HYRUM CITY
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City Council Agenda Information

To: Mayor Miller and City Council

From: Tony Ekins, City Planner

Date: January 2, 2026

Subject: Resolution 26-01 – Amend the Hyrum City General Plan to include a new Chapter 10: Water Use and Preservation Element; and amend Table of Contents to include new Chapter 10: Water Use and Preservation Element.

Summary:
Hyrum City staff is requesting the Water and Use Preservation Element of the General Plan be adopted by the City Council to guide future decisions on how Water is used, preserved, and future land use is coordinated. The Water Use and Preservation Element at this time will be an element of the current General Plan and is also part of the current General Plan Update and may require minimal revisions while the City moves forward to the completion of the overall General Plan Update.

Planning Commission Recommendation:
On December 11, 2025, the Planning Commission held the required public hearing and made a motion (3-0) recommending approval to the City Council with the following recommendations:

1. Include an action item in Water Goal 1 Objectives to include the creation of a landscape requirements ordinance that includes water-wise landscaping standards.

City Council Meeting Details:

- Meeting Date: January 6, 2025
- Council Role: Legislative with Roll Call Vote

Attachments:

1. Prepared Resolution

RESOLUTION 26-01

A RESOULTION APPROVING THE WATER USE AND PRESERVATION ELEMENT AND INCLUDING IT AS CHAPTER 10 IN THE HYRUM CITY GENERAL PLAN

WHEREAS, Utah State Code, Section 10-20-401 requires each municipality to prepare and adopt a comprehensive, long range general plan for: (a) present and future needs of the municipality; and (b) growth and development of all or any part of the land withing the municipality; and

WHEREAS, the Hyrum City Council approved Resolution 08-21 adopting the revised Hyrum City General Plan on June 5, 2008; and

WHEREAS, the Hyrum City General Plan has been prepared to act as an advisory guide for land use decisions, to guide the growth, development, and improvement of the City; and

WHEREAS, the Hyrum City General Plan focuses on improving the physical environment of the City as well as the quality of life of the citizens; and

WHEREAS, The Utah Legislature passed S.B. 110 in 2022 which required municipalities to include a plan for water use and preservation as an element in their General Plans; and

WHEREAS, the water use and preservation element shall consider applicable water conservation goals and promote water efficiency for both current and future development; and

WHEREAS, the Hyrum City Council supports the concepts and guidelines for planning and land use as set forth in the Hyrum City General Plan.

NOW, THEREFORE, upon recommendation of the Planning Commission, and following a public hearing as required by Utah State Law, the Hyrum City Council hereby adopts, passes, and publishes the Water Use and Preservation Element (Hyrum City General Plan Chapter 10) attached hereto as Exhibit “A”

BE IT FURTHER RESOLVED, that this resolution shall be effective upon approval.

APPROVED AND PASSED by the Hyrum City Council this 6th day of January, 2026.

HYRUM CITY

BY:_____
Steve J. Miller
Mayor

ATTEST:

_____
Stephanie Fricke
City Recorder

Roll Call Vote -	**Aye**	**Nay**	**Absent**
Councilmember Steve Adams	☐	☐	☐
Councilmember Rebecca Foulger	☐	☐	☐
Councilmember Michael Nelson	☐	☐	☐
Councilmember Nalyn Nelson	☐	☐	☐
Councilmember Craig Rasmussen	☐	☐	☐

CHAPTER 10: Water Use and Preservation Element

10.1. INTRODUCTION

Utah is among the fastest growing and driest states in the nation. By 2065 the population is expected to double, increasing demand for and stretching finite water resources even further. Utah is the second driest state in the nation and has seen historic drought levels in recent years. Water conservation is an issue that touches everyone. Ensuring we continue to have enough water for the future is a major concern of state and local leaders, water providers, and the public. The use and preservation of water resources have emerged as a major concern on the state level, as indicated by S.B. 110: Water as Part of the General Plan, a law that was adopted in 2022 and which requires municipalities and counties to amend their general plan to consider how land use impacts water use.

As a community with moderate room to grow over the next 25 years, water use challenges in Hyrum are a function of continued population growth while satisfying the anticipated demands, maintaining and improving the current distribution system, and achieving the city's water conservation goals. This section describes the water system and provides a snapshot of current and future water use in Hyrum. It also outlines existing and proposed water planning goals and strategies and recommends additional goals and policies that will reduce water demands as part of current and future developments.

