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In the middle of everything

**CITY COUNCIL
MEETING
December 4, 2025**



**Kaysville
City**

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notifications for Kaysville
City Council and Planning

Commission

STAY IN THE KNOW!



SCAN QR CODE TO
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NOTIFICATIONS



OPENING

a) Presented by Council Member
Nate Jackson



CALL TO THE PUBLIC

3 minute time-limit.
Limited to 5 people.

Must sign up in person
before the meeting begins.



DECLARATION OF CONFLICTS OF INTEREST



CONSENT ITEMS

- a) Approval of minutes from the November 5, 2025 Council work session

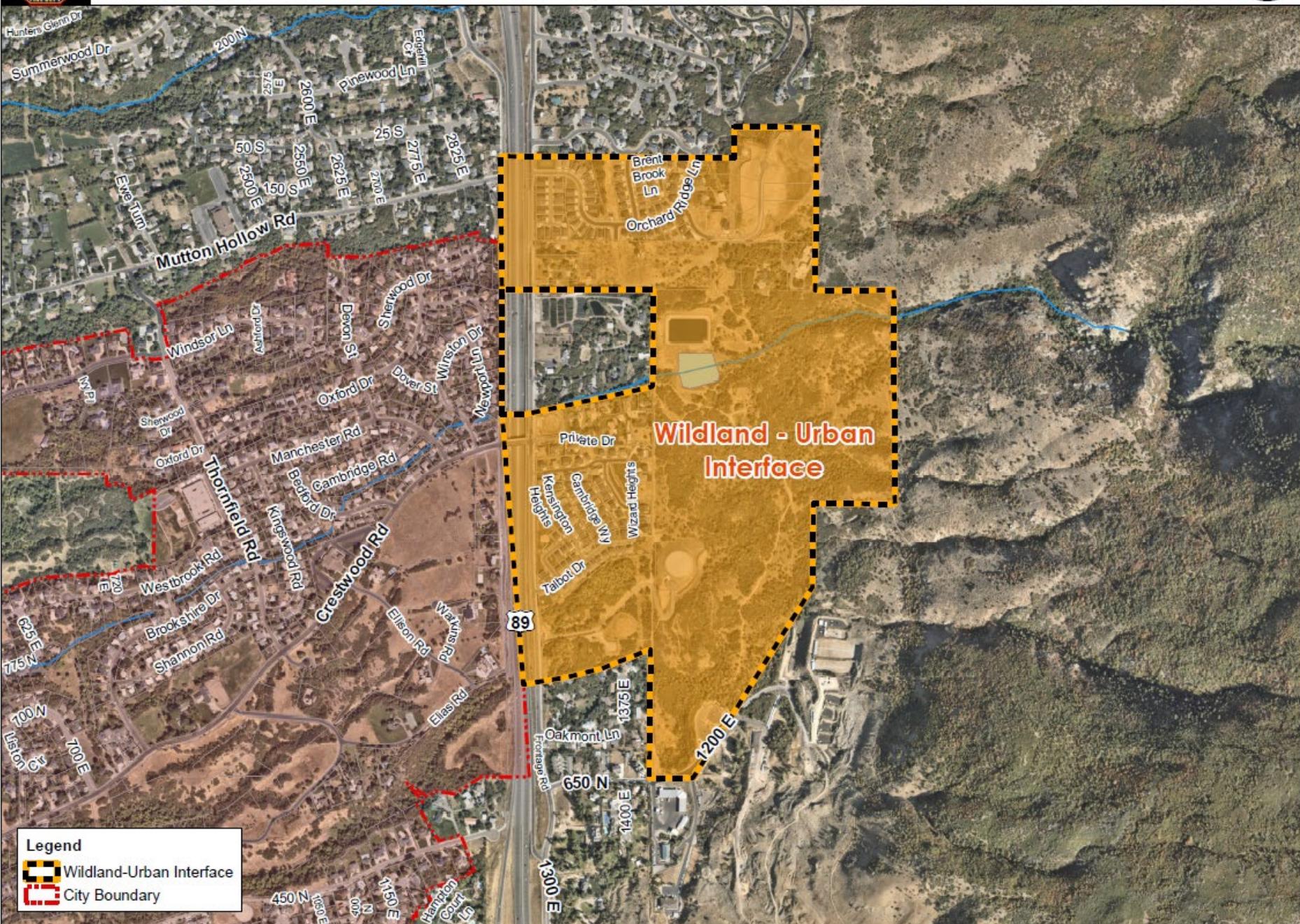


WORK ITEMS

- a) Discussion on Adopting the Wildland Urban Interface Code as Required by Utah House Bill 48



Kaysville City Wildland-Urban Interface



WHAT WILL THE FEES BE?

**Short answer: We don't know yet.
But here are some draft concepts.**

2026 and 2027

Properties in the high risk WUI will be assessed a yearly flat-rate fee based on the square footage of the taxable structure(s) on the property. This fee will range from \$20-100.

Up to 1,500 ft ²	\$20
1,501 - 3,000 ft ²	\$40
3,001 - 4,500 ft ²	\$60
4,501 - 6,000 ft ²	\$80
6,001 + ft ²	\$100

Up to 2,000 ft ²	\$20
2,001 - 3,000 ft ²	\$40
3,001 - 6,000 ft ²	\$60
6,001 + ft ²	\$80

Up to 1,500 ft ²	\$20
1,501 - 6,000 ft ²	\$60
6,001 + ft ²	\$100

Up to 3,000 ft ²	\$20
3,001 - 6,000 ft ²	\$60
6,001 + ft ²	\$100

Annually beginning 2028

Properties in the high risk WUI will be assessed a yearly fee based on the square footage of the taxable structure(s) on the property **PLUS the score received from a lot assessment**

**The fees will not be finalized until we receive more structure data and work with county officials to refine them.
The final fees will be available by January 1, 2026.**



Recommendation:
Move this item to Action Item.



WORK ITEMS

- b) Discussion of Updates to Kaysville's Water Conservation Plan



Recommendation:
Move this item to Action Item.



