



# *Bona Vista Water Improvement District*

2020 W 1300 N, Farr West, Utah 84404

Phone (801) 621-0474

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**Agenda for Board of Directors Meeting  
Scheduled for Monday, May 18, 2026  
To be held at the District's Office at 2:00 p.m.**

1. Call Meeting to Order – *Chairman Stratford*
2. Public Comments
3. Motion to Amend Resolution 08-2026 Water Supply Requirements for Future Increased Density and Acquisition of Additional Water Rights and Sources for New Development – *Chris Crockett*
4. Open and Public Meetings Training – *Chris Crockett*
5. Closed Session to discuss strategy regarding pending or reasonably imminent litigation – *Chris Crockett*
6. Discussion and Motion on Sale of 2019 Ford F150 Truck – *Kenny Hefflefinger*
7. Approve Meeting Minutes from April 27, 2026 – *Chairman Stratford*
8. Review and Motion to Approve April 2026 Check Register – *Shauna Gilchrist*
9. Water Shares Update – *Matt Fox*
10. Project Updates – *Matt Fox*
11. Water Report– *Matt Fox*
12. Staff and Board Comments.
13. Adjournment

Join Zoom Meeting

<https://us02web.zoom.us/j/8500694452?omn=87396479386>

Meeting ID: 850 069 4452

**RESOLUTION NO. 08-2026**

**RESOLUTION ESTABLISHING WATER SUPPLY REQUIREMENTS FOR FUTURE  
INCREASED DENSITY AND ACQUISITION OF ADDITIONAL WATER RIGHTS  
AND SOURCES FOR NEW DEVELOPMENT**

This Corrected Resolution amends the resolution executed on April 27, 2026 solely to correct a calculation from 34.46 to 38.46. No other changes have been made.

**WHEREAS**, Bona Vista Water Improvement District is a political subdivision of the State of Utah organized under Title 17B of the Utah Code and is responsible for providing safe, reliable culinary water service to its customers; and

**WHEREAS**, the District is authorized to acquire, hold, lease, and manage water rights, water shares, and water facilities pursuant to Utah Code Ann. § 17B-1-103; 17B-2a-401; and

**WHEREAS**, the water rights and contract water currently owned by the District is approximately 8040 acre-feet; the current annexed boundary of the District is 20,014 Acres and with a reductions for roads, flood plains, and institutional properties of approximately 30%, the remaining area for service is 14,010 acres, allowing only 0.574 acre-feet per acre of developable land. This amount equates to an allowable density of 1.69 ERUs/Acre; and

**WHEREAS**, the current System Specific Sizing Criterion for the State Division of Drinking Water for the District is 0.34 acre-feet per connection; and

**WHEREAS**, contract water prices from Weber Basin Water Conservancy District and Ogden City are expected to increase substantially in coming years; and

**WHEREAS**, water availability is projected to exceed the District's ability to provide as soon as 2031 unless additional rights and sources are secured; and

**WHEREAS**, the District recognizes the need to increase access to both physically available water and legally perfected or contractual water rights now in order to meet projected growth and increased development density while protecting existing customers; and

**WHEREAS**, projections also indicate that additional treatment capacity or new treatment facilities may be required in the future to utilize new sources of water; and

**WHEREAS**, historically the District has not required water rights or contract water to accompany new development requests; and

**WHEREAS**, higher density development within the existing District boundary will increase culinary water demand and must be evaluated so they do not deplete existing water supplies or impair service to current customers; and

**WHEREAS**, it is in the best interest of current customers that the District maintain existing levels of service while responsibly planning for future growth; and

**WHEREAS** it is likewise in the best interest of the District to require developers and

property owners seeking higher densities to bring sufficient incremental water supply so that the District can meet additional system demands; and

**WHEREAS**, addressing future water needs requires a multi-faceted approach that includes not only water rights acquisition, but well development, treatment planning, conservation, capital improvements, and impact fees; and

**WHEREAS**, the District desires to coordinate higher density development requirements, impact fees, conservation measures, capital planning, and rates so that growth pays its proportionate share and existing customers are protected;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Trustees of the Bona Vista Water Improvement District as follows:

The District shall pursue a diversified strategy to protect and expand its long-term water supply, including acquisition of water rights or contractual interests, development of new wells, conservation programs, treatment facilities, and system infrastructure improvements. This strategy has began with annexations and is hereby expanded to higher density developments within the current district boundaries.

New higher density development within the District's service area shall be accompanied by dedication or provision of water in the amount greater than 0.574 acre-feet per gross acre of land, based on an assumed average density of 1.69 dwelling units per acre, with remaining duty water allocated for irrigation purposes. All new higher density developments or phases within the existing District service area proposing densities greater than 1.69 dwelling units per acre shall provide the incremental additional water rights, shares or contract water sufficient to serve the incremental increase in density as determined by the District. For example, a parcel 10 acres in size, proposing 13 Units per Acre at the current requirement of 0.34AF/Connection would require 44.2AF. At the previous density the 10 acres at 0.574 AF/Ac would have 5.74 AF associated with the land from the district. The difference of 38.46AF of water would have to be obtained by the developer.

Water rights, contract water, or canal shares offered to satisfy higher density development requirements shall be accepted in the following order of preference:

1. Groundwater rights capable of serving the District system, subject to Division of Water Rights approval through a change application. Bona Vista Water Improvement district shall be included as an Interested Party on all Change Applications with the Division of Water Rights filed by the interested Developer. No allocation of Water Rights will be determined until after the Change Application process has completed.
2. Contract water from Weber Basin Water Conservancy District, with the developer responsible for initiating the contract and paying option fees necessary to secure the lowest operating rate.
3. Canal company shares from irrigation companies operating within the District service

area, including Western Irrigation Company, North Ogden Canal Company, Lynn Irrigation Company or Plain City Irrigation Company, subject to verification of quantity and deliverability.