In 1998, the Utah Legislature passed the Water Conservation Act, which was amended again in 2022, requiring water agencies with more than 500 drinking water connections to submit water conservation plans to the Utah Division of Water Resources and update the plans every five years. The purpose of a water conservation plan is to provide information regarding existing and proposed water conservation measures that will help conserve water in the state so that adequate supplies of water are available for future needs. Water conservation plans include water use reduction goals as well as implementation strategies. The current *Hyrum Water Conservation Plan* was updated and adopted in 2022 and outlines the goals below.

- Reduce residential water use in gallons per capita per day (GPCD)
- Increase repair and maintenance to improve system operation

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- Increase education for residential and industrial users in implementing conservation practices
- Encourage adoption of water efficient landscaping

10.2. WATER PROFILE

Hyrum City acquires its water from three (3) wells and four (4) springs. It maintains 11,527 acre-feet of culinary water rights, 3,301 shares of irrigation, and three (3) culinary water storage tanks totaling 5 million gallons. This water demand and capacity is obtained from the 2008 Potable and Secondary Water Systems 50-Year Demand Projections provided by Aqua Engineering.

In addition to these sources, water rights, and storage tanks, the City has a culinary distribution system with line sizes ranging from 3-inches to 18-inches. The City also has a dedicated irrigation system with line sizes ranging from 4-inches to 27-inches and approximately 100 acre-feet of irrigation storage. Culinary water is stored in three tanks near the mouth of Blacksmith Fork Canyon, with one tank capable of storing 1 million gallons, and two tanks each with a capacity of 2 million gallons. Irrigation water is stored in a system of reservoirs in the southeast quadrant of the City that hold up to 100 acre-feet. The Wastewater Treatment Facility clarifiers provide an additional 0.7 acre-feet of storage.

The Utah Division of Water Resources uses one method to calculate all water delivered to all customers in Utah. It is calculated by dividing total culinary water use by the total population and expressed in gallons per capita per day (GPCD).

$$GPCD = \frac{\text{Water Use}}{\text{Population}} / 365$$

In 2021, Hyrum averaged approximately 235 GPCD in water use, compared to 293 GPCD statewide, and 184 GPCD nationally. Hyrum's per capita water consumption has typically been higher than State and national averages due to the high use of industrial and commercial customers. It also includes some residential landscape irrigation since 574 homes in Hyrum are not connected to the

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secondary irrigation system. While the city encourages new development to connect to the secondary irrigation system, connection has not been consistently required. This has created concerns regarding water delivery and satisfactory pressure levels in several residential neighborhoods as outdoor irrigation use conflicts with indoor use.

Hyrum City currently has an exemption from State requirements to meter all secondary water use by 2030 due to the system running primarily off of stream flow. While the system does have storage water shares, the storage is placed in the system between the stream flow and users and thus acts only as a subsidy to the irrigation supply when stream flows are low.

10.3. REGIONAL COLLABORATION

Local water suppliers have the best information regarding their own systems, challenges, and opportunities. Since water exists and flows freely across political boundaries, coordinated planning efforts between local, regional, and state entities are also important. Hyrum City can work with other suppliers and other entities to establish policies and partnerships that allow for a comprehensive regional approach to water-supply management that will promote water-use efficiency programs, ensure that plans provide for adequate water supplies and maximize water conservation and reuse, and communicate with the public the importance of water conservation as it relates to quality of life.

The *Utah Regional Municipal and Industrial (M&I) Water Conservation Goals Report* presents a suite of regional goals and practices for residential, commercial, institutional, and industrial water use. The purpose of the report is not to provide a detailed water conservation plan for all regions in the state, but to guide the state's water industry in planning future infrastructure, policies, and programs consistent with Utah's semi-arid climate and growing demand for water. As cited in the Hyrum Water Conservation Plan, the Regional Conservation Goals propose that the Bear River Region, of which Hyrum is a part, consider a goal of decreasing water use by 18% of the 2015 use baseline by 2030 and a 24% reduction of the 2015 baseline by 2040. Local water suppliers, local communities such as Hyrum, and

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businesses are encouraged to adopt this target as they implement water conservation efforts and pursue regional water goals.

For the purpose of measuring progress in implementing water efficiency policies, the State of Utah requires Hyrum City's GPCD reported for 2015 as the benchmark for improvements. In 2020, the State Division of Water Resources (DWRe) published Municipal and Industrial Water Use Data for 2015*, however this number is not representative of the city's actual water use due to city water policies at the time which reported all water produced by the city's sources before releasing excess water back into the Blacksmith Fork River. This inflated the amount of metered water, as well as the amount of wasted water in records prior to 2020. Hyrum City reported a total use of 5,797 acre-feet for 2015. With an estimated population of 8,070, this equaled a GPCD of 641. The majority of this water was discharged back into the Blacksmith Fork River after having been metered and reported as used. Additionally, the majority of Hyrum City's culinary water is consumed by industrial uses. In 2016, the JBS USA meat processing complex, a major user of Hyrum City's culinary water, completed a major expansion and modernization of its facilities, resulting in considerable water savings. In addition to these changes in industrial consumption, the city also modified their water metering policy to record only water entered into the culinary delivery system as used. By 2020, reported GPCD had dropped to 245. City conservation and education efforts over the past five years have further reduced CPCD to 244 in 2024.