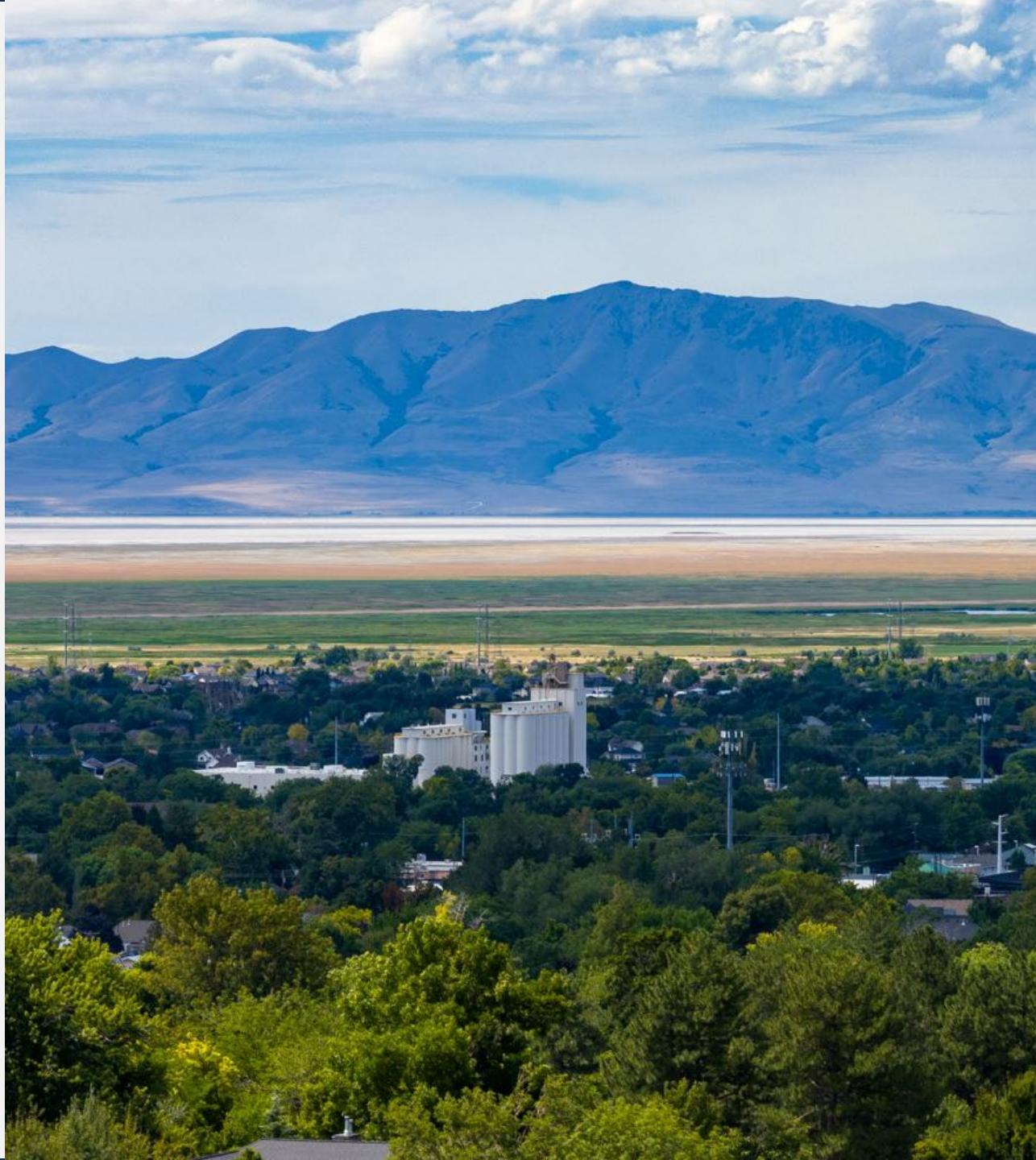
WORK ITEMS

c) Discussion on Amending the 2022 General Plan to Include Water Use and Preservation as Required by Utah Code §10-20-404, "General Plan Preparation"

