



## GENERAL PLAN AMENDMENT

Addition of a Water Use and Conservation Element  
November 6, 2025

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### REQUEST SUMMARY

Pleasant View City is proposing an amendment to the City's General Plan to include a Water Use and Conservation Element in accordance with Utah Senate Bill 110 (2022 General Session). This element establishes goals, policies, and implementation strategies that support the efficient use, protection, and long-term sustainability of the City's water resources.

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### BACKGROUND

In 2022, the Utah Legislature adopted SB110, requiring municipalities to include a water use and preservation element within their general plans by December 31, 2025. This amendment ensures Pleasant View City's General Plan complies with statutory requirements and aligns with regional and state water conservation objectives established by the Weber Basin Water Conservancy District and the Utah Division of Water Resources.

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### SUMMARY OF THE PROPOSED AMENDMENT

The proposed General Plan amendment:

- Adds a Water Use and Conservation Element as a new chapter within the plan.
- Outlines existing water supply sources, including Weber Basin Water Conservancy District and local City distribution systems.
- Identifies current and projected water demand based on anticipated growth.

- Establishes goals and policies to promote water efficiency in City facilities, development design, and landscaping.
  - Incorporates regional water conservation goals, consistent with Weber Basin’s 25% per-capita reduction target and statewide objectives.
  - Recommends strategies such as smart-metering, water-wise landscaping, public education, and coordination with regional partners.
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## ANALYSIS

Staff has drafted the proposed amendment and finds it:

- ✓ Consistent with state law requirements under Utah Code §10-9a-403(2)(b)(x).
- ✓ Aligned with Weber Basin Regional Water Conservation Goals and local planning efforts.
- ✓ Supportive of existing General Plan goals related to resource management and sustainable growth.
- ✓ Beneficial in guiding future development review, water infrastructure planning, and conservation programs.

Note: The amendment does not alter land use designations or zoning but enhances the General Plan’s ability to address long-term water management needs.

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## PUBLIC NOTICE

Public notice of the proposed General Plan amendment was published in accordance with Utah State Code requirements, including:

- Posting on the Utah Public Notice Website
  - Posting on the Pleasant View City website
  - Posting at City Hall
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## STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the proposed General Plan amendment to add a Water Use and

Conservation Element to the Pleasant View City General Plan, as presented or with minor revisions as directed by the Commission.

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## STAFF CONTACT

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## ATTACHMENTS

- Attachment A – Draft Water Use and Conservation Element
- Attachment B – SB110 Legislative Summary
- Attachment C – Integrated Water and Land Use in the General Plan – City Water Element Checklist provided by coordinating agencies (DNR, UDAF, DEQ)

## WATER CONSERVATION & LAND USE PLANNING

**GUIDING PRINCIPLE** – Manage community growth to ensure that water supplies reliably meet current and future demands, with sufficient system redundancy to address potential supply risks.

### CITYWIDE PER CAPITA USE

Pleasant View City provides water services to most residents and businesses within its corporate limits. Sustainable management of water resources is essential to meet the needs of today while protecting supplies for future generations.



The city is projected to experience significant growth through at least 2050. Proactive planning is essential to ensure the continued provision of clean, safe drinking water for residents and visitors, as well as sufficient water supplies to support business needs.

To achieve this goal, the city will continue working to reduce water demand and eliminate waste by encouraging efficient development patterns, lowering overall consumption, improving delivery systems, and implementing rate structures that reflect actual water use.

The following policies and initiatives will support the city's long-term commitment to providing a sustainable and dependable water supply for all users in the future.

### POLICIES

1. Update water supply and demand plans (water budget) every five years, or as appropriate, to maintain an understanding of the effect current development has on water demand and water infrastructure needs.
2. Utilize current Conservation Plan strategies to meet water supply and demand plan goals.

# Community Sustainability

3. Update community plans and zoning regulations to reduce the amount of water demand and per capita water use for future development by:
  - Developing consistent future land use regulations across all community areas to better understand the impact future development has on water demand and supply.
  - Identifying land uses with high water consumption and developing water saving strategies.
  - Supporting decreased lot size and configuration standards.
  - Considering additional programs, policies, and regulations that can reduce water use as supply availability reduces.
  - Reviewing allowed land uses in the zoning code and considering prohibiting land uses that consume large amounts of water.
  - Considering incentives for new and existing developments to utilize low-water demand landscaping fixtures.
  - Requiring new developments to contribute water to increase the supply of water, as needed.
4. Support zoning regulations that promote sustainable landscaping practices to reduce outdoor water use and stormwater runoff, including:
  - Encouraging Waterwise landscaping that limits the use of high-water consuming turf and prohibits turf on steeper slopes, in small, landscaped areas, and in park strips.
  - Prioritizing the maintenance, water and planting of trees.
  - Reducing the amount of water used to irrigate park strips within the city through elimination of overwatering.
  - Promoting the updating and maintenance of irrigation systems to reduce water waste.
  - Establishing regulations that reduce storm water runoff, including appropriate grading, landscaping, and limits on impervious surfaces.
5. Support actions that improve the city's water resiliency including:
  - Strategies identified in the current Water Conservation Plan.
  - Ensuring efficient and responsible water use at all city facilities and operations.