All proposed developments or phases of a development that have been submitted with the review fee and an associated plan to the District prior to the date of approval of this resolution shall be Vested in the prior procedure of the District of not requiring the additional water rights or shares for additional density. Also, any development approved but not acted upon (namely that of a plat having been recorded or 50% majority of pipes being installed) within one year of this resolution shall not be considered Vested and will be required to provide additional water rights or shares prior to obtaining service from the District for that phase or development.

Development standards, impact fees, conservation programs, capital planning, and rate structures shall be coordinated to avoid duplication, ensure proportionality, and comply with applicable law.

APPROVED and ENACTED this \_\_ day of \_\_\_\_\_, 2026

BONA VISTA WATER IMPROVEMENT DISTRICT

By \_\_\_\_\_

Ronald Stratford, Chair

ATTEST:

\_\_\_\_\_

District Clerk

## OPEN AND PUBLIC MEETINGS ACT TRAINING

1. **Intent of the Act:**
  - a. Public bodies “exist to aid in the conduct of the people’s business.”
  - b. Public bodies should “take their actions openly; and conduct their deliberations openly.” (Utah Code Ann. §52-4-102)
  
2. **Definition of a Meeting:**
  - a. The convening of a public body, with a quorum present (whether in person or by electronic means), “for the purpose of discussing, receiving comments from the public about, or acting upon a matter over which the public body...has jurisdiction or advisory power.”
  - b. “Meeting” does not mean a chance or social gathering. (Utah Code Ann. §52-4-103(7))
  
3. **Definition of a Quorum:** “Quorum” means a simple majority of the membership of a public body, unless otherwise defined by law. (Utah Code Ann. §52-4-103 (12))
  
4. **Public Notice for a Meeting:**
  - a. At least 24-hour notice of the meeting, including the agenda, date, time and location of the meeting.
  - b. Notice must be posted on our website, on the Utah Public Notice Website, and in a location likely to be seen by residents (e.g. meeting location). (Utah Code Ann. §52-4-202(3))
  - c. The schedule of regularly scheduled meetings must also be noticed once a year.
  - d. Emergency meetings once approved by a majority of the public body require the best notice practicable. (Utah Code Ann. §52-4-202(5))
  
5. **Agenda for Meeting:**
  - a. Agenda items should have reasonable specificity to notify public.
  - b. Items raised by the public, but not on the agenda, may be discussed but no action may be taken. (Utah Code Ann. §52-4-202).
  
6. **Written Minutes/ Meeting Recording:**
  - a. Written minutes of an open meeting include the date, time and place of the meeting; the names of the members present and absent; and the substance of the matters discussed; a record of each vote taken; a summary of public comments.
  - b. A recording of an open meeting shall be a complete and unedited record of the open meeting. (Utah Code Ann. §52-4-203)
  
7. **Closed Meeting:**
  - a. A closed meeting may be held if a quorum is present; the meeting starts out as an open meeting for which proper notice has been given; two-thirds of the members present vote to approve closing the meeting; the reasons for closing the meeting are entered into the record of the public portion of the meeting; a recording of the closed meeting is kept (exception for discussion on individual or for security issues).
  - b. A list of allowed purposes to enter into a closed meeting are set forth in Utah Code Ann. §52-4-205, but the primary allowed reasons are to discuss the character, professional competence, or physical or mental health of an individual; pending or imminent litigation; real estate transactions, (if the public discussion could compromise the public body’s ability to negotiate the best possible terms). (Utah Code Ann. §52-4-204,205,206)
  
8. **Electronic Meeting:** Allowed if done pursuant to an adopted resolution, rule, or ordinance and is properly noticed. (Utah Code Ann. §52-4-207)
  
9. **Disruption of Meetings:** Individuals can be removed from a public meeting if they willfully disrupt the meeting to the extent orderly conduct is seriously compromised. (Utah Code Ann. §52-4-301)



# Bona Vista Water Improvement District

2020 W 1300 N, Ogden, Utah 84404

Phone (801) 621-0474

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## Board of Trustees Meeting Minutes

**Date:** Monday, April 27, 2026

**Time:** 2:00 p.m.

**Location:** Bona Vista Water Improvement District Office

### Board Members Present:

Ronald Stratford, Chairman  
Mayor David Bolos, Vice Chair  
Mayor Les Syme  
Mayor Phil Meyer

### Staff Members Present:

Matt Fox, General Manager  
Kenny Hefflefinger, Assistant Manager  
Shauna Gilchrist, Clerk/Admin Manager  
Chris Crockett, Legal

### Electronic Attendees via Zoom/Telephone:

Mayor Roger Shuman  
Rob Sant, Guest Presenter  
Andrea Steiniger

### Guest Presenter:

Greg Siegmiller, Engineer

### Excused Attendees:

n/a

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## 1. Call to Order

Chairman Ronald Stratford called the meeting to order at 2:00 p.m.

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## 2. Discussion and Motion on Pleasant View Rise CRA

Rob Sant presented the CRA proposal on behalf of the Pleasant View Redevelopment Agency for the Rise Manufacturing Facility. The project consists of one parcel encompassing the current Rise manufacturing site, totaling 21.64 acres. The proposed expansion includes approximately 116,000 square feet and a capital investment of \$61,000,000. The project is expected to facilitate approximately 170 new manufacturing jobs.

The current tax base is approximately \$17.8 million and generates about \$191,000 annually in property tax revenue, including approximately \$2,600 for Bona Vista Water Improvement District.

Rise is considering either a warehouse expansion or a product line expansion. If the expansion is used for product line manufacturing, it could generate an additional \$21 million in personal property value and approximately 170 jobs. If used solely as a warehouse, the project would create only 5–10 jobs.

Background information was provided indicating that the school district and county had already approved their interlocal agreements.

Greg Siegmiller inquired whether a bakery operation would require significant water usage. Mr. Sant stated they would investigate and provide additional information.