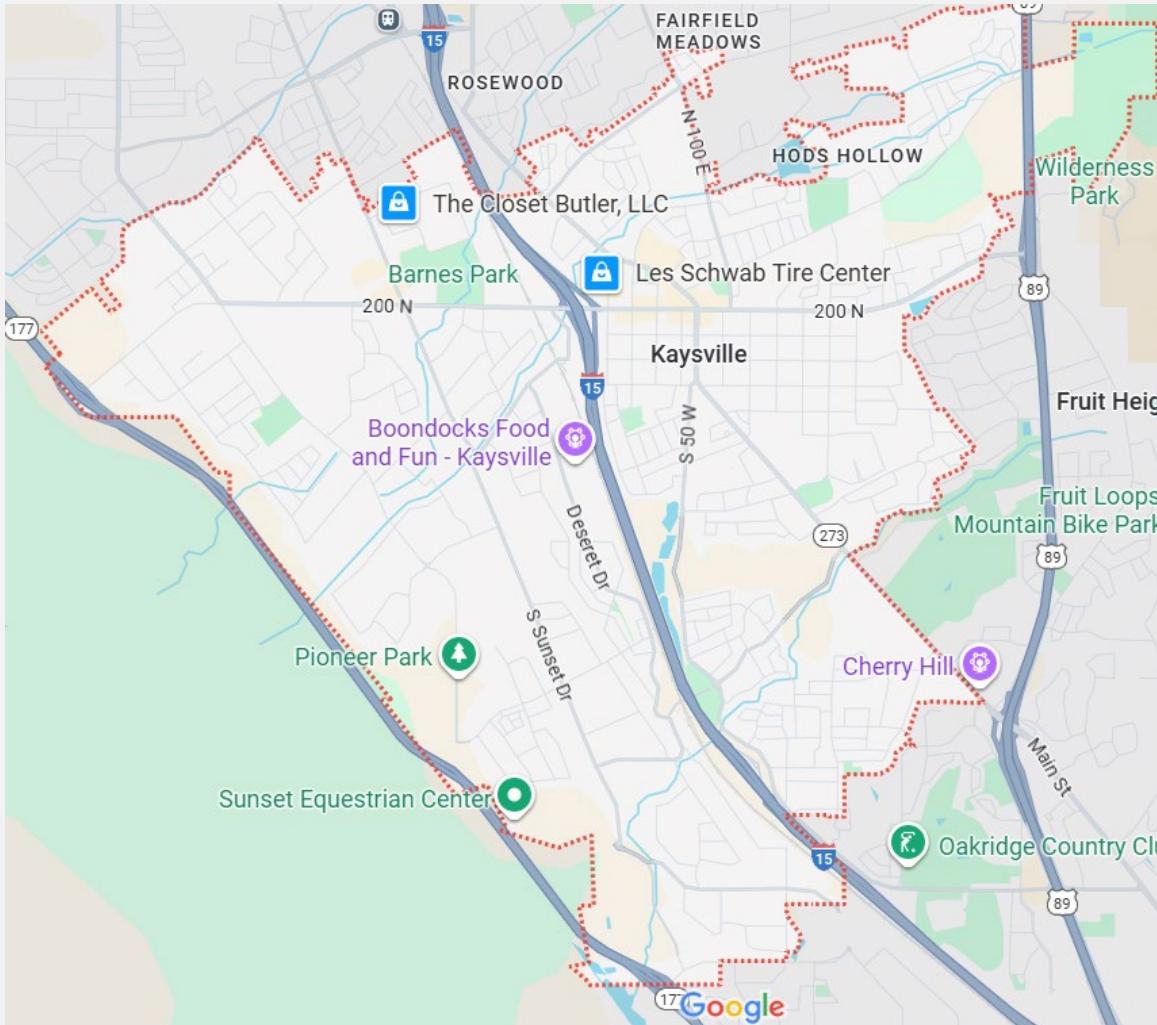
KAYSVILLE CITY WATER PRESERVATION ELEMENT GENERAL PLAN UPDATE

CITY COUNCIL WORK SESSION

December 4, 2025



PROJECT BACKGROUND



Update the Kaysville City General Plan to align with the *requirements of Utah State Senate Bill (SB) 110* and the priorities of the City's water provider, Weber Basin Water Conservancy District

Purpose – To ensure that land use decisions are tied to water availability, current consumption patterns, and future needs



GSBS CONSULTING

PROJECT BACKGROUND

The City needs to evaluate –

- **How development patterns influence water demand**
- **Ways to reduce water use in new and existing development**
- **How City operations can conserve water**
- **How to coordinate with water providers (culinary, secondary)**

REQUIREMENTS

- Utah Code §10-20-404 (formerly in §10-9a-403), SB 110 (2022), SB 76 (2023)
- Water element is part of the general plan
- Analyze how development affects water demand and infrastructure
- Identify strategies to reduce per capita water use in existing and future development
- Recommend changes to government operations to cut waste
- Consult with public water providers, Division of Water Resources, UDAF, and irrigation companies
- Plan at least 20 years out and be reviewed every 5 years