(Water Use reported in Acre Feet Annually)							
Year	Population	Residential	Commercial	Industrial	Institutional	Total	GPCD
*2015	8,070	739	-	4,939	117	5,797	641
2020	9,446	860	36	1,515	185	2,595	245
2021	9,999	903	37	1,539	153	2,640	235
2022	10,597	862	47	1,606	142	2,686	226
2023	10,792	890	63	1,606	124	2,713	224
2024	10,891	1,138	75	1,628	136	2,979	244.2

Source: Utah Water Use Data Report Form for Hyrum City, 2020-2024.

Utilizing current conservation efforts, the city is on track to reduce GPCD to below 200 by 2030.

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1. Effect of permitted development or patterns of development on water demand and water infrastructure

Population growth through 2050 will come with an increased demand for water. The average Utah household uses approximately 0.8 acre-feet of water per year. An acre-foot of water is approximately 325,852 gallons, or the amount of water needed to cover one acre of ground in one foot of water.

Year	Population	Households	Acre Feet of Water
2024	10,849	3,592	3,857
2050	24,428	8,143	7,494

Projection of 3.3% Growth Rate

Assuming an average annual increase of 3.3% in population between 2024 and 2050, future demand including residential and industrial use could be as high as 7,494 acre-feet- an increase of up to 94% over current use if no additional conservation measures are implemented.

The City provided 3,857 acre-feet of potable water in 2022, a year of considerable drought. The city has rights to up to 11,527 acre-feet available. Some additional water rights may be acquired through annexation and development of agricultural land. However, new major water source acquisitions are unlikely in future. The best alternative to meeting future demand will be through conservation of existing resources.

The City also requires additional storage and distribution capacity, both for culinary and secondary, as development continues to accommodate population growth. The city is currently investigating options for an additional storage tank for culinary water.

Reclaimed water from the wastewater treatment facility has extended the supply of available secondary irrigation water by approximately 4,300 acre feet per year with 3,400 acre-feet of storage, but without additional storage and distribution capacity in the southeast quadrant of the community from the canal-served portion of the system, Hyrum will struggle to adequately deliver irrigation water to residents in the near future.

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Rapid development over the last 10 years has placed stress on the existing water systems. Growth has not outpaced the availability of water, but has strained the capacity of the delivery system, particularly on the eastern and western edges of the community.

AGRICULTURAL USE

Agricultural land in and around Hyrum has been declining steadily 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. As agricultural land within the City's annexation declaration area is incorporated, the accompanying water rights are often transferred to Hyrum as part of development agreements. This has allowed the City's water supply to increase modestly over the years.

RESIDENTIAL USE

Residential use accounts for the majority of the city's water demand, with consumption varying widely across housing types and densities. Single-family homes use the most water, while townhomes and multi-family units typically consume less. Lot size, development density, landscaping irrigation, and indoor appliance efficiency all influence the rate of consumption. The city's un-metered and unlimited use of secondary irrigation water is the largest and most discretionary component, representing 50-70% of total household consumption. Encouraging connection to the secondary system, and reducing irrigated landscape requirements are two of the most effective and cost-efficient strategies for lowering municipal water demand.

INDUSTRIAL USE

Industrial water uses place significant demand on Hyrum City's water supply. The prominent food manufacturing facilities in and near the City consume nearly 1.5 million gallons of water daily, or 60% of the total current water use. While the sale of this water is a source of income to the community, as well as a driver of other local economic activity, it still provides opportunities for system efficiency and

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conservation. Encouraging the adoption of new technologies and processes that reduce water use extends the city's water supply and reduces costs for industrial operators. Locating new 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.

COMMERCIAL USE

Commercial water demand in Hyrum 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 Hyrum's small-town character. Incorporating water-wise landscaping, stormwater capture, and smart irrigation technologies support both efficient and visually appealing commercial development.

INSTITUTIONAL USE

Institutional water use in Hyrum, 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.