Chris Crockett clarified that the CRA agreement is not a contract or application for water service. Water service agreements would require separate applications and approvals.

The proposal requested a 50/50 split of tax increment revenues for 15 years.

Chris Crockett suggested adding language to clarify that the agreement does not constitute a “will-serve” letter or guarantee culinary water availability. Separate service applications would still need to comply with all district requirements.

Mayor Les Syme requested language specifying a minimum percentage of the expansion dedicated to manufacturing operations to ensure the projected 170 jobs are achieved.

Rob Sant proposed amending the agreement to include a commitment related to the 170-job projection.

The board requested revisions to the agreement and elected to postpone action until the amended agreement could be reviewed.

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### **3. Discussion, Approval, or Denial of Patrick Burns Petition to Annex Real Property into the District**

The board discussed a 1.6-acre parcel located on 2700 North. The applicant acknowledged the requirement to provide water shares as part of annexation into the district.

**Motion:** Mayor Bolos

**Second:** Mayor Meyer

**Vote:** Unanimous Ayes – Bolos, Syme, Meyer, Shuman, Stratford

**Result:** Motion carried.

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### **4. Discussion and Motion on Resolution 07-2026 Annexing Real Property into the District**

**Motion:** Mayor Bolos

**Second:** Mayor Meyer

**Vote:** Unanimous Ayes – Bolos, Syme, Meyer, Shuman, Stratford

**Result:** Motion carried.

## **5. Discussion and Motion on Resolution 08-2026 Water Supply Requirements for Future Increased Density and Acquisition of Additional Water Rights and Sources for New Development**

Greg Siegmiller presented a slide presentation regarding future water supply requirements.

Historically, development within the district averaged one home per acre. Current development trends are approaching 13 homes per acre, significantly increasing water demand.

The proposed resolution requires developers proposing higher-density projects to provide additional water shares or water rights sufficient to meet increased demand beyond the district's standard density assumptions.

The purpose of the resolution is to ensure that existing customers maintain adequate water service and that Bona Vista does not incur excessive costs acquiring additional water rights in the future.

Board members discussed how the resolution could affect state housing initiatives encouraging higher-density affordable housing developments. It was clarified that the resolution does not prohibit higher-density development but requires developers to provide the additional water resources needed to support it.

Developers may either contribute water rights directly or purchase water shares that would subsequently be transferred to Bona Vista. Ongoing renewal costs would become the district's responsibility once ownership is transferred.

The board also discussed potential reductions in irrigation water shares and the possibility of future restrictions on culinary water supplies during drought conditions.

It was noted that Bona Vista's current water rates are approximately one-third lower than rates in several surrounding cities. A rate study is currently underway for the upcoming budget year.

The district's calculations indicate that the current water supply supports approximately 1.69 residential units per acre under normal growth assumptions. Any development exceeding 1.69 homes per acre is considered high density for district planning purposes.

It was clarified that the district's density calculations are separate from municipal zoning ordinances and apply only to district water service requirements.

The resolution was also distinguished from annexation requirements for properties entering the district from outside its boundaries.

**Motion:** Mayor Syme

**Second:** Mayor Bolos

**Vote:** Unanimous Ayes – Syme, Bolos, Meyer, Stratford

*(Mayor Shuman left the meeting prior to the vote.)*

**Result:** Motion carried.

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## **6. Discussion and Motion on Bona Vista Payment Portal Changes**

The board discussed concerns regarding the new Caselle payment portal, determining that it had proven inefficient and not cost-effective due to additional billing steps and service contract requirements.

Because the contract was month-to-month and customer outreach had been limited, staff recommended continuing with the current Invoice Cloud payment portal.

**Motion:** Mayor Bolos

**Second:** Mayor Syme

**Vote:** Unanimous Ayes – Bolos, Syme, Meyer, Stratford

**Result:** Motion carried.

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## **7. Closed Session to Discuss Strategy Regarding Pending or Reasonably Imminent Litigation**

**Motion:** Mayor Bolos

**Second:** Mayor Syme

**Vote:** Unanimous Ayes – Bolos, Syme, Meyer, Stratford

**Result:** Motion carried.

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## **8. Motion to Open Meeting**

**Motion:** Mayor Bolos

**Second:** Mayor Meyer

**Vote:** Unanimous Ayes – Meyer, Bolos, Syme, Stratford

**Result:** Motion carried.

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## **9. Approval of Meeting Minutes from April 27, 2026**

**Motion:** Mayor Meyer

**Second:** Mayor Syme

**Vote:** Unanimous Ayes – Meyer, Syme, Bolos, Stratford  
**Result:** Motion carried.

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## **10. Review and Motion to Approve April 2026 Check Register**

**Motion:** Mayor Syme  
**Second:** Mayor Bolos  
**Vote:** Unanimous Ayes – Meyer, Syme, Bolos, Stratford  
**Result:** Motion carried.

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## **11. Water Shares Update**

The state advised Bona Vista not to pursue acquisition of water rights on 12th Street that have not been used since the 1930s, as approval would likely not be granted under current circumstances.

Potential shares in North Ogden were also determined to be unfeasible.

Bona Vista continues exploring opportunities to acquire additional water shares.

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## **12. Project Updates**

At the Hot Springs tank site, the drain line had become blocked and required cleaning, which involved using the storm drain. Contractors worked approximately 22 hours over a two-day period to clean the storm drain at a cost of approximately \$6,600. All systems are now functioning properly.

The pump house, for which the foundation and footings have been completed and the remainder of the building is currently under construction, was determined to be undersized because the required equipment clearances were not properly calculated during the design phase. Discussions with the engineers regarding responsibility and associated costs are forthcoming.

At 1200 West and Harrisville Road, a planned hot tap operation was postponed due to concerns regarding the saddle connection on the line.

At 1700 South, it was proposed that the current contractor extend the existing one-inch line to keep the project progressing.

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### **13. Water Report**

The district reported stable water conditions and indicated that current supply levels should remain adequate throughout the year.