MUNICIPAL WATER EFFICIENCY

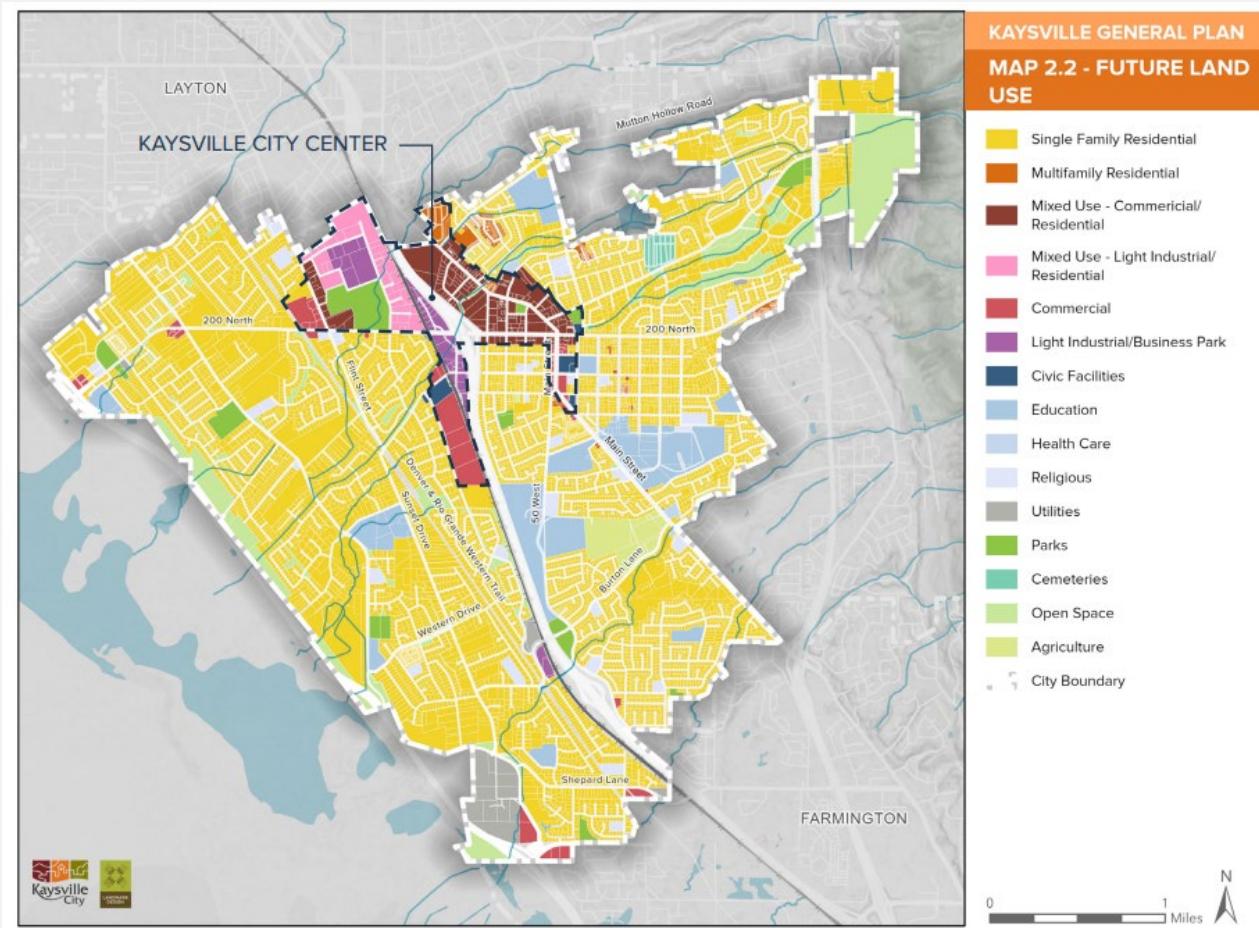
LANDSCAPING

METERING

GROWTH PLANNING



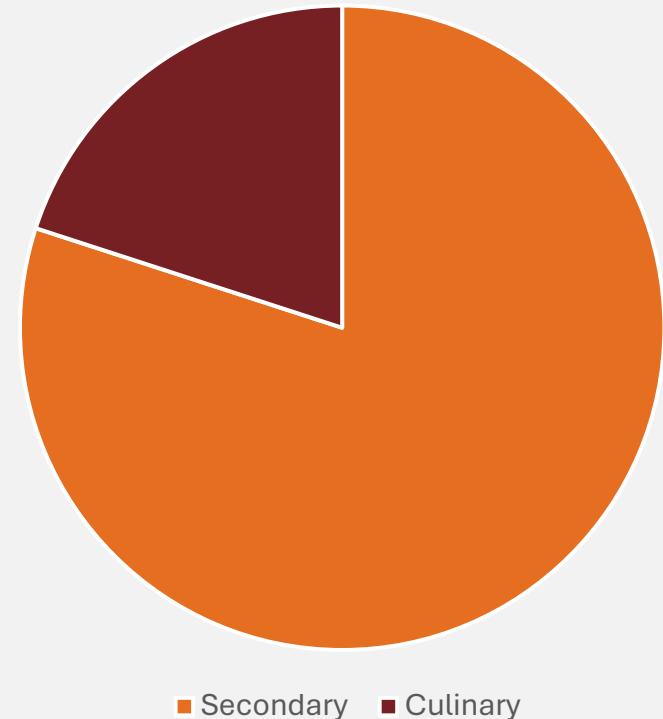
WHAT THIS LOOKS LIKE



- A new General Plan chapter assessing water use
- Integration of water data into future land use decisions, rezoning, and growth management
- A set of goals and policy recommendations that meet State requirements and support future development
- A framework for monitoring, updating data, and coordinating with Weber Basin and secondary providers

KAYSVILLE'S WATER SYSTEM CONTEXT

- 80% of total water use in Kaysville is secondary irrigation
- The City only controls culinary water (indoor use and limited outdoor use for some parcels)
- 94% of properties use both culinary and a separate secondary provider; the City does not own or operate secondary systems



CULINARY WATER SUPPLY

Supplied exclusively by Weber Basin
Water Conservancy District (WBWCD).

Current supply availability:

- **2,500 (Acre-Feet) AF primary contract**
- **286 AF additional contract**
- **400 AF average annual exchange water**
- **3,186 AF total potential supply**

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual in Acre Feet
