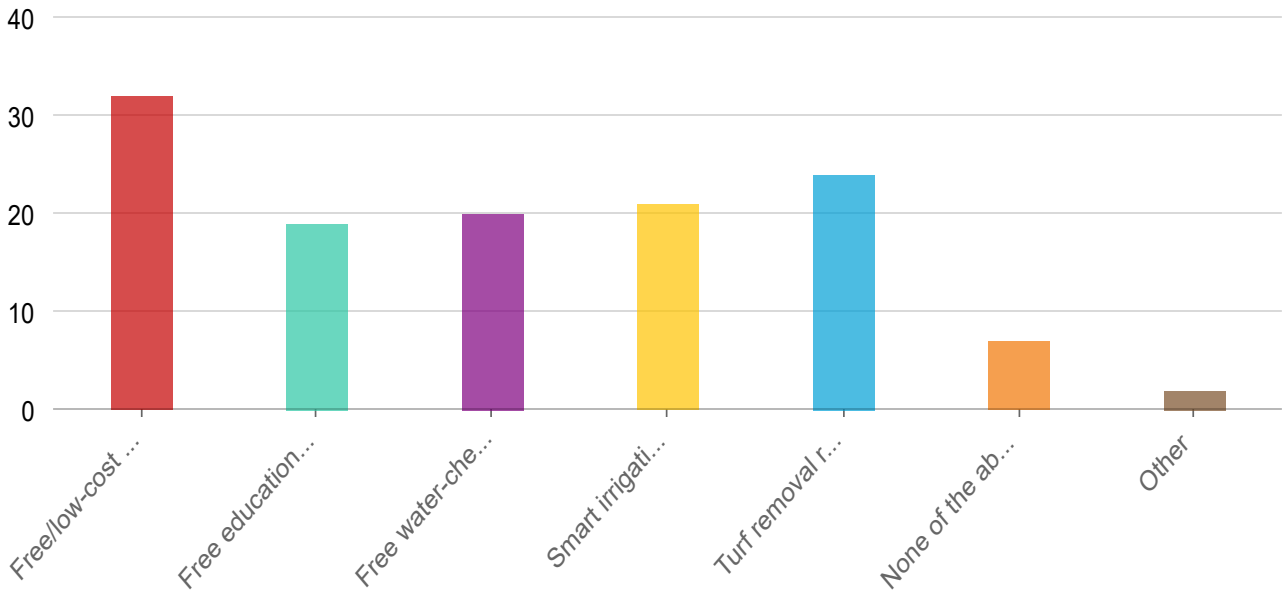


Stats	Value
Min.	0
Max.	100
Avg.	49.01960784313726

Sum.	2,500

Answered: 51 Skipped: 4

Would you be interested in any of the following programs if they were available?



Answers	Count	Percentage
Free/low-cost Landscape Design Consultations	32	58.18%
Free education programs on landscape design and water-conserving practices	19	34.55%
Free water-check by a trained evaluator who assess your landscape to provide you with a customized irrigation schedule	20	36.36%
Smart irrigation controller rebate to purchase an irrigation controller that automatically adjusts watering schedules based on local weather conditions	21	38.18%
Turf removal rebate to replace lawn with drought-resistant landscaping	24	43.64%
None of the above	7	12.73%
Other	2	3.64%

Answered: 55 Skipped: 0