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### **14. Staff and Board Comments**

Mayor Syme thanked staff and expressed appreciation to them for their patience and efforts.

Mayor Meyer thanked district staff and commented that the district is a well-run organization.

No additional comments were made.

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### **15. Adjournment**

**Motion:** Mayor Bolos

**Second:** Mayor Syme

**Vote:** Unanimous Ayes – Bolos, Syme, Meyer, Stratford

**Result:** Motion carried.

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### **Draft Minutes Submitted By:**

Shauna Gilchrist  
District Clerk / Administrative Manager

**Date Submitted:** May 14, 2026

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Amount
04/26	04/08/2026	16208	1005	Aflac	197.08
04/26	04/08/2026	16209	1126	AWP, INC	321.65
04/26	04/08/2026	16210	4585	Blue Stakes of Utah 811	1,047.70
04/26	04/08/2026	16211	6380	Bolos, David P	750.00
04/26	04/08/2026	16212	1200	BOLT & NUT SUPPLY COMPANY	24.32
04/26	04/08/2026	16213	1360	CAL RANCH STORE	83.83
04/26	04/08/2026	16214	1440	Central Weber Sewer Improvement District	26,728.21
04/26	04/08/2026	16215	6318	Chemtech-Ford, Inc.	1,152.00
04/26	04/08/2026	16216	6169	Comcast	515.32
04/26	04/08/2026	16217	6252	COMMERCIAL TIRE	1,149.22
04/26	04/08/2026	16218	6292	Christopher K. Crockett	6,687.50
04/26	04/08/2026	16219	1855	Farr West City	206,306.14
04/26	04/08/2026	16220	1922	Freedom Mailing Services	3,013.43
04/26	04/08/2026	16221	2080	Harrisville City	165,954.50
04/26	04/08/2026	16222	6376	HD Fowler Coimpany	2,719.41
04/26	04/08/2026	16223	6114	JUB ENGINEERS, INC.	38,812.68
04/26	04/08/2026	16224	6224	Les Olson IT	223.72
04/26	04/08/2026	16225	2961	Marriott - Satterthwaite Rock Products	3,845.25
04/26	04/08/2026	16226	6268	MARRIOTT-SLATERVILLE CITY	57,405.88
04/26	04/08/2026	16227	6377	Meyer, Phillip	750.00
04/26	04/08/2026	16228	6356	MOMENTUM EMPLOYER GROUP	1,700.00
04/26	04/08/2026	16229	3265	MOUNTAINLAND SUPPLY COMPANY	683.32
04/26	04/08/2026	16230	4200	Plain City	178,095.07
04/26	04/08/2026	16231	4041	Public Employees Health Program	16,927.60
04/26	04/08/2026	16232	4499	Shred-It / Stericycle, Inc.	101.99
04/26	04/08/2026	16233	6379	Shuman, Roger W	750.00
04/26	04/08/2026	16234	4560	Smith & Edwards Co.	170.99
04/26	04/08/2026	16235	6381	Stratford, Ronald	900.00
04/26	04/08/2026	16236	6355	SWAV LLC	395.00
04/26	04/08/2026	16237	6378	Syme, Les	750.00
04/26	04/08/2026	16238	6334	U.S. Bank Equipment Finance	175.59
04/26	04/08/2026	16239	6303	Wheeler Machinery Co.	170.73
04/26	04/20/2026	16240	6374	ALLIED UNDERGROUND TECHNOLOGY LLC	262,269.65
04/26	04/20/2026	16241	6361	BOWEN CONSTRUCTION	151,689.83
04/26	04/20/2026	16242	6372	Braegger & Sons Construction LLC	6,600.00
04/26	04/20/2026	16243	1360	CAL RANCH STORE	45.81
04/26	04/20/2026	16244	6252	COMMERCIAL TIRE	22.95
04/26	04/20/2026	16245	1961	Granite Construction Company	367.94
04/26	04/20/2026	16246	6376	HD Fowler Coimpany	686.50
04/26	04/20/2026	16247	6382	JBM Mailing LLC	175.00
04/26	04/20/2026	16248	6295	LaRose Paving Inc.	1,340.00
04/26	04/20/2026	16249	1812	LGG Industrial, Inc.	188.52
04/26	04/20/2026	16250	6329	Magna5 MS LLC	1,201.87
04/26	04/20/2026	16251	2961	Marriott - Satterthwaite Rock Products	1,374.89
04/26	04/20/2026	16252	3042	METERWORKS, INC.	662.40
04/26	04/20/2026	16253	3265	MOUNTAINLAND SUPPLY COMPANY	820.94
04/26	04/20/2026	16254	6369	Nelson, Margaret	56.55
04/26	04/20/2026	16255	4041	Public Employees Health Program	504.61
04/26	04/20/2026	16256	4041	Public Employees Health Program	33,620.89
04/26	04/20/2026	16257	6327	Rich Fastener & Supply	300.00
04/26	04/20/2026	16258	4642	Fleet Operations - Fuel Network	2,793.94
04/26	04/20/2026	16259	6317	UniFirst Corporation	293.17
04/26	04/20/2026	16260	5441	Weber Basin Water Quality	792.00
04/26	04/20/2026	16261	6293	Weber County Recorder	150.00
04/26	04/20/2026	16262	6303	Wheeler Machinery Co.	339.11
04/26	04/17/2026	202604081	1056	Bank of Utah / Cardmember Service	821.10 M
04/26	04/17/2026	202604082	1056	Bank of Utah / Cardmember Service	915.77 M

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Amount
04/26	04/29/2026	202604084	6256	Enbridge Gas	285.81 M
04/26	04/29/2026	202604087	6256	Enbridge Gas	7.65 M
04/26	04/15/2026	202604090	5080	Rocky Mountain Power	5,469.28 M
04/26	04/10/2026	202604091	6357	INVOICE CLOUD	6,018.05 M
Grand Totals:					<u>1,198,322.36</u>

**HELPING EACH OTHER**  
CREATE BETTER COMMUNITIES



THE  
LANGDON  
GROUP



GATEWAY  
MAPPING  
INC.