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PUBLIC PERSPECTIVE

As part of Hyrum's efforts to integrate water and land use planning, the city gathered residents' views on water use, conservation, and local development that can guide strategies for reducing water demand in both existing and future development. An online survey was distributed through the community between July and August of 2025 and a public open house was held in August of 2025 as part of the city's General Plan update public involvement.

Key takeaways from the public:

- There are concerns about system capacity to adequately serve existing development while also serving new growth.
- The community in general is concerned about the availability of water. There is interest in more collective conservation methods. Regardless of how much surplus water the city has, sustainability and stewardship are keys to the future.
- There is some interest in incentives to upgrade appliances or replace less efficient plumbing fixtures.

2. Methods of reducing water demand and per capita water use for existing development

The Hyrum Water Conservation Plan outlines several Best Management Practices to educate residents and municipal water consumers and encourage the reduction of per capita water consumption. These practices include:

- Use of water-wise landscaping, efficient home appliances, etc.
- Provide educational materials from USU Extension
- A community demonstration garden on public property that showcases low-water landscaping plants and materials (Heritage Trail and in city ROW)
- Progressively scale rate pricing based on quantity used
    - Regularly update this scale
- Manage water shortages, such as during emergency events
- Disallow lawn on parking strips or areas less than eight feet in width in new development

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- No more than 50% of front and side yard landscaped area in new residential development is lawn
    - Unless small residential lots with less than 250 sq ft of landscaped area'
- New commercial, industrial, institutional, and multi-family development common area landscapes shall not have more than 20% lawn, outside of active recreation areas
- Seek out and address leaks, theft, or inaccurate meters
- Coordinate with secondary water providers to accurately measure use and bill appropriately for irrigation, especially residential and commercial landscaping
    - Encourage limited outdoor watering during periods of drought

3. Methods of reducing water demand and per capita water use for future development

To reduce per capita water use in future development Hyrum recommends the following policies:

- Progressively scale rate pricing based on quantity used
    - Regularly update this scale
- Expedite plan reviews for projects that use water conservation measures and require buildings to improve water efficiency as a condition of renovation, additions
- Promote use of captured rainwater, graywater, or recycled water as preferred source of non-potable water needs
- Smaller lot sizes use less water for landscape irrigation, multi-family housing uses even less water per capita
- Require water-wise landscaping design in new developments
- Transfer water rights – new residential and commercial development must offset anticipated water to be used through conservation, or transfer enough water rights to serve the entire development at build-out

4. Modifications that can be made to a local government's operation to reduce and eliminate wasteful water practices

Hyrum also recognizes the role that the municipality plays in ensuring that public uses of water are efficient and is always

considering new practices to reduce and eliminate inefficient water use:

- Include water-wise building retrofit ideas for public facilities into General Plan
- Develop and implement water-wise landscaping guide for public facilities
- Meter and bill city authorized municipal use by department
- Meter and bill for authorized contractor use

10.4. WATER GOALS AND ACTIONS

Water Goal 1

Keep Hyrum a water-wise community for generations to come by reducing water demand per capita consumption for existing development.

Objectives:

- Provide outreach and education to residents about water conservation, such as encouraging the installation of water efficient fixtures and appliances.
- Review landscaping and zoning standards to ensure they do not create barriers for residents seeking to implement water-wise landscaping improvements.
- Create a landscape guide and practical tools to help residents and commercial property owners install or update water-efficient landscaping.
- Develop water distribution system leak repair plan.
- Continue to implement and annually update a tiered fee structure for metered water to incentivize efficient use and conservation of culinary water.

Water Goal 2

Promote water-wise development that reduces water demand per capita for sustainable growth.

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Objectives:

- Review existing and proposed land use patterns and encourage development that reduces water demand through the General Plan, zoning, and other planning tools.
- Identify regulatory barriers that may discourage developers from adopting water-efficient landscaping practices and provide incentives to encourage sustainable landscaping and irrigation strategies.
- Prioritize water-efficient landscaping and irrigation at the design stage to avoid costly retrofits.

Actions:

- In coordination with the State Department of Environmental Quality, maintain groundwater recharge zones and well and spring source protection zones to restrict development that might encroach on community water sources and negatively impact water quality.
- Connect residents with USU Extension information on landscaping and infrastructure efficiency.
- Develop an annual community water usage report to educate residents on community water needs and availability.
- Evaluate municipal facilities and operations to identify wasteful water practices that may be reduced or eliminated.
- Develop landscaping options within a public street that do not require the use of lawn or turf in park strips/street medians.
- Regularly consult with the Utah Division of Water Resources for information and technical resources regarding regional water conservation goals, including how the implementation of the City's land use element and the water use and preservation element may affect the Great Salt Lake and overall Bear River Watershed health.

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