

Westates Companies
1950 N 2200 W Ste 9
Salt Lake City, UT 84116

Request for Community Water Service
Presented to Garden City Council • July 9, 2026

Westates Companies respectfully requests Garden City's approval to extend community water service to Bridger Peak Estates, a proposed residential subdivision located along Bear Lake Boulevard (Highway 89) at the Utah-Idaho border in Rich County.

An approval will service up to eight single-family lots in the lower, flatter portion of the development where gravity-fed city water is possible. Service will be limited to homes situated at or below the elevation determined by the city engineer, consistent with the city's existing system without any booster station. All remaining lots approved through Rich County at higher elevations will rely on individual wells and will not require city service nor fire flow.

This proposal includes the following improvements:

- Approximately ~1,500 linear feet of new water main along Bear Lake Boulevard originating at Westlake Dr, significantly upsizing the existing line
 - Line size per modelling requirements (8" or 10")
 - Convey ownership of the new main to the city
- A single master meter at the project entrance
 - Establish Garden City Waterworks Agreement with future HOA
 - No billing relationship between the city and individual homeowners.
- 3/4-inch IPS service lines to each of the eight homes, consistent with standard single-family residential service.
- Water rights or water shares surrendered to Garden City
- Impact fees paid per home

The new water main installation is a substantial upgrade to aging, undersized infrastructure along one of the city's primary corridors. The new line will improve water flow and fire protection capacity to existing structures and Wildland Urban Interface area. Garden City gains improved system infrastructure along this stretch of highway at no cost.

We ask the Council to approve water service to the lower eight lots of Bridger Peak Estates under the terms described above. Westates is committed to working cooperatively with Garden City on the design and construction of this pipeline replacement and master meter construction. We appreciate the Council's time and consideration.

Thank you,

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Westates Companies