# Community Sustainability

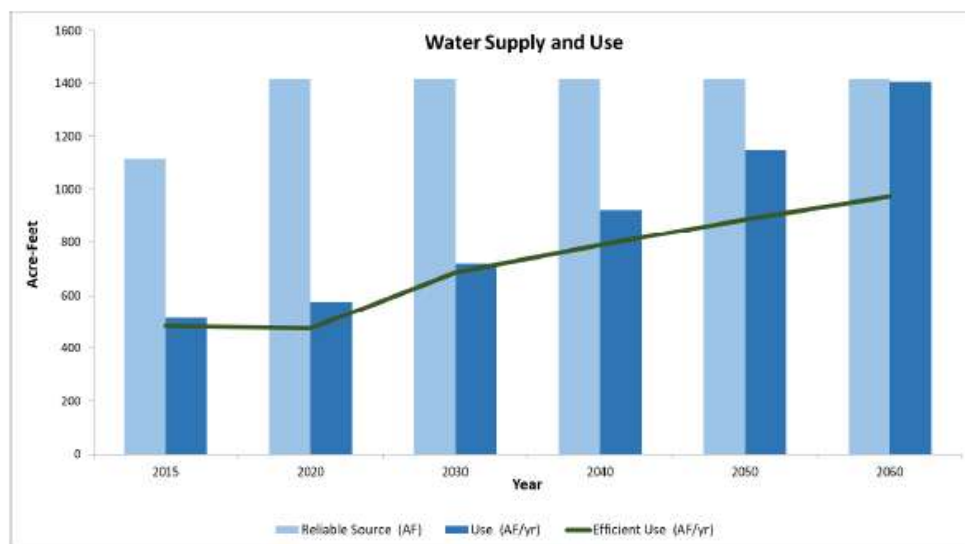
- Investing in the city's water, stormwater, and wastewater infrastructure.
- Promoting strategies for the health of the Weber Basin Watershed including Pineview, Echo, Rockport, and Causey Reservoirs, and the Great Salt Lake.
- Supporting climate adaptation and mitigation through efficient resource use, resilient infrastructure, and sustainable development practices.

## CONSIDERATION OF WATER CONSUMPTION FOR EXISTING AND FUTURE POPULATION

Pleasant View City provides water services to residents from the (3) types of sources: four (4) potable water wells, two (2) developed springs, and wholesale water purchased from Weber Basin Water Conservancy District (WBWCD) as needed.

In 2024 the service area used 57.47 gallons of water per capita per day (GPCD). This amount takes the daily water use for all land uses (not just residential) and divides it by the service area population.

Pleasant View City is expected to grow up to 21,282 people by buildout in 2050. The anticipated demand, with the regional reduction goal of 25% will be 1,020 acre-feet of water. This exceeds the anticipated supply.



Rather than drilling new wells or developing additional springs, the city has contracted with WBWCD for additional water on an as-needed basis. The city will also continue to monitor and rehabilitate existing wells and springs.

## **METHODS OF REDUCING WATER DEMAND AND PER CAPITA USE FOR EXISTING DEVELOPMENT**

Pleasant View City has adopted several practices that reduce water use among existing customers:

1. **Public Education and Outreach** – The city’s water education program uses utility bills, city newsletters, public works, and online platforms to regularly share conservation tips. Educational efforts are tailored to both average and high-volume water users.
2. **Increasing Water Rate Schedule** - Water rates are structured to encourage conservation. Higher usage results in higher pricing tiers for culinary water, providing a financial incentive to reduce consumption.
3. **Metering and Leak Detection** – Pleasant View City has begun replacement of all meters with auto-read meters. The new meters allow the city to obtain daily readings and detect leaks in each service as well as obtain accurate data for the water budget.

## **MODIFICATIONS TO CITY OPERATIONS TO REDUCE AND ELIMINATE WASTEFUL PRACTICES**

1. **Smart Timers** - City property and parks have implemented use of smart timers. Installing these timers ensure the city is not watering during or after weather events.
2. **Water Smart Plumbing** – All new park restrooms have been equipped with water smart plumbing to reduce water use.
3. **Continue Waste Elimination Strategies** – The city aims to implement system improvements including sensor-activated fixtures in public restrooms, meter modernization, water leak audits, and promotion of the EyeOnWater App.