J-U-B FAMILY OF COMPANIES

## MEMORANDUM

DATE: May 13, 2026  
TO: Matt Fox, General Manager  
CC: Kenny Hefflefinger; Sam Wakeham  
FROM: Greg Seegmiller, P.E.  
SUBJECT: Water Right Acquisition Summary Information; JUB #55-25-065

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### 1.0 Introduction

Bona Vista Water Improvement District is at a critical time in its history with unprecedented growth in development with State mandates for higher density housing and Drought issues with the Great Salt Lake. These conditions have required the district to evaluate the water available and the water attainable for the customers.

In a memo dated Oct 14, 2025, information was submitted to the District Board regarding the need for additional Paper Water. This memo summarizes some of that information and the actions taken and associated justification.

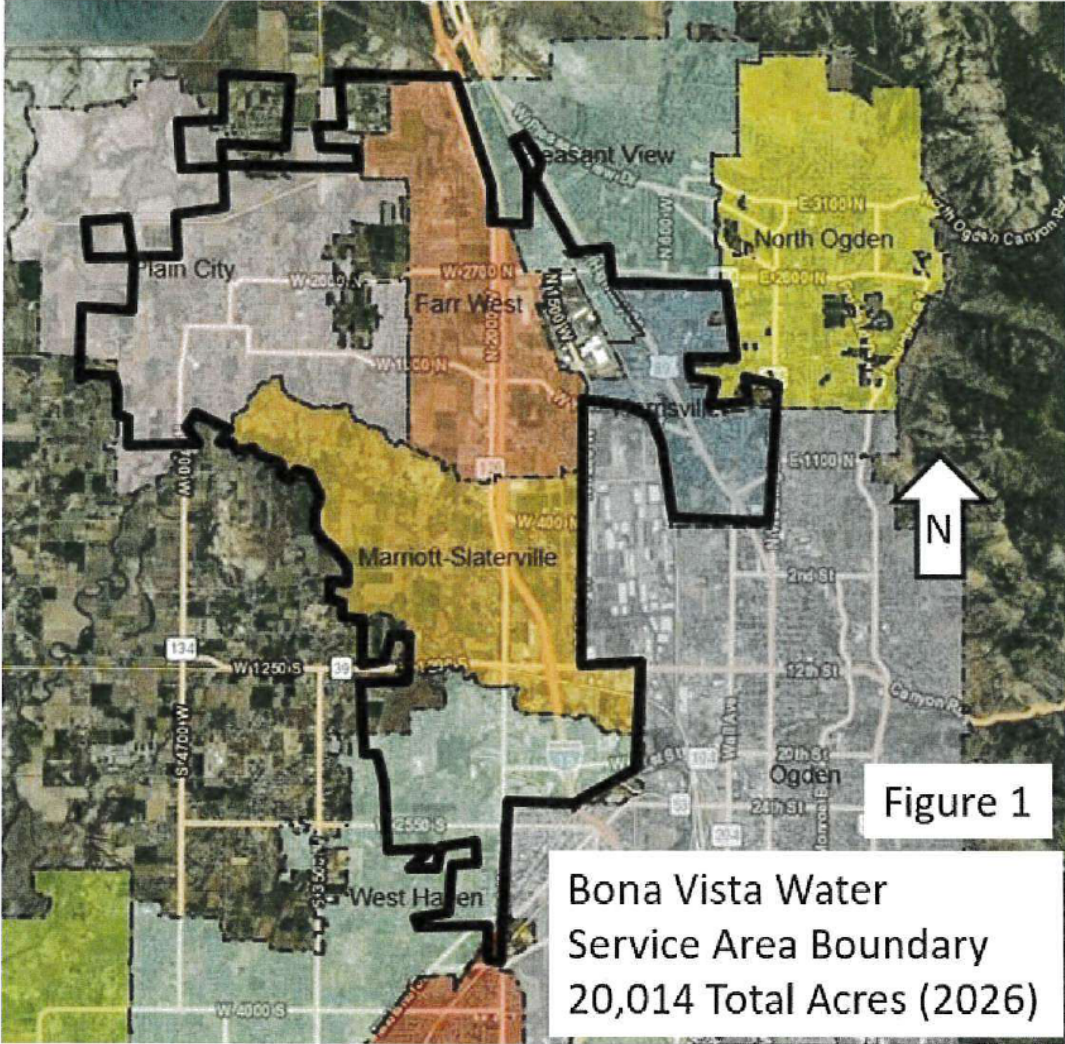
In this memo the term "paper water" is used to describe water the District is authorized to use and includes water rights administered by the Utah Division of Water Rights and contract water. The District currently has water contracts through Weber Basin Water Conservancy District and Ogden City. "Wet water" is water that can actually be produced from a source. For example, a water right (paper water) may authorize a flow rate of 1.0cfs from a well, but the well may only be able to produce 0.5cfs (wet water).

This memo discusses the following topics: Water Budget; Development Density; Annexation Policy; Bringing Water to the District and Level of Service.