2024	177	182.02	204.88	159.89	202.63	215.27	286.43	199.4	291.83	208.04	181.06	177.26	2,485.71
2023	149.43	134.98	146.78	144.93	210.39	186.49	225.96	212.69	177.65	195.04	167.51	193.28	2,145.13
2022	188.03	183.6	203.05	183.53	222.89	197.5	193.17	219.34	179.1	226.84	172.97	151.15	2,321.17
2021	205.32	178.45	210.44	212.96	206.78	251.14	219.2	202.51	209.57	187.7	187.64	173.72	2,445.43
2020	206.54	193.59	190.67	202.21	243.24	259.08	279.81	294.84	246.32	242.16	230.94	193.93	2,783.33

WBWCD Deliveries from 2020 -2024



CURRENT CULINARY WATER USE

- 2024 usage: 2,486 AF delivered, 2,218 AF consumed
- 11% water loss, which is within the typical range for an older system that has been partially upgraded
- Current per-capita use: 61 gallons per person per day (GPCD)

FUTURE PROJECTIONS

- Equivalent Residential Connections (ERCs)
will increase from 10,839 (2024) → 14,617
(2060)
- Projected culinary demand: 3,285 AF by
2060
- Projected deficit by 2060: ~500 AF (or ~100
AF when factoring WBWCD exchange
water)
- The City is pursuing new water rights and
future wells to close the gap

	Existing (2024)	2040	2060
ERCs	10,839	12,372	14,617
Source Demand (ac-ft/yr)	2,486	2,780	3,285
Source Capacity (ac-ft/yr)	2,786	2,786	2,786
Source Surplus/Deficiency (ac-ft/yr)	350	6	(500)