### 2.0 Water Budget

In an effort to determine the amount of water available to the customers within the Service Area Boundary of Bona Vista, a Water Budget was established. The intent is to understand the amount of water per acre that the system has available for use. The total Acres of the service area of Bona Vista is shown on Figure 1 as 20,014.55 Acres. However, much of that land is used in streets, flood zones or other institutional uses such as parks, schools and churches. These other uses account for

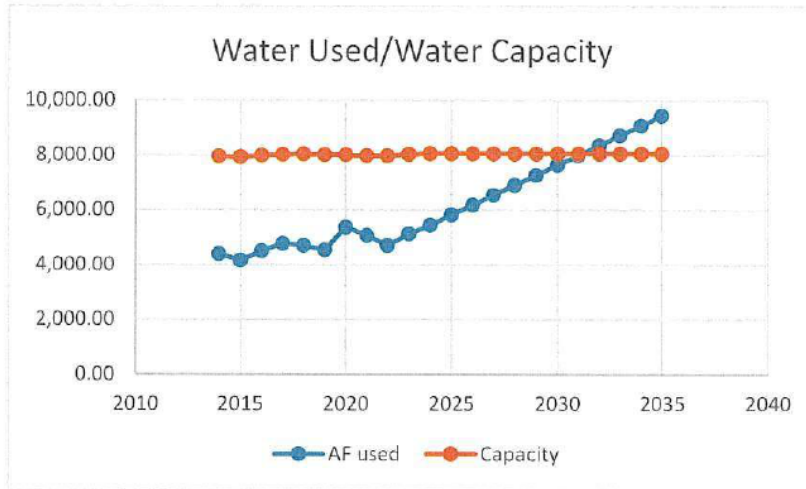
approximately 30% of the total area leaving approximately 14,010 Acres of developable land within the district boundary.



The currently existing Paper Water includes contract water from Weber and Ogden City and Water Rights. The District's water rights currently total 2622.32AF. This is shown in the Change Applications a52360 (WR#35-5011) and a52376 (WR# 35-1320, 35-2059, 35-3922 and 35-4928). The North Ogden Spring water is not included in this determination (WR#35-955) since it is historically shared with the State Industrial School. Bona Vista has 241AF in this right, however, historically the most we have obtain is about 181AF (2024) due to the Turbidity of the water in the springtime.



Combined with the contract water of Weber Basin (3786 AF) and Ogden City (1451 AF) plus the historical usage from North Ogden Spring, the total available flow is 8040AF. The following graph shows the amount of water used since 2014 to 2025 with a projected estimate to 2035.



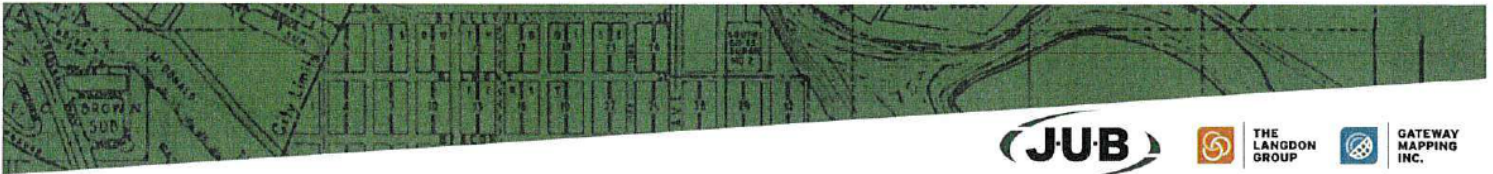
Dividing the total water volume available of 8040AF by the developable service area of 14,010 Acres, the "Water Budget" comes to **0.574 AF/Acre**. This is the amount of water that Bona Vista has available per acre within the Service Area Boundary. If a development or a business wants more water than this, then the District is currently unable to provide it. We encourage Bona Vista to obtain Water Rights and Shares from the open market as available to increase this amount.

### 3.0 Development Density

The development density or the amount of homes a developer can place on one acre is determined by the amount of water available. The System Specific Sizing letter from the Division of Drinking Water allows for 0.34 AF/Connection within the District. The most recent determination from the State is dated March 16, 2023. This number is based upon three years of data calculated by the State DDW. With this amount, the number of residential units available for development on an acre within the District comes to **1.69 Units/Acre** (0.574AF/AC divided by 0.34AF/Unit).

The District has adopted resolution number 08-2026 which required development requesting greater density than this amount to bring water to the district. (see section for Bringing Water to the District).

This number is calculated by subtracting from the proposed density the Water Budget number of 1.69 Units/Acre. Then converting that density back to acre feet of new water needed.



J-U-B ENGINEERS, INC.



THE LANGDON GROUP



GATEWAY MAPPING INC.

J-U-B FAMILY OF COMPANIES

**EXAMPLE:** If a developer wants 13 Units/Acre, then subtract 1.69 Units/Ac from that number for 11.31Units/Ac. If the development is 10 acres, then the total amount of water needed is 113.1 Units times 0.34 AF/connection or 38.5 Acre Feet of water (rounded to the nearest tenth of an acre foot.)

If a business comes into the district requiring more water than that this Water Budget, then that business will be required to provide information regarding their anticipated water demands as certified by an engineer for their processes. That would have to be adjusted for the Water Budget available on that parcel and the appropriate Acre Feet of water obtained.

It is critical that Bona Vista work with the cities within our District Boundary to understand how this policy could change the development processes. This may pose a significant time delay for the Change Application process. Also, there may be Conservation Requirements imposed by Weber Basin Water and Bona Vista for new water coming to the Bona Vista that may affect construction of the homes and businesses and landscaping criteria.

**EXAMPLE:** Another example calculation for increased density would be if a developer has 5 acres of land currently within the District Boundary and would like to have 10 Units/Acres on it. The total development would have 50 units. However, the Water Budget for this parcel would only allow 8.45 units (5Ac x 1.69 Units/Ac). This means that he would have to come up with water for 41.55 units (50 units-8.45 units). At the consumptive rate of 0.34AF/connection, then 14.13 AF (0.34AF/unit x 41.55 units) of water would need to be deeded to Bona Vista.

#### 4.0 Annexation Policy

Bona Vista has adopted resolution number 01-2026 earlier this year, which requires any new annexations to provide water rights for their acreage. This should be evaluated based upon the desired Density of the proposed development within the annexation. This density may be evaluated based upon the System Specific Sizing amount of 0.34 AF per Unit. The petitioner requesting the annexation shall bring water their needed paper water to the district prior to annexation. (see section for Bringing Water to the District). If the annexation is for commercial or Industrial use, then that business will be required to provide information regarding their anticipated water demands as certified by an engineer for their processes.