Kaysville's Current and Projected Demands

CALCULATION OF CURRENT UTILIZATION

Land Use	Water Use (kGAL0)/Acre	ERCs/Acre
Light Agricultural	2	.3
Heavy Agricultural	1	.1
Central Commercial	45	6.1
General Commercial	33	3.8
Health Care	36	5.1
Light Industrial	8	1.1
Professional Business	13	1.8
Public Use	4	.5
Single Family (>=10,000 SF)	11	1.5
Single Family (>=14,000 SF)	9	1.6
Single Family (>=20,000 SF)	11	1.5
Single Family (>=6,000 SF)	45	2.5
Single Family (>=8,000 SF)	17	2.5
Single Family (>=12,000 SF)	9	1.3

Anticipated Water Usage and ERCs/Acre by Land Use

This data will serve as the basis for all future calculations

CALCULATION OF CURRENT UTILIZATION

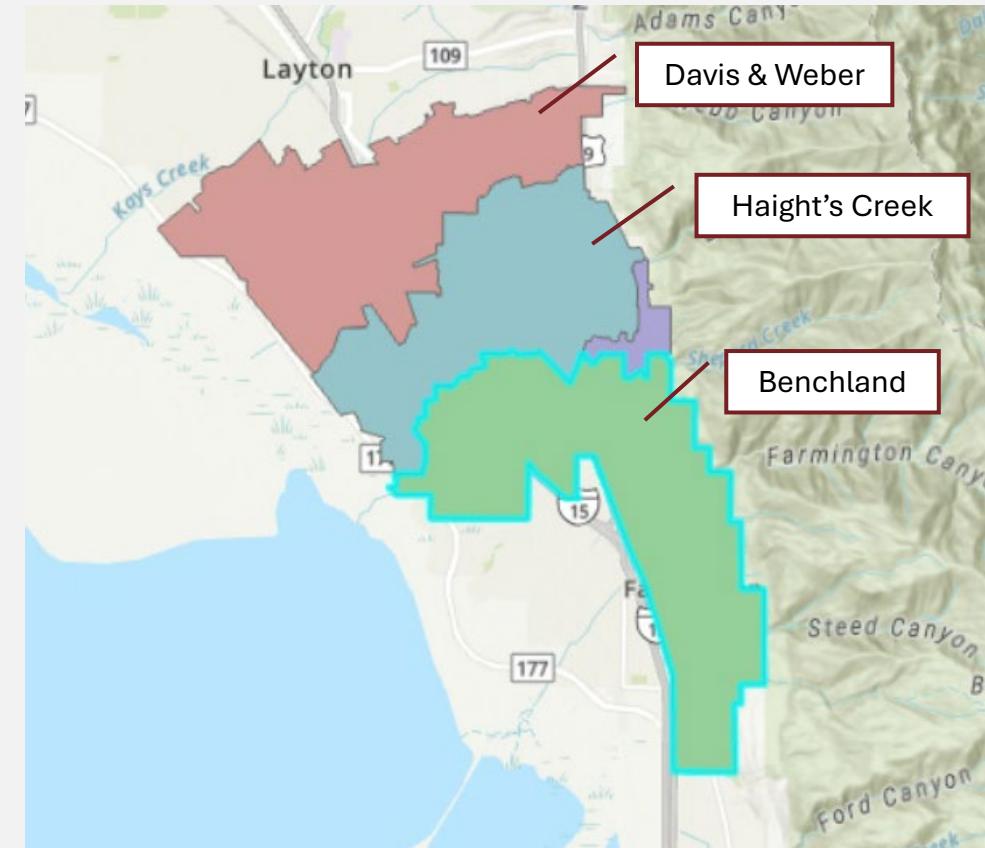
Land Use	Water Use (kGAL0)/Acre	ERCs/Acre
One or Two Family Residential	21	5.3
One or Four Family Residential	46	5.3
Agricultural Residential	11	1.5
Diverse Residential	17	2.5
Multiple Family Residential	26	2.3
Old Kaysville Townsite Residential	13	2.1
Average	19	2.4