**EXAMPLE:** An example calculation for an Annexation would be if a developer has 15 acres of land currently outside the District Boundary and would like to have 10 Units/Acres on it. The total development would have 150 units. At the consumptive rate of 0.34AF/connection, then 51AF (0.34AF/unit x 150 units) of water would need to be deeded to Bona Vista as a condition of annexation.

#### 5.0 Bringing Water to the District

The Bona Vista Resolution 08-2026 directs three different ways of bringing water to the District.



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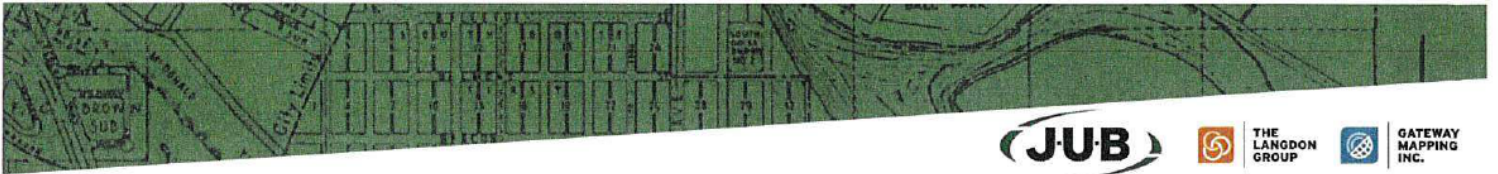
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1. **Water Rights** – All water rights brought by developers should go through the change application process to change the nature of use to municipal and change the points of diversion to locations where the District can divert the water. The District must be listed as an interested party on the change application. All fees for the Change Application will be paid by the developer. Once approved by the State Division of Water Rights, then the dedication can be finalized.
2. **Weber Basin Contract Water** – the second possible option is for the developer to obtain water from WBWCD that would then be given to Bona Vista. This, currently is the Weber Basin District IV water. The maximum initial cost of \$22,405 per acre foot is the required option for this water, leaving the annual O&M fee of \$300/AF/year to Bona Vista.
3. **Canal Water Shares** – Bona Vista will allow for canal shares from the following irrigation companies listed below. The amount of shares required will be based upon the Acre Foot allotment per share of the respective company. The actual Parcel Identification Number for each share must be given with the transfer of shares. The following canal companies currently allocate the associated Acre footage per share:
  - a. Western Irrigation – 3.5 Shares/1AF; Clint Farrell 801-391-4676
  - b. Plain City Irrigation – 5 Shares/1AF; Don Wade 801-814-5228
  - c. North Ogden Irrigation – 0.5 Shares/1AF; Mike Humphreys 801-644-6760
  - d. Lynn Irrigation – Approx 0.432 Shares/1AF; Bob Gibonay 801-710-8069

Due to the expense of treating surface water, the canal shares are all intended to be reallocated through a Change Application Process. The canal shares from developers need to be increased from the Canal companies to account for cuts that will be imposed by the State Engineer in the Change Application. Some of the cuts include reductions in water due to drought (15%) and reductions imposed for maintaining carrier water (25%). The State mentioned there usually isn't a reduction for the seasonal use of irrigation water (Apr-Oct) versus annual use for Culinary Water (Jan-Dec) because water is measured on an annual basis.

Based on this information, the shares are calculated based upon the acre feet of water needed and then increase by 40% for the cuts imposed by the State Engineer. Once a sufficient amount of shares are obtained, a Change Application will be submitted by Bona Vista for well water.

**EXAMPLE:** An example calculation for increased density calculation would be if a developer has 7 acres of land currently within the District Boundary and would like to have 5 Units/Acres on it. The total development would have 35 units. However, the Water Budget for this parcel would only allow 11.83 units (7Ac x 1.69 Units/Ac). This means that he would have to come up with water for 23.17 units (35 units-11.83 units). At the consumptive rate of 0.34AF/connection, then 7.88AF (0.34AF/unit x 23.17 units) of water would be needed. If Western Irrigation shares were intended, then 38.60 shares (3.5shares/AF x 140% x 7.88AF) of Western Irrigation would need to be deeded to Bona Vista.



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## 6.0 Level of Service

This information is new to the communities in the service area. However, the Level of Service for Water Rights remains the same as discussed herein at the 0.34 AF/connection.

The amount of development per acre of 0.574 AF/Acre could change if a more precise evaluation of Developable Land is done or if the System Specific Sizing changes in the future due to conservation efforts by our all of Bona Vista customers, as determined by the Division of Drinking Water.

The Level of Service for “wet water” hasn’t changed, but the costs to treat water coming from other sources such as lower quality well water may change our Impact Fee amounts for the higher expenses of treatment. Also, user rates may change to reflect higher O&M costs of treatment.

The District should continue to procure well sources to obtain “wet water” for their service needs. Some solutions are discussed in the Capital Facilities Plans.

## 7.0 Summary

Water is a precious commodity. The past leader of the district has water intended for the district, but is shown to be inadequate based upon the proposed densities currently being suggested. The district now has policies ready for New annexations, for increased densities with a **Water Budget of 0.574 AF/Ac**. This will allow for a **allowable density of 1.69 Units/Acre**. The District now has a plan to obtain any water that is feasible from Water Rights, contracts or Shares. With continued forward thinking, the Bona Vista Water Improvement District should be able supply for the needs of the future.

Please let us know if you have any questions.