Anticipated Water Usage and ERCs/Acre by Land Use Continued

- 80% of Kaysville's water use is secondary irrigation, not culinary
- Large Single-Family lots typically use more outdoor water than smaller-scale housing (small to no yards, shared common space).
- Secondary over-irrigation can be an issue, not necessarily added residents
- Culinary indoor use is low and stable (61 GPCD)
- More compact growth = lower long-term water demand

SECONDARY WATER CONTEXT & DATA GAPS

- Served by three independent companies:
 - Davis & Weber Canal (54%)
 - Haight's Creek (35%)
 - Benchland (11%)
-
- Most connections are not yet metered; usage data is currently limited
- The City must rely on provider coordination until metering is complete by 2030 (state mandate)



GOALS, POLICIES, & RECOMMENDATIONS

Effect of Development Patterns on Water Demand

- Use ERC-based water demand estimates when evaluating rezonings and General Plan amendments
- Integrate water supply and Level of Service (LOS) checks into development review
- Encourage compact development patterns where appropriate to reduce irrigation needs

GOALS, POLICIES, & RECOMMENDATIONS

Methods to Reduce Demand for *Future* Development

- Maintain, increase and refine water-efficient landscaping standards
- Require landscaping agreements for any development using culinary water outdoors
- Ensure coordination with Weber Basin and secondary providers during development review
- Keep citywide culinary use at or below 60 GPCD



GOALS, POLICIES, & RECOMMENDATIONS

Methods to Reduce Demand for *Existing* Development

- Expand turf-removal and landscaping retrofits (via Weber Basin rebates and city programs)
- Grow participation in the MyMeter portal
- Implement targeted outreach for high-use accounts
- Reduce water loss by investing in water line replacements and leak detection
- Support full secondary metering across the City by 2030
- Consider amending requirements for landscaping for the Kaysville Business Park

GOALS, POLICIES, & RECOMMENDATIONS

City Operations – Opportunities to Reduce Waste

- Convert more City parks and facilities to culinary irrigation to reduce system flushing
- Use AMI data to refine rate structures to promote conservation
- Invest in high-return conservation projects using the new \$20,000 parks water-efficiency fund
- Reduce non-revenue water (leaks, flushing) year-over-year



OVERALL STRATEGY TO CLOSE THE 2060 DEFICIT

- Demand reduction (GPCD reduction and loss reduction)
- Additional Weber Basin allocations/exchanges
- Development of City water rights and future wells



IMPLEMENTATION, COORDINATION, & MONITORING

- Ongoing Coordination
 - Weber Basin (culinary provider)
 - Secondary irrigation companies
 - Utah Division of Water Resources
 - Utah Division of Drinking Water
- Routine Updates
 - Regular data updates: ERCs, WBWCD deliveries, GPCD, water loss
 - Reassess goals on a 5-year cycle
- Plan Maintenance
 - Update Water Element at least every 5 years
 - Incorporate new secondary metering data (after 2030 deadline)
 - Reevaluate supply, demand, and conservation progress each cycle

OUR QUESTIONS

- What other questions do you have about the process?
- What else needs to be considered for water usage and conservation in Kaysville?

NEXT STEPS

- Draft General Plan amendment to include water preservation element and recommendations
- Bring amendment to Planning Commission (12/11) and City Council (12/18)

Goal – Adopt the updated water element before year-end

= THANK YOU!





Recommendation:
Move this item to Action Item.



COUNCIL MEMBER REPORTS







CITY MANAGER REPORT



Kaysville
City

Utah's Hometown
In the middle of everything

**ADJOURNMENT OF
CITY COUNCIL
MEETING**