# WATER USE REPORT

Summary of April 2026				
	2023	2024	2025	2026
Weber Basin	213	192	214	204
Ogden City	109	158	105	67
Farr West Well	0	126	82	70
North Ogden	0	0	5	27
<b>Total A.F.:</b>	<b>322</b>	<b>476</b>	<b>406</b>	<b>368</b>

Weber Basin Water Conservancy District								
	3180 A.F.		3786 A.F.		3786 A.F.		3634.56	
MONTH	2023		2024		2025		2026	
	A.F.	GALLONS	A.F.	GALLONS	A.F.	GALLONS	A.F.	GALLONS
January	237	77,070,000	208	67,645,000	208	67,614,083	194	63,093,000
February	189	61,739,000	210	68,481,000	215	70,175,271	187	60,910,000
March	202	65,660,000	252	81,977,000	189	61,585,839	194	63,297,000
April	213	69,432,000	192	62,616,000	214	69,732,114	204	66,415,400
May	269	87,562,000	214	69,722,000	344	112,007,000		
June	390	127,099,000	314	102,224,000	378	123,220,556		
July	410	133,664,000	425	138,470,000	400	130,340,400		
August	498	162,435,000	384	125,013,000	447	145,509,000		
September	395	128,808,000	388	126,551,000	463	150,833,169		
October	297	96,710,000	320	104,164,000	329	107,179,000		
November	200	65,330,000	224	73,143,000	188	60,997,000		
December	237	77,110,000	229	745,130,000	185	60,135,802		
<b>TOTAL</b>	<b>3537</b>	<b>1,152,619,000</b>	<b>3359</b>	<b>1,765,136,000</b>	<b>3559</b>	<b>1,159,329,234</b>	<b>779</b>	<b>253,715,400</b>
<b>% of Contracted Water Used:</b>	<b>93.4%</b>		<b>88.7%</b>		<b>94.0%</b>		<b>21.4%</b>	

Ogden City								
	1451 A.F.		1451 A.F.		1451 A.F.		1450 A.F.	
MONTH	2023		2024		2025		2026	
	A.F.	GALLONS	A.F.	GALLONS	A.F.	GALLONS	A.F.	GALLONS
January	131	42,729,390	126	41,259,000	153	49,855,203	165	53,544,406
February	158	51,526,800	140	45,559,000	158	51,484,458	146	47,248,395
March	118	38,339,000	135	43,909,000	49	15,966,699	86	28,137,499
April	109	35,388,330	158	51,428,000	105	34,214,355	67	21,819,902
May	61	19,929,670	183	59,614,000	140	45,471,800	0	
June	103	33,435,000	114	37,300,000	124	40,395,748	0	
July	70	22,854,000	134	23,623,000	142	46,270,842	0	
August	60	19,546,000	46	15,049,000	85	36,528,236	0	
September	82	26,677,000	53	17,312,000	72	23,461,272	0	
October	90	29,384,000	88	28,829,000	87	28,085,453	0	
November	79	25,615,000	154	50,128,000	180	58,653,180	0	
December	99	32,273,000	88	28,638,000	166	53,960,535	0	
<b>TOTAL</b>	<b>1159</b>	<b>377,697,190</b>	<b>1419</b>	<b>442,648,000</b>	<b>1457</b>	<b>474,744,050</b>	<b>464</b>	<b>150,750,202</b>
<b>% of Contracted Water Used:</b>	<b>80.0%</b>		<b>97.9%</b>		<b>100.5%</b>		<b>32.0%</b>	

<b>Farr West Well</b>								
	1291 A.F.		1291 A.F.		1291 A.F.		1291 A.F.	
MONTH	2023 A.F.	GALLONS	2024 A.F.	GALLONS	2025 A.F.	GALLONS	2026 A.F.	GALLONS
January	0	0	0	0	0	0	0	0
February	0	0	0	0	0	0	12	368,347.00
March	0	0	0	0	89	29,000,739	89	28,928,807
April	0	0	126	41,033,114	82	26,719,782	70	22,062,377
May	0	0	98	32,056,738	36	11,634,615		
June	0	0	100	32,460,933	85	27,788,573		
July	0	0	99	32,275,713	127	41,383,077		
August	0	0	87	28,266,948	95	30,732,098		
September	0	0	44	14,260,302	0	0		
October	0	0	0	0	0	0		
November	0	0	0	0	0	0		
December	0	0	0	9,280	0	0		
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>553</b>	<b>180,363,028</b>	<b>514</b>	<b>167,258,884</b>	<b>171</b>	<b>50,991,184</b>
<b>% of Contracted Water Used:</b>	<b>0.0%</b>		<b>42.9%</b>		<b>39.8%</b>		<b>13.2%</b>	

<b>North Ogden Spring</b>								
	241 A.F.		241 A.F.		241 A.F.		241 A.F.	
MONTH	2023 A.F.	GALLONS	2024 A.F.	GALLONS	2025 A.F.	GALLONS	2026 A.F.	GALLONS
January	0	0	17	5,540,000	16	5,213,616	6	1,771,000
February	0	0	0	0	2	651,702	13	4,217,000
March	13	4,180,000	0	0	0	0	12	3,836,100
April	0	0	0	0	5	1,629,255	27	8,829,900
May	5	1,584,000	24	7,823,000	32	10,427,232		
June	39	12,634,000	32	10,481,000	18	5,767,563		
July	22	7,263,000	27	8,670,000	15	4,887,765		
August	21	6,742,000	22	7,214,000	15	4,887,765		
September	19	6,182,000	16	5,286,000	12	3,761,000		
October	15	4,986,000	16	5,190,000	18	5,660,000		
November	18	5,946,000	16	5,280,000	11	3,584,361		
December	9	2,776,000	11	3,274,000	10	3,145,000		
<b>TOTAL</b>	<b>160</b>	<b>52,293,000</b>	<b>181</b>	<b>58,758,000</b>	<b>154</b>	<b>49,615,259</b>	<b>58</b>	
<b>% of Contracted Water Used:</b>	<b>66.5%</b>		<b>75.0%</b>		<b>63.8%</b>		<b>24.0%</b>	

<b>Year-to-Date Summary in Acre Feet</b>	
Available:	6770
Used:	1472
<b>Remaining:</b>	<b>78%</b>